

Pacific Edge Hotel Remodel Project

Revised Draft
Initial Study – Mitigated Negative Declaration

prepared by

City of Laguna Beach
Community Development Department
505 Forest Avenue
Laguna Beach, California 92651
Contact: Anthony Viera, Senior Planner
Martina Caron, Senior Planner

prepared with the assistance of

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

June 2021

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
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Initial Study

This document is the revised Draft Initial Study-Mitigated Negative Declaration (IS-MND) for the Pacific Edge Hotel Remodel Project (hereafter referred to as "proposed project" or "project"). The Draft IS-MND for the proposed project was initially published on October 27, 2020 and circulated for a 30-day public review period ending on November 26, 2020. The project Draft IS-MND has been updated to address comments received on the proposed project and is recirculating from June 10, 2021 through July 9, 2021.

1. Project Title

Pacific Edge Hotel Remodel Project

2. Lead Agency Name and Address

City of Laguna Beach
505 Forest Avenue
Laguna Beach, California 92651

3. Contact Person

Anthony Viera, Senior Planner
505 Forest Avenue
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4. Project Sponsor's Name and Address

HCI Laguna Owner L.P.
c/o Highgate Hotels
870 7th Avenue, 2nd Floor
New York, New York 10019

5. Project Location

The project site is located west of South Coast Highway (State Route 1, or SR-1) between Sleepy Hollow Lane and Cleo Street in the City of Laguna Beach, County of Orange, California. The project site is comprised of 11 parcels and includes the following addresses:

- 610 Sleepy Hollow Lane (Assessor Parcel Number [APN]: 644-021-01)
- 619 Sleepy Hollow Lane (APN: 644-022-02)
- 620 Sleepy Hollow Lane (APN: 644-021-02)
- 627 Sleepy Hollow Lane (APN: 644-022-16)
- 633 Sleepy Hollow Lane (APN: 644-022-17)

- 636 Sleepy Hollow Lane (APN: 644-021-03)
- 635 Sleepy Hollow Lane (APN: 644-022-04)
- 647 South Coast Highway (SR-1) (APN: 644-021-04)
- 653 Sleepy Hollow Lane (APN: 644-022-06)
- 667 Sleepy Hollow Lane (APN: 644-022-07)
- 668 Sleepy Hollow Lane (APN: 644-021-05)

Figure 1 shows the location of the project site in the region and Figure 2 shows the location of the project site in its neighborhood context.

6. General Plan Designation

The project site has a General Plan land use designation of Commercial/Tourist Corridor (CTC), which provides for visitor-serving facilities such as hotels, restaurants, theaters, museums, and beach-related retail (Laguna Beach 2012). In addition, the project is within the City's Coastal Zone and Local Coastal Program.

7. Zoning

The project site is zoned Local Business District (C-1) on APNs 644-021-01 through -05 and Commercial Hotel-Motel (CH-M) on APNs 644-022-02, 644-022-04, 644-022-06, 644-022-07, 644-022-16, and 644-022-17.

8. Regional Setting

The City of Laguna Beach is a coastal city in southern Orange County. It is located approximately 20 miles southwest of the City of Santa Ana, and 15 miles southwest of John Wayne International Airport. Laguna Beach is surrounded by Crystal Cove State Park and the City of Newport Beach to the north, the Cities of Laguna Woods, Aliso Viejo, and Laguna Niguel to the east, the City of Dana Point to the south, and the Pacific Ocean to the west. Regional access to the project site is available from SR-1 or Interstate 405 (I-405), Interstate 5 (I-5) or California State Route 73 (SR-73) via Laguna Canyon Road (CA-133).

9. Site Characteristics and History

The site is in an urban area, has been previously developed with the existing Pacific Edge Hotel, and is surrounded by roads and urban structures (residential and commercial buildings). The project site contains nine buildings with 131 guest rooms, two pool areas, and two restaurants, additionally, there are four surface parking areas along with 220 ground-level below building parking spaces. A summary of existing conditions on each parcel is provided in Table 1 below.

Figure 1 Regional Location



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Project Location

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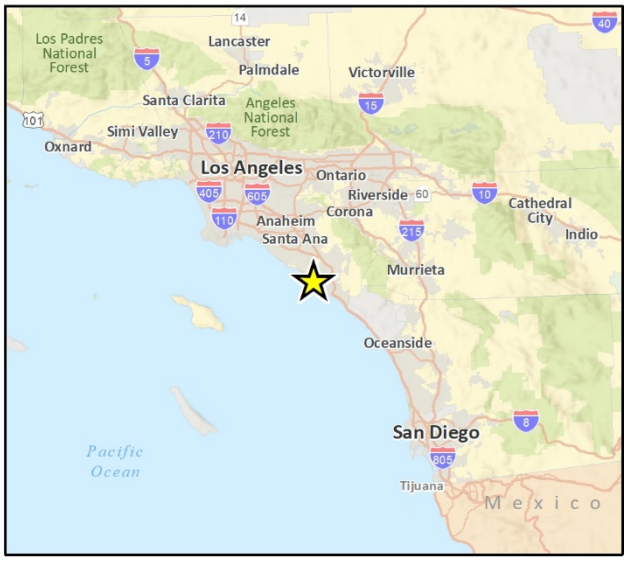


Fig 1 Regional Location

Figure 2 Project Location



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Table 1 Existing Site Conditions Summary

Address	APN	Building Name	Lot Area (sf)	Building Living Area (sf)[1]	Guest Rooms and/or Restaurant Seats	Maximum Building Height from Grade (ft)
610 Sleepy Hollow Lane	644-021-01	Parking Lot	5,193	n/a	n/a	n/a
619 Sleepy Hollow Lane	644-022-02	Driftwood Kitchen Restaurant	9,513	5,229	100 seats	40.66
620 Sleepy Hollow Lane	644-021-02	Parking Lot	4,027	n/a	n/a	n/a
627 Sleepy Hollow Lane	644-022-16	Villa Hotel and Restaurant	9,624	4,919	2 rooms, 163 seats	39.38
633-635 Sleepy Hollow Lane	644-022-17, 644-022-04	Surf[2]	15,917	12,310	35	44.74
636 Sleepy Hollow Lane	644-021-03	Bahia	12,030	10,099	15	35.23
647 Cost Highway	644-021-04	Coast	5,406	3,530	5	40.2
653 Sleepy Hollow Lane	644-022-06	Reef Tower and Cottage[3]	8,250	Reef Tower 7,198, Cottage 893	15 (Reef Tower), 1 (Cottage)	63.7 (Reef Tower), 22.8 (Cottage)
667 Sleepy Hollow Lane	644-022-07	Reef Wing	19,031	9,005	24	46.99
668 Sleepy Hollow Lane	644-021-05	Seas	13,507	11,631	34	37.33

[1]Source: Area calculations shown on drawing page T1.01.

[2]Surf building is a single building that spans two addresses/parcels

[3]Reef Tower and the Cottage are two separate buildings on the same parcel

APN: Assessor Parcel Number; sf: square feet; ft: feet; n/a: not applicable

Based on a review of aerial photographs and historical topographic maps dating back to 1896, it was determined that the project site was first developed by 1925 with several residential structures. Land uses in the vicinity of the site included SR-1, residential development, and vacant land (TA Group DD, LLC 2020). The current Driftwood Kitchen building was originally constructed in 1932 as a single-family residence and was converted to a restaurant in 1968. The Cottage building was developed in 1946, and also by 1946, Sleepy Hollow Lane had been constructed (TA Group DD, LLC 2020). Construction of the hotel buildings began as early as 1946 with the Bahia building and continued through the 1980's. Similarly, development surrounding the project site also increased and the area urbanized, consisting mostly of residential and commercial uses (TA Group DD, LLC 2020).

10. Description of Project

The proposed project involves interior remodeling of nine existing buildings on the project site, construction of a new building ("New Reef") with 15 hotel rooms, a pool/lounge and a single level subsurface parking garage with car stacking parking equipment located at 667 Sleepy Hollow Lane, landscape and exterior lighting updates throughout the project site, the demolition of existing swimming pools at the Surf and Seas buildings, the addition of a porte cochère with below grade storage and office space at the existing Surf building, repaving and restriping of existing parking lots, roadway improvements to Sleepy Hollow Lane, below grade kitchen expansion and conversion of storage to a conference room at the Villa Building, mechanical, electrical and plumbing system improvements as needed, and new landscaping. Figure 3 and Figure 4 show the site plan and preliminary landscaping plan, respectively, while Figure 5 and Figure 6 show the proposed site sections for the new building at 667 Sleepy Hollow Lane. The full architectural plans and heating ventilation and cooling (HVAC) plans are provided in Appendix M of this document.

Existing Buildings Interior and Exterior Remodel

All of the existing buildings would include some interior and exterior remodeling to varying degrees, as described below.

Driftwood Kitchen Building

The 100-seat Driftwood Kitchen restaurant maintains a private dining room at the upper level. The proposed interior remodel would provide an additional 62 seats available to the general public within the existing dining area, for a total of 162 seats. The street front patio at the Driftwood Kitchen building would be remodeled by demolishing an existing site wall to create a new landscaped planter area. In addition, the building would be refinished in white consistent with the new resort color program and existing wood siding at the upper level would be stripped of paint and sealed with a natural finish.

Villa Building

The Villa building interior would be remodeled to create a new hotel lobby that would replace the existing lobby at the Coast building. The Villa would undergo a 628 square feet (sf) below grade expansion to improve the kitchen and back of house storage. Most of the restaurant's back-of-house facilities are currently provided at the street level. With the kitchen relocation, the street level space would be remodeled to serve as the resort's new lobby. Also provided at this level would be a conference room and a library/lounge for use by registered, overnight hotel guests. In addition, the Villa building's restaurant and bar would be updated and the seating would be revised to remove 48 existing seats, reducing the seating capacity from 163 seats to 115 seats.

The exterior of the Villa building would be remodeled with a natural wood siding finish that would aesthetically unify the Driftwood Kitchen and Villa buildings. White trim accents (guardrails, window and door frames, stucco) would link these buildings with the white buildings that otherwise predominate throughout the resort.

Figure 3 Proposed Site Plan

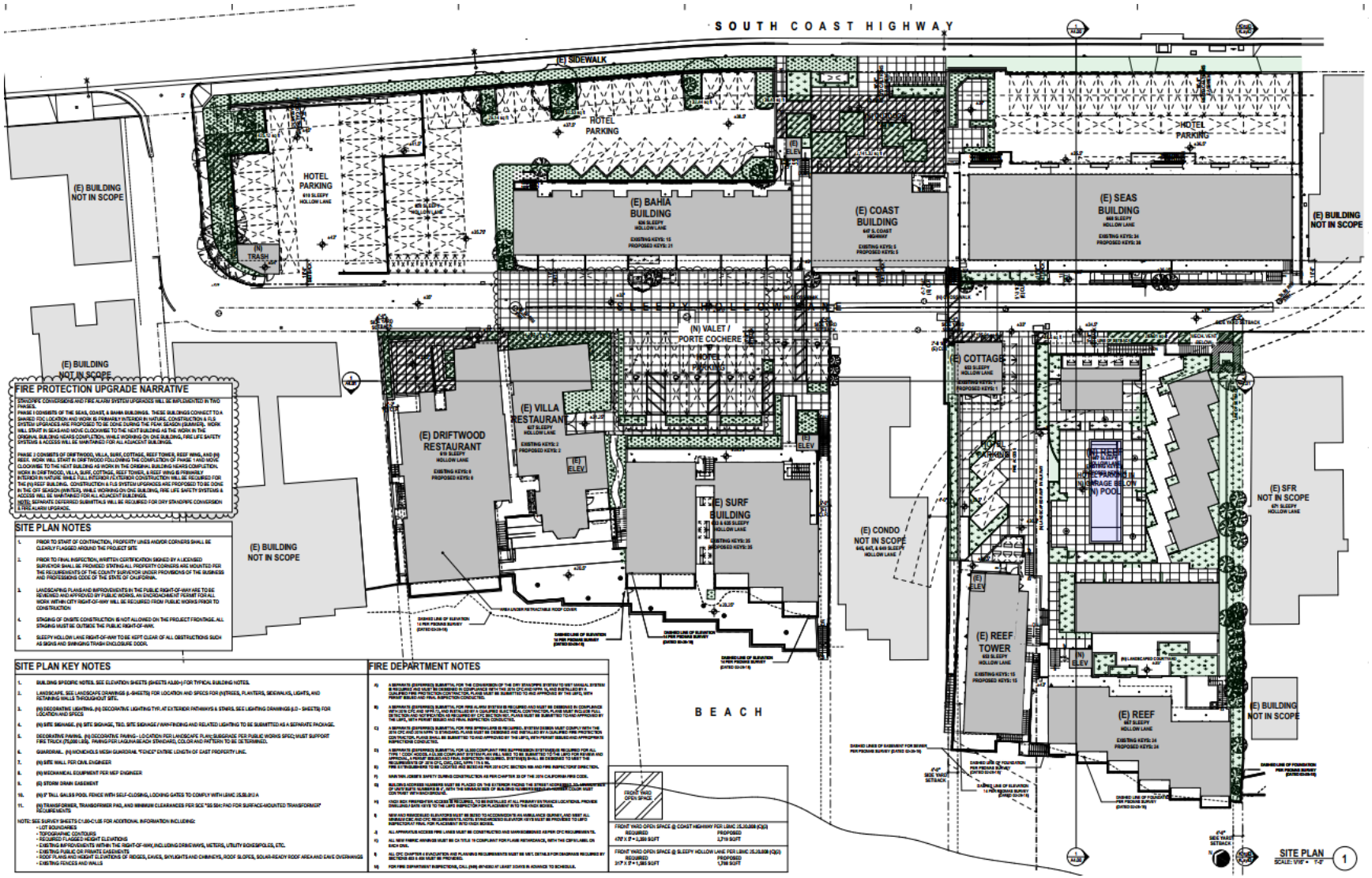


Figure 4 Preliminary Landscaping Plan

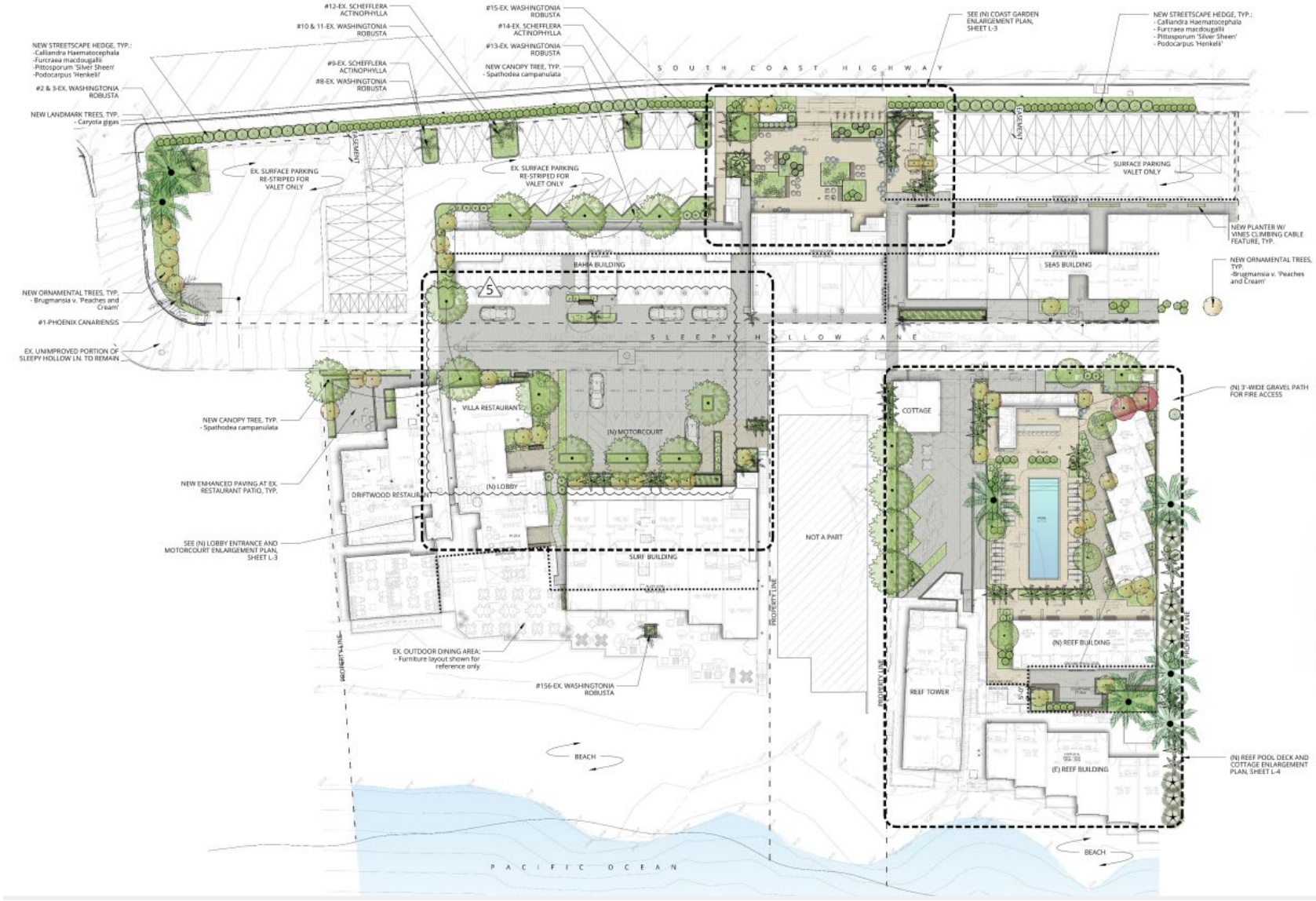


Figure 5 Site Section from North/South

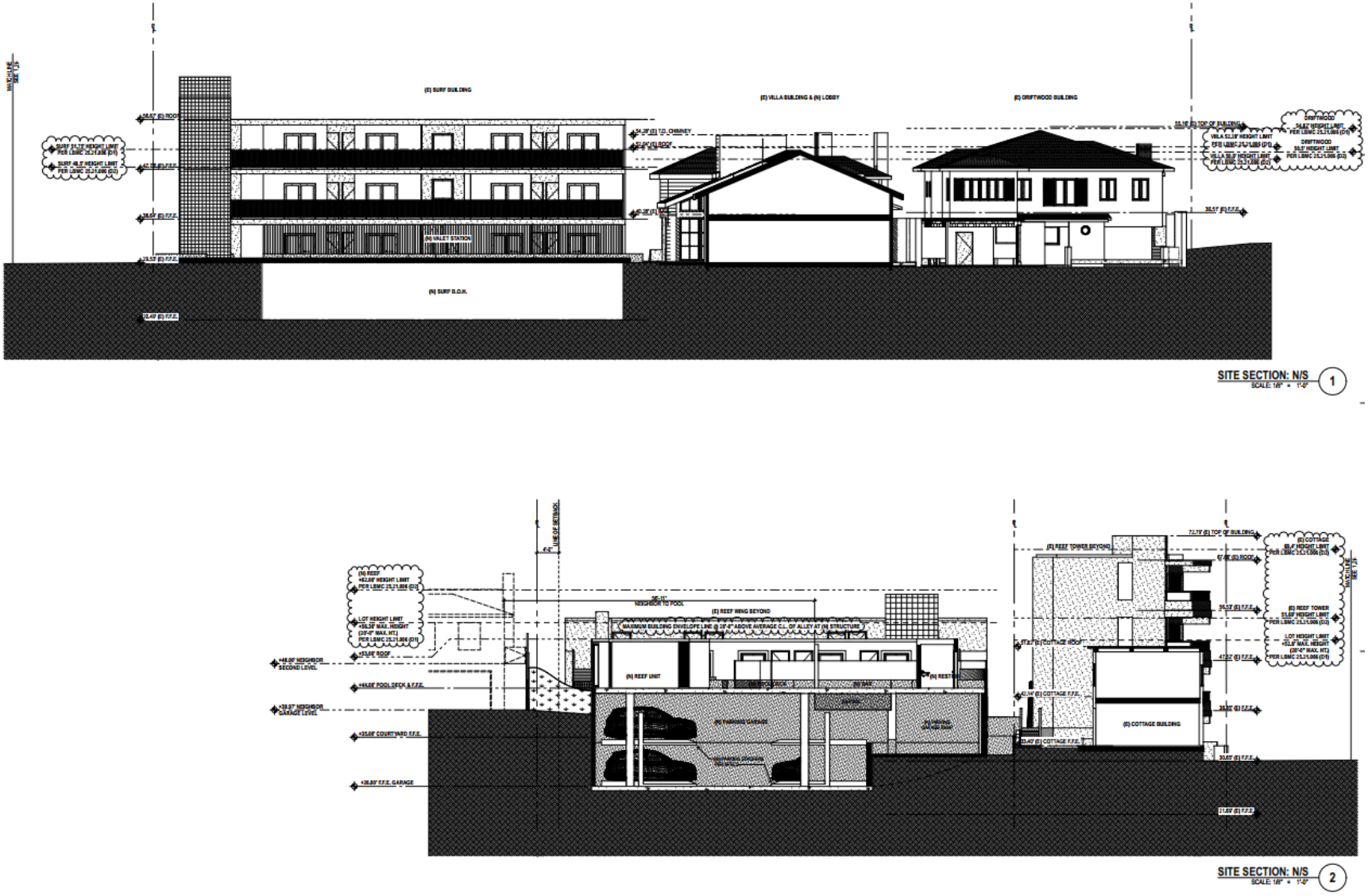
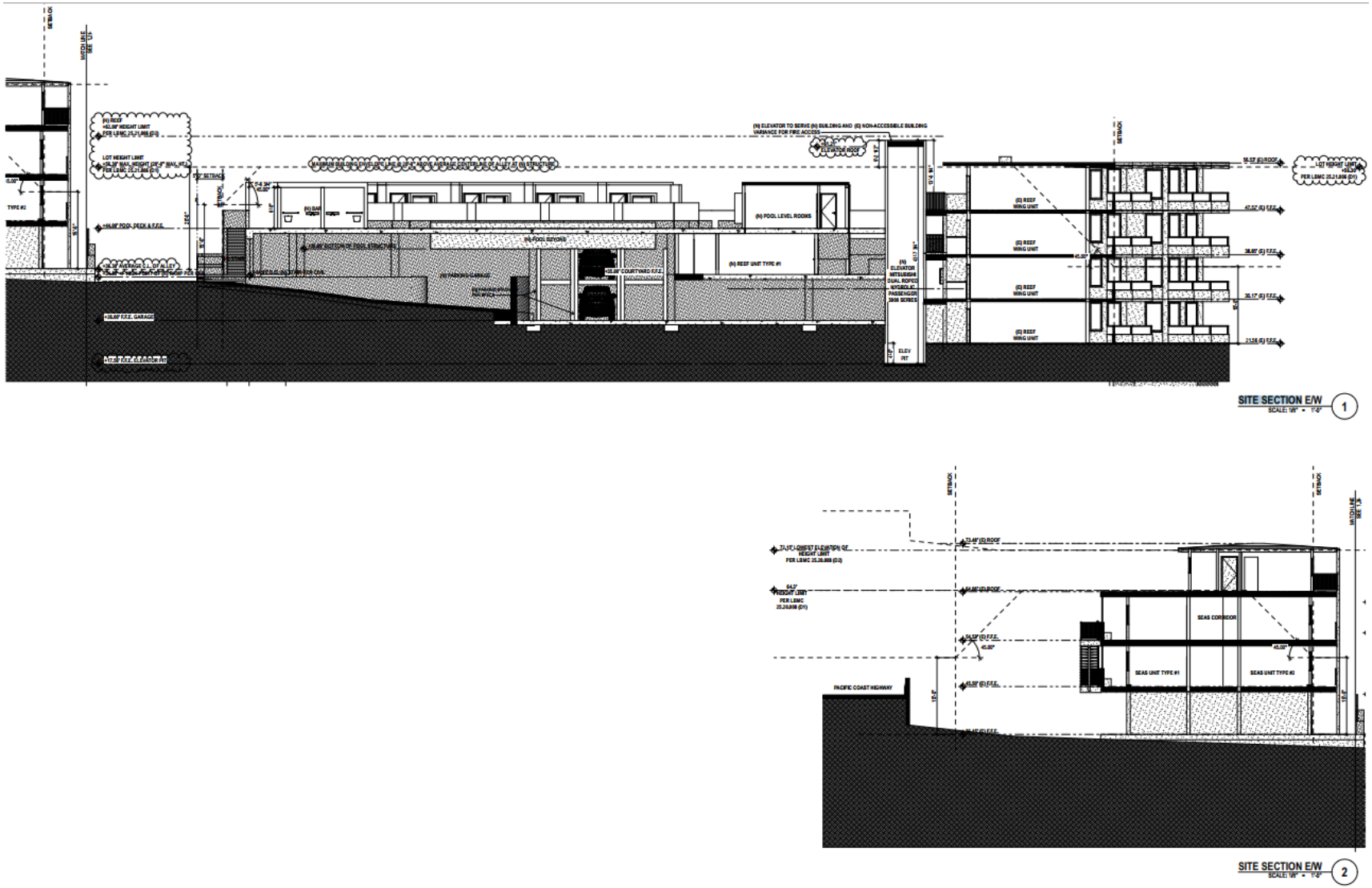


Figure 6 Site Section East/West



Coast Building

The Coast building would undergo an interior remodel including the conversion of the existing lobby to an outdoor public café with 18 indoor seats and 45 outdoor seats and private fitness center. An approximately 515-sf addition would eliminate the recessed entry to bring the highway level in line with the floor above. The exterior remodel of the Coast building would include the installation of a 2,500-sf public patio for outdoor dining over the existing Coast building parking lot and integrated color scheme, tile cladding, rope treatment, and decorative posts to coordinate with the other building improvements. The upper floor would continue to provide five hotel rooms. Two on-street parking spaces in front of the Coast Building would also be provided.

Surf Building

The 35-room Surf building is proposed to be remodeled with no changes to the existing room count. The existing valet deck would be expanded to create a new porte cochère feature with below grade storage and office space. The existing pool and adjacent game rooms at the Surf building would be removed in order to construct the porte cochère feature. Abutting the new hotel lobby, this porte cochère area would serve as the resort's new consolidated valet drop-off and pick-up area. In addition, the approximately 3,900-sf below-grade addition would create a centralized space for back-of-house resort operations, including dry goods storage, laundry room, staff lounge and conference room, and offices. Seven accessible parking spaces are also proposed at this location due to its proximity to the oceanfront restaurants, hotel lobby, and guest rooms. . The Surf building oceanfront deck would continue to be restricted to use by registered hotel guests consistent with the operating restrictions set by Conditional Use Permit 11-01.

The exterior of the Surf building would be painted pure white with off-white accents. In addition, new landscaping around the perimeter of the porte cochère and vehicle-rated concrete or granite cobble pavers in a charcoal of warm-gray tone connecting the porte cochère and ride-hailing area would be added.

Bahia Building

The Bahia building currently provides 15 overnight guest rooms across three floors with tuck-under parking and a valet parking storage area below the highway. Six approximately 850-sf rooms are currently configured with two bedrooms, a living area, and kitchen facilities. These rooms would be divided to create single-bedroom units ranging from 350 to 450 sf in area. The building would receive an exterior remodel to include a vertical rope treatment along breezeways. The natural rope is intended to create a trellis-like structure for vining plants. An existing elevator would receive new tile cladding in an off-white finish. New privacy screens are proposed between rooms at the ocean-facing decks.

Reef Tower and Cottage Buildings

The 900-sf, two-story Cottage building currently provides one hotel room with a bedroom, living room with pull-out sofa bed, kitchen, and private deck. The guest room is proposed to be reduced to the upper level only, with the ground level converted to a retail space for hotel guests offering sundry goods and beach products. The Cottage retail space would receive three new roll-up doors within new openings along the south elevation. A bifold door and awning windows are also proposed at the retail area to open ground level to the exterior. The Cottage exterior would consist of sealed, unpainted wood.

The Reef Tower improvements would maintain the existing 15 hotel rooms, with no change in land use, and improvements would be limited to interior and exterior remodeling. The Reef Tower exterior would be painted pure white and deck, guardrail, and stair repairs would be completed as needed. A new furnished patio between the Cottage and Reef Tower buildings would also be added.

Reef Wing Building

The 24-room Reef Wing building guest rooms would be remodeled and exterior repairs to the building façade, railings, and decks would be completed. The Reef Wing would be remodeled to bring existing rooms in line with industry standards, and exterior improvements would integrate the building with surrounding Pacific Edge properties by painting the building in pure white and installing glass guardrails on the guestroom patios. A new elevator is proposed at the Reef Wing's northeast corner, where it may also service a new hotel building proposed at the property, as described under *Proposed New Building*, below.

Seas Building

The 34-room Seas building would generally maintain its existing configuration. One large guest room would be divided, and three Sleepy Hollow-fronting carports are proposed to be converted to three guest rooms, for a total of four new guest rooms. The existing pool would be demolished to accommodate additional parking, landscaping, and a new "wellness deck." According to the applicant, this area would provide guests with an outdoor patio for relaxation, meditation, reading, or work with a personal trainer. In addition, the existing footbridge and driveway ramp along the highway frontage would be demolished and replaced with a new pedestrian ramp. Exterior improvements would include upgrading exterior materials and finishes consistent with the Bahia and Coast buildings, with a white color palette, vertical rope elements, and new vertical posts.

Proposed New Building

667 Sleepy Hollow Lane is currently improved with a 24-room hotel building called the Reef Wing and a 42-space surface parking lot. The Reef Wing would be remodeled as described under *Existing Buildings Interior and Exterior Remodel*, above. In addition, the project includes the construction of the New Reef building at 667 Sleepy Hollow Lane over an existing surface parking lot. The building would be designed in a modern architectural style and would include 15 guest rooms, a single level subterranean parking garage with car stacking equipment, and pool with a bar/lounge area. The building would include 4,703 sf of living area, 10,059 sf of garage space, a 6,250-sf elevated deck/terrace area with a pool and nine-seat bar/lounge, and 321 sf of storage/mechanical space. The pool area would be enclosed with barriers consisting of 18-inch planter walls with 42-inch glass guardrails. The building would conform with the requirements of the CH-M zone and would be a maximum of 20 feet tall, as measured from Sleepy Hollow Lane. In addition, the building would be constructed pursuant to the recommendations of the Geotechnical Investigation prepared by Petra Geosciences, Inc. (Petra) and the California Building Code, including a solid bedrock foundation and soil compaction, to ensure seismic safety (Petra 2019; Appendix E).

A new elevator would provide access to the new garage, five guest rooms proposed at the New Reef building's middle level, and 10 new rooms at the pool level. As previously mentioned, the elevator would also access the existing four-story Reef Wing building. The new structure housing the elevator would exceed the 36-foot height limit but is necessary to meet accessibility and life safety requirements at the New Reef building and existing Reef Wing, the latter of which currently provides stair access only.

Exterior finishes would include grey stucco walls, exposed concrete at the garage area, blackened steel trim, reclaimed vertical wood siding at the pool bar, and wood slat screens. Perimeter landscaping and a stormwater bioretention basin would be added adjacent to the New Reef. Table 2 summarizes the proposed changes to the project site, including the New Reef building.

Infrastructure and Landscaping Improvements

The project would include improvements to Sleepy Hollow Lane, including repaving the road and adding new landscaping and lighting. In addition, new street landscaping and lighting along the SR-1 frontage would be included, as well as the removal of the driveway and curb apron at 647 South Coast Highway in accordance with California Department of Transportation (Caltrans) requirements. The project would also involve the construction of a new trash enclosure with four four-yard dumpsters and one baler for cardboard boxes and paper in the southwest corner of the existing surface parking lot at 610 Sleepy Hollow Lane.

New landscaping would include drought tolerant plants, such as agave (*Agave attenuata*), Kentia palm (*Howea forsteriana*) and African tulip tree (*Spathodea campanulata*) and would help provide shade and screening throughout the project site. New landscaping would be irrigated through a combination of low-volume spray heads, bubblers, and drip systems that would be controlled by an automatic timer with a seasonal adjustment capacity to apply less water during rainy periods. Landscaping and irrigation plans would be prepared in accordance with the California Model Water Efficient Landscape Ordinance.

Access, Circulation, and Parking

As discussed above, the project would provide street improvements to Sleepy Hollow Lane and SR 1, which are the main access points for the project site. The proposed project would remove the existing driveway at SR-1, resulting in hotel traffic being redirected entirely to Sleepy Hollow Lane either via the intersections of Sleepy Hollow Lane and SR-1 or Cleo Street and SR-1. Hotel and restaurant patrons arriving by vehicle would be directed to the new porte cochère located at the Surf building off Sleepy Hollow Lane, where the valet stand would be located. Parking at the project site would be by valet only.

By repaving and restriping and with the addition of a subterranean parking garage at 667 Sleepy Hollow Lane, the project would continue to provide 220 valet parking spaces as currently available on site. As part of the 220 valet parking spaces, the project includes seven ADA parking spaces, 18 motorcycle and 24 bicycle parking spaces. Ten electric vehicle (EV) charging stations will also be installed.

Table 2 Project Summary

Building Name	Proposed Activities	Existing Building Living Area (sf)[1]	Proposed Building Living Area (sf)	Existing Guest Rooms and/or Restaurant Seats	Proposed Guest Rooms and/or Restaurant Seats	Area to be Remodeled (sf)
Driftwood Kitchen Restaurant		5,229	5,229	100 seats	162 seats	70
Villa Hotel and Restaurant		4,199	4,826	2 rooms, 163 seats	2 rooms, 115 seats	3,400
Surf		12,310	16,233	35 rooms	35 rooms	2,644
Bahia		10,099	10,099	15 rooms	21 rooms	3,069
Coast		3,530	4,058	5 rooms	5 rooms, 63 seats	2,106
Reef Tower		7,198	7,198	15 rooms	15 rooms	2,057
Cottage		893	893	1 room	1 room	429
Reef Wing		9,005	9,005	24 rooms	24 rooms	1,359
Seas		11,631	12,596	34 rooms	38 rooms	1,896
New Reef[2]		n/a	4,703	n/a	15 rooms	n/a

sf: square feet

[1]Source: Area calculation shown on drawing page T1.01.

[2]Proposed new building

In total, the project would result in 25 new hotel rooms, 77 additional restaurant seats (including the outdoor café seats), new amenities for hotel guests (e.g., a new swimming pool, a fitness center, and a new lobby), new hotel operations facilities (e.g., a porte cochère and new offices), and a new café with public seating at the Coast building.

Construction

Project construction is estimated to begin in January 2022 and to be completed in December 2022, for a total construction period of approximately one year.[1] Construction phases would include demolition, site preparation, grading, excavation for the subterranean parking garage, building construction, architectural coating (painting), and paving of approximately 0.30 acres. During project construction activities, hotel and restaurant operations would be temporarily closed. Construction details are provided in Table 3, below.

[1] The project's air pollutant and greenhouse gas (GHG) emissions were conservatively modeled assuming project construction would commence at the earliest possible date of January 2021 and that the project opening year would be 2022, the earliest possible opening year. Due to project delays, construction is now anticipated to commence in January 2022.

Table 3 Anticipated Construction Program

Phase	Proposed Activities	Start (Month/Day/Year)	Finish (Month/Day/Year)	Duration (Days)
Demolition	Demolish pool and select portions of structures	1/3/2022	1/31/2022	20
Site Preparation	Vegetation and debris removal	2/1/2022	3/1/2022	20
Grading	Grade New Reef site, excavate new garage	3/2/2022	4/4/2022	23
Building Construction/ Remodel	Construct New Reef, remodel existing buildings	3/31/2022	12/30/2022	197
Paving	Repave surface lots and Sleepy Hollow Lane	8/31/2022	12/30/2022	88
Architectural Coating (painting)	Paint new building and remodeled surfaces	8/31/2022	12/30/2022	88

Sources: applicant-provided information

Approximately 5,370 cubic yards (cy) of soil will be cut, of which 450 cy would be reused on the site and 4,920 cy would be exported. No soil would be imported. Exported soil would be taken to either the Camp Pendleton Landfill located approximately 40 miles, or Olinda Landfill, 30 miles from the project site, respectively.

To access the Camp Pendleton Landfill, haul trucks would take SR-1 south to I-5 South, exit at Vandegrift Boulevard and travel north on Vandegrift Boulevard to the landfill site. To access the Olinda Landfill, haul trucks would utilize the following route: SR-1 north to CA-133, CA 133 to I-5 north, to SR-57 north to East Lambert Road, to access the landfill. Haul trucks are anticipated to have a standard 16 cy capacity and hauling would take place over 615 trips. A construction Waste Reduction, Disposal, and Recycling Plan would be implemented to reduce construction waste.

The contractor laydown and material storage area would be located to the north of the Bahia Building and would generally include one of each of the following pieces of equipment: aerial lift, backhoe, bore/drill rig, compressor, crane, dumper/tender, excavator, rough terrain forklift, paving equipment, plate compactor, pump, roller, skid steer loader, and welder. No pile driving would be used to construct the proposed new building or any other component of the project.

Pursuant to the Laguna Beach Municipal Code (LBMC) Section 7.25.080, construction activities would only occur Monday through Friday between the hours of 7:30 a.m. and 6:00 p.m., excluding federal holidays.

The project applicant has also committed to the following construction best management practices (BMPs) during construction:

- The use of bells, whistles, alarms, and horns will be restricted to safety warning purposes only.
- Backup alarms will use manually adjustable alarms or use self-adjusting alarms.
- Noise-reducing enclosures will be used around stationary noise-generating equipment (e.g., compressors and generators) or located as far from sensitive receivers, as feasible.
- Construction staging areas will be placed as far from sensitive receivers as practicable.

- Either plug-in electric or solar-powered on-site generators will be used to the extent feasible.
- Limited use of speaker radios or stereos during construction.

Project Operation

The hotel lobby would continue to operate 24 hours per day, as it does under current conditions. In addition, the operating hours at the proposed new café at the Coast Building and Driftwood Kitchen and Villa Restaurant would be limited to 7:00 a.m. to 12:00 a.m., daily. Hotel amenities, such as spas and the fitness center would be open 7:00 a.m. to 10:00 p.m., while the pool and poolside bar would be open from 9:00 a.m. to 8:00 p.m. The pool/bar area would have a maximum capacity of 40 individuals and no pool games, personal music without headphones, and unaccompanied children would be permitted. Pool rules would be enforced by a dedicated pool concierge during open hours and security coverage would be provided to enforce the pool hours overnight. The existing hotel uses employ 58 employees, and approximately 11 new employees would be added to staff the additional 25 hotel rooms proposed by the project, for a total of 69 hotel employees. Existing restaurant uses on the project site include 89 employees, and no new restaurant employees would be added due to the proposed project. Under existing conditions, the maximum number of employees on the project site at any given time is approximately 98, which would increase to 106 with the proposed project.

11. Required Approvals

City of Laguna Beach Planning Commission Design Review, Conditional Use Permit, Coastal Development Permit, and Variance.

12. Other Public Agencies Whose Approval is Required

California Coastal Commission, if project were to be appealed.

13. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code (PRC) Section 21080.3.1?

As part of the process of identifying cultural resources issues in or near the project site, the City sent letters inviting tribes to consult with the City on November 14, 2019. The City requested a response within 30 days of receipt as specified by AB 52. The City received feedback from the Juaneño Band of Mission Indians on December 3, 2019.

Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is "Potentially Significant" or "Potentially Significant Unless Mitigation Incorporated" as indicated by the checklist on the following pages.

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

Determination

Based on this initial evaluation:

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

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

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

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

Anthony Viera	6/8/21
Signature	Date
Anthony Viera	Senior Planner
Printed Name	Title

Environmental Checklist

1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Except as provided in PRC 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 a 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 that would adversely affect daytime or nighttime views in the area?	☐	☐	■	☐

For purposes of determining significance under CEQA, scenic resources are the visible natural and cultural features of the landscape that contribute to the public's enjoyment of the environment. A scenic vista is defined as a public viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Public views are those that are experienced from a publicly accessible vantage point, such as a roadway or public park. Scenic vistas can be officially designated by public agencies, or informally designated by tourist guides. The California Department of Transportation (Caltrans) manages the California State Scenic Highway Program, which designates state scenic highways. Scenic highways are highways located in areas of natural beauty. A scenic highway becomes officially designated when the local governing body applies to and is approved by Caltrans for scenic highway designation and adopts a Corridor Protection Program that preserves the scenic quality of the land that is visible from the highway right of way (Caltrans 2020a). Public views are those that are experienced from a publicly accessible vantage point.

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

According to the City's Landscape and Scenic Highways Element, aesthetic resources in the City predominantly consist of the San Joaquin Hills that surround the City, the Pacific Ocean to the west, and the Aliso and Laguna Canyons. Public views of these resources are primarily available from SR-1, Laguna Canyon Road, other local roads, and public areas such as parks, beaches, and trails (Laguna Beach 2018a). Aliso Canyon is located approximately 2.5 miles southeast of the project site and is not visible from the project site or its vicinity. The southern terminus of Laguna Canyon is located approximately 3,700 feet north of the project site, where Laguna Canyon Road becomes Broadway Street. Public views of Laguna Canyon are not visible from the project vicinity due to the distance between the canyon and the project site, as well as intervening commercial and residential structures located along SR-1.

The Laguna Beach Landscape and Scenic Highways Resources Document (LSHRD), which was adopted along with the Landscape and Scenic Highways General Plan Element, provides guidelines for the preservation and enhancement of the City's landscape and scenic streets (Laguna Beach 2018b). According to the LSHRD, the project site is within the Central Laguna, Gaviota neighborhood, which is primarily a commercial area with small to medium-sized store fronts, hotels, and restaurants, as well as scattered oceanfront apartments, townhomes, and condos (Laguna Beach 2018b). Public scenic vistas in the neighborhood include views of the surrounding hillsides to the north, east, and south from SR-1 and views of the Pacific Ocean to the west from the eight public access points, such as Thalia Street and Oak Street, which include view platforms. Due to existing commercial and residential development in the project vicinity, views of the Pacific Ocean are limited to glimpses between structures and views from public beach access points such as the view platforms at Thalia Street and Oak Street.

The proposed project involves a mix of small-scale internal and external remodeling, landscaping improvements, parking lot and roadway improvements to Sleepy Hollow Lane, the addition of a porte cochère at the Surf Building, and the construction of a new building with 15 rooms and a pool/lounge area to the parcel located at 667 Sleepy Hollow Lane. The purpose of these activities is to create a more cohesive aesthetic between the various buildings that comprise the Pacific Edge Hotel, improve the landscaping and exterior of the project site, and update the aging interiors of the hotel buildings.

As discussed above, public views of the Pacific Ocean in the vicinity of the project site are limited to glimpses between structure and public access points. Building heights would remain as existing and with the exception of the new elevator structure, the proposed new building would conform with all applicable zoning height (maximum building height 20 feet) and setback standards. In addition, the new building would be located on an existing interior parking lot that lies between two existing buildings of equal or higher height than the proposed new structure and would not affect public views from SR-1.

A variance would be required to construct a new elevator to meet Fire Code access requirements that exceed the maximum building height restrictions. LBMC 25.21.006(D)(2) restricts the height of any building to a maximum of 36 feet above the lowest finished floor. Based on an average lot slope of approximately 12-percent, the building envelope is also limited to a height of 20 feet above Sleepy Hollow Lane [LBMC 25.21.006(D)(1)]. The elevator structure would exceed these height restrictions by 7'-8" and 5'-3", respectively, but would not be visible from SR-1 nor significantly impair private or public ocean views.

Story Poles were erected to illustrate the height and footprint of the proposed new building. To document the potential impacts, photographs were taken from various points within the project site and from publicly available views from nearby roadway, as shown in Figure 7.

Figure 7 Construction Story Poles Photographs



Figure 7a. View of New Reef Building story poles from Sleepy Hollow Lane.



Figure 7b. View of existing Pacific Edge Hotel frontage along SR-1.



Figure 7c. View of existing Pacific Edge Hotel from the intersection of SR-1 and Cleo Street.



Figure 7. View of existing Pacific Edge Hotel from the sidewalk at the intersection of SR-1 and Sleepy Hollow Lane.



Figure 7e. View towards Pacific Edge Hotel from the sidewalk at the intersection of Cleo Street and Sleepy Hollow Lane.

Figure 7a depicts images of the story poles internally from the site. Figure 7b through Figure 7d, show that the story poles are not visible from SR-1. Figure 7e illustrates that the story poles are not visible from Cleo Street. Therefore, the proposed new building would not affect public views of scenic resources from these roadways. As illustrated in Figure 7a, the proposed new building would not block views of the ocean from Sleepy Hollow Lane, as ocean views are already obstructed by existing structures. Therefore, the changes proposed to the project site would not substantially block public views of the Pacific Ocean. In addition, as the project site is located west of SR-1, the proposed changes to the project site would not block public views of the San Joaquin Hills surrounding the City to the north, east, and south. Impacts to scenic vistas would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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

The California Scenic Highway System indicates that no existing or proposed State scenic highways are located in the vicinity of the project site (Caltrans 2020b). The nearest designated scenic highway is State Route 38, located approximately 69 miles northeast of the project site in San Bernardino County. However, the stretch of SR-1 that runs through Laguna Beach is eligible for designation as a state scenic highway (Laguna Beach 2018a). According to the City's Landscape and Scenic Highways Element, the City intends to eventually implement a Corridor Protection Plan for SR-1 (Laguna Beach 2018a). The LSHRD classifies the SR-1 into zones and provides landscaping and streetscape improvement recommendations for each zone (Laguna Beach 2018b). The project site is within LSHRD Zone E of the SR-1 (Laguna Beach 2018b).

There are no designated historic buildings located on the project site's SR-1 frontage and the site does not contain natural vegetation or landscape features that would contribute to the scenic quality of

the SR-1 corridor. In addition, as discussed under Impact a. above, the project would not substantially block views of scenic vistas in the vicinity. The project would update the landscaping and lighting along the SR-1 frontage, which would require the removal or relocation of some trees and ornamental landscaping on the site, but would not otherwise affect any rock outcroppings, historic buildings, or other identified scenic resources within a state scenic highway.

The proposed project would incorporate the landscaping recommendations of the LSHRD for projects in Zone E of SR-1 to the extent practicable, such as the planting of shrubs to shield views of surface parking lots and the use of LSHRD-recommended trees on the project property, including Mexican Fan Palm and *Podocarpus Henkelii* (Laguna Beach 2018b). Furthermore, as illustrated in Figure 8, the proposed project would improve views of the property from SR-1 by creating a cohesive color and materials palette that ties the disparate buildings comprising the resort into a visually unified development. Therefore, because the project is not located adjacent to a designated state scenic highway and would incorporate the recommendations of the LSHRD to the extent practicable, the project would not result in substantial damage to scenic resources in a state scenic highway. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. Would the project, 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 a 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?

The project is in an urban area of the City that is primarily developed with one- to three-story commercial and residential buildings. The project site is currently occupied by nine existing buildings which include hotel and restaurant uses, as well as associated surface parking lots, ancillary structures, and two pools. Vegetation on the project site includes palm trees, ornamental landscaping, hedges, and vines along the SR-1 frontage, as well as minimal ornamental landscaping throughout the project site. The project involves the internal and external remodel of the project site, the addition of a subterranean parking structure, a 15-guest room and pool/lounge addition to an existing building on the site, roadway improvements to Sleepy Hollow Lane, and landscaping and lighting improvements throughout.

Implementation of the proposed project would update the site's existing hotel buildings but would not substantially change the character or existing uses of the project site. While development of the project would somewhat modify the appearance of the site relative to existing conditions, it is not anticipated to degrade the existing visual character or quality of the site. Rather, the project would enhance the visual quality of the site and its surroundings through the establishment of a consistent and cohesive building color and materials palette and upgrading the existing landscaping as shown in Figure 9a and Figure 9b, thereby contributing to an aesthetically-enhanced project area.

As discussed under *Impact b*., above, and shown in Figure 4, the project would incorporate the design and landscaping recommendations of the LSHRD for the Central Laguna, Gaviota neighborhood and Zone E of SR-1 to the extent feasible. Project entitlements include a Design Review, Conditional Use Permit, Coastal Development Permit, and Variance, which require discretionary review and approval of the project by the City Council with a recommendation from the Planning Commission. City review would ensure that the project would align with regulations governing scenic quality. Upon approval of the project, the proposed remodeling activities and building addition would not degrade the existing visual character or quality of the site and its immediate surroundings and would be consistent

Figure 8 Rendering of Project Site from SR-1



Figure 9 Example Existing and Proposed Project Exteriors



Figure 9a. Existing and proposed Reef Wing exterior.



Figure 9b. Existing and proposed Bahia Building exterior.

with the City's envisioned visual character and quality of the project site. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

d. Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

The project is in an urban area of the City that is primarily developed with commercial/retail, hotel/motel, and multi-family residential buildings. Existing lighting and glare sources in the project area include streetlights and exterior lighting/glare associated with the on-site hotel structures, surrounding residential and commercial/retail structures, and associated vehicles. Development of the proposed project would include upgrading existing exterior lighting with improved outdoor on-site lighting for the hotel buildings, internal walking paths, parking lot lights, landscaping/street frontage lights, and safety-related lighting. New lighting that is proposed as part of the project would replace existing lighting on the project site and would not represent a substantial increase in daytime and nighttime lighting. For these reasons, the proposed project would not result in a substantial new source of light such that day or nighttime views in the area would be adversely affected. Rather, the proposed exterior lighting and building materials would be consistent with those of surrounding uses and would be an important aid to public safety.

In addition, the project design does not propose any new highly reflective materials that could potentially cause significant glare during the day, such as stainless-steel panels or expansive glass windows. The design of this project, including its finish, colors, and materials, would be reviewed for approval through the City's review process. This regulatory procedure provides the City with an additional layer of review for aesthetics including light and glare, and an opportunity to incorporate additional conditions to improve the project's building materials and lighting plans. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on 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 PRC Section 12220(g)); timberland (as defined by PRC Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	■
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	■
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	■

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?

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

The project site is developed with a hotel and ancillary uses and is located in an urbanized area of the City of Laguna Beach. There are no existing agricultural operations on the project site or in its vicinity. The project site is designated by the City of Laguna Beach's General Plan as Commercial/Tourist Corridor (CTC) and zoned Local Business District (C-1) and Commercial Hotel-Motel (CH-M) (Laguna Beach 2012). The project site is not zoned for agricultural use and is not under a Williamson Act contract. The California Department of Conservation's (DOC) Important Farmland Finder map shows that the project site is not classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (DOC 2020a). No impact would occur.

NO IMPACT

c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC Section 12220(g)), timberland (as defined by PRC Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

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

As discussed under Impact a. of this section, the project site is developed with a hotel and restaurant and is located within a commercial area of the City. The project site does not contain forest land or timberland. In addition, neither the project site nor the surrounding area is zoned for forest land or timberland. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur.

NO IMPACT

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?

The proposed project would involve the remodel of existing hotel facilities and the construction of a new hotel building in a fully urbanized area. The proposed project does not include the conversion of farmland to non-agricultural uses, forest land to non-forest uses, nor any other change in the existing environment that could result in such effects. No impact would occur.

NO IMPACT

3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	■	☐

The following section is based on the results of the Air Quality and Greenhouse Gas Emissions Study that was prepared for the proposed project (Rincon 2020a). The full Air Quality and Greenhouse Gas Emissions Study is provided in Appendix A of this document.

Air Quality Standards and Attainment

The project site is in the South Coast Air Basin (Basin), which includes the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County. The Basin is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). As the local air quality management agency, the SCAQMD is required to monitor air pollutant levels to ensure that state and federal air quality standards are met and, if they are not met, to develop strategies to meet the standards.

Depending on whether the standards are met or exceeded, the Basin is classified as being in "attainment" or "nonattainment." Under state law, air districts are required to prepare a plan for air quality improvement for pollutants for which the district is in non-compliance. The SCAQMD is in non-attainment for the federal standards for ozone and $PM_{2.5}$ (particulate matter up to 2.5 microns in size) and the state standards for ozone, PM_{10} (particulate matter up to 10 microns in size), and $PM_{2.5}$. The Los Angeles County portion of the Basin is also designated non-attainment for lead (SCAQMD 2016). The Basin is designated unclassifiable or in attainment for all other federal and state standards. The health effects associated with criteria pollutants for which the Basin is in non-attainment are described in Table 4.

Table 4 Health Effects Associated with Non-Attainment Criteria Pollutants

Pollutant	Adverse Effects
Ozone	(1) Short-term exposures: (a) pulmonary function decrements and localized lung edema in humans and animals and (b) risk to public health implied by alterations in pulmonary morphology and host defense in animals; (2) long-term exposures: risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (3) vegetation damage; and (4) property damage.
Suspended particulate matter (PM_{10})	(1) Excess deaths from short-term and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease (including asthma).[a]
Suspended particulate matter ($PM_{2.5}$)	(1) Excess deaths from short- and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes, including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children, such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease, including asthma.[a]
Lead	(1) Short-term overexposures: lead poisoning can cause (a) anemia, (b) weakness, (c) kidney damage, and (d) brain damage; (2) long-term exposures: long-term exposure to lead increases risk for (a) high blood pressure, (b) heart disease, (c) kidney failure, and (d) reduced fertility.

[a] More detailed discussions on the health effects associated with exposure to suspended particulate matter can be found in the following documents: United States Environmental Protection Agency (U.S. EPA), Air Quality Criteria for Particulate Matter, October 2004.

Sources: U.S. Environmental Protection Agency (USEPA) 2018a; Centers for Disease Control and Prevention (CDC) 2019

Air Quality Management

Under State law, the SCAQMD is required to prepare a plan for air quality improvement for pollutants for which the District is in non-compliance. The SCAQMD administers the Air Quality Management Plan (AQMP) for the Basin, 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 recently adopted AQMP is the 2016 AQMP (SCAQMD 2017), which was adopted by the SCAQMD Governing Board on March 3, 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 2016 AQMP incorporates new scientific data and notable regulatory actions that have occurred since adoption of the 2012 AQMP, including the approval of the new federal 8-hour ozone standard of 0.070 ppm that was finalized in 2015.

The Final 2016 AQMP addresses several state and federal planning requirements and incorporates new scientific information, primarily in the form of updated emissions inventories, ambient measurements, and meteorological air quality models. The Southern California Association of Governments' (SCAG) projections for socio-economic data (e.g., population, housing, employment by industry) and transportation activities from the 2016 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS) are integrated into the 2016 AQMP. This Plan builds upon the approaches taken in the 2012 AQMP for the attainment of federal PM and ozone standards and highlights the significant amount of reductions to be achieved. It emphasizes the need for interagency

planning to identify additional strategies to achieve reductions within the timeframes allowed under the federal Clean Air Act, especially in the area of mobile sources. The 2016 AQMP also includes a discussion of emerging issues and opportunities, such as fugitive toxic particulate emissions, zero-emission mobile source control strategies, and the interacting dynamics among climate, energy, and air pollution. The Plan also demonstrates strategies for attainment of the new federal eight-hour ozone standard and vehicle miles travelled (VMT) emissions offsets, pursuant to recent U.S. EPA requirements (SCAQMD 2017).

Air Emission Thresholds

The CEQA Guidelines (Section 15064.7) provide that, when available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make determinations of significance. These thresholds are designed such that a project that would not exceed the adopted thresholds would not have an individually or cumulatively significant impact on the Basin's air quality. Therefore, a project that does not exceed these SCAQMD thresholds would have a less than significant impact. This Initial Study conforms to the methodologies recommended in the SCAQMD's CEQA Air Quality Handbook (1993) and supplemental guidance provided by the SCAQMD, including recommended thresholds for emissions associated with both construction and operation of the project (SCAQMD 2019).

Table 5 presents the significance thresholds for construction and operational-related criteria air pollutant and precursor emissions being used for the purposes of this analysis. These represent the levels at which a project's individual emissions of criteria air pollutants or precursors would result in a cumulatively considerable contribution to the Basin's existing air quality conditions. For the purposes of this analysis, the proposed project would result in a significant impact if construction or operational emissions would exceed any of the thresholds shown in Table 5.

Table 5 SCAQMD Regional Significance Thresholds

Construction Thresholds	Operational Thresholds
75 pounds per day of ROG[1]	55 pounds per day of ROG
100 pounds per day of NO_X	55 pounds per day of NO_X
550 pounds per day of CO	550 pounds per day of CO
150 pounds per day of SO_X	150 pounds per day of SO_X
150 pounds per day of PM_{10}	150 pounds per day of PM_{10}
55 pounds per day of $PM_{2.5}$	55 pounds per day of $PM_{2.5}$

[1] Organic compound precursors of ozone are routinely described by a number of variations of three terms: hydrocarbons (HC), organic gases (OG), and organic compounds (OC). These terms are often modified by adjectives such as total, reactive, or volatile, and result in a rather confusing array of acronyms: HC, THC (total hydrocarbons), RHC (reactive hydrocarbons), TOG (total organic gases), ROG (reactive organic gases), TOC (total organic compounds), ROC (reactive organic compounds), and VOC (volatile organic compounds). While most of these differ in some significant way from a chemical perspective, two groups are important from an air quality perspective: non-photochemically reactive in the lower atmosphere, or photochemically reactive in the lower atmosphere (HC, RHC, ROG, ROC, and VOC). SCAQMD uses the term VOC to denote organic precursors.

Source: SCAQMD 2019

Localized Significance Thresholds

In addition to the above regional thresholds, the SCAQMD has developed Localized Significance Thresholds (LSTs) in response to the Governing Board's Environmental Justice Enhancement Initiative (1-4), which was prepared to update the CEQA Air Quality Handbook (1993). LSTs were devised in response to concern regarding exposure of individuals to criteria pollutants in local communities and

have been developed for NO_X, CO, PM_{10}, and $PM_{2.5}$. LSTs represent the maximum emissions from a project that will not cause or contribute to an air quality exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), distance to the sensitive receptor, and project size. LSTs have been developed for emissions generated in construction areas up to five acres in size. However, LSTs only apply to emissions in a fixed stationary location and are not applicable to mobile sources, such as cars on a roadway (SCAQMD 2008a). As such, LSTs are typically applied only to construction emissions because most operational emissions are associated with project-generated vehicle trips.

Project construction would disturb no more than one acre during any given day. Therefore, this analysis conservatively utilizes the one-acre LSTs. LSTs are provided for receptors at distances of 82 to 1,640 feet from the project disturbance boundary. Construction activity would occur within approximately 20 feet south of the closest sensitive receptors, which include the multifamily residential building adjacent to the northwest of the project site, the multifamily residential building located between two parcels of the project site, and the single-family residential property located immediately south of the project site. According to the SCAQMD's Final LST Methodology, projects with boundaries located closer than 82 feet to the nearest receptor should use the LSTs for receptors located at 82 feet (SCAQMD 2008a). Therefore, the analysis below uses the LST values for 82 feet. The project is in SRA-20 (Central Orange County Coastal). LSTs for construction in SRA-20 on a one-acre site with a receptor 82 feet away are shown in Table 6.

Table 6 SCAQMD LSTs for Construction Emissions

Pollutant	Allowable Emissions from a 0.28-acre Site in SRA-20 for a Receptor 82 Feet Away
Gradual conversion of NO_X to NO_2	92
CO	647
PM_{10}	4
$PM_{2.5}$	3

SRA: source receptor area; NO_x: nitrogen oxides; NO_2: nitrogen dioxide; CO: carbon monoxide; PM_{10}: coarse particulate matter; $PM_{2.5}$: fine particulate matter

Source: SCAQMD 2008b

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

A project may be inconsistent with the AQMP if it would generate population, housing, or employment growth exceeding forecasts used in the development of the AQMP. The 2016 AQMP, the most recent AQMP adopted by the SCAQMD, incorporates local city general plans and the SCAG's 2016 RTP/SCS socioeconomic forecast projections of regional population, housing, and employment growth (SCAQMD 2017).

According to the California Department of Finance (DOF), the City of Laguna Beach has an estimated population of 23,343 (DOF 2020). The proposed project would involve the remodeling of an existing hotel complex, which would result in the addition of 25 rooms to the hotel complex. The proposed project would not directly increase the city's population as the purpose of this facility is to temporarily house visitors and, therefore, it would not generate permanent residents.

SCAG's 2016 RTP/SCS provides an employment growth forecast for Laguna Beach, which is anticipated to accommodate 14,100 jobs by 2040 (SCAG 2016). Based on the latest SCAG Local Profile for Laguna

Beach, the City accommodated approximately 5,784 jobs in 2017 (SCAG 2019). Therefore, 8,316 additional jobs are anticipated in the City by 2040. The proposed project would result in approximately 11 new jobs at the project site, which represents less than one percent of the anticipated increase in jobs within the City by 2040. Therefore, the proposed project would not contribute new employment that would exceed the applicable SCAG projection. Since the proposed project would not directly increase the population within the City and employment generated by the project would not conflict with the employment growth forecast utilized in the 2016 AQMP, the proposed project would be consistent with the underlying assumptions of the emissions forecasts contained in the 2016 AQMP. No impact would occur.

NO IMPACT

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?

In accordance with CEQA Guidelines Section 15064(h)(3), the SCAQMD's approach for assessing cumulative impacts is based on the AQMP forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and State Clean Air Acts. If the project's mass regional emissions do not exceed the applicable SCAQMD, then the project's criteria pollutant emissions would not be cumulatively considerable.

As discussed under Air Quality Standards and Attainment, the Basin has been designated as a federal nonattainment area for O_3 and $PM_{2.5}$ and a state nonattainment area for ozone, PM_{10}, and $PM_{2.5}$. The Los Angeles County portion of the Basin is designated in nonattainment for lead, as well. The Basin is designated unclassifiable or in attainment for all other federal and state standards. The proposed project does not include any stationary sources of lead emissions. Therefore, implementation of the project would not result in substantial emissions of lead and this pollutant is not discussed further in this analysis.

The following analysis evaluates air pollutant emissions generated by project construction and operation compared to the regional significance thresholds established by the SCAQMD in the CEQA Air Quality Handbook (1993), as well as the SCAQMD LSTs. Construction and operational air pollutant emissions were modeled using the California Emissions Estimator Model (CalEEMod), Version 2016.3.2.

Construction Emissions

Project construction would generate temporary air pollutant emissions. These emissions are associated with fugitive dust and exhaust emissions from heavy construction vehicles, as well as ROGs released during the application of architectural coatings. Grading, excavation, hauling, and site preparation would involve the greatest use of heavy equipment and generation of fugitive dust.

Table 7 summarizes the estimated maximum daily emissions of pollutants associated with construction of the proposed project.[2] Emissions modelling accounts for compliance with the SCAQMD Rule 403, which regulates fugitive dust emissions during the project's demolition/relocation,

[2] During preparation of the environmental documentation, after the Air Quality and Greenhouse Gas Emissions Study had been completed, the construction schedule was shifted back by one year. The length of the construction period and the number of days of demolition, site preparation, grading, building construction, paving, and architectural coating did not change. If project construction and opening year commence at a later date, the project's air pollutant and GHG emissions would be lower than those estimated herein because construction equipment and vehicles are becoming increasingly more efficient and less polluting over time due to the phase-in of more stringent regulatory standards.

grading, and construction activities to minimize emissions of PM_{10} and $PM_{2.5}$ and the SCAQMD Rule 1113, which regulates the volatile organic compound (VOC) content of architectural coatings to minimize emissions of ROGs during construction activities. As shown in Table 7, ROG, NO_X, CO, SO_2, PM_{10}, and $PM_{2.5}$ emissions would not exceed the SCAQMD regional thresholds or LSTs. Therefore, emissions from project construction would be adequately controlled by existing regulations, and the project would not result in substantial air pollutant emissions. Because air pollutant emissions generated by project construction would not exceed the SCAQMD's regional significance thresholds or LSTs, project construction would not contribute substantially to an existing or projected air quality violation for which the region is in nonattainment. Impacts from construction emissions would be less than significant.

Table 7 Construction Emissions

	Maximum Emissions (lbs/day)					
	ROG	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Construction Year 2021	4.4	23.1	17.7	<0.1	1.8	0.9
SCAQMD Regional Thresholds	75	100	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**
Maximum On-site Emissions	4.1	14.5	15.9	<0.1	0.8	0.6
SCAQMD Localized Significance Thresholds (LSTs)	N/A	92	647	N/A	4	3
Threshold Exceeded?	**N/A**	**No**	**No**	**N/A**	**No**	**No**

Notes: See Appendix A for modeling results. Some numbers may not add up precisely due to rounding considerations. Maximum on-site emissions are the highest emissions that would occur on the project site from on-site sources, such as heavy construction equipment and architectural coatings, and excludes off-site emissions from sources such as construction worker vehicle trips and haul truck trips.

Operational Emissions

Development of the project would result in long-term air pollutant emissions over the course of operations. Emissions include area sources, energy sources, and mobile emissions. Area sources include use of consumer products, use of gas-powered landscaping equipment, and re-application of architectural coating (re-painting). Energy sources include natural gas for uses such as heating/air conditioning, appliances, lighting, and water heating. Mobile emissions include vehicle trips (including employees, deliveries, and visitors).

Table 8 summarizes the estimated maximum daily emissions of pollutants associated with existing conditions and operation of the proposed project. Most project-related operational emissions would result from vehicle trips to and from the site. As shown in Table 8, operational emissions would not exceed the SCAQMD regional thresholds for criteria pollutants; therefore, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. In addition, because criteria pollutant emissions and regional thresholds are cumulative in nature, the project would not result in cumulatively considerable operational emissions. Impacts would be less than significant.

Table 8 Operational Emissions

Emission Source	Maximum Daily Emissions (lbs/day)					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Area	0.7	<0.1	<0.1	0	<0.1	<0.1
Energy	<0.1	0.3	0.2	<0.1	<0.1	<0.1
Mobile[1]	0.4	1.7	4.2	<0.1	1.3	0.3
Project Emissions	1.1	2.0	4.5	<0.1	1.3	0.4
SCAQMD Regional Thresholds	55	55	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

[1] To account for the effects of the Part One Rule, CARB released off-model adjustment factors on November 20, 2019 to adjust criteria air pollutant emissions outputs from the EMFAC model. These off-model adjustment factors are applied by multiplying the emissions calculated for light- and medium-duty vehicles by the adjustment factor. With the incorporation of these adjustment factors, operational emissions generated by light-duty automobiles, light-duty trucks, and medium-duty trucks associated with project-related vehicle trips at the year 2025 would be approximately 0.2 percent greater for ROG, 0.7 percent greater for particulate matter, 0.2 percent greater for NO_X, and 0.7 percent greater for CO. These increases would have a negligible impact on overall operational emissions generated by the project and would not alter the significance of the project's operational emissions.

Notes: See Appendix A for modeling results. Some numbers may not add up precisely due to rounding considerations.

LESS THAN SIGNIFICANT IMPACT

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

Sensitive Receptors

CARB and the Office of Environmental Health Hazard Assessment (OEHHA) have identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, infants (including in utero in the third trimester of pregnancy), and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis (CARB 2005; OEHHA 2015). Some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved and are referred to as sensitive receptors. Examples of these sensitive receptors are residences, schools, hospitals, religious facilities, and daycare centers. The closest sensitive receptors include single-family residences located immediately east and west of the project site.

Local Carbon Monoxide (CO) Hotspots

A carbon monoxide (CO) hotspot is a localized concentration of CO that is above a CO ambient air quality standard. Localized CO hotspots can occur at intersections with heavy peak hour traffic. Specifically, hotspots can be created at intersections where traffic levels are sufficiently high such that the local CO concentration exceeds the federal one-hour standard of 35.0 ppm or the federal and State eight-hour standard of 9.0 ppm (CARB 2016).

A detailed CO analysis was conducted during the preparation of SCAQMD's 2003 AQMP. The locations selected for microscale modeling in the 2003 AQMP included high average daily traffic (ADT) intersections in the SCAB, those which would be expected to experience the highest CO concentrations. The highest CO concentration observed was at the intersection of Wilshire Boulevard and Veteran Avenue on the west side of Los Angeles near the I-405 Freeway. The concentration of CO at this intersection was 4.6 ppm, which is well below the state and federal standards. The Wilshire

Boulevard/Veteran Avenue intersection has an annual average daily traffic (AADT) of approximately 100,000 vehicles per day.

According to California Department of Transportation (Caltrans) traffic counts on SR-1, the primary roadway by which the site is accessed, the AADT in the project vicinity is approximately 40,000 vehicles (Caltrans 2018). The Trip Generation and Access Analysis for the proposed project determined that the hotel remodel would add 245 daily trips to area roadways (LSA 2020a). With the proposed project, AADT on this segment would be 40,245 vehicles, which is much less than the 100,000-vehicle count on the Wilshire Boulevard/Veteran Avenue intersection that experiences CO concentrations well within federal and state standards. Furthermore, due to stricter vehicle emissions standards in newer cars and new technology that increases fuel economy, CO emission factors under future land use conditions would be lower than those under existing conditions. Thus, even though there would be more vehicle trips under the proposed project than under existing conditions, project-generated local mobile-source CO emissions would not result in or substantially contribute to concentrations that exceed the one-hour or eight-hour CO standard. Impacts would be less than significant.

Toxic Air Contaminants

Construction-related activities would result in short-term, project-generated emissions of diesel particulate matter (DPM) exhaust emissions from off-road, heavy-duty diesel equipment for site preparation grading, building construction, and other construction activities. DPM was identified as a toxic air contaminant (TAC) by CARB in 1998. The potential cancer risk from the inhalation of DPM (discussed in the following paragraphs) outweighs the potential non-cancer health impacts (CARB 2017a).

Generation of DPM from construction projects typically occurs in a single area for a short period. Construction of the proposed project would occur over approximately one year. The dose to which the receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the extent of exposure that person has with the substance. Dose is positively correlated with time, meaning that a longer exposure period would result in a higher exposure level for the Maximally Exposed Individual. The risks estimated for a Maximally Exposed Individual are higher if a fixed exposure occurs over a longer period of time. 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 (assumed to be the approximate time that a person spends in a household). OEHHA recommends this risk be bracketed with nine-year and 70-year exposure periods. Health risk assessments should be limited to the period/duration of activities associated with the project (OEHHA 2015).

The maximum on-site $PM_{2.5}$ emissions, which is used to represent DPM emissions for this analysis, would occur during site preparation and grading activities. Maximum daily $PM_{2.5}$ emissions during grading would be 0.6 pounds per day, which is well below the SCAQMD LST of three pounds per day that is designed to be protective of human health. While grading emissions represent the worst-case condition, such activities would only occur for about one month, approximately 8.5 percent of the overall construction period and less than one percent of the typical health risk calculation periods of nine years, 30 years, and 70 years. $PM_{2.5}$ emissions would decrease for the remaining construction period because construction activities such as building construction and paving would require less construction equipment. Therefore, given the aforementioned, DPM generated by project construction is not expected to create conditions where the probability that the Maximally Exposed Individual would contract cancer is greater than ten in one million or to generate ground-level

concentrations of non-carcinogenic TACs that exceed a Hazard Index greater than one for the Maximally Exposed Individual. This impact would be less than significant.

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

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

Odors would be potentially generated from vehicles and equipment exhaust emissions during construction of the project. Potential odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment, and architectural coatings. Such odors would disperse rapidly from the project site, generally occur at magnitudes that would not affect substantial numbers of people and would be limited to the construction period. Furthermore, construction would be required to comply with SCAQMD Rule 402, which regulates nuisance odors. Impacts associated with odors during construction would be temporary and less than significant.

With respect to operation, the SCAQMD's CEQA Air Quality Handbook (1993) identifies land uses associated with odor complaints as agricultural uses, wastewater treatment plants, chemical and food processing plants, composting, refineries, landfills, dairies, and fiberglass molding. Commercial uses are not identified on this list and no odor-producing uses are in the project vicinity. In addition, solid waste generated by the proposed on-site uses would be collected by a contracted waste hauler, ensuring that odors resulting from on-site waste would be managed and collected in a manner to prevent the proliferation of odors. Therefore, the proposed project would not generate objectionable odors affecting a substantial number of people. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	■	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	■	☐
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	■	☐
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	■	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	■	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	■	☐

The following analysis is based on the Biological Resources Assessment (BRA) memorandum, including a field reconnaissance survey, that was prepared for the proposed project (Rincon 2020b). The full memorandum is available in Appendix B of this document.

Existing Conditions

Land Cover

The entire survey area is developed and/or disturbed. Developed land includes areas that have been constructed upon or otherwise physically altered to an extent that native vegetation is no longer supported. It is characterized by permanent or semi-permanent structures, pavement or hardscape, and landscaped areas that often require irrigation (Oberbauer et al. 2008). Disturbed habitats have been physically disturbed (by previous legal human activity) and are no longer recognizable as a native or naturalized vegetation association but continue to retain a soil substrate. Typically, vegetation of disturbed areas, if present, is nearly exclusively composed of non-native plant species such as landscape ornamentals or ruderal exotic species that take advantage of disturbance and which removes any capability of providing viable natural habitat for uses other than dispersal (Oberbauer et al. 2008).

Within the project area, the majority of the land is developed with the existing hotel, apartment buildings, residential dwellings, commercial businesses, parking lots and paved roadways. These areas contain ornamental landscaping (primarily palms and ficus) but do not support native vegetation. The western edge of the project area includes disturbed areas between the existing developments and the Pacific Ocean which is comprised of a bare sand beach that is devoid of vegetation and frequently travelled by hotel guests and residences. No vegetation was observed on the disturbed beach areas. Refer to Attachment A of the Biological Resource Assessment, (Appendix B) for representative site photographs.

Soils

The project site contains two soil types: Myford sandy loam and Beaches. Myford sandy loam underlies the developed portions of the project site. Myford soils are deep, moderately well drained soils typically formed on terraces. However, much, if not all, of this soil type has likely been removed from development of the project site. Additionally, the majority of this area is covered by paved and other developed surfaces. Beach soils are found between the existing developed areas and the Pacific Ocean and are comprised of disturbed areas of bare sand that are devoid of vegetation and frequently subject to human activity. Beach soils are very shallow and shallow, well drained, moderately permeable soils that formed in residuum from hard, very fine grained, metamorphic sandstone (NRCS 2020).

Wildlife

The project site provides little habitat for wildlife species due to the developed and disturbed nature of the site, lack of native vegetation and high levels of human activity. Established ornamental trees and buildings in the survey area could provide nesting areas for common nesting birds protected under the California Fish and Game Code (CFGC) Section 3503 and the MBTA. Species observed on-site during the survey included rock pigeon (Columba livia), American crow (Corvus brachyrhynchos), house finch (Haemorhous mexicanus), California gull (Larus californicus), song sparrow (Melospiza melodia), and European starling (Sturnus vulgaris).

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 Wildlife or U.S. Fish and Wildlife Service?

The project site is in an urban area and is currently developed with the Pacific Edge Hotel complex. In order to obtain comprehensive information regarding state and federally listed species, sensitive communities and federally designated Critical Habitat known to or considered to have potential to occur within the vicinity of the project site, queries of the U.S. Fish and Wildlife Service (USFWS) Critical Habitat Portal (USFWS 2020a), USFWS Environmental Conservation Online System (ECOS): Information, Planning and Conservation System (IPaC) (USFWS 2020b), USFWS National Wetland Inventory (NWI) (USFWS 2020c), California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) (CDFW 2020), Natural Resources Conservation Service (NRCS) Web Soil Survey (NRCS 2020) and California Native Plant Society (CNPS) Online Inventory of Rare, Threatened and Endangered Plants of California (CNPS 2020) were conducted. In addition, the project site was surveyed in May 2020 to further assess the potential for special status species and plants and/or their habitats to occur on the project site.

The CNDDB/CNPS query results include 28 special-status plant species within five miles (9-quad for CNPS) of the project site. Special-status plant species typically have specialized habitat requirements, including plant community types, soils and elevational ranges. No suitable habitat exists within the survey area for any of these plant species and all are classified as having no potential to occur on-site. No special-status plant species were observed during the site reconnaissance survey.

The CNDDB query results include 21 special-status wildlife species within five miles of the project site. The potential for special-status wildlife species to occur on the site was assessed based on known distribution, habitat requirements, and existing site conditions; no special-status wildlife species were determined to have potential to occur on-site and similarly none were detected within or immediately surrounding the survey area during the site reconnaissance survey. The lack of potential for special-status wildlife species occurrence is based on low habitat quality in disturbed and developed areas of the site, lack of native vegetation, isolation from other suitable habitat due to developed land uses surrounding the site, and the presence of significant highway noise from adjacent SR-1. Therefore, the project is not expected to have a substantial adverse effect on any candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or USFWS.

Nonetheless, ornamental trees and buildings on the project site have the potential to provide suitable nesting habitat for birds and raptors protected under Sections 3503, 3503.5, and 3513 of the CFGC and under the Migratory Bird Treaty Act (MBTA). Construction activities have the potential to harm protected birds either through direct contact with birds or their eggs, or through elevated noise levels in the surrounding area. Construction activities may negatively affect breeding or reproduction of birds on or adjacent to the project site. Mitigation Measure BIO-1 would be required to reduce potential impacts to nesting birds from project construction to a less than significant level.

Mitigation Measure

BIO-1 Nesting Bird Avoidance

Prior to issuance of grading permits, the following measures shall be implemented:

- To avoid disturbance of nesting and special-status birds, including raptorial species protected by the MBTA and CFGC, activities related to the project, including, but not limited to, vegetation

removal, ground disturbance, and construction and demolition shall occur outside of the bird breeding season (February 1 through August 31). If construction must begin during the breeding season, then a pre-construction nesting bird survey shall be conducted no more than seven days prior to initiation of construction activities. The nesting bird pre-construction survey shall be conducted on foot inside the project site, including a 100-foot buffer, and in inaccessible areas (e.g., private lands) from afar using binoculars to the extent practical. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in southern California.

- If nests are found, an avoidance buffer, as determined by the biologist, shall be demarcated by a qualified biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No parking, storage of materials, or construction activities shall occur within this buffer until the biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.

Implementation of Mitigation Measure BIO-1 would avoid permanent impacts to nesting birds. Furthermore, during operation of the project, the site would implement trees as part of the project's landscaping and continue to provide nesting sites in an urban residential neighborhood, consistent with existing conditions.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

The entire project site is developed and/or disturbed and consists of an existing hotel with associated paved parking lots and ornamental landscaping, and the adjacent disturbed beach which is comprised of bare sand frequently subject to human activity. No vegetation was observed on the disturbed beach areas and no natural habitat areas are present on the project site. Further, the project would involve improvements to existing developed areas and would not involve any construction activities or development on the beach. Therefore, the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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?

The entire project site is developed with the exception of the disturbed beach area between the existing development and the Pacific Ocean. The beach consists of bare sand devoid of vegetation and frequently subject to human activity. The beach areas within the western portion of the project site are mapped as Marine Intertidal Unconsolidated Shore by the NWI (USFWS 2020c). Based on a review of historic aerial imagery, the beach areas are semi-regularly flooded with changing ocean tides. These areas are likely under the jurisdiction of various regulatory agencies, including the CDFW, U.S. Army Corps of Engineers, and the Regional Water Quality Control Board, as a federal and state water and coastal resource. However, the project would involve improvements to existing developed areas and would not involve any construction activities or development on the beach. Two

geotechnical studies of bluff conditions and coastal landforms were completed for the project site (Geofirm 2019 and GeoSoils, Inc. 2019a; available in Appendix C). The reports indicate that the project site and surrounding vicinity have been significantly altered by development from as early as the year 1900. Furthermore, the reports conclude that the project site is within the terminus of a coastal canyon or valley and that there is not, nor has historically been, coastal bluff at the project site (Geofirm 2019 and Geosoils, Inc. 2019a). As such, a formal delineation was not conducted as no impacts to potentially jurisdictional beach areas are proposed. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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?

Wildlife corridors are generally defined as connections between habitat areas that allow for physical and genetic exchange between otherwise isolated animal populations. Such linkages may serve a local purpose, such as between foraging and denning areas, or they may be regional in nature, allowing movement across the landscape. Some habitat linkages may serve as migration corridors, wherein animals periodically move away from an area and then subsequently return. Examples of barriers or impediments to movement include housing and other urban development, roads, fencing, unsuitable habitat, or open areas with little vegetative cover.

The project site is located in a developed urban area and surrounded by urbanized uses on three sides including commercial and residential development and heavily travelled paved roadways including SR-1. The western portion of the site consists of disturbed beach which connects to the north and south with adjacent beaches along the coastline of the Pacific Ocean. The open beach area may provide for localized movement of native wildlife species but is not expected to serve as a migratory wildlife corridor due to the high levels of human activity on the beach and in the surrounding areas. Further, the project would involve improvements to existing developed areas and would not involve any construction activities or development on the beach. Therefore, the project would not interfere with the movement of any native wildlife species. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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

While the project site is located in the Coastal Zone, it is not located in or adjacent to any area designated by the Open Space/Conservation Element of the City's General Plan as potentially having high or very high value habitat (Laguna Beach 1984). Further, the project would involve improvements to existing developed areas and would not result in impacts to natural habitat areas. Construction of the proposed project would result in the removal of existing ornamental landscaping (including trees and shrubs), some of which may be located within the public right-of-way. Section 14.28 of the LBMC regulates tree trimming and removal of any City-owned street trees. While ornamental trees on the project site would not be protected under Section 14.28 of the LBMC, removal of trees within the public right-of way would be subject to the LBMC. Trimming or removal of trees within the public right-of-way would be completed in accordance with LBMC Section 14.28. Therefore, no conflict with local policies or ordinances protecting biological resources would occur. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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?

The project is located within the plan area boundary for the County of Orange Central/Coastal Subregional Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP) and the Orange County Transportation Authority NCCP/HCP. However, the project would involve improvements to existing developed areas and would not result in impacts to natural habitat areas. Therefore, the project would not conflict with the provisions these plans. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

5 Cultural Resources

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

CEQA requires a lead agency to determine whether a project may have a significant effect on historical resources (Public Resources Code [PRC], Section 21084.1) and tribal cultural resources (PRC Section 21074 [a][1][A]-[B]). Tribal cultural resources are discussed in Section 18, *Tribal Cultural Resources*, of this IS-MND.

A historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR); a resource included in a local register of historical resources; or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (CEQA Guidelines, Section 15064.5[a][1-3]).

A resource shall be considered historically significant if it:

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 construction, 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

In addition, if it can be demonstrated that a project would 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 resources cannot be left undisturbed, mitigation measures are required (PRC, Section 21083.2[a], [b]).

PRC, 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:

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.

The assessment provided below is based on the results of the Cultural Resources Assessment prepared for the proposed project (Treffers and Strother 2020). The assessment included historical maps and aerial imagery review, California Historical Resource Information System (CHRIS) records search at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton, Native American consultation including a Sacred Lands File (SLF) search conducted by the Native American Heritage Commission (NAHC), a pedestrian field survey of the project site conducted in April 2020, archival research, and preparation of this report. The full Cultural Resources Assessment is available in Appendix D of this document.

a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section15064.5?

One building within the project site, the Driftwood Restaurant located at 619 Sleep Hollow Lane, was found eligible for listing in the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), and local designation. As such, it is considered a historical resource under Section 15064.5 of the CEQA Guidelines. The proposed project would remodel the interior and exterior of existing buildings, construct a new building adjacent to the Reef Wing building, and improve Sleepy Hollow Lane through infrastructure, landscaping, and other circulation improvements. The proposed changes to the Driftwood Kitchen building include an interior remodel that would increase the number of restaurant seats, the demolition of an existing site wall along Sleepy Hollow Lane adjacent to the building and its replacement with planters, and repainting the building in white. None of these proposed actions would substantially alter the exterior of the Driftwood Restaurant building. Although the proposed project would result in some modification to the building's setting, its surroundings have continually changed since the building was initially constructed in 1932; most notably these changes occurred prior to the building's original historical resources identification in 1981 when much of Sleepy Hollow Lane had already changed due to development in the post-World War II era. Therefore, the building would retain those physical characteristics which justify its historical resources eligibility. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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

Rincon requested a CHRIS records search at the SCCIC at California State University, Fullerton completed on April 27, 2020. The purpose of the records search was to identify previously recorded cultural resources, as well as previously conducted cultural resources studies within the project site and a 0.5-mile radius surrounding it. Results from the SCCIC were received on June 15, 2020. Rincon also reviewed the NRHP, CRHR, the California Historical Landmarks list, the California Points of Historical Interest list, Built Environment Resources Directory (or BERD) and the Archaeological Determination of Eligibility (ADOE) list.

The SCCIC records search identified a total of 16 previously conducted cultural resources studies, one of which is located within the project area and one of which is located adjacent to the project area, and 29 previously recorded cultural resources, none of which are located within the project site, within a 0.5-mile radius of the project site. The cultural resources study previously conducted on the project site identified the Driftwood Kitchen Building as eligible for listing as a historic resource.

The CHRIS search did not identify any recorded archaeological resources on the project site. However, the SLF search returned positive results and, as further discussed in Section 18, Tribal Cultural Resources, the Juaneño Band of Mission Indians, Acjachemen Nation requested archaeological and Native American monitoring due to the project site's location within an area traditionally and culturally affiliated with the Tribe. Given the positive SLF search, Native American outreach, proximity to the Pacific Ocean and ethnographic settlement patterns of the Gabrieliño-Tongva and Juaneño, the area is considered sensitive for archaeological resources. Despite the developed nature of the project site, it is possible that subsurface archaeological deposits exist. In order to avoid potential impacts to archaeological resources in the unlikely event that such resources are discovered during construction, Mitigation Measures CR-1 and CR-2 would be required.

Mitigation Measure

CR-1 Archaeological and Native American Monitoring

During initial ground disturbance for the project, a qualified archaeologist and locally affiliated Native American monitor shall monitor construction activities within the project site. Initial ground disturbance is defined as disturbance within previously undisturbed native soils. If, during initial ground disturbance, the qualified archaeologist determines that the construction activities have little or no potential to impact cultural resources (e.g., excavations are within previously disturbed, non-native soils, or within soil formation not expected to yield cultural resources deposits), the qualified archaeologist may recommend that monitoring be reduced or eliminated. If cultural resources are identified during initial monitoring, work in the immediate vicinity shall halt until the resource has been evaluated for significance. Should cultural resources be discovered during excavation, additional studies including data recovery efforts may be needed to reduce project impacts and/or consultation with local tribes and the City of Laguna Beach, acting as lead agency, may be necessary to mitigate any significant impacts.

CR-2 Unanticipated Discovery of Archaeological Resources

If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) shall be contacted immediately by the construction manager to evaluate the find in consultation with the City's Planning Manager. The Planning Manager shall consult with appropriate Native American representatives in determining appropriate treatment for unearthed cultural resources if the resources are determined to be prehistoric or Native American in origin. Work shall not resume until authorized by the City and the qualified archaeologist.

Implementation of Mitigation Measures CR-1 and CR-2 would reduce impacts to important archaeological resources, if any are discovered during project construction, to less than significant levels.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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

The project site is not part of a formal cemetery and is not known to have been used for disposal of historic or prehistoric human remains. There are no known human remains on the site. Therefore, human remains are not expected to be encountered during construction of the proposed project. In the unlikely event that human remains are encountered during project construction, State Health and Safety Code Section 7050.5 requires the project to halt until the County Coroner has made the necessary findings as to the origin and disposition of the remains pursuant to PRC Section 5097.98. Compliance with these regulations would ensure the proposed project would not result in significant impacts due to disturbing human remains. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in a 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 a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

The proposed project would use nonrenewable resources for construction and operation of the project. Natural resources that would be utilized by the project include petroleum-based fuels for vehicles and equipment, operational building energy usage, and operational water consumption. The anticipated use of these resources is detailed in the following subsections. As supported by the discussion below, the proposed project would not create energy demand that would result in a significant environmental impact.

Construction Energy Demand

During project construction, energy would be consumed in the form of petroleum-based fuels used to power off-road construction vehicles and equipment on the project site, construction worker travel to and from the project site, and vehicles used to deliver materials to the site. The project would require demolition, site preparation and grading, pavement and asphalt installation, building construction, architectural coating, and new landscaping.

The total consumption of gasoline and diesel fuel during project construction was estimated using the assumptions and factors from CalEEMod Version 2016.3.2 (Appendix A). As shown in Table 9, construction equipment, hauling and vendor trips, and worker trips would consume approximately 84,992 gallons of fuel over the project construction period. Of this total, construction equipment would consume an estimated 80,013 gallons of fuel; vendor and hauling trips would consume approximately 575 gallons of fuel; and worker trips would consume approximately 4,404 gallons of fuel. These construction energy estimates are conservative, as they assume that the construction equipment used in each phase of construction is operating every day of construction.

Construction equipment would be maintained to applicable standards, and construction activity and associated fuel consumption and energy use would be temporary and typical for construction sites. Therefore, the project would not involve the inefficient, wasteful, and unnecessary use of energy

during construction, and the construction-phase impact related to energy consumption would be less than significant.

Table 9 Estimated Fuel Consumption during Construction

Fuel Type	Gallons of Fuel	MMBtu[4]
Diesel Fuel (Construction Equipment)[1]	80,013	10,199
Diesel Fuel (Hauling and Vendor Trips)[2]	575	73
Other Petroleum Fuel (Worker Trips)[3]	4,404	483
Total	**84,992**	**10,756**

[1] Fuel demand rate for construction equipment is derived from the total hours of operation, the equipment's horsepower, the equipment's load factor, and the equipment's fuel usage per horsepower per hour of operation, which are all taken from CalEEMod outputs (Appendix A), and from compression-ignition engine brake-specific fuel consumptions factors for engines between 0 to 100 horsepower and greater than 100 horsepower (U.S. EPA 2018b). Fuel consumed for all construction equipment is assumed to be diesel fuel.

[2] Fuel demand rate for hauling and vendor trips is derived from hauling and vendor trip number, hauling and vendor trip length, and hauling and vendor vehicle class from "Trips and VMT" Table contained in Section 3.0, *Construction Detail*, of the CalEEMod results (Appendix A). The fuel economy for hauling and vendor trip vehicles is derived from the U.S. Department of Transportation (U.S. DOT) National Transportation Statistics (7.5 miles per gallon [mpg]) (U.S. DOT 2018). Fuel consumed for all hauling trucks is assumed to be diesel fuel.

[3] The fuel economy for worker trip vehicles is derived from the U.S. DOT National Transportation Statistics (24.4 mpg) (U.S. DOT 2018). Fuel consumed for all worker trips is assumed to be gasoline fuel.

[4] CaRFG CA-GREET 2.0 fuel specification of 109,786 Btu/gallon used to identify conversion rate for fuel energy consumption for worker trips specified above (CARB 2015). Low-sulfur Diesel CA-GREET 2.0 fuel specification of 127,464 Btu/gallon used to identify conversion rate for fuel energy consumption for construction equipment specified above (CARB 2015). Totals may not add up due to rounding.

Source: Air Quality/Greenhouse Gas Modeling Results (Appendix A)

Operational Energy Demand

Operation of the project would contribute to area energy demand by consuming electricity, natural gas, and gasoline consumption. Natural gas and electricity would be used for heating and cooling systems, lighting, appliances, water use, and the overall operation of the project. Gasoline consumption would be attributed to the trips generated from people visiting the hotel and restaurants and employees of the establishments. The estimated number of average daily trips associated with the project is used to determine the energy consumption associated with fuel use from operation of the project. The majority of the fuel consumption would be from motor vehicles traveling to and from the project site. According to CalEEMod calculations (Appendix A), the project would result in approximately 489,796 annual VMT. This is based on the most conservative estimate of daily trip generation determined in the Trip Generation and Access Analysis (TIA) prepared by LSA Associates, Inc. (LSA) in 2020 (Appendix H). Table 10 shows the project's estimated total annual fuel consumption using the estimated trip generation and VMT with the assumed vehicle fleet mix.

Table 10 Estimated Project Annual Transportation Energy Consumption

Vehicle Type[1]	Percent of Vehicle Trips[2]	Annual Vehicle Miles Traveled[3]	Average Fuel Economy (miles/gallon)[4]	Total Annual Fuel Consumption (gallons)	Total Fuel Consumption (MMBtu)[5]
Passenger Cars	55.21	270,422	24.4	11,083	1,217
Light/Medium Trucks	36.35	178,026	17.9	9,946	1,268
Heavy Trucks/Other	7.96	38,996	7.5	5,199	663
Motorcycles	0.48	2,352	44.0	53	6
Total	100	489,796	–	26,281	3,153

[1] Vehicle classes provided in CalEEMod do not correspond exactly to vehicle classes in DOT fuel consumption data, except for motorcycles. Therefore, it was assumed that passenger cars correspond to the light-duty, short-base vehicle class, light/medium trucks correspond to the light-duty long-base vehicle class, and heavy trucks/other correspond to the single unit, two-axle six-tire or more class.

[2] Percent of vehicle trips from Table 4.4 "Fleet Mix" in Air Quality and Greenhouse gas Emissions Study, CalEEMod output (Appendix A).

[3] Mitigated annual VMT found in Table 4.2 "Trip Summary Information" in CalEEMod output (Appendix A).

[4] U.S. DOT 2018

[5] CaRFG fuel specification of 109,786 Btu/gallon used to identify conversion rate for fuel energy consumption for vehicle classes specified above (CARB 2015). Low-sulfur Diesel CA-GREET 2.0 fuel specification of 127,464 Btu/gallon used to identify conversion rate for fuel energy consumption for vehicle classes specified above (CARB 2015).

Notes: Totals may not add up due to rounding.

MMBtu: million British thermal units

Source: Air Quality/Greenhouse Gas Modeling Results (Appendix A)

As shown in Table 10, the project would consume approximately 26,281 gallons of fuel, or 3,153 MMBtu, each year for transportation uses from project operation under the most conservative estimate. As further described in Section 17, *Transportation*, the project would include strategies to reduce VMT and associated transportation fuels use such as offering free public transit passes to employees, providing secure bicycle parking, implementing a designated rideshare area, and providing carpooling incentives.

Project operation would consume approximately 0.30 gigawatt hours (GWh) of electricity per year (Appendix A). The project's electricity demand would be served by Southern California Edison (SCE), which provided 85,276 GWh of electricity in 2018 (California Energy Commission [CEC] 2018a). The project's electricity demand would represent less than 0.001 percent of electricity provided by SCE. Therefore, SCE would have sufficient supplies for the project. Estimated natural gas consumption for the project would be 1,053 MMBtu, or 0.01 MMthm, per year (Appendix A). The project's natural gas demand would be serviced by Sothern California Gas Company (SoCal Gas), which provided 5,156 MMthm per year in 2018 (CEC 2018b). The project's natural gas consumption would represent less than 0.01 percent of natural gas provided by SoCal Gas and adequate supply to serve the project is available.

The proposed project comply with all standards set in California Building Code (CBC) Title 24, which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation. California's Green Building Standards Code (CALGreen; California Code of Regulations, Title 24, Part 11) requires implementation of energy efficient light fixtures and building materials into the design of new construction projects. Furthermore, the 2019 Building Energy Efficiency Standards (CBC Title 24, Part 6) requires newly constructed buildings to meet energy performance standards set by

the Energy Commission. These standards are specifically crafted for new buildings to result in energy efficient performance so that the buildings do not result in wasteful, inefficient, or unnecessary consumption of energy. The project would include the replacement of existing lighting with energy efficient LED lighting and aging HVAC systems with energy efficient systems, installation of dual pane sliding glass doors and windows, provisioning of low-flow interior plumbing fixtures, and water efficient landscaping and irrigation systems. The project would also install ten EV charging spaces. Furthermore, the project would continue to reduce its use of nonrenewable energy resources as the electricity generated by renewable resources provided by SCE continues to increase to comply with state requirements through Senate Bill (SB) 100, which requires electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.

In conclusion, construction of the proposed project would be temporary and typical of similar projects, and would not result in the wasteful, inefficient, or unnecessary consumption of energy. Operation of the project would consume fuel, natural gas, and electricity; however, the proposed project would conform to the latest version of California's Green Building Standards Code and Building Energy Efficiency Standards, and would therefore not lead to wasteful, inefficient, or unnecessary consumption of energy resources. In addition, SCE and SoCal Gas have sufficient energy supplies to serve the project. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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

As discussed above, SB 100 mandates 100 percent clean electricity for California by 2045. Because the project would be powered by the existing electricity grid, the project would eventually be powered by renewable energy mandated by SB 100 and would not conflict with this statewide plan. Additionally, as discussed above, the project would be subject to more stringent energy efficiency standards pursuant to updated CALGreen requirements.

The City of Laguna Beach adopted the Laguna Beach Climate Protection Action Plan (CPAP) in 2009 (Laguna Beach 2009). The goal of the plan was to reduce GHG emissions seven percent below 1990 levels by 2012. The CPAP is geared towards City government action, such as City outreach to local businesses and residents to encourage sustainable practices, the adoption of local guidance and policies to reduce energy and water use, and the adoption of practices to reduce GHG emissions in government operations. Therefore, the CPAP is limited in its application to the proposed project.

However, the CPAP does contain a chapter on increasing the sustainability of commercial operations within the City. Measures in the CPAP from this chapter that apply to the proposed project include incorporating green building features and long-term energy efficiency improvements for hot and cold weather conditions. The project would include sustainability features such as low-flow water fixtures, room occupancy sensors, EnergyStar appliances, LED lighting, and water efficient landscaping and would comply with the latest CALGreen standards. The proposed new building would be constructed in accordance with all Title 24 requirements, while renovated buildings would have older appliances, lighting, water fixtures, and mechanical, electrical, and plumbing systems upgraded as needed to reduce electricity and water consumption. The project's sustainability features and compliance with CALGreen would increase energy efficiency within the buildings, which would align with the CPAP goals and recommendations for commercial businesses. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. 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?	☐	☐	■	☐
2. Strong seismic ground shaking?	☐	☐	■	☐
3. Seismic-related ground failure, including liquefaction?	☐	☐	■	☐
4. Landslides?	☐	☐	■	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	■	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	■	☐
d. Be located on expansive soil, as defined in Table 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 wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	■
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	■	☐	☐

a.1. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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?

The project site is located in a seismically active region of Southern California; however, there are no known faults on the project site and the nearest known active fault is approximately 14 miles north of the project site in Huntington Beach (DOC 2020b). The project site is not located within an Alquist-Priolo earthquake fault zone as delineated by the State Geologist (DOC 2020b). Furthermore, ground breakage has not been observed along the faults of the Newport-Inglewood Zone in historic times (Southern California Earthquake Data Center 2020). The project would comply with State of California standards for building design through the California Building Standards Code (California Code of Regulations, Title 24) which requires various measures of all construction in California to account for hazards from seismic shaking. The impact to people, buildings, or structures on the project site from fault rupture would be reduced by the required conformance with applicable building codes, and accepted engineering practices. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

a.2. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

As described above, the project is located 14 miles south of the Newport-Inglewood fault zone, which has the potential to create substantial ground shaking if a seismic event occurred along that fault. Similarly, a strong seismic event on any other fault system in Southern California has the potential to create considerable levels of ground shaking throughout the City. However, the project site is not subject to unusual levels of ground shaking and the project does not involve uses, such as mining or fracking, that are known to cause or exacerbate ground shaking.

To reduce geologic and seismic impacts, the City regulates development through the requirements of the California Building Code (CBC). The purpose of the CBC is to establish minimum standards to safeguard the public health, safety, and general welfare through structural strength, means of egress, and general stability by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all building and structures within its jurisdiction. The earthquake design requirements of the CBC consider the occupancy category of the structure, site class, soil classifications, and various seismic coefficients. The CBC provides standards for various aspects of construction, including but not limited to excavation, grading, earthwork, construction, preparation of the site prior to fill placement, specification of fill materials, fill compaction and field testing, retaining wall design and construction, foundation design and construction, and seismic requirements. It includes provisions to address issues such as (but not limited to) construction on expansive soils and soil strength loss. In accordance with California law, project design and construction would be required to comply with provisions of the CBC. Because the project would comply with the CBC the project would not exacerbate existing ground shaking hazards. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

a.3. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

Liquefaction is a phenomenon in which saturated silty-to-cohesionless soil above the groundwater table are subject to a temporary loss of strength due to the buildup of excess pore pressure during cyclic stresses induced by an earthquake. These soils may acquire a high degree of mobility and lead to structurally damaging deformations. Liquefaction begins below the water table, but after liquefaction has developed, the groundwater table will rise and cause the overlying soil to mobilize. Liquefaction typically occurs in areas where groundwater is less than 30 feet from the surface and where the soils are composed of poorly consolidated fine- to medium-grained sand. In addition to the necessary soil conditions, the ground acceleration and duration of the earthquake must also be of a sufficient level to initiate liquefaction.

According to the California Geologic Survey (CGS) Earthquake Zones of Required Investigation map, portions of the site to the west of Sleepy Hollow Lane are at risk for liquefaction (CGS 2020). Therefore, there is the potential for liquefaction or seismic settlement on portions of the project site, including the portion of the site where the New Reef building would be constructed. A Geotechnical Investigation was prepared for the proposed project by Petra, which includes recommendations for the proposed new building include construction with a bedrock foundation system in order to mitigate risks of liquefaction (Petra 2019; Appendix E). The New Reef Building would be constructed according to the recommendations of the Geotechnical Investigation and the requirements of the CBC, including Chapter 18, which specifies foundation requirements for sites with liquefiable or unstable soils. Therefore, the project would not create or exacerbate liquefaction potential. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

a.4. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

According to the CGS, the project site is not located in an area subject to landslides caused by earthquakes, nor is it downslope from an area subject to seismically induced landslides (CGS 2020). The project site is relatively flat, with elevations ranging from 10 to 20 meters above mean sea level. Therefore, the risk of earthquake-induced landslides at the project site is low. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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

Ground-disturbing activities associated with project implementation may result in the removal of some topsoil during construction. Standard construction BMPs would be implemented in order to avoid or minimize soil erosion associated with ground-disturbing activities. As discussed further in Section 10, Hydrology and Water Quality, implementation of erosion control measures stated in LBMC Section 22.17.010, Construction Project Erosion and Sediment Control Maintenance Requirements, as well as adherence to requirements provided in the National Pollutant Discharge Elimination System (NPDES) permit for construction activities would avoid or minimize potential impacts. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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 offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?

d. Would the project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

As discussed under *Impact a.3.* of this Section, portions of the project site are underlain by unstable soils that are subject to liquefaction. In addition, the Geotechnical Investigation determined that soils underlying the project site are considered expansive and are subject to lateral spreading. However, the Geotechnical Investigation concluded that the underlying soil and geologic conditions of the subject property are considered suitable for the proposed construction provided that the conclusions and recommendations of the Geotechnical Investigation are incorporated into the design criteria and project specifications. As discussed under Description of Project, recommendations include the compaction of the upper 12 inches of soil to at least 95 percent, premoistening of soils prior to laying concrete, and the use of bedrock foundation (Petra 2019; Appendix E). Therefore, with adherence to the recommendations of the Geotechnical Investigation during project constructions, impacts related to unstable and expansive soils would be less than significant.

LESS THAN SIGNIFICANT IMPACT

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The project would not include the installation of new septic tanks or alternative wastewater disposal systems. No impact would occur.

NO IMPACT

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

The paleontological sensitivities of the geologic units underlying the project site were evaluated in order to determine if activity conducted under the proposed project could result in significant impacts to paleontological resources. The analysis was based on the results of an online paleontological locality search and review of existing information in the scientific literature concerning known fossils within geologic units mapped within the project site. Fossil collections records from the Paleobiology Database and University of California Museum of Paleontology (UCMP) online database were reviewed for known fossil localities in Orange County (Paleobiology Database 2020; UCMP 2020). Based on the available information contained within existing scientific literature and the UCMP database, paleontological sensitivities were assigned to the geologic units underlying the project site. The potential for impacts to scientifically important paleontological resources is based on the potential for ground disturbance to directly impact paleontologically sensitive geologic units. The Society of Vertebrate Paleontology (SVP) has developed a system for assessing paleontological sensitivity and describes sedimentary rock units as having high, low, undetermined, or no potential for containing scientifically significant nonrenewable paleontological resources (SVP 2010). This system is based on rock units within which vertebrate or significant invertebrate fossils have been determined by previous studies to be present or likely to be present.

The project site is situated within the Coastal Fringe subarea of the northern Peninsular Ranges geomorphic province, one of 11 major provinces in the state (CGS 2002). These provinces are

"naturally defined geologic regions that display a distinct landscape or landform" (CGS 2002). The Peninsular Ranges trend northwest-southeast and extend 900 miles from the Los Angeles Basin to the tip of Baja California in Mexico. The province varies from 30 to 100 miles wide and is bounded on the east by the Colorado Desert and on the west by the coastal plain and the Gulf of California (Norris and Webb 1990). The Coastal Fringe geomorphic subarea encompasses a broad coastal shelf traversed by Pacific Coast Highway, which consists of headlands, cliffs and associated sea arches, beaches, and rock prominences. The coastal shelf is generally smooth and is composed of young, poorly consolidated sands and clays (Laguna Beach 1995).

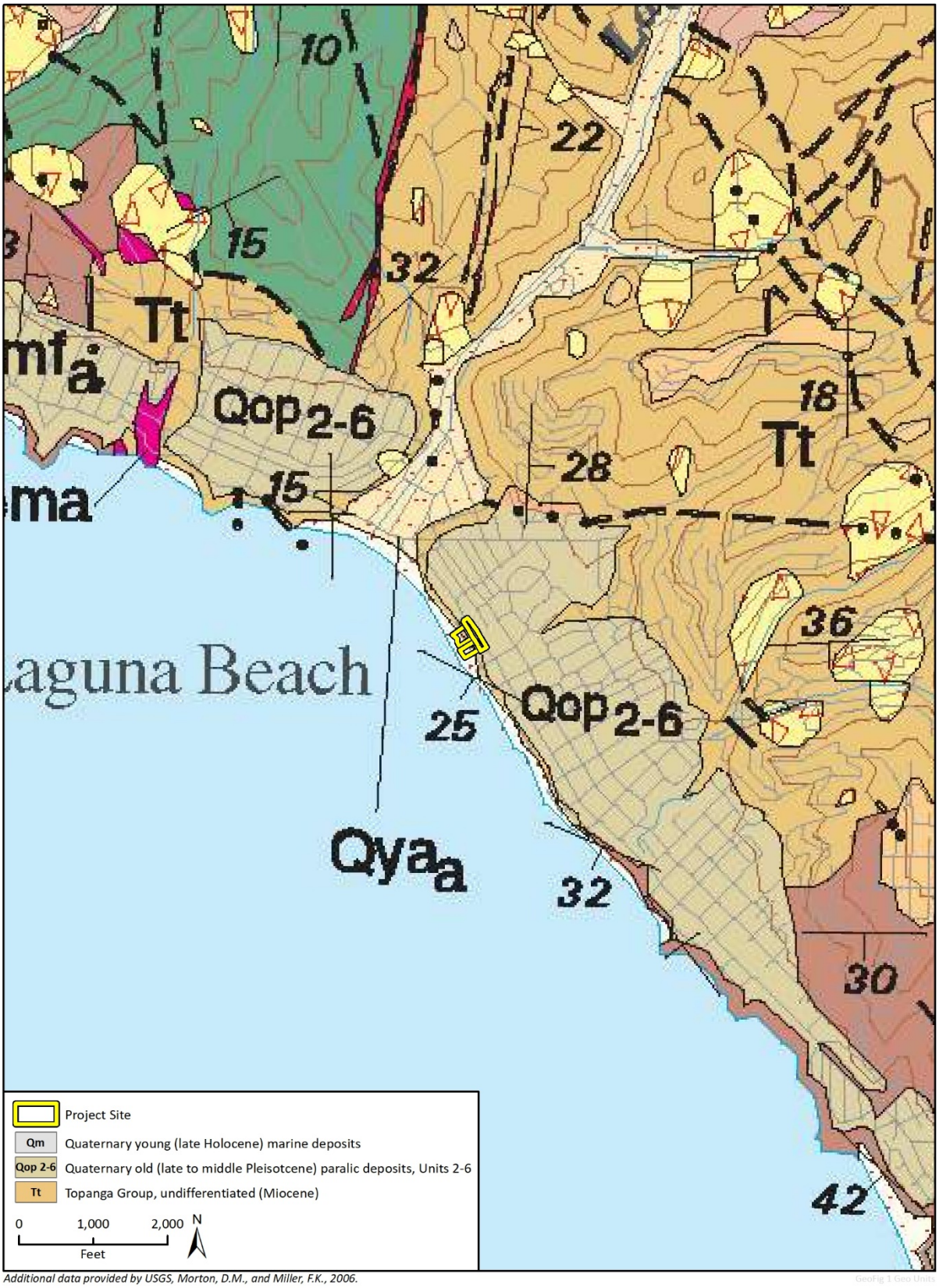
As depicted in Figure 10, the surface geology of the project site is mapped as Quaternary young (late Holocene) marine deposits (Qm), Quaternary old (late to middle Pleistocene) paralic deposits, units 2-6 (Qop2-6), and Miocene Topanga Group, undifferentiated (Tt) (Morton and Miller 2006).

- **Quaternary young (late Holocene) marine deposits (Qm)**: Late Holocene marine sediments, mapped within the southern and western portions of the project site, consist of unconsolidated, active or recently active fine to medium-grained sandy beach deposits. Locally, late Holocene marine deposits are interbedded with Quaternary old (late to middle Pleistocene) paralic deposits (Qop2-6) (Morton and Miller 2006).
- **Quaternary old (late to middle Pleistocene) paralic deposits, Units 2-6 (Qop2-6)**: Late to middle Pleistocene paralic deposits, mapped within the northern and eastern portions of the project site, consist of interfingered strandline, beach, estuarine and colluvial deposits composed of dark reddish brown to brown, dense to very dense, fine- to medium-grained, silty to clayey sandstone with interbedded siltstone, sandstone and conglomerate. Locally, paralic deposits may also be interbedded with old alluvial deposits of Pleistocene-age (Morton and Miller 2006).
- **Miocene Topanga Group, undifferentiated (Tt)**: The Topanga Group, mapped in the central portion of the project site, is up to 20,000 feet (6,100 meters) thick and consists of reddish brown to orange marine sedimentary deposits. Locally, subunits of the Topanga Group include fine-grained beach sandstone, shelf sandstone, and siltstone of the Topanga Formation and basal conglomerate (Morton and Miller 2006).

A review of the museum records maintained in the UCMP online collections database identified a vertebrate fossil locality (V7005) from early Holocene to late Pleistocene alluvial deposits in an unspecified location in Orange County, which yielded a horse (Equus) tooth (UCMP 2020). In addition, the UCMP online collections database reports two vertebrate fossil localities (V72060 and V1056) from the Topanga Group; which produced fossil specimens of dugong (*Dioplotherium allisoni*), a hippopotamus-like mammal (*Desmostylus Hesperus*), mackerel shark (*Isurus tumulus*), and white shark (*Carcharodon tembloris*) in unspecified locations within Orange County (UCMP 2020).

Late Holocene sedimentary deposits within the project site (e.g., Qm) are typically too young (i.e., less than 5,000 years old) to preserve paleontological resources and are determined to have a low paleontological sensitivity, increasing with depth (SVP 2010). However, exposures of older deposits/formations near the project site, and the stratigraphic setting in the vicinity are indicative that Pleistocene and Miocene (i.e., Qop2-6- and Tt) units underlie the late Holocene units mapped at the surface, at unknown, but potentially shallow depths (Morton and Miller 2006). Accurately assessing the boundaries between late Holocene units (i.e., Qm) and Pleistocene (i.e., Qop2-6) or Miocene (Tt) units is generally not possible without site-specific stratigraphic data, some form of radiometric dating, or fossil analysis.

Figure 10 Surface Geology of the Project Site



Additional data provided by USGS, Morton, D.M., and Miller, F.K., 2006.

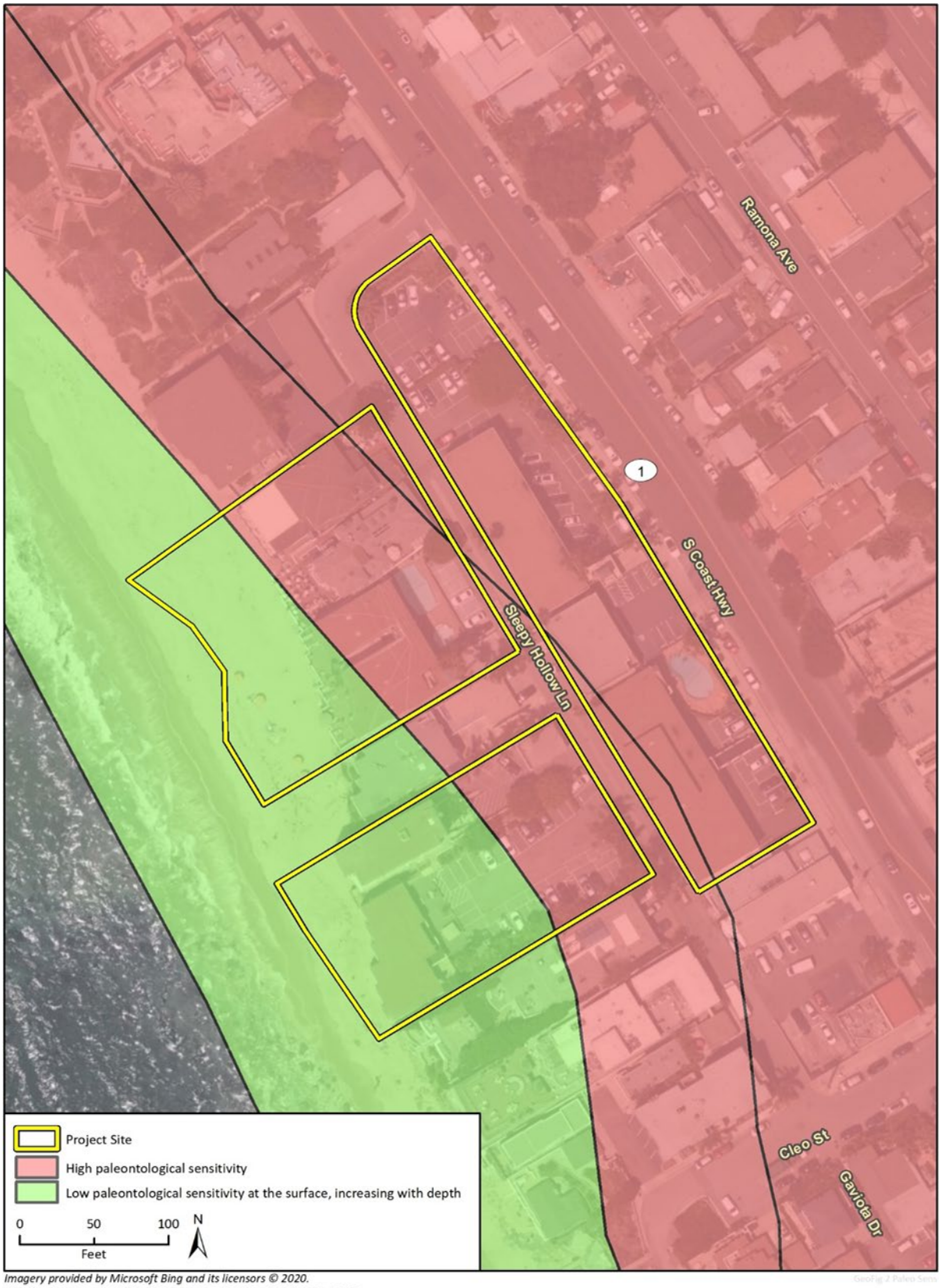
The depths at which these units become old enough to yield fossils is highly variable, but generally does not occur at depths of less than five (5) feet based on the proximity of geologic units with high paleontological sensitivity (i.e., Qop2-6 and Tt) mapped near project areas underlain by late Holocene marine deposits (Qm) (Morton and Miller 2006). Refer to Figure 11**,** which depicts the paleontological sensitivity of the project site.

Quaternary old (early Holocene to Pleistocene) alluvial sediments have a well-documented record of abundant and diverse vertebrate fauna throughout California. Localities have produced fossil specimens of mammoth (*Mammuthus columbi*), horse (*Equus*), camel (*Camelops*), and bison (*Bison*), as well as various birds, rodents, and reptiles (Agenbroad 2003; Jefferson 1985, 2010; Merriam 1911; Paleobiology Database 2020; Savage 1954; UCMP 2020). Therefore, Quaternary old (late to middle Pleistocene) paralic deposits, Units 2-6 (Qop2-6) are assigned a high paleontological sensitivity.

As described above, sedimentary deposits within the Topanga Group have yielded numerous fossilized vertebrate faunas within Orange County (UCMP 2020). Vertebrate fossils have also been reported from the Topanga Formation including specimens of horse (*Parapliohippus carrizoensis*), whale, sea lion, and shark (Koch et al. 2004; Morton and Miller 2006; Paleobiology Database 2020). Consequently, the Miocene Topanga Group is also assigned a high paleontological sensitivity.

The project site is in an urban area and has been previously developed. However, project ground disturbance associated with the subterranean garage is proposed to reach depths of up to 26 feet below ground surface, which would likely extend below the boundary between artificial fill and native (i.e., previously undisturbed) sediments within the project site. The location of the proposed subterranean garage is mapped as late Holocene marine deposits (low paleontological sensitivity) and Miocene Topanga Group (high paleontological sensitivity). If native/intact sediments or geologic units with a high paleontological sensitivity (i.e., Qop2-6 and Tt units shown in Figure 10 and Figure 11) at the surface and shallow subsurface are disturbed, impacts to paleontological resources could occur. Construction activities may result in the destruction, damage, or loss of undiscovered paleontological resources. Therefore, impacts to paleontological resources would be potentially significant. Implementation of Mitigation Measure GEO-1 during project construction would reduce potential impacts related to paleontological resources to a less than significant level by providing for the recovery, identification, and curation of previously unrecovered fossils. Impacts would be less than significant with mitigation.

Figure 11 Paleontological Sensitivity of the Project Site



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Additional data provided by USGS, Morton, D.M., and Miller, F.K., 2006.

Mitigation Measure

GEO-1 Paleontological Resources Monitoring

Prior to the commencement of project construction, a qualified paleontological monitor (i.e., a paleontologist who meets the SVP [2010] standards as a Paleontological Resource Monitor) shall be retained to conduct paleontological monitoring during ground-disturbing activities (including, but not limited to site preparation, grading, excavation, and trenching) of intact (i.e., previously undisturbed) Qop2-6 and Tt geologic units, located on the northern and eastern portions of the project site (Figure 10 and Figure 11). Monitoring shall be supervised by a Qualified Paleontologist (i.e., a paleontologist who meets the SVP [2010] standards as a Qualified Professional Paleontologist).

Full-time monitoring shall be conducted for all ground-disturbing activities associated with excavations for the subterranean garage, and all ground disturbance within project areas underlain by geologic units with high paleontological sensitivity (i.e., inland of Sleep Hollow Lane). These project activities have a high potential of disturbing impact native, previously undisturbed geologic units including Quaternary old (late to middle Pleistocene) paralic deposits, Units 2-6 (Qop2-6) and Miocene Topanga Group (Tt), which have a high paleontological sensitivity. If Quaternary old paralic deposits (Qop2-6) and Miocene Topanga Group (Tt) are not observed at the full depth of excavations associated with the subterranean garage, monitoring can be discontinued. Ground-disturbing activities that impact previously disturbed sediments only do not require paleontological monitoring.

The duration and timing of the monitoring shall be determined by the Qualified Paleontologist. If the Qualified Paleontologist determines that full-time or part-time monitoring is no longer warranted, he or she may recommend reducing monitoring to periodic spot-checking or may recommend that monitoring cease entirely. Monitoring shall be reinstated if any new ground disturbances of previously undisturbed areas are required, and reduction or suspension shall be reconsidered by the Qualified Paleontologist at that time.

If a paleontological resource is discovered, the monitor shall have the authority to temporarily divert construction equipment around the find until it is assessed for scientific significance and collected. Once salvaged, significant fossils shall be prepared to a curation-ready condition and curated in a scientific institution with a permanent paleontological collection (such as the Natural History Museum of Los Angeles County [NHMLAC] or UCMP). Curation fees are the responsibility of the project owner.

A final report shall be prepared describing the results of the paleontological monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. The report shall be submitted to City. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository.

Implementation of Mitigation Measure GEO-1 would reduce potential impacts to paleontological resources to a less than significant level.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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8 Greenhouse Gas Emissions

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

This section is based on the results of the Air Quality and Greenhouse Gas Emissions Study prepared for the project (Rincon 2020a). The full study is provided in Appendix A of this document.

Climate Change and Greenhouse Gases

Gases that absorb and re-emit infrared radiation in the atmosphere are called greenhouse gases (GHGs). The gases that are widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO_2), methane (CH_4), nitrous oxides (N_2O), fluorinated gases such as hydrofluorocarbons (HFCs) and perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). Water vapor is excluded from the list of GHGs because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.

GHGs are emitted by both natural processes and human activities. Of these gases, CO_2 and CH_4 are emitted in the greatest quantities from human activities. Emissions of CO_2 are largely by-products of fossil fuel combustion, and CH_4 results from off-gassing associated with agricultural practices and landfills.

Different types of GHGs have varying global warming potentials (GWPs), which are the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally 100 years). Because GHGs absorb different amounts of heat, a common reference gas (CO_2) is used to relate the amount of heat absorbed to the amount of the GHG emissions, referred to as carbon dioxide equivalent (CO_2e), and is the amount of a GHG emitted multiplied by its GWP. CO_2 has a 100-year GWP of one. By contrast, CH_4 has a GWP of 25, meaning its global warming effect is 25 times greater than that of CO_2 on a molecule per molecule basis (IPCC 2007).

The accumulation of GHGs in the atmosphere regulates Earth's temperature. Without the natural heat-trapping effect of GHGs, the Earth's surface would be about 34 degrees Celsius (°C) cooler (CalEPA 2006). However, emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of GHGs in the atmosphere beyond the level of naturally occurring concentrations.

Greenhouse Gas Emissions Inventory

Worldwide anthropogenic emissions of GHGs were approximately 46,000 million metric tons (MT) of CO_2e in 2010. CO_2 emissions from fossil fuel combustion and industrial processes contributed about 65 percent of total emissions in 2010 (IPCC 2014).

Total U.S. GHG emissions were 6,456.7 million MT of CO_2e in 2017. In 2017, the industrial and transportation end-use sectors accounted for 30 percent and 29 percent, respectively, of GHG emissions (with electricity-related emissions distributed). The residential and commercial end-use sectors accounted for 15 percent and 16 percent of GHG emissions, respectively. Since 1990, U.S. emissions have increased at an average annual rate of 0.05 percent (USEPA 2019a).

Based on CARB's California Greenhouse Gas Inventory for 2000-2016, California produced 429.4 million MT of CO_2e in 2016, which meets the goal of AB 32 of achieving 1990 GHG emission levels (431 million MT CO_2E) by 2020 (CARB 2018). The largest source of GHGs in California is transportation, contributing 41 percent of the state's total GHG emissions. The industrial sector is the second largest source, contributing 23 percent of the state's GHG emissions. Electric power accounted for approximately 16 percent of the total emissions (CEC 2017).

Regulatory Setting

California Regulations

The State of California considers GHG emissions and the impacts of climate change to be a serious threat to the public health, environment, economic well-being, and natural resources of California, and has taken an aggressive stance to mitigate its impact on climate change through the adoption of policies and legislation. CARB is responsible for the coordination and oversight of state and local air pollution control programs in the state. California has numerous regulations aimed at reducing the state's GHG emissions; some of the major initiatives are summarized below.

ASSEMBLY BILL 32

California's major initiative for reducing GHG emissions is outlined in Assembly Bill (AB) 32, the "California Global Warming Solutions Act of 2006," which was signed into law in 2006. AB 32 codifies the statewide goal of reducing GHG emissions to 1990 levels by 2020 and requires CARB to prepare a Scoping Plan that outlines the main State strategies for reducing GHGs to meet the 2020 deadline. In addition, AB 32 requires CARB to adopt regulations to require reporting and verification of statewide GHG emissions. Based on this guidance, CARB approved a 1990 statewide GHG level and 2020 limit of 427 MT CO_2e. The Initial Scoping Plan was approved by CARB on December 11, 2008 and included measures to address GHG emission reduction strategies related to energy efficiency, water use, and recycling and solid waste, among other measures. Many of the GHG reduction measures included in the Scoping Plan (e.g., Low Carbon Fuel Standard, Advanced Clean Car standards, and Cap-and-Trade) have been adopted since approval of the Scoping Plan.

In May 2014, CARB approved the First Update to the Scoping Plan (First Update). The First Update defined CARB's climate change priorities for the next five years and set the groundwork to reach post-2020 statewide goals. The First Update highlighted California's progress toward meeting the "near-term" 2020 GHG emission reduction goals defined in the Initial Scoping Plan. It also evaluated how to align the State's longer-term GHG reduction strategies with other State policy priorities, including those for water, waste, natural resources, clean energy, transportation, and land use (CARB 2014).

SENATE BILL 32

On September 8, 2016, the governor signed Senate Bill 32 (SB 32) into law, extending the California Global Warming Solutions Act of 2006 by requiring the State to further reduce GHGs to 40 percent below 1990 levels by 2030. On December 14, 2017, CARB adopted the 2017 Scoping Plan, which provides a framework for achieving the 2030 target. The 2017 Scoping Plan relies on the continuation and expansion of existing policies and regulations, such as the Cap-and-Trade Program, as well as implementation of recently adopted policies, such as SB 350 and SB 1383 (see below). The 2017 Scoping Plan also puts an increased emphasis on innovation, adoption of existing technology, and strategic investment to support its strategies. As with the First Update, the 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends that local governments adopt policies and locally appropriate quantitative thresholds consistent with statewide per capita goals of six MT CO_2e by 2030 and two MT CO_2e by 2050 (CARB 2017b). As stated in the 2017 Scoping Plan, these goals may be appropriate for plan-level analyses (city, county, subregional, or regional level), but may not be appropriate for specific individual projects (CARB 2017b).

SENATE BILL 375

SB 375, signed in August 2008, enhances the State's ability to reach AB 32 goals by directing CARB to develop regional GHG emission reduction targets to be achieved from passenger vehicles for 2020 and 2035. In addition, SB 375 directs each of the state's 18 major Metropolitan Planning Organizations (MPO) to prepare a "sustainable communities strategy" (SCS) that contains a growth strategy to meet these emission targets for inclusion in the Regional Transportation Plan (RTP). On March 22, 2018, CARB adopted updated regional targets for reducing GHG emissions from 2005 levels by 2020 and 2035. SCAG was assigned targets of an eight percent reduction in GHGs from transportation sources by 2020 and a 19 percent reduction in GHGs from transportation sources by 2035. In the SCAG region, SB 375 also provides the option for the coordinated development of subregional plans by the subregional councils of governments and the county transportation commissions to meet SB 375 requirements.

Regional Regulations

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG)

SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties, and addresses regional issues relating to transportation, the economy, community development and the environment. SCAG coordinates with various air quality and transportation stakeholders in Southern California to ensure compliance with the federal and State air quality requirements, including the Transportation Conformity Rule and other applicable federal, State, and air district laws and regulations. As the federally designated MPO for the six-county Southern California region, SCAG is required by law to ensure that transportation activities conform to, and are supportive of, the goals of regional and State air quality plans to attain NAAQS. In addition, SCAG is a co-producer with the SCAQMD of the transportation strategy and transportation control measure sections of the AQMP for the Basin. Regarding future growth, SCAG adopted the 2016 RTP/SCS in April 2016, which provides population, housing, and employment projections for cities under its jurisdiction (SCAG 2016). The growth projections in the 2016 RTP/SCS are based in part on projections originating under county and city general plans. These growth projections were utilized in the preparation of the air quality forecasts and consistency analysis included in the 2016 AQMP.

On May 7, 2020, SCAG's Regional Council adopted the 2020-2045 RTP/SCS (titled Connect SoCal) for federal transportation conformity purposes and will consider approval of the full plan and for all other purposes within 120 days of this date. The 2020-2045 RTP/SCS builds upon the progress made through implementation of the 2016-2040 RTP/SCS and includes ten goals focused on promoting economic prosperity, improving mobility, protecting the environment, and supporting healthy/complete communities. The SCS implementation strategies include focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, and supporting implementation of sustainability policies. The SCS establishes a land use vision of center focused placemaking, concentrating growth in and near Priority Growth Areas, transferring of development rights, urban greening, creating greenbelts and community separators, and implementing regional advance mitigation (SCAG 2020).

Local Regulations

CITY OF LAGUNA BEACH CLIMATE PROTECTION ACTION PLAN

The City of Laguna Beach adopted the Laguna Beach Climate Protection Action Plan (CPAP) in 2009 (Laguna Beach 2009). The goal of the plan was to reduce GHG emissions seven percent below 1990 levels by 2012. The plan provides recommendations for achieving the GHG emissions reduction, including increasing energy efficiency, increasing the use of public transit and active transportation, and providing public outreach and education. The CPAP is geared towards City government action, such as City outreach to local businesses and residents to encourage sustainable practices, the adoption of local guidance and policies to reduce energy and water use, and the adoption of practices to reduce GHG emissions in government operations. Therefore, the CPAP is limited in its application to projects and activities outside of government operations.

However, the CPAP does contain a chapter on reducing GHG emissions from commercial operations within the City, which as the goals of providing information to local businesses about how to achieve GHG emissions reductions, encouraging the business community to participate in programs for energy conservation, and publicizing the accomplishments of local businesses in GHG emissions reductions. Measures in the CPAP that apply to commercial businesses include incorporating green building features when improvements or new construction occurs and implementing long-term energy efficiency improvements for both cold and hot weather conditions.

CITY OF LAGUNA BEACH GENERAL PLAN

The Land Use Element of the General Plan includes the goal to "Create a community that is sustainable, resilient, and regenerative", which intends to guide the city towards a more sustainable future through a reduction in GHG emissions and conservation of natural resources (Laguna Beach 2012). To achieve this goal, the Land Use Element includes the following policies and actions related to GHG emissions:

Policy 1.1 Reduce greenhouse gas (GHG) emissions 80% below 1990 levels by 2050.

Action 1.1.1 Protect natural assets and open-space areas to maintain their role as "carbon sinks."

Action 1.1.2 Revise and update the Transportation, Circulation, and Growth Management Element and continue to encourage and promote the use of mass transit and other high-occupancy vehicles, bicycling walking, and telecommuting as a means to reduce the City's greatest local contributor to global warming.

Action 1.1.3 Create a Sustainability/Conservation Element with policies that promote energy and resource efficiency, water efficiency, conservation, recycling, and the protection of ground and surface waters.

Action 1.1.4 Support technology and business practices that enable people to reduce vehicle miles traveled from home to work. These include the use of home office and technology such as wireless communication and video conferencing.

Action 1.1.5 Support State and/or Federal action to implement vehicle emission standards that would reduce greenhouse gas emissions.

Action 1.1.6 Evaluate and consider eliminating or significantly reducing the cost of parking permits for fuel-efficient or alternative-fuel vehicles.

Action 1.1.7 Make fuel efficiency and clean air important criteria in the acquisition of all city vehicles, including fire engines, buses, trucks, etc., and for non-specialty uses consider instituting a policy of purchasing only highly fuel-efficient or alternative-fuel vehicles.

Action 1.1.8 Continue to offer incentives to businesses that encourage employees to use buses, bikes, and carpools (or vanpools) to commute to work. Facilitate telecommuting and/or allow employees to work extended hours for fewer days per week.

Action 1.1.9 Maintain the existing free trolley/bus service and pursue extension throughout the year.

Action 1.1.10 Coordinate with surrounding cities and governmental agencies to maximize the use of public transportation including buses and metro line.

Action 1.1.11 Work with the Laguna Beach Unified School District and private schools to promote the use of clean bus or trolley transportation and discourage the use of private vehicles for trips to and from school.

Action 1.1.12 Provide public education and information about options for reducing greenhouse gas emissions.

Action 1.1.13 Encourage preservation of historic structures and adaptive reuse of buildings.

Action 1.1.14 Establish a City climate-friendly purchasing procedure.

Action 1.1.15 Evaluate establishing lighting and "dark sky" ordinances.

Policy 1.2 Support design strategies and construction standards that maximize use of alternative energy sources and passive solar architecture in buildings.

Action 1.2.1 Modify building codes and design guidelines to permit, encourage, and/or require integration of passive solar design, green roofs, active solar, and other renewable energy sources and/or provide incentives for development projects that meet or exceed silver LEED certification or better (or equivalent standards, if developed by the State).

Action 1.2.2 Revise or eliminate zoning and development standards that act as a barrier to use of renewable energy systems (except for standards required to assure protection of coastal resources.

Action 1.2.3 Construct and renovate public facilities to demonstrate green building practices and renewable energy systems.

Action 1.2.4 Establish incentives to encourage installation of renewable energy systems by homeowners and businesses including, but not limited to, the installation of energy-rated appliances, programmable thermostats, solar-electric and solar-thermal systems, cool roofs and roofing materials, and sustainable landscaping.

Action 1.2.5 Require, where feasible, all new buildings to be designed and oriented to take maximum advantage of the sun and wind for natural heating and cooling.

Action 1.2.6 Require developers and contractors to take action to minimize greenhouse gas emissions by using low-emission vehicles and equipment.

Action 1.2.7 Ensure that all development projects and major remodels implement sustainable landscaping strategies such as use of low or ultra-low water use plants and non-invasive plants.

Action 1.2.8 Evaluate establishing an air conditioning "carbon offset" fee for all permits.

Policy 1.3 Support planning and design solutions that reduce water consumption and implement water conservation practices.

Action 1.3.1 Continue to equip all city restrooms with low-flow toilets.

Action 1.3.2 Encourage or require the use of xeriscape in new construction and major remodels.

Action 1.3.3 Review existing ordinances to allow/encourage water reuse in public and private construction and remodels.

Methodology

GHG emissions associated with the proposed project were calculated using CalEEMod (see Appendix A for CalEEMod worksheets).

Construction Emissions

Project construction would primarily generate temporary criteria pollutant and GHG emissions from construction equipment operation on-site, construction worker vehicle trips to and from the site, and from export of materials off-site. Construction input data for CalEEMod include, but are not limited to: (1) the anticipated start and finish dates of construction activity; (2) inventories of construction equipment to be used; (3) areas to be excavated and graded; and (4) volumes of materials to be exported from and imported to the project site. The analysis assessed maximum daily emissions from individual construction activities, including demolition, site preparation, grading, building construction, paving, and architectural coating. Construction would require heavy equipment during demolition, site preparation, grading, building construction, and paving for construction of the New Reef Building, demolition of the pool and construction of the new porte cochère at the building located at 633-635 Sleepy Hollow Lane, and repaving and restriping of existing parking lots and Sleepy Hollow Lane. Emissions associated with the interior remodeling and landscape and exterior lighting update components of the project were not modeled because the remodel would primarily be completed using small hand tools, and not large emission-generating construction equipment.

Construction equipment estimates are based on surveys of construction projects within California conducted by members of CAPCOA.

The quantity, duration, and the intensity of construction activity influences the amount of construction emissions and their related pollutant concentrations that occur at any one time. The emission forecasts modeled for this report reflect conservative assumptions where a relatively large amount of construction is occurring in a relatively intensive manner. If construction is delayed or occurs over a longer period, emissions could be reduced because of (1) a more modern and cleaner-burning construction equipment fleet mix than assumed in the CalEEMod, and/or (2) a less intensive buildout schedule (i.e., fewer daily emissions occurring over a longer time interval).[3]

CalEEMod has the capability to calculate reductions in construction emissions from the effects of dust control, diesel-engine classifications, and other selected emissions reduction measures. Emissions calculations assume application of water during grading and a 15-mph speed limit on unpaved surfaces in compliance with SCAQMD Rule 403, Fugitive Dust). Based on CalEEMod version 2016.3.2, the PM_{10} and $PM_{2.5}$ reduction for watering two times per day is 55 percent.

Pursuant to SCAQMD guidance, total construction GHG emissions resulting from the project are amortized over 30 years and added to operational GHG emissions.

Operational Emissions

CalEEMod calculates operational emissions of CO_2, CH_4, and N_2O associated with energy use, area sources, waste generation, water use and conveyance. CalEEMod also calculates emissions of CO_2 and CH_4 generated by project-generated vehicle trips (i.e., mobile sources). However, CalEEMod does not calculate N_2O emissions from mobile sources; therefore, N_2O emissions were quantified separately using guidance from CARB (see Appendix A for calculations). Because the project would be operational post 2020, 2030 was inputted and modeled for the project's operational year, in order to provide a more accurate comparison to 2030 targets per SB 32. Further, because the existing uses on the site would be demolished, existing operational emissions were subtracted from the proposed project's, to account for the net increase.

Significance Thresholds

The majority of individual projects do not generate sufficient GHG emissions to create significant project-specific environment effects. However, the environmental effects of a project's GHG emissions can contribute incrementally to cumulative environmental effects that are significant, contributing to climate change, even if an individual project's environmental effects are limited (CEQA Guidelines Section 15064[h][1]). The issue of a project's environmental effects and contribution towards climate change typically involves an analysis of whether or not a project's contribution towards climate change is cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines, Section 15064[h][1]).

[3] The project's air pollutant and greenhouse gas (GHG) emissions were conservatively modeled assuming project construction would commence at the earliest possible date of January 2021 and that the project opening year would be 2022, the earliest possible opening year. Due to project delays, construction is now anticipated to commence in January 2022. If project construction and opening year commence at a later date, the project's air pollutant and GHG emissions would be lower than those estimated herein because construction equipment and vehicles are becoming increasingly more efficient and less polluting over time due to the phase-in of more stringent regulatory standards.

Section 15064.4 of the CEQA Guidelines recommends that lead agencies quantify GHG emissions of projects and consider several other factors that may be used in the determination of significance of GHG emissions from a project, including the extent to which the project may increase or reduce GHG emissions; whether a project exceeds an applicable significance threshold; and the extent to which the project complies with regulations or requirements adopted to implement a plan for the reduction or mitigation of GHG emissions.

CEQA Guidelines Section 15064.4 does not establish a threshold of significance. Lead agencies have the discretion to establish significance thresholds for their respective jurisdictions, and in establishing those thresholds, a lead agency may appropriately look to thresholds developed by other public agencies, or suggested by other experts, as long as any threshold chosen is supported by substantial evidence (see CEQA Guidelines Section 15064.7[c]). The CEQA Guidelines also clarify that the effects of GHG emissions are cumulative and should be analyzed in the context of CEQA's requirements for cumulative impact analysis (see CEQA Guidelines Section 15130[f]). As a note, the CEQA Guidelines were amended in response to SB 97. In particular, the CEQA Guidelines were amended to specify that compliance with a GHG emissions reduction plan renders a cumulative impact insignificant.

Per CEQA Guidelines Section 15064(h)(3), a project's incremental contribution to a cumulative impact can be found not cumulatively considerable if the project would comply with an approved plan or mitigation program that provides specific requirements that would avoid or substantially lessen the cumulative problem in the geographic area of the project. To qualify, such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered by the public agency. Examples of such programs include a "water quality control plan, air quality attainment or maintenance plan, integrated waste management plan, habitat conservation plan, natural community conservation plans [and] plans or regulations for the reduction of greenhouse gas emissions." Therefore, a lead agency to make a finding of less than significant for GHG emissions if a project complies with adopted programs, plans, policies and/or other regulatory strategies to reduce GHG emissions.

The SCAQMD proposed a quantitative screening limit of 3,000 MT CO_2e as an indicator of projects small enough that they would not interfere with the region in achieving its GHG emissions reduction targets (SCAQMD 2010). While the screening limit was based on well-founded pollutant reduction strategies, it is not clear the recommended screening limit is adequate to achieve GHG reduction targets set by SB 32 (i.e., 40 percent below 1990 emissions) and Executive Order S-3-05 (80 percent below 1990 levels by 2050). Therefore, as indicated in CEQA Guidelines Section 15064.4, in a good-faith effort, and based "to the extent possible on scientific and factual data", this analysis describes the sources and provided estimates of the amount of greenhouse gas emissions resulting from a project and compares the emission to 3,000 MT CO_2E screening criteria for informational purposes.

However, in the absence of any adopted numeric threshold, the significance of the project's GHG emissions are primarily evaluated based on CEQA Guidelines Section 15064.4(b) and the consideration of whether the project complies with applicable plans, policies, regulations and requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. For this project, the most directly applicable adopted regulatory plans to reduce GHG emissions are the AB 32 Climate Change Scoping Plan, the 2017 Scoping Plan, the 2016-2040 RTP/SCS, the City's General Plan, and the City's CAP.

a. Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

b. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Construction Emissions

As shown in Table 11, construction activity for the project would generate an estimated 288.6 MT CO_2e. When amortized over a 30-year period, construction of the project would generate approximately 9.6 MT CO_2e per year.

Table 11 Estimated Construction Emissions of Greenhouse Gases

Construction Year	Annual Emissions MT CO_2e
2021	288.6
Total	288.6
Amortized over 30 years	**9.6**

Notes: See Appendix A for modeling results. Some numbers may not add up precisely due to rounding considerations.

Operational and Total Project Emissions

Table 12 combines the construction and operational GHG emissions associated with development of the project. As shown, annual emissions from the proposed project would be 296.3 MT CO_2e/year. These emissions would not exceed the 3,000 MT CO_2e/year threshold. Therefore, combined project construction and operational GHG emissions would have a less than significant impact.

Table 12 Combined Annual Emissions MT CO_2e/year

Emission Source	Annual Emissions MT CO_2e
Amortized Construction	9.6
Operational	
Area	<0.1
Energy	105.1
Solid Waste	4.1
Water	0.9
Mobile	
CO_2 and CH_4	171.1
N_2O	5.5
Net Total	**296.3**
SCAQMD Threshold (MT CO_2e/ year)	3,000
Exceed Project-Specific Threshold?	**No**

Notes: Emissions modeling was completed using CalEEMod, except for N_2O mobile emissions which were calculated separately (see Section 3.1 for methodology). See Appendix A for modeling results and N_2O emissions calculations. Some numbers may not add up precisely due to rounding considerations.

Regional and local GHG reduction policies and regulations most applicable to the project are those found in the 2017 State Scoping Plan, the Laguna Beach CPAP, and the City General Plan.

Consistency with 2017 Scoping Plan

The principal state plan and policy is AB 32, the California Global Warming Solutions Act of 2006, and the follow up, SB 32. The quantitative goal of AB 32 is to reduce GHG emissions to 1990 levels by 2020 and the goal of SB 32 is to reduce GHG emissions to 40 percent below 1990 levels by 2030. Pursuant to the SB 32 goal, the 2017 Scoping Plan was created to outline goals and measures for the state to achieve the reductions. The 2017 Scoping Plan's goals include reducing fossil fuel use and energy demand and maximizing recycling and diversion from landfills. The project would be consistent with these goals through project design, which includes complying with the latest Title 24 Green Building Code and Building Efficiency Energy Standards and installing energy-efficient LED lighting in the renovated and new indoor spaces, occupancy sensors, flow-smart showerheads, water-efficient faucets and toilets, Energy Star certified appliances, and water efficient landscaping and irrigation systems. Buildings remodeled as part of the proposed project will have improved energy and water use efficiencies upon completion of the renovations, and the new building constructed as part of the proposed project would meet all Title 24 requirements. Therefore, the project would be consistent with the 2017 Scoping.

Consistency with Laguna Beach Climate Protection Action Plan

The CPAP is geared towards City government action, such as City outreach to local businesses and residents to encourage sustainable practices, the adoption of local guidance and policies to reduce energy and water use, and the adoption of practices to reduce GHG emissions in government operations. Therefore, the CPAP is limited in its application to the proposed project.

However, the CPAP does contain a chapter on reducing GHG emissions from commercial operations within the City. Measures in the CPAP from this chapter that apply to the proposed project include incorporating green building features and long-term energy efficiency improvements for hot and cold weather conditions.

The project would include sustainability features such as low-flow water fixtures, room occupancy sensors, EnergyStar appliances, LED lighting, and water efficient landscaping and would comply with CALGreen standards. The proposed new building would be constructed in accordance with all Title 24 requirements, while renovated buildings would have older appliances, lighting, water fixtures, and mechanical, electrical, and plumbing systems upgraded as needed to reduce electricity and water use. The project's sustainability features and compliance with CALGreen include a number of measures to increase energy efficiency within buildings that align with the CPAP goals and recommendations for commercial businesses.

Consistency with City General Plan

Relevant GHG policies and action items discussed in the City General Plan Land Use Element are addressed in Table 13, below. A majority of the action items are activities to be undertaken by the local government; therefore, there are limited GHG reduction action items that apply to the project. As shown in the table, the project would be consistent with the applicable strategies and policies in the City General Plan.

Table 13 Laguna Beach General Plan Consistency Analysis

General Plan GHG Policies and Action Items	Project Consistency
Reduce greenhouse gas (GHG) emissions 80% below 1990 levels by 2050.	**Consistent.** The project would include sustainability features such as EnergyStar appliances, room occupancy sensors, LED fixtures, energy efficiency upgrades to HVAC systems, and low-flow fixtures that would reduce resource consumption and GHG emissions.
Support design strategies and construction standards that maximize use of alternative energy sources and passive solar architecture in buildings.	**Consistent**. The proposed New Reef building would be prewired for a solar ready roof and would include exterior window screens to passively moderate internal temperatures. All buildings where new sliding glass doors and windows are being replaced will be done so with dual pane, Low E glass per Title 24 Energy requirements.
Support planning and design solutions that reduce water consumption and implement water conservation practices.	**Consistent.** Project landscaping would include drought tolerant plants such as agave and Kentia palm and would be irrigated through a low-flow system with an automatic timer with seasonal adjustment capacity to apply less water during the rainy season.
Establish incentives to encourage installation of renewable energy systems by homeowners and businesses including, but not limited to, the installation of energy-rated appliances, programmable thermostats, solar-electric and solar-thermal systems, cool roofs and roofing materials, and sustainable landscaping.	**Consistent.** The project would include EnergyStar appliances and sustainable landscaping and irrigation.
Ensure that all development projects and major remodels implement sustainable landscaping strategies such as use of low or ultra-low water use plants and non-invasive plants.	**Consistent.** Project landscaping would include drought tolerant plants and would be irrigated through a combination of low-volume spray heads, bubblers, and drip systems that would be controlled by an automatic timer with a seasonal adjustment capacity to apply less water during rainy periods. In addition, landscaping and irrigation plans would be prepared in accordance with the California Model Water Efficient Landscape Ordinance.
Encourage or require the use of xeriscape in new construction and major remodels.	**Consistent.** Project landscaping would include drought tolerant plants such as agave, Kentia palm, and mousehole tree and would utilize a water-saving irrigation system.
Require developers and contractors to take action to minimize greenhouse gas emissions by using low-emission vehicles and equipment.	**Consistent.** The proposed project will use electric golf carts for guest and luggage transport and any future fleet vehicles for the hotel would be low-emission vehicles. The project would also install EV chargers to enable low-emissions vehicles on the project site.

Source: Laguna Beach 2012

As discussed above, construction and operation of the proposed project would not generate GHG emissions that would have a significant impact on the environment, nor would the proposed project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	■	☐
b. Create a significant hazard to the public or the environment through 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 0.25 mile of an existing or proposed school?	☐	☐	■	☐
d. Be located on a site that is included on a list of hazardous material 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 in 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?	☐	☐	☐	■

The following analysis is based on information from the Phase I Environmental Site Assessment (ESA) prepared for the proposed project (TA-Group DD, LLC [TAGDD] 2020). The full Phase I ESA can be found in Appendix F of this document.

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

Project construction would involve the temporary use of potentially hazardous materials such as vehicle fuels and fluids that could be released should an accidental leak or spill occur. However, standard construction BMPs for the use and handling of such materials would avoid or reduce the potential for such conditions to occur. Any use of potentially hazardous materials utilized during construction of the project would comply with all local, State, and federal regulations regarding the handling of potentially hazardous materials and risk of spills would cease after construction is completed.

Operation and maintenance of the proposed project would likely involve the use of common household materials such as cleaning and degreasing solvents, fertilizers, and pesticides. In addition, chemicals, such as chlorine, for the maintenance of the hotel pools would also potentially be stored on site in minor quantities. These and other materials used in the regular maintenance of the building and landscaping would also be utilized in the secondary activities associated with the hotel and restaurant uses. Use of these materials would be subject to compliance with existing regulations, standards, and guidelines established by the federal, State, and local agencies related to storage, use, and disposal of hazardous materials. The transport, use, and storage of hazardous materials during construction of the project would be subject to all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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?

As described above, construction of the project would involve the use of potentially hazardous materials such as vehicle fuels and fluids that could be released should an accidental leak or spill occur. However, as further discussed in Section 10, *Hydrology and Water Quality*, the Stormwater Pollution Prevention Plan (SWPPP) for the proposed project would include standard construction BMPs for the use and handling of such materials to avoid or reduce the potential for such conditions to occur. The transport, use, and storage of hazardous materials during the construction of the project would be conducted in accordance with all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. Adherence to these requirements would reduce potential impacts related to construction activities to a less than significant level.

Operation of the hotel and restaurants would not involve the use or storage of significant quantities of hazardous materials and any pool chemicals stored onsite would be kept in a locked, protective cabinet or closet. Furthermore, the Phase I ESA conducted for the proposed project determined that there is no evidence of ongoing or past presence of hazardous substances or petroleum products or the release of such products on the project site (TAGDD 2020). Therefore, project operations are not

anticipated to create a significant hazard to the public or environment through the accidental release of hazardous materials. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?

The nearest school is the Laguna Beach Montessori School, located approximately 770 feet southeast of the project site. During construction of the proposed project, hazardous and potentially hazardous materials would be utilized for the transport and operation of vehicles and machinery. As discussed above, the transport, use, and storage of hazardous materials during the construction of the project would be conducted in accordance with all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. As discussed under Impact a. of this section, the construction of the project, and associated air pollutant emissions, would be temporary and less than significant. Furthermore, operation and maintenance of the proposed project would likely involve the use of common household materials comparable to those materials already in use in the project site vicinity. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

d. Would the project be located on a site that is included on a list of hazardous material 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?

The Phase I ESA included a search of databases compiled pursuant to Government Code Section 65962.5. In addition, the Laguna Beach Fire Department (LBFD) and Orange County Health Care Agency Environmental Health (OCHCA) were contacted for information regarding the project site (TAGDD 2020). The Phase I ESA determined that the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Furthermore, the Phase I ESA revealed no known or suspect Recognized Environmental Conditions (RECs)[4], Controlled RECs (CREC)[5], Historical REC (HREC)[6], or even *De Minimis Conditions*[7] on the project site. The Phase I ESA identified two Leaking Underground Storage Tank (LUST) cleanup sites located within 0.1 mile of the project site but determined that the sites do not pose an environmental risk to the project site based on the release information, regulatory oversight, and/or closed status of these release cases (TAGDD 2020). Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

[4] A REC is defined by the American Society for Testing and Materials (ASTM) as 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 (TAGDD 2020).

[5] A CREC is defined by ASTM as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls) (TAGDD 2020).

[6] A HREC is defined by ASTM as a past release of any hazardous
substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

[7] *De Minimis Conditions* include environmental concerns identified which may warrant discussion but do not qualify as RECs.

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

The project site is not located within two miles of a public airport or within an airport land use plan (Orange County Airport Land Use Commission 2008). The airport nearest to the project site is the John Wayne Airport, located approximately 10 miles northeast of the project site. Furthermore, there are no private airstrips in the vicinity of the project site. Therefore, the project would not result in safety or noise hazards related to airports for people residing or working at the project site and its vicinity. No impact would occur.

NO IMPACT

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

The project would not involve the development of structures that could potentially impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Construction activities have the potential to temporarily impact traffic and vehicle speeds on SR-1 and Sleepy Hollow Lane; however, these impacts would be temporary and access to these roadways would not be blocked by project construction. Furthermore, the applicant would coordinate with the City to ensure appropriate construction staging areas and adequate vehicular and pedestrian access on adjacent roadways.

Operation of the project would not require the development of additional streets or introduce new features that would interfere with or obstruct an adopted emergency response plan. Implementation of the project could incrementally increase traffic to and from the project site. Additionally, as discussed further in Section 17, *Transportation*, operation of the project would not result in a significant increase in daily trips to the site and the project site is surrounded by major roadways, including SR-1, which has sufficient capacity to provide access to and from the project site. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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

The project site is in an urban area of the City of Laguna Beach. Undeveloped wildland areas are not located in proximity to the project site. According to the California Department of Forestry and Fire Protection (CalFIRE) the project site is not located in or near a Very High Fire Hazard Severity Zone (VHFHSZ) for wildland fires (CalFIRE 2011). The nearest VHFHSZ is located approximately 0.25 mile north of the project site and is separated from the project site by intervening urban development and roadways. Therefore, the project would not expose people or structures to a significant risk of loss injury or death involving wildland fires. No impact would occur.

NO IMPACT

10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	■	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	■	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation onsite or offsite;	☐	☐	■	☐
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite;	☐	☐	■	☐
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	■	☐
(iv) Impede or redirect flood flows?	☐	☐	■	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	■	☐
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	■	☐

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

The existing site is entirely developed and is surrounded by residential and commercial uses in a highly urbanized area. Drainage is collected in existing paved parking lots and at downspouts on existing structures. Stormwater is then directed to the City's existing stormwater system via curb gutters at near the corner of the Cleo Street/SR-1 intersection. Currently, 77 percent of the project site is covered in impervious surface. The proposed project would add new areas of landscaping throughout the project site, including within the proposed new patio area that would replace an existing parking lot, and would reduce impervious surfaces on the site to 72 percent (PSOMAS 2019; see project submittal package). In addition, the proposed project would include a Low-Impact Development (LID) biofiltration raised planter boxes that would receive water from underdrains throughout the project site and would provide enough storage and filtration capacity to meet the South Orange County Model Water Quality Management Plan (WQMP) requirements (PSOMAS 2019; see project submittal package). Upon completion, the proposed project would not be anticipated to increase existing stormwater flows off the site or affect water quality.

Implementation of the project would require disturbing portions of the project site, including excavation, grading, and construction activities. As stormwater flows over a construction site, it can pick up sediment, debris, and chemicals, and transport them to receiving water bodies. The nearest receiving water body is the Pacific Ocean located immediately west of the project site; however, construction activities would be limited to the project site and not occur on the beach. The proposed project would be required to comply with all established regulations under the National Pollution Discharge Elimination System (NPDES) permitting program to control both construction and operation stormwater discharges. Under the permit, the project applicant would be required to eliminate or reduce non-stormwater discharges to waters of the nation, develop and implement a Stormwater Pollution Prevention Plan (SWPPP) for project construction activities, and perform inspections of the stormwater pollution prevention measures and control practices to ensure conformance with the SWPPP. Further, the applicant would be required to implement all applicable source control BMPs to reduce water-quality impacts as listed under the NPDES permit.

The project would also be required to would be required to comply with LBMC Chapter 22.17, Construction Project Erosion and Sediment Control Maintenance Requirements. The LBMC requires that all construction projects implement erosion controls and BMPs, monitor and evaluate their performance after each rainstorm event, and revise and repair sediment control systems as needed. In addition, LBMC Chapter 16.01, Water Quality Control, requires project plan and BMP review prior to the issuance of construction permits and may impose additional BMPs or other requirements to ensure that the project would not adversely impact water quality. As required by the LBMC and NPDES permit, construction activities on the project site would use a series of BMPs to reduce erosion and sedimentation and the construction contractor would be required to operate and maintain these controls throughout the duration of construction. Furthermore, construction and operation of the proposed project would be required to adhere to the BMP and LID measures contained within the project's Water Quality Management Plan (WQMP) included in the Applicant's entitlement approval requests, which would undergo City review and approval. The proposed project would not increase impermeable surface area on the project site and would comply with all applicable local and federal stormwater drainage requirements. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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?

The proposed project would not increase impermeable surfaces on the project site and would therefore not reduce groundwater infiltration compared to existing conditions. Water supply in the area is provided by Laguna Beach County Water District (LBCWD), which sources approximately half of its water from imported water provided by the Metropolitan Water District of Southern California (MWD) and half from groundwater pumped from the Santa Ana Basin (LBCWD 2019). According to the 2015 Urban Water Management Plan (UWMP), LBCWD expects to be able to provide reliable water supplies for an average year, single dry year, and multiple dry years for its existing and planned supplies (LBCWD 2016). As discussed further in Section 19, *Utilities and Service Systems,* LBCWD would have sufficient water supply to provide for the proposed project's water use. Therefore, the proposed project would not impede groundwater infiltration at the project site and project water use would not result in significant depletion of groundwater supplies. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c.(i) 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 result in substantial erosion or siltation on- or offsite?

The project site is generally flat, with minimal elevation change across the site and does not contain any streams, rivers, or other drainage features. The project site is developed with commercial buildings and surface parking lots and is almost entirely paved with impermeable surfaces. The proposed project would not increase hardscaping on the project site compared to existing conditions and would add new areas of landscaping throughout the project site, including within the proposed new patio area that would replace an existing parking lot. Therefore, runoff leaving the project site with implementation of the proposed project would not be significantly altered compared to existing conditions. Furthermore, as listed under the *Impact a.* of this section, the proposed project would comply with the City's urban runoff requirements as stated in the LBMC, including preparation and implementation of a WQMP, which would reduce the quantity and level of pollutants in runoff leaving the project site. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c.(ii) 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 through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite?

c.(iv) 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 impede or redirect flood flows?

The project site is developed with hotel and restaurant buildings and surface parking lots and is almost entirely paved with impermeable surfaces. The proposed project includes the remodel of existing hotel buildings, the construction of a new hotel building with subterranean parking garage on a portion of the project site currently serving as a surface parking lot, repaving of existing parking lots and Sleepy Hollow Lane, and other minor changes to ancillary structures. As discussed under *Impact*

a. of this Section, the proposed project would reduce hardscaping on the project site compared to existing conditions and would add new areas of landscaping and bioretention BMPs throughout the project site. Therefore, the volume of runoff from the site when compared to existing conditions would not be substantially altered. In addition, any runoff from the site would be conveyed into the existing drainage system and the project would not substantially change the site's drainage patterns and would not alter a stream, river or other drainage course in a manner that would result in flooding or redirect flood flows. The proposed project would not increase runoff such that flooding would occur. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c.(iii) 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 that would 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?

The project site is generally flat, with minimal elevation change across the site. The project site does not contain any streams, rivers, or other drainage features. The project site is developed with commercial buildings and is almost entirely paved with impermeable surfaces. As previously discussed, the project would not increase runoff from the project site compared to existing conditions. As discussed under *Impact a.* of this section, the proposed project would comply with the City's urban runoff requirements as stated in the LBMC, including the preparation and adherence to an approved WQMP, which would reduce the quantity and level of pollutants in runoff leaving the project site. Therefore, the proposed project would not create runoff that would exceed the capacity of the storm drain system and would not provide a substantial additional source of polluted runoff. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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

The project site is not located near any dams, levees, or other inland bodies of water that could produce seiche impacts at the project site. The dam nearest to the project site is the Sepulveda Dam approximately 60 miles to the northwest; therefore, the project site is not at risk of flooding due to dam failure. The project site is located approximately 50 feet from the Pacific Ocean. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the project site is classified as Zone X (Area of Minimal Flood Hazard) and is not located in a 100-year flood zone (Map # 06059C0417K) (FEMA 2019). A Coastal Hazards and Wave Runup and Overtopping Analysis was prepared for the proposed project, which determined the following (GeoSoils Inc. 2019b; Appendix G):

- The beach adjacent to the project site is underlain by erosion resistant sand and rock, indicating that beach erosion does not pose a significant hazard at the project site
- Even with anticipated sea level rise over the next 75 years, the structures on the project site would not be subject to flooding at high tide
- The very back of the buildings located west of Sleepy Hollow Lane lie within the California Office of Emergency Services (CalOES) tsunami inundation map, which are based on the worst-case inundation scenarios (i.e., a 0.1 percent event)

While there is the potential for a tsunami to impact portions of the project site, as discussed under Section 9, *Hazards and Hazardous Materials*, operation of the proposed project would not involve the storage or use of significant quantities of hazardous materials. There is minimal risk of release of pollutants due to project inundation. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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

Potential water quality impacts associated with the project are discussed above under *Impacts a.* and *b.* The project would not otherwise substantially degrade water quality. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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11 Land Use and Planning

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

a. Would the project physically divide an established community?

The proposed project would involve the remodel of existing hotel buildings and the construction of a new hotel building and ancillary structures on the existing Pacific Edge Hotel property. The project does not include any new roads or infrastructure that have the potential to divide any established communities. No impact would occur.

NO IMPACT

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?

The proposed project would involve the remodel of existing hotel buildings and amenities and the construction of a new hotel building on a site currently designated Commercial/Tourist Corridor (CTC), which provides for visitor-serving facilities such as hotels, restaurants, theaters, museums, and beach-related retail (Laguna Beach 2012). The project site includes two zoning designations, Local Business District (C-1) on APNs 644-021-01 through -05 and Commercial Hotel-Motel (CH-M) on APNs 644-022-02, 644-022-04, 644-022-06, 644-022-07, 644-022-16, and 644-022-17. The proposed project would maintain existing hotel and restaurant uses on the project site, which are permitted under the existing General Plan Land Use designation and zoning designations. The project broadly complies with the zoning standards including hotel density, permissible land uses, setbacks, and parking requirements.

A peer-reviewed Parking Analysis demonstrates that the proposed 220 on-site parking spaces would be sufficient to accommodate typical parking demand (see Appendix H). As permitted by the City's parking regulations (LBMC Chapter 25.52), the Applicant has requested certain parking reductions and credits through the application of innovative parking solutions, a reduction in the ancillary use requirement for hotels providing integrated restaurant uses or conference facilities, and the allocation of five sidewalk café parking credits. Straight application of the parking requirements without the allowed reductions or parking credits would necessitate 281 off-street parking spaces; however, the project Parking Analysis demonstrates that the future parking demand would be accommodated within the 220 off-street parking spaces supplied by the proposed project. A height variance would be required for a new elevator structure at the existing Reef Wing building and

proposed New Reef building to meet Americans with Disabilities Act (ADA) accessibility and Fire Code access requirements. However, the project staking demonstrates that these improvements would not interfere with ocean views and would be well-concealed from public view at both Sleepy Hollow Lane and from the beach.

The project also complies with the City's Local Coastal Program (LCP) and the public access and public recreation policies of Chapter 3 of the Coastal Act. The Pacific Edge Resort is considered a high-cost facility prior to renovation and will continue to be high-cost following completion of the project. Consequently, the proposed project would not reduce existing affordable overnight accommodations in the City. However, the City's LCP requires that new high-cost visitor accommodations in the coastal zone provide a percentage of affordable units or pay an in-lieu fee. As mitigation for creating 25 new hotel rooms at the high-cost rate, the applicant would provide an in-lieu fee in the amount of $625,000 consistent with current California Coastal Commission methodology. In addition, a lateral public access easement was previously recorded against the resort in connection with a City-approved project to remodel the Villa building. The easement is currently limited to a 47-foot-wide beach area adjacent to the Villa building. The applicant has agreed to accept a similar condition of approval that would require the same lateral public access easement for the balance of the beach adjacent to the Pacific Edge resort, from the mean high tide line to the seaward edge of the development. The easement will ensure that the public access and passive recreational use that presently exists along the resort's shoreline will be protected in perpetuity.

In addition, as illustrated in Table 14, the proposed project would not conflict with applicable General Plan policies and action items. Therefore, the proposed project would not conflict with any land use plan, policy, or regulation. No impact would occur.

Table 14 Project Consistency with the General Plan

General Plan Goals, Policies, and Action Items	Project Consistency
Land Use Element	
Goal 1. Create a community that is sustainable, resilient, and regenerative.	**Consistent.** The project would include sustainability features such as energy efficient lighting, HVAC, and appliances and would encourage reduced VMT through carpool incentives, free transit passes for employees, and secured bicycle parking and showers and lockers. As described in Section 6, *Energy*, and Section 8, *Greenhouse Gas Emissions*, the proposed project would not result in the wasteful use of energy resources, nor would it result in GHG emissions that would exceed the applicable impact thresholds.
Policy 1.1. Reduce greenhouse gas (GHG) emissions 80% below 1990 levels by 2050.	**Consistent.** The project would include sustainability features such as EnergyStar appliances, durable building materials, room occupancy sensors, LED fixtures, ten EV charging spaces, and low-flow fixtures that would reduce resource consumption and GHG emissions.
Action 1.1.4. Support technology and business practices that enable people to reduce vehicle miles traveled from home to work. These include the use of home office technology such as wireless communication and video conferencing.	**Consistent.** Resort employees would continue to be incentivized to reduce their VMT by including carpool incentives, bicycle parking and employee lockers and showers, and free fixed-route transit passes for any employee desiring to commute to and/or from the resort by bus, trolley, or train.

General Plan Goals, Policies, and Action Items	Project Consistency
Action 1.1.8. Continue to offer incentives to businesses that encourage employees to use buses, bikes, and carpools (or vanpools) to commute to work. Facilitate telecommuting and/or allow employees to work extended hours for fewer days per week.	**Consistent.** Resort employees would continue to be incentivized to reduce their VMT by including carpool incentives, bicycle parking and employee lockers and showers, and free fixed-route transit passes.
Policy 1.2. Support design strategies and construction standards that maximize use of alternative energy sources and passive solar architecture in buildings.	**Consistent**. The proposed New Reef building would be prewired for a solar-ready roof and would include exterior window screens to passively moderate internal temperatures. All buildings where new sliding glass doors and windows are being replaced will be done so with dual pane, Low E glass per Title 24 Energy requirements.
Action 1.2.1. Modify building codes and design guidelines to permit, encourage, and/or require integration of passive solar design, green roofs, active solar, and other renewable energy sources and/or provide incentives for development projects that meet or exceed silver LEED certification or better (or equivalent standards, if developed by the State).	**Consistent.** The proposed New Reef building would be prewired for a solar ready roof and would include exterior window screens to passively moderate internal temperatures. All buildings where new sliding glass doors and windows are being replaced will be done so with dual pane, Low E glass per Title 24 Energy requirements.
Action 1.2.4. Establish incentives to encourage installation of renewable energy systems by homeowners and businesses including, but not limited to, the installation of energy-rated appliances, programmable thermostats, solar-electric and solar-thermal systems, cool roofs and roofing materials, and sustainable landscaping.	**Consistent.** The project would include EnergyStar appliances, programmable thermostats, and sustainable landscaping and irrigation.
Action 1.2.6. Require developers and contractors to take action to minimize greenhouse gas emissions by using low-emission vehicles and equipment.	**Consistent.** The proposed project will use electric golf carts for guest and luggage transport and any future fleet vehicles for the hotel would be low-emission vehicles. Ten EV charging spaces would be installed to enable low-emissions vehicles on the project site. During construction, GHG emissions would be minimized through the Construction Waste Reduction, Disposal, and Recycling Plan and the limiting of construction equipment idling.
Action 1.2.7. Ensure that all development projects and major remodels implement sustainable landscaping strategies such as use of low or ultra-low water use plants and non-invasive plants.	**Consistent.** Project landscaping would include drought-tolerant plants and would be irrigated through a combination of low-volume spray heads, bubblers, and drip systems that would be controlled by an automatic timer with a seasonal adjustment capacity to apply less water during rainy periods. In addition, landscaping and irrigation plans would be prepared in accordance with the California Model Water Efficient Landscape Ordinance.
Policy 1.3. Support planning and design solutions that reduce water consumption and implement water conservation practices.	**Consistent.** Project landscaping would include drought-tolerant plants such as agave and Kentia palm and would be irrigated through a low-flow system with an automatic timer with seasonal adjustment capacity to apply less water during the rainy season.
Action 1.3.2. Encourage or require the use of xeriscape in new construction and major remodels.	**Consistent.** Project landscaping would include drought tolerant plants such as agave, Kentia palm, and *Podocarpus henkelii* and would utilize a water-saving irrigation system.

General Plan Goals, Policies, and Action Items	Project Consistency
Goal 2. Preserve, enhance and respect the unique character and identity of Laguna's residential neighborhoods.	**Consistent.** The proposed project is located in the C-1, Local Business District and CH-M, Commercial Hotel-Motel Zones. Nonetheless, the project would enhance the character of the project site and its vicinity by upgrading the existing hotel uses through thoughtful interior and exterior remodeling and new landscaping and lighting to create a visually cohesive, high quality development. Additionally, the project area maintains a distinct commercial orientation that also defines the context for the scattered residential uses that share the corridor at varying densities. Finally, the proposed land use mix is broadly consistent with the uses established through a prior Conditional Use Permit in that the resort will continue to provide overnight visitor accommodations supported by ancillary restaurant uses. The project would increase the resort's room count from 131 to 156 rooms and will continue to comply with the allowable hotel density in the C-1 and CH-M Zones. Although the new 63-seat café with outdoor seating represents a significant shift in use with the displacement of the existing lobby and surface parking lot, the café would front the commercial highway corridor and would be flanked by resort properties to the north and south. With the demolition of the existing pools at the Seas and Surf buildings, the New Reef building would provide a centralized pool area with a covered nine-seat bar serving registered, overnight guests at the Pacific Edge. The building program has been designed to focus activity within the interior of the property and maximize physical separations from the adjacent single-family residence. A row of guest rooms at the pool deck level provides a physical barrier between the properties, which would be complemented with a new privacy hedge at the southern property line and a sound barrier consistent with the recommendations of the project acoustical consultant. To maintain land use compatibility, the pool deck would be conditioned to limit pool and pool bar hours to 9:00 a.m. to 8:00 p.m., daily, and restrict the playback of prerecorded music to speakers within the covered pool bar and inaudible at the southern property line abutting the R-3 Zone and existing residence.
Policy 2.3. Preserve and enhance the qualities that contribute to the character of the residential community, including quiet neighborhoods, pedestrian use of streets, and appropriate levels of illumination and nighttime activity and seek to mitigate the effects of high volume thru-traffic.	**Consistent.** The project site is located in the C-1, Local Business District and CH-M, Commercial Hotel-Motel Zones. The project area maintains a distinct commercial orientation that also defines the context for the scattered residential uses that share the corridor. Nonetheless, the proposed project would provide a new café that would integrate into the existing pedestrian circulation network with direct sidewalk access to the café's al fresco dining area. Wayfinding signage is also proposed to direct pedestrians to nearby points of interest, thereby enhancing the pedestrian environment. The proposed lighting plan would improve pedestrian safety within the resort and would create an attractive lambent quality throughout the property.

General Plan Goals, Policies, and Action Items	Project Consistency
Action 2.3.1. Continue to evaluate construction-related impacts upon residential neighborhoods through the Design Review process and mitigate such impacts using methods such as, but not necessarily limited to, the adoption of staging plans and noise and dust mitigation.	**Consistent.** As described in Section 17, *Transportation*, construction staging would be limited to the project site and would not impact nearby residential buildings. In addition, as discussed in Section 3, *Air Quality*, the project would comply with the requirements of SCAQMD Rule 403 and would reduce construction dust through standard BMPs such as daily site watering, covering of inactive stockpiles, and reducing vehicle speeds in unpaved areas. Furthermore, construction related dust (PM) emissions would not exceed the SCAQMD thresholds. Construction would take place during the hours permitted in the LBMC and would mitigate potential noise impacts through the use of noise blankets, as described in Section 13, *Noise*. The entirety of the resort would be shut down for the duration of construction in lieu of a phased approach so that all construction vehicles and materials can be contained within the existing resort parking lots, thereby limiting impacts to the City and its visitors.
Goal 3. Preserve, enhance, and respect the unique, small-scale village character and individual identity of Laguna Beach's commercial areas.	**Consistent.** The project would enhance the character of the project site and its vicinity by upgrading the existing hotel uses through thoughtful interior and exterior remodeling and new landscaping and lighting to create a visually cohesive, high quality development that encourages pedestrian activity.
Policy 3.3. Encourage the preservation of historically significant buildings and protect the character-defining components of Laguna Beach's commercial neighborhoods.	**Consistent.** As described in Section 5, *Cultural Resources*, the proposed project would preserve the historic Driftwood Kitchen building and would not have any significant impacts to this historic resource. The project would also enhance the visual character of the project site and vicinity by thoughtfully remodeling the exteriors of the project site buildings, which are currently characterized by disparate architectural styles and coloring.
Policy 3.4. Ensure that development standards and design review guidelines result in commercial development that is compatible in scale and design with the surrounding and immediate area, including commercial and residential structures and neighborhoods.	**Consistent.** The proposed project would broadly comply with the development standards, such as density and height, applicable to the project site. A height variance would be required for a new elevator structure at the existing Reef Wing building and proposed New Reef building to meet ADA accessibility and Fire Code access requirements. However, the project staking demonstrates that these improvements would not interfere with ocean views and would be well-concealed from public view.
Policy 3.5. Promote safe and adequate pedestrian access to and within commercial areas.	**Consistent.** The proposed project would provide a new café with outdoor dining area. The café would integrate into the existing pedestrian circulation network with direct sidewalk access to the café's al fresco dining area. The proposed lighting plan and decorative paving application on Sleepy Hollow Lane would improve pedestrian safety within the resort's outdoor activity areas and at the porte cochère's valet stand and ride-hailing facilities. Wayfinding signage is proposed to direct pedestrians to nearby points of interest.
Policy 3.7. Encourage retention and attraction of small businesses throughout the community.	**Consistent.** The proposed project would allow the hotel to meet industry standards for guest rooms and enhance the overall visitor experience in order to maintain the viability of this local hotel business.

General Plan Goals, Policies, and Action Items	Project Consistency
Policy 3.9. Maintain the landscape guidelines set forth in the City's Landscape and Scenic Highways Resource Document (LSHRD).	**Consistent.** The proposed project would incorporate the landscaping recommendations of the LSHRD for projects in Zone E of SR-1 to the extent practicable, such as the planting of shrubs to shield views of surface parking lots and the use of LSHRD-recommended trees on the project property, including Mexican Fan Palm and *Podocarpus Henkelii*.
Goal 4. Recognizing that Laguna Beach is a worldwide visitor destination, enhance the visitor experience while maximizing protection of the community's coastal and other natural resources.	**Consistent.** The proposed project would allow the hotel to meet industry standards for guest rooms and enhance the overall visitor experience, while limiting project development to the existing developed footprint of the project site and preserving the existing beach adjacent to the site.
Policy 4.1. Develop and adopt a program to protect sensitive coastal resources.	**Consistent**. As described in Section 4, *Biological Resources*, the proposed project would involve improvements to existing developed areas and would not involve any construction activities or development on the beach. In addition, as discussed in Section 10, *Hydrology and Water Quality*, the beach adjacent to the project site does not consist of coastal bluffs and the project would not result in water quality impacts. Therefore, the proposed project would not impact sensitive coastal resources.
Action 4.1.2. Evaluate and, if appropriate, adopt a program to rezone and encourage redevelopment of properties in specified areas of the coast to better provide public coastal access while protecting sensitive coastal resource areas.	**Consistent.** The project site remodeling will include a new lateral public access easement to facilitate and encourage coastal access and passive recreational use adjacent to the project site. Because the City maintains public beach access stairs on Sleepy Hollow Lane, new vertical access would not be required. The proposed project, which involves a nominal increase in hotel rooms and a total of 77 additional dining seats –a majority of which would be sited at the new café adjacent to the highway and away from the beach – would not conflict with sensitive coastal resource protections. Finally, the oceanfront resort properties maintain the appropriate zoning designation (Commercial Hotel-Motel) to provide visitor coastal access in a manner compatible with the sensitive coastal resources that abut the site.
Action 4.1.3. Evaluate and, if appropriate, establish a fair-share impact fee for land uses and development benefiting from visitor activity for the purpose of offsetting costs related to the Coastal Resources Protection Program.	**Consistent.** The project would be subject to an in-lieu fee of $625,000 that would be used to support access to coastal recreational activities.
Policy 4.3. Maintain and enhance access to coastal resource areas, particularly the designated public beaches, by ensuring that access points are safe, attractive, and pedestrian friendly.	**Consistent.** A lateral public access easement was previously recorded against the resort in connection with a City-approved project to remodel the Villa building. The easement is currently limited to a 47-foot-wide beach area adjacent to the Villa. The proposed project would include a similar condition of approval that would require the same lateral public access easement for the balance of the beach adjacent to the Pacific Edge Resort, from the mean high tide line to the seaward edge of the development. The easement would ensure that the public access and passive recreational use that presently exists along the resort's shoreline would be protected in perpetuity. Pedestrian wayfinding signage and new landscaping and safety lighting within and adjacent to the public rights-of-way would ensure that the beach access is pedestrian friendly.

General Plan Goals, Policies, and Action Items	Project Consistency
Goal 5. Promote compatibility among land uses in the community.	**Consistent.** The project site is in a commercial area of the City intended to serve visitors. The project site is currently developed with hotel uses, which would be improved through interior and exterior remodeling, upgraded landscaping and lighting, and new guestrooms and visitor amenities. The proposed project would not alter the existing use of the project site, involves a nominal intensification of use, and the site would continue to serve visitors of Laguna Beach. Residents may also benefit from the new and remodeled dining opportunities proposed as part of the project, including a new al fresco dining environment on the remodeled resort grounds. The project would also provide and maintain adequate building setbacks, parking, landscaping, and other improvements to maintain compatibility with the residential and non-residential uses that abut the project site.
Policy 5.1. Establish standards and review procedures to ensure that infill development and/or redevelopment is neighborhood-compatible.	**Consistent.** The project site is in a commercial/tourist area of the City and consists of existing hotel uses. Implementation of the proposed project would update the site's existing hotel buildings and would add a new building but would otherwise not substantially change the character or existing uses on the project site. Moreover, the City's standards and review procedures appropriately require a discretionary review process in this instance involving public hearings before the Planning Commission and City Council to thoroughly consider neighborhood compatibility
Action 5.1.2. Develop policies to mitigate short-term construction impacts.	**Consistent.** The City has adopted the FTA thresholds for determining if noise levels from construction would result in a substantial temporary increase in noise levels at local sensitive receivers. Construction of the proposed project would be subject to the City's noise ordinance and as described in Section 13, *Noise*, project construction noise would be mitigated through the use of sound blankets and would not exceed the City's thresholds for noise impacts. Furthermore, as described in Section 3, *Air Quality*, project construction would not result in criteria pollutant emissions that would exceed the applicable thresholds or result in significant impacts to sensitive receivers including adjacent residences. Additionally, project construction activities would comply with the requirements of the Construction General Permit, as discussed in Section 10, *Hydrology and Water Quality*, including the implementation of a Storm Water Pollution Prevention Plan (WPPP) to ensure that construction does not result in erosion, siltation, and other impacts to stormwater runoff and water quality. Project construction would also comply with Mitigation Measure BIO-1 to ensure that construction activities do not impact nesting or migratory birds.
Policy 5.2. Ensure that all new development, including subdivisions and the creation of new building sites and remodels that involve building additions, is adequately evaluated to ascertain potential negative impacts on natural resources and adjacent development, emphasizing impact avoidance over impact mitigation. Required mitigation should be located on-site rather than off-site. Any off-site mitigation should be located within the City's boundaries and in close proximity to the project.	**Consistent.** The proposed project would comply with CEQA and City guidelines in order to mitigate possible on and off-site impacts. As described in Section 1, *Aesthetics*, through Section 21, *Mandatory Findings,* of this Initial Study, the proposed project would not have significant impacts to natural resources or adjacent sensitive receptors with the implementation of site-specific mitigation measures, as needed. No off-site mitigation measures have been proposed.

General Plan Goals, Policies, and Action Items	Project Consistency
Goal 6. Provide a diversity of land uses that enhance the community.	**Consistent.** The proposed project provides restaurant and visitor-serving lodging uses in an area of the City designated for commercial/visitor-serving uses. These uses support the critical tourism industry within the City.
Policy 6.2. Preserve and encourage an increase of the City's stock of affordable motel and hotel rooms available for short-term visitors. Protect, encourage, and where feasible provide, affordable overnight accommodations.	**Consistent.** The Pacific Edge Resort is not considered an affordable or low-cost accommodation facility. However, the proposed project would increase the City's stock of hotel rooms and would include the payment of a $625,000 in-lieu fee to support access to coastal recreation, consistent with current Coastal Commission methodology.
Action 6.9.1. Continue to pursue dedication and acceptance of beach access and other offers-to-dedicate throughout the City.	**Consistent.** The proposed project would include a lateral public access easement for the balance of the beach adjacent to the Pacific Edge Resort, from the mean high tide line to the seaward edge of the development. The easement would ensure that the public access and passive recreational use that presently exists along the resort's shoreline would be protected in perpetuity.
Policy 6.12. Continue to enforce existing ordinances and coastal policies that limit changes in use of existing hotels and motels to preserve visitor-serving uses.	**Consistent.** The proposed project would add additional guest rooms to the project site and enhance the overall guest experience for visitors of Laguna Beach.
Goal 7. Protect, preserve, and enhance the community's natural resources.	**Consistent.** As described in Section 4, *Biological Resources*, and Section 10, *Hydrology and Water Quality*, the proposed project would not involve any development or other impacts to the adjacent coastline and beach areas. Furthermore, the project site is not located adjacent to an ocean bluff, and the project would include an easement along the beach adjacent to the property, from the mean high tide line to the seaward edge of the development. The easement would ensure that the public access and passive recreational use that presently exists along the resort's shoreline would be protected in perpetuity.
Policy 7.7. Protect marine resources by implementing methods to minimize runoff from building sites and streets to the City's storm drain system (e.g., on-site water retention).	**Consistent.** Currently, 77 percent of the project site is covered in impervious surfaces. The proposed project would add new areas of landscaping throughout the project site, including within the proposed new patio area that would replace an existing parking lot, and would reduce impervious surfaces on the site to 72 percent. In addition, the proposed project would include biofiltration raised planter boxes that would receive water from underdrains throughout the project site and would provide enough storage and filtration capacity to meet the South Orange County Model WQMP requirements. Therefore, the proposed project would minimize runoff from the site.
Goal 8. Minimize the impact of the automobile on the character of Laguna Beach and emphasize a pedestrian-oriented environment, safe sidewalks, landscaped buffer zones, and alternate means of transportation.	**Consistent. T**he proposed project would provide a new café that would integrate into the existing pedestrian circulation network with direct sidewalk access to the café's al fresco dining area. Wayfinding signage is also proposed to direct pedestrians to nearby points of interest, thereby enhancing the pedestrian environment. The proposed landscaping and lighting plans would improve pedestrian safety and enhance the experience of pedestrians in the project site and its vicinity. Decorative paving along Sleepy Hollow Lane will calm traffic and facilitate improved pedestrian access. The project would also provide new bicycle racks.

General Plan Goals, Policies, and Action Items	Project Consistency
Action 8.1.3. Maintain and improve public pedestrian access to and along beaches and sea cliffs using all public rights-of-way and public easements.	**Consistent.** The proposed project would include a lateral public access easement for the balance of the beach adjacent to the project site, from the mean high tide line to the seaward edge of the development. The easement would ensure that the public access and passive recreational use that presently exists along the resort's shoreline would be protected in perpetuity.
Policy 8.2. Maintain a pedestrian-oriented community while facilitating the movement of traffic in a safe and uncongested manner.	**Consistent.** The proposed project would improve the pedestrian environment within and adjacent to the site along SR-1 by adding a public-facing café directly accessible from the existing sidewalk along SR-1, new walking paths and wayfinding signage, and improved lighting and landscaping. In addition, the project would remove the existing curb cutout and vehicular access point off SR-1 and direct all hotel vehicular traffic to Sleepy Hollow Lane, which would reduce traffic delays on SR-1 by eliminating vehicle queues waiting to turn left into the project site and reduce valet traffic at the intersections of SR-1/Sleepy Hollow Lane and SR-1/Cleo Street.
Action 8.2.6. Discourage driveway access to and from Coast Highway and Laguna Canyon Road so interruptions to traffic flow are minimized.	**Consistent.** Two driveways along the resort's highway frontage would be demolished, with all future vehicular access to be provided by Sleepy Hollow Lane in accordance with General Plan policy. Street conditions on Sleepy Hollow Lane are adequate and appropriate for the anticipated traffic volume.
Policy 8.3. Provide walking and biking opportunities to link residential and commercial neighborhoods through improvements such as sidewalks, bicycle lanes and multi-use trails.	**Consistent.** The proposed project would provide pedestrian pathways and crossings along Sleepy Hollow Lane allowing access for pedestrian activity and multi-transit use**.** The project would also include new pedestrian wayfinding signage and connections to SR-1, as well as secure bicycle parking throughout the site.
Action 8.3.5. Require new non-residential developments with floor areas of 10,000 square feet or more to provide bicycle racks for use by customers. Encourage smaller nonresidential developments to provide such facilities, when feasible.	**Consistent.** The proposed project will include 24 bicycle parking spaces for use by customers and employees.
Action 8.3.6. Require new non-residential developments with a total of 100 or more employees to provide bicycle racks, lockers, and showers for use by employees and tenants who commute by bicycle. Encourage smaller non-residential developments to provide such facilities for their employees, when feasible	**Consistent.** The proposed project will include 24 bicycle parking spaces, employee showers, and lockers for employees to encourage bicycle use.
Policy 8.4. Maximize transit use**.**	**Consistent.** The Applicant would provide fixed-route transit passes for employees to incentivize commuting to work via public transit.
Action 8.4.8. Encourage all employers to provide incentives for transit ridership (e.g., subsidies for transit use, shuttles to transit stations), ridesharing, vanpools, and other transportation demand policies designed to reduce vehicle miles traveled. Such measures shall be required in association with non-residential projects approved with a reduction in the standard parking requirements and/or resulting in a loss of on-site parking regardless of the size of the development or number of employees	**Consistent.** The Applicant would provide free fixed-route transit passes for employees interested in commuting to work via public transit and would also provide carpooling incentives, bicycle parking, and lockers with showers for employees in order to incentivize alternate commute modes and reduce VMT.

General Plan Goals, Policies, and Action Items	Project Consistency
Action 8.4.9. Encourage the design of new development projects to facilitate transit ridership and ridesharing through such means as locating and designing building entries that are convenient to pedestrians and transit riders	**Consistent.** The project would include free transit passes for employees, pedestrian wayfinding signage and pathways indicating directions to the dedicated ridesharing area and other points of interest and building entrances that directly address nearby roadways and pedestrian access pathways. The dedicated off-street ridesharing area would be sited to provide convenient access to the hotel lobby and both oceanfront restaurants.
Policy 8.8. Evaluate and, if necessary, amend the parking standards to ensure that new development and intensifications of use provide the quantity of parking for the uses proposed.	**Consistent.** A peer-reviewed Parking Analysis demonstrates that the proposed 220 on-site parking spaces would be sufficient to accommodate typical parking demand. As permitted by the City's parking regulations (LBMC Chapter 25.52), the Applicant has requested certain parking reductions and credits through the application of innovative parking solutions, a reduction in the ancillary use requirement for hotels providing integrated restaurant uses or conference facilities, and the allocation of five sidewalk café parking credits. Straight application of the parking requirements without the allowed reductions or parking credits would necessitate 281 off-street parking spaces; however, the project Parking Analysis demonstrates that the future parking demand would be accommodated within the 220 off-street parking spaces supplied by the proposed project.
Action 8.8.1. Evaluate and update parking standards to ensure sufficient parking for new development and/or an intensification of use.	**Consistent.** The project Parking Analysis demonstrates that the future parking demand would be accommodated within the 220 off-street parking spaces supplied by the proposed project.
Goal 10. Ensure that proposals for new development, subdivisions, and major remodels are sufficiently evaluated to protect public health and safety and natural resources.	**Consistent.** The proposed project has been reviewed pursuant to CEQA and the City's local requirements. As discussed throughout this Initial Study/Mitigated Negative Declaration, the proposed project would not have significant impacts to public health and safety or natural resources provided that the mitigation measures are adhered to.
Policy 10.8. Avoid creation of building sites that will result in significant adverse impacts on the community**.**	**Consistent.** The proposed project would involve the remodel of existing hotel buildings and the construction of a new hotel building at an existing building site, and no new building sites would be created.
Noise Element	
Goal 1. Provide for measures to reduce noise impact from transportation noise sources.	**Consistent.** As discussed in Section 13, *Noise*, guest rooms with direct line-of-sight to SR-1 would be equipped with noise attenuating materials to ensure that interior noise levels would not be significant impacted by traffic noise on SR-1. In addition, as described in Section 13, *Noise*, the proposed project would not generate significant vehicle trips that could perceptibly increase traffic noise in the area.

General Plan Goals, Policies, and Action Items	Project Consistency
Policy 1.4. Ensure the effective enforcement of City, State and Federal noise levels by all appropriate City Departments	**Consistent.** As illustrated in Section 13, *Noise*, the proposed project has been assessed for potential noise impacts related to construction and operation. The results of the noise analysis for the proposed project indicate that with implementation of Mitigation Measure NOI-1, project construction would not have a significant noise impact to nearby residential properties. Likewise, with the inclusion of sound attenuating building materials in guestrooms facing SR-1, sound attenuating barriers for the proposed rooftop pool area, and hours of operation and music use restrictions for the rooftop pool area, the project would not result in significant noise impacts.
Policy 2.1. Establish acceptable limits of noise for various land uses throughout the community. Zoning changes should be consistent with the compatibility of the projected noise environment**.**	**Consistent.** The Noise Element of the City's General Plan establishes regulations of acceptable noise levels for different land uses**.** The proposed project does not involve zoning changes. Nonetheless, as described in Section 13, *Noise,* construction and operation of the proposed project would not result in noise levels at the nearest noise-sensitive receptors that exceed the acceptable noise limits.
Policy 2.2. Ensure acceptable noise levels near schools, hospitals, residences, and other noise sensitive areas.	**Consistent.** The Noise Element of the City's General Plan establishes regulations of acceptable noise levels for different land uses**.** As described in Section 13, *Noise,* construction and operation of the proposed project would not result in noise levels at the nearest noise-sensitive receptors that exceed the acceptable noise limits.
Policy 2.3. Encourage acoustical mitigation design in new construction.	**Consistent**. As illustrated in Section 13, *Noise*, , the proposed project would not result in significant impacts to future hotel guests and adjacent land uses. With implementation of Mitigation Measure NOI-1, project construction would not have a significant noise impact to nearby residential properties. Likewise, with the inclusion of sound attenuating building materials in guestrooms facing SR-1, sound attenuating barriers for the proposed rooftop pool area, and hours of operation and music use restrictions for the rooftop pool area, the project would not result in significant noise impacts to hotel guests and adjacent residential properties.
Action 4.3. During the environmental review of all projects requiring extensive construction, determine the proximity of the site to the established residential areas. If the project will involve pile driving, nighttime truck hauling, blasting, 24-hour pumping (important in coastal excavations), or any other very high noise equipment, the environmental review shall include a construction noise alternative analysis. From this analysis specific mitigation measures shall be developed to mitigate potential noise impacts. This may include but not be limited to: ▪ requirements to use quieter, potentially costlier construction techniques. ▪ notification of adjacent residents (homeowner and renters) of time, duration, and location of construction. ▪ relocation of residents to hotels during noisy construction period. ▪ developer reimbursement to City for 24-hour on-site inspection to verify compliance with required	**Consistent.** As described in Section 13, *Noise*, a construction noise analysis was completed to determine potential noise impacts to nearby residences. Construction would not involve pile driving, nighttime truck hauling, blasting, 24-hour pumping, or other very high noise equipment. Nonetheless, the proposed project would implement Mitigation Measure NOI-1 during construction to minimize noise at the nearest residences. As discussed in Section 13, *Noise*, project construction would not result in significant noise impacts to nearby residences with implementation of Mitigation Measure NOI-1.

General Plan Goals, Policies, and Action Items	Project Consistency
mitigation. limit hours of operation of equipment 15 dB above noise ordinance limits to the hours of 10am to 4pm.	
Application of the foregoing measures should be determined on a project by project basis depending on the type of noise generation proposed and the source proximity to established residential areas. It should also be recognized sufficient data may not be available to determine the extent of construction noise mitigation required until preparation of construction drawings. In this case, the construction noise mitigation analysis must be submitted for review as part of building permit, plan check procedures.	

Source: Laguna Beach 2012

As illustrated in Table 13, the proposed project would not conflict with any land use plan, policy, or regulation. No impacts would occur.

NO IMPACT

12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	■
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	■

Mineral Resources Setting

The project site is located in a residential area with no mineral resource extraction activities in the vicinity. The project site is mapped with a MRZ-3 designation, indicating that the area has undetermined mineral resource significance (DOC 1983).

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?

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?

The project site and surrounding properties are located in an urbanized area. The California Surface Mining and Reclamation Act of 1975 (SMARA) was enacted to promote conservation and protection of significant mineral deposits. According to the California Department of Conservation Mineral Land Classification Maps, the project site is located in an area with a MRZ-3 designation, indicating that the area has undetermined mineral resource significance (DOC 1983). There are no known mineral resources on the project site or in the vicinity of the site and the surrounding commercial and residential land uses are not compatible with mineral extraction. No impact would occur.

NO IMPACT

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13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	■	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	■	☐
c. For a project located within the vicinity 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?	☐	☐	☐	■

The following assessment is primarily based on the results of the Noise and Vibration Study prepared for the proposed project (Rincon 2020c). The full Noise and Vibration Study is located in Appendix I of this report. The assessment is also based upon the New Swimming Pool Noise Study completed for the project by Newsom Brown Acoustics LLC (Newsom Brown Acoustics LLC 2020; Appendix H)

Noise

The unit of measurement used to describe a noise level is the decibel (dB). However, the human ear is not equally sensitive to all frequencies within the sound spectrum. Therefore, a method called "A weighting" is used to adjust actual sound pressure levels so that they are consistent with the human hearing response, which is most sensitive to frequencies around 4,000 Hertz (Hz) and less sensitive to frequencies around and below 100 Hz, thus filtering out noise frequencies that are not audible to the human ear. A weighting approximates the frequency response of the average young ear when listening to most ordinary everyday sounds. When people make relative judgments of the loudness or annoyance of a sound, their judgments correlate well with the "A-weighted" levels of those sounds. Therefore, the A-weighted noise scale is used for measurements and standards involving the human perception of noise. In this analysis, all noise levels are A-weighted, and "dBA" is understood to identify the A-weighted decibel.

Decibels are measured on a logarithmic scale that quantifies sound intensity in a manner similar to the Richter scale used for earthquake magnitudes. A doubling of the energy of a noise source, such

as a doubling of traffic volume, would increase the noise level by 3 dB; similarly, dividing the energy in half would result in a decrease of 3 dB (Crocker 2007).

Human perception of noise has no simple correlation with sound energy: the perception of sound is not linear in terms of dBA or in terms of sound energy. Two sources do not "sound twice as loud" as one source. It is widely accepted that the average healthy ear can barely perceive an increase (or decrease) of up to 3 dBA in noise levels (i.e., twice [or half] the sound energy); that an increase (or decrease) of 5 dBA (8 times [or one eighth] the sound energy) is readily perceptible; and that an increase (or decrease) of 10 dBA (10.5 times [or approximately one tenth] the sound energy) sounds twice (or half) as loud (Crocker 2007).

Descriptors

The impact of noise is not a function of loudness alone. The time of day when noise occurs, and the duration of the noise are also important. In addition, most noise that lasts for more than a few seconds is variable in its intensity. Consequently, a variety of noise descriptors has been developed. The noise descriptors used for this analysis are the one-hour equivalent noise level (L_{eq}) and the community noise equivalent level (CNEL).

- The L_{eq} is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period. Typically, L_{eq} is equivalent to a one-hour period, even when measured for shorter durations as the noise level of a 10- to 30-minute period would be the same as the hour if the noise source is relatively steady. L_{max} is the highest Root Mean Squared (RMS) sound pressure level within the sampling period, and L_{min} is the lowest RMS sound pressure level within the measuring period (Crocker 2007).
- The CNEL is a 24-hour equivalent sound level with an additional 5 dBA penalty to noise occurring during evening hours, between 7:00 p.m. and 10:00 p.m., and an additional 10 dBA penalty to noise occurring during the night, between 10:00 p.m. and 7:00 a.m., to account for the added sensitivity of humans to noise during these hours (Caltrans 2013). Quiet suburban areas typically have a CNEL in the range of 40 to 50 dBA, while areas near arterial streets are in the 50 to 70+ CNEL range.

Propagation

Sound changes in both level and frequency spectrum as it travels from the source to the receiver. The most obvious change is the decrease in sound level as the distance from the source increases. The way sound reduces with distance depends on factors such as the type of source (e.g., point or line), the path the sound will travel, site conditions, and obstructions. Sound levels from a point source (e.g., construction, industrial machinery, ventilation units) typically attenuate, or drop off, at a rate of 6 dBA per doubling of distance. Sound from a line source (e.g., roadway, pipeline, railroad) typically attenuates at about 3 dBA per doubling of distance (Caltrans 2013).

Vibration

Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. Groundborne vibration of concern in environmental analysis consists of the oscillatory waves that move from a source through the ground to adjacent structures. The number of cycles per second of oscillation makes up the vibration frequency, described in terms of hertz (Hz). The vibration frequency of an object describes how rapidly it oscillates. The normal frequency range

of most groundborne vibration that can be felt by the human body is from a low of less than 1 Hz up to a high of about 200 Hz (Crocker 2007).

While people have varying sensitivities to vibrations at different frequencies, in general they are most sensitive to low-frequency vibration. Vibration in buildings, such as from nearby construction activities, may cause windows, items on shelves, and pictures on walls to rattle. Vibration of building components can also take the form of an audible low-frequency rumbling noise, referred to as groundborne noise. Groundborne noise may result in adverse effects, such as building damage, when the originating vibration spectrum is dominated by frequencies in the upper end of the range (60 to 200 Hz). Vibration may also damage infrastructure when foundations or utilities, such as sewer and water pipes, physically connect the structure and the vibration source (FTA 2018). According to the FTA, "groundborne vibration is a concern almost exclusively inside buildings"; although groundborne vibration is sometimes noticeable in outdoor environments, it is almost never annoying to people who are outdoors (FTA 2018). The primary concern from vibration is that it can be intrusive and annoying to building occupants and vibration-sensitive land uses.

Descriptors

Vibration amplitudes are usually expressed in peak particle velocity (PPV) or RMS vibration velocity. The PPV and RMS velocity are normally described in inches per second (in./sec.). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. PPV is often used in monitoring of blasting vibration because it is related to the stresses that are experienced by buildings (Caltrans 2020c).

Response to Vibration

Vibration associated with construction of the project has the potential to be an annoyance to nearby land uses. Caltrans has developed limits for the assessment of vibrations from transportation and construction sources. The Caltrans vibration limits are reflective of standard practice for analyzing vibration impacts on structures. The Caltrans Transportation and Construction Vibration Guidance Manual (Caltrans 2020) identifies impact criteria for buildings and additional impact criteria for humans from transient and continuous/frequent sources: Table 15 presents the impact criteria for buildings, and Table 16 presents the impact criteria for humans.

Table 15 Vibration Damage Potential

Building Type	Maximum PPV (in./sec.)
Historic sites and other critical locations	0.1
Historic and some old buildings	0.5
Older residential structures	0.5
New residential structures	1.0
Modern industrial/commercial buildings	2.0

PPV = peak particle velocity; in./sec. = inches per second

Source: Caltrans 2020

Table 16 Vibration Annoyance Potential

Human Response	Maximum PPV (in/sec.)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Severe/Disturbing	2.00	0.70
Strongly perceptible	0.90	0.10
Distinctly perceptible	0.24	0.035
Barely perceptible	0.035	0.012

PPV: peak particle velocity; in./sec.: inches per second

Note: Transient sources create a single isolated vibration event, such as blasting or drop balls (i.e., a loose steel ball that is dropped onto structures or rock to reduce them to a manageable size). Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

Source: Caltrans 2020c

Propagation

Vibration energy spreads out as it travels through the ground, causing the vibration level to diminish with distance away from the source. High-frequency vibrations diminish much more rapidly than low frequencies, so low frequencies tend to dominate the spectrum at large distances from the source. Variability in the soil strata can also cause diffractions or channeling effects that affect the propagation of vibration over long distances (Caltrans 2020c). When a building is exposed to vibration, a ground-to-foundation coupling loss (the loss that occurs when energy is transferred from one medium to another) will usually reduce the overall vibration level. However, under rare circumstances, the ground-to-foundation coupling may amplify the vibration level due to structural resonances of the floors and walls.

Sensitive Receivers

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with those uses. Generally, a sensitive receiver is identified as a location where human populations (especially children, senior citizens, and sick persons) are present, and where there is a reasonable expectation of continuous human exposure to noise. According to the Noise Element of the Laguna Beach General Plan (2005), noise-sensitive land uses include residences, schools, hospitals, retirement homes, and daycare centers.

Vibration-sensitive receivers, which are similar to noise-sensitive receivers, include residences and institutional uses, such as schools, churches, and hospitals. However, vibration-sensitive receivers also include buildings where vibrations may interfere with vibration-sensitive equipment that is affected by vibration levels that may be well below those associated with human annoyance (e.g., recording studies or medical facilities with sensitive equipment).

The nearest sensitive receivers to the site are multi-family residences immediately to the north and single- and multi-family residences immediately to the south, including the single-family residence located at 671 Sleepy Hollow Lane directly to the south of the project site. There is also a multi-family condominium building located at 645-647 Sleepy Hollow Lane between two of the project parcels.

Project Noise Setting

The primary offsite noise sources in the project area are motor vehicles (e.g., automobiles, buses, and trucks), particularly along SR-1. Ambient noise levels would be expected to be highest during the daytime and rush hour unless congestion slows speeds substantially.

According to the community noise contour maps included in the Noise Element of the Laguna Beach General Plan (2005), land uses along SR-1 are exposed to noise levels in the range of 60 and 70 CNEL. Topography and intervening buildings or barriers would have an additional effect on the propagation of noise. However, the noise contours presented in the Noise Element are based on a flat model and do not include topographic effects. The purpose of the Noise Element contours is to provide a screening method where areas with high noise levels that may affect future land uses. These contours represent a reasonable worst-case estimate of noise exposure but are not necessarily representative of site-specific conditions (Laguna Beach 2005).

To characterize ambient sound levels at and near the project site, three 15-minute sound level measurements were conducted on April 15, 2021, and one long-term measurement was conducted April 15 through April 16, 2021. Short-term Measurement 1 (ST-1) was taken at the northern terminus of Sleepy Hollow Lane (near 629 Sleepy Hollow Lane); ST-2 was captured on Sleepy Hollow Lane near the northern border of the New Reef building location with the condominiums at 645-649 Sleepy Hollow Lane; and ST-3 was measured on Sleepy Hollow Lane in front of the residence at 683 Sleepy Hollow Lane. The microphone was pointed towards vehicular traffic on Sleepy Hollow Lane and SR-1, which is the primary source of noise in the project site vicinity. Table 17 summarizes the results of the short-term noise measurements. Measurement locations are shown in Figure 12.

Table 17 Short-term Ambient Noise Measurements – Rincon Consultants

Measurement	Sample Period	Location	dBA L_{eq}	dBA L_{max}	Notes
ST-1	11:46 a.m. – 12:01 p.m.	Northern terminus of Sleepy Hollow Lane (near 629 Sleepy Hollow Lane	57.8	69.9	Primary noise source: vehicular traffic (low to moderate traffic flow) Secondary noise sources: beach (waves) and pedestrians
ST-2	12:06 – 12:22 p.m.	Northern border between the New Reef Building site and the condominiums at 645-649 Sleepy Hollow Lane	57.8	75.9	Primary noise source: vehicular traffic (low traffic flow) Secondary noise sources: beach (waves) and pedestrians
ST-3	12:41 – 12:56 p.m.	In front of the residence at 683 Sleepy Hollow Lane	59.4	72.7	Primary noise source: vehicular traffic (low to moderate traffic flow) Secondary noise sources: beach (waves) and pedestrians

Source: Rincon Consultants Analyst on April 15, 2021. See Appendix I for raw data.

Figure 12 Noise Measurement Locations



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Fig X Noise Measurements

Table 19 shows the results of the long-term noise measurement. The long-term measurement was conducted near the location of ST-2 near the northern border between the New Reef Building site and the condominiums at 645 through 649 Sleepy Hollow Lane. The microphone was attached to a stop sign and pointed towards vehicular traffic on Sleepy Hollow Lane and SR-1, which is the primary source of noise in the project site vicinity. The data was recorded in four-minute intervals. Several of the data points recorded at these intervals recorded high noise levels that were determined to be unrepresentative of ambient noise levels (i.e., noise levels that were approximately 5 dBA or higher than preceding or subsequent data points). The measurement was unmonitored; therefore, the reasoning for these unusually elevated noise levels could not be determined. However, to be conservative, these noise levels were removed from the calculations of ambient noise levels to avoid skewing the ambient noise level higher than is expected for the area. The removed values are shown in the footnotes to Table 19. As shown in Table 19, the ambient noise level was measured as 59.8 and 61.5 dBA L_{eq} during the Municipal Code daytime hours (7:00 a.m. to 10:00 p.m.) and 54.6 dBA L_{eq} during the Municipal Code nighttime hours (10:00 p.m. to 7:00 a.m.).

Table 18 Long-term Ambient Noise Measurements – Rincon Consultants

Sample Period	Sample Average (dBA L_{eq})	Lowest dBA L_{eq} (4-minute)	Highest dBA L_{eq} (4-minute)
April 15-16: 1:25 p.m. to 1:25 p.m.	59.1	51.4	71.2
April 15, Daytime: 1:25 p.m. to 10:00 p.m.	59.8	51.4	69.8
April 15-16, Nighttime: 10:01 p.m. to 7:00 a.m.	54.6	51.4	64.3
April 16, Daytime: 7:01 a.m. to 1:25 p.m.	61.5	52.9	71.2

Source: Rincon Consultants Analyst on April 15 through April 16, 2021. See Appendix I for raw data.

The following data points were removed from the ambient noise level calculations because they are 5 dBA or more above than preceding or subsequent recorded data points:

April 15, 2021

- 70.3 dBA at 2:29 p.m. to 2:33 p.m.
- 64.8 dBA at 4:17 p.m. to 4:21 p.m.
- 71.8 dBA at 4:53 p.m. to 4:57 p.m.
- 73.4 dBA at 4:57 p.m. to 5:01 p.m.
- 69.5 dBA at 5:17 p.m. to 5:21 p.m.
- 90.6 dBA at 9:13 p.m. to 9:17 p.m.
- 63.3 dBA at 9:37 p.m. to 9:41 p.m.
- 63.5 dBA at 11:17 p.m. to 11:21 p.m.

April 16, 2021

- 70.2 dBA at 7:33 a.m. to 7:37 a.m.
- 66.1 dBA at 7:57 a.m. to 8:01 a.m.
- 70.0 dBA at 8:01 a.m. to 8:05 a.m.
- 70.2 dBA at 8:05 a.m. to 8:09 a.m.
- 70.2 dBA at 8:09 a.m. to 8:13 a.m.
- 70.4 dBA at 10:01 a.m. to 10:05 a.m.
- 77.5 dBA at 10:37 a.m. to 10:41 a.m.
- 67.3 dBA at 11:09 a.m. to 11:13 a.m.
- 66.0 dBA at 1:05 p.m. to 1:09 p.m.

As part of the New Swimming Pool Noise Study conducted for the project, a long-term noise measurement was conducted at the hotel property line adjacent to the residence at 671 Sleepy Hollow Lane from 12:12 p.m. on September 29, 2020 to 1:51 p.m. on October 1, 2020 (Newsom Brown Acoustics LLC 2020). Results from this measurement are shown in Table 19. A graph of the measurement is shown in Figure 2 of Appendix J.

Table 19 Ambient Noise Measurements – Newsom Brown Acoustics LLC

Sample Period	Sample Average (dBA L_{eq})	Lowest dBA L_{eq} (15-minute)	Highest dBA L_{eq} (15-minute)
September 29, 2020: 12:12 p.m. to 10:00 pm.	55.4	50.8	62.4
September 29-30, 2020, Nighttime: 10:00 p.m. to 7:00 a.m.	51.7	49.9	55.8
September 30, 2020, Daytime: 7:00 a.m. to 10:00 p.m.	55.7	52.2	60.1
September 30-October 1, 2020, Nighttime: 10:00 p.m. to 7:00 a.m.	51.4	49.4	54.4
October 1, 2020, Daytime: 7:00 a.m. to 1:51 p.m.	54.1	50.8	56.9

Source: Newsom Brown Acoustics LLC 2020 (see Appendix J)

Regulatory Setting

State of California

California's Green Building Standards Code (CALGreen), Standard 5.507.4, requires that all non-residential buildings with property lines within sound levels regularly exceeding 65 dBA L_{eq} verify the interior noise levels within occupied nonresidential space do not exceed 50 dBA L_{eq}.

City of Laguna Beach Noise Element

The goals, policies, and implementation actions contained in the Noise Element of the Laguna Beach General Plan (2005) focus on establishing regulations and applying criteria for acceptable noise levels for different land uses in order to minimize the negative impacts of noise, especially at sensitive receiver locations. In support of these goals and policies, the Noise Element contains a land use and noise compatibility matrix (shown in Table 20) that identifies normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable noise levels for various land uses to guide planning decisions. In addition, the Noise Element identifies an interior noise standard of 45 CNEL for hotel uses.

Table 20 Land Use and Noise Compatibility Matrix (CNEL)

Land Use	Normally Acceptable[1]	Conditionally Acceptable[2]	Normally Unacceptable[3]	Clearly Unacceptable[4]
Single-Family, Duplex, Mobile Homes	50 – 60	60 – 70	70 – 75	75+
Multi-Family	50 – 65	65 – 70	70 – 75	75+
Motel, Hotel	50 – 65	65 – 70	70 – 80	80+
School, Library, Church, Hospital, Nursing Home	50 – 70	–	70 – 80	80+
Auditorium, Concert Hall, Amphitheater	–	50 – 70	–	70+
Sports Arena, Outdoor Spectator Sports	–	50 – 75	–	75+
Playground, Neighborhood Park	50 – 70	70 – 75	–	75+
Golf Course, Riding Stable, Water Recreation, Cemetery	50 – 75	–	75 – 80	80+
Office Building, Business Commercial, Professional	50 – 70	70 – 75	75+	–
Agriculture, Industrial, Manufacturing, Utilities	50 – 75	75 – 80	80+	–

[1] Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.

[2] Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning would normally suffice.

[3] Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

[4] Clearly Unacceptable: New construction or development should generally not be undertaken.

Note: Noise levels are provided in CNEL.

Source: Laguna Beach 2005

City of Laguna Beach Municipal Code

Chapter 7.25, *Noise*, of the Laguna Beach Municipal Code (LBMC) establishes a series of regulations and standards to prevent excessive noise that may jeopardize the health, welfare or safety of the citizens or degrade their quality of life. Specifically, LBMC Section 7.25.040(A), Exterior Noise Standards, establishes exterior noise standards categorized by five noise zones in the City. As shown in Table 21, the noise standards for these zones differ between daytime (7:00 a.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) hours.

Table 21 Exterior Noise Level Standards

Noise Zone	Land Use	Noise Level (L_{eq}, dBA[1]) Daytime (7:00 a.m. to 10:00 p.m.)	Noise Level (L_{eq}, dBA[1]) Nighttime (10:00 p.m. to 7:00 a.m.)
I	Residential	60 dBA	50 dBA
II	Commercial	65 dBA	65 dBA
III	Mixed-Use - Residential	65 dBA	55 dBA
IV	Downtown Specific Plan	70 dBA	70 dBA
V	Manufacturing, Industrial	70 dBA	60 dBA

[1] A-weighted decibel (dBA) is defined as a decibel (dB) adjusted to be consistent with human response.

Source: LBMC Section 7.25.040

According to LBMC Section 7.25.040(B), it is unlawful for any person at any location within the City to create noise which causes the noise level when measured on any other property to: (1) exceed the noise standard for the applicable zone for any 15-minute period, or (2) a maximum instantaneous (single instance) noise level equal to the noise standard plus 20 dBA for any period of time.

LBMC Section 7.25.050(E) exempts noise sources associated with construction, repair, remodeling, demolition or grading of any real property from compliance with the noise level limits contained in the LBMC. This section indicates that such noise-generating activities are subject to the provisions of LBMC Section 7.25.080, Construction Activity Noise Regulations, which prohibits the operation of any tool or equipment used for construction activities or any other related building activity between the hours of 6:00 p.m. and 7:30 a.m. on weekdays, whereas such construction activities are prohibited entirely on weekends and federal holidays.

As listed in LBMC Section 7.25.060, Loud and Disturbing Noise, any loud, excessive, impulsive or intrusive noise, disturbance or commotion, which disturbs the peace or quiet of any area or which causes discomfort or annoyance to any reasonable person of normal sensitivities in the area, is prohibited from any person or property owner. The types of loud, disturbing, excessive, impulsive or intrusive noise may include, but is not limited to, yelling, shouting, hooting, whistling, singing, playing a musical instrument, and emitting or transmitting any loud music or noise from any mechanical or electrical sound making or sound-amplifying device.

LBMC Section 7.25.130, Heating, venting, pool/spa and air conditioning—Special Provisions, includes specific noise standards for regulating heating, venting and air conditions (HVAC), and pool/spa equipment in or adjacent to residential areas. According to Section 7.25.130(a), permits for HVAC, and pool/spa equipment in or adjacent to residential areas are issued only after the installation contractor signs an acknowledgment that the installation will meet the noise limits established in LBMC Section 7.25.040.

Significance Thresholds

Construction Noise

The City does not have specific noise level criteria for assessing construction impacts because it exempts construction noise that occurs between the hours of 7:30 a.m. and 6:00 p.m. on weekdays from compliance with the noise level limits contained in the LBMC. In addition, while Table 3 of the Noise Element of the City's General Plan permits exterior noise levels up to 65 CNEL for low-density single-family, two-family, and multi-family residences as well as mobile homes, these are design

standards to be used during planning of noise exposure to future land use projects and are not applicable to construction noise. Specifically, these standards are referred to in Action 2.1 of the City's Noise Element as standards recommended to define City Policies related to land uses and acceptable noise levels. Action 2.1 falls under Goal 2, which states, "Incorporate noise considerations into land use planning decisions. These measures will be achieved through the following policies as they apply to completed projects, *not construction actions*" (emphasis added). In other words, these standards are appropriate for use in evaluating the project's operational noise impacts, but not its construction noise impacts. These types of operational noise standards are consistently not used for evaluating construction noise by nearly all California jurisdictions.

Therefore, in accordance with CEQA Guidelines Section 15064.7(c), the City has chosen to use thresholds of significance recommended by another public agency i.e., the Federal Transit Authority (FTA) because these thresholds are supported by substantial evidence as outlined in the FTA's 2018 *Transit Noise and Vibration Impact Assessment* document. In that document, the FTA has developed guidance for determining whether construction of a project would result in a substantial temporary increase in ambient noise levels. The FTA provides guidance for construction noise thresholds that indicates a significant impact would occur if construction noise levels at the nearest residences exceed an eight-hour 80 dBA L_{eq} noise limit during the day (7:00 a.m. to 10:00 p.m.) or an eight-hour 70 dBA L_{eq} noise limit during the night (10:00 p.m. to 7:00 a.m.; FTA 2018).

Operational Noise

Operational noise from the project would be significant if it would exceed exterior noise standards listed in LBMC Section 7.25.040(A) and as shown in Table 21, or would exceed 5 dBA over the ambient noise level. As stated above, noise standards in Table 3 of the Noise Element of the City's General Plan are design standards to be used during planning of noise exposure to future land use projects and are not used to regulate operational noise generated from proposed projects.

Vibration

The City has not adopted specific standards for vibration impacts during construction. Therefore, in accordance with CEQA Guidelines Section 15064.7(c), the City has chosen to use thresholds of significance recommended by another public agency (i.e., Caltrans) because these thresholds are supported by substantial evidence as outlined in the Caltrans Transportation and Construction Vibration Guidance Manual (2020). The criteria recommended by Caltrans are used to evaluate potential construction vibration impacts related to both potential building damage and human annoyance. Caltrans criteria were selected because Caltrans is a State agency and expert on vibration analysis. Based on the Caltrans criteria shown in Table 15 and Table 16, construction vibration impacts would be significant if vibration levels exceed 0.5 in./sec. PPV for residential structures and 2.0 in./sec. PPV for industrial and commercial structures, which is the limit at which minor cosmetic (i.e., non-structural) damage may occur to these types of buildings. In addition, construction vibration impacts would cause human annoyance at nearby receivers if vibration levels exceed 0.24 in./sec. PPV, which is the limit above which temporary vibration-generating activities become distinctly perceptible.

Consideration of Ambient Noise

The significance of the magnitude of an ambient noise level increase is inherently evaluated by the absolute noise limits utilized for the noise analysis in the Initial Study/Mitigated Negative Declaration, which are described in the preceding subsections. The absolute noise limits used in this analysis to evaluate the project's construction and operational noise impacts are set at reasonable levels at

which a substantial noise level increase as compared to existing ambient noise levels would occur. This fact is evident in that operational noise limits are lower than construction noise limits to account for the fact that permanent noise level increases associated with continuous operational noise sources typically result in adverse community reaction at lower magnitudes of increase than temporary noise level increases associated with construction activities that occur during daytime hours and do not affect sleep. In addition, the noise standards are lower for nighttime hours to account for the differences in ambient noise levels for daytime hours as compared to nighttime hours. For example, the FTA noise standard for construction activities is 80 dBA $L_{eq\ (8\text{-}hour)}$ for daytime hours and 70 dBA $L_{eq\ (8\text{-}hour)}$ for nighttime hours, whereas the City's exterior noise level standards for operational noise at receiving residential uses is 60 dBA L_{eq} during daytime hours and 50 dBA L_{eq} during nighttime hours (FTA 2018; LBMC Section 7.25.040(B)). Furthermore, the thresholds used in the analysis inherently integrate the ambient noise level in that the noise limits are tailored to specific land uses. Both the FTA's construction noise limits and the City's operational noise limits are stricter for residential land uses as compared to commercial or industrial land uses because of the typically lower ambient noise levels associated with residential land uses. Therefore, these absolute noise limits account for typical ambient noise levels associated with each land use such that an increase in ambient noise levels that exceeds these limits would be considered a substantial increase above ambient noise levels.

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?

The proposed project involves interior remodeling of nine existing buildings on the project site, construction of a new building ("New Reef") with 15 hotel rooms, a pool/lounge and a single level subsurface parking garage with car stacking parking equipment, landscape and exterior lighting updates throughout the project site, the demolition of two existing swimming pools at the Surf and Seas buildings, the addition of a porte cochère with below grade storage and office space at the existing Surf building, repaving and restriping of existing parking lots, roadway improvements to Sleepy Hollow Lane, and below grade kitchen expansion and the conversion of storage space to a conference room at the Villa Building. The immediate surrounding area, consisting of multi-family residences and commercial uses, may be subject to both temporary construction noise and long-term operational noise. The primary on-site noise sources associated with operation of the proposed project would include noise from delivery trucks, trash hauling trucks, and outdoor light recreation such as conversation and pool use. The following discussions address construction and operational noise associated with the project.

Construction Noise

Construction activity would result in temporary increases in ambient noise in the project area on an intermittent basis and, as such, would expose surrounding noise-sensitive receivers to increased noise. The nearest sensitive receivers to the site are multi-family residences immediately to the north and single- and multi-family residences immediately to the south. There is also a multi-family condominium building located at 645 and 647 Sleepy Hollow Lane between two of the project parcels.

Construction noise was estimated using the FHWA Roadway Construction Noise Model (RCNM) (2006). RCNM predicts construction noise levels for a variety of construction operations based on empirical data and the application of acoustical propagation formulas. Using RCNM, construction noise levels were estimated at noise-sensitive receivers near the project site. RCNM provides

reference noise levels for standard construction equipment, with an attenuation of 6 dBA per doubling of distance for stationary equipment.

Each phase of construction has a specific equipment mix, depending on the work to be accomplished during that phase. Each phase also has its own noise characteristics; some will have higher continuous noise levels than others, and some may have discontinuous high-impact noise levels. The maximum hourly L_{eq} of each phase is determined by combining the L_{eq} contributions from each piece of equipment used in that phase (FTA 2018). Project construction phases would include demolition, site preparation, grading, building construction, architectural coating, and paving of the project site. It is assumed that diesel engines would power all construction equipment. For assessment purposes, the loudest phases have been used for this assessment (i.e., demolition, grading, and building construction), and have been modeled under the conservative assumption that a dozer, an excavator, and a jackhammer would be operating simultaneously. This equipment mix for the loudest construction phases has been assumed for construction of the new Reef building and the motor court and porte cochère. This equipment mix is a conservative assumption because it is not anticipated that it would be physically feasible to simultaneously operate a dozer, excavator, and jackhammer in the relatively small construction sites for the proposed project. RCNM construction equipment noise values are based on extensive noise measurements conducted during construction of the Central Artery/Tunnel project in Boston, Massachusetts, which occurred in the 1990s and 2000s. In Table 1 of the RCNM User Guide, the measured noise levels used in the model (and therefore the project's analysis) are detailed, including the number of data samples for each piece of equipment. The reference noise level for a dozer is based on 55 measured samples; the reference noise level for a excavator is based on 170 measured samples; and the reference noise level for a jackhammer is based on 133 measured samples. These samples include all operational aspects of this equipment (e.g., idling, moving, digging, backup alarm usage). The reference noise levels in RCNM are therefore based on an extensive sampling program; therefore, these reference noise levels are a reliable source for a construction noise analysis and are supported by substantial evidence.

As stated under the project description, the project would implement the following construction BMPs that would have the effect of reducing construction noise levels from the project:

- The use of bells, whistles, alarms, and horns will be restricted to safety warning purposes only.
- Backup alarms will use manually adjustable alarms or use self-adjusting alarms.
- Noise-reducing enclosures will be used around stationary noise-generating equipment (e.g., compressors and generators) or located as far from sensitive receivers, as feasible.
- Construction staging areas will be placed as far from sensitive receivers as practicable.
- Either plug-in electric or solar-powered on-site generators will be used to the extent feasible.
- Limited use of speaker radios or stereos during construction.

Reductions from these measures have conservatively not been included in construction noise modeling.

Construction equipment would be continuously moving across the site, coming near and then moving further away from individual receivers; due to the dynamic nature of construction, noise levels over an 8-hour construction day are calculated at various distances from the center of on-site construction activity to the nearest receivers. This approach is recommended by the FTA in the 2018 *Transit Noise and Vibration Impact Assessment* document on page 177, which states that the distance variable in the construction noise calculation "assumes that all equipment operates at the center of the project." Construction equipment would also be spaced apart throughout the site while operating due to the

large size of equipment and site dimension constraints. Therefore, using the FHWA RCNM, construction noise was modeled assuming construction equipment would average 45 feet from adjacent residences over an 8-hour construction day. For a conservative analysis, construction noise modeling does not account for noise reduction from existing noise barriers (e.g., masonry walls or topographical attenuation). Construction noise levels and distances to the nearest receivers are shown in Table 22. RCNM calculations are included in Appendix I.

Table 22 Construction Noise Levels at Receivers

	dBA $L_{eq\ (8\text{-}hour)}$
Construction Equipment	**45 Feet**
Bulldozer, Excavator, Jackhammer	85

L_{eq}: one-hour equivalent noise; dBA: A-weighted decibel
See Appendix I for RCNM results.

As shown in Table 22, noise levels during construction were calculated at 85 dBA $L_{eq\ (8\text{-}hour)}$ at the nearest noise-sensitive receivers, consisting of the condominium building at 645 through 649 Sleepy Hollow Lane and the single-family residence at 671 Sleepy Hollow Lane. Therefore, construction noise levels would exceed the FTA's daytime noise criterion of 80 dBA L_{eq} (8-hour) at the nearest residences during construction of the New Reef building and the motor court and porte cochère. Noise impacts from daytime construction would be potentially significant. Therefore, implementation of Mitigation Measure NOI-1 would be required.

Pursuant to LBMC Section 7.25.080, construction activities are prohibited between the hours of 6:00 p.m. and 7:30 a.m. on weekdays, and entirely prohibited on weekends and federal holidays. Because construction activities would not occur during these hours (as described under *Project Description*), construction noise levels would not exceed the nighttime noise criterion of 70 dBA L_{eq} (8-hour) (FTA 2018). Nighttime construction noise levels would be less than significant.

Combined Construction Noise Levels

If construction of the New Reef building and the motor court/porte cochère occur simultaneously, sensitive receivers at the 645 through 649 Sleepy Hollow Lane condominiums may be exposed to combined noise from both construction sites due to the positioning of these residences in between both sites. The distance from the center of the New Reef building site to the 645 through 649 Sleepy Hollow Lane condominiums would be approximately 80 feet, which would result in a noise level of approximately 80 dBA $L_{eq\ (8\text{-}hour)}$ at these condominiums using the construction equipment list described previously (i.e., dozer, excavator, and dozer). The distance between the center of construction activity at the motor court/porte cochère construction site to the 645 through 649 Sleepy Hollow Lane condominiums would be approximately 55 feet. The existing intervening hotel structure located between the motor court/porte cochère construction site and the condominiums would provide substantial attenuation. For example, barriers that break the line-of-sight between a noise source and a receiver can provide approximately 5 to 15 dB reductions in noise levels.[8] However, to be conservative, this attenuation was not accounted for in the calculations. Therefore, it

[8] New Hampshire Department of Transportation. Noise Barrier Programs. Available at: http://www.everettturnpikewidening.com/documents/NHDOT%20Noise%20Barrier%20Programs.pdf

is conservatively estimated that construction activities at the motor court/porte cochère site would generate a noise level of approximately 83 dBA $L_{eq\ (8\text{-}hour)}$ at the condominiums.

Assuming a worst-case scenario in which construction at both the new Reef building and motor court/porte cochère sites would be occurring simultaneously and in which a receiver at the 645 through 649 Sleepy Hollow Lane condominiums is exposed to direct line-of-sight construction noise from both activities simultaneously, construction noise levels at these condominiums would be approximately 85 dBA $L_{eq\ (8\text{-}hour)}$. Therefore, combined construction noise levels at the 645 through 649 Sleepy Hollow Lane condominiums would exceed the FTA's daytime noise criterion of 80 dBA $L_{eq\ (8\text{-}hour)}$. Similar to impacts from individual construction activities at each construction site, noise impacts from combined daytime construction activities would be potentially significant. Implementation of Mitigation Measure NOI-1 would be required.

Land Use Compatibility

The most predominant source of noise on and around the project site is vehicular traffic on SR-1. According to the City's noise compatibility matrix shown in Table 20, ambient noise levels up to 65 CNEL are normally acceptable for hotel uses while ambient noise levels up to 70 CNEL are conditionally acceptable for hotel uses. Based on Caltrans' AADT traffic volumes for SR-1 and Traffic Noise Prediction Model (Appendix I) calculations for the Existing plus Project traffic volume scenario, the project's northern façade facing SR-1 would be exposed to an ambient noise level of approximately 70 CNEL. According to the City's noise compatibility matrix, the project would be exposed to noise levels within the "conditionally acceptable" range, which means that new construction or development should be undertaken only after needed noise insulation features are included in the design (Laguna Beach 2005).

Generally, any large structure blocking the line of sight will provide at least a 5-dBA reduction in source noise levels at the receiver (FHWA 2011). Structures can substantially reduce occupants' exposure to noise as well. The FHWA's guidelines indicate that modern building construction generally provides an exterior-to-interior noise level reduction of 20 to 35 dBA with closed windows (FHWA 2011). Modern nonresidential buildings are typically constructed with storm windows, single- or double-glazed, which provide an exterior-to-interior noise level reduction of at least 20 dBA. Based on a noise exposure level of up to 70 CNEL and a noise attenuation of at least 20 dBA, the interior noise level within northern habitable rooms facing SR-1 would be up to 50 CNEL. Therefore, interior noise levels for northern hotel units with direct line-of-sight to SR-1 could exceed the City's interior noise standard of 45 CNEL for hotel uses.

CALGreen, Standard 5.507.4, also requires verification that interior noise levels within occupied nonresidential space of all non-residential buildings with property lines where sound levels regularly exceed 65 dBA L_{eq} do not exceed 50 dBA L_{eq}. Based on Caltrans' peak hour traffic volumes for SR-1 and Traffic Noise Prediction Model (Appendix A) calculations for the Existing plus Project traffic volume scenario, the project's northern façade facing SR-1 would be exposed to an ambient noise level of approximately 69 dBA L_{eq}. Therefore, northern hotel development would be exposed to noise levels that exceed 65 dBA L_{eq} and would require noise insulation features to reduce interior noise levels to below 50 dBA L_{eq}. However, as noted previously, typical construction materials of modern buildings (e.g., storm windows, single- or double-glazed) provide an exterior-to-interior noise level reduction of at least 20 dBA. Based on modeled noise level of 69 dBA L_{eq} and a noise attenuation of at least 20 dBA, the interior noise level at non-residential areas of hotel development would not exceed the State's interior noise standard of 50 dBA L_{eq}.

Nonetheless, Mitigation Measure NOI-1 is recommended for northern hotel units with direct line-of-sight to SR-1 to comply with the City's interior noise standard of 45 CNEL for hotel uses. If implemented, the sound insulation technique described in Mitigation Measure NOI-2 would reduce exterior noise levels such that the project's interior noise levels in the habitable hotel rooms do not exceed 45 CNEL.

On-Site Operational Noise

For purposes of the operational noise analysis, the lowest average measured ambient noise levels in the area during the daytime and nighttime were used to represent existing ambient noise levels in the project site vicinity. These noise levels are 54.1 dBA L_{eq} during the daytime hours of 7:00 a.m. to 10:00 p.m. and 51.4 dBA L_{eq} during the nighttime hours of 10:00 p.m. to 7:00 a.m. as shown in Table 19. As discussed under Significance Thresholds, *Operational Noise,* a more than 5 dBA increase over ambient would be a significant noise increase. Therefore, a more than 5 dBA increase over daytime ambient noise levels would be a noise level exceeding 59.7 dBA L_{eq} from 7:00 a.m. to 10:00 p.m. or 56.4 dBA L_{eq} from 10:00 p.m. to 7:00 a.m.

Heating, Ventilation, and Air Conditioning (HVAC) Equipment

The project would replace in-wall Package Terminal Air Conditioner (PTAC) units at rooms at the Seas, Bahia, and Cottage buildings, as well as replace HVAC units at the Driftwood and Villa buildings; these units would likely improve existing ambient noise conditions because the existing PTAC units would be replaced with more efficient, modern units that generate lower noise levels. In addition, HVAC units added to the Coast and Surf buildings will be enclosed in concrete structures on all sides with minimal openings. HVAC units for the Coast building would be located in the underground parking garage and HVAC units for the Surf building would be located in a narrow gap in the middle of the building that would have no line of sight to off-site uses. Therefore, these PTAC and HVAC units are not analyzed further because they do not have the potential to generate a substantial permanent increase in ambient noise levels in the project site vicinity.

The proposed project would add new air conditioning units to the New Reef building and Reef Tower building. At the New Reef building, five 5-ton HVAC units would be installed adjacent to the north of the proposed bar area on the rooftop deck. These units would be Mitsubishi PUMY-P60NKMU3(-BS) units, which have sound pressure levels of 58.0 to 59.0 dBA at one meter (see of Appendix I for specification sheets). These units would be installed on rubber vibration pads and would be located in an open-air mechanical yard surrounded by four-foot-high concrete walls. These units would be located approximately 45, 51, 58, 65, and 71 feet from the property line of 671 Sleepy Hollow Lane, which would be the nearest sensitive receiver to these HVAC units. The combined noise level of these HVAC units would be 41.4 dBA L_{eq} at 671 Sleepy Hollow Lane. This is a conservative assumption that does not account for attenuation provided by the four-foot-high concrete wall enclosure that would surround the HVAC units or the attenuation provided by the New Reef building hotel units that would be located in between the HVAC units and 671 Sleepy Hollow Lane. These HVAC units would also be located approximately 60, 66, 73, 80, and 86 feet from the property line at 645 through 649 Sleepy Hollow Lane. The combined noise level of these HVAC units would be 39.3 dBA L_{eq} at 645 through 649 Sleepy Hollow Lane. This is also a conservative assumption that does not account for attenuation from the four-foot-high concrete wall enclosure that would surround the HVAC units.

At the existing Reef Tower building, five new five-ton HVAC units would be installed adjacent to the north of the building on the ground level. These would be the same types of units as those used for the New Reef building and would also be installed on rubber vibration pads within an open-air

mechanical yard surrounded by four-foot-high concrete walls. These units would be located approximately 20, 25, 25, 30, and 30 feet from the property line of 645 through 649 Sleepy Hollow Lane, which would be the nearest sensitive receiver to these HVAC units. The combined noise level of these HVAC units would be 48.3 dBA L_{eq} at 645 through 649 Sleepy Hollow Lane. This is a conservative assumption that does not account for attenuation provided by the four-foot-high concrete wall enclosure or attenuation provided by the existing wall in between the Reef Tower building and 645 through 649 Sleepy Hollow Lane. The combined HVAC noise level generated by new units at the New Reef building and the existing Reef Tower building would be approximately 48.8 dBA L_{eq} at 645 through 649 Sleepy Hollow Lane. These units would be located approximately 90, 90, 95, 95, and 100 feet from the property line of 671 Sleepy Hollow Lane. The combined HVAC noise level generated by new units at the New Reef building and the existing Reef Tower building would be approximately 42.7 dBA L_{eq} at 645 through 649 Sleepy Hollow Lane.

As demonstrated, these noise levels would not exceed the City's daytime noise level standard of 60 dBA L_{eq} or nighttime noise level standard of 50 dBA L_{eq} for any 15-minute period as regulated by LBMC Section 7.25.040(B). These noise levels would also not result in a more than 5 dBA increase over daytime ambient noise levels (exceeding 59.7 dBA L_{eq} from 7:00 a.m. to 10:00 p.m.) or more than 5 dBA increase over nighttime ambient noise levels (exceeding 56.4 dBA L_{eq} from 10:00 p.m. to 7:00 a.m.). Therefore, impacts from HVAC noise would be less than significant.

Parking Garage Exhaust Fan

The parking garage exhaust fan would be a Greencheck Model BSQ-300 (one proposed unit). According to the unit's specification sheets (see Appendix I), the fan on the unit generates a sound pressure level of 65 dBA at 1.5 meters. According to the project architects (Rockefeller Kempel Architects), the exhaust fan equipment would be located within the garage itself; therefore, the primary point for noise to emanate would be the vent placed in the southeast corner of the roof deck of the New Reef Building. Given the location of the fan in the garage itself, turns in the path of the duct work, the insulation of the duct work, and the distance noise would travel between the fan and the vent, it is conservatively estimated that noise emanating from the vent would be 60 dBA or less. The vent would be directed to the sky or towards Sleepy Hollow Lane, which would be perpendicular from the nearest residence at 671 Sleepy Hollow Lane. The vent would also be surrounded by walls along the rooftop edge with the vent opening located approximately one foot below the walls on the east and southern sides.

The center of the vent would be located approximately 18 feet from the property line of 671 Sleepy Hollow Lane, 55 feet from 689 Sleepy Hollow Lane, and 125 feet from 645 through 649 Sleepy Hollow Lane. Conservatively assuming no attenuation from the noise source being angled away from each residence and from the surrounding walls around the vent, noise levels from the vent would be approximately 48.7 dBA L_{eq} at the property line of 671 Sleepy Hollow Lane, 39.0 dBA L_{eq} at the property line of 689 Sleepy Hollow Lane, and 31.9 dBA L_{eq} at the property line of 645 through 649 Sleepy Hollow Lane. These noise levels would not exceed the daytime noise level standard of 60 dBA L_{eq} or nighttime noise level standard of 50 dBA L_{eq} for any 15-minute period as regulated by LBMC Section 7.25.040(B). These noise levels would also not result in a more than 5 dBA increase over daytime ambient noise levels (exceeding 59.7 dBA L_{eq} from 7:00 a.m. to 10:00 p.m.) or more than 5 dBA increase over nighttime ambient noise levels (exceeding 56.4 dBA L_{eq} from 10:00 p.m. to 7:00 a.m.). Impacts from parking garage exhaust fan noise would be less than significant.

Delivery- and Trash-hauling Trucks

The project would require periodic delivery and trash hauling services, which generate noise from medium-duty truck operations and idling engines. However, noise associated with delivery and trash-hauling trucks would be an intermittent noise source and are already a common occurrence in the project vicinity due to existing hotel, residential, and commercial uses that make up the developed urban area. In addition, due to reorganization of the waste systems at the site, trash pick-up is expected to be reduced from six to three days per week for the three of the dumpsters that will hold hotel waste and recyclable waste. The single food / organic waste dumpster pick-up will be 6 days per week to minimize food waste accumulation and avoid any odors. With the reduction in the number of dumpsters from six to four, the time spent on site for the trash trucks will be reduced also. Because delivery and trash trucks are already a common occurrence throughout the City, such services would not result in a substantial permanent increase in ambient noise levels without the project. Operational noise impacts associated with delivery and trash-hauling trucks would be less than significant.

Baler

The project would install a new baler in the northeast corner of the Villa building to compress recyclable paper and box products to create bales for recycling pick-up. When operating, one baling cycle takes 45 seconds and produces 60 dB of noise during the cycle (see Appendix I for baler details). As the compactor would be located within the Villa building, noise would be heavily attenuated by the exterior walls of the building and would be negligible at the noise-sensitive receivers. Operational noise impacts associated with the baler would be less than significant.

Outdoor Noise

CONVERSATIONAL NOISE

Operational noise associated with outdoor use areas (i.e., balconies and pool) at hotel development would primarily include conversations and music. These noise-generating activities would be comparable to those of existing on-site hotel uses, including the existing swimming pools, and residences in the project vicinity. The *New Swimming Pool Noise Study* prepared by Newson Brown Acoustics LLC analyzed crowd noise at a distance of 64 feet to 671 Sleepy Hollow Lane, which the report stated is the distance from the center of the pool area to 671 Sleepy Hollow Lane. The reference noise levels used in this analysis to estimate crowd noise were based upon measured noise levels at a similar hotel pool area, with an average noise level of 59.8 dBA L_{eq} at 18 feet from the center of noise activity. Per the operating guidelines that will be included in the proposed project conditions of approval, the number of people at one time in the pool area would be limited to 40 guests. According to the study, when scaled for a 40-person occupancy limit, noise levels generated by hotel guests at the proposed pool would be 7 dBA greater than the measured noise levels. As such, noise levels generated by pool use would be approximately 58 dBA L_{eq} at the 671 Sleepy Hollow Lane property line, which is a conservative assumption because it does not account for attenuation provided by the New Reef units located in between the pool area and 671 Sleepy Hollow Lane.

There is the potential for special gatherings to increase the pool and bar capacity to 60 guests. These special events would end at 10:00 p.m. In addition, although the *New Swimming Pool Noise Study* considered a distance of 64 feet, the closest distance from the pool deck area to 671 Sleepy Hollow Lane or 645 through 649 Sleepy Hollow Lane would be approximately 45 feet. To provide a conservative analysis, noise levels from 60 people were evaluated at a distance of 45 feet, which would generate a noise level of approximately 61 dBA L_{eq} at 671 Sleepy Hollow Lane. This would

potentially exceed the daytime noise level standards of 60 dBA L_{eq} regulated by LBMC Section 7.25.040(B) and would potentially exceed a 5 dBA increase over the daytime ambient noise levels of 59.7 dBA L_{eq}. Therefore, impacts would be potentially significant from conversational noise to 671 Sleepy Hollow Lane.

The project would include a five-foot-high barrier (consisting of an 18-inch concrete wall with a 42-inch glass guard rail on top) along the northern edge of the pool and bar area, which is the property line shared with the 645 through 649 Sleepy Hollow Lane condominiums. The 645 through 649 Sleepy Hollow Lane condominiums would also be located at a lower elevation than the New Reef Building pool and bar area, which means that noise generated from the pool and bar area would take a low angled path to the condominiums, further increasing the attenuation from the five-foot-high barrier. Barriers can provide a 5 to 15 dB reduction in noise levels[9]; therefore, it was conservatively assumed that this barrier would provide a 5 dB reduction. As a result, noise levels generated by 60 people using the pool area would generate a noise level of approximately 56 dBA L_{eq} at the 645 through 649 Sleepy Hollow Lane condominiums, assuming a distance of 45 feet. These noise levels would not exceed the daytime noise level standard of 60 dBA L_{eq} regulated by LBMC Section 7.25.040(B) and would also not result in a more than 5 dBA increase over daytime ambient noise levels (exceeding 59.7 dBA L_{eq} from 7:00 a.m. to 10:00 p.m.) Therefore, conversational noise impacts to 645 through 649 Sleepy Hollow Lane would be less than significant.

MUSIC

The project would place outdoor speakers to play recorded music within the bar area of the New Reef building. The speakers would be placed in a way that is intended to generate music for occupants of the bar and would not be designed to provide audible music to occupants of the pool deck. The City is conditioning the project so that music noise would not be permitted to be audible at nearby residential properties, which include 645 through 649 Sleepy Hollow Lane (located approximately 50 feet north of the bar area) and 671 Sleepy Hollow Lane (located approximately 50 feet south of the bar area). Generally, noise increases are considered barely perceptible if noise energy doubles, thereby causing a 3-dBA increase. For example, given the daytime ambient noise level of 54.1 dBA L_{eq} in the project site vicinity, noise generated by music would need to be at least 54.1 dBA L_{eq} to cause a doubling of noise energy that would result in a 3-dBA increase. If music generates noise levels less than 54.1 dBA L_{eq} at the northern or southern property lines, it would be considered less than barely perceptible. In addition, music could generate noise levels up to 59.1 dBA L_{eq} at the adjacent property lines and still be considered below the 5-dBA ambient noise increase threshold and the daytime noise level standard of 60 dBA L_{eq} regulated by LBMC Section 7.25.040(B) between the pool and bar's operational hours of 9:00 a.m. to 8:00 p.m.

Given the conditions put on the project regarding speaker placement within the bar (i.e., the speakers must be placed to provide music only to bar patrons and not to users of the swimming pool) and that the project would be conditioned so that music would not be audible at the nearest property line, noise levels generated by music at the bar area would be expected to be less than 54.1 dBA L_{eq} at the nearest residential properties. Impacts would be less than significant.

Combined Noise Levels

Combined noise levels from the project's HVAC units, exhaust fan, and pool/bar conversations and music are shown in Table 21. As shown in the table, combined noise levels would potentially exceed

[9] New Hampshire Department of Transportation. Noise Barrier Programs. Available at: http://www.everettturnpikewidening.com/documents/NHDOT%20Noise%20Barrier%20Programs.pdf

the daytime noise level standards of 60 dBA L_{eq} and would potentially result in a more than 5-dBA increase over the daytime ambient noise levels (59.7 dBA L_{eq}) at 671 Sleepy Hollow Lane, primarily due to conversational noise associated with pool usage. Therefore, combined noise impacts would be potentially significant at 671 Sleepy Hollow Lane. Therefore, implementation of the acoustical barrier described in Mitigation Measure NOI-3 would be required. However, combined noise levels would not exceed daytime standards at 645 through 649 Sleepy Hollow Lane. Furthermore, combined noise levels would not exceed nighttime standards at the off-site residences.

Table 23 Cumulative Operational Noise Levels

	Noise Level (dBA L_{eq})					
Receiver	HVAC	Exhaust Fan	Conversations	Music	Combined	Exceed Thresholds?[1]
645 through 649 Sleepy Hollow Lane						
Daytime	48.8	31.9	56	54.1	58.6	No
Nighttime	48.8	31.9	N/A	N/A	48.9	No
671 Sleepy Hollow Lane						
Daytime	42.7	48.7	61	54.1	**62.1**	**Yes**
Nighttime	42.7	48.7	N/A	N/A	49.7	No

[1] Thresholds are a daytime noise level standard of 60 dBA L_{eq} or nighttime noise level standard of 50 dBA L_{eq} for any 15-minute period as regulated by LBMC Section 7.25.040(B), and a more than 5-dBA increase over daytime ambient noise levels (59.7 dBA L_{eq}) or nighttime ambient noise levels (56.4 dBA L_{eq}).

Off-Site Traffic Noise

Hotel development facilitated by the project would generate new vehicle trips, thereby contributing to traffic on area roadways. The Trip Generation and Access Analysis for the proposed project determined that the hotel remodel would add 245 daily trips to area roadways (LSA 2019). According to Caltrans traffic counts on SR-1, the primary roadway by which the site is accessed, the annual average daily trip (AADT) volume in the project vicinity is approximately 40,000 vehicles (Caltrans 2018). With the proposed project, AADT on this segment of SR-1 would be an estimated 40,245 vehicles, or an increase of approximately 0.6 percent. Therefore, the project would generate an increase in traffic noise of less than 1 CNEL.[10] The project would not create a perceptible 3-dBA increase in traffic noise. Impacts would be less than significant.

Mitigation Measures

NOI-1 Construction Noise Reduction Measures

The project applicant shall reduce construction noise levels to nearby residences to not exceed the FTA's residential construction noise threshold of 80 dBA $L_{eq\ (8\text{-}hour)}$. This shall be accomplished through the following measures:

- Prior to the initiation of construction activities at the New Reef building site and the motor court and porte cochère, the Applicant shall install temporary sound barriers/blankets along the southern, eastern, and northern construction site boundaries near residential receivers during

[10] A doubling of traffic is required for an audible 3 dB increase in traffic noise levels. However, the increase in traffic generated by the proposed project would be approximately 0.6 percent of the estimated AADT on SR-1.

construction. The temporary barriers/blankets shall have a minimum sound transmission loss of 21 and noise reduction coefficient of 0.75, which will be verified Community Development Department staff. Additionally, the temporary barriers/blankets will be of sufficient height to block the line of sight between the noise-generating source of the construction equipment and the nearby residential receivers, and of sufficient height to extend from the top of the temporary construction fence and drape on the ground or be sealed at the ground. The temporary barriers/blankets will have grommets along the top edge with exterior grade hooks, and loop fasteners along the vertical edges with overlapping seams, with a minimum overlap of 2 inches.

- Two weeks prior to the commencement of construction at the project site, notification shall be provided to residents on Sleepy Hollow Lane that discloses anticipated construction schedule and timing.
- A sign shall be posted at each construction site entrance, or other conspicuous location, that includes a 24-hour telephone number for project information, and a procedure where a field engineer/construction manager will respond to and investigate noise complaints and take corrective action if necessary in a timely manner. The sign shall have a minimum dimension of 48 inches wide by 24 inches high with a one-inch minimum font height and shall also include contact information for Community Development Department staff. The sign shall be placed five feet above ground level.
- If a construction noise complaint(s) is registered, the contractor shall retain a City-approved noise consultant to conduct noise measurements at the properties that registered the complaint. The noise measurements shall be conducted for a minimum of one hour and shall include one-minute intervals. The consultant shall prepare a letter report for code enforcement summarizing the measurements, calculation data used in determining impacts, and potential measures to reduce noise levels to the maximum extent feasible.

With implementation of sound barriers/blankets as described in Mitigation Measure NOI-1, construction noise levels would be reduced by at least 10 dBA per manufacturer's specifications (see Appendix I). To provide further evidence of the noise barrier reductions, reductions from an eight-foot barrier were calculated using the Department of Housing and Urban Development's Barrier Performance Module (Department of Housing and Urban Development 2021), which showed a reduction of 11 dBA from such a barrier (see Appendix I for calculations).Therefore, Mitigation Measure NOI-1 would reduce construction noise levels to approximately 74 dBA $L_{eq\ (8\text{-}hour)}$ at the nearest residences and to approximately 75 dBA $L_{eq\ (8\text{-}hour)}$ at the 645 through 649 Sleepy Hollow Lane condominiums during combined construction activities. Impacts would be less than significant with mitigation incorporated.

NOI-2 Exterior-to-Interior Sound Insulation

For northern hotel units with direct line-of-sight to SR-1, the project applicant shall coordinate with project architects and other contractors to incorporate design measures for windows, walls, doors, and any other openings in the building shell that could reduce noise levels to the applicable limit. An acoustical analysis shall be performed prior to the issuance of an occupancy permit to demonstrate that noise levels do not exceed the interior noise standard of 45 CNEL in any habitable room as set forth by the City. Possible noise reduction techniques include:

- Exterior doors (including sliding glass doors) and windows would be installed such that there are no air gaps or perforations.

- Exterior doors and windows would be mounted in low air infiltration rate frames (0.5 cubic feet per minute or less, per ANSI specifications).
- Exterior doors would have a solid core with perimeter weather-stripping and threshold seals with a Sound Transmission Class (STC) rating of at least 31, with a potential for STC rating of 36 or higher if necessary.
- Exterior walls would include minimum of 5/8-inch of stucco or brick veneer over a minimum 1/2-inch plywood or OSB shear panel, R11 insulation and interior 5/8-inch gypsum board.
- Exterior walls would have a STC rating of at least 46.
- Dual-paned windows would be installed with a STC rating of at least 31, with the potential for STC rating of 36 or higher if necessary.
- If exterior sliding glass doors are included, high-performance glazing would be installed with a minimum STC rating of 36.
- Air conditioning or mechanical ventilation systems would be installed to allow windows and doors to remain closed for extended intervals of time so that acceptable interior noise levels can be maintained. The mechanical ventilation system would meet the criteria of the International Building Code (Chapter 12, Section 1203.3 of the 2001 California Building Code) and the provisions of LBMC Section 7.25.130**.**

Implementation of Mitigation Measure NOI-2 would ensure that hotel units comply with the City's interior noise standard of 45 CNEL through incorporated noise reduction techniques.

NOI-3 Operational Noise Abatement

The project applicant shall reduce operational noise levels to nearby residences to not exceed the City's daytime noise level standard of 60 dBA L_{eq} or nighttime noise level standard of 50 dBA Leq, or to not exceed 5 dBA above ambient noise levels. This shall be accomplished through the following measures:

- Prior to the issuance of occupancy permits for the New Reef building, the Applicant shall install a nine-foot-high acoustical barrier in the small portion of the southern property line that is exposed to 671 Sleepy Hollow Lane, as demonstrated in Figure 3 of Appendix J. In order for the barrier to be effective along the entire length of the boundary with the 671 Sleepy Hollow Lane residence, the gap between the Reef units NK10 and NK11 shall be closed off with a solid barrier equal in height to the roofs of these units (approximately 9 feet tall). The wall shall either be straight, as indicated in Figure 3 of Appendix J, or a 'saw tooth' arrangement similar to the fronts of the units. The wall shall be a solid impervious surface weighing a minimum of four pounds per square foot. Stucco on stud framing, masonry block, suitable safety glazing, or a combination of these, as preferred architecturally, would all be acceptable acoustically. If a door is needed for access to the planter areas between the guest units and the property line, it shall be made of heavy solid core wood or mineral core metal construction with perimeter seals. Wood slat or chain link fence construction shall not be allowed.

If a nearby property owner registers an operational noise complaint, the City shall forward the same to the permittee to be reviewed and evaluated. The permittee shall have ten business days to file a written response regarding the complaint which shall include any applicable remedial measures. If the City determines the complaint is valid and the applicant has not taken sufficient steps to minimize the noise, the City may hire a consultant at the permittee's cost to study and evaluate the noise complaint. The matter shall be reviewed by the Director. If the Director determines sound proofing

or other sound attenuation measures should be required to bring the use into compliance with the Municipal Code, the Director may impose conditions on the project to achieve said objective. Per the *New Swimming Pool Noise Study* by Newson Brown Acoustics LLC (Appendix J), such a barrier would reduce conversational noise associated with pool usage by 8 dBA. To provide further evidence of the noise barrier reductions, reductions from a nine-foot barrier were calculated using the Department of Housing and Urban Development's Barrier Performance Module (Department of Housing and Urban Development 2021), which showed a reduction of 12 dBA from such a barrier (see Appendix I for calculations). Combined noise levels from the project's HVAC units, exhaust fan, and pool/bar conversations and music at 671 Sleepy Hollow Lane with implementation of Mitigation Measure NOI-3, assuming an 8 dBA reduction, are shown in Table 24. As shown in the table, noise levels would not exceed the daytime or nighttime noise level standards. Impacts would be less than significant.

Table 24 Combined Operational Noise Levels with Mitigation

	Noise Level (dBA L_{eq})					
Receiver	HVAC	Exhaust Fan	Conversations	Music	Combined	Exceed Thresholds?[1]
671 Sleepy Hollow Lane						
Daytime	42.7	48.7	53	46.1	55.2	No
Nighttime	42.7	48.7	N/A	N/A	49.7	No

[1] Thresholds are a daytime noise level standard of 60 dBA L_{eq} or nighttime noise level standard of 50 dBA L_{eq} for any 15-minute period as regulated by LBMC Section 7.25.040(B), and a more than 5 dBA increase over daytime ambient noise levels (59.7 dBA L_{eq}) or nighttime ambient noise levels (56.4 dBA L_{eq}).

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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

Operation of the proposed project would not include stationary sources of significant vibration, such as heavy equipment operations or press operations. Rather, construction activities have the greatest potential to generate groundborne vibration affecting nearby receivers. Certain types of construction equipment can generate high levels of groundborne vibration. Construction of the proposed project would potentially utilize loaded trucks, jackhammers, and/or bulldozers during most construction phases and during the demolition phase. The project would not use pile driving for foundations; the project would likely use caisson drilling for these activities (i.e., where a hole is drilled and concrete is poured into the hole to create the foundations).

Vibration levels are analyzed at structures, not property lines, as both annoyance and structural damage occur within a structure, not at the property line.[11] Therefore, vibration impacts were modeled based on the distance from the location of vibration-intensive construction activities (i.e., the vibration-generating construction equipment) to the edge of nearby off-site structures. Groundborne vibration analysis differs from the construction noise analysis in that modeled distances for vibration impacts are those distances between the project site to nearest off-site structures (regardless of sensitivity) whereas modeled distances for construction noise impacts are those distances between the center of on-site construction activity and the property line of the nearest off-site sensitive receivers. The closest distance from project construction to an off-site structure would

[11] According to the FTA, groundborne vibration is a concern almost exclusively inside buildings; although groundborne vibration is sometimes noticeable in outdoor environments, it is almost never annoying to people who are outdoors (FTA 2018).

be a 14-foot distance, which would occur from the edge of the proposed New Reef building construction to the structure at 671 Sleepy Hollow Lane. Distances closer than 14 feet would not occur due to the physical constraints of the vibration center of a piece of construction equipment being able to be closer to off-site structures. Table 25 shows estimated groundborne vibration levels from project equipment. Vibration calculations are included in Appendix I.

Table 25 Vibration Levels at Receivers

Equipment	in./sec. PPV	
	Single- and Multi-Family Residences 14 Feet	Commercial Development 25 Feet
Large Bulldozer	0.17	0.089
Loaded Truck	0.14	0.076
Jack hammer	0.07	0.035
Small Bulldozer	0.01	0.003
Caisson Drill	0.17	0.089
Threshold for Building Damage	**0.50**	**2.0**
Threshold for Human Annoyance	**0.24**	**0.24**
Thresholds Exceeded?	No	No

PPV: peak particle velocity; in./sec.: inches per second
See Appendix I for vibration analysis worksheets.

As shown in Table 25, construction activities would generate peak vibration levels of approximately 0.09 in./sec. PPV at the nearest single- and multi-family residences and commercial development. Therefore, according to the Caltrans vibration criteria, groundborne vibration from typical construction equipment would not exceed the applicable threshold of 0.5 in/sec. PPV for building damage at adjacent residences surrounding the project site, nor would it exceed the applicable threshold of 2.0 in./sec. PPV for building damage at adjacent commercial development. Furthermore, groundborne vibration would not exceed the threshold of 0.24 in./sec. PPV for human annoyance. Project construction would not result in groundborne vibration that would cause building damage or human annoyance. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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?

As discussed in Section 9, *Hazards and Hazardous Materials*, the project site is not located within two miles of a public airport or within an airport land use plan (Orange County Airport Land Use Commission 2008). The airport nearest to the project site is the John Wayne Airport, located approximately 10 miles northeast of the project site. Furthermore, there are no private airstrips in the vicinity of the project site. Therefore, the project would not expose people working in the project area to excessive noise levels. No impact would occur.

NO IMPACT

14 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., 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)?

The proposed project would not include housing and, therefore, would not directly contribute to population growth within the City. The proposed project would add 11 new employees to the project site compared to existing conditions. The SCAG 2020 RTP/SCS forecasts that the City will have 6,100 jobs by the year 2045, an increase of 316 from the number of jobs in the City in 2017 (SCAG 2019 and 2020). The 11 new jobs generated by the proposed project would represent approximately 3.5 percent of the anticipated growth in employment within Laguna Beach (SCAG 2019 and 2020). . Project employment would be within the anticipated job growth projection for the City. Therefore, the project would not cause a substantial direct or indirect increase in population or induce unplanned population growth. No impact would occur.

NO IMPACT

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

Because no existing housing is located on the project site, the proposed project would not displace existing housing or people and would not necessitate the construction of replacement housing elsewhere. No impact would occur.

NO IMPACT

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15 Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:				
1 Fire protection?	☐	☐	■	☐
2 Police protection?	☐	☐	■	☐
3 Schools?	☐	☐	☐	■
4 Parks?	☐	☐	■	☐
5 Other public facilities?	☐	☐	■	☐

a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Fire protection is provided by the Laguna Beach Fire Department (LBFD). The nearest fire station to the project site is LBFD Station No. 1 located at 501 Forest Avenue, approximately 0.5-mile (driving distance) north of the project site. The proposed project would involve the renovation of existing hotel buildings and amenities, the construction of a new hotel building, and infrastructure improvements along Sleepy Hollow Lane. As identified in Chapter 15.01 of the LBMC, the City of Laguna Beach has adopted the California Fire Code (2019 edition). The Fire Code contains regulations related to construction, maintenance and design of buildings and land uses. The project would be required to adhere to all Fire Code requirements.

Furthermore, as discussed in Section 14, *Population and Housing*, the project would not significantly increase the population of the City. Therefore, the proposed project would not substantially affect community fire protection services and would not result in the need for construction of additional fire protection facilities. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Police protection services in Laguna Beach are provided by the Laguna Beach Police Department (LBPD). LBPD consists of approximately 52 sworn police officers and total staffing of approximately 96 fulltime employees (Laguna Beach 2020b). Based on a current total population of 22,343, the current officer to population ratio is 2.3 sworn officers per 1,000 residents (DOF 2020). The Field Services Division patrols the City in three geographic areas; the project site is within Patrol Beat Two (LBPD 2017). The project site is served by the LBPD Station located at 505 Forest Avenue, approximately 0.5-mile (driving distance) north of the project site. As discussed in Section 14, *Population and Housing*, the project would not result in a substantial increase in population or employment in the City, and therefore would not cause substantially delayed response times, degraded service ratios or necessitate construction of new facilities. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

Facilities serving grade levels pre-K through high school (LBUSD 2020). The project would not involve new residential development and is not anticipated to result in additional students in the school district. Therefore, the project would not result in the need for new or physically altered school facilities. No impact would occur.

NO IMPACT

a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

Recreational amenities in the City of Laguna Beach are managed by the Community Services Department. Recreational amenities in the City include 14.7 acres of oceanfront parks and seven small parks throughout the City (Laguna Beach 2006 and 2020c). Though the City does not meet the desired standard of three acres of parkland per 1,000 residents as stated in the 1975 Quimby Act, residents and workers in the City can easily access recreational amenities in the areas adjacent to Laguna Beach, such as the Laguna Greenbelt, which is an approximately 10,000 acre open space area within unincorporated Orange County (Laguna Beach 2006). The project would not contribute to population growth that would result in adverse physical impacts to parks or require the provision of new parks. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

The project would contribute incrementally toward impacts to City public services and facilities such as storm drain usage (discussed in Section 10, *Hydrology and Water Quality*), public parks, solid waste disposal (discussed in Section 19, *Utilities and Service Systems*), and water usage and wastewater disposal (discussed in more detail in Section 19, *Utilities and Service Systems*). The project's contribution would be offset through project specific features described in the individual resource section analyses indicated in parenthesis above. As the project is not anticipated to cause substantial population growth within the City, there are no other public services or public facilities, such as libraries or hospitals, for which significant impacts are anticipated. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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16 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	■	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	■	☐

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?

As discussed under Section 15, *Public Services*, recreational amenities in the City of Laguna Beach include 14.7 acres of oceanfront parks and seven small parks throughout the City (Laguna Beach 2006 and 2020c). Though the City does not meet the desired standard of three acres of parkland per 1,000 residents as stated in the 1975 Quimby Act, residents and workers in the City can easily access recreational amenities in the areas adjacent to Laguna Beach, such as the Laguna Greenbelt, which is an approximately 10,000 acre open space area within unincorporated Orange County (Laguna Beach 2006).

As discussed above in Section 14, *Population and* Housing, and Section 15, *Public* Services, the project would not result in a substantial, unplanned increase the number of residents or employees in the area. Because residents can easily access open space and recreational opportunities within the region and because the project does not increase the number of residents, the project would not create unanticipated demand on city parks or cause substantial deterioration of existing parks such that new park facilities would be needed. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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17 Transportation

	Potentially Significant Impact	Less than Significant 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 use (e.g., farm equipment)?	☐	☐	☐	■
d. Result in inadequate emergency access?	☐	☐	☐	■

A Trip Generation and Access Analysis and Vehicle Miles Traveled Memorandum were completed for the proposed project (LSA 2020a and 2020b). The full Trip Generation and Access Analysis and Vehicle Miles Traveled Memorandum are available in Appendix H and Appendix K of this document, respectively. The below analysis is based on the results of these studies.

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

Construction of the project would generate traffic for deliveries of equipment and materials to the project site and construction worker traffic. Construction-related vehicles would travel to, and access, the project site via SR-1. Construction vehicles and equipment would be staged in the existing parking lots of the hotel. Construction worker trips were estimated based on default values provided by the CalEEMod (see Appendix A). The project would generate a maximum of 26 one-way construction worker trips per day. The latest traffic counts on SR-1 indicate that the annual average daily traffic on SR-1 in the vicinity of the project site is approximately 40,000 (Caltrans 2018). As the increase in average daily traffic would be less than one percent of the annual average daily traffic on SR-1, project construction is not anticipated to affect the performance of the circulation system. In addition, construction traffic would be temporary, and the movement of construction equipment would be limited to the project site for most of the construction period and vehicular access to SR-1 would be maintained throughout the construction period. Therefore, construction traffic would not substantially interfere with the City's circulation system.

The proposed changes to the project site include the addition of 25 new hotel rooms (15 new rooms in the New Reef Building, six new rooms in the existing Bahia Building, and four new rooms in the existing Seas Building), 14 restaurant seats, new amenities for hotel guests, and a new café with public

seating. These additions would generate an estimated 245 trips per day during operation (LSA 2020a). According to the Trip Generation and Access Analysis, the proposed project would not alter the existing Level of Service (LOS) at the intersections of SR-1/Sleepy Hollow Lane and SR-1/Cleo Street (LSA 2020a). According to the City's established thresholds of significance, at a signalized intersection (such as SR-1/Cleo Street), a significant impact would occur if the project adds six seconds or more to the delay of an intersection operating at satisfactory LOS or two seconds or more to the delay of an intersection operating at unsatisfactory LOS. At a one-way stop-controlled intersection (such as SR-1/Sleepy Hollow Lane), a significant impact would occur if the intersection is operating at an unsatisfactory LOS and the project would increase delay by four seconds or more.

The project would not increase average vehicle delay during the AM peak hour at either intersection. The project would increase average vehicle delay at the signalized intersection of SR 1/Cleo Street by 0.1 seconds during the PM peak hour. Delay at the stop-controlled approach of SR-1/Sleepy Hollow Lane would be anticipated to increase by up to 1.8 seconds per vehicle during the PM peak hour. The added delay would be less than the established threshold and the impacts to either intersection would be less than significant. Furthermore, the proposed project would not impact existing pedestrian facilities in the vicinity of the project site, such as the sidewalks along SR 1, or public transit stops along SR-1, such as the Laguna Beach Trolley bus stop near the intersection of SR-1/Cleo Street. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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

CEQA Guidelines Section 15064.3(b) identifies appropriate criteria for evaluating transportation impacts. It states that land use projects with vehicle miles traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact, and that projects that decrease VMT compared to existing conditions should be presumed to have a less than significant transportation impact. Section 15064.3(c) states that the requirement to use these criteria only applies on and after July 1, 2020. A deadline of July 1, 2020 was established for jurisdictions to adopt thresholds for evaluation of transportation impacts according to VMT. The City did not prepare revised traffic impact guidelines or separate VMT analysis guidelines by the July 1, 2020, deadline. However, CEQA Guidelines Section 15064.7(c) states the following:

> When adopting or using thresholds of significance, a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts, provided the decision of the lead agency is supported by substantial evidence.

While the City has not adopted specific VMT thresholds, the County of Orange (County) is in the process of adopting the August 7, 2020, *County of Orange Guidelines for Evaluating Vehicle Miles Traveled under CEQA* (County Guidelines). The County Guidelines establish screening criteria for land use projects that would not exceed an applicable threshold of significance. One of the screening criteria is for small projects (LSA 2020b).

The County Guidelines establish a screening criterion of 500 average daily trips based on the substantial evidence that this traffic volume correlates to greenhouse gas emissions below the typical emissions threshold of 3,000 MT CO_2e equivalent. The proposed project would result in a net increase of 245 daily trips (LSA 2020a). Because the proposed project's trip generation is below the Orange County screening level threshold, an applicable threshold of significance, the proposed project would

not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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

No roads would be permanently closed as a result of construction or operation of the project. Upon implementation of the proposed changes, the project site would be accessible by driveways off of Sleepy Hollow Lane. The existing hotel lobby off of SR-1 would be moved, and the driveway off of SR-1 would be removed in accordance with Caltrans standards. This would reduce traffic delays on SR-1 by eliminating vehicle queues waiting to turn left into the project site and reduce valet traffic at the intersections of SR-1/Sleepy Hollow Lane and SR-1/Cleo Street (LSA 2020a). Therefore, project would not result in inadequate emergency access or introduce any design features or incompatible uses, such as sharp curves or dangerous intersections, that would substantially increase hazards at the site. Additionally, no line of site impacts are anticipated. No impact would occur.

NO IMPACT

d. Would the project result in inadequate emergency access?

The project would not result in inadequate emergency access because it would be subject to Building Safety Division and LBFD review for acceptance of site plans prior to occupancy to confirm that required safety features, including adequate emergency access, are implemented. The project site and parking areas would be accessible by driveways off of Sleepy Hollow Lane, and access would be maintained throughout the construction and operation of the proposed project. No impact would occur.

NO IMPACT

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18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a PRC Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k), or	☐	■	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	■	☐	☐

As of July 1, 2015, California Assembly Bill 52 of 2014 (AB 52) was enacted and expands CEQA by defining a new resource category, "tribal cultural resources." AB 52 establishes that "A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (PRC Section 21084.2). It further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and is:

1. 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
2. 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 these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to "begin consultation with a California Native American tribe that is

traditionally and culturally affiliated with the geographic area of the proposed project." Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k)?

As discussed in Section 3, *Cultural Resources*, the project site is currently developed with commercial uses and is surrounded by residential and commercial uses. The developed site has been disturbed, has been previously graded, and is almost entirely paved. Due to this previous ground disturbance, there is low probability of encountering on-site tribal cultural resources throughout project construction.

A Local Government Tribal Consultation List Request was sent to the Native American Heritage Commission (NAHC) to obtain a list of Native American tribes with jurisdiction in the project area. On May 5, 2020, the NAHC responded to the City's request with a consultation list of nine tribes to contact for their traditional and cultural affiliation with the geographic area in which the project is located. Based on this list, and per PRC Section 21080.3.1., the City sent out consultation letters to these nine listed tribes and have since received a response from the Juaneño Band of Mission Indians, Acjachemen Nation with feedback regarding the proposed project. The tribal representative stated concern about ground disturbance associated with construction of the project due to the traditional and cultural affiliation of the Tribe with the geographical area in which the project lies and suggested mitigation measures for the construction process. Materials related to this consultation process are included in Appendix L of this document.

Given the developed nature of the site, excavation and grading activities required for project construction are not expected to uncover tribal cultural resources. However, it is possible that intact and previously undiscovered tribal cultural resources are present at subsurface levels and could be uncovered during ground-disturbing activities. Mitigation Measure CR-1, discussed in Section 5, *Cultural Resources*, requires Tribal and archeological monitoring during initial ground disturbing activities. In the event that previously unknown tribal cultural resources are found, significant effects may occur to that resource if the resource is disturbed, destroyed, or otherwise improperly treated. As such, Mitigation Measure TCR-1 is required in the event such tribal cultural resources are uncovered during construction.

TCR-1 Unanticipated Discovery of Tribal Cultural Resources

In the event that a cultural resource of Native American origin is found during project-related ground disturbance, excavation and other construction activity in that area shall cease. If the City of Laguna Beach, in consultation with local Native Americans, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with Native American groups. The mitigation plan may include but would not be limited to avoidance, capping in place, excavation and removal of the resource, interpretive displays, sensitive area signage, or other mutually agreed upon means.

Implementation of Mitigation Measure CR-1 and TCR-1 would reduce potential impacts to tribal cultural resources to a less than significant level.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

b. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC Section 21074 that is 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 PRC Section 5024.1?

There are no known tribal cultural resources at the project site. However, as described under *Impact a.* of this section, the potential for previously undiscovered tribal cultural resources to be uncovered during ground-disturbing activities, while unlikely, cannot be completely ruled out. If such resources are found and are determined to be significant under PRC Section 5024.1, the project could result in significant impacts to such resources if they are disturbed, destroyed, or otherwise improperly treated. Mitigation Measures CR-1 and TCR-1 would ensure that any subterranean tribal cultural resources encountered during construction activities for the proposed project are properly handled and treated. With implementation of Mitigation Measures CR-1 and TCR-1, impacts to tribal cultural resources would be less than significant.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, 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?

Water

The project site is served by LBCWD, which sources approximately half of its water from imported water provided by MWD and half from groundwater pumped from the Santa Ana Basin (LBCWD 2019). LBCWD's 2015 Urban Water Management Plan (UWMP) reports total districtwide potable water demand in 2015 at 3,630 acre-feet (AF). According to the UWMP, LBCWD expects to meet

projected demands and anticipates having an annual supply surplus of between 2,274 AF and 3,546 AF through 2040 (LBCWD 2016). The project would demand an estimated 0.28 million gallons (0.87 AF) of water per year according to CalEEMod estimates (see Appendix A). Project water demand would represent approximately 0.02 to 0.04 percent of the projected annual water supply surplus through 2040 (LBCWD 2016). Therefore, the project's projected water demand is within forecasted water supply and would not require the construction of new water supply facilities, or expansion of existing facilities. Impacts would be less than significant.

Wastewater

The City operates a sanitary sewer system that consists of 85.71 miles of gravity sewers, 9.44 miles of force mains, and 25 lift stations (Laguna Beach 2020d). The City is also a member agency of SOCWA, which operates the Coastal Treatment Plant (CTP) in Laguna Beach that provides anaerobic digestion for wastewater. The City's wastewater is delivered to the CTP, which has a permitted capacity of 6.70 million gallons of wastewater per day (MGD). Of the 6.7 MGD, the City has capacity ownership over 2.54 MGD (SOCWA 2019).

The project would create demand for an estimated 0.28 million gallons of water per year according to CalEEMod estimates (see Appendix A). Conservatively assuming that 100 percent of this water use would be treated as wastewater, 0.28 million gallons per year (767.1 gallons per day or 0.0008 million gallons per day [MGD]) represents less than 0.01 percent of the remaining daily capacity of 3.58 MGD of wastewater at the CTP. Therefore, the project would not require the construction of new treatment facilities because the CTP would have adequate capacity to treat the wastewater produced by the project. Impacts would be less than significant.

Stormwater Drainage

As discussed in Section 10, *Hydrology and Water Quality*, the project would comply with Title 22 of the LBMC, Excavating, Grading and Filling, which establishes requirements for construction. LBMC Chapter 22.06, Design Standards, and Chapter 22.17, Construction Project Erosion and Sediment Control Maintenance Requirements, require implementation of standard construction BMPs to avoid or minimize temporary adverse effects such as erosion and siltation and provide design standards for site drainage including the preservation of natural hydrological features.

In addition, the project would comply with LBMC Chapter 16.01, Water Quality Control, which requires project plan and BMP review prior to the issuance of construction permits to ensure that the project, once constructed, would not adversely impact water quality. Furthermore, the proposed project would not substantially alter existing drainage on the site as the site is almost entirely paved and the project would not increase the amount of hardscaping present. Therefore, the project would not create or contribute runoff water such that new or expanded stormwater drainage systems would be necessary. Impacts would be less than significant.

Electric Power, Natural Gas, Telecommunications

The project would not cause substantial unplanned population growth (see Section 14, *Population and Housing*), and would not result in wasteful or inefficient use or energy (see Section 6, *Energy*). Nor would the project require or result in the construction of new electric power, natural gas, or telecommunication facilities or expansion of existing facilities. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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?

LBCWD provides domestic water to the project site. LBWDC sources approximately half of its water from imported water provided by MWD and half from groundwater pumped from the Santa Ana Basin (LBCWD 2019). LBCWD's 2015 UWMP identifies anticipated water supplies and demands for the years 2020 through 2040. The UWMP states that, with its existing and planned supplies, LBCWD can provide reliable water supplies for an average year, single dry year, and multiple dry years. In fact, LBCWD expects to have an annual supply surplus of between 2,274 AF and 3,546 AF through 2040 (LBCWD 2016). Table 26 shows projected water supply and demand in the District through 2040 according to the 2015 UWMP.

Table 26 Projected Water Supply and Demand

Year-Type	2020	2025	2030	2035	2040
Normal Year					
Total Supplies	6,093	7,093	7,093	7,093	7,093
Total Demands	3,304	3,589	3,601	3,558	3,547
Surplus	2,789	3,504	3,492	3,535	3,546
Single Dry Year					
Total Supplies	6,093	7,093	7,093	7,093	7,093
Total Demands	3,819	4,149	4,163	4,114	4,101
Surplus	2,274	2,944	2,930	3,979	2,992
Multiple Dry Year 1st, 2nd, and 3rd Year					
Total Supplies	6,093	7,093	7,093	7,093	7,093
Total Demands	3,304-3,648	3,589-3,963	3,601-3,976	3,558-3,929	3,547-3,916
Surplus	2,445-2,789	3,130-3,504	3,117-3,492	3,164-3,535	3,177-3,546

Units in acre-feet (AF)
Source: LBCWD 2016

According to CalEEMod results, the project would demand an estimated 0.87 AF of water per year. This increase is within the forecasted increase in water demand for LBCWD shown in Table 26. Impacts would therefore be less than significant.

LESS THAN SIGNIFICANT IMPACT

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?

As discussed under *Impact a.* of this section, the local wastewater collection system is owned by the City of Laguna Beach and is managed, operated, and maintained by the City's Public Works Department. The City operates a sanitary sewer system that consists of 85.71 miles of gravity sewers, 9.44 miles of force mains, and 25 lift stations (Laguna Beach 2020d). The City is also a member agency of SOCWA, which operates the Coastal Treatment Plant (CTP) in Laguna Beach that provides anaerobic digestion for wastewater. The City's wastewater is delivered to the CTP, which has a permitted capacity of 6.70 million gallons of wastewater per day (MGD). Of the 6.7 MGD, the City has capacity ownership over 2.54 MGD (SOCWA 2019).

CalEEMod is a statewide emissions computer model and comprehensive tool for quantifying emissions associated with both construction and operations from a variety of land use projects, including project water demand. Conservatively assuming that wastewater generation would be approximately 100 percent of water demand, the proposed project would generate approximately 0.28 million gallons per year (767.1 gallons per day or 0.0008 million gallons per day [MGD]) based on the CalEEMod modeling results (Appendix A). The project's estimated wastewater generation would account for less than 0.01 percent of the remaining daily capacity of 3.58 MGD of wastewater at the CTP. Therefore, the CTP has sufficient capacity to accommodate additional wastewater flows generated by the proposed project, the proposed project would not require the construction of new or expanded treatment facilities. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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

Assembly Bill 341 (AB 341) set a statewide goal for a 75 percent reduction in waste disposal by the year 2020 and established mandatory recycling for commercial businesses. The City is required to comply with this law and report their progress towards achieving the 75 percent reduction goal to the Department of Resources Recycling and Recovery (CalRecycle). The City's Public Works Department supplies residents, businesses, and institutions with waste carts for recyclables and green waste through their contract with the private waste hauler, Waste Management. Waste generated from the project site would be taken to Sunset Environmental Transfer Station, where recyclables are separated from the solid waste. Materials leaving transfer stations could be transported to three active landfills within Orange County: Olinda Alpha Landfill, Frank R. Bowerman Landfill, and Prima Deshecha Landfill (Orange County 2020). These landfills are permitted to receive between 4,000 and 11,500 tons of waste per day and have remaining capacities between 34,200,000 and 205,000,000 cubic yards (CalRecycle 2020a, 2020b, 2020c).

Construction of the proposed project would generate solid waste, including construction debris. This construction debris would include wood, concrete, and plaster material from the existing commercial buildings on the site. Construction debris would be removed and disposed of in a timely manner and in accordance with all applicable laws and regulations. According to the project applicant, construction waste would be hauled to either the Camp Pendleton Recycling Facility or the Olinda Alpha Landfill. The removal of demolished building materials and construction debris would only

occur during the construction period and construction of the proposed project would not contribute to an exceedance of the permitted capacity of any local landfill.

According to the CalEEMod results (Appendix A), operation of the proposed project would generate 8.2 tons of solid waste per year or 0.02 tons per day. Assuming a 50 percent diversion rate per AB 939, an estimated 4.1 tons per year or 0.01 tons per day would go to a serving landfill. This would represent less than 0.001 percent of the daily permitted capacities of the three Orange County landfills, all of which have sufficient remaining capacity to serve the proposed project's estimated waste generation. In addition, the proposed project would comply with federal, State, and local statues and regulations related to solid waste, such as AB 939 and the City's recycling programs for residences. Impacts would be less than significant.

NO IMPACT

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20 Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	■	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from 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 downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	■	☐

a. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

The project site is in an urban area of the City of Laguna Beach and is not within a state responsibility area. Undeveloped wildland areas are not located near the project site. According to CalFIRE, the project site is not located in or near a Very High Fire Hazard Severity Zone (VHFHSZ) for wildland fires (CalFIRE 2011). The nearest VHFHSZ is located approximately 0.25 mile north of the project site and is separated from the project site by intervening urban development and roadways. The project site is not located near a state responsibility area or other area classified as having a high fire hazard.

As discussed in Section 15, *Public Services*, the LBFD would provide fire prevention, fire protection, and emergency response for the proposed project. The Fire Department would review site plans, site construction, and the proposed new structure prior to occupancy to ensure that required fire protection safety features, including building sprinklers and emergency access, are implemented. In addition, the proposed project would comply with applicable policies and ordinances for fire

prevention, protection, and safety as required by the LBMC, which include development with modern materials and in accordance with current standards, inclusive of fire-resistant materials, and provision of fire alarms and detection systems, and automatic fire sprinklers. Construction of the proposed project would maintain emergency access to the site and on area roadways and would not interfere with an emergency response plan or evacuation route. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project 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?

d. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

The project site is located in an urban area of the City and is not adjacent to a wildland-urban interface. The project site is relatively flat, with elevations ranging from approximately 10 to 20 meters above mean sea level. There are no streams or rivers located on or adjacent to the project site, and the project site is not at high risk of downslope or downstream flooding or landslides. The project site is approximately 0.25 mile south of the nearest VHFHSZ, which is separated from the project site by urban development (CalFIRE 2011). Risks to occupants during project operation would be mitigated through conformance with LBMC Chapter 15.01, which adopts the 2019 California Fire Code and establishes provisions for fire safety related to construction, maintenance and design of buildings and land uses. In addition, Laguna Beach Fire Department Station No. 1 is located approximately 0.5-mile (driving distance) north of the project site.

Therefore, the project would not exacerbate wildfire risks, and risks to people or structures due to runoff, post-fire slope instability, or drainage changes. Visitors and employees of the project site would not be exposed to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would be less than significant

LESS THAN SIGNIFICANT IMPACT

c. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, 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?

The project site is in an urbanized area and is not located in or near a state responsibility area or land classified as a very high fire hazard severity zone (CalFire 2011). The project would be served by existing roads and utilities and would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk. Therefore, the project would not require additional roads, fuel breaks, emergency water sources, power lines or other utilities that would exacerbate fire risk. No impacts would occur.

NO IMPACT

21 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Does the project:				
a. 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. 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. 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?

As discussed in Section 4, *Biological Resources*, there are no mapped essential habitat connectivity areas in the immediate vicinity of the project site. In addition, regional wildlife movement is restricted given the built-out nature of the project area, and no native resident or migratory fish or wildlife species, established native resident or migratory wildlife corridors, or native wildlife nursery sites exist on or immediately around the project site. However, the site currently contains trees and buildings which may provide nesting habitat for birds. Therefore, Mitigation Measure BIO-1 would require a pre-construction nesting bird survey should construction occur during the breeding season to avoid

potential impacts to on-site nesting birds. Furthermore, as discussed in Section 5, *Cultural Resources*, Section 7, *Geology and Soils*, and Section 18, *Tribal Cultural Resources*, the proposed project would have a less than significant impact on unanticipated cultural resources, paleontological resources, and tribal cultural resources with implementation of Mitigation Measures CR-1, CR-2, GEO-1, and TCR-1, which require adherence to existing local, State and federal regulations and specific monitoring procedures related to the discovery of any unanticipated cultural resources, paleontological resources, tribal cultural resources, and human remains during construction activity. Therefore, the proposed project would not 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. Impacts would be less than significant with mitigation.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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)?

As concluded in Sections 1 through 20, the project would have no impact, a less than significant impact, or a less than significant impact with mitigation incorporated with respect to all environmental issues considered in this document. Cumulative impacts of several resource areas have been addressed in the individual resource sections, including Air Quality, GHG Emissions and Noise. As discussed in Section 3, *Air Quality*, construction and operational air pollutant emissions from the project would not exceed SCAQMD thresholds. Likewise, GHG Emissions generated by the proposed project would not exceed the SCAQMD threshold and the project would not conflict with applicable sustainability plans established for the purpose of reducing GHG emissions. Because air quality and GHG emissions analyses are cumulative in nature, the project would not have a cumulatively considerable contribution to any cumulative air quality or GHG emissions impacts posed by other projects in the vicinity.

Section 13, *Noise*, concludes that operational traffic would not result in a perceptible increase in ambient noise levels. However, operational noise from the project's pool area could result in an exceedance of City standards; this would be mitigated to below a significant level with implementation of Mitigation Measure NOI-3. With compliance with City standards after mitigation, and the distances from non-project off-site noise sources, the project's operational noise would not combine with other noise sources to result in a cumulatively considerable noise increase. Construction noise would potentially exceed the FTA daytime threshold for an 8-hour period, which would be reduced to below a significant level with implementation of Mitigation Measure NOI-1. There are no other known construction projects in the immediate vicinity of the project area at the same time as project construction; in addition, due to the distances from potential off-site construction sites, the project's construction noise would not combine with other noise sources to result in a cumulatively considerable noise increase.

As discussed in Section 17, *Transportation*, construction of the project would be limited to the project site and would not significantly impede traffic flow on SR-1. Additionally, the project would generate an estimated 245 trips per day, which would not result in any significant impacts to area roadways

and circulation. Therefore, the project would not have a cumulatively considerable contribution to traffic impacts in the area.

Other resource areas, such as agricultural and mineral resources, were determined to have no impact in comparison to existing conditions. As such, the project would not contribute to cumulative impacts related to these issues. Other issues (e.g., geology, hazards, and hazardous materials) are by their nature project specific and impacts at one location do not add to impacts at other locations or create additive impacts. As such, the project's contribution to cumulative impacts would be less than significant with mitigation.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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

In general, impacts to human beings are associated with air quality, hazards and hazardous materials, and noise impacts. While the project would potentially exceed City standards for operational noise and FTA standards for construction noise that could cause adverse effects on human beings, these impacts would be reduced below a significant level with Mitigation Measures NOI-1 and NOI-3, respectively. As detailed in the preceding sections, the project would not result, either directly or indirectly, in substantial adverse effects related to air quality. As discussed in Section 9, *Hazards and Hazardous Materials*, project operation would not involve the routine use of extremely hazardous materials. Any pool chemicals stored onsite would comply would be located in a locked enclosure that would contain any accidental leakages. Compliance with applicable rules and regulations during project construction and operation would reduce potential impacts on human beings related to hazardous materials and air quality to a less than significant level.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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Mitigation Monitoring and Reporting Program

1. Introduction to the MMRP

The California Environmental Quality Act (CEQA) requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code [PRC] 21081.6). PRC Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final certification of the Final Initial Study-Mitigated Negative Declaration (IS-MND).

This mitigation monitoring and reporting program (MMRP) is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the IS-MND, specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

2. MMRP Matrix

Table 27, *Mitigation Monitoring and Reporting Program*, below, lists mitigation measures and project design features that reduce the potentially significant effects of the proposed project. These measures correspond to those discussed in in the IS-MND. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised that identifies the timing and entity/agency responsible for monitoring each measure. The City of Laguna Beach will have the responsibility for implementing the measures, and various public agencies will have the primary responsibility for enforcing, monitoring, and reporting the implementation of the mitigation measures.

Table 27 Mitigation Monitoring and Reporting Program

Mitigation Measure/ Condition of Approval	Method of Verification	Responsibility/ Timing of Implementation	Enforcement Agency
Biological Resources			
BIO-1: Nesting Bird Avoidance			
To avoid disturbance of nesting and special-status birds, including raptorial species protected by the MBTA and CFGC, activities related to the project, including, but not limited to, vegetation removal, ground disturbance, and construction and demolition shall occur outside of the bird breeding season (February 1 through August 31). If construction must begin during the breeding season, then a pre-construction nesting bird survey shall be conducted no more than seven days prior to initiation of construction activities. The nesting bird pre-construction survey shall be conducted on foot inside the project site, including a 100-foot buffer, and in inaccessible areas (e.g., private lands) from afar using binoculars to the extent practical. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in southern California. If nests are found, an avoidance buffer, as determined by the biologist, shall be demarcated by a qualified biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No parking, storage of materials, or construction activities shall occur within this buffer until the biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.	Preconstruction survey results and written verification of appropriate buffers or mitigation measures if bird nests are identified in the survey.	Prior to issuance of grading permits. Within 14 days prior to commencing construction activities that would take place between February 1 and August 31, the Applicant will contract a qualified biologist with the City's approval to conduct a preconstruction nesting survey. Review record of protective measures upon notice of located active bird nests and verify that buffers and recommended measures to avoid nests are in place prior to commencing construction.	City of Laguna Beach
Cultural Resources			
CR-1: Archaeological and Native American Monitoring			
During initial ground disturbance for the project, a qualified archaeologist and locally affiliated Native American monitor shall monitor construction activities within the project site. Initial ground disturbance is defined as disturbance within previously undisturbed native soils. If, during initial ground disturbance, the qualified archaeologist determines that the construction activities have little or no potential to impact cultural resources (e.g., excavations are within previously disturbed, non-native soils, or within soil formation not expected to yield cultural resources deposits), the qualified archaeologist may recommend that monitoring be reduced or eliminated. If cultural resources are identified during initial monitoring, work in the immediate vicinity shall halt until the resource has been evaluated	Monitoring contract with qualified archaeologist and Native American monitor.	The City shall provide written evidence that a Qualified archaeologist and Native American monitor have been retained and ensure that this measure applies during initial ground disturbing phases of construction.	City of Laguna Beach

Mitigation Measure/ Condition of Approval	Method of Verification	Responsibility/ Timing of Implementation	Enforcement Agency
for significance. Should cultural resources be discovered during excavation, additional studies including data recovery efforts may be needed to reduce project impacts and/or consultation with local tribes and the City of Laguna Beach, acting as lead agency, may be necessary to mitigate any significant impacts.			
CR-2: Unanticipated Discovery of Archaeological Resources			
If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) shall be contacted immediately by the construction manager to evaluate the find in consultation with the City's Planning Manager. The Planning Manager shall consult with appropriate Native American representatives in determining appropriate treatment for unearthed cultural resources if the resources are determined to be prehistoric or Native American in origin. Work shall not resume until authorized by the City and the qualified archaeologist.	Written verification of compliance with procedures for treatment of discovered archaeological resources.	The City shall provide written evidence that a Qualified archaeologist has been retained and ensure that this measure applies during ground disturbing phases of construction.	City of Laguna Beach
Geology and Soils			
GEO-1: Paleontological Resources Monitoring			
Prior to the commencement of project construction, a qualified paleontological monitor (i.e., a paleontologist who meets the SVP [2010] standards as a Paleontological Resource Monitor) shall be retained to conduct paleontological monitoring during ground-disturbing activities (including, but not limited to site preparation, grading, excavation, and trenching) of intact (i.e., previously undisturbed) Qop2-6 and Tt geologic units, located on the northern and eastern portions of the project site (Figures 10 and 11). Monitoring shall be supervised by a Qualified Paleontologist (i.e., a paleontologist who meets the SVP [2010] standards as a Qualified Professional Paleontologist). Full-time monitoring shall be conducted for all ground-disturbing activities associated with excavations for the subterranean garage, and all ground disturbance within project areas underlain by geologic units with high paleontological sensitivity (i.e., inland of Sleepy Hollow Lane). These project activities have a high potential of disturbing impact native, previously undisturbed geologic units including Quaternary old (late to middle Pleistocene) paralic deposits, Units 2-6 (Qop2-6) and Miocene Topanga Group (Tt), which have a high paleontological sensitivity. If Quaternary old paralic deposits (Qop2-6) and Miocene Topanga Group (Tt) are not observed at the full depth of excavations associated with the	Monitoring agreement with qualified paleontologist. Written verification from the qualified paleontologist that the procedures for treatment of discovered paleontological resources have been carried out.	The City shall provide written evidence that a qualified paleontologist has been retained and ensure that this measure applies during ground disturbing phases of construction.	City of Laguna Beach

Mitigation Measure/ Condition of Approval	Method of Verification	Responsibility/ Timing of Implementation	Enforcement Agency
subterranean garage, monitoring can be discontinued. Ground-disturbing activities that impact previously disturbed sediments only do not require paleontological monitoring. The duration and timing of the monitoring shall be determined by the Qualified Paleontologist. If the Qualified Paleontologist determines that full-time or part-time monitoring is no longer warranted, he or she may recommend reducing monitoring to periodic spot-checking or may recommend that monitoring cease entirely. Monitoring shall be reinstated if any new ground disturbances of previously undisturbed areas are required, and reduction or suspension shall be reconsidered by the Qualified Paleontologist at that time. If a paleontological resource is discovered, the monitor shall have the authority to temporarily divert construction equipment around the find until it is assessed for scientific significance and collected. Once salvaged, significant fossils shall be prepared to a curation-ready condition and curated in a scientific institution with a permanent paleontological collection (such as the Natural History Museum of Los Angeles County [NHMLAC] or UCMP). Curation fees are the responsibility of the project owner. A final report shall be prepared describing the results of the paleontological monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. The report shall be submitted to City. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository.			
Noise			
NOI-1: Construction Noise Reduction Measures			
The project applicant shall reduce construction noise levels to nearby residences to not exceed the FTA's residential construction noise threshold of 80 dBA $L_{eq\ (8\text{-}hour)}$. This shall be accomplished through the following measures: ▪ Prior to the initiation of construction activities at the New Reef building site and the motor court and porte cochère, the Applicant shall install temporary sound barriers/blankets along the southern, eastern, and northern construction site boundaries near residential receivers during construction. The temporary barriers/blankets shall have a minimum sound transmission loss of 21 and noise reduction coefficient of 0.75, which will be verified Community Development Department staff. Additionally, the temporary barriers/blankets will be of sufficient	Field verification that the required sound blankets/barriers and signage have been installed. Written verification that notifications have been mailed to residents.	The City shall visit the construction site prior to the initiation of construction activities to verify that the required sound blankets/noise barriers and signage have been installed on the project site. Two weeks prior to the commencement of construction, the developer	City of Laguna Beach

Mitigation Measure/ Condition of Approval	Method of Verification	Responsibility/ Timing of Implementation	Enforcement Agency
height to block the line of sight between the noise-generating source of the construction equipment and the nearby residential receivers, and of sufficient height to extend from the top of the temporary construction fence and drape on the ground or be sealed at the ground. The temporary barriers/blankets will have grommets along the top edge with exterior grade hooks, and loop fasteners along the vertical edges with overlapping seams, with a minimum overlap of 2 inches. ▪ Two weeks prior to the commencement of construction at the project site, notification shall be provided to residents on Sleepy Hollow Lane that discloses anticipated construction schedule and timing. ▪ A sign shall be posted at each construction site entrance, or other conspicuous location, that includes a 24-hour telephone number for project information, and a procedure where a field engineer/construction manager will respond to and investigate noise complaints and take corrective action if necessary in a timely manner. The sign shall have a minimum dimension of 48 inches wide by 24 inches high with a one-inch minimum font height and shall also include contact information for Community Development Department staff. The sign shall be placed five feet above ground level. ▪ If a noise complaint(s) is registered, the contractor shall retain a City-approved noise consultant to conduct noise measurements at the properties that registered the complaint. The noise measurements shall be conducted for a minimum of one hour and shall include one-minute intervals. The consultant shall prepare a letter report for code enforcement summarizing the measurements, calculation data used in determining impacts, and potential measures to reduce noise levels to the maximum extent feasible. The following measures may also be used to reduce noise levels, but are not be required to reduce project impacts to a less-than-significant level: ▪ The use of bells, whistles, alarms, and horns can be restricted to safety warning purposes only. Backup alarms may use manually-adjustable alarms or use self-adjusting alarms. ▪ Noise-reducing enclosures can be used around stationary noise-generating equipment (e.g., compressors and generators) or located as far from sensitive receivers, as feasible. ▪ Construction staging areas can be placed as far from sensitive receivers as practicable. ▪ Either plug-in electric or solar-powered on-site generators can be used to the extent feasible.		shall mail residents on Sleepy Hollow Lane the notifications.	

Mitigation Measure/ Condition of Approval	Method of Verification	Responsibility/ Timing of Implementation	Enforcement Agency
NOI-2: Exterior-to-Interior Sound Insulation			
For northern hotel units with direct line-of-sight to SR-1, the project applicant shall coordinate with project architects and other contractors to incorporate design measures for windows, walls, doors, and any other openings in the building shell that could reduce noise levels to the applicable limit. An acoustical analysis shall be performed prior to the issuance of an occupancy permit to demonstrate that noise levels do not exceed the interior noise standard of 45 CNEL in any habitable room as set forth by the City. Possible noise reduction techniques include: ▪ Exterior doors (including sliding glass doors) and windows would be installed such that there are no air gaps or perforations. ▪ Exterior doors and windows would be mounted in low air infiltration rate frames (0.5 cubic feet per minute or less, per ANSI specifications). ▪ Exterior doors would have a solid core with perimeter weather-stripping and threshold seals with a Sound Transmission Class (STC) rating of at least 31, with a potential for STC rating of 36 or higher if necessary. ▪ Exterior walls would include minimum of 5/8-inch of stucco or brick veneer over a minimum 1/2-inch plywood or OSB shear panel, R11 insulation and interior 5/8-inch gypsum board. ▪ Exterior walls would have a STC rating of at least 46. ▪ Dual-paned windows would be installed with a STC rating of at least 31, with the potential for STC rating of 36 or higher if necessary. ▪ If exterior sliding glass doors are included, high-performance glazing would be installed with a minimum STC rating of 36. ▪ Air conditioning or mechanical ventilation systems would be installed to allow windows and doors to remain closed for extended intervals of time so that acceptable interior noise levels can be maintained. The mechanical ventilation system would meet the criteria of the International Building Code (Chapter 12, Section 1203.3 of the 2001 California Building Code) and the provisions of LBMC Section 7.25.130**.**	Written verification from Acoustical Analysis.	The applicant shall provide written proof that an acoustical analysis was performed prior to the issuance of an occupancy permit to demonstrate that noise levels do not exceed the interior noise standard of 45 CNEL in any habitable room as set forth by the City.	City of Laguna Beach

Mitigation Measure/ Condition of Approval	Method of Verification	Responsibility/ Timing of Implementation	Enforcement Agency
NOI-2: Swimming Pool Noise Abatement			
Prior to the issuance of occupancy permits for the New Reef building, the Applicant shall install a nine-foot-high acoustical barrier in the small portion of the southern property line that is exposed to 671 Sleepy Hollow Lane, as demonstrated in Figure 3 of Appendix J. In order for the barrier to be effective along the entire length of the boundary with the 671 Sleepy Hollow Lane residence, the gap between the Reef units NK10 and NK11 shall be closed off with a solid barrier equal in height to the roofs of these units (approximately 9 feet tall). The wall shall either be straight, as indicated in Figure 3 of Appendix J, or a 'saw tooth' arrangement similar to the fronts of the units. The wall shall be a solid impervious surface weighing a minimum of four pounds per square foot. Stucco on stud framing, masonry block, suitable safety glazing, or a combination of these, as preferred architecturally, would all be acceptable acoustically. If a door is needed for access to the planter areas between the guest units and the property line, it shall be made of heavy solid core wood or mineral core metal construction with perimeter seals. Wood slat or chain link fence construction shall not be allowed.	Review and approval of pool plans.	The City shall require that the applicant submits plans prior to issuance of occupancy permits for the New Reef pool that include the specified noise abatement measures.	City of Laguna Beach
Tribal Cultural Resources			
TCR-1: Unanticipated Discovery of Tribal Cultural Resources			
In the event that a cultural resource of Native American origin is found during project-related ground disturbance, excavation and other construction activity in that area shall cease. If the City of Laguna Beach, in consultation with local Native Americans, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with Native American groups. The mitigation plan may include but would not be limited to avoidance, capping in place, excavation and removal of the resource, interpretive displays, sensitive area signage, or other mutually agreed upon means.	Written verification from Native American monitor/consultant of compliance with procedures for treatment of discovered Tribal cultural resources.	The City shall retain a Native American Monitor prior to the commencement of construction activities and monitoring will be conducted continuously during ground disturbing activities.	City of Laguna Beach

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Appendix L	Tribal Consultation
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Appendix A

Air Quality and Greenhouse Gas Emissions Technical Study



Pacific Edge Hotel Remodel Project

Air Quality and Greenhouse Gas Emissions Study

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1 Project Description and Impact Summary

1.1 Introduction

This study analyzes the potential air quality and greenhouse gas (GHG) emissions impacts of the proposed Pacific Edge Hotel Remodel Project (project) in the City of Laguna Beach (City), Orange County, California. Rincon Consultants, Inc. (Rincon) prepared this study under contract to the City in support of the environmental documentation being prepared pursuant to the California Environmental Quality Act (CEQA). The purpose of this study is to analyze the project's air quality and greenhouse gas (GHG) emissions impacts related to both temporary construction activity and long-term operation of the project. Table 1 provides a summary of project impacts.

Table 1 Summary of Impacts

Impact Statement	Proposed Project's Level of Significance	Applicable Recommendations
Air Quality		
Conflict with or obstruct implementation of the applicable air quality plan?	No impact	None
Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?	Less than significant impact	None
Expose sensitive receptors to substantial pollutant concentrations?	Less than significant impact	None
Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Less than significant impact	None
Greenhouse Gas Emissions		
Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less than significant impact	None
Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Less than significant impact	None

Regulatory Requirements

Regulatory requirements are existing requirements and reasonably anticipated standard conditions that are based on local, state, or federal regulations and laws that are frequently required independently of environmental review and serve to offset or prevent specific impacts. Regulatory requirements are not included as mitigation measures since the project is required to comply with the requirements through state and local regulations.

Demolition, Grading, and Construction Activities: Compliance with Provisions of South Coast Air Quality Management District (SCAQMD) Rule 403

Rule 403 includes the following provisions:

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403.

- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.
- Exposed unpaved surfaces shall be maintained at a minimum soil moisture of 12 percent
- Vehicle speeds shall be limited to 15 miles per hour on unpaved roads.

Engine Idling

In accordance with Section 2485 of Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.

Emission Standards

In accordance with Section 93115 of Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.

Architectural Coatings

SCAQMD Rule 1113 limits the volatile organic compound (VOC) content of architectural coatings.

1.2 Project Summary

Project Location

The project site is located west of Coast Highway between Sleepy Hollow Lane and Cleo Street in the City of Laguna Beach, County of Orange, California. The project site includes the following addresses:

- 610 Sleepy Hollow Lane (Assessor Parcel Number [APN]: 644-021-01)
- 619 Sleepy Hollow Lane (APN: 644-022-02)
- 620 Sleepy Hollow Lane (APN: 644-021-02)
- 627 Sleepy Hollow Lane (APN: 644-022-016)
- 633 Sleepy Hollow Lane (APN: 644-022-017)
- 636 Sleepy Hollow Lane (APN: 644-021-03)
- 635 Sleepy Hollow Lane (APN: 644-022-04)
- 647 South Coast Highway (APN: 644-021-04)
- 653 Sleepy Hollow Lane (APN: 644-022-06)

- 667 Sleepy Hollow Lane (APN: 644-022-07)
- 668 Sleepy Hollow Lane (APN: 644-021-05)

The project site has a General Plan land use designation of Commercial/Tourist Corridor (CTC) and is zoned Local Business District (C-1) on APNs 644-021-01 through -05 and Commercial Hotel-Motel (CH-M) on APNs 644-022-02, 644-022-04, 644-022-06, 644-022-07, 644-022-16, and 644-022-17. The project is within the City's Coastal Zone and Local Coastal Program.

The project site is accessed via Coast Highway and Sleep Hollow Lane and is surrounded by commercial development and an apartment complex to the north, Pacific Coast Highway and commercial development to the east, a single-family residence and commercial development to the south, and Sleepy Hollow Lane and the Pacific Ocean to the west. There is also a condominium building located at 647 Sleep Hollow Lane between two of the project parcels. Figure 1 shows the regional location of the site, and Figure 2 shows the project site within the existing neighborhood context.

Project Description

The proposed project involves interior remodeling of nine existing buildings on the project site; the addition of fifteen hotel rooms, a pool/lounge and subsurface parking garage to the existing building located at 667 Sleepy Hollow Lane; landscape and exterior lighting updates throughout the project site; the demolition of existing swimming pools at the building located at 633-635 Sleepy Hollow Lane; the addition of a porte cochère with below grade storage and office space at the building located at 633-635 Sleepy Hollow Lane; and repaving and restriping of existing parking lots. Figure 3 shows the proposed site plan for the project site.

Project construction is estimated to begin in June 2021 and to be completed in June 2022.[1] Construction phases would include demolition, site preparation, grading, building construction, architectural coating (painting), and paving. Approximately 5,370 cubic yards (cy) of soil will be cut, of which 4,920 cy would be exported from the project site; no soil would be imported. Detailed construction phasing and equipment assumptions are summarized in Section 3.1, *Methodology*, and provided in Appendix A.

[1] During preparation of the environmental documentation, after this report had been completed, the construction schedule was shifted back by five months. The length of the construction period and the number of days of demolition, site preparation, grading, building construction, paving, and architectural coating did not change. The shift in the construction schedule would therefore not affect the results of the modeling.

Figure 1 Regional Location



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Project Location

N

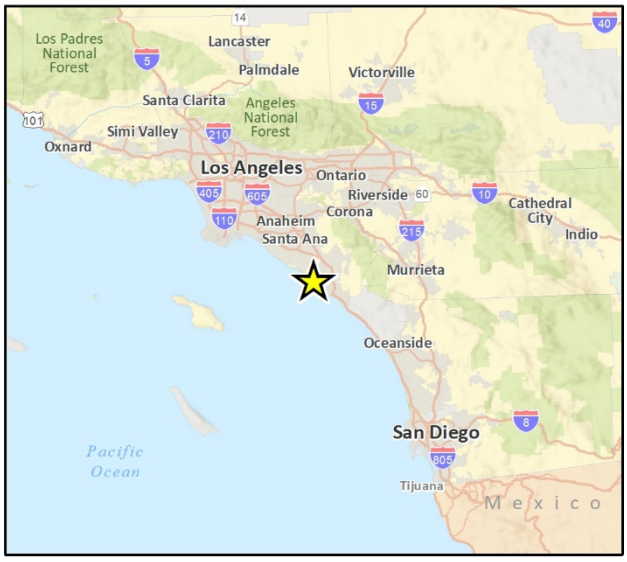
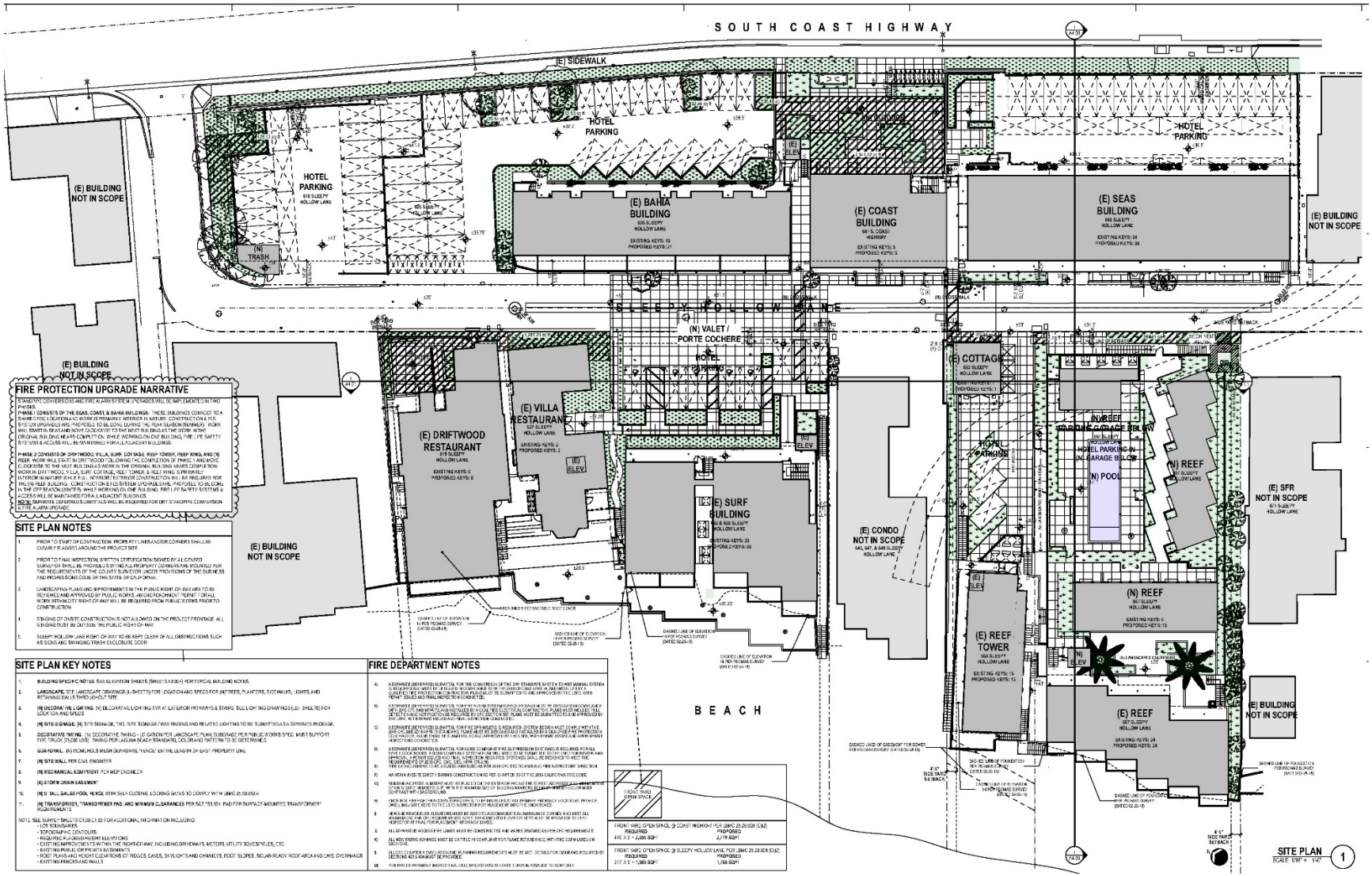


Figure 2 Project Location



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Figure 3 Site Plan



Source: Rockefeller Kempel Architects, November 19, 2019

2 Background

2.1 Air Quality

Local Climate and Meteorology

The project site is in the South Coast Air Basin (SCAB), which is bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The SCAB includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties, in addition to the San Gorgonio Pass area in Riverside County. The regional climate in the SCAB is semi-arid and is characterized by warm summers, mild winters, infrequent seasonal rainfall, moderate daytime onshore breezes, and moderate humidity. Air quality in the SCAB is primarily influenced by meteorology and a wide range of emission sources, such as dense population centers, substantial vehicular traffic, and industry.

Air pollutant emissions in the SCAB are generated primarily by stationary and mobile sources. Stationary sources can be divided into two major subcategories: point and area sources. Point sources occur at a specific location and are often identified by an exhaust vent or stack. Examples include boilers or combustion equipment that produce electricity or generate heat. Area sources are widely distributed and include such sources as residential and commercial water heaters, painting operations, lawn mowers, agricultural fields, landfills, and some consumer products. Mobile sources refer to emissions from motor vehicles, including tailpipe and evaporative emissions, and are classified as either on-road or off-road. On-road sources may be legally operated on roadways and highways. Off-road sources include aircraft, ships, trains, and self-propelled construction equipment. Air pollutants can also be generated by the natural environment, such as when high winds suspend fine dust particles.

The predominant wind direction in the vicinity of project site is from the southwest and the average wind speed is approximately 6.6 miles per hour. Total precipitation in the project area averages approximately 13.3 inches annually. Average daily temperatures range from a low of approximately 56 degrees in the winter to a high of 73 degrees in the summer (Iowa Environmental Mesonet 2020).

Air Quality Regulations

Federal Air Quality Regulations

The Clean Air Act (CAA) was enacted in 1970 and amended in 1977 and 1990 [42 United States Code (USC) 7401] for the purposes of protecting and enhancing the quality of the nation's air resources to benefit public health, welfare, and productivity. In 1971, to achieve the purposes of Section 109 of the CAA [42 USC 7409], the United States Environmental Protection Agency (U.S. EPA) developed primary and secondary National Ambient Air Quality Standards (NAAQS). NAAQS have been designated for the following criteria pollutants of primary concern: ozone, carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), particulate matter with diameters of up to ten microns (PM_{10}) and up to 2.5 microns ($PM_{2.5}$), and lead (Pb). The primary NAAQS "in the judgment of the Administrator[2], based on such criteria and allowing an adequate margin of safety, are requisite to protect the public health" and the secondary standards are to "protect the public welfare from any

[2] The term "Administrator" means the Administrator of the Environmental Protection Agency

known or anticipated adverse effects associated with the presence of such air pollutant in the ambient air" [42 USC 7409(b)(2)]. The U.S. EPA classifies specific geographic areas as either "attainment" or "nonattainment" areas for each pollutant based on the comparison of measured data with the NAAQS. States are required to adopt enforceable plans, known as a State Implementation Plan (SIP), to achieve and maintain air quality meeting the NAAQS. State plans also must control emissions that drift across state lines and harm air quality in downwind states. Table 2 lists the current federal standards for regulated pollutants.

Table 2 Federal and State Ambient Air Quality Standards

Pollutant	Averaging Time	NAAQS	CAAQS
Ozone	1-Hour	–	0.09 ppm
	8-Hour	0.070 ppm	0.070 ppm
Carbon Monoxide	8-Hour	9.0 ppm	9.0 ppm
	1-Hour	35.0 ppm	20.0 ppm
Nitrogen Dioxide	Annual	0.053 ppm	0.030 ppm
	1-Hour	0.100 ppm	0.18 ppm
Sulfur Dioxide	Annual	–	–
	24-Hour	–	0.04 ppm
	1-Hour	0.075 ppm	0.25 ppm
PM_{10}	Annual	–	20 µg/m^3
	24-Hour	150 µg/m^3	50 µg/m^3
$PM_{2.5}$	Annual	12 µg/m^3	12 µg/m^3
	24-Hour	35 µg/m^3	–
Lead	30-Day Average	–	1.5 µg/m^3
	3-Month Average	0.15 µg/m^3	–

ppm = parts per million; NAAQS = National Ambient Air Quality Standards; CAAQS = California Ambient Air Quality Standards
µg/m^3 = micrograms per cubic meter
Source: California Air Resource Board 2016

The SCAB is in non-attainment for the federal standards for ozone and $PM_{2.5}$. Areas of the SCAB located in Los Angeles County are also in nonattainment for lead (SCAQMD 2016). The SCAB is designated unclassifiable or in attainment for all other federal and state standards.

SAFE VEHICLE RULE

On September 27, 2019, the United States Environmental Protection Agency and the National Highway Safety Administration published the "Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule Part One: One National Program." The Part One Rule revokes California's authority to set its own GHG emissions standards and sets zero-emission vehicle mandates in California. To account for the effects of the Part One Rule, California Air Resources Board (CARB) released off-model adjustment factors on November 20, 2019 to adjust criteria air pollutant emissions outputs from the EMFAC model.

State Air Quality Regulations

CALIFORNIA AMBIENT AIR QUALITY STANDARDS

The California Clean Air Act (CCAA) was enacted in 1988 (California Health & Safety Code (H&SC) §39000 et seq.). Under the CCAA the State has developed the California Ambient Air Quality Standards (CAAQS), which are generally more stringent than the NAAQS. Table 2 lists the current state standards for regulated pollutants. In addition to the federal criteria pollutants, the CAAQS also specify standards for visibility-reducing particles, sulfates, hydrogen sulfide, and vinyl chloride. Like the federal CAA, the CCAA classifies specific geographic areas as either "attainment" or "nonattainment" areas for each pollutant, based on the comparison of measured data within the CAAQS.

California is divided geographically into 15 air basins for managing the air resources of the state on a regional basis. Areas within each air basin are considered to share the same air masses and, therefore, are expected to have similar ambient air quality. If an air basin is not in either federal or state attainment for a criteria pollutant, the basin is classified as a nonattainment area for that pollutant. Under the CAA, once a nonattainment area has achieved the air quality standards for a criteria pollutant, it may be re-designated to an attainment area for that pollutant. To be re-designated, the area must meet air quality standards and have a 10-year plan for continuing to meet and maintain air quality standards, as well as satisfy other requirements of the federal CAA. Areas that have been re-designated to attainment are called maintenance areas. The SCAB is in a non-attainment area for the state standards for ozone, PM_{10}, and $PM_{2.5}$.

TOXIC AIR CONTAMINANTS

A toxic air contaminant (TAC) is an air pollutant that may cause or contribute to an increase in mortality or serious illness or which may pose a present or potential hazard to human health. TACs may result in long-term health effects such as cancer, birth defects, neurological damage, asthma, or genetic damage, or short-term acute effects such as eye watering, respiratory irritation, runny nose, throat pain, and headaches. TACs are considered either carcinogenic or non-carcinogenic based on the nature of the health effects associated with exposure. For carcinogenic TACs, potential health impacts are evaluated in terms of overall relative risk expressed as excess cancer cases per one million exposed individuals. Non-carcinogenic TACs differ in that there is generally assumed to be a safe level of exposure below which no negative health impact is believed to occur. These levels are determined on a pollutant-by-pollutant basis.

TACs include both organic and inorganic chemical substances. One of the main sources of TACs in California is diesel engines that emit exhaust containing solid material known as diesel particulate matter (DPM); however, TACs may be emitted from a variety of common sources, including gasoline stations, motor vehicles, dry cleaners, industrial operations, painting operations, and research and teaching facilities.

In 1983, the California Legislature enacted a program to identify the health effects of TACs and to reduce exposure to these contaminants to protect the public health (Assembly Bill [AB] 1807: Health and Safety Code Sections 39650–39674). The Legislature established a two-step process to address the potential health effects from TACs. The first step is the risk assessment (or identification) phase. The second step is the risk management (or control) phase of the process.

The California Air Toxics Program establishes the process for the identification and control of TACs and includes provisions to make the public aware of significant toxic exposures and for reducing risk. Additionally, the Air Toxics "Hot Spots" Information and Assessment Act (AB 2588, 1987, Connelly Bill)

was enacted in 1987 and requires stationary sources to report the types and quantities of certain substances routinely released into the air. The goals of the Air Toxics "Hot Spots" Act are to collect emission data, identify facilities having localized impacts, ascertain health risks, notify nearby residents of significant risks, and reduce those significant risks to acceptable levels. The Children's Environmental Health Protection Act, California Senate Bill 25 (Chapter 731, Escutia, Statutes of 1999), focuses on children's exposure to air pollutants. The act requires the California Air Resource Board (CARB) to review its air quality standards from a children's health perspective, evaluate the statewide air quality monitoring network, and develop any additional air toxic control measures needed to protect children's health.

STATE IMPLEMENTATION PLAN

The State Implementation Plan (SIP) is a collection of documents that set forth the state's strategies for achieving the NAAQS. In California, the SIP is a compilation of new and previously submitted plans, programs (such as monitoring, modeling, and permitting), district rules, state regulations, and federal controls. The CARB is the lead agency for all purposes related to the SIP under state law. Local air districts and other agencies, such as the Department of Pesticide Regulation and the Bureau of Automotive Repair, prepare SIP elements and submit them to CARB for review and approval. CARB then forwards SIP revisions to the U.S. EPA for approval and publication in the Federal Register. All the items included in the California SIP are listed in the Code of Federal Regulations (CFR) at 40 CFR 52.220.

As the regional air quality management district, the SCAQMD is responsible for preparing and implementing the portion of the SIP applicable to the SCAB. The air pollution control district for each county adopts rules, regulations, and programs to attain federal and state air quality standards and appropriates money (including permit fees) to achieve these objectives.

Regional Air Quality Regulations

Under state law, the SCAQMD is required to prepare a plan for air quality improvement for pollutants for which the SCAB is in non-compliance. The SCAQMD updates the plan every three years. Each SCAQMD Air Quality Management Plan (AQMP) is an update of the previous plan and has a 20-year horizon. The latest AQMP, the 2016 AQMP, was adopted on March 3, 2017. It incorporates new scientific data and notable regulatory actions that have occurred since adoption of the 2012 AQMP, including the approval of the new federal 8-hour ozone standard of 0.070 ppm that was finalized in 2015. The 2016 AQMP addresses several state and federal planning requirements and incorporates new scientific information, primarily in the form of updated emissions inventories, ambient measurements, and meteorological air quality models. The Southern California Association of Governments' (SCAG) projections for socio-economic data (e.g., population, housing, employment by industry) and transportation activities from the 2016 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS) are integrated into the 2016 AQMP.

The 2016 AQMP builds upon the approaches taken in the 2012 AQMP for the attainment of federal PM and ozone standards and highlights the significant amount of reductions to be achieved. It emphasizes the need for interagency planning to identify additional strategies to achieve reductions within the timeframes allowed under the federal Clean Air Act, especially in the area of mobile sources. The 2016 AQMP also includes a discussion of emerging issues and opportunities, such as fugitive toxic particulate emissions, zero-emission mobile source control strategies, and the interacting dynamics among climate, energy, and air pollution. The plan also demonstrates strategies

for attainment of the new federal 8-hour ozone standard and vehicle miles traveled (VMT) emissions offsets, pursuant to U.S. EPA requirements (SCAQMD 2017).

Criteria Pollutants

Characteristics of ozone, CO, NO_2, and PM are described below.

Ozone

Ozone is produced by a photochemical reaction (triggered by sunlight) between nitrogen oxides (NO_X) and reactive organic gases[3] (ROG). NO_X are formed during the combustion of fuels, while ROG are formed during combustion and evaporation of organic solvents. Because ozone requires sunlight to form, it usually occurs in substantial concentrations between the months of April and October. Ozone is a pungent, colorless, toxic gas with direct health effects on humans including respiratory and eye irritation and possible changes in lung functions. Groups most sensitive to ozone include children, the elderly, people with respiratory disorders, and people who exercise strenuously outdoors.

Carbon Monoxide

CO is a local pollutant produced in the incomplete combustion of carbon-containing fuels, such as gasoline, natural gas, oil, coal, and wood. The primary source of CO, a colorless, odorless, poisonous gas, is automobile traffic. Therefore, elevated concentrations are usually found near areas of high traffic volumes. The health effects from CO are related to its affinity for hemoglobin in the blood. At high concentrations, CO reduces the amount of oxygen in the blood, causing heart difficulty in people with chronic diseases, reduced lung capacity, and impaired mental abilities.

Nitrogen Dioxide

NO_2 is a byproduct of fuel combustion, with the primary sources being motor vehicles and industrial boilers and furnaces. The principal form of nitrogen dioxide produced by combustion is nitric oxide (NO), but NO reacts rapidly to form NO_2, creating the mixture of NO and NO_2 commonly called NO_X. NO_2 is an acute irritant. A relationship between NO_2 and chronic pulmonary fibrosis may exist, and an increase in bronchitis in young children at concentrations below 0.3 parts per million (ppm) may occur. NO_2 absorbs blue light, gives a reddish-brown cast to the atmosphere, and reduces visibility. It can also contribute to the formation of ozone/smog and acid rain.

Suspended Particulates

Atmospheric particulate matter is comprised of finely divided solids and liquids such as dust, soot, aerosols, fumes, and mists. The particulates that are of concern include PM_{10} (coarse particulate matter which measures no more than 10 microns in diameter) and $PM_{2.5}$ (fine particulate matter which measures no more than 2.5 microns in diameter). The characteristics, sources, and potential health effects associated with PM_{10} and $PM_{2.5}$ can be different. Major man-made sources of PM_{10} are agricultural operations, industrial processes, combustion of fossil fuels, construction, demolition operations, and entrainment of road dust into the atmosphere. Natural sources include windblown

[3] Organic compound precursors of ozone are routinely described by several variations of three terms: hydrocarbons (HC), organic gases (OG), and organic compounds (OC). These terms are often modified by adjectives such as total, reactive, or volatile, and result in various acronyms, such as TOG (total organic gases), ROG (reactive organic gases), ROC (reactive organic compounds), and VOC (volatile organic compounds). While most of these differ in some significant way from a chemical perspective, two groups are important from an air quality perspective: non-photochemically reactive in the lower atmosphere, or photochemically reactive in the lower atmosphere (ROG and VOC). SCAQMD uses the term VOC to denote organic precursors.

dust, wildfire smoke, and sea spray salt. The finer $PM_{2.5}$ particulates are generally associated with combustion processes as well as formation in the atmosphere as a secondary pollutant through chemical reactions. $PM_{2.5}$ is more likely to penetrate deeply into the lungs and poses a serious health threat to all groups, but particularly to the elderly, children, and those with respiratory problems. More than half of the small and fine particulate matter that is inhaled into the lungs remains there, which can cause permanent lung damage. These materials can damage health by interfering with the body's mechanisms for clearing the respiratory tract or by acting as carriers of an absorbed toxic substance.

Current Air Quality

The SCAQMD operates a network of air quality monitoring stations throughout the SCAB. The purpose of the monitoring stations is to measure ambient concentrations of pollutants and determine whether ambient air quality meets the California and federal standards. The monitoring station for 8-hour and 1-hour ozone, PM_{10}, and $PM_{2.5}$ closest to the project is the Mission Viejo monitoring station, located at 26081 Via Pera in the City of Mission Viejo, approximately 8.8 miles northeast of the project site. The closest station for NO_2 is the Costa Mesa station at 2850 E Mesa Verde Drive in Costa Mesa, approximately 12.6 miles northwest of the project site. Table 3 indicates the number of days that each of the federal and state standards have been exceeded at these stations in each of the last three years for which data is available. The data collected at these stations indicate that the federal and state 8-hour ozone standards and the state worst hour ozone standard were exceeded each year from 2016 to 2018. In addition, there was one exceedance of the federal 24-hour $PM_{2.5}$ standard in 2018. No exceedances of the PM_{10} or NO_2 standards were reported.

Table 3 Ambient Air Quality

Pollutant	2016	2017	2018
Ozone (ppm), 8-Hour Average	0.093	0.083	0.088
Number of days of state and federal exceedances (>0.070 ppm)	13	25	9
Ozone (ppm), Worst 1-Hour	0.122	0.103	0.121
Number of days of state exceedances (>0.09 ppm)	5	3	2
Nitrogen Dioxide (ppm), Worst Hour	59	45	n.d.
Number of days of state exceedances (>0.18 ppm)	0	0	n.d.
Particulate Matter <10 microns ($\mu g/m^3$), Worst 24 Hours	59.3	58.2	55.6
Number of days of state exceedances (>50 $\mu g/m^3$)	1	1	1
Number of days of federal exceedances (>150 $\mu g/m^3$)	0	0	0
Particulate Matter <2.5 microns ($\mu g/m^3$), Worst 24 Hours	24.7	19.6	38.9
Number of days of federal exceedances (>25 $\mu g/m^3$)	0	0	1

ppm = parts per million ; $\mu g/m^3$ = micrograms per cubic meter ; n.d. = no data

Source: CARB 2020a

Sensitive Receptors

CARB and the Office of Environmental Health Hazard Assessment (OEHHA) have identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, infants (including in utero in the third trimester of pregnancy), and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis (CARB 2005; OEHHA 2015). Some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved and are referred to as sensitive receptors. Examples of these sensitive receptors are residences, schools, hospitals, religious facilities, and daycare centers. The closest sensitive receptors include single-family residences located immediately east and west of the project site.

2.2 Greenhouse Gas Emissions

Greenhouse Gases Overview

Gases that absorb and re-emit infrared radiation in the atmosphere are called greenhouse gases (GHGs). The gases that are widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO_2), methane (CH_4), nitrous oxides (N_2O), fluorinated gases such as hydrofluorocarbons (HFCs) and perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). Water vapor is excluded from the list of GHGs because it is short-lived in the atmosphere, and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.

GHGs are emitted by both natural processes and human activities. Of these gases, CO_2 and CH_4 are emitted in the greatest quantities from human activities. Emissions of CO_2 are largely byproducts of fossil fuel combustion, whereas CH_4 largely results from off-gassing associated with agricultural practices and landfills.

Man-made GHGs, many of which have greater heat-absorption potential than CO_2, include fluorinated gases and SF_6 (U.S. EPA 2020a). However, because the project is a non-industrial development, the quantity of fluorinated gases would not be significant since fluorinated gases are primarily associated with industrial processes; therefore, fluorinated gases are not analyzed further in this document.

Different types of GHGs have varying global warming potentials (GWPs). The GWP of a GHG is the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally, 100 years). Because GHGs absorb different amounts of heat, a common reference gas (CO_2) is used to relate the amount of heat absorbed to the amount of the gas emissions, referred to as "carbon dioxide equivalent" (CO_2e), and is the amount of a GHG emitted multiplied by its GWP. Carbon dioxide has a 100-year GWP of one. By contrast, CH_4 has a GWP of 25, meaning its global warming effect is 25 times greater than carbon dioxide on a molecule per molecule basis (Intergovernmental Panel on Climate Change [IPCC] 2007). N_2O has a GWP of 298 (IPCC 2007).

Greenhouse Gas Emissions Inventory

Global

Worldwide anthropogenic emissions of GHGs were approximately 46,000 million metric tons (MMT or gigatonnes) CO_2e in 2010 (IPCC 2014). CO_2 emissions from fossil fuel combustion and industrial processes contributed about 65 percent of total emissions in 2010. Of anthropogenic GHGs, carbon dioxide was the most abundant accounting for 76 percent of total 2010 emissions. Methane emissions

accounted for 16 percent of the 2010 total, while nitrous oxide and fluorinated gases accounted for 6 percent and 2 percent respectively (IPCC 2014).

Federal

Total U.S. GHG emissions were 6,677.8 million metric tons (MMT or gigatonnes) CO_2e in 2018 (U.S. EPA 2020b). Total U.S. emissions have increased by 3.7 percent since 1990; emissions increased by 2.9 percent from 2017 to 2018 (U.S. EPA 2020b). The increase in total greenhouse gas emissions between 2017 and 2018 was driven largely driven by an increase in CO2 emissions from fossil fuel combustion. The increase in CO2 emissions from fossil fuel combustion was a result of multiple factors, including increased energy consumption from greater heating and cooling needs due to a colder winter and hotter summer in 2018 in comparison to 2017 (U.S. EPA 2020b). In 2018, transportation accounted for 28 percent each of GHG emissions (with electricity-related emissions distributed), with electric power accounting for 27 percent of emissions and emissions from industry accounting for 22 percent (U.S. EPA 2020b).

California

Based on CARB's California Greenhouse Gas Inventory for 2000-2017, California produced 424 MMT CO_2e in 2017 (CARB 2019). The largest source of GHGs in California is transportation, which generates 40 percent of the state's total GHG emissions. The industrial sector is the second largest source, contributing 21 percent of the state's GHG emissions, and electric power accounted for approximately 15 percent (CARB 2019). California emissions are due in part to its large size and large population compared to other states. However, per capita emissions in California are lower than all states except New York (U.S. Energy Information Administration 2019).

Potential Effects of Climate Change

Globally, climate change has the potential to affect numerous environmental resources through potential impacts related to future air temperatures and precipitation patterns. Scientific modeling predicts that continued GHG emissions at or above current rates would induce more extreme climate changes during the 21st century than were observed during the 20th century. Long-term trends have found that each of the past three decades has been warmer than all the previous decades in the instrumental record, and the decade from 2000 through 2010 has been the warmest. The observed global mean surface temperature for the decade from 2006 to 2015 was approximately 0.87°C (0.75°C to 0.99°C) higher than the global mean surface temperature over the period from 1850 to 1900. Furthermore, several independently analyzed data records of global and regional Land-Surface Air Temperature (LSAT) obtained from station observations agree that LSAT as well as sea surface temperatures have increased. Due to past and current activities, anthropogenic GHG emissions are increasing global mean surface temperature at a rate of 0.2°C per decade. In addition to these findings, there are identifiable signs that global warming is currently taking place, including substantial ice loss in the Arctic over the past two decades (IPCC 2014 and 2018).

According to *California's Fourth Climate Change Assessment*, statewide temperatures from 1986 to 2016 were approximately 1°F to 2°F higher than those recorded from 1901 to 1960. Potential impacts of climate change in California may include loss in water supply from snowpack, sea level rise, more extreme heat days per year, more large forest fires, and more drought years (State of California 2018a). While there is growing scientific consensus about the possible effects of climate change at a global and statewide level, current scientific modeling tools are unable to predict what local impacts may occur with a similar degree of accuracy. In addition to statewide projections, *California's Fourth*

Climate Change Assessment includes regional reports that summarize climate impacts and adaptation solutions for nine regions of the state as well as regionally-specific climate change case studies (State of California 2018a). One of the regions analyzed, the Greater Los Angeles region, includes western Riverside County where the project is located (State of California 2018b). Below is a summary of some of the potential effects that could be experienced in California and the Greater Los Angeles region as a result of climate change.

Air Quality

Higher temperatures, which are conducive to air pollution formation, could worsen air quality in California. Climate change may increase the concentration of ground-level ozone, but the magnitude of the effect, and therefore its indirect effects, are uncertain. As temperatures have increased in recent years, the area burned by wildfires throughout the state has increased, and wildfires have been occurring at higher elevations in the Sierra Nevada Mountains (State of California 2018a). If higher temperatures continue to be accompanied by an increase in the incidence and extent of large wildfires, air quality would worsen. However, if higher temperatures are accompanied by wetter, rather than drier conditions, the rains would tend to temporarily clear the air of particulate pollution and reduce the incidence of large wildfires, thereby improving the pollution associated with wildfires. Additionally, severe heat accompanied by drier conditions and poor air quality could increase the number of heat-related deaths, illnesses, and asthma attacks throughout the state (California Natural Resources Agency 2009).

In the Los Angeles region, changes in meteorological conditions under climate change will affect future air quality. Regional stagnation conditions may occur more often in the future, which would increase pollutant concentrations (State of California 2018b). Hotter future temperatures will act to increase surface ozone concentrations both due to chemistry producing more ozone and higher rates of biogenic emissions, while increases of water vapor also influence chemistry by increasing ozone production in already polluted areas. Changes in ozone may increase in the future however, changes in particulate matter are less certain. Projected changes by 2050 are generally not statistically significant (State of California 2018b).

Water Supply

Analysis of paleoclimatic data (such as tree-ring reconstructions of stream flow and precipitation) indicates a history of naturally and widely varying hydrologic conditions in California and the west, including a pattern of recurring and extended droughts. Uncertainty remains with respect to the overall impact of climate change on future precipitation trends and water supplies in California. For example, many southern California cities have experienced their lowest recorded annual precipitation twice within the past decade; however, in a span of only two years, Los Angeles experienced both its driest and wettest years on record (California Department of Water Resources [DWR] 2008). This uncertainty regarding future precipitation trends complicates the analysis of future water demand, especially where the relationship between climate change and its potential effect on water demand is not well understood. However, the average early spring snowpack in the western United States, including the Sierra Nevada Mountains, decreased by about 10 percent during the last century. During the same period, sea level rose over 5.9 inches along the central and southern California coast (State of California 2018a). The Sierra snowpack provides most of California's water supply by accumulating snow during the state's wet winters and releasing it slowly during the state's dry springs and summers. A warmer climate is predicted to reduce the fraction of precipitation falling as snow and result in less snowfall at lower elevations, thereby reducing the total snowpack (DWR 2008; State of California 2018a). The State of California projects that average spring snowpack in the Sierra Nevada and other

mountain catchments in central and northern California will decline by approximately 66 percent from its historical average by 2050 (State of California 2018a).

Like the rest of the state, the Greater Los Angeles region is expected to face a challenging combination of decreased water supply and increased water demand (State of California 2018b). Greater interannual variability of rainfall and sharp decreases in snowpack will create surface water limitations for the region. Although the effect of climate change on average precipitation in the region is still unclear, more frequent occurrences of extreme events like the 2011-2016 drought could substantially decrease groundwater recharge, which is essential for the sustainability of agriculture in the region since the vast majority of water used in agriculture in the region is groundwater from local wells. Furthermore, higher temperatures mean that dry years will more quickly develop into severe drought conditions.

Hydrology and Sea Level Rise

Climate change has the potential to induce substantial sea level rise in the coming century (State of California 2018a). The rising sea level increases the likelihood and risk of flooding. The rate of increase of global mean sea levels over the 2001-2010 decade, as observed by satellites, ocean buoys and land gauges, was approximately 3.2 mm per year, which is double the observed 20th century trend of 1.6 mm per year (World Meteorological Organization [WMO] 2013). As a result, global mean sea levels averaged over the last decade were about 8 inches higher than those of 1880 (WMO 2013). Sea levels are rising faster now than in the previous two millennia and the rise is expected to accelerate, even with robust GHG emission control measures. The most recent IPCC report predicts a mean sea–level rise of 10 to 37 inches by 2100 (IPCC 2018). A rise in sea levels could completely erode 31 to 67 percent of southern California beaches, result in flooding of approximately 370 miles of coastal highways during 100-year storm events, jeopardize California's water supply due to salt water intrusion, and induce groundwater flooding and/or exposure of buried infrastructure (State of California 2018a). In addition, increased CO_2 emissions can cause oceans to acidify due to the carbonic acid it forms. Increased storm intensity and frequency could affect the ability of flood-control facilities, including levees, to handle storm events.

As discussed above, climate change could potentially affect the amount of snowfall, rainfall, and snow pack; the intensity and frequency of storms; flood hydrographs (flash floods, rain or snow events, coincidental high tide and high runoff events); sea level rise and coastal flooding; coastal erosion; and the potential for salt water intrusion. In the Greater Los Angeles region, despite small changes in average precipitation, dry and wet extremes are both expected to increase (State of California 2018b). By the late 21st century, the wettest day of the year is expected to increase across most of the region. Increased frequency and severity of atmospheric river events are also projected to occur for this region.

Agriculture

California has a $50 billion annual agricultural industry that produces over a third of the country's vegetables and two-thirds of the country's fruits and nuts (California Department of Food and Agriculture 2020). Higher CO_2 levels can stimulate plant production and increase plant water-use efficiency. However, if temperatures rise and drier conditions prevail, certain regions of agricultural production could experience water shortages of up to 16 percent; water demand could increase as hotter conditions lead to the loss of soil moisture; crop-yield could be threatened by water-induced stress and extreme heat waves; and plants may be susceptible to new and changing pest and disease outbreaks (State of California 2018a). In addition, temperature increases could change the time of

year certain crops, such as wine grapes, bloom or ripen, and thereby affect their quality (California Climate Change Center 2006). More frequent droughts could substantially decrease groundwater recharge and therefore adversely affect agricultural operations that use groundwater from local wells (State of California 2018b). This could contribute to higher food prices and shortages.

Ecosystems and Wildlife

Climate change, and the potential resulting changes in weather patterns, could have ecological effects on a global and local scale. Increasing concentrations of GHGs are likely to accelerate the rate of climate change. Scientists project that the annual average maximum daily temperatures in California could rise by 4.4 to 5.8°F in the next 50 years and by 5.6 to 8.8°F in the next century (State of California 2018a). Soil moisture is likely to decline in many regions, and intense rainstorms are likely to become more frequent. Rising temperatures could have four major impacts on plants and animals related to (1) timing of ecological events; (2) geographic distribution and range; (3) species' composition and the incidence of nonnative species within communities; and (4) ecosystem processes, such as carbon cycling and storage (Parmesan 2006; State of California 2018a). Increases in wildfire would further remove sensitive habitat; increased severity in droughts would potentially starve plants and animals of water; and sea level rise will affect sensitive coastal ecosystems.

Greenhouse Gas Regulations

Federal Regulations

The U.S. Supreme Court in *Massachusetts et al. v. Environmental Protection Agency et al*. ([2007] 549 U.S. 05-1120) held that the U.S. EPA has the authority to regulate motor-vehicle GHG emissions under the federal Clean Air Act. The U.S. EPA issued a Final Rule for mandatory reporting of GHG emissions in October 2009. This Final Rule applies to fossil fuel suppliers, industrial gas suppliers, direct GHG emitters, and manufacturers of heavy-duty and off-road vehicles and vehicle engines and requires annual reporting of emissions. In 2012, the U.S. EPA issued a Final Rule that establishes the GHG permitting thresholds that determine when CAA permits under the New Source Review Prevention of Significant Deterioration (PSD) and Title V Operating Permit programs are required for new and existing industrial facilities.

In 2014, the U.S. Supreme Court in *Utility Air Regulatory Group v. EPA* (134 S. Ct. 2427 [2014]) held that U.S. EPA may not treat GHGs as an air pollutant for purposes of determining whether a source is a major source required to obtain a PSD or Title V permit. The Court also held that PSD permits that are otherwise required (based on emissions of other pollutants) may continue to require limitations on GHG emissions based on the application of Best Available Control Technology (BACT).

On September 27, 2019, the United States Environmental Protection Agency and the National Highway Safety Administration published the "Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule Part One: One National Program." The Part One Rule revokes California's authority to set its own GHG emissions standards and sets zero-emission vehicle mandates in California. To account for the effects of the Part One Rule, California Air Resources Board (CARB) released off-model adjustment factors on November 20, 2019 to adjust criteria air pollutant emissions outputs from the EMFAC model. The U.S. EPA and the National Highway Traffic Safety Administration have finalized rulemaking for Part Two of the SAFE Vehicles Rule, which would revise corporate average fuel economy and CO_2 emissions standards for model years 2021-2026 passenger cars and trucks such that the standards increase by approximately 1.5 percent each year through model year 2026 as compared to the 2012 standards which required an approximately five percent annual increase (National Highway Traffic Safety

Administration 2020). On April 30, 2020, Part Two of the SAFE Vehicles Rule was published in the Federal Register (85 Federal Register 24174) and will therefore be effective on June 29, 2020. CARB had not released off-model adjustment factors for GHG emissions.

California Regulations

CALIFORNIA GLOBAL WARMING SOLUTIONS ACT OF 2006

California's major initiative for reducing GHG emissions is outlined in AB 32, the "California Global Warming Solutions Act of 2006," which was signed into law in 2006. AB 32 codifies the statewide goal of reducing GHG emissions to 1990 levels by 2020 and required CARB to prepare a Scoping Plan that outlines the main State strategies for reducing GHGs to meet the 2020 deadline. In addition, AB 32 required CARB to adopt regulations to require reporting and verification of statewide GHG emissions. Based on this guidance, CARB approved a 1990 statewide GHG level and 2020 limit of 427 MMT CO_2e. The Scoping Plan was approved by CARB on December 11, 2008 and included measures to address GHG emission reduction strategies related to energy efficiency, water use, and recycling and solid waste, among other measures. Many of the GHG reduction measures included in the Scoping Plan (e.g., Low Carbon Fuel Standard, Advanced Clean Car standards, and Cap-and-Trade) have been adopted since approval of the Scoping Plan.

In May 2014, CARB approved the first update to the AB 32 Scoping Plan. The 2013 Scoping Plan Update defined CARB's climate change priorities for the next five years and set the groundwork to reach post-2020 statewide goals. The update highlighted California's progress toward meeting the "near-term" 2020 GHG emission reduction goals defined in the original Scoping Plan. It also evaluated how to align the State's longer-term GHG reduction strategies with other State policy priorities, including those for water, waste, natural resources, clean energy, transportation, and land use.

Senate Bill (SB) 32, signed into law on September 8, 2016, extended AB 32 by requiring the State to further reduce GHGs to 40 percent below 1990 levels by 2030 (the other provisions of AB 32 remained unchanged). On December 14, 2017, CARB adopted the 2017 Scoping Plan, which provides a framework for achieving the 2030 target. The 2017 Scoping Plan relies on the continuation and expansion of existing policies and regulations, such as the Cap-and-Trade Program, as well as implementation of recently adopted policies and policies, such as SB 350 and SB 1383 (see below). The 2017 Scoping Plan also puts an increased emphasis on innovation, adoption of existing technology, and strategic investment to support its strategies. As with the 2013 Scoping Plan Update, the 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends that local governments adopt policies and locally-appropriate quantitative thresholds consistent with statewide per capita goals of no more than 6 metric tons (MT) CO_2e by 2030 and 2 MT CO_2e by 2050 (CARB 2017a).

SENATE BILL 97

SB 97, signed in August 2007, acknowledges that climate change is an environmental issue that requires analysis in California Environmental Quality Act (CEQA) documents. In March 2010, the California Natural Resources Agency adopted amendments to the State CEQA Guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions. The adopted guidelines give lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHG and climate change impacts.

SENATE BILL 375

SB 375, signed in August 2008, enhances the state's ability to reach AB 32 goals by directing CARB to develop regional GHG emission reduction targets to be achieved from passenger vehicles by 2020 and 2035. In addition, SB 375 directs each of the state's 18 major Metropolitan Planning Organizations (MPOs) to prepare a "sustainable communities strategy" (SCS) that contains a growth strategy to meet these emission targets for inclusion in the Regional Transportation Plan (RTP). On March 22, 2018, CARB adopted updated regional targets for reducing GHG emissions from 2005 levels by 2020 and 2035. SCAG was assigned targets of an 8 percent reduction in GHGs from transportation sources by 2020 and a 19 percent reduction in GHGs from transportation sources by 2035. In the SCAG region, SB 375 also provides the option for the coordinated development of sub regional plans by the sub regional councils of governments and the county transportation commissions to meet SB 375 requirements.

SENATE BILL 1383

Adopted in September 2016, SB 1383 requires CARB to approve and begin implementing a comprehensive strategy to reduce emissions of short-lived climate pollutants. The bill requires the strategy to achieve the following reduction targets by 2030:

- Methane – 40 percent below 2013 levels
- Hydrofluorocarbons – 40 percent below 2013 levels
- Anthropogenic black carbon – 50 percent below 2013 levels

The bill also requires the California Department of Resources Recycling and Recovery (CalRecycle), in consultation with the CARB, to adopt regulations that achieve specified targets for reducing organic waste in landfills.

SENATE BILL 100

Adopted on September 10, 2018, SB 100 supports the reduction of GHG emissions from the electricity sector by accelerating the state's Renewables Portfolio Standard Program, which was last updated by SB 350 in 2015. SB 100 requires electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.

EXECUTIVE ORDER B-55-18

On September 10, 2018, Governor Brown issued Executive Order B-55-18, which established a new statewide goal of achieving carbon neutrality by 2045 and maintaining net negative emissions thereafter. This goal is in addition to the existing statewide GHG reduction targets established by SB 375, SB 32, SB 1383, and SB 100.

CALIFORNIA INTEGRATED WASTE MANAGEMENT ACT (ASSEMBLY BILL 341)

The California Integrated Waste Management Act of 1989, as modified by AB 341, requires each jurisdiction's source reduction and recycling element to include an implementation schedule that shows: (1) diversion of 25 percent of all solid waste by January 1, 1995, through source reduction, recycling, and composting activities; (2) diversion of 50 percent of all solid waste on and after January 1, 2000; and (3) diversion of 75 percent of all solid waste by 2020, and annually thereafter. CalRecycle is required to develop strategies to implement AB 341, including source reduction.

California Building Standards Code

CALIFORNIA CODE OF REGULATIONS, TITLE 24 – CALIFORNIA BUILDING CODE

The California Code of Regulations (CCR), Title 24, is referred to as the California Building Code, or CBC. It consists of a compilation of several distinct standards and codes related to building construction including plumbing, electrical, interior acoustics, energy efficiency, handicap accessibility, and so on. The CBC's energy efficiency and green building standards are outlined below.

- **Part 6 – Building Energy Efficiency Standards.** The CCR, Title 24, Part 6 is the Building Energy Efficiency Standards. This code, originally enacted in 1978, establishes energy-efficiency standards for residential and non-residential buildings in order to reduce California's energy demand. The Building Energy Efficiency Standards is updated periodically to incorporate and consider new energy-efficiency technologies and methodologies as they become available. New construction and major renovations must demonstrate their compliance with the current Building Energy Efficiency Standards through submission and approval of a Title 24 Compliance Report to the local building permit review authority and the California Energy Commission (CEC).

  The 2019 standards went into effect on January 1, 2020, and therefore would apply to the project. The 2019 standards focus on four key areas: 1) smart residential photovoltaic systems; 2) updated thermal envelope standards (preventing heat transfer from the interior to exterior and vice versa); 3) residential and nonresidential ventilation requirements; 4) and nonresidential lighting requirements (CEC 2018a). Under the 2019 standards, nonresidential buildings will be 30 percent more energy efficient compared to the 2016 standards, and single-family homes will be 7 percent more energy efficient (CEC 2018b). When accounting for the electricity generated by the solar photovoltaic system, single-family homes would use 53 percent less energy compared to homes built to the 2016 standards (CEC 2018b).

- **Part 11 – California Green Building Standards.** The California Green Building Standards Code, referred to as CALGreen, was added to Title 24 as Part 11 first in 2009 as a voluntary code, which then became mandatory effective January 1, 2011 (as part of the 2010 CBC). The 2019 CALGreen institutes mandatory minimum environmental performance standards for all ground-up new construction of non-residential and residential structures, as well as building additions of 1,000 square feet or more and alterations with a permit valuation of $200,000 or greater (California Building Standards Commission [CBSC] 2019). It also includes voluntary tiers (I and II) with stricter environmental performance standards for these same categories of residential and non-residential buildings. Local jurisdictions must enforce the minimum mandatory Green Building Standards and may adopt additional amendments for stricter requirements.

  The mandatory standards require:

  - 20 percent reduction in indoor water use relative to specified baseline levels;
  - 50 percent construction/demolition waste diverted from landfills;
  - Inspections of energy systems to ensure optimal working efficiency;
  - Low-pollutant emitting exterior and interior finish materials such as paints, carpets, vinyl flooring, and particleboards;
  - Dedicated circuitry to facilitate installation of EV charging stations in newly constructed attached garages for single-family and duplex dwellings; and
  - Installation of EV charging stations at least three percent of the parking spaces for all new multi-family developments with 17 or more units.

The voluntary standards require:

- **Tier I**— 10 percent of parking spaces designated for clean air vehicles, electric vehicle (EV) charging designated spaces, stricter energy requirements, additional 12 percent savings over the water use baseline, 65 percent reduction in construction waste, 10 percent recycled content, thermal insulation, cool/solar reflective roof, implementation of one elective from each of the five divisions; and
- **Tier II**— Meet the Tier I requirements plus 12 percent of parking spaces designated for clean air vehicles, additional EV charging spaces, stricter energy requirements, additional 20 to 25 percent reduction in water use above baseline, 80 percent reduction in construction waste, 15 percent recycled content, and implementation of one to three electives from each of the five divisions.

Similar to the compliance reporting procedure for demonstrating Building Energy Efficiency Standards compliance in new buildings and major renovations, compliance with the CALGreen water-reduction requirements must be demonstrated through completion of water use reporting forms for new residential and non-residential buildings. Buildings must demonstrate a 20 percent reduction in indoor water use by either showing a 20 percent reduction in the overall baseline water use as identified in CALGreen or a reduced per-plumbing-fixture water use rate (CBSC 2019).

Regional and Local Regulations

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG)

SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties, and addresses regional issues relating to transportation, the economy, community development and the environment. SCAG coordinates with various air quality and transportation stakeholders in Southern California to ensure compliance with the federal and State air quality requirements, including the Transportation Conformity Rule and other applicable federal, State, and air district laws and regulations. As the federally designated MPO for the six-county Southern California region, SCAG is required by law to ensure that transportation activities conform to, and are supportive of, the goals of regional and State air quality plans to attain NAAQS. In addition, SCAG is a co-producer with the SCAQMD of the transportation strategy and transportation control measure sections of the AQMP for the Basin. Regarding future growth, SCAG adopted the 2016 RTP/SCS in April 2016, which provides population, housing, and employment projections for cities under its jurisdiction (SCAG 2016). The growth projections in the 2016 RTP/SCS are based in part on projections originating under county and city general plans. These growth projections were utilized in the preparation of the air quality forecasts and consistency analysis included in the 2016 AQMP.

On May 7, 2020, SCAG's Regional Council adopted the 2020-2045 RTP/SCS (titled Connect SoCal) for federal transportation conformity purposes and will consider approval of the full plan and for all other purposes within 120 days of this date. The 2020-2045 RTP/SCS builds upon the progress made through implementation of the 2016-2040 RTP/SCS and includes ten goals focused on promoting economic prosperity, improving mobility, protecting the environment, and supporting healthy/complete communities. The SCS implementation strategies include focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, and supporting implementation of sustainability policies. The SCS establishes a land use vision of center focused placemaking, concentrating growth in and near Priority Growth Areas, transferring of

development rights, urban greening, creating greenbelts and community separators, and implementing regional advance mitigation (SCAG 2020).

CITY OF LAGUNA BEACH CLIMATE PROTECTION ACTION PLAN

The City of Laguna Beach adopted the Laguna Beach Climate Protection Action Plan (CPAP) in 2009 (Laguna Beach 2009). The goal of the plan was to reduce GHG emissions seven percent below 1990 levels by 2012. The plan provides recommendations for achieving the GHG emissions reduction, including increasing energy efficiency, increasing the use of public transit and active transportation, and providing public outreach and education. The CPAP is geared towards City government action, such as City outreach to local businesses and residents to encourage sustainable practices, the adoption of local guidance and policies to reduce energy and water use, and the adoption of practices to reduce GHG emissions in government operations. Therefore, the CPAP is limited in its application to projects and activities outside of government operations.

However, the CPAP does contain a chapter on reducing GHG emissions from commercial operations within the City, which as the goals of providing information to local businesses about how to achieve GHG emissions reductions, encouraging the business community to participate in programs for energy conservation, and publicizing the accomplishments of local businesses in GHG emissions reductions. Measures in the CPAP that apply to commercial businesses include incorporating green building features when improvements or new construction occurs and implementing long-term energy efficiency improvements for both cold and hot weather conditions.

CITY OF LAGUNA BEACH GENERAL PLAN

The Land Use Element of the General Plan includes the goal to “Create a community that is sustainable, resilient, and regenerative”, which intends to guide the city towards a more sustainable future through a reduction in GHG emissions and conservation of natural resources (Laguna Beach 2012). To achieve this goal, the Land Use Element includes the following policies and actions related to GHG emissions:

Policy 1.1 Reduce greenhouse gas (GHG) emissions 80% below 1990 levels by 2050.

Action 1.1.1 Protect natural assets and open-space areas to maintain their role as "carbon sinks."

Action 1.1.2 Revise and update the Transportation, Circulation, and Growth Management Element and continue to encourage and promote the use of mass transit and other high-occupancy vehicles, bicycling walking, and telecommuting as a means to reduce the City's greatest local contributor to global warming.

Action 1.1.3 Create a Sustainability/Conservation Element with policies that promote energy and resource efficiency, water efficiency, conservation, recycling, and the protection of ground and surface waters.

Action 1.1.4 Support technology and business practices that enable people to reduce vehicle miles traveled from home to work. These include the use of home office and technology such as wireless communication and video conferencing.

Action 1.1.5 Support State and/or Federal action to implement vehicle emission standards that would reduce greenhouse gas emissions.

Action 1.1.6 Evaluate and consider eliminating or significantly reducing the cost of parking permits for fuel-efficient or alternative-fuel vehicles.

Action 1.1.7 Make fuel efficiency and clean air important criteria in the acquisition of all city vehicles, including fire engines, buses, trucks, etc., and for non-specialty uses consider instituting a policy of purchasing only highly fuel-efficient or alternative-fuel vehicles.

Action 1.1.8 Continue to offer incentives to businesses that encourage employees to use buses, bikes, and carpools (or vanpools) to commute to work. Facilitate telecommuting and/or allow employees to work extended hours for fewer days per week.

Action 1.1.9 Maintain the existing free trolley/bus service and pursue extension throughout the year.

Action 1.1.10 Coordinate with surrounding cities and governmental agencies to maximize the use of public transportation including buses and metro line.

Action 1.1.11 Work with the Laguna Beach Unified School District and private schools to promote the use of clean bus or trolley transportation and discourage the use of private vehicles for trips to and from school.

Action 1.1.12 Provide public education and information about options for reducing greenhouse gas emissions.

Action 1.1.13 Encourage preservation of historic structures and adaptive reuse of buildings.

Action 1.1.14 Establish a City climate-friendly purchasing procedure.

Action 1.1.15 Evaluate establishing lighting and "dark sky" ordinances.

Policy 1.2 Support design strategies and construction standards that maximize use of alternative energy sources and passive solar architecture in buildings.

Action 1.2.1 Modify building codes and design guidelines to permit, encourage, and/or require integration of passive solar design, green roofs, active solar, and other renewable energy sources and/or provide incentives for development projects that meet or exceed silver LEED certification or better (or equivalent standards, if developed by the State).

Action 1.2.2 Revise or eliminate zoning and development standards that act as a barrier to use of renewable energy systems (except for standards required to assure protection of coastal resources.

Action 1.2.3 Construct and renovate public facilities to demonstrate green building practices and renewable energy systems.

Action 1.2.4 Establish incentives to encourage installation of renewable energy systems by homeowners and businesses including, but not limited to, the installation of energy-rated appliances, programmable thermostats, solar-electric and solar-thermal systems, cool roofs and roofing materials, and sustainable landscaping.

Action 1.2.5 Require, where feasible, all new buildings to be designed and oriented to take maximum advantage of the sun and wind for natural heating and cooling.

Action 1.2.6 Require developers and contractors to take action to minimize greenhouse gas emissions by using low-emission vehicles and equipment.

Action 1.2.7 Ensure that all development projects and major remodels implement sustainable landscaping strategies such as use of low or ultra-low water use plants and non-invasive plants.

Action 1.2.8 Evaluate establishing an air conditioning "carbon offset" fee for all permits.

Policy 1.3 Support planning and design solutions that reduce water consumption and implement water conservation practices.

Action 1.3.1 Continue to equip all city restrooms with low-flow toilets.

Action 1.3.2 Encourage or require the use of xeriscape in new construction and major remodels.

Action 1.3.3 Review existing ordinances to allow/encourage water reuse in public and private construction and remodels.

3 Impact Analysis

3.1 Methodology

Criteria pollutant and GHG emissions for project construction and operation were calculated using the California Emissions Estimator Model (CalEEMod), Version 2016.3.2. CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and GHG emissions associated with both construction and operations from a variety of land use projects. The model was developed for the California Air Pollution Control Officers Association (CAPCOA) in collaboration with the California air districts. CalEEMod allows for the use of default data (e.g., emission factors, trip lengths, meteorology, source inventory) provided by the various California air districts to account for local requirements and conditions, and/or user-defined inputs. The model calculates criteria pollutant emissions of CO, PM_{10}, $PM_{2.5}$, SO_2, the ozone precursors, ROG and NO_X, and GHGs emissions of CO_2, N_2O, and CH_4, reported as carbon dioxide equivalent (CO_2e). The calculation methodology and input data used in CalEEMod can be found in the CalEEMod User's Guide Appendices A, D, and E (CAPCOA 2017). The input data and subsequent construction and operation emission estimates for the proposed project are discussed below. CalEEMod output files for the project are included in Appendix A to this report.

Construction Emissions

Project construction would primarily generate temporary criteria pollutant and GHG emissions from construction equipment operation on-site, construction worker vehicle trips to and from the site, and from export of materials off-site. Construction input data for CalEEMod include, but are not limited to: (1) the anticipated start and finish dates of construction activity; (2) inventories of construction equipment to be used; (3) areas to be excavated and graded; and (4) volumes of materials to be exported from and imported to the project site. The analysis assessed maximum daily emissions from individual construction activities, including demolition, site preparation, grading, building construction, paving, and architectural coating. Construction would require heavy equipment during demolition, site preparation, grading, building construction, and paving for construction of the New Reef Building, demolition of the pool and construction of the new porte cochère at the building located at 633-635 Sleepy Hollow Lane, and repaving and restriping of existing parking lots and Sleepy Hollow Lane. Emissions associated with the interior remodeling and landscape and exterior lighting update components of the project were not modeled because the remodel would primarily be completed using small hand tools, and not large emission-generating construction equipment. Construction equipment estimates are based on surveys of construction projects within California conducted by members of CAPCOA.

The quantity, duration, and the intensity of construction activity influences the amount of construction emissions and their related pollutant concentrations that occur at any one time. The emission forecasts modeled for this report reflect conservative assumptions where a relatively large amount of construction is occurring in a relatively intensive manner. If construction is delayed or occurs over a longer period, emissions could be reduced because of (1) a more modern and cleaner-burning construction equipment fleet mix than assumed in the CalEEMod, and/or (2) a less intensive buildout schedule (i.e., fewer daily emissions occurring over a longer time interval).

CalEEMod has the capability to calculate reductions in construction emissions from the effects of dust control, diesel-engine classifications, and other selected emissions reduction measures. Emissions calculations assume application of water during grading and a 15-mph speed limit on unpaved surfaces in compliance with SCAQMD Rule 403, Fugitive Dust (as detailed in Section 1, *Project Description and Impact Summary*). Based on CalEEMod version 2016.3.2, the PM_{10} and $PM_{2.5}$ reduction for watering two times per day is 55 percent.

Pursuant to SCAQMD guidance, total construction GHG emissions resulting from the project are amortized over 30 years and added to operational GHG emissions.

Operational Emissions

In CalEEMod, operational sources of criteria pollutant emissions include area, energy, and mobile sources; GHG emissions include water and solid waste sources in addition to area, energy, and mobile sources.

Energy Sources

Emissions from energy use include electricity and natural gas use. The emissions factors for natural gas combustion are based on EPA's AP-42 (*Compilation of Air Pollutant Emissions Factors*) and California Climate Action Registry (CCAR) General Reporting Protocol (CCAR 2009). Electricity emissions only apply to GHG emissions (as the energy is generated off-site and therefore may not be relevant for local and regional air quality conditions) and are calculated by multiplying the energy use times the carbon intensity of the utility district per kilowatt hour (CAPCOA 2017). The default electricity consumption values in CalEEMod include the CEC-sponsored California Commercial End Use Survey (CEUS) and Residential Appliance Saturation Survey (RASS) studies. CalEEMod currently incorporates California's 2016 Title 24 building energy efficiency standards; as described under Regulatory Framework, the 2019 Title 24 standards have since gone into effect. As the project is planned for construction beginning in 2021, with an operational date of 2022, it would be subject to at least the 2019 Title 24 standards. According to the CEC, nonresidential buildings built with the 2019 standards will use about 30 percent less energy due to energy efficiency measures, particularly lighting upgrades, versus those built under the 2016 standards (CEC 2018b). The project would also include EnergyStar rated appliances. As CalEEMod only accounts for the 2016 Title 24 standards, a 30 percent reduction was inputted into the model for the project's Title 24 energy use.

The project would be served by Southern California Edison (SCE). Therefore, SCE's energy intensity factors (i.e., the amount of CO_2, CH_4, and N_2O per kilowatt-hour) were used to calculate GHG emissions. As of 2012, SCE procured 20.6 percent of its electricity from renewable sources (SCE 2012). Per SB 100, the statewide RPS Program requires electricity providers to increase procurement from eligible renewable energy sources to 33 percent by 2020 and 60 percent by 2030. The default SCE energy intensity factors included in CalEEMod are based on data from 2012. Therefore, the 2012 intensity factor of 702 pounds per megawatt hour (MWh) for CO_2e was used to calculate energy intensity in 2030 in compliance with the RPS Program. As the project's GHG threshold is based upon 2030 goals (as described further below), this 2030 energy factor was included in CalEEMod for the proposed project scenario. SCE energy intensity factors that include this reduction are shown in Table 4.

Table 4 SCE Energy Intensity Factors

	2009 (lbs/MWh)[1]	2030 (lbs/MWh)[1,2]
Percent Procurement	20.6	60
Carbon dioxide (CO_2)	702.44	353.87
Methane (CH_4)	0.029	0.015
Nitrous Oxide (N_2O)	0.006	0.003

Area Sources

Emissions associated with area sources, including consumer products, landscape maintenance, and architectural coating were calculated in CalEEMod and utilize standard emission rates from CARB, U.S. EPA, and emission factor values provided by the local air district (CAPCOA 2017).

Waste Sources

GHG emissions from waste generation were also calculated in CalEEMod and are based on the IPCC's methods for quantifying GHG emissions from solid waste using the degradable organic content of waste (CAPCOA 2017). Waste disposal rates by land use and overall composition of municipal solid waste in California is primarily based on data provided by the California Department of Resources Recycling and Recovery (CalRecycle).

Water and Wastewater Sources

GHG emissions from water and wastewater usage calculated in CalEEMod were based on the default electricity intensity from the CEC's 2006 Refining Estimates of Water-Related Energy Use in California using the average values for northern and southern California. A 20 percent reduction in indoor potable water use was incorporated in the model in accordance with CALGreen standards. In addition, the project would include water efficient fixtures and landscape irrigation systems, which were included in the CalEEMod model.

Mobile Sources

Mobile source emissions are generated by the increase in vehicle trips to and from the project site associated with operation of onsite development. LSA Associates, Inc. (LSA) prepared a Trip Generation and Access Analysis for the proposed project, which determined that the increase in hotel rooms and new amenities would result in a net increase of 245 daily trips (LSA 2020). The estimated trip generation for the proposed project was included in the CalEEMod model.

NITROUS OXIDE EMISSIONS

Because CalEEMod does not calculate N_2O emissions from mobile sources, N_2O emissions were quantified using guidance from CARB and the EMFAC2017 Emissions Inventory for the Orange County region for the year 2030 using the EMFAC2011 categories (CARB 2018a and 2020b; see Appendix A for calculations).

3.2 Significance Thresholds

Air Quality

To determine whether a project would result in a significant impact to air quality, Appendix G of the *CEQA Guidelines* requires consideration of whether a project would:

1. Conflict with or obstruct implementation of the applicable air quality plan
2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard
3. Expose sensitive receptors to substantial pollutant concentrations
4. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people

Regional Significance Thresholds

The SCAQMD recommends quantitative regional significance thresholds for temporary construction activities and long-term project operation in the SCAB, shown in Table 5.

Table 5 SCAQMD Regional Significance Thresholds

Construction Thresholds	Operational Thresholds
75 pounds per day of ROG	55 pounds per day of ROG
100 pounds per day of NO_X	55 pounds per day of NO_X
550 pounds per day of CO	550 pounds per day of CO
150 pounds per day of SO_X	150 pounds per day of SO_X
150 pounds per day of PM_{10}	150 pounds per day of PM_{10}
55 pounds per day of $PM_{2.5}$	55 pounds per day of $PM_{2.5}$

Source: SCAQMD 2019

Localized Significance Thresholds

In addition to the above regional thresholds, the SCAQMD has developed Localized Significance Thresholds (LSTs) in response to the Governing Board's Environmental Justice Enhancement Initiative (1-4), which was prepared to update the *CEQA Air Quality Handbook* (1993). LSTs were devised in response to concern regarding exposure of individuals to criteria pollutants in local communities and have been developed for NO_X, CO, PM_{10}, and $PM_{2.5}$. LSTs represent the maximum emissions from a project that will not cause or contribute to an air quality exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), distance to the sensitive receptor, and project size. LSTs have been developed for emissions within construction areas up to five acres in size. However, LSTs only apply to emissions in a fixed stationary location and are not applicable to mobile sources, such as cars on a roadway (SCAQMD 2008). As such, LSTs are typically applied only to construction emissions because most operational emissions are associated with project-generated vehicle trips.

The SCAQMD provides LST lookup tables for project sites that measure one, two, or five acres. Project construction would be phased and would disturb no more than one acre during any given day. Therefore, this analysis utilizes the one-acre LSTs. LSTs are provided for receptors at 82 to 1,640 feet from the project disturbance boundary to the sensitive receptors. Construction activity would occur within approximately 20 feet south of the closest sensitive receptors, which include the multifamily residential building adjacent to the northwest of the project site, the multifamily residential building located between two parcels of the project site, and the single-family residential property located immediately south of the project site. According to the SCAQMD's publication, *Final LST Methodology*, projects with boundaries located closer than 82 feet to the nearest receptor should use the LSTs for receptors located at 82 feet. Therefore, the analysis below uses the LST values for 82 feet. The project is in SRA-20 (Central Orange County Coastal). LSTs for construction in SRA-20 on a one-acre site with a receptor 82 feet away are shown in Table 6.

Table 6 SCAQMD LSTs for Construction (SRA 20)

Pollutant	Allowable Emissions for a one-acre Site in SRA 20 for a Receptor 82 Feet Away (lbs/day)
Gradual conversion of NO_X to NO_2	92
CO	647
PM_{10}	4
$PM_{2.5}$	3

Source: SCAQMD 2009

Health Risk Thresholds

SCAQMD has developed significance thresholds for the emissions of TACs based on health risks associated with elevated exposure to such compounds. For carcinogenic compounds, cancer risk is assessed in terms of incremental excess cancer risk. A project would result in a potentially significant impact if it would generate an incremental excess cancer risk of 10 in 1 million (1×10^{-6}) or a cancer burden of 0.5 excess cancer cases in areas exceeding 1 in 1 million risk. Additionally, non-carcinogenic health risks are assessed in terms of a hazard index. A project would result in a potentially significant impact if it would result in a chronic and acute hazard index greater than 1.0 (SCAQMD 2019).

Greenhouse Gas Emissions

Based on Appendix G of the State CEQA Guidelines, impacts related to GHG emissions from the project would be significant if the project would:

- Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment
- Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases

In addition, CEQA Guidelines Section 15064.4(b) states that a lead agency should consider the following factors, among others, when assessing the significance of impacts from GHG emissions on the environment:

- The extent to which the project may increase or reduce GHG emissions as compared to the existing environmental setting;

- Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project; and
- The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions. Such requirements must be adopted by the relevant public agency through a public review process and must reduce or mitigate the project's incremental contribution of GHG emissions.

Significance Threshold

The majority of individual projects do not generate sufficient GHG emissions to create significant project-specific environment effects. However, the environmental effects of a project's GHG emissions can contribute incrementally to cumulative environmental effects that are significant, contributing to climate change, even if an individual project's environmental effects are limited (CEQA Guidelines Section 15064[h][1]). The issue of a project's environmental effects and contribution towards climate change typically involves an analysis of whether or not a project's contribution towards climate change is cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines, §15064[h][1]).

Section 15064.4 of the CEQA Guidelines recommends that lead agencies quantify GHG emissions of projects and consider several other factors that may be used in the determination of significance of GHG emissions from a project, including the extent to which the project may increase or reduce GHG emissions; whether a project exceeds an applicable significance threshold; and the extent to which the project complies with regulations or requirements adopted to implement a plan for the reduction or mitigation of GHG emissions.

CEQA Guidelines Section 15064.4 does not establish a threshold of significance. Lead agencies have the discretion to establish significance thresholds for their respective jurisdictions, and in establishing those thresholds, a lead agency may appropriately look to thresholds developed by other public agencies, or suggested by other experts, as long as any threshold chosen is supported by substantial evidence (see CEQA Guidelines Section 15064.7[c]). The CEQA Guidelines also clarify that the effects of GHG emissions are cumulative and should be analyzed in the context of CEQA's requirements for cumulative impact analysis (see CEQA Guidelines Section 15130[f]). As a note, the CEQA Guidelines were amended in response to SB 97. In particular, the CEQA Guidelines were amended to specify that compliance with a GHG emissions reduction plan renders a cumulative impact insignificant.

Per CEQA Guidelines Section 15064(h)(3), a project's incremental contribution to a cumulative impact can be found not cumulatively considerable if the project would comply with an approved plan or mitigation program that provides specific requirements that would avoid or substantially lessen the cumulative problem in the geographic area of the project. To qualify, such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered by the public agency. Examples of such programs include a "water quality control plan, air quality attainment or maintenance plan, integrated waste management plan, habitat conservation plan, natural community conservation plans [and] plans or regulations for the reduction of greenhouse gas emissions." Therefore, a lead agency to make a finding of less than significant for GHG emissions if a project complies with adopted programs, plans, policies and/or other regulatory strategies to reduce GHG emissions.

The SCAQMD proposed a quantitative screening limit of 3,000 MT CO_2e as an indicator of projects small enough that they would not interfere with the region in achieving its GHG emissions reduction targets (SCAQMD 2010). While the screening limit was based on well-founded pollutant reduction strategies, it is not clear the recommended screening limit is adequate to achieve GHG reduction targets set by SB 32 (i.e., 40 percent below 1990 emissions) and Executive Order S-3-05 (80 percent below 1990 levels by 2050). Therefore, as indicated in CEQA Guidelines Section 15064.4, in a good-faith effort, and based "to the extent possible on scientific and factual data", this analysis describes the sources and provided estimates of the amount of greenhouse gas emissions resulting from a project and compares the emission to 3,000 MT CO_2e screening criteria for informational purposes.

However, in the absence of any adopted numeric threshold, the significance of the project's GHG emissions are primarily evaluated based on CEQA Guidelines Section 15064.4(b) and the consideration of whether the project complies with applicable plans, policies, regulations and requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. For this project, the most directly applicable adopted regulatory plans to reduce GHG emissions are the AB 32 Climate Change Scoping Plan, the 2017 Scoping Plan, the 2016-2040 RTP/SCS, the City's General Plan, and the City's CAP.

3.3 Impact Analysis

Air Quality

CEQA Appendix G Air Quality Threshold 1
Conflict with or obstruct implementation of the applicable air quality plan *(Less Than Significant)*.

A project may be inconsistent with the AQMP if it would generate population, housing, or employment growth exceeding forecasts used in the development of the AQMP. The 2016 AQMP, the most recent AQMP adopted by the SCAQMD, incorporates local city general plans and the SCAG's 2016 RTP/SCS socioeconomic forecast projections of regional population, housing, and employment growth.

According to the California Department of Finance (DOF), the City of Laguna Beach has an estimated population of 23,343 (DOF 2020). The proposed project would involve the remodeling of an existing hotel complex, which would result in the addition of 25 rooms to the hotel complex. The proposed project would not directly increase the city's population as the purpose of this facility is to temporarily house visitors and, therefore, it would not generate permanent residents. In addition, the hotel would not add new employees as a result of the remodel. Therefore, the proposed project would not contribute to indirect population growth in the City through new employment.

The AQMP provides strategies and measures to reach attainment with the thresholds for 8-hour and 1-hour ozone and $PM_{2.5}$. As shown in Table 7 and Table 8 below, the proposed project would not generate criteria pollutant emissions that would exceed SCAQMD thresholds for ozone precursors (ROG and NO_X) and $PM_{2.5}$. Since the proposed project would not directly or indirectly increase the population within the City, the proposed project would be consistent with the AQMP and no impact would occur.

CEQA Appendix G Air Quality Threshold 2
Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard *(Less Than Significant)*.

In accordance with CEQA Guidelines Section 15064(h)(3), the SCAQMD's approach for assessing cumulative impacts is based on the AQMP forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and State Clean Air Acts. If the project's mass regional emissions do not exceed the applicable SCAQMD, then the project's criteria pollutant emissions would not be cumulatively considerable.

Construction

Table 7 summarizes the estimated maximum daily emissions (lbs) of pollutants associated with construction of the proposed project. As shown below, ROG, NO_X, CO, SO_2, PM_{10}, and $PM_{2.5}$ emissions would not exceed SCAQMD regional thresholds or LSTs. Because the project would not exceed SCAQMD's regional construction thresholds or LSTs, project construction would not result in a cumulatively considerable net increase of a criteria pollutant, and impacts would be less than significant.

Table 7 Project Construction Emissions

	Maximum Emissions (lbs/day)					
	ROG	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Construction Year 2021	4.4	23.1	17.7	<0.1	1.8	0.9
SCAQMD Regional Thresholds	75	100	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**
Maximum On-site Emissions	4.1	14.5	15.9	<0.1	0.7	0.6
SCAQMD Localized Significance Thresholds (LSTs)	N/A	92	647	N/A	4	3
Threshold Exceeded?	**N/A**	**No**	**No**	**N/A**	**No**	**No**

Notes: See Appendix A for modeling results. Some numbers may not add up precisely due to rounding considerations. Maximum on-site emissions are the highest emissions that would occur on the project site from on-site sources, such as heavy construction equipment and architectural coatings, and excludes off-site emissions from sources such as construction worker vehicle trips and haul truck trips.

Operational

Table 8 summarizes the project's operational emissions by emission source (area, energy, mobile, and generator). As shown below, the emissions generated by operation of the proposed project would not exceed SCAQMD regional thresholds for criteria pollutants. Therefore, the project would not contribute substantially to an existing or projected air quality violation. In addition, because criteria pollutant emissions and regional thresholds are cumulative in nature, the project would not result in a cumulatively considerable net increase of criteria pollutants.

Table 8 Project Operational Emissions

	Maximum Daily Emissions (lbs/day)					
Emission Source	**ROG**	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Area	0.7	<0.1	<0.1	0	<0.1	<0.1
Energy	<0.1	0.3	0.2	<0.1	<0.1	<0.1
Mobile[1]	0.4	1.7	4.2	<0.1	1.3	0.3
Project Emissions	1.1	2.0	4.5	<0.1	1.3	0.4
SCAQMD Regional Thresholds	55	55	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

[1] To account for the effects of the Part One Rule, CARB released off-model adjustment factors on November 20, 2019 to adjust criteria air pollutant emissions outputs from the EMFAC model. These off-model adjustment factors are applied by multiplying the emissions calculated for light- and medium-duty vehicles by the adjustment factor. With the incorporation of these adjustment factors, operational emissions generated by light-duty automobiles, light-duty trucks, and medium-duty trucks associated with project-related vehicle trips at the year 2025 would be approximately 0.2 percent greater for ROG, 0.7 percent greater for particulate matter, 0.2 percent greater for NO_X, and 0.7 percent greater for CO. These increases would have a negligible impact on overall operational emissions generated by the project and would not alter the significance of the project's operational emissions.

Notes: See Appendix A for modeling results. Some numbers may not add up precisely due to rounding considerations.

CEQA Appendix G Air Quality Threshold 3
Expose sensitive receptors to substantial pollutant concentrations *(Less Than Significant)*.

CO Hot Spots

A carbon monoxide (CO) hotspot is a localized concentration of CO that is above a CO ambient air quality standard. Localized CO hotspots can occur at intersections with heavy peak hour traffic. Specifically, hotspots can be created at intersections where traffic levels are sufficiently high such that the local CO concentration exceeds the federal one-hour standard of 35.0 ppm or the federal and state eight-hour standard of 9.0 ppm (CARB 2016).

A detailed CO analysis was conducted during the preparation of SCAQMD's 2003 AQMP. The locations selected for microscale modeling in the 2003 AQMP included high average daily traffic (ADT) intersections in the SCAB, those which would be expected to experience the highest CO concentrations. The highest CO concentration observed was at the intersection of Wilshire Boulevard and Veteran Avenue on the west side of Los Angeles near the I-405 Freeway. The concentration of CO at this intersection was 4.6 ppm, which is well below the state and federal standards. The Wilshire Boulevard/Veteran Avenue intersection has an annual average daily traffic (AADT) of approximately 100,000 vehicles per day.

According to California Department of Transportation (Caltrans) traffic counts on Coast Highway, the primary roadway by which the site is accessed, the AADT in the project vicinity is approximately 40,000 vehicles (Caltrans 2018). The Trip Generation and Access Analysis for the proposed projects determined that the hotel remodel would add 245 daily trips to area roadways (LSA 2020). With the proposed project, AADT on this segment would be 40,245 vehicles, which is much less than the 100,000-vehicle count on the Wilshire Boulevard/Veteran Avenue intersection that experiences CO concentrations well within federal and state standards. Furthermore, due to stricter vehicle emissions standards in newer cars and new technology that increases fuel economy, CO emission factors under future land use conditions would be lower than those under existing conditions. Thus, even though there would be more vehicle trips under the proposed project than under existing conditions, project-generated local mobile-source CO emissions would not result in or substantially contribute to

concentrations that exceed the one-hour or eight-hour CO standard. Therefore, impacts would be less than significant.

Toxic Air Contaminants

Construction-related activities would result in short-term, project-generated emissions of diesel particulate matter (DPM) exhaust emissions from off-road, heavy-duty diesel equipment for site preparation grading, building construction, and other construction activities. DPM was identified as a toxic air contaminant (TAC) by CARB in 1998. The potential cancer risk from the inhalation of DPM (discussed in the following paragraphs) outweighs the potential non-cancer health impacts (CARB 2017b).

Generation of DPM from construction projects typically occurs in a single area for a short period. Construction of the proposed project would occur over approximately one year. The dose to which the receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the extent of exposure that person has with the substance. Dose is positively correlated with time, meaning that a longer exposure period would result in a higher exposure level for the Maximally Exposed Individual. The risks estimated for a Maximally Exposed Individual are higher if a fixed exposure occurs over a longer period of time. 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 (assumed to be the approximate time that a person spends in a household). OEHHA recommends this risk be bracketed with 9-year and 70-year exposure periods. Health risk assessments should be limited to the period/duration of activities associated with the project (OEHHA 2015).

The maximum on-site $PM_{2.5}$ emissions, which is used to represent DPM emissions for this analysis, would occur during site preparation and grading activities. Maximum daily $PM_{2.5}$ emissions during grading would be 0.6 pounds per day, which is well below the SCAQMD LST of three pounds per day that is designed to be protective of human health. While grading emissions represent the worst-case condition, such activities would only occur for about one month, approximately 8.5 percent of the overall construction period and less than one percent of the typical health risk calculation periods of 9 years, 30 years, and 70 years. $PM_{2.5}$ emissions would decrease for the remaining construction period because construction activities such as building construction and paving would require less construction equipment. Therefore, given the aforementioned, DPM generated by project construction is not expected to create conditions where the probability that the Maximally Exposed Individual would contract cancer is greater than ten in one million or to generate ground-level concentrations of noncarcinogenic TACs that exceed a Hazard Index greater than one for the Maximally Exposed Individual. This impact would be less than significant.

CEQA Appendix G Air Quality Threshold 4
Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people *(Less Than Significant)*.

For construction activities, odors would be short-term in nature and are subject to SCAQMD Rule 402 *Nuisance*. Construction activities would be temporary and transitory and associated odors would cease upon construction completion. Accordingly, the proposed project would not create objectionable odors affecting a substantial number of people during construction, and short-term impacts would be less than significant.

Common sources of operational odor complaints include sewage treatment plants, landfills, recycling facilities, and agricultural uses. The project would not include any of the uses typically associated with

odor complaints. In addition, solid waste generated by the proposed on-site uses would be collected by a contracted waste hauler, ensuring that odors resulting from on-site waste would be managed and collected in a manner to prevent the proliferation of odors. Therefore, the project would have a less than significant impact on operational odors.

Greenhouse Gas Emissions

CEQA Appendix G Greenhouse Gas Emissions Threshold 1
Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment *(Less Than Significant)*.

This section evaluates potential impacts of the proposed project related to the generation of GHG emissions. Complete modeling results are included as Appendix A of this report.

Construction Emissions

As shown in Table 9, construction activity for the project would generate an estimated 288.6 MT CO_2e. When amortized over a 30-year period, construction of the project would generate approximately 9.6 MT CO_2e per year.

Table 9 Estimated Construction Emissions of Greenhouse Gases

Construction Year	Annual Emissions MT CO_2e
2021	288.6
Total	288.6
Amortized over 30 years	**9.6**

Notes: See Appendix A for modeling results. Some numbers may not add up precisely due to rounding considerations.

Operational and Total Project Emissions

Table 10 combines the construction and operational GHG emissions associated with development of the project. As shown, annual emissions from the proposed project would be 296.3 MT CO_2e/year. These emissions would not exceed the 3,000 MT CO_2e/year threshold. Therefore, combined project construction and operational GHG emissions would have a less than significant impact.

Table 10 Combined Annual Emissions MT CO_2e/year

Emission Source	Annual Emissions MT CO_2e
Amortized Construction	9.6
Operational	
Area	<0.1
Energy	105.1
Solid Waste	4.1
Water	0.9
Mobile	
CO_2 and CH_4	171.1
N_2O	5.5
Net Total	**296.3**
SCAQMD Threshold (MT CO_2e/ year)	3,000
Exceed Project-Specific Threshold?	**No**

Notes: Emissions modeling was completed using CalEEMod, except for N_2O mobile emissions which were calculated separately (see Section 3.1 for methodology). See Appendix A for modeling results and N_2O emissions calculations. Some numbers may not add up precisely due to rounding considerations.

CEQA Appendix G Greenhouse Gas Emissions Threshold 2
Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases *(Less Than Significant)*.

Regional and local GHG reduction policies and regulations most applicable to the project are those found in the 2017 State Scoping Plan, the Laguna Beach CPAP, and the City General Plan.

Consistency with 2017 Scoping Plan

The principal state plan and policy is AB 32, the California Global Warming Solutions Act of 2006, and the follow up, SB 32. The quantitative goal of AB 32 is to reduce GHG emissions to 1990 levels by 2020 and the goal of SB 32 is to reduce GHG emissions to 40 percent below 1990 levels by 2030. Pursuant to the SB 32 goal, the 2017 Scoping Plan was created to outline goals and measures for the state to achieve the reductions. The 2017 Scoping Plan's goals include reducing fossil fuel use and energy demand and maximizing recycling and diversion from landfills. The project would be consistent with these goals through project design, which includes complying with the latest Title 24 Green Building Code and Building Efficiency Energy Standards and installing energy-efficient LED lighting in the renovated and new indoor spaces, occupancy sensors, flow-smart showerheads, water-efficient faucets and toilets, Energy Star certified appliances, and water efficient landscaping and irrigation systems. Buildings remodeled as part of the proposed project will have improved energy and water use efficiencies upon completion of the renovations, and the new building constructed as part of the proposed project would meet all Title 24 requirements. Therefore, the project would be consistent with the 2017 Scoping.

Consistency with Laguna Beach Climate Protection Action Plan

As discussed under Section 2.2, *Greenhouse Gas Emissions*, the CPAP is geared towards City government action, such as City outreach to local businesses and residents to encourage sustainable

practices, the adoption of local guidance and policies to reduce energy and water use, and the adoption of practices to reduce GHG emissions in government operations. Therefore, the CPAP is limited in its application to the proposed project.

However, the CPAP does contain a chapter on reducing GHG emissions from commercial operations within the City. Measures in the CPAP from this chapter that apply to the proposed project include incorporating green building features and long-term energy efficiency improvements for hot and cold weather conditions.

The project would include sustainability features such as low-flow water fixtures, room occupancy sensors, EnergyStar appliances, LED lighting, and water efficient landscaping and would comply with CALGreen standards. The proposed new building would be constructed in accordance with all Title 24 requirements, while renovated buildings would have older appliances, lighting, water fixtures, and mechanical, electrical, and plumbing systems upgraded as needed to reduce electricity and water use. The project's sustainability features and compliance with CALGreen include a number of measures to increase energy efficiency within buildings that align with the CPAP goals and recommendations for commercial businesses.

Consistency with City General Plan

Relevant GHG policies and action items discussed in the City General Plan Land Use Element are addressed in Table 11, below. A majority of the action items are activities to be undertaken by the local government; therefore, there are limited GHG reduction action items that apply to the project. As shown in the table, the project would be consistent with the applicable strategies and policies in the City General Plan.

Table 11 Laguna Beach General Plan Consistency Analysis

General Plan GHG Policies and Action Items	Project Consistency
Reduce greenhouse gas (GHG) emissions 80% below 1990 levels by 2050.	**Consistent.** The project would include sustainability features such as EnergyStar appliances, room occupancy sensors, LED fixtures, and low-flow fixtures that would reduce resource consumption and GHG emissions.
Support design strategies and construction standards that maximize use of alternative energy sources and passive solar architecture in buildings.	**Consistent.** The proposed New Reef building would be prewired for a solar ready roof and would include exterior window screens to passively moderate internal temperatures.
Support planning and design solutions that reduce water consumption and implement water conservation practices.	**Consistent.** Project landscaping would include drought tolerant plants such as agave and Kentia palm and would be irrigated through a low-flow system with an automatic timer with seasonal adjustment capacity to apply less water during the rainy season.
Establish incentives to encourage installation of renewable energy systems by homeowners and businesses including, but not limited to, the installation of energy-rated appliances, programmable thermostats, solar-electric and solar-thermal systems, cool roofs and roofing materials, and sustainable landscaping.	**Consistent.** The project would include EnergyStar appliances and sustainable landscaping and irrigation.
Ensure that all development projects and major remodels implement sustainable landscaping strategies such as use of low or ultra-low water use plants and non-invasive plants.	**Consistent.** Project landscaping would include drought tolerant plants and would be irrigated through a combination of low-volume spray heads, bubblers, and drip systems that would be controlled by an automatic timer with a seasonal adjustment capacity to apply less water during rainy periods. In addition, landscaping and irrigation plans would be prepared in accordance with the California Model Water Efficient Landscape Ordinance.
Encourage or require the use of xeriscape in new construction and major remodels.	**Consistent.** Project landscaping would include drought tolerant plants such as agave, Kentia palm, and mousehole tree and would utilize a water-saving irrigation system.
Require developers and contractors to take action to minimize greenhouse gas emissions by using low-emission vehicles and equipment.	**Consistent.** The proposed project will use electric golf carts for guest and luggage transport and any future fleet vehicles for the hotel would be low-emission vehicles.

Source: Laguna Beach 2012

4 Conclusions and Recommendations

As detailed above, construction and operation of the project would not result in criteria pollutant emissions that would exceed SCAQMD thresholds and would not result in a CO hot spot or DPM emissions that would exceed SCAQMD's cancer and noncancer risk thresholds. The project would also not result in substantial emission of odors from construction or operation. In addition, the project would be consistent with the population and housing growth forecasts in SCAG's 2016 RTP/SCS and would therefore be consistent with the 2016 AQMP. Therefore, impacts related to air quality would be less than significant.

The project would be consistent with GHG reduction policies and actions contained in the City of Laguna General Plan and CPAP. In addition, the project would be consistent with policies in the 2017 Scoping Plan such as compliance with Title 24 measures and upgraded sustainability features in the new and renovated buildings. Furthermore, GHG emissions from project construction and operation would not exceed the threshold of 3,000 MT CO_2e per year. Therefore, impacts related to GHG emissions would be less than significant.

Regulatory Requirements

The project would also comply with the following regulatory requirements:

Demolition, Grading, and Construction Activities: Compliance with Provisions of SCAQMD Rule 403.

Rule 403 includes the following provisions:

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.
- Exposed surfaces shall be maintained at a minimum soil moisture of 12 percent and vehicle speeds shall be limited to 15 miles per hour on unpaved roads.

Engine Idling

In accordance with Section 2485 of Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.

Emission Standards

In accordance with Section 93115 of Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.

Architectural Coatings

SCAQMD Rule 1113 limits the volatile organic compound (VOC) content of architectural coatings.

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Appendix A

CalEEMod Output Files and N_2O Emissions Calculations

Pacific Edge Hotel Remodel

South Coast Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	10.06	1000sqft	0.23	10,059.00	0
Other Asphalt Surfaces	1.98	1000sqft	0.05	1,980.00	0
Parking Lot	18.03	1000sqft	0.41	18,030.00	0
Hotel	15.00	Room	0.80	30,749.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	353.87	**CH4 Intensity (lb/MWhr)**	0.015	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Adjusted for 2030 RPS

Land Use - per project plans Sheet T1.01 and client provided info

Construction Phase - Per client provided info

Off-road Equipment - Per client provided info

Off-road Equipment - Per client provided info

Off-road Equipment - Per client provided info

Off-road Equipment - Based on client info, grader used as proxy for excavator

Off-road Equipment - per client provided info

Off-road Equipment - per client provided info

Trips and VMT - Adjusted for distance to landfill sites, per client info

Demolition -

Grading - per client provided info

Architectural Coating - SCAQMD Rule 1113

Vehicle Trips - Per traffic study

Area Coating - SCAQMD Rule 1113

Energy Use - 30% reduction in energy intensity per 2019 Title 24 Standards

Water And Wastewater - 20% reduction in indoor water use per 2016 CALGreen requirements;Aerobic only

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Area Mitigation - SCAQMD Rule 1113

Energy Mitigation - EnergyStar Appliances

Water Mitigation - Low-flow fixtures and drip irrigation

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	15,375.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50

Pacific Edge Hotel Remodel - South Coast Air Basin, Summer

tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	10.00	88.00
tblConstructionPhase	NumDays	200.00	197.00
tblConstructionPhase	NumDays	4.00	23.00
tblConstructionPhase	NumDays	10.00	88.00
tblConstructionPhase	NumDays	2.00	20.00
tblEnergyUse	T24E	3.92	2.74
tblEnergyUse	T24E	2.77	1.94
tblLandUse	LandUseSquareFeet	10,060.00	10,059.00
tblLandUse	LandUseSquareFeet	21,780.00	30,749.00
tblLandUse	LotAcreage	0.50	0.80
tblOffRoadEquipment	HorsePower	187.00	158.00
tblOffRoadEquipment	LoadFactor	0.41	0.38
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.015
tblProjectCharacteristics	CO2IntensityFactor	702.44	353.87
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003
tblTripsAndVMT	HaulingTripLength	20.00	40.00
tblTripsAndVMT	HaulingTripLength	20.00	40.00
tblTripsAndVMT	WorkerTripNumber	3.00	13.00
tblTripsAndVMT	WorkerTripNumber	5.00	8.00
tblTripsAndVMT	WorkerTripNumber	13.00	8.00
tblVehicleTrips	WD_TR	8.17	16.33
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	IndoorWaterUseRate	380,501.55	304,401.24
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	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					
2021	4.3605	22.8588	17.8484	0.0602	1.4208	0.7060	2.0398	0.3224	0.6591	0.9090	0.0000	6,257.7556	6,257.7556	0.7706	0.0000	6,276.2900
Maximum	**4.3605**	**22.8588**	**17.8484**	**0.0602**	**1.4208**	**0.7060**	**2.0398**	**0.3224**	**0.6591**	**0.9090**	**0.0000**	**6,257.7556**	**6,257.7556**	**0.7706**	**0.0000**	**6,276.2900**

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					
2021	4.3605	22.8588	17.8484	0.0602	1.2020	0.7060	1.8209	0.2988	0.6591	0.8854	0.0000	6,257.7556	6,257.7556	0.7706	0.0000	6,276.2900
Maximum	**4.3605**	**22.8588**	**17.8484**	**0.0602**	**1.2020**	**0.7060**	**1.8209**	**0.2988**	**0.6591**	**0.8854**	**0.0000**	**6,257.7556**	**6,257.7556**	**0.7706**	**0.0000**	**6,276.2900**

	ROG	NOx	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**	**15.40**	**0.00**	**10.73**	**7.33**	**0.00**	**2.60**	**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	0.6613	4.0000e-005	4.6100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8600e-003	9.8600e-003	3.0000e-005		0.0105
Energy	0.0311	0.2829	0.2376	1.7000e-003		0.0215	0.0215		0.0215	0.0215		339.4531	339.4531	6.5100e-003	6.2200e-003	341.4703
Mobile	0.3663	1.7217	4.2113	0.0153	1.2423	0.0119	1.2542	0.3324	0.0111	0.3434		1,555.7789	1,555.7789	0.0750		1,557.6532
Total	**1.0587**	**2.0046**	**4.4535**	**0.0170**	**1.2423**	**0.0334**	**1.2757**	**0.3324**	**0.0326**	**0.3649**		**1,895.2419**	**1,895.2419**	**0.0815**	**6.2200e-003**	**1,899.1340**

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	0.6613	4.0000e-005	4.6100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8600e-003	9.8600e-003	3.0000e-005		0.0105
Energy	0.0311	0.2829	0.2376	1.7000e-003		0.0215	0.0215		0.0215	0.0215		339.4531	339.4531	6.5100e-003	6.2200e-003	341.4703
Mobile	0.3663	1.7217	4.2113	0.0153	1.2423	0.0119	1.2542	0.3324	0.0111	0.3434		1,555.7789	1,555.7789	0.0750		1,557.6532
Total	**1.0587**	**2.0046**	**4.4535**	**0.0170**	**1.2423**	**0.0334**	**1.2757**	**0.3324**	**0.0326**	**0.3649**		**1,895.2419**	**1,895.2419**	**0.0815**	**6.2200e-003**	**1,899.1340**

	ROG	NOx	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**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/4/2021	1/29/2021	5	20	
2	Site Preparation	Site Preparation	2/1/2021	2/26/2021	5	20	
3	Grading	Grading	3/1/2021	3/31/2021	5	23	
4	Building Construction	Building Construction	4/1/2021	12/31/2021	5	197	
5	Paving	Paving	9/1/2021	12/31/2021	5	88	
6	Architectural Coating	Architectural Coating	9/1/2021	12/31/2021	5	88	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 8.63

Acres of Paving: 0.69

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 46,124; Non-Residential Outdoor: 50; Striped Parking Area: 1,804 (Architectural Coating – sqft)

OffRoad Equipment

Pacific Edge Hotel Remodel - South Coast Air Basin, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Dumpers/Tenders	1	8.00	16	0.38
Site Preparation	Dumpers/Tenders	1	8.00	16	0.38
Site Preparation	Excavators	1	8.00	158	0.38
Grading	Bore/Drill Rigs	1	6.00	221	0.50
Grading	Dumpers/Tenders	1	8.00	16	0.38
Grading	Graders	1	6.00	158	0.38
Grading	Pumps	1	8.00	84	0.74
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Aerial Lifts	1	6.00	63	0.31
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Dumpers/Tenders	1	8.00	16	0.38
Building Construction	Rough Terrain Forklifts	1	8.00	100	0.40
Building Construction	Welders	1	8.00	46	0.45
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Plate Compactors	1	8.00	8	0.43
Paving	Rollers	1	7.00	80	0.38
Paving	Skid Steer Loaders	1	8.00	65	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Aerial Lifts	1	8.00	63	0.31
Architectural Coating	Dumpers/Tenders	1	8.00	16	0.38

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	1	13.00	0.00	27.00	14.70	6.90	40.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	5	8.00	0.00	615.00	14.70	6.90	40.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	26.00	10.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 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					
Fugitive Dust					0.2894	0.0000	0.2894	0.0438	0.0000	0.0438			0.0000			0.0000
Off-Road	0.0735	0.4646	0.2508	7.5000e-004		0.0175	0.0175		0.0175	0.0175		60.9403	60.9403	6.5400e-003		61.1039
Total	**0.0735**	**0.4646**	**0.2508**	**7.5000e-004**	**0.2894**	**0.0175**	**0.3069**	**0.0438**	**0.0175**	**0.0613**		**60.9403**	**60.9403**	**6.5400e-003**		**61.1039**

3.2 Demolition - 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	0.0184	0.5752	0.1401	1.9300e-003	0.0471	2.1400e-003	0.0493	0.0129	2.0400e-003	0.0150		209.9207	209.9207	0.0136		210.2604
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	0.0544	0.0355	0.4881	1.4400e-003	0.1453	1.0800e-003	0.1464	0.0385	9.9000e-004	0.0395		143.8968	143.8968	3.8800e-003		143.9937
Total	**0.0729**	**0.6107**	**0.6282**	**3.3700e-003**	**0.1924**	**3.2200e-003**	**0.1957**	**0.0515**	**3.0300e-003**	**0.0545**		**353.8175**	**353.8175**	**0.0175**		**354.2541**

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					0.1302	0.0000	0.1302	0.0197	0.0000	0.0197			0.0000			0.0000
Off-Road	0.0735	0.4646	0.2508	7.5000e-004		0.0175	0.0175		0.0175	0.0175	0.0000	60.9403	60.9403	6.5400e-003		61.1039
Total	**0.0735**	**0.4646**	**0.2508**	**7.5000e-004**	**0.1302**	**0.0175**	**0.1477**	**0.0197**	**0.0175**	**0.0372**	**0.0000**	**60.9403**	**60.9403**	**6.5400e-003**		**61.1039**

3.2 Demolition - 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	0.0184	0.5752	0.1401	1.9300e-003	0.0471	2.1400e-003	0.0493	0.0129	2.0400e-003	0.0150		209.9207	209.9207	0.0136		210.2604
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	0.0544	0.0355	0.4881	1.4400e-003	0.1453	1.0800e-003	0.1464	0.0385	9.9000e-004	0.0395		143.8968	143.8968	3.8800e-003		143.9937
Total	**0.0729**	**0.6107**	**0.6282**	**3.3700e-003**	**0.1924**	**3.2200e-003**	**0.1957**	**0.0515**	**3.0300e-003**	**0.0545**		**353.8175**	**353.8175**	**0.0175**		**354.2541**

3.3 Site Preparation - 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					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.3026	2.6180	3.5226	5.9200e-003		0.1219	0.1219		0.1136	0.1136		561.1323	561.1323	0.1683		565.3401
Total	**0.3026**	**2.6180**	**3.5226**	**5.9200e-003**	**0.0000**	**0.1219**	**0.1219**	**0.0000**	**0.1136**	**0.1136**		**561.1323**	**561.1323**	**0.1683**		**565.3401**

3.3 Site Preparation - 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	0.0000	0.0000	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	0.0335	0.0218	0.3004	8.9000e-004	0.0894	6.6000e-004	0.0901	0.0237	6.1000e-004	0.0243		88.5519	88.5519	2.3900e-003		88.6115
Total	**0.0335**	**0.0218**	**0.3004**	**8.9000e-004**	**0.0894**	**6.6000e-004**	**0.0901**	**0.0237**	**6.1000e-004**	**0.0243**		**88.5519**	**88.5519**	**2.3900e-003**		**88.6115**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.3026	2.6180	3.5226	5.9200e-003		0.1219	0.1219		0.1136	0.1136	0.0000	561.1323	561.1323	0.1683		565.3401
Total	**0.3026**	**2.6180**	**3.5226**	**5.9200e-003**	**0.0000**	**0.1219**	**0.1219**	**0.0000**	**0.1136**	**0.1136**	**0.0000**	**561.1323**	**561.1323**	**0.1683**		**565.3401**

3.3 Site Preparation - 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	0.0000	0.0000	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	0.0335	0.0218	0.3004	8.9000e-004	0.0894	6.6000e-004	0.0901	0.0237	6.1000e-004	0.0243		88.5519	88.5519	2.3900e-003		88.6115
Total	**0.0335**	**0.0218**	**0.3004**	**8.9000e-004**	**0.0894**	**6.6000e-004**	**0.0901**	**0.0237**	**6.1000e-004**	**0.0243**		**88.5519**	**88.5519**	**2.3900e-003**		**88.6115**

3.4 Grading - 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					
Fugitive Dust					0.3979	0.0000	0.3979	0.0430	0.0000	0.0430			0.0000			0.0000
Off-Road	1.2127	11.4440	10.3511	0.0210		0.5760	0.5760		0.5456	0.5456		2,011.3548	2,011.3548	0.4698		2,023.1005
Total	**1.2127**	**11.4440**	**10.3511**	**0.0210**	**0.3979**	**0.5760**	**0.9739**	**0.0430**	**0.5456**	**0.5885**		**2,011.3548**	**2,011.3548**	**0.4698**		**2,023.1005**

3.4 Grading - 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	0.3653	11.3929	2.7750	0.0383	0.9335	0.0423	0.9758	0.2557	0.0405	0.2962		4,157.8489	4,157.8489	0.2692		4,164.5780
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	0.0335	0.0218	0.3004	8.9000e-004	0.0894	6.6000e-004	0.0901	0.0237	6.1000e-004	0.0243		88.5519	88.5519	2.3900e-003		88.6115
Total	**0.3988**	**11.4147**	**3.0753**	**0.0392**	**1.0229**	**0.0430**	**1.0659**	**0.2795**	**0.0411**	**0.3205**		**4,246.4008**	**4,246.4008**	**0.2716**		**4,253.1895**

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					0.1791	0.0000	0.1791	0.0193	0.0000	0.0193			0.0000			0.0000
Off-Road	1.2127	11.4440	10.3511	0.0210		0.5760	0.5760		0.5456	0.5456	0.0000	2,011.3548	2,011.3548	0.4698		2,023.1005
Total	**1.2127**	**11.4440**	**10.3511**	**0.0210**	**0.1791**	**0.5760**	**0.7551**	**0.0193**	**0.5456**	**0.5649**	**0.0000**	**2,011.3548**	**2,011.3548**	**0.4698**		**2,023.1005**

3.4 Grading - 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	0.3653	11.3929	2.7750	0.0383	0.9335	0.0423	0.9758	0.2557	0.0405	0.2962		4,157.8489	4,157.8489	0.2692		4,164.5780
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	0.0335	0.0218	0.3004	8.9000e-004	0.0894	6.6000e-004	0.0901	0.0237	6.1000e-004	0.0243		88.5519	88.5519	2.3900e-003		88.6115
Total	**0.3988**	**11.4147**	**3.0753**	**0.0392**	**1.0229**	**0.0430**	**1.0659**	**0.2795**	**0.0411**	**0.3205**		**4,246.4008**	**4,246.4008**	**0.2716**		**4,253.1895**

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	0.8371	7.6733	6.5715	0.0123		0.3103	0.3103		0.2928	0.2928		1,143.2063	1,143.2063	0.3165		1,151.1183
Total	**0.8371**	**7.6733**	**6.5715**	**0.0123**		**0.3103**	**0.3103**		**0.2928**	**0.2928**		**1,143.2063**	**1,143.2063**	**0.3165**		**1,151.1183**

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	0.0281	0.9577	0.2325	2.5300e-003	0.0640	1.9600e-003	0.0659	0.0184	1.8700e-003	0.0203		270.7438	270.7438	0.0167		271.1623
Worker	0.1088	0.0710	0.9762	2.8900e-003	0.2906	2.1500e-003	0.2928	0.0771	1.9800e-003	0.0791		287.7936	287.7936	7.7600e-003		287.9875
Total	**0.1369**	**1.0286**	**1.2088**	**5.4200e-003**	**0.3546**	**4.1100e-003**	**0.3587**	**0.0955**	**3.8500e-003**	**0.0993**		**558.5373**	**558.5373**	**0.0245**		**559.1498**

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	0.8371	7.6733	6.5715	0.0123		0.3103	0.3103		0.2928	0.2928	0.0000	1,143.2063	1,143.2063	0.3165		1,151.1183
Total	**0.8371**	**7.6733**	**6.5715**	**0.0123**		**0.3103**	**0.3103**		**0.2928**	**0.2928**	**0.0000**	**1,143.2063**	**1,143.2063**	**0.3165**		**1,151.1183**

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	0.0281	0.9577	0.2325	2.5300e-003	0.0640	1.9600e-003	0.0659	0.0184	1.8700e-003	0.0203		270.7438	270.7438	0.0167		271.1623
Worker	0.1088	0.0710	0.9762	2.8900e-003	0.2906	2.1500e-003	0.2928	0.0771	1.9800e-003	0.0791		287.7936	287.7936	7.7600e-003		287.9875
Total	**0.1369**	**1.0286**	**1.2088**	**5.4200e-003**	**0.3546**	**4.1100e-003**	**0.3587**	**0.0955**	**3.8500e-003**	**0.0993**		**558.5373**	**558.5373**	**0.0245**		**559.1498**

3.6 Paving - 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	0.6607	6.7746	8.0474	0.0120		0.3611	0.3611		0.3330	0.3330		1,152.3613	1,152.3613	0.3651		1,161.4895
Paving	0.0137					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6744**	**6.7746**	**8.0474**	**0.0120**		**0.3611**	**0.3611**		**0.3330**	**0.3330**		**1,152.3613**	**1,152.3613**	**0.3651**		**1,161.4895**

3.6 Paving - 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	0.0000	0.0000	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	0.0544	0.0355	0.4881	1.4400e-003	0.1453	1.0800e-003	0.1464	0.0385	9.9000e-004	0.0395		143.8968	143.8968	3.8800e-003		143.9937
Total	**0.0544**	**0.0355**	**0.4881**	**1.4400e-003**	**0.1453**	**1.0800e-003**	**0.1464**	**0.0385**	**9.9000e-004**	**0.0395**		**143.8968**	**143.8968**	**3.8800e-003**		**143.9937**

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	0.6607	6.7746	8.0474	0.0120		0.3611	0.3611		0.3330	0.3330	0.0000	1,152.3613	1,152.3613	0.3651		1,161.4895
Paving	0.0137					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6744**	**6.7746**	**8.0474**	**0.0120**		**0.3611**	**0.3611**		**0.3330**	**0.3330**	**0.0000**	**1,152.3613**	**1,152.3613**	**0.3651**		**1,161.4895**

3.6 Paving - 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	0.0000	0.0000	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	0.0544	0.0355	0.4881	1.4400e-003	0.1453	1.0800e-003	0.1464	0.0385	9.9000e-004	0.0395		143.8968	143.8968	3.8800e-003		143.9937
Total	**0.0544**	**0.0355**	**0.4881**	**1.4400e-003**	**0.1453**	**1.0800e-003**	**0.1464**	**0.0385**	**9.9000e-004**	**0.0395**		**143.8968**	**143.8968**	**3.8800e-003**		**143.9937**

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	2.5257					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1109	1.0653	1.3449	2.4300e-003		0.0289	0.0289		0.0280	0.0280		223.5602	223.5602	0.0591		225.0386
Total	**2.6367**	**1.0653**	**1.3449**	**2.4300e-003**		**0.0289**	**0.0289**		**0.0280**	**0.0280**		**223.5602**	**223.5602**	**0.0591**		**225.0386**

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	0.0000	0.0000	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	0.0209	0.0137	0.1877	5.6000e-004	0.0559	4.1000e-004	0.0563	0.0148	3.8000e-004	0.0152		55.3449	55.3449	1.4900e-003		55.3822
Total	**0.0209**	**0.0137**	**0.1877**	**5.6000e-004**	**0.0559**	**4.1000e-004**	**0.0563**	**0.0148**	**3.8000e-004**	**0.0152**		**55.3449**	**55.3449**	**1.4900e-003**		**55.3822**

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	2.5257					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1109	1.0653	1.3449	2.4300e-003		0.0289	0.0289		0.0280	0.0280	0.0000	223.5602	223.5602	0.0591		225.0386
Total	**2.6367**	**1.0653**	**1.3449**	**2.4300e-003**		**0.0289**	**0.0289**		**0.0280**	**0.0280**	**0.0000**	**223.5602**	**223.5602**	**0.0591**		**225.0386**

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	0.0000	0.0000	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	0.0209	0.0137	0.1877	5.6000e-004	0.0559	4.1000e-004	0.0563	0.0148	3.8000e-004	0.0152		55.3449	55.3449	1.4900e-003		55.3822
Total	**0.0209**	**0.0137**	**0.1877**	**5.6000e-004**	**0.0559**	**4.1000e-004**	**0.0563**	**0.0148**	**3.8000e-004**	**0.0152**		**55.3449**	**55.3449**	**1.4900e-003**		**55.3822**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3663	1.7217	4.2113	0.0153	1.2423	0.0119	1.2542	0.3324	0.0111	0.3434		1,555.7789	1,555.7789	0.0750		1,557.6532
Unmitigated	0.3663	1.7217	4.2113	0.0153	1.2423	0.0119	1.2542	0.3324	0.0111	0.3434		1,555.7789	1,555.7789	0.0750		1,557.6532

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Hotel	244.95	122.85	89.25	489,796	489,796
Other Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Total	244.95	122.85	89.25	489,796	489,796

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
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896
Hotel	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896
Other Asphalt Surfaces	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896
Parking Lot	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive 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	0.0311	0.2829	0.2376	1.7000e-003		0.0215	0.0215		0.0215	0.0215		339.4531	339.4531	6.5100e-003	6.2200e-003	341.4703
NaturalGas Unmitigated	0.0311	0.2829	0.2376	1.7000e-003		0.0215	0.0215		0.0215	0.0215		339.4531	339.4531	6.5100e-003	6.2200e-003	341.4703

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	2885.35	0.0311	0.2829	0.2376	1.7000e-003		0.0215	0.0215		0.0215	0.0215		339.4531	339.4531	6.5100e-003	6.2200e-003	341.4703
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
Total		**0.0311**	**0.2829**	**0.2376**	**1.7000e-003**		**0.0215**	**0.0215**		**0.0215**	**0.0215**		**339.4531**	**339.4531**	**6.5100e-003**	**6.2200e-003**	**341.4703**

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					
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
Hotel	2.88535	0.0311	0.2829	0.2376	1.7000e-003		0.0215	0.0215		0.0215	0.0215		339.4531	339.4531	6.5100e-003	6.2200e-003	341.4703
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
Total		**0.0311**	**0.2829**	**0.2376**	**1.7000e-003**		**0.0215**	**0.0215**		**0.0215**	**0.0215**		**339.4531**	**339.4531**	**6.5100e-003**	**6.2200e-003**	**341.4703**

6.0 Area Detail

6.1 Mitigation Measures Area

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	0.6613	4.0000e-005	4.6100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8600e-003	9.8600e-003	3.0000e-005		0.0105
Unmitigated	0.6613	4.0000e-005	4.6100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8600e-003	9.8600e-003	3.0000e-005		0.0105

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	0.0413					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6195					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.3000e-004	4.0000e-005	4.6100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8600e-003	9.8600e-003	3.0000e-005		0.0105
Total	**0.6613**	**4.0000e-005**	**4.6100e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**9.8600e-003**	**9.8600e-003**	**3.0000e-005**		**0.0105**

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	0.0413					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6195					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.3000e-004	4.0000e-005	4.6100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8600e-003	9.8600e-003	3.0000e-005		0.0105
Total	**0.6613**	**4.0000e-005**	**4.6100e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**9.8600e-003**	**9.8600e-003**	**3.0000e-005**		**0.0105**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Pacific Edge Hotel Remodel

South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	10.06	1000sqft	0.23	10,059.00	0
Other Asphalt Surfaces	1.98	1000sqft	0.05	1,980.00	0
Parking Lot	18.03	1000sqft	0.41	18,030.00	0
Hotel	15.00	Room	0.80	30,749.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	353.87	**CH4 Intensity (lb/MWhr)**	0.015	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Adjusted for 2030 RPS

Land Use - per project plans Sheet T1.01 and client provided info

Construction Phase - Per client provided info

Off-road Equipment - Per client provided info

Off-road Equipment - Per client provided info

Off-road Equipment - Per client provided info

Off-road Equipment - Based on client info, grader used as proxy for excavator

Off-road Equipment - per client provided info

Off-road Equipment - per client provided info

Trips and VMT - Adjusted for distance to landfill sites, per client info

Demolition -

Grading - per client provided info

Architectural Coating - SCAQMD Rule 1113

Vehicle Trips - Per traffic study

Area Coating - SCAQMD Rule 1113

Energy Use - 30% reduction in energy intensity per 2019 Title 24 Standards

Water And Wastewater - 20% reduction in indoor water use per 2016 CALGreen requirements;Aerobic only

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Area Mitigation - SCAQMD Rule 1113

Energy Mitigation - EnergyStar Appliances

Water Mitigation - Low-flow fixtures and drip irrigation

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	15,375.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50

Pacific Edge Hotel Remodel - South Coast Air Basin, Winter

tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	10.00	88.00
tblConstructionPhase	NumDays	200.00	197.00
tblConstructionPhase	NumDays	4.00	23.00
tblConstructionPhase	NumDays	10.00	88.00
tblConstructionPhase	NumDays	2.00	20.00
tblEnergyUse	T24E	3.92	2.74
tblEnergyUse	T24E	2.77	1.94
tblLandUse	LandUseSquareFeet	10,060.00	10,059.00
tblLandUse	LandUseSquareFeet	21,780.00	30,749.00
tblLandUse	LotAcreage	0.50	0.80
tblOffRoadEquipment	HorsePower	187.00	158.00
tblOffRoadEquipment	LoadFactor	0.41	0.38
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.015
tblProjectCharacteristics	CO2IntensityFactor	702.44	353.87
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003
tblTripsAndVMT	HaulingTripLength	20.00	40.00
tblTripsAndVMT	HaulingTripLength	20.00	40.00
tblTripsAndVMT	WorkerTripNumber	3.00	13.00
tblTripsAndVMT	WorkerTripNumber	5.00	8.00
tblTripsAndVMT	WorkerTripNumber	13.00	8.00
tblVehicleTrips	WD_TR	8.17	16.33
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	IndoorWaterUseRate	380,501.55	304,401.24
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	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					
2021	4.3807	23.1254	17.7177	0.0598	1.4208	0.7060	2.0401	0.3224	0.6591	0.9094	0.0000	6,214.0000	6,214.0000	0.7709	0.0000	6,232.6764
Maximum	**4.3807**	**23.1254**	**17.7177**	**0.0598**	**1.4208**	**0.7060**	**2.0401**	**0.3224**	**0.6591**	**0.9094**	**0.0000**	**6,214.0000**	**6,214.0000**	**0.7709**	**0.0000**	**6,232.6764**

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					
2021	4.3807	23.1254	17.7177	0.0598	1.2020	0.7060	1.8213	0.2988	0.6591	0.8857	0.0000	6,214.0000	6,214.0000	0.7709	0.0000	6,232.6764
Maximum	**4.3807**	**23.1254**	**17.7177**	**0.0598**	**1.2020**	**0.7060**	**1.8213**	**0.2988**	**0.6591**	**0.8857**	**0.0000**	**6,214.0000**	**6,214.0000**	**0.7709**	**0.0000**	**6,232.6764**

	ROG	NOx	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**	**15.40**	**0.00**	**10.73**	**7.33**	**0.00**	**2.60**	**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	0.6613	4.0000e-005	4.6100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8600e-003	9.8600e-003	3.0000e-005		0.0105
Energy	0.0311	0.2829	0.2376	1.7000e-003		0.0215	0.0215		0.0215	0.0215		339.4531	339.4531	6.5100e-003	6.2200e-003	341.4703
Mobile	0.3510	1.7471	4.0173	0.0145	1.2423	0.0120	1.2542	0.3324	0.0112	0.3435		1,475.2832	1,475.2832	0.0755		1,477.1704
Total	**1.0434**	**2.0300**	**4.2595**	**0.0162**	**1.2423**	**0.0335**	**1.2758**	**0.3324**	**0.0327**	**0.3650**		**1,814.7462**	**1,814.7462**	**0.0820**	**6.2200e-003**	**1,818.6512**

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	0.6613	4.0000e-005	4.6100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8600e-003	9.8600e-003	3.0000e-005		0.0105
Energy	0.0311	0.2829	0.2376	1.7000e-003		0.0215	0.0215		0.0215	0.0215		339.4531	339.4531	6.5100e-003	6.2200e-003	341.4703
Mobile	0.3510	1.7471	4.0173	0.0145	1.2423	0.0120	1.2542	0.3324	0.0112	0.3435		1,475.2832	1,475.2832	0.0755		1,477.1704
Total	**1.0434**	**2.0300**	**4.2595**	**0.0162**	**1.2423**	**0.0335**	**1.2758**	**0.3324**	**0.0327**	**0.3650**		**1,814.7462**	**1,814.7462**	**0.0820**	**6.2200e-003**	**1,818.6512**

	ROG	NOx	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**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/4/2021	1/29/2021	5	20	
2	Site Preparation	Site Preparation	2/1/2021	2/26/2021	5	20	
3	Grading	Grading	3/1/2021	3/31/2021	5	23	
4	Building Construction	Building Construction	4/1/2021	12/31/2021	5	197	
5	Paving	Paving	9/1/2021	12/31/2021	5	88	
6	Architectural Coating	Architectural Coating	9/1/2021	12/31/2021	5	88	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 8.63

Acres of Paving: 0.69

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 46,124; Non-Residential Outdoor: 50; Striped Parking Area: 1,804 (Architectural Coating – sqft)

OffRoad Equipment

Pacific Edge Hotel Remodel - South Coast Air Basin, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Dumpers/Tenders	1	8.00	16	0.38
Site Preparation	Dumpers/Tenders	1	8.00	16	0.38
Site Preparation	Excavators	1	8.00	158	0.38
Grading	Bore/Drill Rigs	1	6.00	221	0.50
Grading	Dumpers/Tenders	1	8.00	16	0.38
Grading	Graders	1	6.00	158	0.38
Grading	Pumps	1	8.00	84	0.74
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Aerial Lifts	1	6.00	63	0.31
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Dumpers/Tenders	1	8.00	16	0.38
Building Construction	Rough Terrain Forklifts	1	8.00	100	0.40
Building Construction	Welders	1	8.00	46	0.45
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Plate Compactors	1	8.00	8	0.43
Paving	Rollers	1	7.00	80	0.38
Paving	Skid Steer Loaders	1	8.00	65	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Aerial Lifts	1	8.00	63	0.31
Architectural Coating	Dumpers/Tenders	1	8.00	16	0.38

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	1	13.00	0.00	27.00	14.70	6.90	40.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	5	8.00	0.00	615.00	14.70	6.90	40.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	26.00	10.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 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					
Fugitive Dust					0.2894	0.0000	0.2894	0.0438	0.0000	0.0438			0.0000			0.0000
Off-Road	0.0735	0.4646	0.2508	7.5000e-004		0.0175	0.0175		0.0175	0.0175		60.9403	60.9403	6.5400e-003		61.1039
Total	**0.0735**	**0.4646**	**0.2508**	**7.5000e-004**	**0.2894**	**0.0175**	**0.3069**	**0.0438**	**0.0175**	**0.0613**		**60.9403**	**60.9403**	**6.5400e-003**		**61.1039**

3.2 Demolition - 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	0.0187	0.5886	0.1448	1.9100e-003	0.0471	2.1500e-003	0.0493	0.0129	2.0600e-003	0.0150		207.9892	207.9892	0.0139		208.3363
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0600	0.0390	0.4418	1.3500e-003	0.1453	1.0800e-003	0.1464	0.0385	9.9000e-004	0.0395		134.9597	134.9597	3.6300e-003		135.0504
Total	**0.0787**	**0.6275**	**0.5866**	**3.2600e-003**	**0.1924**	**3.2300e-003**	**0.1957**	**0.0515**	**3.0500e-003**	**0.0545**		**342.9489**	**342.9489**	**0.0175**		**343.3867**

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					0.1302	0.0000	0.1302	0.0197	0.0000	0.0197			0.0000			0.0000
Off-Road	0.0735	0.4646	0.2508	7.5000e-004		0.0175	0.0175		0.0175	0.0175	0.0000	60.9403	60.9403	6.5400e-003		61.1039
Total	**0.0735**	**0.4646**	**0.2508**	**7.5000e-004**	**0.1302**	**0.0175**	**0.1477**	**0.0197**	**0.0175**	**0.0372**	**0.0000**	**60.9403**	**60.9403**	**6.5400e-003**		**61.1039**

3.2 Demolition - 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	0.0187	0.5886	0.1448	1.9100e-003	0.0471	2.1500e-003	0.0493	0.0129	2.0600e-003	0.0150		207.9892	207.9892	0.0139		208.3363
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0600	0.0390	0.4418	1.3500e-003	0.1453	1.0800e-003	0.1464	0.0385	9.9000e-004	0.0395		134.9597	134.9597	3.6300e-003		135.0504
Total	**0.0787**	**0.6275**	**0.5866**	**3.2600e-003**	**0.1924**	**3.2300e-003**	**0.1957**	**0.0515**	**3.0500e-003**	**0.0545**		**342.9489**	**342.9489**	**0.0175**		**343.3867**

3.3 Site Preparation - 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					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.3026	2.6180	3.5226	5.9200e-003		0.1219	0.1219		0.1136	0.1136		561.1323	561.1323	0.1683		565.3401
Total	**0.3026**	**2.6180**	**3.5226**	**5.9200e-003**	**0.0000**	**0.1219**	**0.1219**	**0.0000**	**0.1136**	**0.1136**		**561.1323**	**561.1323**	**0.1683**		**565.3401**

3.3 Site Preparation - 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	0.0000	0.0000	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	0.0369	0.0240	0.2719	8.3000e-004	0.0894	6.6000e-004	0.0901	0.0237	6.1000e-004	0.0243		83.0521	83.0521	2.2300e-003		83.1079
Total	**0.0369**	**0.0240**	**0.2719**	**8.3000e-004**	**0.0894**	**6.6000e-004**	**0.0901**	**0.0237**	**6.1000e-004**	**0.0243**		**83.0521**	**83.0521**	**2.2300e-003**		**83.1079**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.3026	2.6180	3.5226	5.9200e-003		0.1219	0.1219		0.1136	0.1136	0.0000	561.1323	561.1323	0.1683		565.3401
Total	**0.3026**	**2.6180**	**3.5226**	**5.9200e-003**	**0.0000**	**0.1219**	**0.1219**	**0.0000**	**0.1136**	**0.1136**	**0.0000**	**561.1323**	**561.1323**	**0.1683**		**565.3401**

3.3 Site Preparation - 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	0.0000	0.0000	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	0.0369	0.0240	0.2719	8.3000e-004	0.0894	6.6000e-004	0.0901	0.0237	6.1000e-004	0.0243		83.0521	83.0521	2.2300e-003		83.1079
Total	**0.0369**	**0.0240**	**0.2719**	**8.3000e-004**	**0.0894**	**6.6000e-004**	**0.0901**	**0.0237**	**6.1000e-004**	**0.0243**		**83.0521**	**83.0521**	**2.2300e-003**		**83.1079**

3.4 Grading - 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					
Fugitive Dust					0.3979	0.0000	0.3979	0.0430	0.0000	0.0430			0.0000			0.0000
Off-Road	1.2127	11.4440	10.3511	0.0210		0.5760	0.5760		0.5456	0.5456		2,011.3548	2,011.3548	0.4698		2,023.1005
Total	**1.2127**	**11.4440**	**10.3511**	**0.0210**	**0.3979**	**0.5760**	**0.9739**	**0.0430**	**0.5456**	**0.5885**		**2,011.3548**	**2,011.3548**	**0.4698**		**2,023.1005**

3.4 Grading - 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	0.3705	11.6574	2.8674	0.0379	0.9335	0.0426	0.9761	0.2557	0.0408	0.2965		4,119.5931	4,119.5931	0.2750		4,126.4679
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	0.0369	0.0240	0.2719	8.3000e-004	0.0894	6.6000e-004	0.0901	0.0237	6.1000e-004	0.0243		83.0521	83.0521	2.2300e-003		83.1079
Total	**0.4074**	**11.6814**	**3.1392**	**0.0387**	**1.0229**	**0.0433**	**1.0662**	**0.2795**	**0.0414**	**0.3208**		**4,202.6452**	**4,202.6452**	**0.2772**		**4,209.5759**

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					0.1791	0.0000	0.1791	0.0193	0.0000	0.0193			0.0000			0.0000
Off-Road	1.2127	11.4440	10.3511	0.0210		0.5760	0.5760		0.5456	0.5456	0.0000	2,011.3548	2,011.3548	0.4698		2,023.1005
Total	**1.2127**	**11.4440**	**10.3511**	**0.0210**	**0.1791**	**0.5760**	**0.7551**	**0.0193**	**0.5456**	**0.5649**	**0.0000**	**2,011.3548**	**2,011.3548**	**0.4698**		**2,023.1005**

3.4 Grading - 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	0.3705	11.6574	2.8674	0.0379	0.9335	0.0426	0.9761	0.2557	0.0408	0.2965		4,119.5931	4,119.5931	0.2750		4,126.4679
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	0.0369	0.0240	0.2719	8.3000e-004	0.0894	6.6000e-004	0.0901	0.0237	6.1000e-004	0.0243		83.0521	83.0521	2.2300e-003		83.1079
Total	**0.4074**	**11.6814**	**3.1392**	**0.0387**	**1.0229**	**0.0433**	**1.0662**	**0.2795**	**0.0414**	**0.3208**		**4,202.6452**	**4,202.6452**	**0.2772**		**4,209.5759**

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	0.8371	7.6733	6.5715	0.0123		0.3103	0.3103		0.2928	0.2928		1,143.2063	1,143.2063	0.3165		1,151.1183
Total	**0.8371**	**7.6733**	**6.5715**	**0.0123**		**0.3103**	**0.3103**		**0.2928**	**0.2928**		**1,143.2063**	**1,143.2063**	**0.3165**		**1,151.1183**

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	0.0296	0.9554	0.2585	2.4600e-003	0.0640	2.0200e-003	0.0660	0.0184	1.9300e-003	0.0204		263.3738	263.3738	0.0179		263.8211
Worker	0.1199	0.0779	0.8837	2.7100e-003	0.2906	2.1500e-003	0.2928	0.0771	1.9800e-003	0.0791		269.9193	269.9193	7.2600e-003		270.1008
Total	**0.1495**	**1.0334**	**1.1421**	**5.1700e-003**	**0.3546**	**4.1700e-003**	**0.3588**	**0.0955**	**3.9100e-003**	**0.0994**		**533.2931**	**533.2931**	**0.0252**		**533.9219**

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	0.8371	7.6733	6.5715	0.0123		0.3103	0.3103		0.2928	0.2928	0.0000	1,143.2063	1,143.2063	0.3165		1,151.1183
Total	**0.8371**	**7.6733**	**6.5715**	**0.0123**		**0.3103**	**0.3103**		**0.2928**	**0.2928**	**0.0000**	**1,143.2063**	**1,143.2063**	**0.3165**		**1,151.1183**

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	0.0296	0.9554	0.2585	2.4600e-003	0.0640	2.0200e-003	0.0660	0.0184	1.9300e-003	0.0204		263.3738	263.3738	0.0179		263.8211
Worker	0.1199	0.0779	0.8837	2.7100e-003	0.2906	2.1500e-003	0.2928	0.0771	1.9800e-003	0.0791		269.9193	269.9193	7.2600e-003		270.1008
Total	**0.1495**	**1.0334**	**1.1421**	**5.1700e-003**	**0.3546**	**4.1700e-003**	**0.3588**	**0.0955**	**3.9100e-003**	**0.0994**		**533.2931**	**533.2931**	**0.0252**		**533.9219**

3.6 Paving - 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	0.6607	6.7746	8.0474	0.0120		0.3611	0.3611		0.3330	0.3330		1,152.3613	1,152.3613	0.3651		1,161.4895
Paving	0.0137					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6744**	**6.7746**	**8.0474**	**0.0120**		**0.3611**	**0.3611**		**0.3330**	**0.3330**		**1,152.3613**	**1,152.3613**	**0.3651**		**1,161.4895**

3.6 Paving - 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0600	0.0390	0.4418	1.3500e-003	0.1453	1.0800e-003	0.1464	0.0385	9.9000e-004	0.0395		134.9597	134.9597	3.6300e-003		135.0504
Total	**0.0600**	**0.0390**	**0.4418**	**1.3500e-003**	**0.1453**	**1.0800e-003**	**0.1464**	**0.0385**	**9.9000e-004**	**0.0395**		**134.9597**	**134.9597**	**3.6300e-003**		**135.0504**

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	0.6607	6.7746	8.0474	0.0120		0.3611	0.3611		0.3330	0.3330	0.0000	1,152.3613	1,152.3613	0.3651		1,161.4895
Paving	0.0137					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6744**	**6.7746**	**8.0474**	**0.0120**		**0.3611**	**0.3611**		**0.3330**	**0.3330**	**0.0000**	**1,152.3613**	**1,152.3613**	**0.3651**		**1,161.4895**

3.6 Paving - 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0600	0.0390	0.4418	1.3500e-003	0.1453	1.0800e-003	0.1464	0.0385	9.9000e-004	0.0395		134.9597	134.9597	3.6300e-003		135.0504
Total	**0.0600**	**0.0390**	**0.4418**	**1.3500e-003**	**0.1453**	**1.0800e-003**	**0.1464**	**0.0385**	**9.9000e-004**	**0.0395**		**134.9597**	**134.9597**	**3.6300e-003**		**135.0504**

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	2.5257					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1109	1.0653	1.3449	2.4300e-003		0.0289	0.0289		0.0280	0.0280		223.5602	223.5602	0.0591		225.0386
Total	**2.6367**	**1.0653**	**1.3449**	**2.4300e-003**		**0.0289**	**0.0289**		**0.0280**	**0.0280**		**223.5602**	**223.5602**	**0.0591**		**225.0386**

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	0.0000	0.0000	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	0.0231	0.0150	0.1699	5.2000e-004	0.0559	4.1000e-004	0.0563	0.0148	3.8000e-004	0.0152		51.9076	51.9076	1.4000e-003		51.9425
Total	**0.0231**	**0.0150**	**0.1699**	**5.2000e-004**	**0.0559**	**4.1000e-004**	**0.0563**	**0.0148**	**3.8000e-004**	**0.0152**		**51.9076**	**51.9076**	**1.4000e-003**		**51.9425**

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	2.5257					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1109	1.0653	1.3449	2.4300e-003		0.0289	0.0289		0.0280	0.0280	0.0000	223.5602	223.5602	0.0591		225.0386
Total	**2.6367**	**1.0653**	**1.3449**	**2.4300e-003**		**0.0289**	**0.0289**		**0.0280**	**0.0280**	**0.0000**	**223.5602**	**223.5602**	**0.0591**		**225.0386**

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	0.0000	0.0000	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	0.0231	0.0150	0.1699	5.2000e-004	0.0559	4.1000e-004	0.0563	0.0148	3.8000e-004	0.0152		51.9076	51.9076	1.4000e-003		51.9425
Total	**0.0231**	**0.0150**	**0.1699**	**5.2000e-004**	**0.0559**	**4.1000e-004**	**0.0563**	**0.0148**	**3.8000e-004**	**0.0152**		**51.9076**	**51.9076**	**1.4000e-003**		**51.9425**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3510	1.7471	4.0173	0.0145	1.2423	0.0120	1.2542	0.3324	0.0112	0.3435		1,475.2832	1,475.2832	0.0755		1,477.1704
Unmitigated	0.3510	1.7471	4.0173	0.0145	1.2423	0.0120	1.2542	0.3324	0.0112	0.3435		1,475.2832	1,475.2832	0.0755		1,477.1704

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Hotel	244.95	122.85	89.25	489,796	489,796
Other Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Total	244.95	122.85	89.25	489,796	489,796

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
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896
Hotel	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896
Other Asphalt Surfaces	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896
Parking Lot	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive 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	0.0311	0.2829	0.2376	1.7000e-003		0.0215	0.0215		0.0215	0.0215		339.4531	339.4531	6.5100e-003	6.2200e-003	341.4703
NaturalGas Unmitigated	0.0311	0.2829	0.2376	1.7000e-003		0.0215	0.0215		0.0215	0.0215		339.4531	339.4531	6.5100e-003	6.2200e-003	341.4703

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	2885.35	0.0311	0.2829	0.2376	1.7000e-003		0.0215	0.0215		0.0215	0.0215		339.4531	339.4531	6.5100e-003	6.2200e-003	341.4703
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
Total		**0.0311**	**0.2829**	**0.2376**	**1.7000e-003**		**0.0215**	**0.0215**		**0.0215**	**0.0215**		**339.4531**	**339.4531**	**6.5100e-003**	**6.2200e-003**	**341.4703**

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					
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
Hotel	2.88535	0.0311	0.2829	0.2376	1.7000e-003		0.0215	0.0215		0.0215	0.0215		339.4531	339.4531	6.5100e-003	6.2200e-003	341.4703
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
Total		**0.0311**	**0.2829**	**0.2376**	**1.7000e-003**		**0.0215**	**0.0215**		**0.0215**	**0.0215**		**339.4531**	**339.4531**	**6.5100e-003**	**6.2200e-003**	**341.4703**

6.0 Area Detail

6.1 Mitigation Measures Area

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	0.6613	4.0000e-005	4.6100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8600e-003	9.8600e-003	3.0000e-005		0.0105
Unmitigated	0.6613	4.0000e-005	4.6100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8600e-003	9.8600e-003	3.0000e-005		0.0105

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	0.0413					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6195					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.3000e-004	4.0000e-005	4.6100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8600e-003	9.8600e-003	3.0000e-005		0.0105
Total	**0.6613**	**4.0000e-005**	**4.6100e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**9.8600e-003**	**9.8600e-003**	**3.0000e-005**		**0.0105**

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	0.0413					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6195					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.3000e-004	4.0000e-005	4.6100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		9.8600e-003	9.8600e-003	3.0000e-005		0.0105
Total	**0.6613**	**4.0000e-005**	**4.6100e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**9.8600e-003**	**9.8600e-003**	**3.0000e-005**		**0.0105**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Pacific Edge Hotel Remodel

South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	10.06	1000sqft	0.23	10,059.00	0
Other Asphalt Surfaces	1.98	1000sqft	0.05	1,980.00	0
Parking Lot	18.03	1000sqft	0.41	18,030.00	0
Hotel	15.00	Room	0.80	30,749.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	353.87	**CH4 Intensity (lb/MWhr)**	0.015	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Adjusted for 2030 RPS

Land Use - per project plans Sheet T1.01 and client provided info

Construction Phase - Per client provided info

Off-road Equipment - Per client provided info

Off-road Equipment - Per client provided info

Off-road Equipment - Per client provided info

Off-road Equipment - Based on client info, grader used as proxy for excavator

Off-road Equipment - per client provided info

Off-road Equipment - per client provided info

Trips and VMT - Adjusted for distance to landfill sites, per client info

Demolition -

Grading - per client provided info

Architectural Coating - SCAQMD Rule 1113

Vehicle Trips - Per traffic study

Area Coating - SCAQMD Rule 1113

Energy Use - 30% reduction in energy intensity per 2019 Title 24 Standards

Water And Wastewater - 20% reduction in indoor water use per 2016 CALGreen requirements;Aerobic only

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Area Mitigation - SCAQMD Rule 1113

Energy Mitigation - EnergyStar Appliances

Water Mitigation - Low-flow fixtures and drip irrigation

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	15,375.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50

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tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	2.00	20.00
tblConstructionPhase	NumDays	4.00	23.00
tblConstructionPhase	NumDays	200.00	197.00
tblConstructionPhase	NumDays	10.00	88.00
tblConstructionPhase	NumDays	10.00	83.00
tblEnergyUse	T24E	3.92	2.74
tblEnergyUse	T24E	2.77	1.94
tblGrading	AcresOfGrading	10.00	0.00
tblGrading	MaterialExported	0.00	4,920.00
tblLandUse	LandUseSquareFeet	10,060.00	10,059.00
tblLandUse	LandUseSquareFeet	21,780.00	30,749.00
tblLandUse	LotAcreage	0.50	0.80
tblOffRoadEquipment	HorsePower	187.00	158.00
tblOffRoadEquipment	LoadFactor	0.41	0.38
tblOffRoadEquipment	OffRoadEquipmentType		Aerial Lifts
tblOffRoadEquipment	OffRoadEquipmentType		Dumpers/Tenders
tblOffRoadEquipment	OffRoadEquipmentType		Plate Compactors
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Bore/Drill Rigs
tblOffRoadEquipment	OffRoadEquipmentType		Dumpers/Tenders
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Aerial Lifts
tblOffRoadEquipment	OffRoadEquipmentType		Dumpers/Tenders
tblOffRoadEquipment	OffRoadEquipmentType		Pumps
tblOffRoadEquipment	OffRoadEquipmentType		Dumpers/Tenders
tblOffRoadEquipment	OffRoadEquipmentType		Dumpers/Tenders

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tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	PhaseName		Architectural Coating
tblOffRoadEquipment	PhaseName		Site Preparation
tblOffRoadEquipment	PhaseName		Paving
tblOffRoadEquipment	PhaseName		Paving
tblOffRoadEquipment	PhaseName		Grading
tblOffRoadEquipment	PhaseName		Architectural Coating
tblOffRoadEquipment	PhaseName		Site Preparation
tblOffRoadEquipment	PhaseName		Building Construction
tblOffRoadEquipment	PhaseName		Grading
tblOffRoadEquipment	PhaseName		Grading
tblOffRoadEquipment	PhaseName		Building Construction
tblOffRoadEquipment	PhaseName		Demolition
tblOffRoadEquipment	PhaseName		Building Construction
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.015
tblProjectCharacteristics	CO2IntensityFactor	702.44	353.87
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003
tblTripsAndVMT	HaulingTripLength	20.00	40.00
tblTripsAndVMT	HaulingTripLength	20.00	40.00
tblTripsAndVMT	HaulingTripNumber	0.00	615.00
tblVehicleTrips	WD_TR	8.17	16.33
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	IndoorWaterUseRate	380,501.55	304,401.24
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	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					
2021	0.2680	1.5104	1.3994	3.2400e-003	0.1696	0.0567	0.2263	0.0739	0.0532	0.1271	0.0000	287.1055	287.1055	0.0570	0.0000	288.5310
Maximum	**0.2680**	**1.5104**	**1.3994**	**3.2400e-003**	**0.1696**	**0.0567**	**0.2263**	**0.0739**	**0.0532**	**0.1271**	**0.0000**	**287.1055**	**287.1055**	**0.0570**	**0.0000**	**288.5310**

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					
2021	0.2680	1.0625	1.3994	3.2400e-003	0.1078	0.0567	0.1645	0.0418	0.0532	0.0950	0.0000	287.1053	287.1053	0.0570	0.0000	288.5308
Maximum	**0.2680**	**1.0625**	**1.3994**	**3.2400e-003**	**0.1078**	**0.0567**	**0.1645**	**0.0418**	**0.0532**	**0.0950**	**0.0000**	**287.1053**	**287.1053**	**0.0570**	**0.0000**	**288.5308**

	ROG	NOx	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**	**29.65**	**0.00**	**0.00**	**36.45**	**0.00**	**27.32**	**43.52**	**0.00**	**25.30**	**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	1-4-2021	4-3-2021	0.3237	0.2265
2	4-4-2021	7-3-2021	0.3147	0.2323
3	7-4-2021	9-30-2021	0.4301	0.3248
		Highest	0.4301	0.3248

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	0.1207	1.0000e-005	5.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-003
Energy	5.6800e-003	0.0516	0.0434	3.1000e-004		3.9200e-003	3.9200e-003		3.9200e-003	3.9200e-003	0.0000	105.2908	105.2908	3.1600e-003	1.4500e-003	105.8008
Mobile	0.0341	0.1881	0.3992	1.8400e-003	0.1860	1.1500e-003	0.1871	0.0498	1.0600e-003	0.0509	0.0000	170.8818	170.8818	7.1200e-003	0.0000	171.0597
Waste						0.0000	0.0000		0.0000	0.0000	1.6666	0.0000	1.6666	0.0985	0.0000	4.1288
Water						0.0000	0.0000		0.0000	0.0000	0.1077	0.7116	0.8193	4.0000e-004	2.4000e-004	0.9009
Total	**0.1604**	**0.2398**	**0.4432**	**2.1500e-003**	**0.1860**	**5.0700e-003**	**0.1910**	**0.0498**	**4.9800e-003**	**0.0548**	**1.7743**	**276.8853**	**278.6596**	**0.1092**	**1.6900e-003**	**281.8915**

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	0.1207	1.0000e-005	5.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-003
Energy	5.6800e-003	0.0516	0.0434	3.1000e-004		3.9200e-003	3.9200e-003		3.9200e-003	3.9200e-003	0.0000	104.6097	104.6097	3.1300e-003	1.4400e-003	105.1173
Mobile	0.0341	0.1881	0.3992	1.8400e-003	0.1860	1.1500e-003	0.1871	0.0498	1.0600e-003	0.0509	0.0000	170.8818	170.8818	7.1200e-003	0.0000	171.0597
Waste						0.0000	0.0000		0.0000	0.0000	1.6666	0.0000	1.6666	0.0985	0.0000	4.1288
Water						0.0000	0.0000		0.0000	0.0000	0.0862	0.5798	0.6659	3.2000e-004	1.9000e-004	0.7313
Total	**0.1604**	**0.2398**	**0.4432**	**2.1500e-003**	**0.1860**	**5.0700e-003**	**0.1910**	**0.0498**	**4.9800e-003**	**0.0548**	**1.7527**	**276.0723**	**277.8251**	**0.1091**	**1.6300e-003**	**281.0383**

	ROG	NOx	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**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.21**	**0.29**	**0.30**	**0.10**	**3.55**	**0.30**

3.0 Construction Detail

Construction Phase

Pacific Edge Hotel Remodel - South Coast Air Basin, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/4/2021	1/29/2021	5	20	
2	Site Preparation	Site Preparation	2/1/2021	2/26/2021	5	20	
3	Grading	Grading	3/1/2021	3/31/2021	5	23	
4	Building Construction	Building Construction	4/1/2021	12/31/2021	5	197	
5	Paving	Paving	9/1/2021	12/31/2021	5	88	
6	Architectural Coating	Architectural Coating	9/1/2021	12/24/2021	5	83	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 8.63

Acres of Paving: 0.69

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 46,124; Non-Residential Outdoor: 50; Striped Parking Area: 1,804 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Aerial Lifts	1	8.00	63	0.31
Site Preparation	Dumpers/Tenders	1	8.00	16	0.38
Paving	Plate Compactors	1	8.00	8	0.43
Paving	Skid Steer Loaders	1	8.00	65	0.37
Grading	Graders	1	6.00	158	0.38
Grading	Bore/Drill Rigs	1	6.00	221	0.50
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Dumpers/Tenders	1	8.00	16	0.38
Building Construction	Cranes	1	6.00	231	0.29
Site Preparation	Excavators	1	8.00	158	0.38
Building Construction	Aerial Lifts	1	6.00	63	0.31
Building Construction	Welders	1	8.00	46	0.45
Paving	Paving Equipment	1	8.00	132	0.36
Grading	Dumpers/Tenders	1	8.00	16	0.38
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Pumps	1	8.00	84	0.74
Building Construction	Dumpers/Tenders	1	8.00	16	0.38
Demolition	Dumpers/Tenders	1	8.00	16	0.38
Building Construction	Rough Terrain Forklifts	1	8.00	100	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	27.00	14.70	6.90	40.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	615.00	14.70	6.90	40.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	26.00	10.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 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					
Fugitive Dust					2.8900e-003	0.0000	2.8900e-003	4.4000e-004	0.0000	4.4000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.3000e-004	4.6500e-003	2.5100e-003	1.0000e-005		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.5528	0.5528	6.0000e-005	0.0000	0.5543
Total	**7.3000e-004**	**4.6500e-003**	**2.5100e-003**	**1.0000e-005**	**2.8900e-003**	**1.7000e-004**	**3.0600e-003**	**4.4000e-004**	**1.7000e-004**	**6.1000e-004**	**0.0000**	**0.5528**	**0.5528**	**6.0000e-005**	**0.0000**	**0.5543**

3.2 Demolition - 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	1.9000e-004	5.9900e-003	1.4200e-003	2.0000e-005	4.6000e-004	2.0000e-005	4.9000e-004	1.3000e-004	2.0000e-005	1.5000e-004	0.0000	1.8970	1.8970	1.2000e-004	0.0000	1.9001
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	5.4000e-004	4.0000e-004	4.5400e-003	1.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2437	1.2437	3.0000e-005	0.0000	1.2445
Total	**7.3000e-004**	**6.3900e-003**	**5.9600e-003**	**3.0000e-005**	**1.8900e-003**	**3.0000e-005**	**1.9300e-003**	**5.1000e-004**	**3.0000e-005**	**5.4000e-004**	**0.0000**	**3.1407**	**3.1407**	**1.5000e-004**	**0.0000**	**3.1446**

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					1.3000e-003	0.0000	1.3000e-003	2.0000e-004	0.0000	2.0000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.3000e-004		2.5100e-003	1.0000e-005		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.5528	0.5528	6.0000e-005	0.0000	0.5543
Total	**7.3000e-004**		**2.5100e-003**	**1.0000e-005**	**1.3000e-003**	**1.7000e-004**	**1.4700e-003**	**2.0000e-004**	**1.7000e-004**	**3.7000e-004**	**0.0000**	**0.5528**	**0.5528**	**6.0000e-005**	**0.0000**	**0.5543**

3.2 Demolition - 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	1.9000e-004	5.9900e-003	1.4200e-003	2.0000e-005	4.6000e-004	2.0000e-005	4.9000e-004	1.3000e-004	2.0000e-005	1.5000e-004	0.0000	1.8970	1.8970	1.2000e-004	0.0000	1.9001
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	5.4000e-004	4.0000e-004	4.5400e-003	1.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2437	1.2437	3.0000e-005	0.0000	1.2445
Total	**7.3000e-004**	**6.3900e-003**	**5.9600e-003**	**3.0000e-005**	**1.8900e-003**	**3.0000e-005**	**1.9300e-003**	**5.1000e-004**	**3.0000e-005**	**5.4000e-004**	**0.0000**	**3.1407**	**3.1407**	**1.5000e-004**	**0.0000**	**3.1446**

3.3 Site Preparation - 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					
Fugitive Dust					0.0527	0.0000	0.0527	0.0290	0.0000	0.0290	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.0400e-003	0.0263	0.0354	6.0000e-005		1.2200e-003	1.2200e-003		1.1400e-003	1.1400e-003	0.0000	5.1132	5.1132	1.5300e-003	0.0000	5.1516
Total	**3.0400e-003**	**0.0263**	**0.0354**	**6.0000e-005**	**0.0527**	**1.2200e-003**	**0.0539**	**0.0290**	**1.1400e-003**	**0.0301**	**0.0000**	**5.1132**	**5.1132**	**1.5300e-003**	**0.0000**	**5.1516**

3.3 Site Preparation - 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	0.0000	0.0000	0.0000	0.0000	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	3.3000e-004	2.5000e-004	2.7900e-003	1.0000e-005	8.8000e-004	1.0000e-005	8.8000e-004	2.3000e-004	1.0000e-005	2.4000e-004	0.0000	0.7653	0.7653	2.0000e-005	0.0000	0.7658
Total	**3.3000e-004**	**2.5000e-004**	**2.7900e-003**	**1.0000e-005**	**8.8000e-004**	**1.0000e-005**	**8.8000e-004**	**2.3000e-004**	**1.0000e-005**	**2.4000e-004**	**0.0000**	**0.7653**	**0.7653**	**2.0000e-005**	**0.0000**	**0.7658**

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					0.0237	0.0000	0.0237	0.0130	0.0000	0.0130	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.0400e-003		0.0354	6.0000e-005		1.2200e-003	1.2200e-003		1.1400e-003	1.1400e-003	0.0000	5.1132	5.1132	1.5300e-003	0.0000	5.1515
Total	**3.0400e-003**		**0.0354**	**6.0000e-005**	**0.0237**	**1.2200e-003**	**0.0249**	**0.0130**	**1.1400e-003**	**0.0142**	**0.0000**	**5.1132**	**5.1132**	**1.5300e-003**	**0.0000**	**5.1515**

3.3 Site Preparation - 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	0.0000	0.0000	0.0000	0.0000	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	3.3000e-004	2.5000e-004	2.7900e-003	1.0000e-005	8.8000e-004	1.0000e-005	8.8000e-004	2.3000e-004	1.0000e-005	2.4000e-004	0.0000	0.7653	0.7653	2.0000e-005	0.0000	0.7658
Total	**3.3000e-004**	**2.5000e-004**	**2.7900e-003**	**1.0000e-005**	**8.8000e-004**	**1.0000e-005**	**8.8000e-004**	**2.3000e-004**	**1.0000e-005**	**2.4000e-004**	**0.0000**	**0.7653**	**0.7653**	**2.0000e-005**	**0.0000**	**0.7658**

3.4 Grading - 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					
Fugitive Dust					0.0568	0.0000	0.0568	0.0291	0.0000	0.0291	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0140	0.1316	0.1190	2.4000e-004		6.6200e-003	6.6200e-003		6.2700e-003	6.2700e-003	0.0000	20.9837	20.9837	4.9000e-003	0.0000	21.1063
Total	**0.0140**	**0.1316**	**0.1190**	**2.4000e-004**	**0.0568**	**6.6200e-003**	**0.0634**	**0.0291**	**6.2700e-003**	**0.0354**	**0.0000**	**20.9837**	**20.9837**	**4.9000e-003**	**0.0000**	**21.1063**

3.4 Grading - 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	4.2300e-003	0.1365	0.0323	4.4000e-004	0.0106	4.9000e-004	0.0111	2.9000e-003	4.7000e-004	3.3700e-003	0.0000	43.2097	43.2097	2.8300e-003	0.0000	43.2805
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	3.8000e-004	2.8000e-004	3.2100e-003	1.0000e-005	1.0100e-003	1.0000e-005	1.0200e-003	2.7000e-004	1.0000e-005	2.8000e-004	0.0000	0.8801	0.8801	2.0000e-005	0.0000	0.8807
Total	**4.6100e-003**	**0.1368**	**0.0356**	**4.5000e-004**	**0.0116**	**5.0000e-004**	**0.0121**	**3.1700e-003**	**4.8000e-004**	**3.6500e-003**	**0.0000**	**44.0898**	**44.0898**	**2.8500e-003**	**0.0000**	**44.1612**

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					0.0256	0.0000	0.0256	0.0131	0.0000	0.0131	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0140	0.0633	0.1190	2.4000e-004		6.6200e-003	6.6200e-003		6.2700e-003	6.2700e-003	0.0000	20.9837	20.9837	4.9000e-003	0.0000	21.1062
Total	**0.0140**	**0.0633**	**0.1190**	**2.4000e-004**	**0.0256**	**6.6200e-003**	**0.0322**	**0.0131**	**6.2700e-003**	**0.0194**	**0.0000**	**20.9837**	**20.9837**	**4.9000e-003**	**0.0000**	**21.1062**

3.4 Grading - 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	4.2300e-003	0.1365	0.0323	4.4000e-004	0.0106	4.9000e-004	0.0111	2.9000e-003	4.7000e-004	3.3700e-003	0.0000	43.2097	43.2097	2.8300e-003	0.0000	43.2805
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	3.8000e-004	2.8000e-004	3.2100e-003	1.0000e-005	1.0100e-003	1.0000e-005	1.0200e-003	2.7000e-004	1.0000e-005	2.8000e-004	0.0000	0.8801	0.8801	2.0000e-005	0.0000	0.8807
Total	**4.6100e-003**	**0.1368**	**0.0356**	**4.5000e-004**	**0.0116**	**5.0000e-004**	**0.0121**	**3.1700e-003**	**4.8000e-004**	**3.6500e-003**	**0.0000**	**44.0898**	**44.0898**	**2.8500e-003**	**0.0000**	**44.1612**

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	0.0825	0.7564	0.6480	1.2200e-003		0.0306	0.0306		0.0289	0.0289	0.0000	102.2401	102.2401	0.0283	0.0000	102.9478
Total	**0.0825**	**0.7564**	**0.6480**	**1.2200e-003**		**0.0306**	**0.0306**		**0.0289**	**0.0289**	**0.0000**	**102.2401**	**102.2401**	**0.0283**	**0.0000**	**102.9478**

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	2.8300e-003	0.0958	0.0242	2.5000e-004	6.2100e-003	2.0000e-004	6.4000e-003	1.7900e-003	1.9000e-004	1.9800e-003	0.0000	23.9165	23.9165	1.5400e-003	0.0000	23.9550
Worker	0.0106	7.9000e-003	0.0894	2.7000e-004	0.0281	2.1000e-004	0.0283	7.4600e-003	2.0000e-004	7.6600e-003	0.0000	24.4999	24.4999	6.6000e-004	0.0000	24.5163
Total	**0.0135**	**0.1037**	**0.1136**	**5.2000e-004**	**0.0343**	**4.1000e-004**	**0.0347**	**9.2500e-003**	**3.9000e-004**	**9.6400e-003**	**0.0000**	**48.4163**	**48.4163**	**2.2000e-003**	**0.0000**	**48.4713**

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	0.0825	0.5069	0.6480	1.2200e-003		0.0306	0.0306		0.0289	0.0289	0.0000	102.2400	102.2400	0.0283	0.0000	102.9477
Total	**0.0825**	**0.5069**	**0.6480**	**1.2200e-003**		**0.0306**	**0.0306**		**0.0289**	**0.0289**	**0.0000**	**102.2400**	**102.2400**	**0.0283**	**0.0000**	**102.9477**

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	2.8300e-003	0.0958	0.0242	2.5000e-004	6.2100e-003	2.0000e-004	6.4000e-003	1.7900e-003	1.9000e-004	1.9800e-003	0.0000	23.9165	23.9165	1.5400e-003	0.0000	23.9550
Worker	0.0106	7.9000e-003	0.0894	2.7000e-004	0.0281	2.1000e-004	0.0283	7.4600e-003	2.0000e-004	7.6600e-003	0.0000	24.4999	24.4999	6.6000e-004	0.0000	24.5163
Total	**0.0135**	**0.1037**	**0.1136**	**5.2000e-004**	**0.0343**	**4.1000e-004**	**0.0347**	**9.2500e-003**	**3.9000e-004**	**9.6400e-003**	**0.0000**	**48.4163**	**48.4163**	**2.2000e-003**	**0.0000**	**48.4713**

3.6 Paving - 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	0.0291	0.2979	0.3538	5.3000e-004		0.0159	0.0159		0.0147	0.0147	0.0000	45.9654	45.9654	0.0146	0.0000	46.3295
Paving	6.0000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0297**	**0.2979**	**0.3538**	**5.3000e-004**		**0.0159**	**0.0159**		**0.0147**	**0.0147**	**0.0000**	**45.9654**	**45.9654**	**0.0146**	**0.0000**	**46.3295**

3.6 Paving - 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	0.0000	0.0000	0.0000	0.0000	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	2.3800e-003	1.7600e-003	0.0200	6.0000e-005	6.2800e-003	5.0000e-005	6.3200e-003	1.6700e-003	4.0000e-005	1.7100e-003	0.0000	5.4721	5.4721	1.5000e-004	0.0000	5.4757
Total	**2.3800e-003**	**1.7600e-003**	**0.0200**	**6.0000e-005**	**6.2800e-003**	**5.0000e-005**	**6.3200e-003**	**1.6700e-003**	**4.0000e-005**	**1.7100e-003**	**0.0000**	**5.4721**	**5.4721**	**1.5000e-004**	**0.0000**	**5.4757**

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	0.0291	0.2429	0.3538	5.3000e-004		0.0159	0.0159		0.0147	0.0147	0.0000	45.9654	45.9654	0.0146	0.0000	46.3295
Paving	6.0000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0297**	**0.2429**	**0.3538**	**5.3000e-004**		**0.0159**	**0.0159**		**0.0147**	**0.0147**	**0.0000**	**45.9654**	**45.9654**	**0.0146**	**0.0000**	**46.3295**

3.6 Paving - 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	0.0000	0.0000	0.0000	0.0000	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	2.3800e-003	1.7600e-003	0.0200	6.0000e-005	6.2800e-003	5.0000e-005	6.3200e-003	1.6700e-003	4.0000e-005	1.7100e-003	0.0000	5.4721	5.4721	1.5000e-004	0.0000	5.4757
Total	**2.3800e-003**	**1.7600e-003**	**0.0200**	**6.0000e-005**	**6.2800e-003**	**5.0000e-005**	**6.3200e-003**	**1.6700e-003**	**4.0000e-005**	**1.7100e-003**	**0.0000**	**5.4721**	**5.4721**	**1.5000e-004**	**0.0000**	**5.4757**

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	0.1111					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.5900e-003	0.0441	0.0556	1.0000e-004		1.2000e-003	1.2000e-003		1.1600e-003	1.1600e-003	0.0000	8.3811	8.3811	2.2100e-003	0.0000	8.4365
Total	**0.1157**	**0.0441**	**0.0556**	**1.0000e-004**		**1.2000e-003**	**1.2000e-003**		**1.1600e-003**	**1.1600e-003**	**0.0000**	**8.3811**	**8.3811**	**2.2100e-003**	**0.0000**	**8.4365**

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	0.0000	0.0000	0.0000	0.0000	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	8.6000e-004	6.4000e-004	7.2400e-003	2.0000e-005	2.2800e-003	2.0000e-005	2.2900e-003	6.0000e-004	2.0000e-005	6.2000e-004	0.0000	1.9851	1.9851	5.0000e-005	0.0000	1.9864
Total	**8.6000e-004**	**6.4000e-004**	**7.2400e-003**	**2.0000e-005**	**2.2800e-003**	**2.0000e-005**	**2.2900e-003**	**6.0000e-004**	**2.0000e-005**	**6.2000e-004**	**0.0000**	**1.9851**	**1.9851**	**5.0000e-005**	**0.0000**	**1.9864**

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	0.1111					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.5900e-003		0.0556	1.0000e-004		1.2000e-003	1.2000e-003		1.1600e-003	1.1600e-003	0.0000	8.3811	8.3811	2.2100e-003	0.0000	8.4364
Total	**0.1157**		**0.0556**	**1.0000e-004**		**1.2000e-003**	**1.2000e-003**		**1.1600e-003**	**1.1600e-003**	**0.0000**	**8.3811**	**8.3811**	**2.2100e-003**	**0.0000**	**8.4364**

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	0.0000	0.0000	0.0000	0.0000	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	8.6000e-004	6.4000e-004	7.2400e-003	2.0000e-005	2.2800e-003	2.0000e-005	2.2900e-003	6.0000e-004	2.0000e-005	6.2000e-004	0.0000	1.9851	1.9851	5.0000e-005	0.0000	1.9864
Total	**8.6000e-004**	**6.4000e-004**	**7.2400e-003**	**2.0000e-005**	**2.2800e-003**	**2.0000e-005**	**2.2900e-003**	**6.0000e-004**	**2.0000e-005**	**6.2000e-004**	**0.0000**	**1.9851**	**1.9851**	**5.0000e-005**	**0.0000**	**1.9864**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0341	0.1881	0.3992	1.8400e-003	0.1860	1.1500e-003	0.1871	0.0498	1.0600e-003	0.0509	0.0000	170.8818	170.8818	7.1200e-003	0.0000	171.0597
Unmitigated	0.0341	0.1881	0.3992	1.8400e-003	0.1860	1.1500e-003	0.1871	0.0498	1.0600e-003	0.0509	0.0000	170.8818	170.8818	7.1200e-003	0.0000	171.0597

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Hotel	244.95	122.85	89.25	489,796	489,796
Other Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Total	244.95	122.85	89.25	489,796	489,796

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
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.554588	0.041680	0.206638	0.111313	0.012826	0.005773	0.022313	0.034878	0.002168	0.001490	0.004854	0.000717	0.000760
Hotel	0.554588	0.041680	0.206638	0.111313	0.012826	0.005773	0.022313	0.034878	0.002168	0.001490	0.004854	0.000717	0.000760
Other Asphalt Surfaces	0.554588	0.041680	0.206638	0.111313	0.012826	0.005773	0.022313	0.034878	0.002168	0.001490	0.004854	0.000717	0.000760
Parking Lot	0.554588	0.041680	0.206638	0.111313	0.012826	0.005773	0.022313	0.034878	0.002168	0.001490	0.004854	0.000717	0.000760

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive 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	48.4094	48.4094	2.0500e-003	4.1000e-004	48.5830
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	49.0906	49.0906	2.0800e-003	4.2000e-004	49.2666
NaturalGas Mitigated	5.6800e-003	0.0516	0.0434	3.1000e-004		3.9200e-003	3.9200e-003		3.9200e-003	3.9200e-003	0.0000	56.2003	56.2003	1.0800e-003	1.0300e-003	56.5342
NaturalGas Unmitigated	5.6800e-003	0.0516	0.0434	3.1000e-004		3.9200e-003	3.9200e-003		3.9200e-003	3.9200e-003	0.0000	56.2003	56.2003	1.0800e-003	1.0300e-003	56.5342

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					
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
Hotel	1.05315e+006	5.6800e-003	0.0516	0.0434	3.1000e-004		3.9200e-003	3.9200e-003		3.9200e-003	3.9200e-003	0.0000	56.2003	56.2003	1.0800e-003	1.0300e-003	56.5342
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
Total		**5.6800e-003**	**0.0516**	**0.0434**	**3.1000e-004**		**3.9200e-003**	**3.9200e-003**		**3.9200e-003**	**3.9200e-003**	**0.0000**	**56.2003**	**56.2003**	**1.0800e-003**	**1.0300e-003**	**56.5342**

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					
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
Hotel	1.05315e+006	5.6800e-003	0.0516	0.0434	3.1000e-004		3.9200e-003	3.9200e-003		3.9200e-003	3.9200e-003	0.0000	56.2003	56.2003	1.0800e-003	1.0300e-003	56.5342
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
Total		**5.6800e-003**	**0.0516**	**0.0434**	**3.1000e-004**		**3.9200e-003**	**3.9200e-003**		**3.9200e-003**	**3.9200e-003**	**0.0000**	**56.2003**	**56.2003**	**1.0800e-003**	**1.0300e-003**	**56.5342**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	47076.1	7.5563	3.2000e-004	6.0000e-005	7.5834
Hotel	252449	40.5213	1.7200e-003	3.4000e-004	40.6666
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	6310.5	1.0129	4.0000e-005	1.0000e-005	1.0166
Total		**49.0906**	**2.0800e-003**	**4.1000e-004**	**49.2666**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	47076.1	7.5563	3.2000e-004	6.0000e-005	7.5834
Hotel	248206	39.8402	1.6900e-003	3.4000e-004	39.9831
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	6310.5	1.0129	4.0000e-005	1.0000e-005	1.0166
Total		**48.4095**	**2.0500e-003**	**4.1000e-004**	**48.5830**

6.0 Area Detail

6.1 Mitigation Measures Area

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	0.1207	1.0000e-005	5.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-003
Unmitigated	0.1207	1.0000e-005	5.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-003

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	7.5400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1131					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	1.0000e-005	5.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-003
Total	**0.1207**	**1.0000e-005**	**5.7000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.1200e-003**	**1.1200e-003**	**0.0000**	**0.0000**	**1.1900e-003**

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	7.5400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1131					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	1.0000e-005	5.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-003
Total	**0.1207**	**1.0000e-005**	**5.7000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.1200e-003**	**1.1200e-003**	**0.0000**	**0.0000**	**1.1900e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.6659	3.2000e-004	1.9000e-004	0.7313
Unmitigated	0.8193	4.0000e-004	2.4000e-004	0.9009

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	0.304401 / 0.0422779	0.8193	4.0000e-004	2.4000e-004	0.9009
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
Total		**0.8193**	**4.0000e-004**	**2.4000e-004**	**0.9009**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	0.243521 / 0.039699	0.6659	3.2000e-004	1.9000e-004	0.7313
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
Total		**0.6659**	**3.2000e-004**	**1.9000e-004**	**0.7313**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.6666	0.0985	0.0000	4.1288
Unmitigated	1.6666	0.0985	0.0000	4.1288

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Hotel	8.21	1.6666	0.0985	0.0000	4.1288
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**1.6666**	**0.0985**	**0.0000**	**4.1288**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Hotel	8.21	1.6666	0.0985	0.0000	4.1288
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**1.6666**	**0.0985**	**0.0000**	**4.1288**

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

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Pacific Edge Hotel Remodel

South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	10.06	1000sqft	0.23	10,059.00	0
Other Asphalt Surfaces	1.98	1000sqft	0.05	1,980.00	0
Parking Lot	18.03	1000sqft	0.41	18,030.00	0
Hotel	15.00	Room	0.80	30,749.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	353.87	**CH4 Intensity (lb/MWhr)**	0.015	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Adjusted for 2030 RPS

Land Use - per project plans Sheet T1.01 and client provided info

Construction Phase - Per client provided info

Off-road Equipment - Per client provided info

Off-road Equipment - Per client provided info

Off-road Equipment - Per client provided info

Off-road Equipment - Based on client info, grader used as proxy for excavator

Off-road Equipment - per client provided info

Off-road Equipment - per client provided info

Trips and VMT - Adjusted for distance to landfill sites, per client info

Demolition -

Grading - per client provided info

Architectural Coating - SCAQMD Rule 1113

Vehicle Trips - Per traffic study

Area Coating - SCAQMD Rule 1113

Energy Use - 30% reduction in energy intensity per 2019 Title 24 Standards

Water And Wastewater - 20% reduction in indoor water use per 2016 CALGreen requirements;Aerobic only

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Area Mitigation - SCAQMD Rule 1113

Energy Mitigation - EnergyStar Appliances

Water Mitigation - Low-flow fixtures and drip irrigation

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	15,375.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50

Pacific Edge Hotel Remodel - South Coast Air Basin, Annual

tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	10.00	88.00
tblConstructionPhase	NumDays	200.00	197.00
tblConstructionPhase	NumDays	4.00	23.00
tblConstructionPhase	NumDays	10.00	88.00
tblConstructionPhase	NumDays	2.00	20.00
tblEnergyUse	T24E	3.92	2.74
tblEnergyUse	T24E	2.77	1.94
tblLandUse	LandUseSquareFeet	10,060.00	10,059.00
tblLandUse	LandUseSquareFeet	21,780.00	30,749.00
tblLandUse	LotAcreage	0.50	0.80
tblOffRoadEquipment	HorsePower	187.00	158.00
tblOffRoadEquipment	LoadFactor	0.41	0.38
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.015
tblProjectCharacteristics	CO2IntensityFactor	702.44	353.87
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003
tblTripsAndVMT	HaulingTripLength	20.00	40.00
tblTripsAndVMT	HaulingTripLength	20.00	40.00
tblTripsAndVMT	WorkerTripNumber	3.00	13.00
tblTripsAndVMT	WorkerTripNumber	5.00	8.00
tblTripsAndVMT	WorkerTripNumber	13.00	8.00
tblVehicleTrips	WD_TR	8.17	16.33
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	IndoorWaterUseRate	380,501.55	304,401.24
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	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					
2021	0.2683	1.5128	1.4029	3.2500e-003	0.0648	0.0568	0.1216	0.0164	0.0533	0.0697	0.0000	287.6915	287.6915	0.0571	0.0000	289.1201
Maximum	**0.2683**	**1.5128**	**1.4029**	**3.2500e-003**	**0.0648**	**0.0568**	**0.1216**	**0.0164**	**0.0533**	**0.0697**	**0.0000**	**287.6915**	**287.6915**	**0.0571**	**0.0000**	**289.1201**

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					
2021	0.2683	1.5128	1.4029	3.2500e-003	0.0607	0.0568	0.1175	0.0159	0.0533	0.0692	0.0000	287.6913	287.6913	0.0571	0.0000	289.1199
Maximum	**0.2683**	**1.5128**	**1.4029**	**3.2500e-003**	**0.0607**	**0.0568**	**0.1175**	**0.0159**	**0.0533**	**0.0692**	**0.0000**	**287.6913**	**287.6913**	**0.0571**	**0.0000**	**289.1199**

	ROG	NOx	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**	**6.33**	**0.00**	**3.38**	**3.11**	**0.00**	**0.73**	**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	1-4-2021	4-3-2021	0.3236	0.3236
2	4-4-2021	7-3-2021	0.3145	0.3145
3	7-4-2021	9-30-2021	0.4284	0.4284
		Highest	0.4284	0.4284

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	0.1207	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-003
Energy	5.6800e-003	0.0516	0.0434	3.1000e-004		3.9200e-003	3.9200e-003		3.9200e-003	3.9200e-003	0.0000	105.2908	105.2908	3.1600e-003	1.4500e-003	105.8008
Mobile	0.0520	0.2713	0.6196	2.2400e-003	0.1860	1.8100e-003	0.1878	0.0498	1.6900e-003	0.0515	0.0000	207.0399	207.0399	0.0104	0.0000	207.2986
Waste						0.0000	0.0000		0.0000	0.0000	1.6666	0.0000	1.6666	0.0985	0.0000	4.1288
Water						0.0000	0.0000		0.0000	0.0000	0.1077	0.7116	0.8193	4.0000e-004	2.4000e-004	0.9009
Total	**0.1783**	**0.3229**	**0.6635**	**2.5500e-003**	**0.1860**	**5.7300e-003**	**0.1918**	**0.0498**	**5.6100e-003**	**0.0555**	**1.7743**	**313.0435**	**314.8178**	**0.1124**	**1.6900e-003**	**318.1304**

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	0.1207	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-003
Energy	5.6800e-003	0.0516	0.0434	3.1000e-004		3.9200e-003	3.9200e-003		3.9200e-003	3.9200e-003	0.0000	104.6097	104.6097	3.1300e-003	1.4400e-003	105.1173
Mobile	0.0520	0.2713	0.6196	2.2400e-003	0.1860	1.8100e-003	0.1878	0.0498	1.6900e-003	0.0515	0.0000	207.0399	207.0399	0.0104	0.0000	207.2986
Waste						0.0000	0.0000		0.0000	0.0000	1.6666	0.0000	1.6666	0.0985	0.0000	4.1288
Water						0.0000	0.0000		0.0000	0.0000	0.0862	0.5798	0.6659	3.2000e-004	1.9000e-004	0.7313
Total	**0.1783**	**0.3229**	**0.6635**	**2.5500e-003**	**0.1860**	**5.7300e-003**	**0.1918**	**0.0498**	**5.6100e-003**	**0.0555**	**1.7527**	**312.2305**	**313.9833**	**0.1123**	**1.6300e-003**	**317.2772**

	ROG	NOx	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**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.21**	**0.26**	**0.27**	**0.10**	**3.55**	**0.27**

3.0 Construction Detail

Construction Phase

Pacific Edge Hotel Remodel - South Coast Air Basin, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/4/2021	1/29/2021	5	20	
2	Site Preparation	Site Preparation	2/1/2021	2/26/2021	5	20	
3	Grading	Grading	3/1/2021	3/31/2021	5	23	
4	Building Construction	Building Construction	4/1/2021	12/31/2021	5	197	
5	Paving	Paving	9/1/2021	12/31/2021	5	88	
6	Architectural Coating	Architectural Coating	9/1/2021	12/31/2021	5	88	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 8.63

Acres of Paving: 0.69

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 46,124; Non-Residential Outdoor: 50; Striped Parking Area: 1,804 (Architectural Coating – sqft)

OffRoad Equipment

Pacific Edge Hotel Remodel - South Coast Air Basin, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Dumpers/Tenders	1	8.00	16	0.38
Site Preparation	Dumpers/Tenders	1	8.00	16	0.38
Site Preparation	Excavators	1	8.00	158	0.38
Grading	Bore/Drill Rigs	1	6.00	221	0.50
Grading	Dumpers/Tenders	1	8.00	16	0.38
Grading	Graders	1	6.00	158	0.38
Grading	Pumps	1	8.00	84	0.74
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Aerial Lifts	1	6.00	63	0.31
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Dumpers/Tenders	1	8.00	16	0.38
Building Construction	Rough Terrain Forklifts	1	8.00	100	0.40
Building Construction	Welders	1	8.00	46	0.45
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Plate Compactors	1	8.00	8	0.43
Paving	Rollers	1	7.00	80	0.38
Paving	Skid Steer Loaders	1	8.00	65	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Aerial Lifts	1	8.00	63	0.31
Architectural Coating	Dumpers/Tenders	1	8.00	16	0.38

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	1	13.00	0.00	27.00	14.70	6.90	40.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	5	8.00	0.00	615.00	14.70	6.90	40.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	26.00	10.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 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					
Fugitive Dust					2.8900e-003	0.0000	2.8900e-003	4.4000e-004	0.0000	4.4000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.3000e-004	4.6500e-003	2.5100e-003	1.0000e-005		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.5528	0.5528	6.0000e-005	0.0000	0.5543
Total	**7.3000e-004**	**4.6500e-003**	**2.5100e-003**	**1.0000e-005**	**2.8900e-003**	**1.7000e-004**	**3.0600e-003**	**4.4000e-004**	**1.7000e-004**	**6.1000e-004**	**0.0000**	**0.5528**	**0.5528**	**6.0000e-005**	**0.0000**	**0.5543**

3.2 Demolition - 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	1.9000e-004	5.9900e-003	1.4200e-003	2.0000e-005	4.6000e-004	2.0000e-005	4.9000e-004	1.3000e-004	2.0000e-005	1.5000e-004	0.0000	1.8970	1.8970	1.2000e-004	0.0000	1.9001
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	5.4000e-004	4.0000e-004	4.5400e-003	1.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2437	1.2437	3.0000e-005	0.0000	1.2445
Total	**7.3000e-004**	**6.3900e-003**	**5.9600e-003**	**3.0000e-005**	**1.8900e-003**	**3.0000e-005**	**1.9300e-003**	**5.1000e-004**	**3.0000e-005**	**5.4000e-004**	**0.0000**	**3.1407**	**3.1407**	**1.5000e-004**	**0.0000**	**3.1446**

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					1.3000e-003	0.0000	1.3000e-003	2.0000e-004	0.0000	2.0000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.3000e-004	4.6500e-003	2.5100e-003	1.0000e-005		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.5528	0.5528	6.0000e-005	0.0000	0.5543
Total	**7.3000e-004**	**4.6500e-003**	**2.5100e-003**	**1.0000e-005**	**1.3000e-003**	**1.7000e-004**	**1.4700e-003**	**2.0000e-004**	**1.7000e-004**	**3.7000e-004**	**0.0000**	**0.5528**	**0.5528**	**6.0000e-005**	**0.0000**	**0.5543**

3.2 Demolition - 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	1.9000e-004	5.9900e-003	1.4200e-003	2.0000e-005	4.6000e-004	2.0000e-005	4.9000e-004	1.3000e-004	2.0000e-005	1.5000e-004	0.0000	1.8970	1.8970	1.2000e-004	0.0000	1.9001
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	5.4000e-004	4.0000e-004	4.5400e-003	1.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2437	1.2437	3.0000e-005	0.0000	1.2445
Total	**7.3000e-004**	**6.3900e-003**	**5.9600e-003**	**3.0000e-005**	**1.8900e-003**	**3.0000e-005**	**1.9300e-003**	**5.1000e-004**	**3.0000e-005**	**5.4000e-004**	**0.0000**	**3.1407**	**3.1407**	**1.5000e-004**	**0.0000**	**3.1446**

3.3 Site Preparation - 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					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.0300e-003	0.0262	0.0352	6.0000e-005		1.2200e-003	1.2200e-003		1.1400e-003	1.1400e-003	0.0000	5.0905	5.0905	1.5300e-003	0.0000	5.1287
Total	**3.0300e-003**	**0.0262**	**0.0352**	**6.0000e-005**	**0.0000**	**1.2200e-003**	**1.2200e-003**	**0.0000**	**1.1400e-003**	**1.1400e-003**	**0.0000**	**5.0905**	**5.0905**	**1.5300e-003**	**0.0000**	**5.1287**

3.3 Site Preparation - 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	0.0000	0.0000	0.0000	0.0000	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	3.3000e-004	2.5000e-004	2.7900e-003	1.0000e-005	8.8000e-004	1.0000e-005	8.8000e-004	2.3000e-004	1.0000e-005	2.4000e-004	0.0000	0.7653	0.7653	2.0000e-005	0.0000	0.7658
Total	**3.3000e-004**	**2.5000e-004**	**2.7900e-003**	**1.0000e-005**	**8.8000e-004**	**1.0000e-005**	**8.8000e-004**	**2.3000e-004**	**1.0000e-005**	**2.4000e-004**	**0.0000**	**0.7653**	**0.7653**	**2.0000e-005**	**0.0000**	**0.7658**

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					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.0300e-003	0.0262	0.0352	6.0000e-005		1.2200e-003	1.2200e-003		1.1400e-003	1.1400e-003	0.0000	5.0905	5.0905	1.5300e-003	0.0000	5.1287
Total	**3.0300e-003**	**0.0262**	**0.0352**	**6.0000e-005**	**0.0000**	**1.2200e-003**	**1.2200e-003**	**0.0000**	**1.1400e-003**	**1.1400e-003**	**0.0000**	**5.0905**	**5.0905**	**1.5300e-003**	**0.0000**	**5.1287**

3.3 Site Preparation - 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	0.0000	0.0000	0.0000	0.0000	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	3.3000e-004	2.5000e-004	2.7900e-003	1.0000e-005	8.8000e-004	1.0000e-005	8.8000e-004	2.3000e-004	1.0000e-005	2.4000e-004	0.0000	0.7653	0.7653	2.0000e-005	0.0000	0.7658
Total	**3.3000e-004**	**2.5000e-004**	**2.7900e-003**	**1.0000e-005**	**8.8000e-004**	**1.0000e-005**	**8.8000e-004**	**2.3000e-004**	**1.0000e-005**	**2.4000e-004**	**0.0000**	**0.7653**	**0.7653**	**2.0000e-005**	**0.0000**	**0.7658**

3.4 Grading - 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					
Fugitive Dust					4.5800e-003	0.0000	4.5800e-003	4.9000e-004	0.0000	4.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0140	0.1316	0.1190	2.4000e-004		6.6200e-003	6.6200e-003		6.2700e-003	6.2700e-003	0.0000	20.9837	20.9837	4.9000e-003	0.0000	21.1063
Total	**0.0140**	**0.1316**	**0.1190**	**2.4000e-004**	**4.5800e-003**	**6.6200e-003**	**0.0112**	**4.9000e-004**	**6.2700e-003**	**6.7600e-003**	**0.0000**	**20.9837**	**20.9837**	**4.9000e-003**	**0.0000**	**21.1063**

3.4 Grading - 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	4.2300e-003	0.1365	0.0323	4.4000e-004	0.0106	4.9000e-004	0.0111	2.9000e-003	4.7000e-004	3.3700e-003	0.0000	43.2097	43.2097	2.8300e-003	0.0000	43.2805
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	3.8000e-004	2.8000e-004	3.2100e-003	1.0000e-005	1.0100e-003	1.0000e-005	1.0200e-003	2.7000e-004	1.0000e-005	2.8000e-004	0.0000	0.8801	0.8801	2.0000e-005	0.0000	0.8807
Total	**4.6100e-003**	**0.1368**	**0.0356**	**4.5000e-004**	**0.0116**	**5.0000e-004**	**0.0121**	**3.1700e-003**	**4.8000e-004**	**3.6500e-003**	**0.0000**	**44.0898**	**44.0898**	**2.8500e-003**	**0.0000**	**44.1612**

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					2.0600e-003	0.0000	2.0600e-003	2.2000e-004	0.0000	2.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0140	0.1316	0.1190	2.4000e-004		6.6200e-003	6.6200e-003		6.2700e-003	6.2700e-003	0.0000	20.9837	20.9837	4.9000e-003	0.0000	21.1062
Total	**0.0140**	**0.1316**	**0.1190**	**2.4000e-004**	**2.0600e-003**	**6.6200e-003**	**8.6800e-003**	**2.2000e-004**	**6.2700e-003**	**6.4900e-003**	**0.0000**	**20.9837**	**20.9837**	**4.9000e-003**	**0.0000**	**21.1062**

3.4 Grading - 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	4.2300e-003	0.1365	0.0323	4.4000e-004	0.0106	4.9000e-004	0.0111	2.9000e-003	4.7000e-004	3.3700e-003	0.0000	43.2097	43.2097	2.8300e-003	0.0000	43.2805
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	3.8000e-004	2.8000e-004	3.2100e-003	1.0000e-005	1.0100e-003	1.0000e-005	1.0200e-003	2.7000e-004	1.0000e-005	2.8000e-004	0.0000	0.8801	0.8801	2.0000e-005	0.0000	0.8807
Total	**4.6100e-003**	**0.1368**	**0.0356**	**4.5000e-004**	**0.0116**	**5.0000e-004**	**0.0121**	**3.1700e-003**	**4.8000e-004**	**3.6500e-003**	**0.0000**	**44.0898**	**44.0898**	**2.8500e-003**	**0.0000**	**44.1612**

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	0.0825	0.7558	0.6473	1.2200e-003		0.0306	0.0306		0.0288	0.0288	0.0000	102.1543	102.1543	0.0283	0.0000	102.8613
Total	**0.0825**	**0.7558**	**0.6473**	**1.2200e-003**		**0.0306**	**0.0306**		**0.0288**	**0.0288**	**0.0000**	**102.1543**	**102.1543**	**0.0283**	**0.0000**	**102.8613**

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	2.8300e-003	0.0958	0.0242	2.5000e-004	6.2100e-003	2.0000e-004	6.4000e-003	1.7900e-003	1.9000e-004	1.9800e-003	0.0000	23.9165	23.9165	1.5400e-003	0.0000	23.9550
Worker	0.0106	7.9000e-003	0.0894	2.7000e-004	0.0281	2.1000e-004	0.0283	7.4600e-003	2.0000e-004	7.6600e-003	0.0000	24.4999	24.4999	6.6000e-004	0.0000	24.5163
Total	**0.0135**	**0.1037**	**0.1136**	**5.2000e-004**	**0.0343**	**4.1000e-004**	**0.0347**	**9.2500e-003**	**3.9000e-004**	**9.6400e-003**	**0.0000**	**48.4163**	**48.4163**	**2.2000e-003**	**0.0000**	**48.4713**

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	0.0825	0.7558	0.6473	1.2200e-003		0.0306	0.0306		0.0288	0.0288	0.0000	102.1542	102.1542	0.0283	0.0000	102.8612
Total	**0.0825**	**0.7558**	**0.6473**	**1.2200e-003**		**0.0306**	**0.0306**		**0.0288**	**0.0288**	**0.0000**	**102.1542**	**102.1542**	**0.0283**	**0.0000**	**102.8612**

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	2.8300e-003	0.0958	0.0242	2.5000e-004	6.2100e-003	2.0000e-004	6.4000e-003	1.7900e-003	1.9000e-004	1.9800e-003	0.0000	23.9165	23.9165	1.5400e-003	0.0000	23.9550
Worker	0.0106	7.9000e-003	0.0894	2.7000e-004	0.0281	2.1000e-004	0.0283	7.4600e-003	2.0000e-004	7.6600e-003	0.0000	24.4999	24.4999	6.6000e-004	0.0000	24.5163
Total	**0.0135**	**0.1037**	**0.1136**	**5.2000e-004**	**0.0343**	**4.1000e-004**	**0.0347**	**9.2500e-003**	**3.9000e-004**	**9.6400e-003**	**0.0000**	**48.4163**	**48.4163**	**2.2000e-003**	**0.0000**	**48.4713**

3.6 Paving - 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	0.0291	0.2981	0.3541	5.3000e-004		0.0159	0.0159		0.0147	0.0147	0.0000	45.9978	45.9978	0.0146	0.0000	46.3622
Paving	6.0000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0297**	**0.2981**	**0.3541**	**5.3000e-004**		**0.0159**	**0.0159**		**0.0147**	**0.0147**	**0.0000**	**45.9978**	**45.9978**	**0.0146**	**0.0000**	**46.3622**

3.6 Paving - 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	0.0000	0.0000	0.0000	0.0000	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	2.3800e-003	1.7600e-003	0.0200	6.0000e-005	6.2800e-003	5.0000e-005	6.3200e-003	1.6700e-003	4.0000e-005	1.7100e-003	0.0000	5.4721	5.4721	1.5000e-004	0.0000	5.4757
Total	**2.3800e-003**	**1.7600e-003**	**0.0200**	**6.0000e-005**	**6.2800e-003**	**5.0000e-005**	**6.3200e-003**	**1.6700e-003**	**4.0000e-005**	**1.7100e-003**	**0.0000**	**5.4721**	**5.4721**	**1.5000e-004**	**0.0000**	**5.4757**

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	0.0291	0.2981	0.3541	5.3000e-004		0.0159	0.0159		0.0147	0.0147	0.0000	45.9978	45.9978	0.0146	0.0000	46.3621
Paving	6.0000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0297**	**0.2981**	**0.3541**	**5.3000e-004**		**0.0159**	**0.0159**		**0.0147**	**0.0147**	**0.0000**	**45.9978**	**45.9978**	**0.0146**	**0.0000**	**46.3621**

3.6 Paving - 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	0.0000	0.0000	0.0000	0.0000	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	2.3800e-003	1.7600e-003	0.0200	6.0000e-005	6.2800e-003	5.0000e-005	6.3200e-003	1.6700e-003	4.0000e-005	1.7100e-003	0.0000	5.4721	5.4721	1.5000e-004	0.0000	5.4757
Total	**2.3800e-003**	**1.7600e-003**	**0.0200**	**6.0000e-005**	**6.2800e-003**	**5.0000e-005**	**6.3200e-003**	**1.6700e-003**	**4.0000e-005**	**1.7100e-003**	**0.0000**	**5.4721**	**5.4721**	**1.5000e-004**	**0.0000**	**5.4757**

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	0.1111					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.8800e-003	0.0469	0.0592	1.1000e-004		1.2700e-003	1.2700e-003		1.2300e-003	1.2300e-003	0.0000	8.9237	8.9237	2.3600e-003	0.0000	8.9827
Total	**0.1160**	**0.0469**	**0.0592**	**1.1000e-004**		**1.2700e-003**	**1.2700e-003**		**1.2300e-003**	**1.2300e-003**	**0.0000**	**8.9237**	**8.9237**	**2.3600e-003**	**0.0000**	**8.9827**

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	0.0000	0.0000	0.0000	0.0000	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	9.1000e-004	6.8000e-004	7.6800e-003	2.0000e-005	2.4100e-003	2.0000e-005	2.4300e-003	6.4000e-004	2.0000e-005	6.6000e-004	0.0000	2.1046	2.1046	6.0000e-005	0.0000	2.1061
Total	**9.1000e-004**	**6.8000e-004**	**7.6800e-003**	**2.0000e-005**	**2.4100e-003**	**2.0000e-005**	**2.4300e-003**	**6.4000e-004**	**2.0000e-005**	**6.6000e-004**	**0.0000**	**2.1046**	**2.1046**	**6.0000e-005**	**0.0000**	**2.1061**

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	0.1111					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.8800e-003	0.0469	0.0592	1.1000e-004		1.2700e-003	1.2700e-003		1.2300e-003	1.2300e-003	0.0000	8.9237	8.9237	2.3600e-003	0.0000	8.9827
Total	**0.1160**	**0.0469**	**0.0592**	**1.1000e-004**		**1.2700e-003**	**1.2700e-003**		**1.2300e-003**	**1.2300e-003**	**0.0000**	**8.9237**	**8.9237**	**2.3600e-003**	**0.0000**	**8.9827**

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	0.0000	0.0000	0.0000	0.0000	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	9.1000e-004	6.8000e-004	7.6800e-003	2.0000e-005	2.4100e-003	2.0000e-005	2.4300e-003	6.4000e-004	2.0000e-005	6.6000e-004	0.0000	2.1046	2.1046	6.0000e-005	0.0000	2.1061
Total	**9.1000e-004**	**6.8000e-004**	**7.6800e-003**	**2.0000e-005**	**2.4100e-003**	**2.0000e-005**	**2.4300e-003**	**6.4000e-004**	**2.0000e-005**	**6.6000e-004**	**0.0000**	**2.1046**	**2.1046**	**6.0000e-005**	**0.0000**	**2.1061**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0520	0.2713	0.6196	2.2400e-003	0.1860	1.8100e-003	0.1878	0.0498	1.6900e-003	0.0515	0.0000	207.0399	207.0399	0.0104	0.0000	207.2986
Unmitigated	0.0520	0.2713	0.6196	2.2400e-003	0.1860	1.8100e-003	0.1878	0.0498	1.6900e-003	0.0515	0.0000	207.0399	207.0399	0.0104	0.0000	207.2986

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Hotel	244.95	122.85	89.25	489,796	489,796
Other Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Total	244.95	122.85	89.25	489,796	489,796

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
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896
Hotel	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896
Other Asphalt Surfaces	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896
Parking Lot	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive 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	48.4094	48.4094	2.0500e-003	4.1000e-004	48.5830
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	49.0906	49.0906	2.0800e-003	4.2000e-004	49.2666
NaturalGas Mitigated	5.6800e-003	0.0516	0.0434	3.1000e-004		3.9200e-003	3.9200e-003		3.9200e-003	3.9200e-003	0.0000	56.2003	56.2003	1.0800e-003	1.0300e-003	56.5342
NaturalGas Unmitigated	5.6800e-003	0.0516	0.0434	3.1000e-004		3.9200e-003	3.9200e-003		3.9200e-003	3.9200e-003	0.0000	56.2003	56.2003	1.0800e-003	1.0300e-003	56.5342

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					
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
Hotel	1.05315e+006	5.6800e-003	0.0516	0.0434	3.1000e-004		3.9200e-003	3.9200e-003		3.9200e-003	3.9200e-003	0.0000	56.2003	56.2003	1.0800e-003	1.0300e-003	56.5342
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
Total		**5.6800e-003**	**0.0516**	**0.0434**	**3.1000e-004**		**3.9200e-003**	**3.9200e-003**		**3.9200e-003**	**3.9200e-003**	**0.0000**	**56.2003**	**56.2003**	**1.0800e-003**	**1.0300e-003**	**56.5342**

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					
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
Hotel	1.05315e+006	5.6800e-003	0.0516	0.0434	3.1000e-004		3.9200e-003	3.9200e-003		3.9200e-003	3.9200e-003	0.0000	56.2003	56.2003	1.0800e-003	1.0300e-003	56.5342
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
Total		**5.6800e-003**	**0.0516**	**0.0434**	**3.1000e-004**		**3.9200e-003**	**3.9200e-003**		**3.9200e-003**	**3.9200e-003**	**0.0000**	**56.2003**	**56.2003**	**1.0800e-003**	**1.0300e-003**	**56.5342**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	47076.1	7.5563	3.2000e-004	6.0000e-005	7.5834
Hotel	252449	40.5213	1.7200e-003	3.4000e-004	40.6666
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	6310.5	1.0129	4.0000e-005	1.0000e-005	1.0166
Total		**49.0906**	**2.0800e-003**	**4.1000e-004**	**49.2666**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	47076.1	7.5563	3.2000e-004	6.0000e-005	7.5834
Hotel	248206	39.8402	1.6900e-003	3.4000e-004	39.9831
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	6310.5	1.0129	4.0000e-005	1.0000e-005	1.0166
Total		**48.4095**	**2.0500e-003**	**4.1000e-004**	**48.5830**

6.0 Area Detail

6.1 Mitigation Measures Area

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	0.1207	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-003
Unmitigated	0.1207	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-003

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	7.5400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1131					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-003
Total	**0.1207**	**1.0000e-005**	**5.8000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.1200e-003**	**1.1200e-003**	**0.0000**	**0.0000**	**1.1900e-003**

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	7.5400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1131					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1200e-003	1.1200e-003	0.0000	0.0000	1.1900e-003
Total	**0.1207**	**1.0000e-005**	**5.8000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.1200e-003**	**1.1200e-003**	**0.0000**	**0.0000**	**1.1900e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.6659	3.2000e-004	1.9000e-004	0.7313
Unmitigated	0.8193	4.0000e-004	2.4000e-004	0.9009

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	0.304401 / 0.0422779	0.8193	4.0000e-004	2.4000e-004	0.9009
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
Total		**0.8193**	**4.0000e-004**	**2.4000e-004**	**0.9009**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	0.243521 / 0.039699	0.6659	3.2000e-004	1.9000e-004	0.7313
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
Total		**0.6659**	**3.2000e-004**	**1.9000e-004**	**0.7313**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.6666	0.0985	0.0000	4.1288
Unmitigated	1.6666	0.0985	0.0000	4.1288

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Hotel	8.21	1.6666	0.0985	0.0000	4.1288
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**1.6666**	**0.0985**	**0.0000**	**4.1288**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Hotel	8.21	1.6666	0.0985	0.0000	4.1288
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**1.6666**	**0.0985**	**0.0000**	**4.1288**

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

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

N2O Operational GHG Emission Mobile Calculations

Project Code & Title: Pacific Edge Hotel Remodel

Vehicle Population Breakdown*	
12642012	Gasoline vehicles
662745	Diesel vehicles
95.0%	Gasoline vehicle %
5.0%	Diesel vehicle %

VMT per Vehicle Type	
489,796	Project VMT (CalEEMod output)
465398	Gasoline vehicle VMT
24398	Diesel vehicle VMT

Gasoline Vehicles	
95.0%	Gasoline vehicle %
0.1881	Tons per year mobile NOX emissions (annual output in CalEEMod)
0.18	Gasoline vehicle tons per year NOX emissions
0.0184	Tons per year N2O emissions for gasoline vehicles**
0.0167	Metric tons per year N2O emissions for gasoline vehicles

Diesel Vehicles	
1.60	grams N2O per gallon of fuel for diesel vehicles**
23.38	Diesel average miles per gallon*
0.06843	grams per mile N2O for diesel vehicles
1669.6	grams per year N2O for diesel vehicles
0.0016696	Metric tons per year N2O emissions for diesel vehicles

CO2e Emissions from N2O	
0.0184	Metric tons per year from gasoline + diesel vehicles
298	GWP of N2O***
5.5	**CO2e emissions per year from N2O emissions from gasoline + diesel vehicles**

Sources
***Vehicle population source:** EMFAC2017 (v1.0.2) Emissions Inventory Region Type: Air Basin Region: SOUTH COAST Calendar Year: 2030 Season: Annual Vehicle Classification: EMFAC2011 Categories ****Methodology source:** EMFAC2017 Volume III - Technical Documentation https://www.arb.ca.gov/msei/emfac2011-faq.htm *****GWP source:** Intergovernmental Panel on Climate Change (IPCC). 2007. AR4 Climate Change 2007: The Physical Science Basis. Contrbution of Working Group I to the Fourth Assessment Report of the Intergovernmental Panel on Climate Change.

Appendix B

Biological Resources Assessment

Rincon Consultants, Inc.

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June 11, 2020
Project No: 19-09031

Evan Jedynak, Associate Planner
Martina Caron, Senior Planner
City of Laguna Beach
479 Ocean Avenue
Laguna Beach, California 92651
Via email: EJedynak@lagunabeachcity.net / Mcaron@lagunabeachcity.net

Subject: **Biological Resources Assessment Memorandum for the Pacific Edge Hotel Remodel Project, Laguna Beach, California**

Mr. Jedynak and Ms. Caron,

Rincon Consultants, Inc. (Rincon) is pleased to submit this Biological Resources Assessment Memorandum for the Pacific Edge Hotel Remodel Project located along Sleepy Hollow Lane in Laguna Beach, California, hereinafter referred to as the "project site." The assessment was completed to document existing site conditions and determine potential impacts to special-status biological resources as required under the California Environmental Quality Act (CEQA).

Project Description and Location

The proposed project involves interior remodeling of nine existing buildings on the project site, construction of a new building ("New Reef") with fifteen hotel rooms, a pool/lounge and two-floor subsurface parking garage located at 667 Sleepy Hollow Lane, landscape and exterior lighting updates throughout the project site, the demolition of an existing swimming pool at the Surf building, the addition of a porte cochère with below grade storage and office space at the existing Surf building, repaving and restriping of existing parking lots, and roadway improvements to Sleepy Hollow Lane.

The project site is located west of Coast Highway (State Route 1, or SR-1) between Sleepy Hollow Lane and Cleo Street in the City of Laguna Beach, California. The project site is comprised of 11 parcels and includes the following addresses: 610 Sleepy Hollow Lane (Assessor Parcel Number [APN]: 644-021-01), 619 Sleepy Hollow Lane (APN: 644-022-02), 620 Sleepy Hollow Lane (APN: 644-021-02), 627 Sleepy Hollow Lane (APN: 644-022-016), 633 Sleepy Hollow Lane (APN: 644-022-017), 636 Sleepy Hollow Lane (APN: 644-021-03), 635 Sleepy Hollow Lane (APN: 644-022-04), 647 South SR-1 (APN: 644-021-04), 653 Sleepy Hollow Lane (APN: 644-022-06), 667 Sleepy Hollow Lane (APN: 644-022-07), 668 Sleepy Hollow Lane (APN: 644-021-05). Refer to Figures 1 and 2 for regional and project location respectively.

Figure 1 Regional Location



Imagery provided by Esri and its licensors © 2020.

Project Location

N

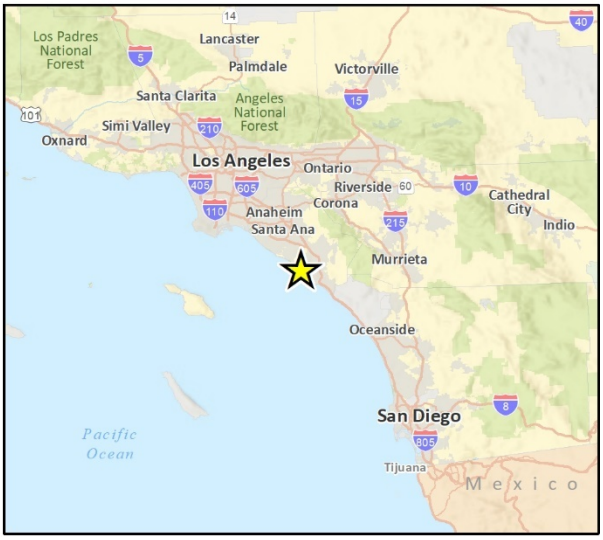


Figure 2 Project Location



Imagery provided by Microsoft Bing and its licensors © 2020.

Methodology

Regulatory Overview

Regulated or special-status resources studied and analyzed herein include special-status plant and wildlife species, nesting birds and raptors, sensitive plant communities, jurisdictional waters and wetlands, wildlife movement, and locally protected resources, such as protected trees. For the purpose of this report, potential impacts to biological resources were analyzed based on the following statutes:

Federal

- Federal Endangered Species Act (ESA)
- Federal Clean Water Act (CWA)
- Migratory Bird Treaty Act (MBTA)
- The Bald and Golden Eagle Protection Act

State

- California Environmental Quality Act (CEQA)
- California Endangered Species Act (CESA)
- California Fish and Game Code (CFGC)
- Porter-Cologne Water Quality Control Act

Local

- City of Laguna Beach General Plan
- City of Laguna Beach Municipal Code
- City of Laguna Beach Local Coastal Program

Literature Review

Prior to conducting the biological field survey, Rincon reviewed the project plans (provided by the client), aerial photographs and previous historical land use of the project site. Queries of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) (2020) and the California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants (2020) were conducted to obtain comprehensive information regarding state and federally listed species as well as other special-status species considered to have potential to occur within a 5-mile radius of the project site. For CNPS query purposes, a 9-quadrangle search area centered on the project site was used.

In addition, regionally occurring special-status biological resources and geological information related to the site were researched from the following sources:

- U.S. Fish and Wildlife Service (USFWS) Critical Habitat Portal (USFWS 2020a)
- USFWS Information, Planning, and Conservation System (USFWS 2020b)
- USFWS National Wetland Inventory (NWI) Mapper (USFWS 2020c)
- Natural Resources Conservation Service (NRCS) Web Soil Survey (NRCS 2020)

Field Survey

A field reconnaissance survey was conducted by Rincon Biologist Gayle Bufo on May 29, 2020 to document the existing site conditions and to evaluate the potential for presence of special-status biological resources including special-status plant and animal species, sensitive plant communities, potentially jurisdictional waters of the U.S. and wetlands, and habitat for federally and state protected species. Weather conditions during the survey included temperatures of 68-80 degrees Fahrenheit, winds of up to three miles per hour, overcast skies and light rain. The biologist surveyed the entire project site and 50-foot buffer (i.e., survey area) on foot where accessible.

The habitat requirements for each regionally occurring special-status species were assessed and compared to the type and quality of the habitats observed within the project site during the site visit. The survey was conducted to make an initial determination regarding the presence or absence of terrestrial biological resources including plants, birds and wildlife.

Based on the results of the site visit, literature review, and species known to occur regionally, Rincon assessed the potential for the proposed project to impact special-status species within the survey area. The potential presence of special-status species is based on the site visit and literature review and is intended to assess habitat suitability within the survey area only. Definitive surveys to confirm the presence or absence of special-status species were not performed and are not included within this analysis. The findings and opinions conveyed in this report are based exclusively on the methodology described above.

Existing Conditions

Land Cover

The entire survey area is developed and/or disturbed. Developed land includes areas that have been constructed upon or otherwise physically altered to an extent that native vegetation is no longer supported. It is characterized by permanent or semi-permanent structures, pavement or hardscape, and landscaped areas that often require irrigation (Oberbauer et al. 2008). Disturbed habitats have been physically disturbed (by previous legal human activity) and are no longer recognizable as a native or naturalized vegetation association but continue to retain a soil substrate. Typically, vegetation of disturbed areas, if present, is nearly exclusively composed of non-native plant species such as landscape ornamentals or ruderal exotic species that take advantage of disturbance and which removes any capability of providing viable natural habitat for uses other than dispersal (Oberbauer et al. 2008).

Within the survey area, the majority of the land is developed with the existing hotel, apartment buildings, residential dwellings, commercial businesses, parking lots and paved roadways. These areas contain ornamental landscaping (primarily palms and ficus) but do not support native vegetation. The western edge of the survey area includes disturbed areas between the existing developments and the Pacific Ocean which is comprised of a bare sand beach that is devoid of vegetation and frequently travelled by hotel guests and residences. No vegetation was observed on the disturbed beach areas. Refer to Attachment A for representative site photographs.

Soils

The project site contains two soil types: Myford sandy loam and Beaches. Myford sandy loam underlies the developed portions of the project site. Myford soils are deep, moderately well drained soils typically formed on terraces. However, much, if not all, of this soil type has likely been removed from development of the project site. Additionally, the majority of this area is covered by paved and other developed surfaces. Beach soils are found between the existing developed areas and the Pacific Ocean and are comprised of disturbed areas of bare sand that are devoid of vegetation and frequently subject to human activity. Beach soils are very shallow and shallow, well drained, moderately permeable soils that formed in residuum from hard, very fine grained, metamorphic sandstone (NRCS 2020).

Wildlife

The project site provides little habitat for wildlife species due to the developed and disturbed nature of the site, lack of native vegetation and high levels of human activity. Established ornamental trees and buildings in the survey area could provide nesting areas for common nesting birds protected under the CFGC Section 3503 and the MBTA. Species observed on-site during the survey included rock pigeon (*Columba livia*), American crow (*Corvus brachyrhynchos*), house finch (*Haemorhous mexicanus*), California gull (*Larus californicus*), song sparrow (*Melospiza melodia*), and European starling (*Sturnus vulgaris*).

Impact Analysis

Special-Status Species

Special-status species are those plants and animals listed, proposed for listing, or candidates for listing as Threatened or Endangered by the USFWS under the Federal ESA; those considered “Species of Concern” by the USFWS; those listed or candidates for listing as Rare, Threatened, or Endangered by the CDFW under the CESA; animals designated as “Fully Protected” by the CFGC; animals listed as “Species of Special Concern” (SSC) by the CDFW; and CDFW Special Plants, specifically those with California Rare Plant Ranks (CRPR) of 1B, 2, 3, and 4 in the CNPS’ Inventory of Rare and Endangered Vascular Plants of California.

Furthermore, biological resources, including vegetation communities, are ranked globally (G) and State-wide (S) 1 through 5 (more critical to less critical with those alliances ranked as G or S 1 through 3 being considered as sensitive).

Local, state, and federal agencies regulate special-status species and may require an assessment of their presence or potential presence to be conducted on-site prior to the approval of proposed development on a property. This section discusses special-status biological resources observed on the project site and evaluates the potential for the project site to support other special-status biological resources. A list of special-status plant and animal species with potential to occur on-site was developed based on a review of a 5-mile search of the CNDDB (2020) and a 9-quad search of the CNPS’ online Inventory of Rare and Endangered Vascular Plants of California (2020) and can be found in Attachment B.

Pursuant to Appendix G of the CEQA Guidelines, the proposed project would have a significant effect on biological resources if it would:

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 CDFW or USFWS.

The CNDDB/CNPS query results include 28 special-status plant species within five miles (9-quad for CNPS) of the project site. Special-status plant species typically have specialized habitat requirements, including plant community types, soils and elevational ranges. No suitable habitat exists within the survey area for any of these plant species and all are classified as having no potential to occur on-site (Attachment B). No special-status plant species were observed during the site reconnaissance survey.

The CNDDB query results include 21 special-status wildlife species within five miles of the project site. The potential for special-status wildlife species to occur on the site was assessed based on known distribution, habitat requirements, and existing site conditions; no special-status wildlife species were determined to have potential to occur on-site (Attachment B) and similarly none were detected within or immediately surrounding the survey area during the site reconnaissance survey. The lack of potential for special-status wildlife species occurrence is based on low habitat quality in disturbed and developed areas of the site, lack of native vegetation, isolation from other suitable habitat due to developed land uses surrounding the site, and the presence of significant highway noise from adjacent SR-1.

The project is not expected to have a substantial adverse effect on any candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or USFWS. No impact would occur.

As noted above, established ornamental trees and buildings in the survey area could provide nesting areas for common nesting birds protected under the CFGC Section 3503 and the MBTA.

Sensitive Plant Communities

Pursuant to Appendix G of the CEQA Guidelines, the proposed project would have a significant effect on biological resources if it would:

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 CDFW or USFWS.

The entire project site is developed and/or disturbed and consists of an existing hotel with associated paved parking lots and ornamental landscaping, and the adjacent disturbed beach which is comprised of bare sand frequently subject to human activity. No vegetation was observed on the disturbed beach areas and no natural habitat areas are present on the project site. Further, the project would involve improvements to existing developed areas and would not involve any construction activities or development on the beach. Therefore, the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community. Impacts would be less than significant.

Jurisdictional Wetlands and Waterways

Pursuant to Appendix G of the CEQA Guidelines, the proposed project would have a significant effect on biological resources if it would:

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.

The entire project site is developed with the exception of the disturbed beach area between the existing development and the Pacific Ocean. The beach consists of bare sand devoid of vegetation and frequently subject to human activity. The beach areas within the western portion of the project site are mapped as Marine Intertidal Unconsolidated Shore by the NWI (USFWS 2020c). Based on a review of historic aerial imagery, the beach areas are semi-regularly flooded with changing ocean tides. These areas are likely under the jurisdiction of various regulatory agencies, including the CDFW, U.S. Army Corps of Engineers, and the Regional Water Quality Control Board, as a federal and state water and coastal resource. However, the project would involve improvements to existing developed areas and would not involve any construction activities or development on the beach. As such, a formal delineation was not conducted as no impacts to potentially jurisdictional beach areas are proposed. Impacts would be less than significant.

Wildlife Movement

Pursuant to Appendix G of the CEQA Guidelines, the proposed project would have a significant effect on biological resources if it would:

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 wildlife nursery sites.*

The project site is located in a developed urban area and surrounded by urbanized uses on three sides including commercial and residential development and heavily travelled paved roadways including SR-1. The western portion of the site consists of disturbed beach which connects to the north and south with adjacent beaches along the coastline of the Pacific Ocean. The open beach area may provide for localized movement of native wildlife species but is not expected to serve as a migratory wildlife corridor due to the high levels of human activity on the beach and in the surrounding areas. Further, the project would involve improvements to existing developed areas and would not involve any construction activities or development on the beach. Therefore, the project would not interfere with the movement of any native wildlife species. Impacts would be less than significant.

Local Policies and Ordinances

Pursuant to Appendix G of the CEQA Guidelines, the proposed project would have a significant effect on biological resources if it would:

e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.*

While the project site is located in the Coastal Zone, it is not located in or adjacent to any area designated by the Open Space/Conservation Element of the City's General Plan as potentially having high or very high value habitat. Further, the project would involve improvements to existing developed areas and would not result in impacts to natural habitat areas. Construction of the proposed project would result in the removal of existing ornamental landscaping (including trees and shrubs), some of which may be located within the public right-of-way. Section 14.28 of the City of Laguna Beach Municipal Code regulates tree trimming and removal of any City-owned street trees. While ornamental trees on the project site would not be protected under Section 14.28 of the LBMC, removal of trees within the public right-of way would be subject to the LBMC. Trimming or removal of trees within the public right-of-way would be completed in accordance with LBMC Section 14.28. Therefore, no conflict

with local policies or ordinances protecting biological resources would occur. Impacts would be less than significant.

Adopted or Approved Plans

Pursuant to Appendix G of the CEQA Guidelines, the proposed project would have a significant effect on biological resources if it would:

f) Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Conservation Community Plan (NCCP), or other approved local, regional, or state habitat conservation plan.

The project is located within the plan area boundary for the County of Orange Central/Coastal Subregional NCCP/HCP and the Orange County Transportation Authority NCCP/HCP. However, the project would involve improvements to existing developed areas and would not result in impacts to natural habitat areas. Therefore, the project would not conflict with the provisions these plans. Impacts would be less than significant.

Recommended Actions

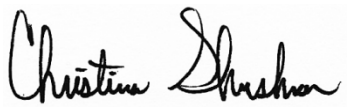
Pre-construction Nesting Bird Surveys

Migratory or other common nesting birds, while not designated as special-status species, are protected by the CFGC and MBTA and may nest in ornamental trees and shrubs on-site. Construction of the project thus has the potential to directly (by destroying a nest) or indirectly (construction noise, dust, and other human disturbances that may cause a nest to fail) impact nesting birds protected under the CFGC and MBTA. The following measure is recommended to maintain compliance with the CFGC Section 3503 and the MBTA with respect to nesting birds:

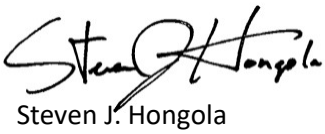
- If vegetation trimming or removal activities take place during the bird nesting season (generally February 1 through August 31, but variable based on seasonal and annual climatic conditions), nesting bird surveys are recommended to be performed by a qualified biologist within seven days prior to such activities to determine the presence/absence, location, and status of any active nests on-site or within 100 feet of the site.
- If nesting birds are found on-site, a construction buffer of appropriate size (as determined by CDFW guidelines) should be implemented around the active nests and demarcated with fencing or flagging. Nests should be monitored at a minimum of once per week by the qualified biologist until it has been determined that the nest is no longer being used by either the young or adults. No ground disturbance should occur within this buffer until the qualified biologist confirms that the breeding/nesting is complete, and all the young have fledged. If project activities must occur within the buffer, they should be conducted at the discretion of the qualified biologist.
- If no nesting birds are observed during pre-construction surveys, no further actions would be necessary.

Thank you for the opportunity to support this important project. Please contact the undersigned if you have any questions.

Sincerely,
Rincon Consultants, Inc.



Christina Shushnar
Senior Project Manager/ Biologist



Steven J. Hongola
Principal Biologist

Attachments

Attachment A Site Photographs
Attachment B CNDDB/CNPS Query Results and Occurrence Potentials

References

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____. 2020c. National Wetland Inventory. Available at: http://www.fws.gov/wetlands/Data/Mapper.html. Accessed: June 2020.

Attachment A

Site Photographs



Photograph 1. Overview of developed project site with ornamental vegetation along Sleepy Hollow Lane facing northwest.



Photograph 2. Ornamental vegetation within parking lot along west side of Sleepy Hollow Lane facing northwest.



Photograph 3. Overview of disturbed beach area within project site facing north.



Photograph 4. Close-up of disturbed beach area within project site facing north.

Attachment B

CNDDB/CNPS Query Results and Occurrence Potentials

CNDDB/CNPS Query Results and Occurrence Potentials

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Site	Habitat Suitability/ Observations
Plants and Lichens				
Aphanisma blitoides aphanisma	None/None G3G4/S2 1B.2	Coastal bluff scrub, Coastal dunes, Coastal scrub. sandy or gravelly. 1 - 305 m. annual herb. Blooms Feb-Jun	None	Project site is developed and disturbed. Beach areas are disturbed and do not support coastal bluff scrub or coastal dune habitat.
Astragalus pycnostachyus var. *lanosissimus* Ventura marsh milk-vetch	FE/CE G2T1/S1 1B.1	Coastal dunes, Coastal scrub, Marshes and swamps (edges, coastal salt or brackish). 1 - 35 m. perennial herb. Blooms (Jun)Aug-Oct	None	Project site is developed and disturbed. Beach areas are disturbed and do not support coastal scrub or coastal dune habitat. No marshes or swamps present.
Atriplex coulteri Coulter's saltbush	None/None G3/S1S2 1B.2	Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland. alkaline or clay. 3 - 460 m. perennial herb. Blooms Mar-Oct	None	Project site is developed and disturbed. Beach areas are disturbed and do not support coastal scrub or coastal dune habitat. No grasslands or alkaline soils present.
Atriplex pacifica South Coast saltscale	None/None G4/S2 1B.2	Coastal bluff scrub, Coastal dunes, Coastal scrub, Playas. 0 - 140 m. annual herb. Blooms Mar-Oct	None	Project site is developed and disturbed. Beach areas are disturbed and do not support coastal scrub or coastal dune habitat. No playas present.
Atriplex parishii Parish's brittlescale	None/None G1G2/S1 1B.1 USFS_Sensitive	Chenopod scrub, Playas, Vernal pools. alkaline. 25 - 1900 m. annual herb. Blooms Jun-Oct	None	Project site is developed and disturbed. Beach areas are disturbed and do not support chenopod scrub habitat. No playas, vernal pools or alkaline soils present.
Atriplex serenana var. *davidsonii* Davidson's saltscale	None/None G5T1/S1 1B.2	Coastal bluff scrub, Coastal scrub. alkaline. 10 - 200 m. annual herb. Blooms Apr-Oct	None	Project site is developed and disturbed. Beach areas are disturbed and do not support coastal scrub habitat. No playas, vernal pools or alkaline soils present.
Brodiaea filifolia thread-leaved brodiaea	FT/CE G2/S2 1B.1	Chaparral (openings), Cismontane woodland, Coastal scrub, Playas, Valley and foothill grassland, Vernal pools. often clay. 25 - 1120 m. perennial bulbiferous herb. Blooms Mar-Jun	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat. No clay soils present.
Calochortus weedii var. *intermedius* intermediate mariposa lily	None/None G3G4T2/S2 1B.2 USFS_Sensitive	Chaparral, Coastal scrub, Valley and foothill grassland. rocky, calcareous. 105 - 855 m. perennial bulbiferous herb. Blooms May-Jul	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat. No rock or calcareous areas present.
Chaenactis glabriuscula var. *orcuttiana* Orcutt's pincushion	None/None G5T1T2/S1 1B.1 BLM_Sensitive	Coastal bluff scrub (sandy), Coastal dunes. 0 - 100 m. annual herb. Blooms Jan-Aug	None	Project site is developed and disturbed. Beach areas are disturbed and do not support coastal scrub or coastal dune habitat.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Site	Habitat Suitability/ Observations
Chloropyron maritimum ssp. *maritimum* salt marsh bird's-beak	FE/CE G4?T1/S1 1B.2	Coastal dunes, Marshes and swamps (coastal salt). 0 - 30 m. annual herb (hemiparasitic). Blooms May-Oct(Nov)	None	Project site is developed and disturbed. Beach areas are disturbed and do not support coastal dune or marsh/swamp habitat.
Chorizanthe parryi var. *fernandina* San Fernando Valley spineflower	FC/CE G2T1/S1 1B.1 USFS_Sensitive	Coastal scrub (sandy), Valley and foothill grassland. 150 - 1220 m. annual herb. Blooms Apr-Jul	None	Project site is developed and disturbed. Beach areas are disturbed and do not support coastal scrub or grassland habitat.
Comarostaphylis diversifolia ssp. *diversifolia* summer holly	None/None G3T2/S2 1B.2 BLM_Sensitive	Chaparral, Cismontane woodland. 30 - 790 m. perennial evergreen shrub. Blooms Apr-Jun	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat.
Dudleya blochmaniae ssp. *blochmaniae* Blochman's dudleya	None/None G3T2/S2 1B.1	Coastal bluff scrub, Chaparral, Coastal scrub, Valley and foothill grassland. rocky, often clay or serpentinite. 5 - 450 m. perennial herb. Blooms Apr-Jun	None	Project site is developed and disturbed. Beach areas are disturbed and do not support coastal scrub, chaparral or grassland habitat. No rocky, clay or serpentine soils present.
Dudleya multicaulis many-stemmed dudleya	None/None G2/S2 1B.2 BLM_Sensitive USFS_Sensitive	Chaparral, Coastal scrub, Valley and foothill grassland. often clay. 15 - 790 m. perennial herb. Blooms Apr-Jul	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat. No clay soils present.
Dudleya stolonifera Laguna Beach dudleya	FT/CT G1/S1 1B.1	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland. rocky. 10 - 260 m. perennial stoloniferous herb. Blooms May-Jul	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat.
Eriastrum densifolium ssp. *sanctorum* Santa Ana River woollystar	FE/CE G4T1/S1 1B.1	Chaparral, Coastal scrub (alluvial fan). sandy or gravelly. 91 - 610 m. perennial herb. Blooms Apr-Sep	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat.
Eryngium aristulatum var. *parishii* San Diego button-celery	FE/CE G5T1/S1 1B.1	Coastal scrub, Valley and foothill grassland, Vernal pools. mesic. 20 - 620 m. annual / perennial herb. Blooms Apr-Jun	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat. No mesic soils present.
Euphorbia misera cliff spurge	None/None G5/S2 2B.2	Coastal bluff scrub, Coastal scrub, Mojavean desert scrub. rocky. 10 - 500 m. perennial shrub. Blooms Dec-Aug(Oct)	None	Project site is developed and disturbed. Beach areas are disturbed and do not support coastal scrub or other natural habitat. No rocky areas present.
Horkelia cuneata var. *puberula* mesa horkelia	None/None G4T1/S1 1B.1 USFS_Sensitive	Chaparral (maritime), Cismontane woodland, Coastal scrub. sandy or gravelly. 70 - 810 m. perennial herb. Blooms Feb-Jul(Sep)	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Site	Habitat Suitability/ Observations
Isocoma menziesii var. *decumbens* decumbent goldenbush	None/None G3G5T2T3/S2 1B.2	Chaparral, Coastal scrub (sandy, often in disturbed areas). 10 - 135 m. perennial shrub. Blooms Apr-Nov	None	Project site is developed and disturbed. Beach areas are disturbed and do not support chaparral, coastal scrub or other natural habitat.
Lasthenia glabrata ssp. *coulteri* Coulter's goldfields	None/None G4T2/S2 1B.1 BLM_Sensitive	Marshes and swamps (coastal salt), Playas, Vernal pools. 1 - 1220 m. annual herb. Blooms Feb-Jun	None	Project site is developed and disturbed. Beach areas are disturbed and do not support marshes, swamps, playas or vernal pools.
Nama stenocarpa mud nama	None/None G4G5/S1S2 2B.2	Marshes and swamps (lake margins, riverbanks). 5 - 500 m. annual / perennial herb. Blooms Jan-Jul	None	Project site is developed and disturbed. Beach areas are disturbed and do not support marshes or swamps.
Nasturtium gambelii Gambel's water cress	FE/CT G1/S1 1B.1	Marshes and swamps (freshwater or brackish). 5 - 330 m. perennial rhizomatous herb. Blooms Apr-Oct	None	Project site is developed and disturbed. Beach areas are disturbed and do not support marshes or swamps.
Navarretia prostrata prostrate vernal pool navarretia	None/None G2/S2 1B.1	Coastal scrub, Meadows and seeps, Valley and foothill grassland (alkaline), Vernal pools. Mesic. 3 - 1210 m. annual herb. Blooms Apr-Jul	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat. No mesic soils present.
Orcuttia californica California Orcutt grass	FE/CE G1/S1 1B.1	Vernal pools. 15 - 660 m. annual herb. Blooms Apr-Aug	None	Project site is developed and disturbed. No vernal pools present.
Pentachaeta aurea ssp. *allenii* Allen's pentachaeta	None/None G4T1/S1 1B.1	Coastal scrub (openings), Valley and foothill grassland. 75 - 520 m. annual herb. Blooms Mar-Jun	None	Project site is developed and disturbed. Beach areas are disturbed and do not support coastal scrub or grassland habitat.
Quercus dumosa Nuttall's scrub oak	None/None G3/S3 1B.1 USFS_Sensitive	Closed-cone coniferous forest, Chaparral, Coastal scrub. sandy, clay loam. 15 - 400 m. perennial evergreen shrub. Blooms Feb-Apr(May-Aug)	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat.
Verbesina dissita big-leaved crownbeard	FT/CT G1G2/S1 1B.1	Chaparral (maritime), Coastal scrub. 45 - 205 m. perennial herb. Blooms (Mar)Apr-Jul	None	Project site is developed and disturbed. Beach areas are disturbed and do not support chaparral or coastal scrub habitat.
Invertebrates				
Bombus crotchii Crotch bumble bee	None/Candidate Endangered G3G4/S1S2	Coastal California east to the Sierra-Cascade crest and south into Mexico. Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat. No preferred plant food genera for this species present.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Site	Habitat Suitability/ Observations
Danaus plexippus pop. 1 monarch - California overwintering population	None/None G4T2T3/S2S3	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat. No roosting habitat present.
Fish				
Eucyclogobius newberryi tidewater goby	Endangered/ None G3/S3 CDFW_SSC	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels.	None	No aquatic habitat present.
Oncorhynchus mykiss irideus pop. 10 steelhead - southern California DPS	Endangered/ None G5T1Q/S1	Federal listing refers to populations from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego County). Southern steelhead likely have greater physiological tolerances to warmer water and more variable conditions.	None	No aquatic habitat present.
Amphibians				
Spea hammondii western spadefoot	None/None G3/S3 BLM_Sensitive CDFW_SSC	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.	None	Project site is developed and disturbed. Beach areas are disturbed and do not support grassland or woodland habitat. No vernal pools present.
Reptiles				
Anniella stebbinsi southern California legless lizard	None/None G3/S3 CDFW_SSC USFS_Sensitive	Generally south of the Transverse Range, extending to northwestern Baja California. Occurs in sandy or loose loamy soils under sparse vegetation. Disjunct populations in the Tehachapi and Piute Mountains in Kern County. Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support natural habitat. No high moisture soils present.
Aspidoscelis hyperythra	None/None G5/S2S3	Inhabits low-elevation coastal scrub, chaparral, and valley-foothill	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Site	Habitat Suitability/ Observations
orange-throated whiptail	CDFW_WL USFS_Sensitive	hardwood habitats. Prefers washes and other sandy areas with patches of brush and rocks. Perennial plants necessary for its major food: termites.		areas are disturbed and do not support coastal scrub, chaparral or hardwood habitat.
Aspidoscelis tigris stejnegeri coastal whiptail	None/None G5T5/S3 CDFW_SSC	Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland & riparian areas. Ground may be firm soil, sandy, or rocky.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support natural habitat.
Crotalus ruber red-diamond rattlesnake	None/None G4/S3 CDFW_SSC USFS_Sensitive	Chaparral, woodland, grassland, & desert areas from coastal San Diego County to the eastern slopes of the mountains. Occurs in rocky areas and dense vegetation. Needs rodent burrows, cracks in rocks or surface cover objects.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support natural habitat.
Emys marmorata western pond turtle	None/None G3G4/S3 BLM_Sensitive CDFW_SSC USFS_Sensitive	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation. Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support natural habitat. No aquatic habitat preset.
Phrynosoma blainvillii coast horned lizard	None/None G3G4/S3S4 BLM_Sensitive CDFW_SSC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support natural habitat.
Birds				
Accipiter cooperii Cooper's hawk	None/None G5/S4 CDFW_WL	Woodland, chiefly of open, interrupted or marginal type. Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains; also, live oaks.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support woodland or riparian habitat.
Agelaius tricolor tricolored blackbird	None/ Threatened G2G3/S1S2 BLM_Sensitive CDFW_SSC	Highly colonial species, most numerous in Central Valley & vicinity. Largely endemic to California. Requires open water, protected nesting substrate, and foraging area with	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support natural habitat.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Site	Habitat Suitability/ Observations
		insect prey within a few km of the colony.		
Aimophila ruficeps canescens southern California rufous-crowned sparrow	None/None G5T3/S3 CDFW_WL	Resident in Southern California coastal sage scrub and sparse mixed chaparral. Frequents relatively steep, often rocky hillsides with grass and forb patches.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support coastal sage scrub or chaparral habitat.
Campylorhynchus brunneicapillus sandiegensis coastal cactus wren	None/None G5T3Q/S3 CDFW_SSC USFS_Sensitive	Southern California coastal sage scrub. Wrens require tall opuntia cactus for nesting and roosting.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support coastal sage scrub.
Elanus leucurus white-tailed kite	None/None G5/S3S4 BLM_Sensitive CDFW_FP	Rolling foothills and valley margins with scattered oaks & river bottomlands or marshes next to deciduous woodland. Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support woodland, grassland, meadow or marsh habitat.
Icteria virens yellow-breasted chat	None/None G5/S3 CDFW_SSC	Summer resident; inhabits riparian thickets of willow and other brushy tangles near watercourses. Nests in low, dense riparian, consisting of willow, blackberry, wild grape; forages and nests within 10 ft of ground.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support riparian habitat.
Polioptila californica californica coastal California gnatcatcher	Threatened/ None G4G5T2Q/S2 CDFW_SSC	Obligate, permanent resident of coastal sage scrub below 2500 ft in Southern California. Low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas classified as coastal sage scrub are occupied.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support coastal sage scrub.
Setophaga petechia yellow warbler	None/None G5/S3S4 CDFW_SSC	Riparian plant associations in close proximity to water. Also nests in montane shrubbery in open conifer forests in Cascades and Sierra Nevada. Frequently found nesting and foraging in willow shrubs and thickets, and in other riparian plants including cottonwoods, sycamores, ash, and alders.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support riparian habitat.
Vireo bellii pusillus least Bell's vireo	Endangered/ Endangered G5T2/S2	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms;	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Site	Habitat Suitability/ Observations
		below 2000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.		areas are disturbed and do not support riparian habitat.
Mammals				
Eumops perotis californicus western mastiff bat	None/None G5T4/S3S4 BLM_S-Sensitive CDFW_SSC	Many open, semi-arid to arid habitats, including conifer & deciduous woodlands, coastal scrub, grasslands, chaparral, etc. Roosts in crevices in cliff faces, high buildings, trees and tunnels.	None	Project site is developed and disturbed. No coastal scrub, woodland, or grassland habitat present. No cliffs, trees or tunnels for roosting present.
Sensitive Natural Communities				
Southern Coast Live Oak Riparian Forest	None/None G4/S4		None	Project site is developed and disturbed. No natural habitat present.
Southern Cottonwood Willow Riparian Forest	None/None G3/S3.2		None	Project site is developed and disturbed. No natural habitat present.
Southern Sycamore Alder Riparian Woodland	None/None G4/S4		None	Project site is developed and disturbed. No natural habitat present.
Valley Needlegrass Grassland	None/None G3/S3.1		None	Project site is developed and disturbed. No natural habitat present.

Status: Federal/State

FE = Federal Endangered

FT = Federal Threatened

PFT = Proposed Federal Threatened

FDL = Federal Delisted

SE = State Endangered

ST = State Threatened

SR = State Rare

SDL = State Delisted

SSC = CDFW Species of Special Concern

FP = CDFW Fully Protected

WL = CDFW Watch List

CRPR (CNPS California Rare Plant Rank):

1A = Presumed Extinct in California

1B = Rare, Threatened, or Endangered in California and elsewhere

2 = Rare, Threatened, or Endangered in California, but more common elsewhere

3 = Need more information (a Review List)

4 = Plants of Limited Distribution (a Watch List)

CRPR Threat Code Extension:

.1 = Seriously endangered in California (>80% of occurrences threatened / high degree and immediacy of threat)

.2 = Fairly endangered in California (20-80% of occurrences threatened)

.3 = Not very endangered in California (<20% of occurrences threatened)

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Site	Habitat Suitability/ Observations

Other Statuses:

G1 or S1	Critically Imperiled Globally or Subnationally (state)
G2 or S2	Imperiled Globally or Subnationally (state)
G3 or S3	Vulnerable to extirpation or extinction Globally or Subnationally (state)
G4/5 or S4/5	Apparently secure, common and abundant
GH or SH	Possibly Extirpated – missing; known from only historical occurrences but still some hope of rediscovery

Additional notations may be provided as follows:

T – Intraspecific Taxon (subspecies, varieties, and other designations below the level of species)

Q – Questionable taxonomy that may reduce conservation priority

? – Inexact numeric rank

Attachment A

Site Photographs



Photograph 1. Overview of developed project site with ornamental vegetation along Sleepy Hollow Lane facing northwest.



Photograph 2. Ornamental vegetation within parking lot along west side of Sleepy Hollow Lane facing northwest.



Photograph 3. Overview of disturbed beach area within project site facing north.



Photograph 4. Close-up of disturbed beach area within project site facing north.

Attachment B

CNDDB/CNPS Query Results and Occurrence Potentials

CNDDB/CNPS Query Results and Occurrence Potentials

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Site	Habitat Suitability/ Observations
Plants and Lichens				
Aphanisma blitoides aphanisma	None/None G3G4/S2 1B.2	Coastal bluff scrub, Coastal dunes, Coastal scrub. sandy or gravelly. 1 - 305 m. annual herb. Blooms Feb-Jun	None	Project site is developed and disturbed. Beach areas are disturbed and do not support coastal bluff scrub or coastal dune habitat.
Astragalus pycnostachyus var. *lanosissimus* Ventura marsh milk-vetch	FE/CE G2T1/S1 1B.1	Coastal dunes, Coastal scrub, Marshes and swamps (edges, coastal salt or brackish). 1 - 35 m. perennial herb. Blooms (Jun)Aug-Oct	None	Project site is developed and disturbed. Beach areas are disturbed and do not support coastal scrub or coastal dune habitat. No marshes or swamps present.
Atriplex coulteri Coulter's saltbush	None/None G3/S1S2 1B.2	Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland. alkaline or clay. 3 - 460 m. perennial herb. Blooms Mar-Oct	None	Project site is developed and disturbed. Beach areas are disturbed and do not support coastal scrub or coastal dune habitat. No grasslands or alkaline soils present.
Atriplex pacifica South Coast saltscale	None/None G4/S2 1B.2	Coastal bluff scrub, Coastal dunes, Coastal scrub, Playas. 0 - 140 m. annual herb. Blooms Mar-Oct	None	Project site is developed and disturbed. Beach areas are disturbed and do not support coastal scrub or coastal dune habitat. No playas present.
Atriplex parishii Parish's brittlescale	None/None G1G2/S1 1B.1 USFS_Sensitive	Chenopod scrub, Playas, Vernal pools. alkaline. 25 - 1900 m. annual herb. Blooms Jun-Oct	None	Project site is developed and disturbed. Beach areas are disturbed and do not support chenopod scrub habitat. No playas, vernal pools or alkaline soils present.
Atriplex serenana var. *davidsonii* Davidson's saltscale	None/None G5T1/S1 1B.2	Coastal bluff scrub, Coastal scrub. alkaline. 10 - 200 m. annual herb. Blooms Apr-Oct	None	Project site is developed and disturbed. Beach areas are disturbed and do not support coastal scrub habitat. No playas, vernal pools or alkaline soils present.
Brodiaea filifolia thread-leaved brodiaea	FT/CE G2/S2 1B.1	Chaparral (openings), Cismontane woodland, Coastal scrub, Playas, Valley and foothill grassland, Vernal pools. often clay. 25 - 1120 m. perennial bulbiferous herb. Blooms Mar-Jun	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat. No clay soils present.
Calochortus weedii var. *intermedius* intermediate mariposa lily	None/None G3G4T2/S2 1B.2 USFS_Sensitive	Chaparral, Coastal scrub, Valley and foothill grassland. rocky, calcareous. 105 - 855 m. perennial bulbiferous herb. Blooms May-Jul	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat. No rock or calcareous areas present.
Chaenactis glabriuscula var. *orcuttiana* Orcutt's pincushion	None/None G5T1T2/S1 1B.1 BLM_Sensitive	Coastal bluff scrub (sandy), Coastal dunes. 0 - 100 m. annual herb. Blooms Jan-Aug	None	Project site is developed and disturbed. Beach areas are disturbed and do not support coastal scrub or coastal dune habitat.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Site	Habitat Suitability/ Observations
Chloropyron maritimum ssp. *maritimum* salt marsh bird's-beak	FE/CE G4?T1/S1 1B.2	Coastal dunes, Marshes and swamps (coastal salt). 0 - 30 m. annual herb (hemiparasitic). Blooms May-Oct(Nov)	None	Project site is developed and disturbed. Beach areas are disturbed and do not support coastal dune or marsh/swamp habitat.
Chorizanthe parryi var. *fernandina* San Fernando Valley spineflower	FC/CE G2T1/S1 1B.1 USFS_Sensitive	Coastal scrub (sandy), Valley and foothill grassland. 150 - 1220 m. annual herb. Blooms Apr-Jul	None	Project site is developed and disturbed. Beach areas are disturbed and do not support coastal scrub or grassland habitat.
Comarostaphylis diversifolia ssp. *diversifolia* summer holly	None/None G3T2/S2 1B.2 BLM_Sensitive	Chaparral, Cismontane woodland. 30 - 790 m. perennial evergreen shrub. Blooms Apr-Jun	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat.
Dudleya blochmaniae ssp. *blochmaniae* Blochman's dudleya	None/None G3T2/S2 1B.1	Coastal bluff scrub, Chaparral, Coastal scrub, Valley and foothill grassland. rocky, often clay or serpentinite. 5 - 450 m. perennial herb. Blooms Apr-Jun	None	Project site is developed and disturbed. Beach areas are disturbed and do not support coastal scrub, chaparral or grassland habitat. No rocky, clay or serpentine soils present.
Dudleya multicaulis many-stemmed dudleya	None/None G2/S2 1B.2 BLM_Sensitive USFS_Sensitive	Chaparral, Coastal scrub, Valley and foothill grassland. often clay. 15 - 790 m. perennial herb. Blooms Apr-Jul	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat. No clay soils present.
Dudleya stolonifera Laguna Beach dudleya	FT/CT G1/S1 1B.1	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland. rocky. 10 - 260 m. perennial stoloniferous herb. Blooms May-Jul	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat.
Eriastrum densifolium ssp. *sanctorum* Santa Ana River woollystar	FE/CE G4T1/S1 1B.1	Chaparral, Coastal scrub (alluvial fan). sandy or gravelly. 91 - 610 m. perennial herb. Blooms Apr-Sep	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat.
Eryngium aristulatum var. *parishii* San Diego button-celery	FE/CE G5T1/S1 1B.1	Coastal scrub, Valley and foothill grassland, Vernal pools. mesic. 20 - 620 m. annual / perennial herb. Blooms Apr-Jun	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat. No mesic soils present.
Euphorbia misera cliff spurge	None/None G5/S2 2B.2	Coastal bluff scrub, Coastal scrub, Mojavean desert scrub. rocky. 10 - 500 m. perennial shrub. Blooms Dec-Aug(Oct)	None	Project site is developed and disturbed. Beach areas are disturbed and do not support coastal scrub or other natural habitat. No rocky areas present.
Horkelia cuneata var. *puberula* mesa horkelia	None/None G4T1/S1 1B.1 USFS_Sensitive	Chaparral (maritime), Cismontane woodland, Coastal scrub. sandy or gravelly. 70 - 810 m. perennial herb. Blooms Feb-Jul(Sep)	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Site	Habitat Suitability/ Observations
Isocoma menziesii var. *decumbens* decumbent goldenbush	None/None G3G5T2T3/S2 1B.2	Chaparral, Coastal scrub (sandy, often in disturbed areas). 10 - 135 m. perennial shrub. Blooms Apr-Nov	None	Project site is developed and disturbed. Beach areas are disturbed and do not support chaparral, coastal scrub or other natural habitat.
Lasthenia glabrata ssp. *coulteri* Coulter's goldfields	None/None G4T2/S2 1B.1 BLM_Sensitive	Marshes and swamps (coastal salt), Playas, Vernal pools. 1 - 1220 m. annual herb. Blooms Feb-Jun	None	Project site is developed and disturbed. Beach areas are disturbed and do not support marshes, swamps, playas or vernal pools.
Nama stenocarpa mud nama	None/None G4G5/S1S2 2B.2	Marshes and swamps (lake margins, riverbanks). 5 - 500 m. annual / perennial herb. Blooms Jan-Jul	None	Project site is developed and disturbed. Beach areas are disturbed and do not support marshes or swamps.
Nasturtium gambelii Gambel's water cress	FE/CT G1/S1 1B.1	Marshes and swamps (freshwater or brackish). 5 - 330 m. perennial rhizomatous herb. Blooms Apr-Oct	None	Project site is developed and disturbed. Beach areas are disturbed and do not support marshes or swamps.
Navarretia prostrata prostrate vernal pool navarretia	None/None G2/S2 1B.1	Coastal scrub, Meadows and seeps, Valley and foothill grassland (alkaline), Vernal pools. Mesic. 3 - 1210 m. annual herb. Blooms Apr-Jul	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat. No mesic soils present.
Orcuttia californica California Orcutt grass	FE/CE G1/S1 1B.1	Vernal pools. 15 - 660 m. annual herb. Blooms Apr-Aug	None	Project site is developed and disturbed. No vernal pools present.
Pentachaeta aurea ssp. *allenii* Allen's pentachaeta	None/None G4T1/S1 1B.1	Coastal scrub (openings), Valley and foothill grassland. 75 - 520 m. annual herb. Blooms Mar-Jun	None	Project site is developed and disturbed. Beach areas are disturbed and do not support coastal scrub or grassland habitat.
Quercus dumosa Nuttall's scrub oak	None/None G3/S3 1B.1 USFS_Sensitive	Closed-cone coniferous forest, Chaparral, Coastal scrub. sandy, clay loam. 15 - 400 m. perennial evergreen shrub. Blooms Feb-Apr(May-Aug)	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat.
Verbesina dissita big-leaved crownbeard	FT/CT G1G2/S1 1B.1	Chaparral (maritime), Coastal scrub. 45 - 205 m. perennial herb. Blooms (Mar)Apr-Jul	None	Project site is developed and disturbed. Beach areas are disturbed and do not support chaparral or coastal scrub habitat.
Invertebrates				
Bombus crotchii Crotch bumble bee	None/Candidate Endangered G3G4/S1S2	Coastal California east to the Sierra-Cascade crest and south into Mexico. Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat. No preferred plant food genera for this species present.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Site	Habitat Suitability/ Observations
Danaus plexippus pop. 1 monarch - California overwintering population	None/None G4T2T3/S2S3	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	None	Project site is developed and disturbed. Beach areas are disturbed and do not support natural habitat. No roosting habitat present.
Fish				
Eucyclogobius newberryi tidewater goby	Endangered/ None G3/S3 CDFW_SSC	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels.	None	No aquatic habitat present.
Oncorhynchus mykiss irideus pop. 10 steelhead - southern California DPS	Endangered/ None G5T1Q/S1	Federal listing refers to populations from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego County). Southern steelhead likely have greater physiological tolerances to warmer water and more variable conditions.	None	No aquatic habitat present.
Amphibians				
Spea hammondii western spadefoot	None/None G3/S3 BLM_Sensitive CDFW_SSC	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.	None	Project site is developed and disturbed. Beach areas are disturbed and do not support grassland or woodland habitat. No vernal pools present.
Reptiles				
Anniella stebbinsi southern California legless lizard	None/None G3/S3 CDFW_SSC USFS_Sensitive	Generally south of the Transverse Range, extending to northwestern Baja California. Occurs in sandy or loose loamy soils under sparse vegetation. Disjunct populations in the Tehachapi and Piute Mountains in Kern County. Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support natural habitat. No high moisture soils present.
Aspidoscelis hyperythra	None/None G5/S2S3	Inhabits low-elevation coastal scrub, chaparral, and valley-foothill	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Site	Habitat Suitability/ Observations
orange-throated whiptail	CDFW_WL USFS_Sensitive	hardwood habitats. Prefers washes and other sandy areas with patches of brush and rocks. Perennial plants necessary for its major food: termites.		areas are disturbed and do not support coastal scrub, chaparral or hardwood habitat.
Aspidoscelis tigris stejnegeri coastal whiptail	None/None G5T5/S3 CDFW_SSC	Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland & riparian areas. Ground may be firm soil, sandy, or rocky.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support natural habitat.
Crotalus ruber red-diamond rattlesnake	None/None G4/S3 CDFW_SSC USFS_Sensitive	Chaparral, woodland, grassland, & desert areas from coastal San Diego County to the eastern slopes of the mountains. Occurs in rocky areas and dense vegetation. Needs rodent burrows, cracks in rocks or surface cover objects.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support natural habitat.
Emys marmorata western pond turtle	None/None G3G4/S3 BLM_Sensitive CDFW_SSC USFS_Sensitive	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation. Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support natural habitat. No aquatic habitat preset.
Phrynosoma blainvillii coast horned lizard	None/None G3G4/S3S4 BLM_Sensitive CDFW_SSC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support natural habitat.
Birds				
Accipiter cooperii Cooper's hawk	None/None G5/S4 CDFW_WL	Woodland, chiefly of open, interrupted or marginal type. Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains; also, live oaks.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support woodland or riparian habitat.
Agelaius tricolor tricolored blackbird	None/ Threatened G2G3/S1S2 BLM_Sensitive CDFW_SSC	Highly colonial species, most numerous in Central Valley & vicinity. Largely endemic to California. Requires open water, protected nesting substrate, and foraging area with	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support natural habitat.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Site	Habitat Suitability/ Observations
		insect prey within a few km of the colony.		
Aimophila ruficeps canescens southern California rufous-crowned sparrow	None/None G5T3/S3 CDFW_WL	Resident in Southern California coastal sage scrub and sparse mixed chaparral. Frequents relatively steep, often rocky hillsides with grass and forb patches.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support coastal sage scrub or chaparral habitat.
Campylorhynchus brunneicapillus sandiegensis coastal cactus wren	None/None G5T3Q/S3 CDFW_SSC USFS_Sensitive	Southern California coastal sage scrub. Wrens require tall opuntia cactus for nesting and roosting.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support coastal sage scrub.
Elanus leucurus white-tailed kite	None/None G5/S3S4 BLM_Sensitive CDFW_FP	Rolling foothills and valley margins with scattered oaks & river bottomlands or marshes next to deciduous woodland. Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support woodland, grassland, meadow or marsh habitat.
Icteria virens yellow-breasted chat	None/None G5/S3 CDFW_SSC	Summer resident; inhabits riparian thickets of willow and other brushy tangles near watercourses. Nests in low, dense riparian, consisting of willow, blackberry, wild grape; forages and nests within 10 ft of ground.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support riparian habitat.
Polioptila californica californica coastal California gnatcatcher	Threatened/ None G4G5T2Q/S2 CDFW_SSC	Obligate, permanent resident of coastal sage scrub below 2500 ft in Southern California. Low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas classified as coastal sage scrub are occupied.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support coastal sage scrub.
Setophaga petechia yellow warbler	None/None G5/S3S4 CDFW_SSC	Riparian plant associations in close proximity to water. Also nests in montane shrubbery in open conifer forests in Cascades and Sierra Nevada. Frequently found nesting and foraging in willow shrubs and thickets, and in other riparian plants including cottonwoods, sycamores, ash, and alders.	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach areas are disturbed and do not support riparian habitat.
Vireo bellii pusillus least Bell's vireo	Endangered/ Endangered G5T2/S2	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms;	None	Project site is developed/disturbed and surrounded by existing development on three sides. Beach

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Site	Habitat Suitability/ Observations
		below 2000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.		areas are disturbed and do not support riparian habitat.
Mammals				
Eumops perotis californicus western mastiff bat	None/None G5T4/S3S4 BLM_S-Sensitive CDFW_SSC	Many open, semi-arid to arid habitats, including conifer & deciduous woodlands, coastal scrub, grasslands, chaparral, etc. Roosts in crevices in cliff faces, high buildings, trees and tunnels.	None	Project site is developed and disturbed. No coastal scrub, woodland, or grassland habitat present. No cliffs, trees or tunnels for roosting present.
Sensitive Natural Communities				
Southern Coast Live Oak Riparian Forest	None/None G4/S4		None	Project site is developed and disturbed. No natural habitat present.
Southern Cottonwood Willow Riparian Forest	None/None G3/S3.2		None	Project site is developed and disturbed. No natural habitat present.
Southern Sycamore Alder Riparian Woodland	None/None G4/S4		None	Project site is developed and disturbed. No natural habitat present.
Valley Needlegrass Grassland	None/None G3/S3.1		None	Project site is developed and disturbed. No natural habitat present.

Status: Federal/State

FE = Federal Endangered

FT = Federal Threatened

PFT = Proposed Federal Threatened

FDL = Federal Delisted

SE = State Endangered

ST = State Threatened

SR = State Rare

SDL = State Delisted

SSC = CDFW Species of Special Concern

FP = CDFW Fully Protected

WL = CDFW Watch List

CRPR (CNPS California Rare Plant Rank):

1A = Presumed Extinct in California

1B = Rare, Threatened, or Endangered in California and elsewhere

2 = Rare, Threatened, or Endangered in California, but more common elsewhere

3 = Need more information (a Review List)

4 = Plants of Limited Distribution (a Watch List)

CRPR Threat Code Extension:

.1 = Seriously endangered in California (>80% of occurrences threatened / high degree and immediacy of threat)

.2 = Fairly endangered in California (20-80% of occurrences threatened)

.3 = Not very endangered in California (<20% of occurrences threatened)

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Site	Habitat Suitability/ Observations
Other Statuses:				
G1 or S1	Critically Imperiled Globally or Subnationally (state)			
G2 or S2	Imperiled Globally or Subnationally (state)			
G3 or S3	Vulnerable to extirpation or extinction Globally or Subnationally (state)			
G4/5 or S4/5	Apparently secure, common and abundant			
GH or SH	Possibly Extirpated – missing; known from only historical occurrences but still some hope of rediscovery			
Additional notations may be provided as follows:				
T – Intraspecific Taxon (subspecies, varieties, and other designations below the level of species)				
Q – Questionable taxonomy that may reduce conservation priority				
? – Inexact numeric rank				

Appendix C

Bluff Conditions and Coastal Landforms Reports

Morris Skenderian
& Associates, A.I.A.
ARCHITECTS

August 5, 2019

City of Laguna Beach
505 Forest Ave.
Laguna Beach, CA 92651

Attention: Greg Pfost

Subject: Pacific Edge Geology reports related to Oceanfront setback.

Dear Greg:

Following up on our meeting with you and Staff on July 11, 2019, we directed our two geotechnical consultants, Geofirm and Geosoils, to research historical resources and document results of their findings relative to the existence of any "coastal bluff" on the property. The effort was done to address the issue of whether a coastal bluff exists on the subject property and, if not, what oceanfront setback is required for zoning purposes.

The findings support our position that a coastal bluff does not exist on the property and therefore section 25.50.004 (B)(3) should apply:

"Except as provided in subdivision (5) of this subsection, the oceanfront building setback line on all oceanfront property situated between Laguna Avenue and Thalia Street is fixed and established as the line drawn through the points where the plane of **elevation fourteen feet above mean sea level touches the land mass (other than beach sand)** of the particular parcel involved."

If you should require additional information, please contact me.

Respectfully submitted,

Morris Skenderian

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CITY OF LAGUNA BEACH

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July 30, 2019

HCI Laguna Owner LP
c/o Morris Skendarian and Associates, AIA
2094 South Coast Hwy., #3
Laguna Beach, CA 92651

Project No. 72442-00
Report No. 19-8585

Subject: **Geotechnical Evaluation of Historic Bluff Conditions**
Proposed Pacific Edge Hotel Additions and Remodel
647 South Coast Highway
Laguna Beach, California

Gentlemen;

This letter presents conclusions from our geotechnical evaluation of historic bluff conditions at the Pacific Edge Hotel site at 647 South Coast Highway in Laguna Beach, CA. This review is based upon review of historic USGS topographic maps, historic aerial photographs, USGS geologic maps, data from onsite subsurface investigations, and site reconnaissance.

Site Description

The Pacific Edge Hotel complex is generally located in a valley adjacent to and on the beach. The complex is comprised of eight buildings, parking areas, pool and spa, retaining walls, and hardscaping and landscaping. The property is bounded on the northwest by apartments, on the northeast by Pacific Coast Highway, and on the southeast by single family residences and local businesses. The site slopes toward the ocean.

GEOTECHNICAL CONDITIONS

Geologic Setting

The site is situated at the mouth of a former unnamed drainage, which was likely incised into the San Joaquin Hills by fluvial erosion during Pleistocene times, a time when the ocean surface was significantly below the present sea level. Since that time the rising sea level has allowed lower portions of the valley/drainage to be gradually backfilled with terrace and alluvial sediments which were slowly and episodically eroded from the upslope areas. It is noted the drainage has been captured at an inland location and routed to Cleo Street via a 48 inch storm drain, installed by the City of Laguna Beach.

Earth Materials

The site is underlain at the surface and at depth by bedrock strata assigned on the basis of regional mapping to the Topanga Formation of Miocene Age. Where observed in outcrops in

nearby areas and in exploratory borings, bedrock consists of interbedded sandstone and siltstone. The bedrock is overlain in the valley bottom by terrace deposits and alluvium ranging in thickness from 0 to 40± feet, thickening toward the axis of the former drainage. Fill locally overlies various developed portions of the site.

Groundwater

Groundwater was encountered in exploratory borings at depths of 18 to 25 feet below grade during prior studies. Some seasonal fluctuations in the groundwater table can be expected. Historic highest groundwater levels are interpreted to occur at depths of 10 feet below beach elevation.

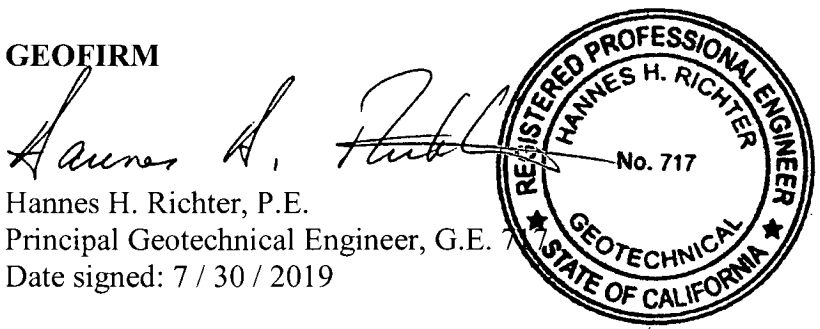
Summary Conclusions

The Hotel complex is primarily underlain by terrace/alluvial deposits in the valley; no bluff is present in this valley, nor is it likely one has been present for thousands of years. The sides of the valley were also severely eroded as part of the geologic processes, and the presence of a continuous recognizable bluff feature on the southerly side cannot be determined from aerial photographs or site inspection. Furthermore, the southerly property area is now occupied by the Reef Wing and the Reef Tower, with the structures founded partially on retaining walls, partially on fill, and partially on bedrock. These beach front structures have similar first floor elevations, ranging from 21 to 23 feet, and there is no visible evidence of a bluff on any part of the site. No natural landforms are visible offsite either, extending south to Cleo Street and beyond, as neighboring properties are fully developed to the beach level. The entire area has been modified and completely covered with structures and cannot now be realistically reinterpreted.

Thank you for this opportunity to be of service. If you have any questions, please contact this office.

Respectfully submitted,

GEOFIRM



Hannes H. Richter, P.E.
Principal Geotechnical Engineer, G.E. 717
Date signed: 7 / 30 / 2019

HHR: np

Distribution: Addressee via email

Attachments: Appendix A - References

APPENDIX A

REFERENCES

APPENDIX A

REFERENCES

1. U.S. Geologic Survey, 1896 , Santa Ana Sheet (Orange Co) California.

2. Stereoscopic Aerial Photographs, 1931, C-1590, 261 & 262
   1938, AXK-58-28 & 29.

3. Orthographic Aerial Photograph, 1952.

4. Petra GeoSciences, 2019, "Revised Geotechnical Investigation, Proposed Hotel Addition, Pacific Edge Hotel, 647 South Coast Highway, Laguna Beach, CA" J-N. 18-181, dated January 17.

Morris Skenderian
& Associates, A.I.A.
ARCHITECTS

August 5, 2019

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Respectfully submitted,

Morris Skenderian

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Geotechnical • Geologic • Coastal • Environmental

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July 30, 2019 WO S7539

Pacific Edge Hotel
c/o Morris Skenderian & Associates
2094 South Coast Highway, #3
Laguna Beach, CA 92651

Subject: Discussion of Landforms at Pacific Edge Hotel, City of Laguna Beach, Orange County, California

Dear Sirs:

At your request, GeoSoils, Inc. (GSI) is pleased to provide the following discussion of the of the landforms at the subject site. The subject site is located in an area of Laguna Beach known as Sleepy Hollow. Our discussion and concluding professional opinion are based upon our knowledge and experience with the coastal landforms in Laguna Beach and throughout coastal California, our review of available historical topographic maps and available historical aerial photographs, and engineering and geologic analysis.

HISTORICAL TOPOGRAPHIC MAPS

The United States Geologic Survey (USGS) has a data base of historical topographic maps that can be downloaded from the USGS Website. The data base includes USGS topographic maps of this section of Laguna Beach from 1896, 1901, and 1949 that have sufficient detail to show the original and changing topography in the site area. There are more recent maps available but these maps show the more altered topography as a result of urbanization. The 1896 USGS topographic map is of interest because it shows that the original Highway 1 was not located where it is today, see Figure 1. Based upon the topography, it was likely that the road was constructed inland to avoid the large, steep, low lying areas of Blue Bird Canyon and Sleepy Hollow. The name Sleepy Hollow even implies that the area was depressed or canyon/valley like, and this is confirmed by the elevation contours at the site location in the 1896 map. The coastal bluff clearly turns inland at the southeastern limit of the site. At the northern end of the site the contours turn back parallel to the shoreline, becoming a coastal bluff. By the time of the 1901 USGS topographic map update, Highway 1 was located to where it is today. Figure 2 shows the 1901 USGS topographic map and the current location of Highway 1. There does not appear to be any change in the contours at the site, and in Laguna Beach in general, between the 1896 and 1901 maps. The 1901 map likely used the 1896 map and only modified the areas where changes occurred, such as the location of Highway 1. This time period between 1896 and 1901 is also significant because this is when the landforms at the site were modified and changed due to the realignment of the road and urbanization.

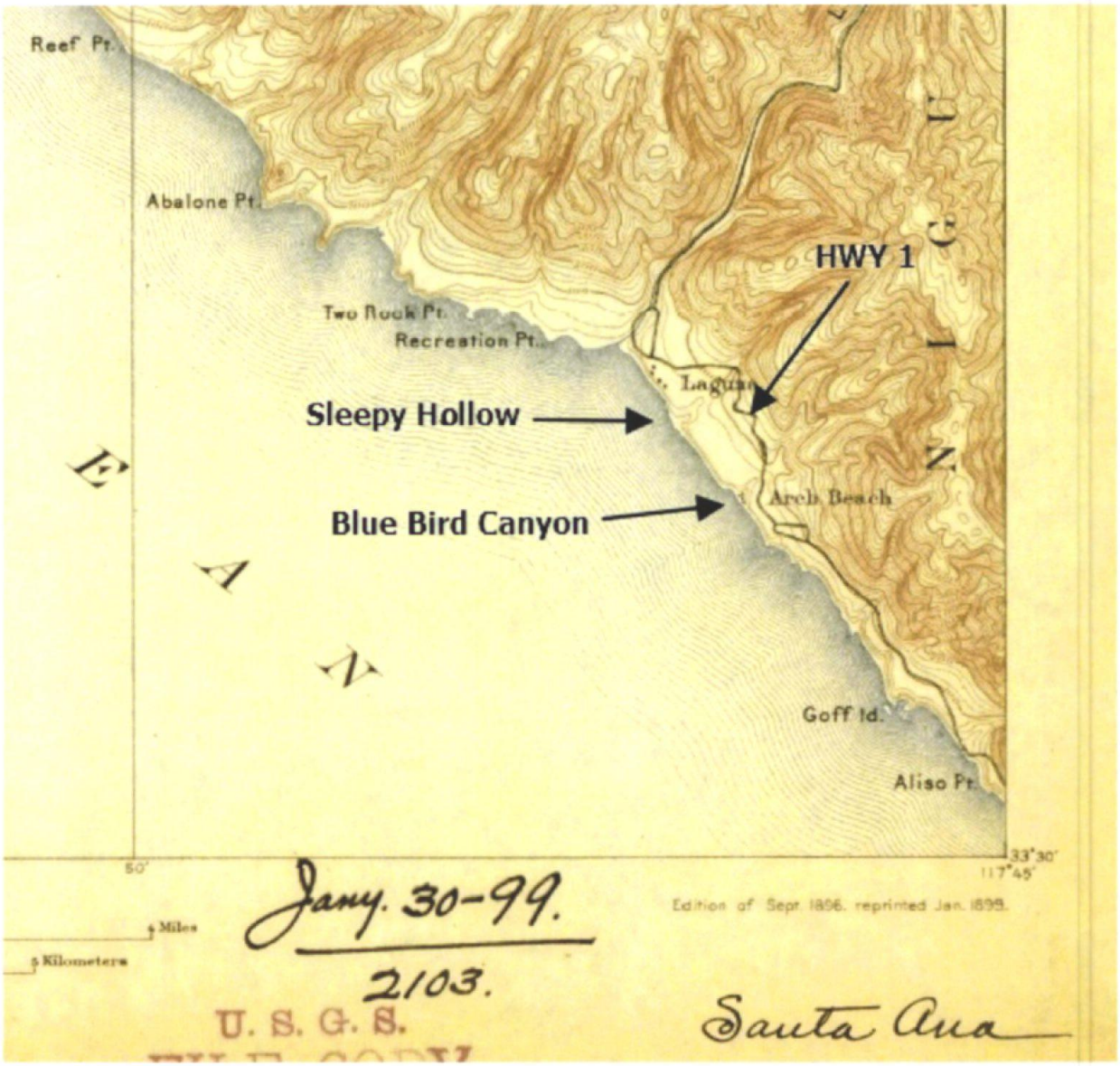


Figure 1. Portion of the 1896 USGS topographic map showing the Sleepy Hollow site and the former alignment of Highway 1 relative to the steep coastal canyons and valleys in the Laguna Beach shoreline.

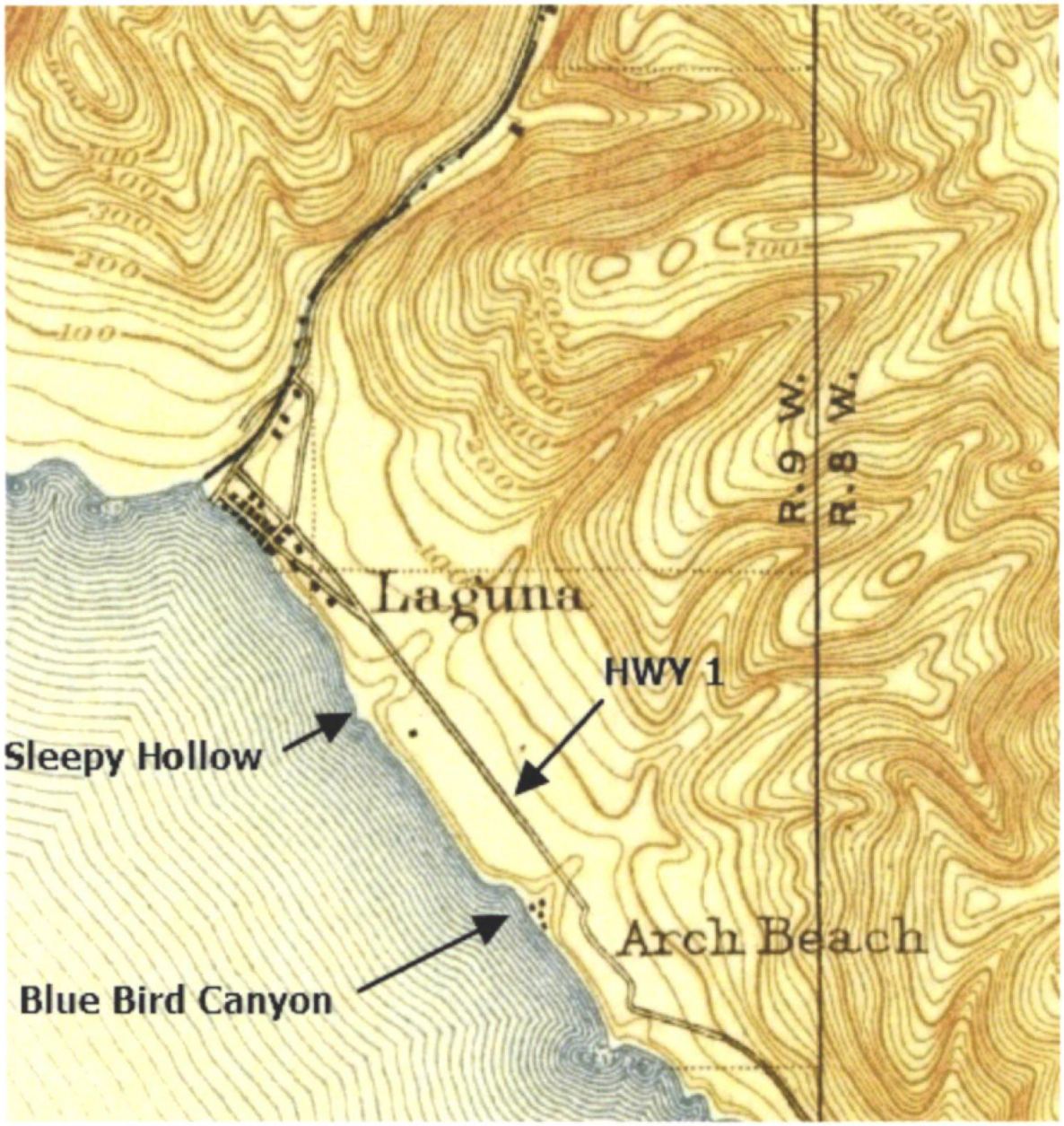


Figure 2. Portion of the 1901 USGS topographic map showing the Pacific Edge site at Sleepy Hollow and the current alignment of Highway 1.

The topography at the site has been modified by anthropic activities as early as 1900. The next available USGS topographic map is the 1949 topographic map. Figure 3 is an annotated portion of the 1949 USGS map. The site area has by this time been additionally, and significantly modified. The approximate limits of the Pacific Edge site are shown on the figure. What is interesting to note is that the elevation contours shown as an under layer of the 1949 map, have clearly been modified by grading and construction activities. The valley/canyon-like topographic features seen in Figure 1 and Figure 2 at

the site are gone. A review of the more current available USGS topographic maps show some additional topography changes but do not provide new information for discussion of the landforms at the Pacific Edge site.

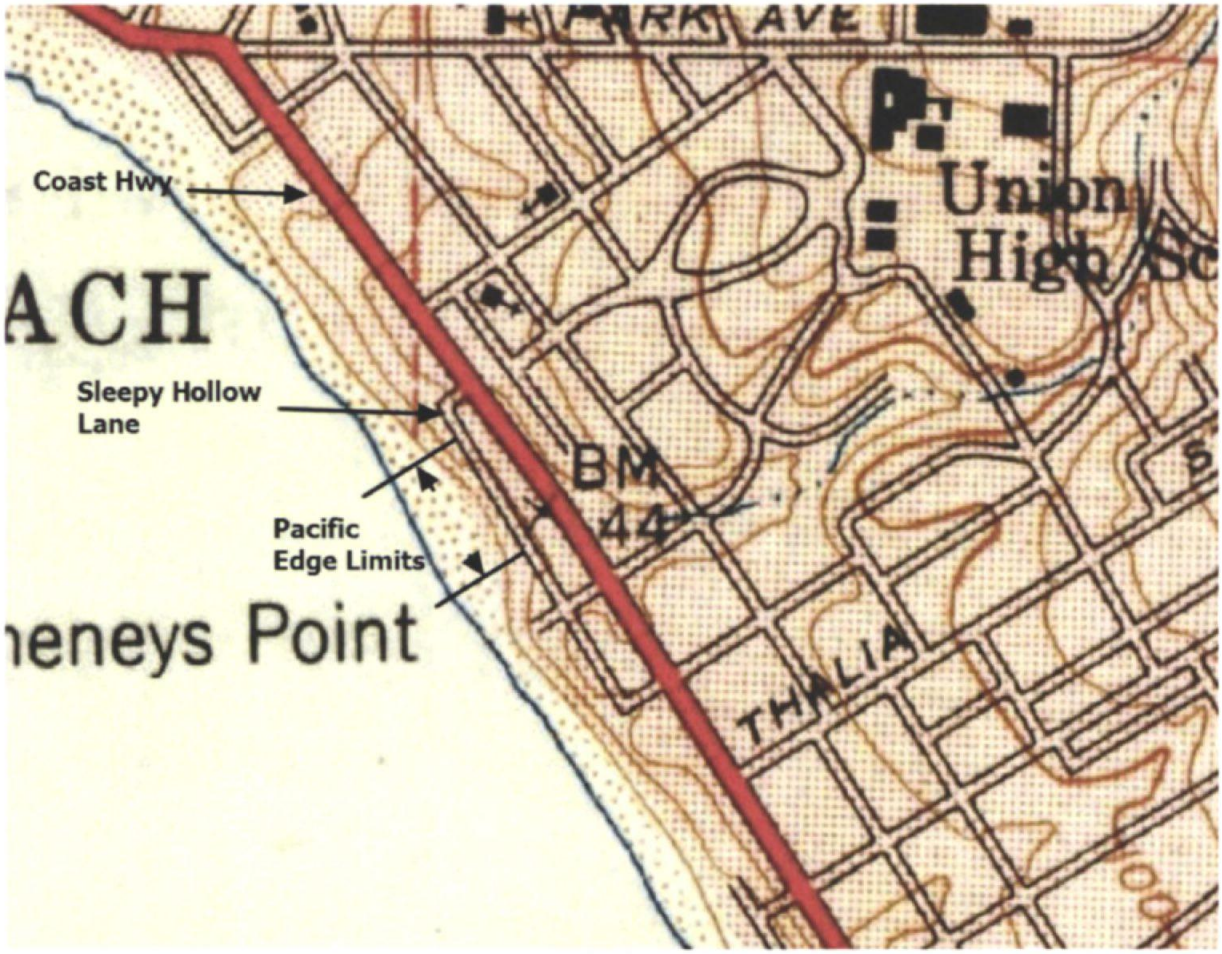


Figure 3. An annotated portion of the 1949 USGS topographic map. The topographic contours at the site have been significantly modified as compared to the 1896 and 1901 USGS maps.

Based solely on the USGS topographic maps the Pacific Edge site is located mostly, if not completely, within the limits of a coastal valley/canyon. The earlier USGS maps (1896 and 1901) clearly show that the elevation contours turn perpendicular to the shoreline at both the southeastern and northwestern limits of the site. There is a coastal bluff to the southeast and to the northwest of the site as shown in the older topography maps, and as can be observed even today. It should be noted that attempting to overlay the older topographic maps on the Google Earth image is difficult due to scaling inaccuracies of the older maps. Because of this complication, GSI researched historical photographs to provide additional information on the site's natural landforms.

HISTORICAL PHOTOGRAPHS

Two different varieties of historical photographs were searched for, vertical aerial photographs and oblique photographs. The sources of the historical vertical aerial photographs were the University of California Santa Barbara (UCSB) collection and the Orange County Public Works, OC Survey, Collection. The sources for the oblique photographs were in house historical images, and the Laguna Beach Historical Society (LBHS) Photograph Collection. The images used herein were downloaded with permission or outright purchased from the photograph source.

Vertical Aerial Photographs

Vertical aerial photographs provide information basically in the horizontal plane of the image. It is difficult to determine vertical relief in a planer image. Therefore, the determination of landform is difficult at best. However, because the historical images have fixed references point such as streets, the older vertical images can be compared to current images to determine the limits of the Pacific Edge site historically. The earliest image found in the UCSB collection was a 1931 photograph. The image is cloudy primarily due to the state of photography/imaging at the time. Figure 4 is the 1931 USGS image with the Sleepy Hollow area and the approximate limits of the Pacific Edge development denoted. The Coast Highway appears relatively flat with the retaining wall between the site and the highway in place. While barely visible, there appears be vertical footpaths paths down to the beach at the south eastern portion of the site. These paths would not exist if a near vertical bluff face existed at the site. Figure 5 is a clearer 1947 annotated vertical aerial photograph of the site area. This photograph shows the approximate limits of the Pacific Edge site, including the line of the development along the shoreline. At the southeast limit in the current area of the Reef Building the development line appears to be at the face of the canyon/valley wall. The coastal bluff turns inland just to the southeast of the development limit.

A review of the historical vertical aerial photographs show that clearly the site is within the depression of the "Sleepy Hollow," in a canyon/valley like landform. However, a portion of what is currently the Reef Building appears to be constructed in an area where some of the building is built into what was previously the inland wall of the canyon/valley. The coastal bluff does turn landward southeast of the site, which is verified by the Figures 1, 2 and 3. As stated before, vertical aerial photographs only show information in the horizontal plan of the image. Vertical relief in and out of the image plane is difficult to determine conclusively. Because of this difficulty, GSI researched historical oblique photographs to provide additional information on the site's natural landforms.

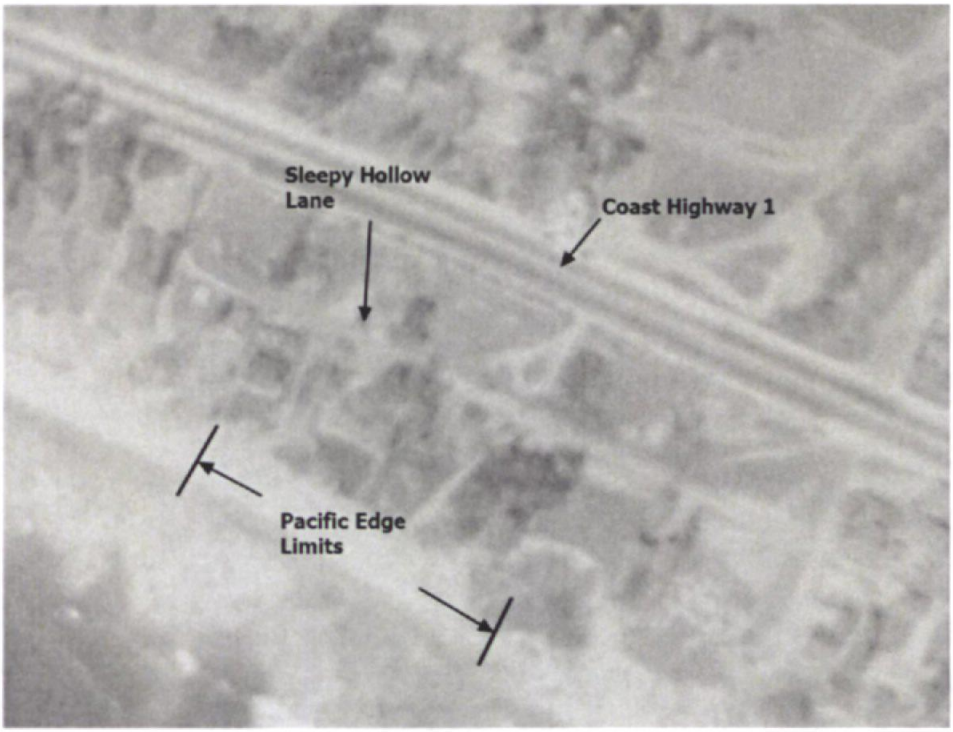


Figure 4. A portion of the UCSB 1931 vertical image showing the site and area.

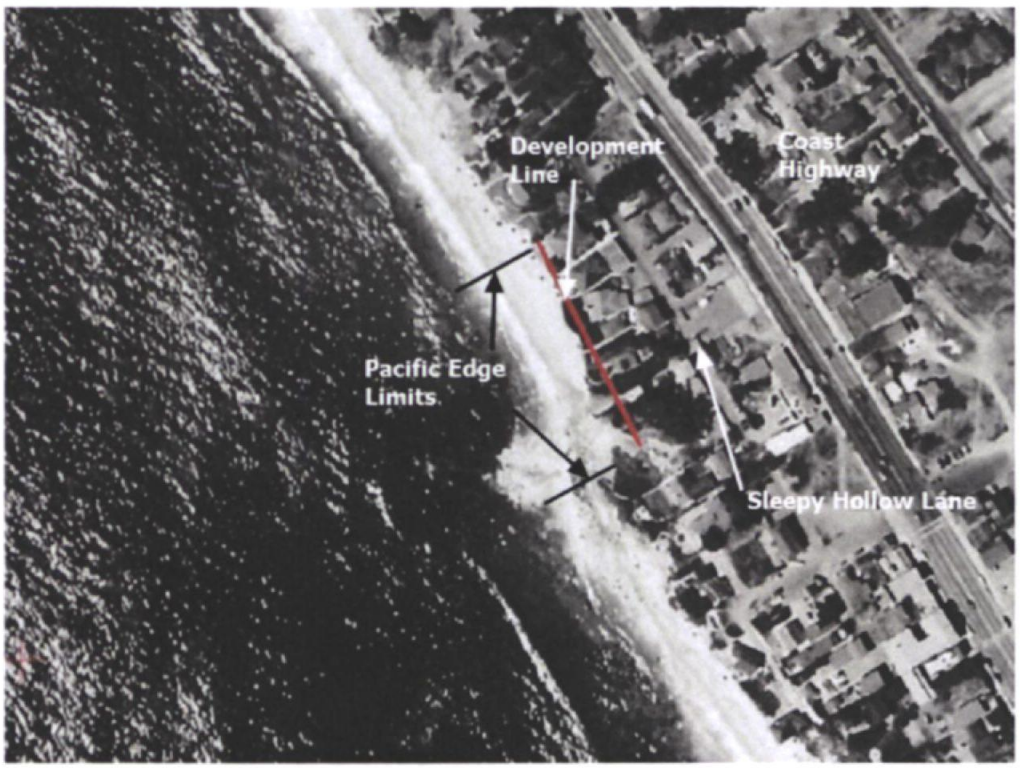


Figure 5. A portion of the OC Survey 1947 vertical image showing the site, development line, and area.

Oblique Historical Photographs

There are several images in the LBHS collection that show the Sleepy Hollow site in the background. GSI did not find any historical photographs taken from the beach directly in front of the site. Figure 6 and Figure 7 are annotated circa 1940 photographs that show the Sleepy Hollow area in the background both looking toward the north (Figure 6) and toward the southeast (Figure 7). Both of these pictures show that there is development essentially on the beach, which preclude a coastal bluff in those particular areas. The images also show that the coastal bluff turns inland and become a canyon or valley wall at the southeast margin of the property. Figure 6 shows the retaining wall adjacent to the site along Coast Highway. Figure 7 shows that the bluff has turned inland at the southeast limit of the site in the approximate current location of the Reef Building. Figure 8 is an oblique "in house" aerial photograph that was taken in 1952 that shows the canyon/valley slope wall in the current Reef Building location, that is perpendicular to the shoreline and beyond the limit of marine erosion.

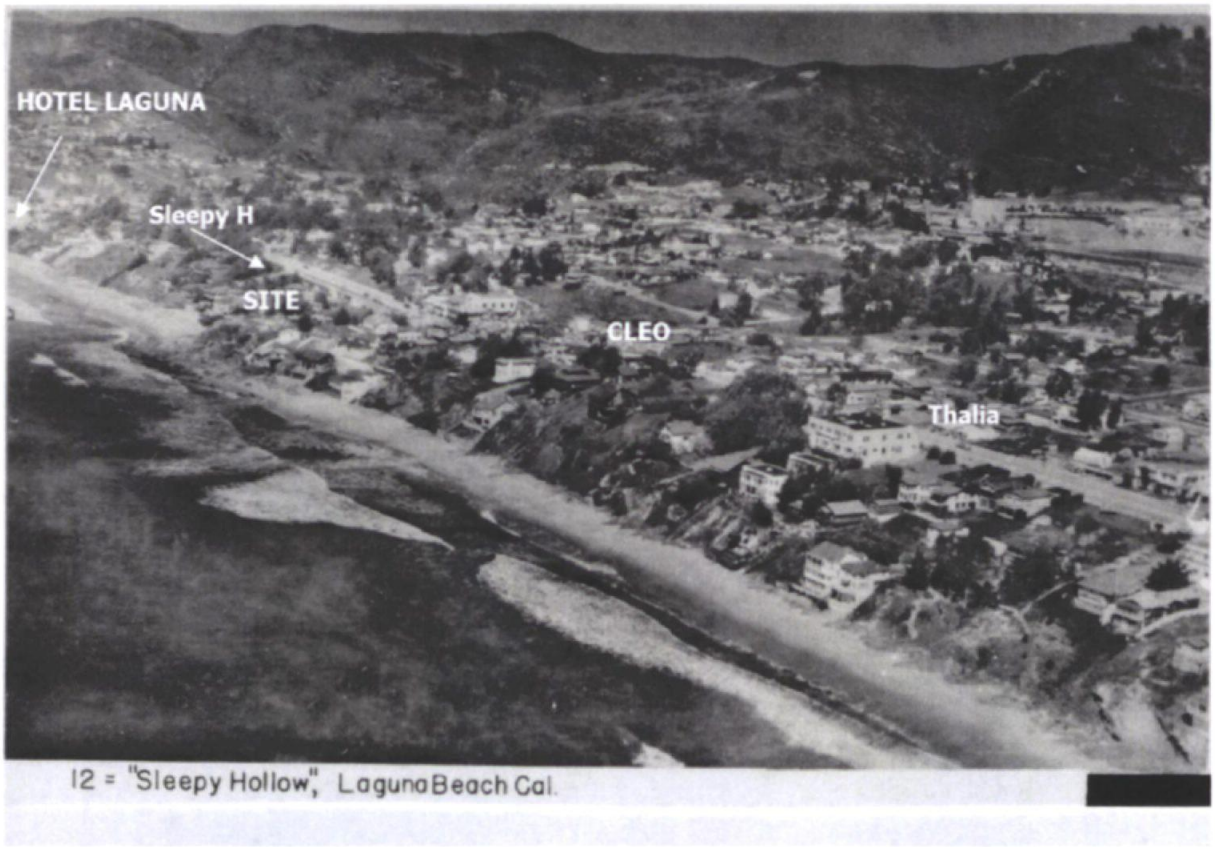


Figure 6. Circa 1940 oblique LBHS aerial photograph looking toward the north showing the site area in the background.



Figure 7. Circa 1940 oblique LBHS aerial photograph looking toward the southeast showing the site area in the background.



Figure 8. Oblique aerial photograph of the site taken in 1952.

CONCLUSIONS

Based upon our review of the historical topographic maps, the site lies within the ocean terminus of a coastal canyon or valley. The site topography has been significantly altered by man from as early as the year 1900. In addition, historical photographs of the Pacific Edge site also show that it is located in an area that would be described as a coastal canyon or coastal valley. The site geology, as described in the referenced Geofrim letter, also indicts that the current development is within a coastal valley and that there is or was no coastal bluff at the site.

The opportunity to be of service is sincerely appreciated. If you should have any questions, please do not hesitate to contact me.

Respectfully submitted,
GeoSoils, Inc.





David W. Skelly MS, PE
Civil Engineer RCE#47857

John P. Franklin
Engineering Geologist, CEG 1340

REFERENCE

"Geotechnical Evaluation of Historic Bluff Conditions Proposed Pacific Edge Hotel Additions and Remodel, 647 South Coast Highway, Laguna Beach, California," by Geofirm, dated July 30, 2019.

ROCKEFELLER KEMPEL
ARCHITECTS

RECEIVED
AUG 09 2019
ZONING DIVISION
CITY OF LAGUNA BEACH

MEMORANDUM

Date	July 25, 2019	**Project No**	37011.00
To	Morris Skenderian	**Project**	Pacific Edge Hotel 647 S Coast Highway Laguna Beach, CA 92651
		Via	Email
From	Keith Ireland, AIA Project Architect	**Subject**	Project Update Summary

Message Below are the itemized responses to LB city's comments (listed as exhibits below) on the Pacific Edge Hotel Zoning Review Submittal dated July 25, 2019.

Exhibit #1: City of Laguna Beach Zoning Division "Hotel Remodel: ZPC-18-1165 647 S Coast Hwy" dated May 10, 2019
Exhibit #2: "Pacific Edge Hotel (647 South Coast Highway) - Public Works Development Management Team Review #2" dated April 16, 2019
Exhibit #3: "Laguna Beach Fire Department Project Implementation Code Requirements" dated April 17, 2019.

EXHIBIT #1 RESPONSES:

01a See revised plans.

02a See revised Site Plan (A1.01).
02b See revised Site Plan (A1.01) for all required setbacks.

03 See revised Project Information Sheet (T1.01).

04 FD, WQ, & PW comments have been reviewed and have been integrated into the set.

05 The Art in Public Places Ordinance will be adhered to for the redevelopment of Pacific Edge Hotel

06 The project does not require any variance for height. See revised Elevation Sheets (A3.00-A3.01 for all buildings).

07 Early Neighbhorhood Communication was completed by ownership and MSA.

08 Preliminary staking plans have been provided for review.

09 Understood. Preliminary conversation with CalTrans to commence immediately.

10 Understood.

EXHIBIT #2 RESPONSES:

10 Easement document stipulates that the property owners reserve the right to cross over the easement, and to construct bridges, houses and other structures along, across and over easement, when not interfering with the purposed and use of the easement. The proposed deck/parking structure will consist of a foundation design (i.e. caissons and grade beams) that allows the storm drain to be protected in place. Storm drain was inspected. Existing buldings already built over storm drain.

12 Mid-block crosswalk. (E) uncontrolled crosswalk to remain. Second new controlled or uncontrolled crosswalk requested. Not an option to walk to (E) crosswalks at end of block and back down Sleepy Hollow as sidewalks do not exist.

18 This comment does not apply to the 48" RCP SD, which allows structures over easement and pipe.

EXHIBIT #3 RESPONSES:

See Project Team Responses to FD Plan Check Comments from Fire Life Safety Consultant Jensen Hughes

---

Copies Alan Kusov, Highgate Hotels
Paul McElroy, Highgate Hotels
PJ Cleary, Cumming Corp
Blaine Rhea, Cumming Corp
Darcey Berting, MSA Architects
D. Rocky Rockefeller, Rockefeller Kempel Architects
Bridget Krajacic, Rockefeller Kempel Architects, Inc.
Almarine Kitchens, Rockefeller Kempel Architects
Kyllene Jones, Lighting Design Alliance
Sebastien Payannet, Lighting Design Alliance
Milo Garcia, Studio-Mai
Efren Soriano, Studio-Mai
Camil Bosch Rosa, Studio-Mai
Zaid Sadoun, Fiskaa Engineering
Courtney Miller, CJM: LA

By Keith Ireland, AIA

Appendix D

Cultural Resources Assessment



Pacific Edge Hotel Remodel Project

Cultural Resources Assessment

prepared for

City of Laguna Beach
Community Development Department
505 Forest Avenue
Laguna Beach, California 92651
Contact: Evan Jedynak, Associate Planner
Martina Caron, Senior Planner

prepared by

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

June 2020

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
rinconconsultants.com

Please cite this report as follows:

Treffers, Steven and Mark Strother. 2020. *Pacific Edge Hotel Project Cultural Resources Assessment*. Rincon Consultants, Inc. Project No. 19-09031. Report on file at the South Central Coastal Information Center, California State University, Fullerton.

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Executive Summary

Purpose and Scope

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to conduct a cultural resources assessment for the Pacific Edge Hotel Remodel Project (project) located in the city of Laguna Beach, Orange County, California. The purpose of this report is to identify and evaluate cultural resources that may be affected by the implementation of the proposed project, which involves the remodel of 11 existing properties located at 610, 619, 620, 627, 633, 635, 636, 653, 667, and 668 Sleepy Hollow Lane and 647 South Coast Highway. Activities include interior and exterior improvements in addition to new landscaping and lighting along Pacific Coast Highway frontage and Sleepy Hollow Lane. This cultural resources assessment was prepared in compliance with the requirements of the California Environmental Quality Act (CEQA).

This assessment includes historical maps and aerial imagery review, Native American consultation including a Sacred Lands File (SLF) search conducted by the Native American Heritage Commission (NAHC), a pedestrian field survey of the project site, archival research, and preparation of this report. Please note that receipt of cultural resource records search results from the California Historical Resource Information System (CHRIS) has been delayed due to closures related to COVID-19; therefore, this draft is incomplete. Rincon will update this report and finalize our recommendations upon receipt of records search results.

Dates of Investigation

Rincon requested the cultural resources records search from the South Central Coastal Information Center (SCCIC) on April 27, 2020. The NAHC was contacted on April 30, 2020, to request a SLF search and a contact list of Native Americans culturally affiliated with the project site. The pedestrian survey was conducted on May 5, 2020. Informal consultation letters to known Native American contacts in the area were sent on May 27, 2020, to request information on potential cultural resources in the project vicinity that may be impacted by project development.

Summary of Findings

One building within the project site, the Driftwood Restaurant at 619 Sleep Hollow Lane, was found eligible for listing in the NRHP, CRHR, and local designation; as such, it is considered a historical resource under Section 15064.5 of the CEQA Guidelines. The proposed project would remodel the interior of buildings, construct a new building adjacent to the Reef buildings, improve Sleepy Hollow Lane through infrastructure, landscaping, and other circulation improvements. None of these proposed actions would directly alter the exterior of the Driftwood Restaurant building. Although they might result in some modification to the building's setting, its surroundings have continually changed since the building was initially constructed in 1932; most notably these changes occurred prior to the building's original historical resources identification in 1981 when much of Sleepy Hollow Lane had already changed due to development in the post-World War II era. As a result, the building would retain those physical characteristics which justify its historical resources eligibility. Rincon therefore recommends a finding of a ***less than significant impact to historical resources*** as defined in Section 15064.5 of the CEQA guidelines.

The CHRIS records search results from the SCCIC remain pending. The SLF search returned positive results and NAHC listed contacts were sent informal outreach letters requesting information they may have regarding the presence of cultural resources within or near the project site. Cultural Resources Director Joyce Perry, on behalf of NAHC-listed contact Chairman Belardes of the Juaneño Band of Mission Indians Acjachemen Nation, requested archaeological and Native American monitoring be required as a mitigation measure during all ground disturbing activities. Rincon has not received responses from any other Native American contacts.

Given the positive SLF search results, Native American outreach, proximity to the Pacific Ocean, and ethnographic settlement patterns of the Gabrieliño-Tongva and Juaneño, the area is considered sensitive for archaeological resources. Despite the developed nature of the project site, it is possible that subsurface cultural deposits exist. Therefore, Rincon preliminarily recommends archaeological and Native American monitoring during initial ground disturbing activities and presents the following recommendation in case of unanticipated discovery of cultural resources during project development. With adherence to these recommendations, Rincon recommends a finding of ***less than significant impact with mitigation to archaeological resources as defined in § 15064.5*** of the CEQA guidelines. The project is also required to adhere to regulations regarding the unanticipated discovery of human remains, detailed below.

Archaeological and Native American Monitoring

During initial ground disturbance for the project, a qualified archaeologist and locally affiliated Native American monitor should monitor construction activities within the project site. Initial ground disturbance is defined as disturbance within previously undisturbed native soils. If, during initial ground disturbance, the qualified archaeologist determines that the construction activities have little or no potential to impact cultural resources (e.g., excavations are within previously disturbed, non-native soils, or within soil formation not expected to yield cultural resources deposits), the qualified archaeologist may recommend that monitoring be reduced or eliminated. If cultural resources are identified during initial monitoring, work in the immediate vicinity should halt until the resource has been evaluated for significance. Should cultural resources be discovered during excavation, additional studies including data recovery efforts may be needed to reduce project impacts and/or consultation with local tribes and the City of Laguna Beach, acting as lead agency, may be necessary to mitigate any significant impacts.

Unanticipated Discovery of Cultural Resources

If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If the discovery proves to be significant under the NHPA and/or CEQA, additional work such as data recovery excavation and Native American consultation may be warranted to mitigate any significant impacts/adverse effects.

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 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 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 would notify the Native American Heritage Commission, which would determine and notify a most likely descendant (MLD). The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from subsequent disturbance.

1 Introduction

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to conduct a cultural resources assessment for the Pacific Edge Hotel Remodel Project (project) located in the city of Laguna Beach, Orange County, California. This assessment was prepared in compliance with the requirements of the California Environmental Quality Act (CEQA) with the City serving as lead agency. The purpose of this assessment is to document the tasks conducted by Rincon; specifically, a cultural resources records search, a search of the Sacred Lands Files (SLF), consultation with Native American groups, a pedestrian field survey of the project site, archival research and preparation of this report.

1.1 Project Location and Description

The project site is located west of Pacific Coast Highway (State Route 1, or SR-1) between Sleepy Hollow Lane and Cleo Street in the City of Laguna Beach, County of Orange, California. The project site includes the following addresses:

- 610 Sleepy Hollow Lane (Assessor Parcel Number [APN]: 644-021-01)
- 619 Sleepy Hollow Lane (APN: 644-022-02)
- 620 Sleepy Hollow Lane (APN: 644-021-02)
- 627 Sleepy Hollow Lane (APN: 644-022-016)
- 633 Sleepy Hollow Lane (APN: 644-022-017)
- 636 Sleepy Hollow Lane (APN: 644-021-03)
- 635 Sleepy Hollow Lane (APN: 644-022-04)
- 647 South Coast Highway (APN: 644-021-04)
- 653 Sleepy Hollow Lane (APN: 644-022-06)
- 667 Sleepy Hollow Lane (APN: 644-022-07)
- 668 Sleepy Hollow Lane (APN: 644-021-05)

The site is in an urban area, has been previously graded and developed with the existing Pacific Edge Hotel, and is surrounded by roads and urban structures (residential and commercial buildings). The project site is accessed via SR-1 and Sleep Hollow Lane and is surrounded by commercial development and an apartment complex to the north, Pacific Coast Highway and commercial development to the east, a single-family residence and commercial development to the south, and Sleepy Hollow Lane and the Pacific Ocean to the west. There is also a condominium building located at 647 Sleep Hollow Lane between two of the project site parcels.

Figure 1 shows the location of the project site in the region and Figure 2 shows the location of the site in its neighborhood context.

Figure 1 Regional Location Map



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Project Location

N

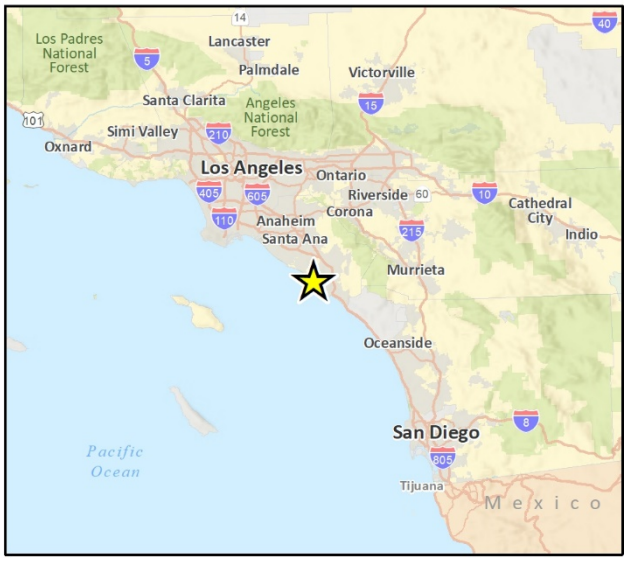


Figure 2 Project Location Map



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The proposed project involves interior remodeling of nine existing buildings on the project site, construction of a new building ("New Reef") with fifteen hotel rooms, a pool/lounge and two-floor subsurface parking garage located at 667 Sleepy Hollow Lane, landscape and exterior lighting updates throughout the project site, the demolition of existing swimming pools at the Surf building, the addition of a porte cochère with below grade storage and office space at the existing Surf building, repaving and restriping of existing parking lots, and roadway improvements to Sleepy Hollow Lane. Figure 3 and Figure 4 shown the site plan and preliminary landscaping plan, respectively, while Figure 5 shows the proposed elevation for the new building at 667 Sleepy Hollow Lane.

Existing Buildings Interior Remodel

Each of the existing buildings would include some interior remodeling (to varying degrees). Additionally, the street front patio at the Driftwood Kitchen building would be remodeled and provided new landscaping. The Villa building interior would be remodeled, and a 608-sf expansion would be added to create a new hotel lobby that would replace the existing lobby at the Coast building. The Villa restaurant and bar would also be updated, and the seating would be revised to remove 48 existing seats reducing the seating capacity of 115 seats. The Coast building would undergo an interior remodel including the conversion of the existing lobby to an outdoor public café and private fitness center and the replacement of mechanical, electrical, and plumbing as needed. The exterior remodel of the Coast building would include the installation of a public patio over the existing Coast building parking lot.

The Surf building interior and exterior would be remodeled, including the replacement of mechanical, electrical, and plumbing (MEP) systems as needed. The Surf building pool and adjacent rooms would also be demolished in order to construct a new porte cochère with below grade storage and office space; however, the floor area of the existing building would not increase. The Bahia building interior and exterior would be remodeled, including the replacement of MEP systems as needed. The existing 15 guest rooms would be further divided in order to create an additional six rooms, for a new total of 21 guest rooms. The guest rooms of the existing Reef Wing building would be remodeled and exterior repairs to the building façade, railings, and decks would be completed. The Seas building would undergo an interior and exterior remodel, with replacement of MEP systems as required, but there would be no increase in floor area. The Reef Tower and Cottage building façades, railings, and decks would be repaired. In addition, the guest rooms and bathrooms would be remodeled.

Proposed New Building

The project includes the construction of the New Reef building at 667 Sleepy Hollow Lane over an existing surface parking lot. The building would be designed in a modern architectural style and would include 15 guest rooms, a two-floor subterranean parking garage, and pool with a bar/lounge area. The building would include 4,703 sf of living area, 10,059 sf of garage space, a 6,250 elevated deck/terrace area with a pool and lounge, and 321 sf of storage/mechanical space. The building would conform with the requirements of the CH-M zone and would be a maximum of 20 feet tall (27 feet from grade).

Figure 3 Site Plan

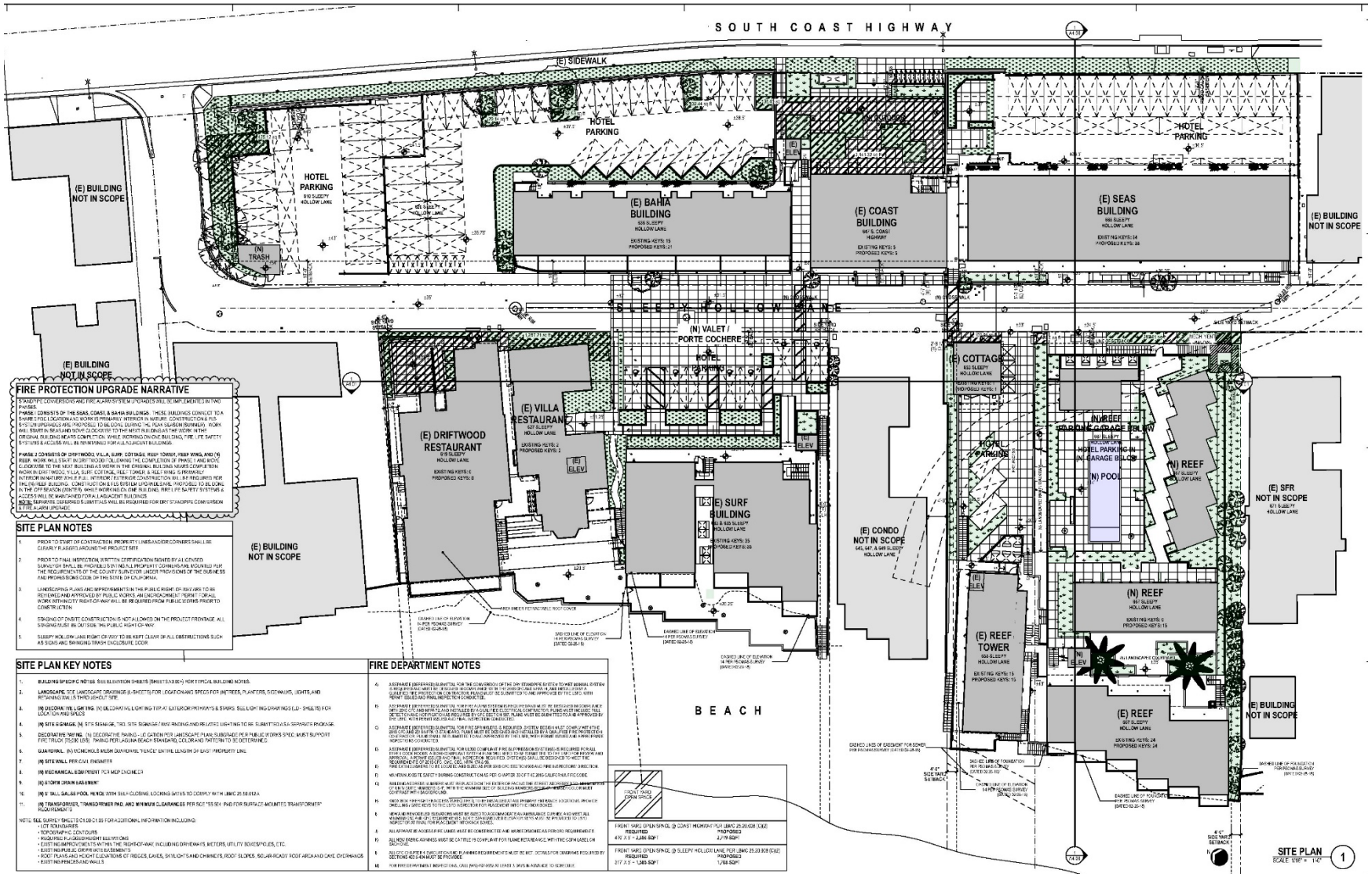


Figure 4 Preliminary Landscaping Plan

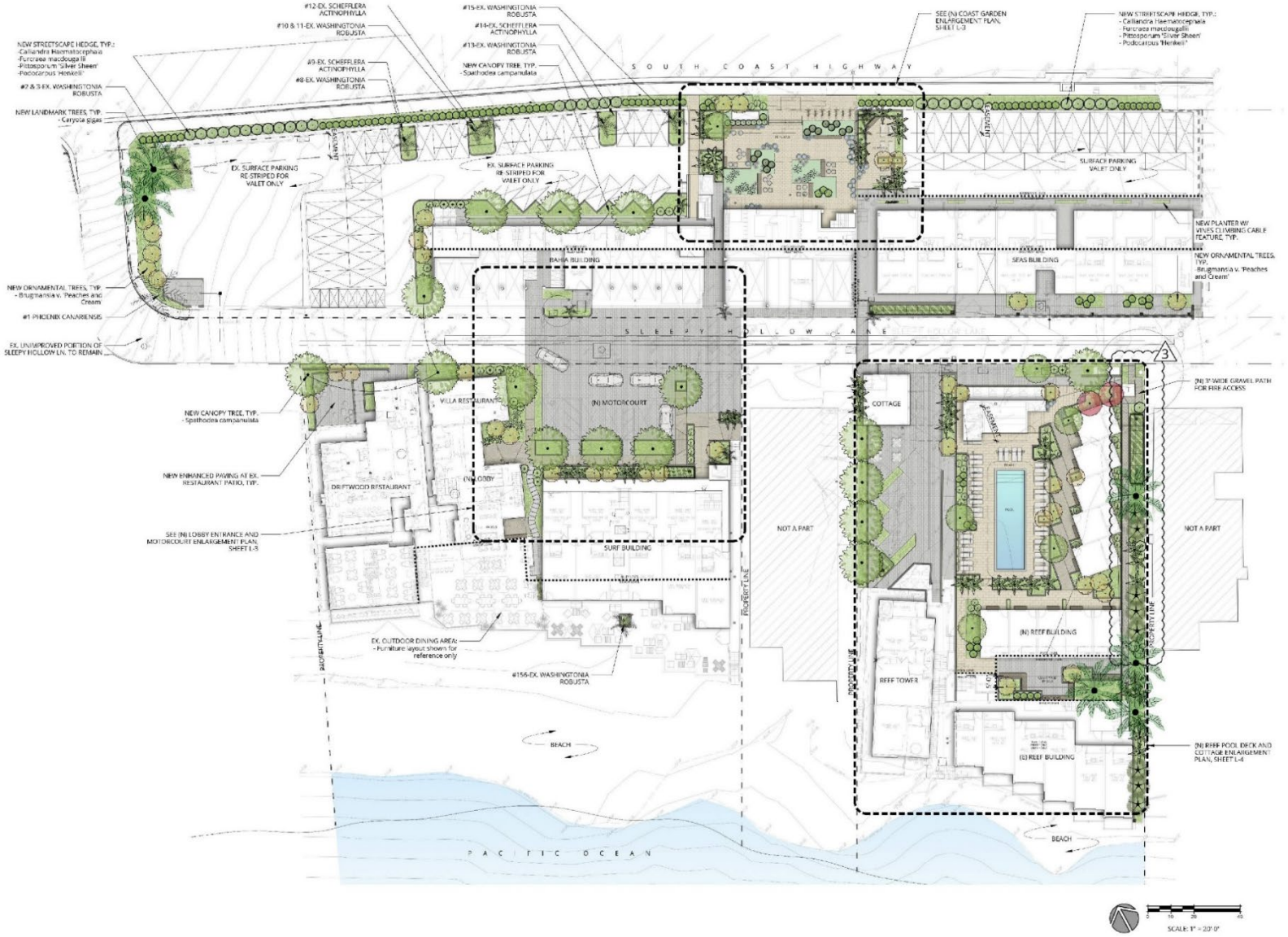


Figure 5 Site Section from North/South

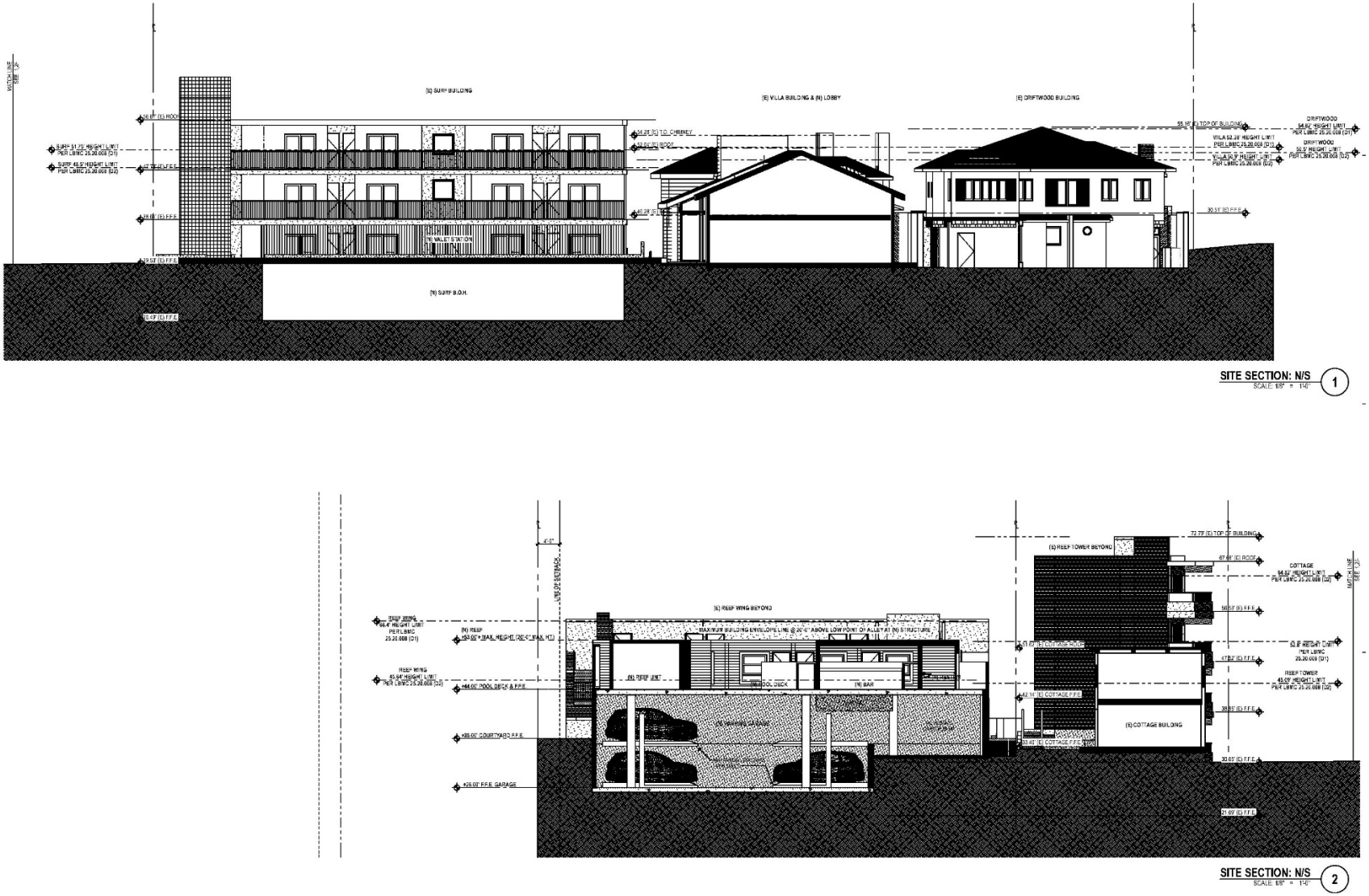
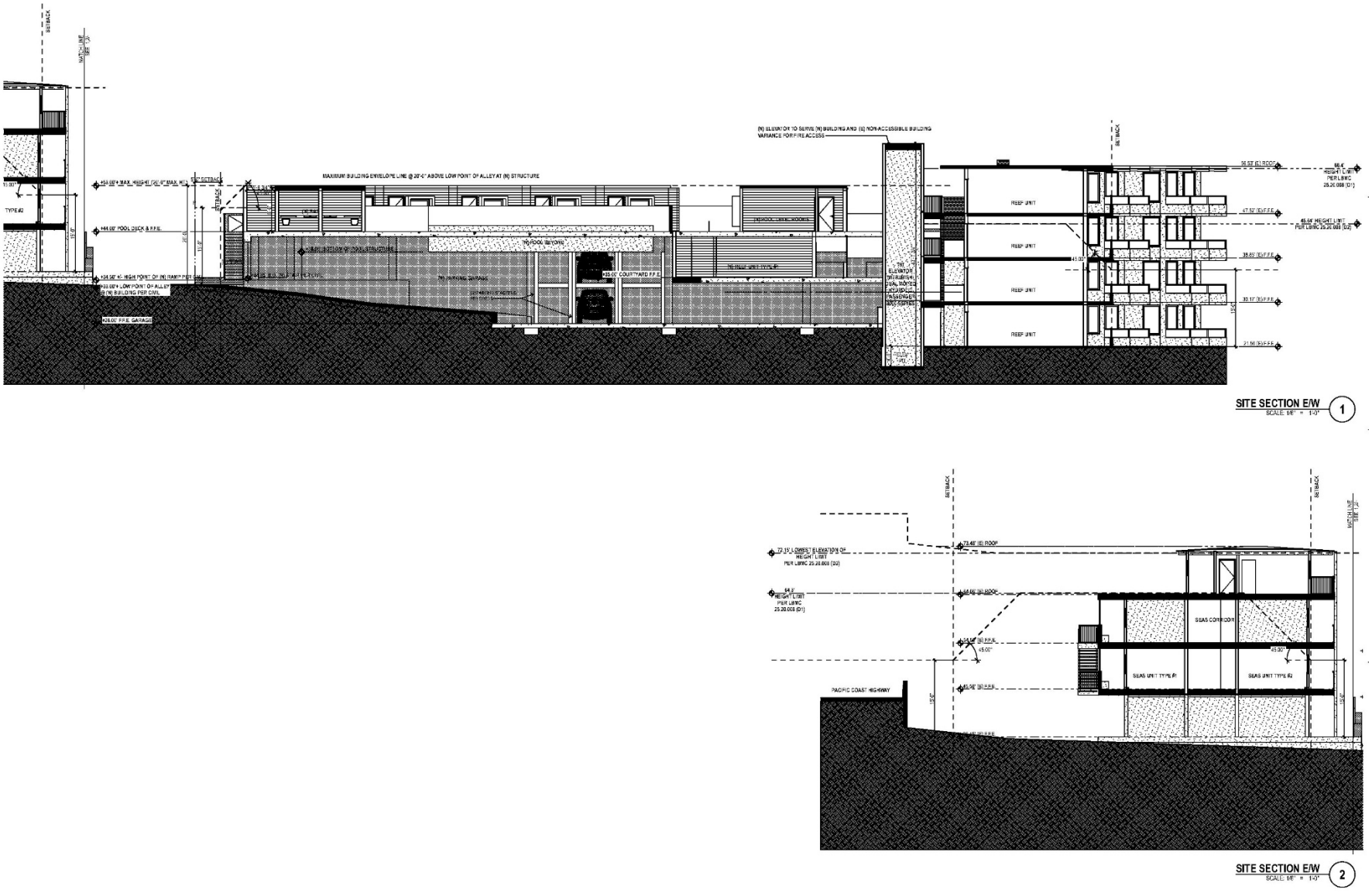


Figure 6 Site Section from East/West



Infrastructure and Landscaping Improvements

The project would include improvements to Sleepy Hollow Lane, including repaving the road and adding new landscaping and lighting. In addition, new street landscaping and lighting along the SR-1 frontage would be included, as well as the removal of the driveway and curb apron at 647 Coast Highway in accordance with California Department of Transportation (Caltrans) requirements. The project would also involve the construction of a new trash enclosure in one of the existing surface parking lots.

New landscaping would include drought tolerant plants, such as agave (*Agave attenuata*), Kentia palm (*Howea forsteriana*) and mousehole tree (*Myoporum laetum*) and would help provide shade and screening throughout the project site. New landscaping would be irrigated through a combination of low-volume spray heads, bubblers, and drip systems that would be controlled by an automatic timer with a seasonal adjustment capacity to apply less water during rainy periods. Landscaping and irrigation plans would be prepared in accordance with the California Model Water Efficient Landscape Ordinance.

Access, Circulation, and Parking

As discussed above, the project would provide street improvements to Sleepy Hollow Lane and SR-1, which are the main access points for the project site. The proposed project would remove the existing driveway at SR-1, resulting in hotel traffic being redirected entirely to Sleepy Hollow Lane either via the intersections of Sleepy Hollow Lane and SR-1 or Cleo Street and Sleepy Hollow Lane. Hotel and restaurant patrons arriving by vehicle would be directed to the new porte cochère located at the Surf building, where the valet stand would be located. Parking at the project site would be by valet only.

In addition, existing parking lots, which provide 200 parking spaces, would be repaved, restriped, and provided with new landscaping. The proposed project would add a subterranean parking garage at 667 Sleepy Hollow Lane that would provide an additional 20 parking spaces for a total of 220 parking spots. The proposed project would also add 36 bicycle parking spaces and electric vehicle charging stations to the project site.

1.2 Personnel

Rincon Senior Architectural Historian Steven Treffers, MHP, served as project manager of this project and primary author of this report. The field survey and quality assurance/quality control was completed by Principal Shannon Carmack. Both Mr. Treffers and Ms. Carmack meet the Secretary of the Interior's Professional Qualification Standards for history and architectural history (National Park Service 1983). Archaeological resource issues were addressed by Archaeologist Mark Strother, MA, RPA, who meets the PQS for prehistoric and historic archaeology. Geographic Information Systems Analysts Audrey Brown prepared the figures found in this report.

2 Regulatory Setting

This section includes a discussion of the applicable state and local laws, ordinances, regulations, and standards governing cultural resources that should be adhered to before and during implementation of the proposed project.

2.1 CEQA

PRC §5024.1, Section 15064.5 of the CEQA Guidelines, and PRC §§21083.2 and 21084.1 were used as the basic guidelines for this cultural resource study. CEQA (§21084.1) requires that a lead agency determine if a project could have a significant effect on historical resources. A historical resource is one listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR) (§21084.1), included in a local register of historical resources (§15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (§15064.5[a][3]). Resources listed in the National Register of Historic Places (NRHP) are automatically listed in the CRHR.

According to CEQA, impacts that adversely alter the significance of a resource listed in 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 a historical resource would be materially impaired (CEQA Guidelines §15064.5 [b][1]). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register (CEQA Guidelines §15064.5[b][2][A]).

2.2 California Register of Historical Resources

The CRHR was created by Assembly Bill 2881, which was established in 1992. The California Register is an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change (Public Resources Code, 5024.1(a)). The criteria for eligibility for the CRHR are consistent with the National Register criteria but have been modified for state use in order to include a range of historical resources that better reflect the history of California (Public Resources Code, 5024.1(b)). Certain properties are determined by the statute to be automatically included in the CRHR by operation of law, including California properties formally determined eligible for, or listed in, the National Register.

The CRHR consists of properties that are listed automatically and those that must be nominated through an application and public hearing process. The CRHR automatically includes the following:

Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage

Criterion 2: Is associated with the lives of persons important to our past

Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values

Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history

In addition, 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 resources cannot be left undisturbed, mitigation measures are required (PRC §21083.2[a], [b]).

PRC Section 21083.2(g) defines a *unique archaeological resource* as an 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:

Criterion 1: Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information

Criterion 2: Has a special and particular quality such as being the oldest of its type or the best available example of its type

Criterion 3: Is directly associated with a scientifically recognized important prehistoric or historic event or person

2.3 Assembly Bill 52

As of July 1, 2015, California Assembly Bill 52 (AB 52) was enacted and expands CEQA by defining a new resource category: Tribal Cultural Resources (TCR). AB 52 establishes that "a project with an effect that may cause a substantial adverse change in the significance of a TCR is a project that may have a significant effect on the environment" (PRC §21084.2). It further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a TCR, when feasible (PRC §21084.3).

PRC §21074(a)(1)(A) and (B) defines TCRs as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and requires that they meet either of the following criteria:

1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources, as defined in PRC §5020.1(k)
2) 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 PRC §5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe

AB 52 also establishes a formal consultation process for California tribes regarding TCRs. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project." Native American tribes that have requested notice of projects proposed in the jurisdiction of the lead agency are to be included in the process.

2.4 Local Regulations

City of Laguna Beach

The City of Laguna Beach's Municipal Code describes objectives pertaining to the protection and preservation of historic resources, designation procedures for the Laguna Beach Historic Register, and the alteration and demolition of historic register structures (Municipal Code, Chapter 25.45 Historic Preservation):

Chapter 25.45 HISTORIC PRESERVATION

25.45.002 Intent and purpose.

The purpose of this chapter is to promote the public health, safety, and general welfare by providing for the identification, protection, enhancement, perpetuation, and use of improvements, buildings and their settings, structures, objects, monuments, sites, places, and areas within the city that reflect special elements of the city's architectural, artistic, cultural, engineering, aesthetic, historical, political, social, and other heritage to achieve the following objectives:

(A) Safeguard the heritage of the city by providing for the protection of historic resources representing significant elements of its history;

(B) Enhance the visual character of the city by encouraging the preservation of those buildings which make a significant contribution to the older neighborhoods of the city particularly to the designated historic register structures reflecting unique and established architectural traditions;

(C) Foster public appreciation of and civic pride in the beauty of the city and the accomplishments of its past;

(D) Strengthen the economy of the city by protecting and enhancing the city's attractions to residents, tourists and visitors;

(E) Promote the private and public use of historic resources for the education, prosperity and general welfare of the people;

(F) Stabilize and improve property values within the city. (Ord. 1458 § 1, 2006; Ord. 1179 § 5, 1989).

25.45.004 (D) General Provisions – Designation Procedures

(1) Structures identified on the historic inventory shall be placed on the historic register upon submittal of a completed application to the city clerk and recordation of a written agreement between the city and the property owner, acknowledging the owner's obligations and responsibilities to ensure preservation of the historic character of the structure. Applications shall contain information on remodels or exterior alterations made after official recognition of the historic resources inventory (December 21, 1982) or the South Laguna Specific Plan (September 1983), whichever is applicable. There shall be no filing fee for application to the historic register. Only the property owner may apply for placement on the historic register.

(2) If a structure is not on the historic inventory, but the owner desires inclusion of the structure on the historic register, application shall be made to the heritage committee. Any structure considered for placement on the historic register must be at least fifty years old and the following criteria shall be used in consideration:

(a) Structures that most retain their original appearance and architectural integrity using the rating system of “E,” “K” and “C” as described in the historic resources element of the general plan;

(b) Structures that most represent character, interest or value as part of the heritage of the city;

(c) The location as a site of significant historic event;

(d) The identification with a person or persons or groups who significantly contributed to the culture and development of the city;

(e) The exemplification of a particular architectural style or way of life important to the city;

(f) The embodiment of elements of outstanding attention to architectural design, detail, materials or craftsmanship.

3 Natural and Cultural Setting

3.1 Environmental Setting

The project site is situated at an elevation of approximately 39 feet above mean sea level and is bounded by commercial development and an apartment complex to the north, Pacific Coast Highway and commercial development to the east, a single-family residence and commercial development to the south, and Sleepy Hollow Lane and the Pacific Ocean to the west. There is also a condominium building located at 647 Sleep Hollow Lane between two of the project parcels. The soils with the project area include beach sands ranging from coarse to fine and a Myford sandy loam series that consists of alluvium soils derived from sandstone (California Soil Resource Lab 2020). Vegetation within the project site consists primarily of non-native seasonal grasses and ornamental landscaping.

3.2 Prehistoric Setting

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).

Early Man Horizon (ca. 10,000 – 6,000 BCE)

Numerous pre-8000 BCE 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 (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 subsequent 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 BCE. 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.

Milling Stone Horizon (6000 – 3000 BCE)

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 BCE (Moratto 1984:149), though possibly as far back as 5,500 BCE (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 Riverside County and their distribution appears to center on the Santa Ana River basin (Eberhart 1961).

Mortuary practices observed at Milling Stone Horizon sites include extended and loosely flexed burials. Flexed burials oriented north were common in Orange and San Diego counties, with reburials common in Los Angeles County (Wallace 1955, 1978; Warren 1968).

Intermediate Horizon (3,000 BCE – 500 CE)

Wallace's Intermediate Horizon dates from approximately 3,000 BCE-500 CE 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).

Late Prehistoric Horizon (500 CE – 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 (Shipley 1978:88, 90). The modern Cahuilla groups in Riverside County are generally considered by archaeologists to be descendants of these prehistoric Uto-Aztecan, Takic-speaking populations.

3.3 Ethnographic Context

The project area is within a transitional zone that was occupied by the Gabrieliño-Tongva and Juaneño. The following sections provide brief overviews of the two groups likely to have ethnographically used the project area.

Gabrieliño-Tongva

The project site is located within the transitional 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. 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).

Juaneño

The project site is located within the transitional territory of the Native American group known as the Juaneño. The name Juaneño refers to the people associated with the Mission San Juan Capistrano during Spanish Colonial times (Bean and Shipek 1978; Kroeber 1925; Stever 2017). Acjachemen refers to contemporary Juaneño and coastal Luiseño who identify themselves as descendants of the indigenous people living in the local area. The language of the Juaneño, shares a dialect with the Luiseño, and like the Gabrieleño, was derived from the Takic family, and is part of the larger Uto-Aztecan language stock.

Groups of Juaneño resided in permanent, autonomous villages and associated seasonal camps. Villages were composed of a dominant clan who maintained access to hunting and resource collecting areas (Bean and Shipek 1978). The politically independent villages ranged in size from 35 to 300 and were led by a hereditary chief in conjunction with an advisory council who together conducted economic, ceremonial, and warfare authorities.

Juaneño villages were situated near viable water and food sources. Acorns were a dietary staple and were prepared in various ways. Other important food sources included grass and other seed types, manzanita, chia, pine nuts, and yucca, and wild game such as deer, rabbit, ground squirrel, quail and other fowl (Stever 2017).

The mythological figure *Chinigchinich* was the center of the Juaneño religion. The religious beliefs of the Juaneno describe the sagas of heroes who originated from the stars. Lake Elsinore, located approximately 12 miles southwest of the project site, is part of the creation myth and religion of the Juaneño and Luiseño. The Elsinore Hot Springs location is significant to the Juaneño and Luiseño and is where the religious leader Wiyot became ill and died (Grenda 1997).

3.4 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.

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 Juan Capistrano was first founded in 1775, was the seventh mission to be established in California, and is located approximately 12 kilometers (7.5 miles) southeast of the project site (Mission San Juan Capistrano 2015).

Mission San Juan Capistrano grew for 30 years and reached a population of 1,000 by 1806. By 1812, the mission began to decline following an earthquake that caused the collapse of the Great Stone Church. Additional factors influencing the decline of the mission included European diseases and a decline in birth rate (Mission San Juan Capistrano 2015).

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 more than 700 land grants between 1822 and 1846, putting most of the state's lands into private ownership for the first time (Shumway 2007). Rancho Boca de la Playa was granted to Emigdio Vejar by Mexican Governor Pio Pico in 1846 following the Mexica-American War.

The Mexican Period for the Orange 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).

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, though the first significant amount of California gold was previously discovered in Placerita Canyon in Los Angeles County 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 in Los Angeles County become an official port of entry. By the 1880s, the railroads had established networks from the port and throughout Los Angeles and Orange counties, 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 climate in the 1870s–1880s.

Many ranchos in Orange County were sold or otherwise acquired by Americans in the mid-1800s, and most were subdivided into agricultural parcels or towns. Emigdio Vejar sold Rancho Boca de la Playa to Juan Avila. In 1878, the rancho was acquired by Marcus Forster (Olvera 2014).

As populations increased, Orange County was created from the southern portion of Los Angeles County. Agriculture remained the primary economic activity until the 1950s, when the county's agricultural land was replaced with tract housing developments. In the mid-20th century, aerospace and manufacturing began expanding, and the opening of Disneyland created an international tourism industry (Orange County Historical Society 2015).

Laguna Beach

The area that encompasses present-day Laguna Beach was settled by Americans moving west in search of land and prosperity in the late 19th century. The Timber Cultures Act of 1872 was a major impetus for many pioneers in the area, which granted 160 acres of land to anyone who planted 10+ acres of trees. In Laguna Beach, then known as "Lagoona," most settlers cultivated Australian eucalyptus trees, which came to characterize the nascent community with their drought tolerance and ample shade (Turnbull 1988).

Early settlement of Laguna Beach was for the most part limited to individual homesteaders. It was not until the arrival of brothers William and Nathanial Brooks that a true town was born. In 1876, William Brooks laid out a subdivision for a downtown, and served as the community's first stagecoach driver. Nathanial Brooks established irrigation utilizing pipes that brought water from Bluebird Canyon to Arch Beach. Two years later, George Rogers purchased the downtown area for $1,000 and subdivided it into individual lots for sale, marketing the area as a seaside retreat (Turnbull 1988). As a budding vacation spot, the town was peppered with early hotels and resorts, including the Arch Beach Hotel (1886), Hotel Laguna (1889), and Brooks House (1892). Laguna received a post office in 1891 and was officially named "Laguna Beach" in 1904.

With a growing reputation for its cool climate and picturesque village, artists began flocking to the community in the early 20th century. Norman St. Clair was the first to arrive in 1903, and his plein air sketches enticed many other notable artists to join him. In 1918, the artist community attracted thousands of visitors with their first exhibition, and the Laguna Beach Art Association was established shortly thereafter (Turnbull 1988).

Completion of the Pacific Coast Highway in 1926 provided an easy route from Los Angeles to Laguna Beach, and increased traffic to the beachside community. Laguna Beach was incorporated as a city in 1927 with a population of 1,900 (Turnbull 1988). In 1932, the town held a Festival of the Arts in an attempt to lure visitors in the area for the Los Angeles Olympics to Laguna Beach. At the festival, Lolita

Perine started the famous Pageant of the Masters by enacting famous paintings (Laguna Beach Historical Society 2019). The pageant is still held today.

With the involvement of the United States in World War II after the bombing of Pearl Harbor, the U.S. Army increased defenses in Southern California and Laguna Beach. In 1941, the Hotel Laguna was transformed into the quarters for El Toro's Marine Officers. After the culmination of the war many of the servicemen who had been stationed in the area or traversed it en route to the Pacific arena returned to settle in the seaside town. As a result, the population of Laguna Beach increased from 4,460 to 6,600 persons between 1940 and 1950 (Laguna Beach Historical Society 2019).

Laguna Beach continued to grow and serve as a seaside community for artists through the 1960s and 1970s. In 1962, the Laguna Beach College of Art and Design was founded. Later, in 1967 both the Sawdust Festival and Laguna Art-A-Fair were established (Laguna Beach Historical Society 2019).

Growing concerns over development also emerged in the 1960s and were prevalent through the 1990s. In 1968, the City of Laguna Beach purchased 1,000 feet of beach frontage. All buildings and structures on the purchased land were demolished and in 1974 the area was designated the Main Beach Park. Local bookseller Jim Dilley protected the Laguna Coast Wilderness Park starting in 1978, and Laguna citizens voted to acquire land surrounding the community for conservation purposes in 1991, known as the "Green Belt" (Laguna Beach Historical Society 2019). The community continues in its commitment to the arts and land conservation today.

4 Background Research

Background research for this cultural resources assessment included a records search, review of historical maps and aerial photographs and Native American outreach. A summary of findings of each of these efforts is provided below.

4.1 Cultural Resources Record Search

Rincon requested a CHRIS records search at the SCCIC at California State University, Fullerton completed on April 27, 2020. The purpose of the records search was to identify previously recorded cultural resources, as well as previously conducted cultural resources studies within the project site and a 0.5-mile radius surrounding it. Results from the SCCIC were received on June 15, 2020. Rincon also reviewed the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Historical Landmarks list, the California Points of Historical Interest list, Built Environment Resources Directory (or BERD) and the Archaeological Determination of Eligibility (ADOE) list. Results of the records search can be found in Appendix A of this cultural resources assessment.

Previous Studies

The SCCIC records search identified a total of 16 previously conducted cultural resources studies within a 0.5-mile radius of the project site, one of which is located within the project area (OR-4179) and one of which is located adjacent to the project area (OR-01926). A summary of reports within a half-mile radius is in Table 1 below.

Table 1 Previous Cultural Resources Studies within 0.5-Mile of the Project Site

Report Number	Author	Year	Studies	Relationship to Project Site
OR-00512	John Romero	1935	*Orange County, Indian Campsites*	Outside
OR-00612	Nicholas Magalousis	1981	*Archaeological Report: CA-ORA-775 Specific Location: 250 and 260 Saint Ann's Drive Laguna Beach, California*	Outside
OR-01926	Paul Ezell and Richard Carrico	1977	*Archaeological Survey Report of Aliso Water Management Agency Project Committees 7, 11-A, and 15*	**Adjacent**
OR-02545	Charles Ferguson and Jeanette McKenna	2002	*Cultural Resources Investigation and Historic Property Survey for the Proposed Community Senior Center on Third Street, City of Laguna Beach, Orange County, California*	Outside
OR-02815	Richard Shepard	2002	*Historic Property Survey Report for the Laguna Beach Urban Runoff Diversion Project, Laguna Beach, Orange County, California*	Outside
OR-02959	Robert Wlodarski	2005	*A Phase I Archaeological Study for the Brook Street Stair Improvement Project, City of Laguna Beach, Orange County California*	Outside

Report Number	Author	Year	Studies	Relationship to Project Site
OR-03441	Wayne Bonner and Kathleen Crawford	2007	*Cultural Resource Records Search and Site Visit Results for Cingular Wireless Candidate Lsancar097 (Laguna Beach), 625 ½ Park Avenue, Laguna Beach, Orange County, California*	Outside
OR-03504	Casey Tibbet	2007	*Historic Building Assessment, Heisler Building 400-424 South Coast Highway, City of Laguna Beach, Orange County, California*	Outside
OR-03569	Bai "Tom" Tang and Michael Hogan	2008	*Historic Building Study: Residence at 580 Oak Street, City of Laguna Beach, Orange County, California*	Outside
OR-03884	Jeanette McKenna	2009	*A Cultural Resources Assessment and Brief History of the Bainer Residence at 625 Seaview Street in the City of Laguna Beach, Orange County, California*	Outside
OR-03937	Pamela Daly and Patrick Maxon	2010	*Phase I Cultural Resources Assessment Report, Noppenberger Work/Live Development Project in Laguna Beach*	Outside
OR-04082	Larry Pierson, Gerald Shiner, and Richard Slater	1987	California Outer Continental Shelf, Archaeological Resource Study: Morro Bay to Mexican Border, Final Report	Outside
OR-04179		2008	Laguna Beach Historic Resources Inventory	**Within**
OR-04449	Diane Bonner, Carrie Wills, and Kathleen Crawford	2014	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA02251A (CM251 Benson) 465 Forest Avenue, Laguna Beach, Orange County, California	Outside
OR-04449A	Wayne Bonner and Kathleen Crawford	2014	Direct APE Historic Architectural Assessment for T-Mobile West, LLC Candidate LA02251A (CM251 Benson) 465 Forest Avenue, Laguna Beach, Orange County, California	Outside
OR-04558	Dana Supernowicz	2014	Architectural Evaluation Study of the St. Catherine of Siena Parish Project, AT&T Mobility Site No. OC0410, 990 Temple Terrace, Laguna Beach, Orange County, California 92651	Outside

Source: South Central Coastal Information Center 2020

OR-04179

The City of Laguna Beach and the State Office of Historic Preservation performed a historic survey of the City in 1980 and 1981, the results of which were published in the Laguna Beach Historic Resources Inventory. This inventory contains a list of 706 pre-1940 homes and structures that retained historic features and integrity, one of which lies within the project site. 619 Sleepy Hollow Lane was recorded as previous residence turned restaurant in 1981 as part of the Historic District P-30-157939 and is discussed in more detail below.

Previously Recorded Cultural Resources

The SCCIC records search identified 29 previously recorded cultural resources within a 0.5-mile radius of the project site (Table 2). None of these resources are located within the project site.

Table 2 Previously Recorded Cultural Resources within 0.5-Mile of the Project Site

Primary Number	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR Eligibility Status	Relationship to Project Site
P-30-000005	Site	Prehistoric midden	1949; 1966 (Chace, P.G.); 1973 (Colegrove); 2017 (Ivan Strudiwick, LSA)	Not evaluated	Outside
P-30-000578	Site	Prehistoric midden	1975 (N. Leonard); 1977 (Paul Ezel, Westec); 1978 (Nicholas Magalousis)	Not evaluated	Outside
P-30-000775	Site	Prehistoric habitation site with human remains	1967 (Frank Tubb, PCAS); 1979 (Magalousis); 1979 (L. Mitchell, PCAS); 1986 (L. Mitchell, PCAS); 2017 (Ivan Strudwick, LSA)	Not evaluated	Outside
P-30-000790	Site	Prehistoric midden	1978 (Magalousis)	Not evaluated	Outside
P-30-157866	Building	Historic Mediterranean revival influenced theatre	1981 (Kathleen Les, Environmental Coalition)	Unknown	Outside
P-30-157869	Building	Historic Mediterranean revival building with Spanish influence	1981 (Kathleen Les, Environmental Coalition)	Unknown	Outside
P-30-157873	Building	Historic Hotel Laguna	1981 (Kathleen Les, Environmental Coalition)	Unknown	Outside
P-30-157895	Building	Historic Normandy revival building	1981 (Kathleen Les, Environmental Coalition)	Unknown	Outside
P-30-157899	Building	Historic Mediterranean revival building	1981 (Kathleen Les, Environmental Coalition)	Unknown	Outside
P-30-157901	Building	Historic streamline modern style building	1981 (Kathleen Les, Environmental Coalition)	Unknown	Outside
P-30-157905	Building	Historic Tudor revival building	1981 (Kathleen Les, Environmental Coalition)	Unknown	Outside
P-30-157910	Building	Historic Mediterranean revival building	1981 (Kathleen Les, Environmental Coalition)	Unknown	Outside

Primary Number	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR Eligibility Status	Relationship to Project Site
P-30-157911	Building	Historic Art Deco building	1981 (Kathleen Les, Environmental Coalition)	Unknown	Outside
P-30-157939	District	South Coast Highway	1981 (Kathleen Les, Environmental Coalition)	Unknown	**Within**
P-30-158048	Building	Historic residence	2008 (Bai "Tom" Tang and Josh Smallwood, CRM Tech)	Designated as locally significant; ineligible for CRHR	Outside
P-30-158068	Building	Historic residence	2009 (Jeanette McKenna, McKenna et al.)	Not evaluated	Outside
P-30-158226	Building	Historic church	1988 (Anne Frank, Public History Program, CSU Dominguez Hills)	Eligible for NRHP	Outside
P-30-158304	Building	Historic residence	2002 (Jeanette McKenna, McKenna et al.)	Not evaluated	Outside
P-30-158305	Building	Historic residence	2002 (Jeanette McKenna, McKenna et al.)	Not evaluated	Outside
P-30-158306	Building	Historic residence	2002 (Jeanette McKenna, McKenna et al.)	Not evaluated	Outside
P-30-158307	Building	Historic residence	2002 (Jeanette McKenna, McKenna et al.)	Not evaluated	Outside
P-30-158308	Building	Historic residence	2002 (Jeanette McKenna, McKenna et al.)	Not evaluated	Outside
P-30-177043	Building	Historic residence	2010 (Pamela Daly, Daly & Associates)	Eligible for CRHR; not eligible for local listing	Outside
P-30-177470	Structure	Historic Laguna Canyon Road	2013 (Hubert Switalski, Stantec); 2016 (Jeremy Adams, ECORP); 2016 (Salli Hosseini, ICF)	Not eligible for CRHR or NRHP	Outside
P-30-177540	Building	Modern Spanish style building	2014 (K.A. Crawford, Crawford Historic Services)	Not eligible for NRHP	Outside
P-30-177625	Building	Historic residence	2002 (Jeanette McKenna, McKenna et al.)	Not evaluated	Outside
P-30-177626	Building	Historic residence	2002 (Jeanette McKenna, McKenna et al.)	Not evaluated	Outside
P-30-177627	Building	Historic residence	2002 (Jeanette McKenna, McKenna et al.)	Not evaluated	Outside

Primary Number	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR Eligibility Status	Relationship to Project Site
P-30-179883	Building, Structure	Historic sewage treatment plant structure	2006 (James Steely, SWCA); 2017 (Megan Wilson, Cogstone)	Not eligible for CRHR	Outside

Source: South Central Coastal Information Center 2020

P-30-157939

This resource is a historic district within the city of Laguna Beach consisting of 52 buildings situated along South Coast Highway dating from 1888 to 1935. Various architectural styles exist within this district, and the buildings were used as homes, apartments, gas stations, office buildings and retail stores. The building that lies within the project site is 619 Sleepy Hollow Lane, which is described as a shingled beach house with a modified box plan, hipped roof accents with tiled ridges, and casement windows. Originally the residence of American comedian and actor Slim Summerville, it has more recently been utilized as the Beach House Inn Restaurant. No other buildings associated with this historic district are within the project site.

4.2 Laguna Beach Historic Resources Inventory

As part of the background research conducted for this study, Rincon also reviewed the 1981 Laguna Beach Historic Resources Inventory (City of Laguna Beach 2020a). Available documentation indicates the inventory was completed by Heritage Orange County, Inc. on behalf of the City of Laguna Beach between July 1980 and July 1981 in accordance with the guidelines of the California Office of Historic Preservation. With the assistance of a City Council-appointed Historic Survey Advisory Board, Heritage Orange County, Inc. identified and recorded 706 pre-1940 homes that retained their original appearance and represented the early character of Laguna Beach. Each of these properties was photographed and recorded on Historic Resources Inventory forms and subsequently compiled as the Laguna Beach Historic Resources Inventory. Inventoried properties were categorized into their classifications: Exceptional, those which were outstanding architectural examples; Key, those which are very good architectural examples and retained strong integrity; and Contributive, those which were found to contribute to historic and visual fabric of Laguna Beach, but were important in a more general historical and architectural context. The City Council adopted the results of the survey in 1982 under Resolution No. 82-111 as a list of the historically significant architecture in Laguna Beach. Per Section 25.45.004(A) of the Laguna Beach, properties which were included in the 1981 Historic Resources Inventory may be eligible for listing in the Laguna Beach Historic Register but are not automatically designated in it.

A review of the Historic Resources Inventory indicates that one property within the current project site was identified and recorded in 1981. 619 Sleep Hollow Lane was given an Exceptional rating, indicating the surveyors found the property was potentially eligible for NRHP listing as it existed in 1981. This property is discussed in further detail in Sections 5 and 6.

4.3 Historical Topographic Maps and Aerial Imagery Review

Rincon also reviewed available historical topographic maps and aerial imagery of the project site to determine past land use. Residential development is depicted in aerial photographs in Laguna Beach, surrounding the project site, as early as 1938 (Nationwide Environmental Title Research 2020). By 1947, the immediate vicinity of the project site was more densely developed, including several buildings within the project site. From the 1960s the area was characterized by very dense development with almost all vacant lots improved. Much of the coastline was also occupied by this date (Nationwide Environmental Title Research 2020).

4.4 Native American Outreach

Rincon contacted the Native American Heritage Commission (NAHC) on April 30, 2020, to request a search of the Sacred Lands File (SLF) and a contact list of Native Americans culturally affiliated with the project area. A response was received from the NAHC on May 4, 2020, stating the SLF search had been completed with "positive" results. The NAHC identifies sacred lands by quadrangle and although the SLF results were positive, sacred lands could exist anywhere within *the Laguna Beach* quadrangle. To date, the existence of sacred lands within the project site was not clarified by any of the listed tribal contacts.

On May 27, 2020, Rincon sent letters via email to nine Native American contacts in the area to request information on potential cultural resources in the project vicinity that may be impacted by project development. This outreach does not constitute formal Assembly Bill (AB) 52 consultation as required by CEQA. AB 52 consultation is performed between the lead government agency and California Native American tribes who have requested notification of projects in their traditional area. Appendix B provides the results of the outreach effort.

On June 4, 2020, Cultural Resources Director Joyce Perry, on behalf of Chairman Belardes of the Juaneño Band of Mission Indians, Acjachemen Nation responded via email. Due to the positive SLF results, Ms. Perry requested that Native American and archaeological monitoring be required as a mitigation measure during all ground disturbing activities. Ms. Perry stated that the Juaneño Band of Mission Indians, Acjachemen Nation should be considered for all monitoring needs, as the project lies within their ancestral territory. Documentation on the Native American outreach prepared for this project is included in Appendix B.

5 Field Survey

5.1 Methods

Rincon Architectural History Principal Shannon Carmack conducted the pedestrian field survey of the project site on May 5, 2020. The project site is entirely developed without any exposed surfaces therefore it was determined an archaeological survey would not be needed as no exposed surfaces are present where an archaeological investigation could be conducted under the project site's existing conditions. The field survey of the historic buildings consisted of a visual inspection of all built environment features on the property, including buildings, structures, and associated features to assess their overall condition and integrity, and to identify and document any potential character-defining features. Ms. Carmack documented the field survey using field notes and digital photographs.

5.2 Results

As a result of the background research and intensive-level historic resources field survey, one built environment resource, the Pacific Edge Hotel was identified within the project site. The property was recorded on California Department of Parks and Recreation (DPR) 523 Series forms and evaluated for listing in the CRHR and local designation. Copies of this documentation is included in Appendix C below. Described in greater detail below, the property is comprised of nine buildings spread across multiple parcels.

Pacific Edge Hotel

The Pacific Edge Hotel complex consists of nine buildings and two surface parking lots spread across multiple parcels and on either side of Sleepy Hollow Lane (Figure 7). It is comprised of seven hotel buildings and two restaurants, many of which were converted from earlier residential buildings into their current commercial uses. Constructed between 1932 and 1987, the properties range from two-to-four stories in height and are primarily examples of the ubiquitous multi-family residential architecture which characterized southern California in the post-World War II era. Except for signage, there is no cohesive design or landscape elements uniting the buildings or larger site. Rather, the property currently reads as a series of independent commercial and residential buildings within an urbanized, beachfront community. Each of the buildings are discussed in further detail in Table 3 below.

Figure 7 Pacific Edge Hotel Site Map



Imagery provided by Microsoft Bing and its licensors © 2020.

Table 3 Pacific Edge Hotel Buildings

Photograph	Building Details
	**Name:** Driftwood Restaurant **Address:** 619 Sleepy Hollow Lane **Built Date:** 1932 **Description:** Initially constructed as a residence, the building has operated as a restaurant since 1968. The irregular-planned building has varied massing and is capped by a hipped roof with tiled ridges and exposed rafters. Exhibiting minimal elements of the Craftsman style, it is clad in painted wood-shake siding exhibits large casement windows. With the exception of the addition of a terraced patio at the rear (southwest), the building is largely unaltered and intact.
	**Name:** Villa Restaurant **Address:** 627 Sleepy Hollow Lane **Built Date:** 1987 (constructed or substantially altered) **Description:** Originally constructed as a residence, this building is substantially altered and currently functions as a restaurant. Generally rectangular in plan, it exhibits varied massing and an intersecting hipped-roof sheathed in asphalt shingles and punctuated by dormers and brick chimneys. Clad in wood siding, the building' street-facing (northeast) elevation exhibits three wood-panel garage doors. The rear (northeast) elevation is defined by a large bay window and recessed balconies and opens to a beachfront patio.
	**Name:** Surf Building **Address:** 633/635 Sleepy Hollow Lane **Built Date:** 1964 **Description:** A three-story hotel building exhibiting minimal elements of Modern-style architecture, including horizontal massing, flat roof, and minimal orientation. The U-planned building is clad primarily in stucco with limited masonry and exhibits exposed hallways, stairways, and balconies.

Photograph	Building Details
	**Name:** Bahia Building **Address:** 636 Sleepy Hollow Lane **Built Date:** 1963 **Description:** A three-story hotel building with a soft-story to accommodate parking underneath. Exhibiting minimal elements of Modern-style architecture, the building is rectangular in plan, capped by a flat roof and clad primarily in stucco. It exhibits minimal ornamentation and has exposed hallways, stairways, and balconies.
	**Name:** Coast Building **Address:** 647 South Coast Highway **Built Date:** 1972 **Description:** A two-story hotel and lobby building exhibiting no discernable architectural style with a soft story parking area at the rear (southwest). The rectangular-planned building is capped by a flat roof and sheathed primarily in stucco. Its rectangular massing is punctuated by large openings which protect recessed entryways and open stairways, walkways, and balconies.
 	**Name:** Reef Tower and Cottage. **Address:** 653 Sleepy Hollow Lane **Built Date:** 1945 (Cottage); 1962 (Tower) **Description:** This property contains two hotel buildings. Situated at the northwest portion of the parcel is the Cottage, a small, two-story rectangular planned building with an open balcony. It is clapped by a flat roof with short extending beams and sheathed in horizontal wood lap siding. It exhibits no discernable style and is punctuated with a variety of window types, glass blocks, and solid wood doors. At the southern portion of the property is the Reef Tower building, which is terraced into the seacliff with five stories on its beach-facing elevation. It exhibits Modernist-style elements through its flat roof, exposed beams, and horizontal massing. The building features limited ornamentation and has exposed walkways and balconies which extend across two of its elevations.

Photograph	Building Details
	**Name:** Reef Building **Address:** 667 Sleepy Hollow Lane **Built Date:** 1967 **Description:** A four-story hotel building exhibiting minimal elements of Modern-style architecture, including horizontal massing, flat roof, and minimal orientation. The irregular-planned building is clad primarily in stucco and exhibits exposed hallways, stairways, and balconies.
	**Name:** Seas Building **Address:** 668 Sleepy Hollow Lane **Built Date:** 1960 **Description:** A two-story hotel building with a central, "pop up" third story. Exhibiting minimal elements of Modern-style architecture, the building is rectangular in plan, capped by a flat roof and clad primarily in stucco. It exhibits minimal ornamentation and has exposed hallways, stairways, and balconies.

Pacific Edge Hotel Developmental History

Although currently functioning as a single property, the Pacific Edge Hotel consists of multiple buildings which were developed independently of one another. The earliest building in the complex is the Driftwood Restaurant, which was constructed in 1932 as a residence of comedian and actor Slim Summerville (Les 1981). This property was one of many small beachfront cottages constructed during the first half of the twentieth century along South Coast Highway. Construction of these homes was primarily along the bluffs adjacent to the Main Beach and increased following the paving and formal establishment of South Coast Highway in 1926. In addition to the Driftwood, this included several other small residential bungalows in the footprint of the future Villa Restaurant, and Bahia, Coast, and Seas buildings (Figure 8).

Figure 8 1948 Sanborn Fire Insurance Map Depicting Project Site (Lester 2020)



After World War II, development in the general vicinity of the project site increased and shifted towards larger buildings for multi-family residential and tourism-based commercial operations such as hotels and restaurants. Many of these buildings replaced earlier residential bungalows. While the Reef Cottage was constructed just prior to this trend in 1945, the majority of the Pacific Edge Hotel buildings were completed during this period: including the Seas Building (1960), Reef Tower (1962), Bahia Building (1963), Surf Building (1964), the Reef Building (1967), and the Coast Building (1972), (Figure 9 and Figure 10). Building permits indicate these buildings may have initially been constructed as residential apartment buildings; however, they appear to have been converted to commercial hotel purposes as early as 1974 according to city directories (City of Laguna Beach 2020b; Lester 2020). The Driftwood building was also part of this trend and was converted into a restaurant initially named the Beach House Inn in 1968. A full list Real Property Records outlining building permits for the subject property is included in Appendix D.

Figure 9 1963 Photograph Depicting Project Site (UCSB 2020)



Figure 10 1972 Aerial of Project Site (California Coastal Records Project 2020)



By 1974, city directories indicate the subject property was operating with two names from the 647 South Coast Highway address: the Seas Motels and Apartments, and Vacation Village. This entity continued to operate under both names until at least 1998 (Lester 2020). City of Laguna Beach records indicate the Villa Restaurant building was constructed during this period; per building permits it was initially built as a single family residence and converted to its current assembly/hotel use in 2010 (City of Laguna Beach 2020). Subsequent to this, the Seas Motels and Apartments, and Vacation Village business names were renamed the Pacific Edge Hotel by 2014.

Pacific Edge Hotel Historical Resources Evaluation

The Pacific Edge Hotel complex consists of nine buildings constructed between 1932 and 1987. Seven were constructed after 1960 and are representative of the post-World War II growth and densification which occurred across Southern California. The architectural styles of the buildings exhibit the minimal elements of Modernism which generally characterizes multi-family residential buildings from this era, including rectangular plans, flat roofs, stucco cladding, minimal ornamentation, and exposed hallways, stairways, and balconies. Similar buildings are ubiquitous throughout Laguna Beach and Southern California and none of the examples within the subject property appear to be noteworthy or significant within this larger trend. One additional property within the project site, the Reef Cottage, was constructed prior to this trend in 1945. However, it is a nondescript residential building exhibiting no discernable architectural style. In addition to their architectural associations, a review of historical newspapers and other available sources failed to indicate any of these eight properties possess any association with events or persons with demonstrated significance in the history of the city, region, state, or nation. Therefore, the eight buildings within the subject property which were constructed post 1945 do not appear to possess any significant historical or architectural associations to warrant federal, state, or local eligibility under any applicable designation criteria.

One building within the subject property, the Driftwood Restaurant at 619 Sleepy Hollow Lane, was previously identified in the 1981 Laguna Beach Historic Resources Inventory. At that time, the property was given an “Exceptional” rating, indicating the surveyors found the property potentially eligible for NRHP listing (Les 1981). Constructed in 1932, the building is the former residence of actor Slim Summerville and is one of the many beachside bungalows built in the area following the completion of the South Coast Highway in 1926. These property types were identified as rare in 1981 and have only become more so since this time. Although the property has been modified since it was last recorded, these alterations are largely focused on the rear patio and the overall form and features of the former residence remain legible and intact. As a result, the current study concurs with the previous evaluation and recommends the property as eligible for federal, state, and local designation for its association with the early residential development of Laguna Beach and the architectural styles which characterized this growth (NRHP Criteria A and C; CRHR Criteria 1 and 3; Laguna Beach Historic Register Criteria a, b, and e). Table 4 below identifies the historical resources eligibility of each building within the Pacific Edge Hotel complex.

Table 4 Pacific Edge Hotel Buildings Historical Resources Eligibility

Name	Address	Finding
Driftwood Restaurant	619 Sleepy Hollow Lane	Eligible for NRHP, CRHR, and local designation (California Historical Resource Status Code [CHRSC] 3S)
Villa Restaurant	627 Sleepy Hollow Lane	Ineligible for NRHP, CRHR, or local designation (CHRSC 6Z)
Surf Building	633/635 Sleepy Hollow Lane	Ineligible for NRHP, CRHR, or local designation (CHRSC 6Z)
Bahia Building	636 Sleepy Hollow Lane	Ineligible for NRHP, CRHR, or local designation (CHRSC 6Z)
Coast Building	647 South Coast Highway	Ineligible for NRHP, CRHR, or local designation (CHRSC 6Z)
Reef Tower and Cottage	653 Sleepy Hollow Lane	Ineligible for NRHP, CRHR, or local designation (CHRSC 6Z)
Reef Building	667 Sleepy Hollow Lane	Ineligible for NRHP, CRHR, or local designation (CHRSC 6Z)
Seas Building	668 Sleepy Hollow Lane	Ineligible for NRHP, CRHR, or local designation (CHRSC 6Z)

6 Findings and Recommendations

As detailed above, one building within the project site, the Driftwood Restaurant at 619 Sleep Hollow Lane, was found eligible for listing in the NRHP, CRHR, and local designation; as such, it is considered a historical resource under Section 15064.5 of the CEQA Guidelines. The proposed project would remodel the interior of buildings, construct a new building adjacent to the Reef buildings, improve Sleepy Hollow Lane through infrastructure, landscaping, and other circulation improvements. None of these proposed actions would directly alter the exterior of the Driftwood Restaurant building. Although they might result in some modification to the building's setting, its surroundings have continually changed since the building was initially constructed in 1932; most notably these changes occurred prior to the building's original historical resources identification in 1981 when much of Sleepy Hollow Lane had already changed due to development in the post-World War II era. As a result, the building would retain those physical characteristics which justify its historical resources eligibility. Rincon therefore recommends a finding of a ***less than significant impact to historical resources*** as defined in Section 15064.5 of the CEQA guidelines.

The CHRIS records search results remain pending. However, the SLF search returned positive results and NAHC listed contacts were sent informal outreach letters requesting information they may have regarding the presence of cultural resources. Cultural Resources Director Joyce Perry, on behalf of NAHC-listed contact Chairman Belardes of the Juaneño Band of Mission Indians, Acjachemen Nation, requested archaeological and Native American monitoring be required as a mitigation measure during all ground disturbing activities. Rincon has not received responses from any other Native American contacts.

Given the positive SLF search, Native American outreach, proximity to the Pacific Ocean and ethnographic settlement patterns of the Gabrieliño-Tongva and Juaneño, the area is considered sensitive for archaeological resources. Despite the developed nature of the project site, it is possible that subsurface archaeological deposits exist.

Based on the results of this assessment, Rincon recommends archaeological and Native American monitoring during initial ground disturbing activities and presents the following recommendation in case of unanticipated discovery of cultural resources during project development. With adherence to these recommendations, Rincon recommends a finding of ***less than significant impact with mitigation incorporated to archaeological resources*** as defined in Section 15064.5 of the CEQA guidelines. The project is also required to adhere to regulations regarding the unanticipated discovery of human remains, detailed below.

6.1 Archaeological and Native American Monitoring

During initial ground disturbance for the project, a qualified archaeologist and locally affiliated Native American monitor should monitor construction activities within the project site. Initial ground disturbance is defined as disturbance within previously undisturbed native soils. If, during initial ground disturbance, the qualified archaeologist determines that the construction activities have little or no potential to impact cultural resources (e.g., excavations are within previously disturbed, non-native soils, or within soil formation not expected to yield cultural resources deposits), the qualified archaeologist may recommend that monitoring be reduced or eliminated. If cultural resources are identified during initial monitoring, work in the immediate vicinity should halt until the resource has

been evaluated for significance. Should cultural resources be discovered during excavation, additional studies including data recovery efforts may be needed to reduce project impacts and/or consultation with local tribes and the City of Laguna Beach, acting as lead agency, may be necessary to mitigate any significant impacts.

6.2 Unanticipated Discovery of Cultural Resources

If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If the discovery proves to be significant under the NHPA and/or CEQA, additional work such as data recovery excavation and Native American consultation may be warranted to mitigate any significant impacts/adverse effects.

6.3 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 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 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 would notify the Native American Heritage Commission, which would determine and notify a most likely descendant (MLD). The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from subsequent disturbance.

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Laguna Beach Historical Society

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Nevin, David

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Appendix A

Records Search Results

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-00512		1935	Romero, John B.	Orange County, California, Indian Campsites		30-000001, 30-000002, 30-000003, 30-000004, 30-000005, 30-000006, 30-000007, 30-000008, 30-000009, 30-000010, 30-000011, 30-000012, 30-000013, 30-000014, 30-000015, 30-000016, 30-000017, 30-000018, 30-000019, 30-000020, 30-000021, 30-000022, 30-000023, 30-000024, 30-000025, 30-000026, 30-000027, 30-000028, 30-000029, 30-000030, 30-000280
OR-00612		1981	Magalousis, Nicholas M.	Archaeological Report: CA-ORA-775 Specific Location: 250 and 260 Saint Ann's Drive Laguna Beach, California	Interdisciplinary Research Group	30-000775
OR-01926		1977	Ezell, Paul H. and Carrico, Richard L.	Archaeological Survey Report of Aliso Water Management Agency Project Committees 7, 11-A and 15	Westec Service, Inc.	30-000009, 30-000074, 30-000109, 30-000280, 30-000281, 30-000285, 30-000286, 30-000334, 30-000335, 30-000576, 30-000577, 30-000578, 30-000583, 30-000596, 30-001683
OR-02545		2002	Ferguson, Charles and McKenna, Jeanette A.	Cultural Resources Investigation and Historic Property Survey for the Proposed Community Senior Center on Third Street, City of Laguna Beach, Orange County, California	McKenna et al.	30-158304, 30-158305, 30-158306, 30-158307, 30-158308, 30-177625, 30-177626, 30-177627
OR-02815		2002	Shepard, Richard S.	Historic Property Survey Report for the Laguna Beach Urban Runoff Diversion Project Laguna Beach, Orange County Califonria	Chambers Group, Inc.	19-000755
OR-02959		2005	Wlodarski, Robert J.	A Phase 1 Achaeological Study for the Brook Street Stair Improvement Project City of Laguna Beach, Orange County, California	Cellular, Archaeological Resource, Evaluations	
OR-03441	Cellular -	2007	Bonner, Wayne H. and Kathleen A. Crawford	Cultural Resource Records Search and Site Visit Results for Cingular Wireless Candidate Lsancac097 (laguna Beach), 625 1/2 Park Avenue, Laguna Beach, Orange County, California	Michael Brandman Associates	30-000005, 30-000285, 30-000286, 30-000457, 30-000578, 30-000775, 30-000790
OR-03504		2007	Tibbet, Casey	Historic Building Assessment, Heisler Building 400-424 South Coast Highway, City of Laguna Beach, Orange County, California	LSA Associates, Inc.	
OR-03569		2008	Bai "Tom" Tang and Michael Hogan	Historic Building Study: Residence at 580 Oak Street, City of Laguna Beach, Orange County, California	CRM Tech	30-158048

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-03884		2009	McKenna, Jeanette A.	A Cultural Resources Assessment and Brief History of the Bainer Residence at 625 Seaview Street in the City of Laguna Beach, Orange County, California	McKenna et al.	30-158068
OR-03937		2010	Daly, Pamela and Patrick Maxon	Phase I Cultural Resources Assessment Report, Noppenberger Work/Live Development Project in Laguna Beach	BonTerra Consulting	30-000005, 30-000007, 30-000285, 30-000286, 30-000457, 30-000576, 30-000577, 30-000578, 30-000775, 30-000790, 30-000791, 30-001000, 30-001001, 30-001683, 30-158048, 30-158068, 30-177043
OR-04082		1987	Pierson, Larry, Shiner, Gerald, and Slater, Richard	California Outer Continental Shelf, Archaeological Resource Study: Morro Bay to Mexican Border, Final Report	PS Associates	
OR-04179		2008	unknown	Laguna Beach Historic Resources Inventory	City of Laguna Beach	30-157939
OR-04449		2014	Bonner, Diane, Wills, Carrie, and Crawford, Kathleen	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA02251A (CM251 Benson) 465 Forest Avenue, Laguna Beach, Orange County, California	EAS	30-000005, 30-000285, 30-000286, 30-000578, 30-000790, 30-001000, 30-001001, 30-159468, 30-177540
OR-04449A		2014	Bonner, Wayne H. and Kathleen A. Crawford	Direct APE Historic Architectural Assessment for T-Mobile West, LLC Candidate LA02251A (CM251 Benson) 465 Forest Avenue, Laguna Beach, Orange County, California	Environmental Assessment Specialists, Inc.	
OR-04558		2014	Supernowicz, Dana E.	ARCHITECTURAL EVALUATION STUDY OF THE ST. CATHERINE OF SIENA PARISH PROJECT, AT&T MOBILITY SITE NO. OC0410, 990 TEMPLE TERRACE, LAGUNA BEACH, ORANGE COUNTY, CALIFORNIA 92651	Historic Resource Associates	

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-000005	CA-ORA-000005	Resource Name - Romero's Camp Number 5; Other - CAMP 5 OCAS	Site	Prehistoric	AP02; AP16	1949; 1966 (Chace, P.G.); 1973 (COLEGROVE); 2017 (Ivan Strudwick, LSA)	OR-00286, OR-00512, OR-00772, OR-01995, OR-03441, OR-03937, OR-04449
P-30-000578	CA-ORA-000578	Resource Name - Site 3, Temporary Field #6	Site	Prehistoric, Protohistoric	AP02; AP11; AP15	1975 (Leonard, N.); 1977 (Ezell, Paul H., Westec); 1978 (Magalousis, Nicholas M.)	OR-01926, OR-01995, OR-03441, OR-03867, OR-03937, OR-04247, OR-04270, OR-04449
P-30-000775	CA-ORA-000775	Resource Name - Temp Field No. #9; Other - Laguna man; Other - Laguna woman; Other - Wilsonii	Site	Prehistoric, Protohistoric	AP02; AP09; AP15	1967 (Frank Tubb, PCAS); 1979 (Magalousis); 1979 (Mitchell, L., PCAS); 1986 (Mitchell, L., PCAS); 2017 (Ivan Strudwick, LSA)	OR-00612, OR-00772, OR-01995, OR-03441, OR-03937
P-30-000790	CA-ORA-000790	Resource Name - Temp Field No. #7	Site	Prehistoric, Protohistoric	AP02; AP15	1978 (Magalousis)	OR-01995, OR-03441, OR-03937, OR-04449
P-30-157866		OHP Property Number - 037231; Resource Name - New Lynn Theatre; Other - South Coast Theatre; Other - zip 92651	Building, Element of district	Historic	HP10	1981 (Kathleen Les, Environmental Coalition)	
P-30-157869		OHP Property Number - 037234; Resource Name - Isch Bldg; Other - zip 92651	Building, Element of district	Historic	HP06	1981 (Kathleen Les, Environmental Coalition)	
P-30-157873		OHP Property Number - 037238; Resource Name - Hotel Laguna; Other - zip 92651	Building, Element of district	Historic	HP05	1981 (Kathleen Les, Environmental Coalition)	
P-30-157895		OHP Property Number - 037260; Resource Name - 901-13 S Coast Hwy; Other - zip 92651	Building, Element of district	Historic	HP06	1981 (Kathleen Les, Environmental Coalition)	
P-30-157899		OHP Property Number - 037264; Resource Name - Laguna Beach Funeral Home; Other - Ray Family Mortuary; Other - zip 92651	Element of district	Historic	HP06	1981 (Kathleen Les, Environmental Coalition)	

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-157901		OHP Property Number - 037266; Resource Name - 1009 S Coast Hwy; Other - zip 92651	Building, Element of district	Historic	HP03	1981 (Kathleen Les, Environmental Coalition)	
P-30-157905		OHP Property Number - 037270; Resource Name - Smith Construction Co; Other - zip 92625	Building, Element of district	Historic	HP06	1981 (Kathleen Les, Environmental Coalition)	
P-30-157910		OHP Property Number - 037275; Resource Name - Hotel Del Camino; Other - Hotel Firenze; Other - zip 92651	Building, Element of district	Historic	HP05	1981 (Kathleen Les, Environmental Coalition)	
P-30-157911		OHP Property Number - 037276; Resource Name - Shea Apts; Other - Hotel California; Other - zip 92651	Building, Element of district	Historic	HP03; HP05	1981 (Kathleen Les, Environmental Coalition)	
P-30-157939		OHP Property Number - 037304; Resource Name - Coast Blvd; Other - S Coast Hwy District; Other - zip 92651	District	Historic	HP02; HP03; HP05; HP06	1981 (Kathleen Les, Environmental Coalition)	OR-04179
P-30-158048		OHP Property Number - 037413; Resource Name - CRM TECH 2283-1; Other - zip 92651	Building	Historic	HP03	2008 (Tang, Bai "Tom" and Josh Smallwood, CRM Tech)	OR-03569, OR-03937
P-30-158068		OHP Property Number - 037433; Resource Name - James Bainer Residence; Other - zip 92651; Other - Eleanor Ghiselin Residence	Building	Historic	HP02	2009 (McKenna, Jeanette A., McKenna et al.)	OR-03884, OR-03937
P-30-158226		OHP Property Number - 035791; Resource Name - St Francis by-the-Sea American Catholic Church; Other - St Francis Catherdral Chapel; Other - American Catholic Church; Other - The Chapel of St Francis; Other - zip 92651	Building	Historic	HP16	1988 (Anne Frank, M.A. Public History Program, CSU Dominguez Hills)	

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-158304		OHP Property Number - 037669; Resource Name - City of Laguna Beach Community/Senior Center Redevelopment Block	Building	Historic	HP02	2002 (Jeanette A. McKenna, McKenna et al.)	OR-02545
P-30-158305		OHP Property Number - 037670; Resource Name - City of Laguna Beach Community/Senior Center Redevelopment Block	Building	Historic	HP02	2002 (Jeanette A. McKenna, McKenna et al.)	OR-02545
P-30-158306		OHP Property Number - 037671; Resource Name - City of Laguna Beach Community/Senior Center Redevelopment Block	Building	Historic	HP02; HP03	2002 (Jeanette A. McKenna, McKenna et al.)	OR-02545
P-30-158307		OHP Property Number - 037672; Resource Name - City of Laguna Beach Community/Senior Center Redevelopment Block	Building	Historic	HP03	2002 (Jeanette A. McKenna, McKenna et al.)	OR-02545
P-30-158308		OHP Property Number - 037673; Resource Name - City of Laguna Beach Community/Senior Center Redevelopment Block	Building	Historic	HP03	2002 (Jeanette A. McKenna, McKenna et al.)	OR-02545
P-30-177043		Resource Name - 255, 255 1/2 & 265 St Anns Dr	Building	Historic	HP02; HP03	2010 (Pamela Daly, Daly & Associates)	OR-03937
P-30-177470		Resource Name - Laguna Canyon Road	Structure	Historic	AH07	2013 (Hubert Switalski, Stantec); 2016 (Jeremy Adams, ECORP); 2016 (Salli Hosseini, ICF)	OR-04285, OR-04589
P-30-177540		Resource Name - T-Mobile West LLC LA02251A/CM251 Benson	Building	Historic	HP06	2014 (K.A. Crawford, Crawford Historic Services)	OR-04449
P-30-177625		Resource Name - 399 Loma Terrace	Building	Historic	HP03	2002 (Jeanette McKenna, McKenna et al)	OR-02545
P-30-177626		Resource Name - 389 Loma Terrace	Building	Historic	HP02	2002 (Jeanette McKenna, McKenna et al)	OR-02545
P-30-177627		Resource Name - 380 Third St	Building	Historic	HP03	2002 (Jeanette McKenna, McKenna et al)	OR-02545
P-30-179883		Resource Name - Sewage Treatment Plant; Other - Office Bldg & Settling Tank (Sludge Digester)	Building, Structure	Historic	HP09; HP11; HP14; HP35	2006 (James Steely, SWCA); 2017 (Megan Wilson, Cogstone)	



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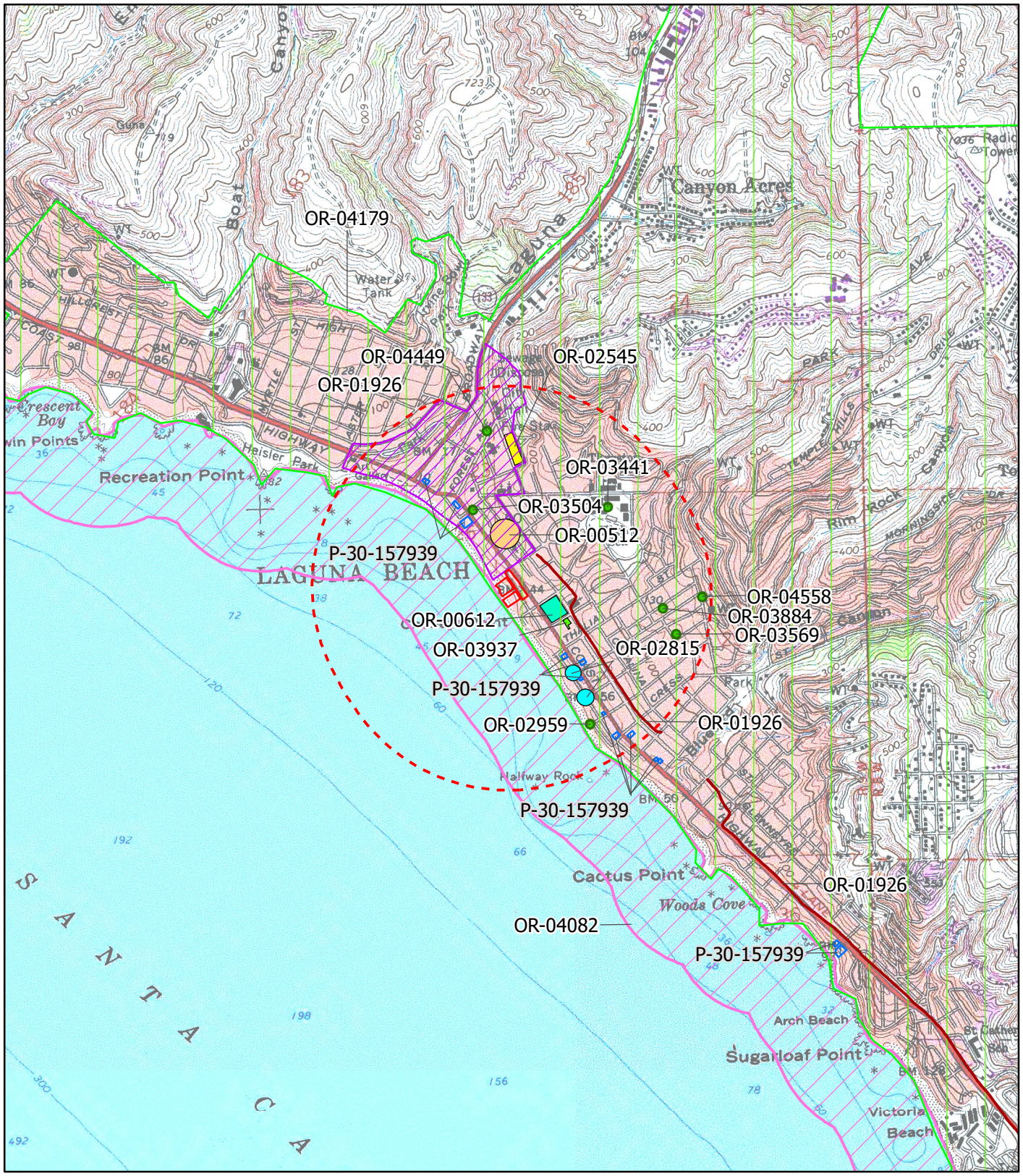
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Resources within the project area: None
28 resources within a 1/2-mile radius

Laguna Beach, CA
USGS 7.5' PR: 1981
1:24,000
INV #21346
June 2020

South Central Coastal Information Center

May depict confidential cultural resource locations. Do not distribute.



N
W E
S

Miles
0 0.125 0.25 0.5

Resources within the project area: None
1 resource within a 1/2-mile radius
Reports within the project area: OR-04179
14 additional reports within a 1/2-mile radius

Laguna Beach, CA
USGS 7.5' PR: 1981
1:24,000
INV #21346
June 2020

South Central Coastal Information Center

May depict confidential cultural resource locations. Do not distribute.

Appendix B

Native American Outreach

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Blvd, Suite 100
Sacramento, CA 95814
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: Laguna Beach Pacific Edge Hotel Project

County: Orange

USGS Quadrangle Name: *Laguna Beach*

Township: 7S, Range: 9W, Section(s): 25

Company/Firm/Agency: Rincon Consultants, Inc.

Contact Person: Steven Treffers

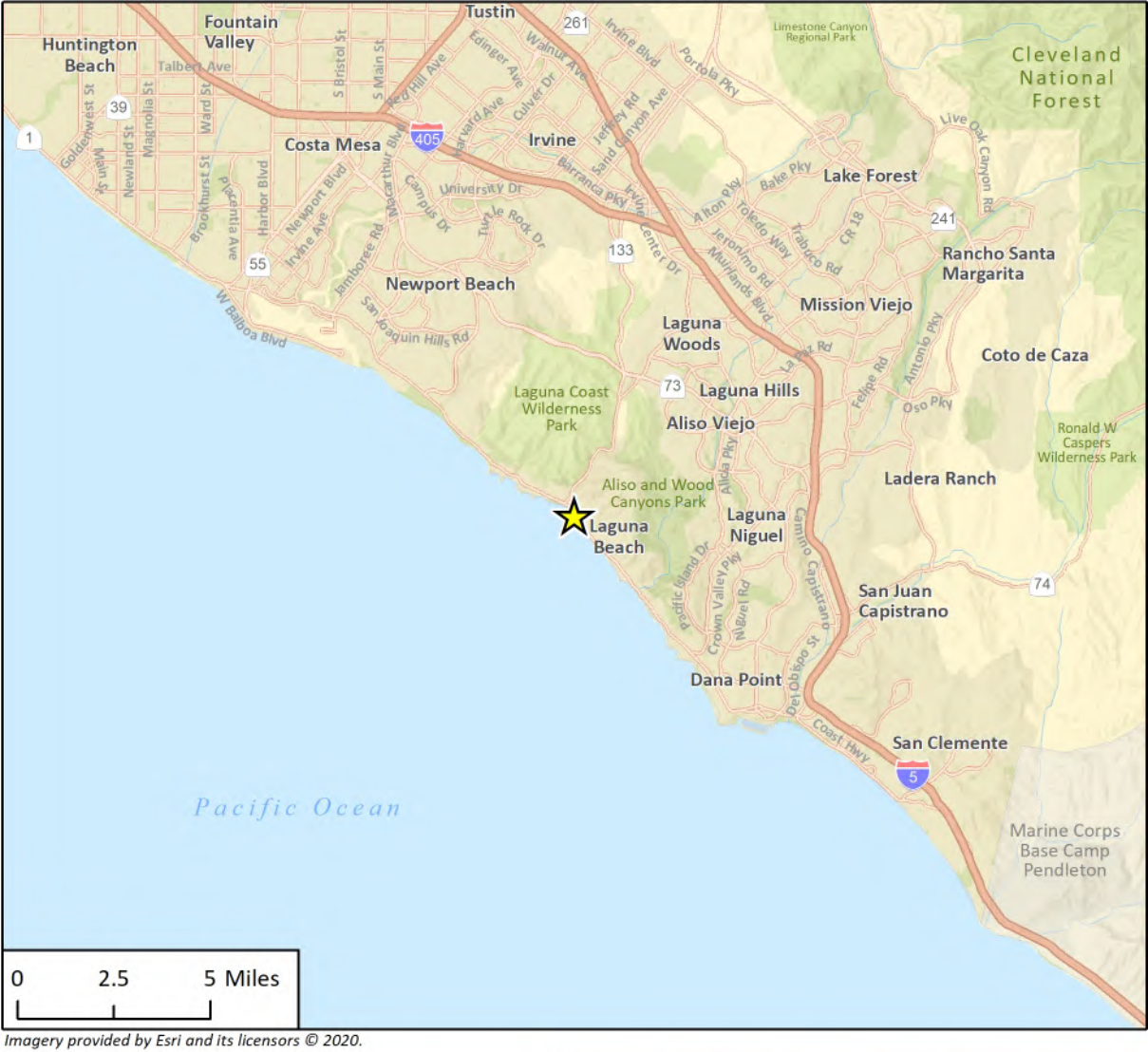
Street Address: 250 E. 1st Street, Suite 1400

City: Los Angeles Zip: 90012

Phone: (510) 834-4455 ext. 9984

Email: streffers@rinconconsultants.com

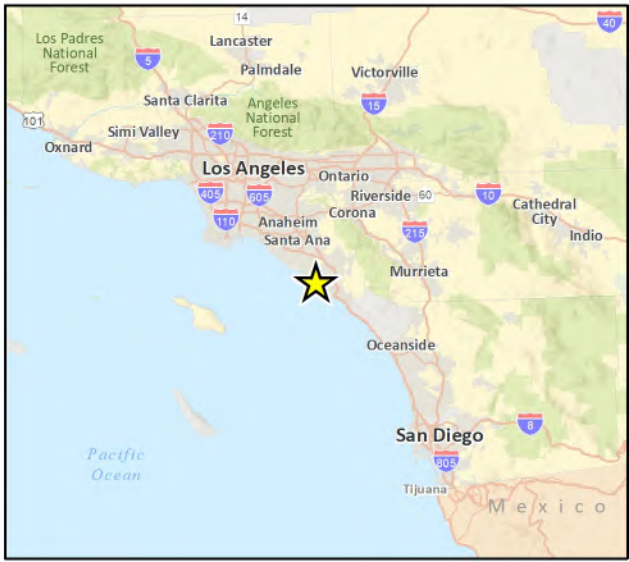
Project Description: The proposed project consists the remodel of 11 existing properties. Activities include interior and exterior improvements in addition to new landscaping and lighting along PCH frontage and Sleep Hollow Lane.



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Project Location

N





Imagery provided by Microsoft Bing and its licensors © 2020.

Fig 2 Project Location

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

May 4, 2020

Steven Treffers
Rincon Consultants, Inc.

Via Email to: streffers@rinconconsultants.com

Re: Laguna Beach Pacific Edge Hotel Project, Orange County

Dear Mr. Treffers:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were positive. Please contact the Juaneno Band of Mission Indians Acjachemen Nation - Belardes on the attached list for more information. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Orange County
5/4/2020

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393 — Gabrieleno
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@gabrielenoindians.org

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693 — Gabrieleno
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231 — Gabrielino
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490 — Gabrielino
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com

Gabrielino-Tongva Tribe
Charles Alvarez,
23454 Vanowen Street — Gabrielino
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com

Juaneno Band of Mission Indians Acjachemen Nation - Belardes
Joyce Perry, Tribal Manager
4955 Paseo Segovia — Juaneno
Irvine, CA, 92603
Phone: (949) 293 - 8522
kaamalam@gmail.com

Juaneno Band of Mission Indians Acjachemen Nation - Belardes
Matias Belardes, Chairperson
32161 Avenida Los Amigos — Juaneno
San Juan Capisttrano, CA, 92675
Phone: (949) 293 - 8522
kaamalam@gmail.com

Soboba Band of Luiseno Indians
Scott Cozart, Chairperson
P. O. Box 487 — Cahuilla Luiseno
San Jacinto, CA, 92583
Phone: (951) 654 - 2765
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

Soboba Band of Luiseno Indians
Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487 — Cahuilla Luiseno
San Jacinto, CA, 92581
Phone: (951) 663 - 5279
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

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 Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Laguna Beach Pacific Edge Hotel Project, Orange County.

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

213 788 4842 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

May 27, 2020

Matias Belardes, Chairperson
Juaneño Band of Mission Indians Acjachemen Nation
32161 Avenida Los Amigos
San Juan Capistrano, California 92675
Phone: (949) 293 - 8522
Email: kaamalam@gmail.com

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Chairperson Belardes:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

A search of the Native American Heritage Commission's (NAHC) Sacred Lands File on May 4, 2020 resulted in positive findings. Records search results from the South Central Coastal Information Center are pending. This letter serves to inquire about your knowledge of potential cultural resources within the vicinity that may be impacted by the project. If you have knowledge of cultural resources that may exist within or near the project site, please contact me in writing at mstrother@rinconconsultants.com, or by telephone at (760) 918-9444, extension 2047.

Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

213 788 4842 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

May 27, 2020

Joyce Perry, Tribal Manager
Juaneño Band of Mission Indians Acjachemen Nation
32161 Avenida Los Amigos
San Juan Capistrano, California 92675
Phone: (949) 293 - 8522
Email: kaamalam@gmail.com

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Ms. Perry:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

A search of the Native American Heritage Commission's (NAHC) Sacred Lands File on May 4, 2020 resulted in positive findings. Records search results from the South Central Coastal Information Center are pending. This letter serves to inquire about your knowledge of potential cultural resources within the vicinity that may be impacted by the project. If you have knowledge of cultural resources that may exist within or near the project site, please contact me in writing at mstrother@rinconconsultants.com, or by telephone at (760) 918-9444, extension 2047.

Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

213 788 4842 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

May 27, 2020

Andrew Salas, Chairperson
Gabrieleño Band of Mission Indians - Kizh Nation
P.O. Box 393
Covina, California 91723
Phone: (626) 926 – 4131
Email: admin@gabrielenoindians.org

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Chairperson Salas:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

Records search results from the South Central Coastal Information Center are pending. This letter serves to inquire about your knowledge of potential cultural resources within the vicinity that may be impacted by the project. If you have knowledge of cultural resources that may exist within or near the project site, please contact me in writing at mstrother@rinconconsultants.com, or by telephone at (760) 918-9444, extension 2047.

Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

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Los Angeles, California 90012

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www.rinconconsultants.com

May 27, 2020

Anthony Morales, Chairperson
Gabrieleño/Tongva San Gabriel Band of Mission Indians
P.O. Box 693
San Gabriel, California 91778
Phone: (626) 483 – 3564
Email: GTTribalcouncil@aol.com

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Chairperson Morales:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

Records search results from the South Central Coastal Information Center are pending. This letter serves to inquire about your knowledge of potential cultural resources within the vicinity that may be impacted by the project. If you have knowledge of cultural resources that may exist within or near the project site, please contact me in writing at mstrother@rinconconsultants.com, or by telephone at (760) 918-9444, extension 2047.

Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

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Los Angeles, California 90012

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info@rinconconsultants.com
www.rinconconsultants.com

May 27, 2020

Sandonne Goad, Chairperson
Gabrieliño /Tongva Nation
106 1/2 Judge John Aiso St., #231
Los Angeles, California 90012
Phone: (951) 807 – 0479
Email: sgoad@gabrielino-tongva.com

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Chairperson Goad:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

Records search results from the South Central Coastal Information Center are pending. This letter serves to inquire about your knowledge of potential cultural resources within the vicinity that may be impacted by the project. If you have knowledge of cultural resources that may exist within or near the project site, please contact me in writing at mstrother@rinconconsultants.com, or by telephone at (760) 918-9444, extension 2047.

Sincerely,
Rincon Consultants, Inc.



Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

213 788 4842 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

May 27, 2020

Robert Dorame, Chairperson
Gabrieliño Tongva Indians of California Tribal Council
P.O. Box 490
Bellflower, California 90707
Phone: (562) 761 – 6417
Email: gtongva@gmail.com

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Chairperson Dorame:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

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Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

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info@rinconconsultants.com
www.rinconconsultants.com

May 27, 2020

Charles Alvarez
Gabrieliño-Tongva Tribe
23454 Vanowen Street
West Hills, California 91307
Phone: (310) 403 – 6048
Email: roadkingcharles@aol.com

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Mr. Alvarez:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

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Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

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info@rinconconsultants.com
www.rinconconsultants.com

May 27, 2020

Scott Cozart, Chairperson
Soboba Band of Luiseño Indians
P. O. Box 487
San Jacinto, California 92583
Phone: (951) 654 - 2765
Fax: (951) 654-4198
Email: jontiveros@soboba-nsn.gov

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Chairperson Cozart:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

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Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

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250 East 1st Street, Suite 1400
Los Angeles, California 90012

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www.rinconconsultants.com

May 27, 2020

Joseph Ontiveros, Cultural Resource Department
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, California 92581
Phone: (951) 663 – 5279
Email: jontiveros@soboba-nsn.gov

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Mr. Ontiveros:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

Records search results from the South Central Coastal Information Center are pending. This letter serves to inquire about your knowledge of potential cultural resources within the vicinity that may be impacted by the project. If you have knowledge of cultural resources that may exist within or near the project site, please contact me in writing at mstrother@rinconconsultants.com, or by telephone at (760) 918-9444, extension 2047.

Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

Susan Zamudio-Gurrola

From: Steven Treffers
Sent: Wednesday, June 10, 2020 11:06 AM
To: Susan Zamudio-Gurrola
Subject: FW: [EXT] Re: Pacific Edge Hotel Project Consultation Letter

From: Joyce Perry <kaamalam@gmail.com>
Sent: Thursday, June 4, 2020 11:46 AM
To: Mark Strother <mstrother@rinconconsultants.com>
Subject: [EXT] Re: Pacific Edge Hotel Project Consultation Letter

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Good Afternoon Mr. Strother,

I am responding on behalf of the Jauneno Band of Mission Indians, Acjachemen Nation- Belardes. Thank you for you inquiry. There are ancestors located nearby however I am not sure if these burials are within the APE. Due to the culturally sensitive nature of Laguna Beach we would recommend a Native and Archeaeo monitor during all ground disturbing activities. We would like to continue consulting as this project move forward.

Húu'uni 'óomaqati yáamaqati.
Teach peace
Joyce Stanfield Perry
Payomkawichum Kaamalam - President
Juaneño Band of Mission Indians, Acjachemen Nation
Tribal Manager, Cultural Resource Director

On Wed, May 27, 2020 at 1:11 PM Mark Strother <mstrother@rinconconsultants.com> wrote:

> Apologies, I initially attached the wrong letter.
>
> Here is the correct one.
>
> Thank you,

Mark Strother, MA, RPA

Archaeologist

Rincon Consultants, Inc.

Environmental Scientists | Planners | Engineers

760-918-9444 ext. 2047

619-359-8632 direct

rinconconsultants.com

***Note on COVID-19**: I'm available and working remotely to employ social distancing. Additionally, our work systems remain operational and we continue to perform work for our clients. Feel free to e-mail me or reach me directly at (619-359-8632).*

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
rinconconsultants.com

From: Mark Strother
Sent: Wednesday, May 27, 2020 1:00 PM
To: kaamalam@gmail.com
Subject: Pacific Edge Hotel Project Consultation Letter

Greetings,

Please see our attached letter and project location map for the Pacific Edge Hotel Project in Laguna Beach. Given the current circumstances surrounding COVID-19, we are emailing these letters instead of sending them via U.S. mail.

Please let me know if you have any questions or concerns regarding this project.

Thanks,

Mark Strother, MA, RPA

Archaeologist

Rincon Consultants, Inc.

Environmental Scientists | Planners | Engineers

760-918-9444 ext. 2047

619-359-8632 direct

rinconconsultants.com

***Note on COVID-19**: I'm available and working remotely to employ social distancing. Additionally, our work systems remain operational and we continue to perform work for our clients. Feel free to e-mail me or reach me directly at (619-359-8632).*



647 SCH

C.C.R.P.A.
Preserving The Past For The Future

California Cultural Resource Preservation Alliance, Inc.

P.O. Box 54132
Irvine, CA 92619-4132

An alliance of American Indian and scientific communities working for the preservation of archaeological sites and other cultural resources.

December17, 2019

Evan Jedynak, Associate Planner
Community Development Department
City of Laguna Beach
505 Forest Avenue
Laguna Beach, Ca 92651

RE: Notice of Intent of Local Action for Remodel of Hotel Resort Complex Pacific Edge Hotel, Laguna Beach, CA.

Dear Mr. Jedynak:

Thank you for the notification regarding the above-mentioned projects. CCRPA is not a tribal entity, however our mission is to preserve cultural resources and we appreciate the notification.

We realize that our response was due by December 14th, please take our comments into consideration with respect to further CEQA actions and keep us informed. As the Laguna Beach coast was densely populated by the ancestors of the Juaneño/Acjachemen prior to European contact, there is the potential for the presence of buried archaeological resources. Therefore, we recommend that a record search at the South Central Coastal Information Center at California State Fullerton be conducted by a qualified archaeologist. If the project area has not been previously surveyed, we recommend that the archaeological investigations include an archaeological survey of the area of potential effect.

Depending on the results of the archaeological investigations, it may be necessary to require monitoring by a qualified archaeologist and a traditionally and culturally affiliated Native American during construction phases that involve ground disturbing activities.

Sincerely,

Patricia Martz

Patricia Martz, Ph.D.
President

C.C.R.P.A.
PRESERVING THE PAST FOR THE FUTURE

P.O. Box 54132
Irvine, CA 92619-4132

California Cultural Resource Preservation Alliance, Inc.

An alliance of American Indian and scientific communities working for the preservation of archaeological sites and other cultural resources.

Jedynak, Evan

From: Joyce Perry <kaamalam@gmail.com>
Sent: Tuesday, December 03, 2019 2:16 PM
To: Jedynak, Evan
Subject: AB 52 COnsultation Re: Pacific Edge Hotel, Laguna Beach, CA

[**NOTICE:** This message originated outside of City of Laguna Beach -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

On behalf of the Juaneno Band of Mission Indians, Acjachemen Nation, I am responding to your letter dated November 14, 2019. Laguna Beach is a very important Ancestral site to the tribe. Therefore, we will be requesting native and archaeological monitoring during all ground disturbing activities It is our belief that the Pacific Edge Hotel complex was built prior to any environmental protection laws. Additionally we would lie to continue to consult on this project.

Húu'uni 'óomaqati yáamaqati.
Teach peace
Joyce Stanfield Perry
Payomkawichum Kaamalam - President
Juaneño Band of Mission Indians, Acjachemen Nation
Tribal Manager, Cultural Resource Director

Appendix C

DPR Forms

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code 3S; 6Z

Other Listings
Review Code **Reviewer** **Date**

Page 1 **of** 10 ***Resource Name or #:** Pacific Edge Hotel

P1. Other Identifier:
***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Orange
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Laguna Beach **Date:** 1965 rev. 1981 **T** 7S; **R** 9W; **¼ of ¼ of Sec** ; S.B. **B.M.**
c. Address: 610, 619, 620, 627, 633, 636, 635, 647, 653, 667, 668 Sleepy Hollow Lane City: Laguna Beach Zip: 92651
d. UTM: Zone: ; mE/mN (G.P.S.)
e. Other Locational Data: APNs 644-021-01, 644-022-02, 644-022-016, 644-022-017, 644-021-03, 644-022-04, 644-022-06, 644-022-07, 644-021-05
Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

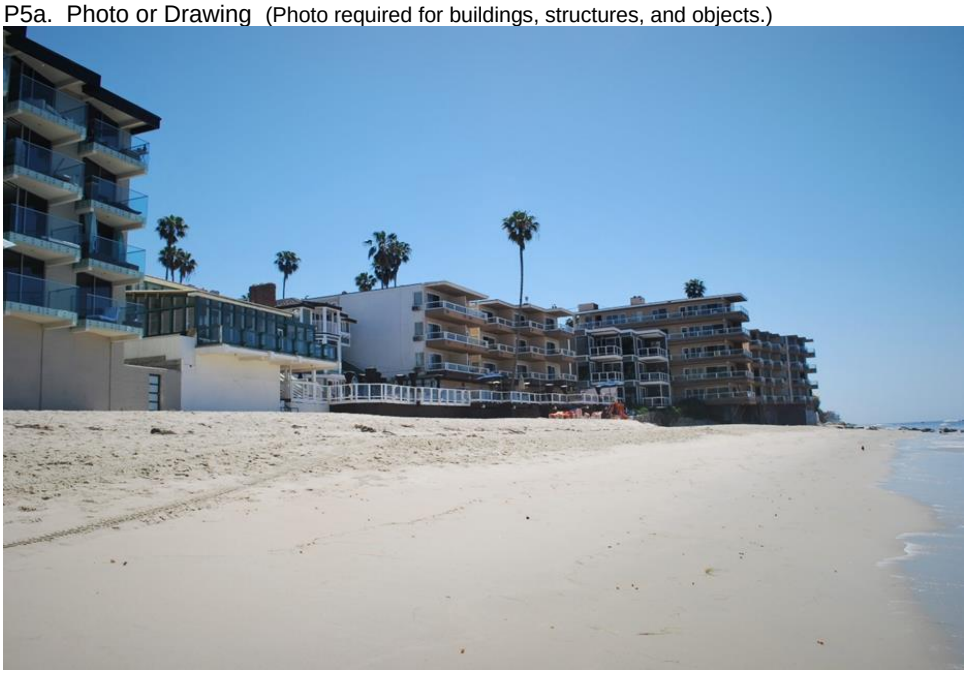
The Pacific Edge Hotel complex consists of nine buildings and two surface parking lots spread across multiple parcels and on either side of Sleepy Hollow Lane. It is comprised of seven hotel buildings and two restaurants, many of which were converted from earlier residential buildings into their current commercial uses. Constructed between 1932 and 1987, the properties range from two-to-four stories in height and are primarily examples of the ubiquitous multi-family residential architecture which characterized southern California in the post-World War II era. Except for signage, there is no cohesive design or landscape elements uniting the buildings or larger site. Rather, the property currently reads as a series of independent commercial and residential buildings within an urbanized, beachfront community. Each of the buildings are discussed in further detail below.

<u>619 Sleepy Hollow Lane – Driftwood Restaurant</u>

Initially constructed in 1932 as a residence, the building has operated as a restaurant since 1968. The irregular-planned building has varied massing and is capped by a hipped roof with tiled ridges and exposed rafters. Exhibiting minimal elements of the Craftsman style, it is clad in painted wood-shake siding and exhibits large casement windows. With the exception of the addition of a terraced patio at the rear (southwest), the building is largely unaltered and intact.

***P3b. Resource Attributes:** HP5. Hotel/Motel; HP6. Commercial Building under 3 stories; HP7. Commercial Building over 3 stories;
***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 of buildings on property from the shoreline looking to the southeast, May 2020.

***P6. Date Constructed/Age and Sources:** ■Historic
☐Prehistoric ☐Both
1932, 1945, 1960, 1963, 1964, 1967, 1972, 1987

***P7. Owner and Address:**
Unknown

***P8. Recorded by:**
Steven Treffers
Rincon Consultants, Inc.
180 N. Ashwood Ave
Ventura, CA 93003

***P9. Date Recorded:** 6/10/2020

***P10. Survey Type:** Intensive

***P11. Report Citation:**
Treffers, Steven and Mark Strother. 2020. Pacific Edge Hotel Project Cultural Resources Assessment. Rincon Consultants, Inc. Project No. 19-09031. Report on file at the South Central Coastal Information Center, California State University, Fullerton.

***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):

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 3S; 6Z

***Resource Name or #** (Assigned by recorder) Pacific Edge Hotel

B1. Historic Name: Various; see P3a and B10 for known names of individual buildings.
B2. Common Name:
B3. Original Use: Residences; hotel buildings B4. Present Use: Hotel complex
***B5. Architectural Style:** Various; see P3a for description of each building.
***B6. Construction History:** (Construction date, alterations, and date of alterations)
See P3a and B10 for construction history details for each building.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** Early residential development **Area:** Laguna Beach
Period of Significance: 1932 **Property Type:** Craftsman-inspired beachside bungalow **Applicable Criteria:** A/C; 1/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Although currently functioning as a single property, the Pacific Edge Hotel consists of multiple buildings which were developed independently of one another. The earliest building in the complex is the Driftwood Restaurant, which was constructed in 1932 as a residence of comedian and actor Slim Summerville (Les 1981). This property was one of many small beachfront cottages constructed during the first half of the twentieth century along South Coast Highway. Construction of these homes was primarily along the bluffs adjacent to the Main Beach and increased following the paving and formal establishment of South Coast Highway in 1926. In addition to the Driftwood, this included several other small residential bungalows in the footprint of the future Villa Restaurant, and Bahia, Coast, and Seas buildings.

After World War II, development in the general vicinity of the project site increased and shifted towards larger buildings for multi-family residential and tourism-based commercial operations such as hotels and restaurants. Many of these buildings replaced earlier residential bungalows. While the Reef Cottage was constructed just prior to this trend in 1945, the majority of the Pacific Edge Hotel buildings were completed during this period: including the Seas Building (1960), Reef Tower (1962), Bahia Building (1963), Surf Building (1964), the Reef Building (1967), and the Coast Building (1972). Building permits indicate these buildings may have initially been constructed as residential apartment buildings; however, they appear to have been converted to commercial hotel purposes as early as 1974 according to city directories (City of Laguna Beach 2020b; Lester 2020). The Driftwood building was also part of this trend and was converted into a restaurant initially named the Beach House Inn in 1968.

By 1974, city directories indicate the subject property was operating with two names from the 647 South Coast Highway address: the Seas Motels and Apartments, and Vacation Village. This entity continued to operate under both names until at least 1998 (Lester 2020). City of Laguna Beach records indicate the Villa Restaurant building was constructed during this period; per building permits it was initially built as a single family residence and converted to its current assembly/hotel use in 2010 (City of Laguna Beach 2020). Subsequent to this, the Seas Motels and Apartments, and Vacation Village business names were renamed the Pacific Edge Hotel by 2014. See continuation sheet, p. 8.

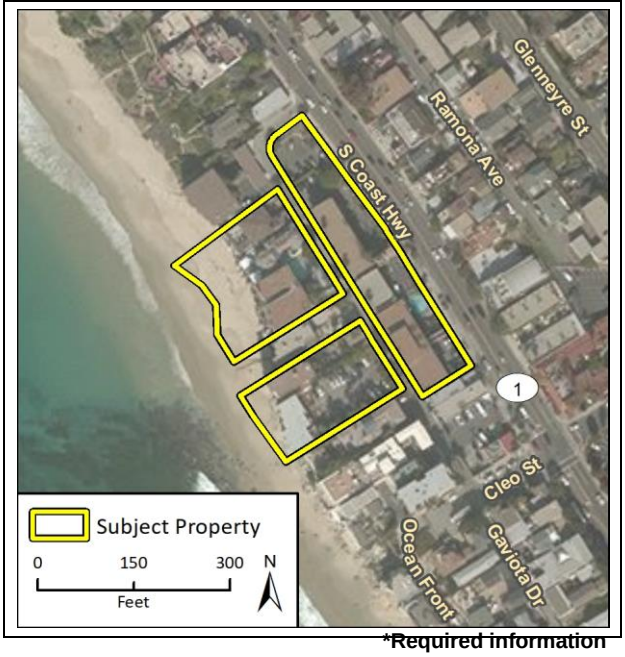
B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** See continuation sheet, p. 10

B13. Remarks:

***B14. Evaluator:** Steven Treffers, Rincon Consultants

***Date of Evaluation:** June 10, 2020



(This space reserved for official comments.)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

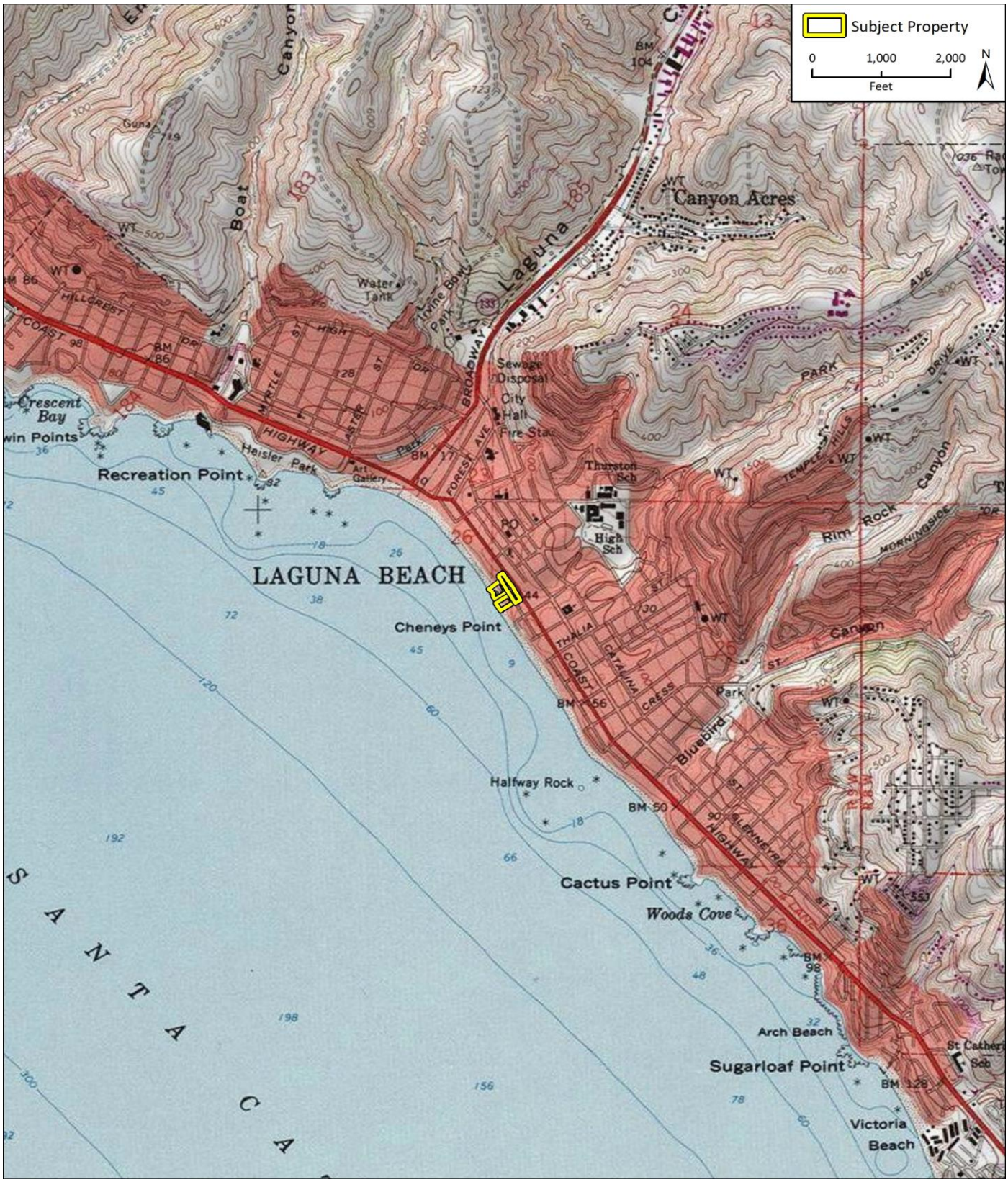
LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #:** Pacific Edge Hotel

***Map Name:** USGS *Laguna Beach* Quadrangle

***Scale:** 1:24,000 ***Date of Map:** 1965, revised 1981



***Required information**

*Recorded by: Steven Treffers, Rincon Consultants *Date: 6/10/2020 ■ Continuation ☐ Update

P3a. Description (continued):

619 Sleepy Hollow Lane - Driftwood Restaurant, East Elevation



627 Sleepy Hollow Lane – Villa Restaurant

Originally constructed as a residence, this build appears to have been built in 1987 or is substantially altered, and currently functions as a restaurant. Generally rectangular in plan, it exhibits varied massing and an intersecting hipped-roof sheathed in asphalt shingles and punctuated by dormers and brick chimneys. Clad in wood siding, the building' street-facing (northeast) elevation exhibits three wood-panel garage doors. The rear (northeast) elevation is defined by a large bay window and recessed balconies and opens to a beachfront patio.

627 Sleepy Hollow Lane – Villa Restaurant



633/635 Sleepy Hollow Lane – Surf Building

Constructed in 1964, this is a three-story hotel building exhibiting minimal elements of Modern-style architecture, including horizontal massing, flat roof, and minimal orientation. The U-planned building is clad primarily in stucco with limited masonry and exhibits exposed hallways, stairways, and balconies.

See continuation sheet, p. 5.

***Recorded by:** Steven Treffers, Rincon Consultants ***Date:** 6/10/2020 ■ Continuation ☐ Update

P3a. Description (continued):

633/635 Sleepy Hollow Lane – Surf Building



636 Sleepy Hollow Lane - Bahia Building

Construction in 1963, this is a three-story hotel building with a soft-story to accommodate parking underneath. Exhibiting minimal elements of Modern-style architecture, the building is rectangular in plan, capped by a flat roof and clad primarily in stucco. It exhibits minimal ornamentation and has exposed hallways, stairways, and balconies.

636 Sleepy Hollow Lane – Bahia Building



647 South Coast Highway – Coast Building

Constructed in 1972, this is a two-story hotel and lobby building exhibiting no discernable architectural style with a soft story parking area at the rear (southwest). The rectangular-planned building is capped by a flat roof and sheathed primarily in stucco. Its rectangular massing is punctuated by large openings which protect recessed entryways and open stairways, walkways, and balconies.

See continuation sheet, p. 6.

P3a. Description (continued):

647 South Coast Highway – Coast Building



653 Sleepy Hollow Lane – Reef Tower and Cottage

This property contains two hotel buildings. Situated at the northwest portion of the parcel is the Cottage. Constructed in 1945, it is a small, two-story rectangular planned building with an open balcony. It is clapped by a flat roof with short extending beams and sheathed in horizontal wood lap siding. It exhibits no discernable style and is punctuated with a variety of window types, glass blocks, and solid wood doors. At the southern portion of the property is the Reef Tower building. Constructed in 1962, it is terraced into the seacliff with five stories on its beach-facing elevation. It exhibits Modernist-style elements through its flat roof, exposed beams, and horizontal massing. The building features limited ornamentation and has exposed walkways and balconies which extend across two of its elevations.

653 Sleepy Hollow Lane – Reef Tower and Cottage





See continuation sheet, p. 7.

P3a. Description (continued):

667 Sleepy Hollow Lane – Reef Building

Constructed in 1967, this is a four-story hotel building exhibiting minimal elements of Modern-style architecture, including horizontal massing, flat roof, and minimal orientation. The irregular-planned building is clad primarily in stucco and exhibits exposed hallways, stairways, and balconies.

667 Sleepy Hollow Lane – Reef Building



668 Sleepy Hollow Lane – Seas Building

Constructed in 1960, this is a two-story hotel building with a central, “pop up” third story. Exhibiting minimal elements of Modern-style architecture, the building is rectangular in plan, capped by a flat roof and clad primarily in stucco. It exhibits minimal ornamentation and has exposed hallways, stairways, and balconies.

668 Sleepy Hollow Lane – Seas Building



***Recorded by:** Steven Treffers, Rincon Consultants ***Date:** 6/10/2020 ■ Continuation ☐ Update

Site Map:



*Recorded by: Steven Treffers, Rincon Consultants *Date: 6/10/2020 ■ Continuation ☐ Update

B10. Significance (continued):

Pacific Edge Hotel Historical Resources Evaluation

The Pacific Edge Hotel complex consists of nine buildings constructed between 1932 and 1987. Seven were constructed after 1960 and are representative of the post-World War II growth and densification which occurred across Southern California. The architectural styles of the buildings exhibit the minimal elements of Modernism which generally characterizes multi-family residential buildings from this era, including rectangular plans, flat roofs, stucco cladding, minimal ornamentation, and exposed hallways, stairways, and balconies. Similar buildings are ubiquitous throughout Laguna Beach and Southern California and none of the examples within the subject property appear to be noteworthy or significant within this larger trend. One additional property within the project site, the Reef Cottage, was constructed prior to this trend in 1945. However, it is a nondescript residential building exhibiting no discernable architectural style. In addition to their architectural associations, a review of historical newspapers and other available sources failed to indicate any of these eight properties possess any association with events or persons with demonstrated significance in the history of the city, region, state, or nation. Therefore the eight buildings within the subject property which were constructed post 1945 do not appear to possess any significant historical or architectural associations to warrant federal, state, or local eligibility under any applicable designation criteria.

One building within the subject property, the Driftwood Restaurant at 619 Sleepy Hollow Lane, was previously identified in the 1981 Laguna Beach Historic Resources Inventory. At that time, the property was given an “Exceptional” rating, indicating the surveyors found the property potentially eligible for NRHP listing (Les 1981). Constructed in 1932, the building is the former residence of actor Slim Summerville and is one of the many beachside bungalows built in the area following the completion of the South Coast Highway in 1926. These property types were identified as rare in 1981 and have only become more so since this time. Although the property has been modified since it was last recorded, these alterations are largely focused on the rear patio and the overall form and features of the former residence remain legible and intact. As a result, the current study concurs with the previous evaluation and recommends the property as eligible for federal, state, and local designation for its association with the early residential development of Laguna Beach and the architectural styles which characterized this growth (NRHP Criteria A and C; CRHR Criteria 1 and 3; Laguna Beach Historic Register Criteria a, b, and e). The table below identifies the historical resources eligibility of each building within the Pacific Edge Hotel complex.

Pacific Edge Hotel Buildings Historical Resources Eligibility

Name	Address	Finding
Driftwood Restaurant	619 Sleepy Hollow Lane	Eligible for NRHP, CRHR, and local designation (California Historical Resource Status Code [CHRSC] 3S)
Villa Restaurant	627 Sleepy Hollow Lane	Ineligible for NRHP, CRHR, or local designation (CHRSC 6Z)
Surf Building	633/635 Sleepy Hollow Lane	Ineligible for NRHP, CRHR, or local designation (CHRSC 6Z)
Bahia Building	636 Sleepy Hollow Lane	Ineligible for NRHP, CRHR, or local designation (CHRSC 6Z)
Coast Building	647 South Coast Highway	Ineligible for NRHP, CRHR, or local designation (CHRSC 6Z)
Reef Tower and Cottage	653 Sleepy Hollow Lane	Ineligible for NRHP, CRHR, or local designation (CHRSC 6Z)
Reef Building	667 Sleepy Hollow Lane	Ineligible for NRHP, CRHR, or local designation (CHRSC 6Z)
Seas Building	668 Sleepy Hollow Lane	Ineligible for NRHP, CRHR, or local designation (CHRSC 6Z)

B12. References (continued):

City of Laguna Beach
2020a 1981 Historic Resources Inventory. Accessed May 2020) http://www.lagunabeachcity.net/cityhall/cd/preserve/inventory.htm.
2020b Real Property Reports for Pacific Edge Buildings. Community Development Department, City of Laguna Beach, California.

Les, Kathleen
1981 Inventory Form for 619 Sleepy Hollow Lane. Included in the South Coast Highway #10 Section of the Laguna Beach Historic Resource Inventory. Accessed May 28, 2020 at http://www.lagunabeachcity.net/civicax/filebank/blobdload.aspx?BlobID=2524.

Lester, Timothy
2020 Phase I Environmental Assessment for the Pacific Edge Hotel Complex. Prepared for HCI Laguna Owner LP by TA-Group DD, LLC, Carlsbad, California.

Appendix D

Real Property Reports

Real Property Report

for

619 Sleepy Hollow Lane

APN 644-022-02

July 5, 2016

City of Laguna Beach
Community Development Department

NOTICE TO BUYER

Real Property Reports are prepared to inform the buyer within the City of Laguna Beach of the conditions and restrictions applicable to the property as revealed by a search of City files. These files are available for review at City Hall, and it is suggested they be reviewed prior to completing a property transaction. If the conditions actually observed on the property by the buyer deviate from the information detailed below, the buyer is encouraged to contact the owner to arrange for an inspection of the property by City personnel, as there may be uses or structures which are not legally permissible. If the property owner makes a written request within 30 days of the issuance of this report, the inspection of the property will be conducted without additional charge.

Physical improvements and site developments are subject to Design Review and shall be designed and located in a manner which best satisfies the City's village atmosphere and the Design Review purposes, guidelines and criteria specified in Section 25.05.040 of the Municipal Code. Village atmosphere is characterized by appropriately scaled development, diverse and unique architectural designs, pedestrian orientation and sensitivity to the natural conditions of the site. The property development zoning standards that are delineated in the Zoning Code represent the maximum allowable building envelope for a given property. This maximum building envelope may not be approved by the Design Review Board. This is because the Design Review process is a discretionary review process and is based upon the particular issues and circumstances in effect at the time the development is proposed. Again, it is important to fully understand that the actual development allowed might be less than the allowable maximum because of localized conditions and desired community objectives identified during the review process.

LAND USE AND ZONING INFORMATION

Zone: The subject property is located in the CHM Zone. The uses permitted in this zone are listed in the Laguna Beach Municipal Code.

Use: City records show the following structures/uses exist on the subject property:

Commercial Restaurant Building with a maximum seating of 100 and 32 parking spaces across the street(Per condition of approval CUP 68-2).

Special Permits: The following Variances, Conditional Use Permits, Design Review or other permits have been approved for this property (including any special conditions placed on the property because of the permits):

VA 2035 – Allowed to locate restaurant facility in a residential zone; subject to conditions 05/06/68
VA 4826 – Allowed to erect a ground sign that exceeds the maximum height; 04/25/91
CUP 68-2 – Allowed to have on-sale consumption of alcoholic beverages; subject to conditions 05/06/68
CUP 11-01approved 05/25/11 (This property is subject to Planning Commission Resolution 11-01).
Design Review 91-031 was approved on 04/25/91,Design Review 09-006 was approved on 01/29/06 and Design Review 11-01 was approved on 05/25/11. Any exterior changes to the structure, including paint color or landscaping, may require Design Review Board approval.
Coastal Development Permit #11-03 approved 05/25/11
This property is subject to a parking management program.

Building Site Status: The subject property is a legal building site, according to the definition established in the Laguna Beach Municipal Code (Section 25.08.004)

Legal Description: Laguna Beach City Lot 22 All -Ex St- -Inc Strip Be T Same & Ocean- Tr 410. (A copy of the Assessor's Parcel Map showing the subject property is attached to this Real Property Report.)

Parcel Identification Number (used for City office purposes only): 5534

On-Site Turnaround Required: No

Special Subdivision Map Building Setback Requirements: 5 feet from Sleepy Hollow Lane

Special Street Plan Requirements: None

Special Subdivision Map Height Standards: None

Historic Resource Inventory Category: *E Historic Register Designation Date:

Flood Zone: X,AE Flood Map Panel: 06059C0416J, 06059C0417J Flood Map Effective Date: 12/03/2009

Mapped Environmentally Sensitive Areas: Coastal Property/Water Qualtiy Environmentally Sensitive Area

Recommended Landscaping and Setbacks: None

City Utility Charges: Paid

City Maintained Street: Sleepy Hollow Lane is maintained by the City.

Property Owner Notice and Inspection Report (Notice of Participation): None

Real Property Report - 619 Sleepy Hollow Lane
APN 644-022-02

BUILDING INFORMATION

Outstanding Permits The following permits have been issued relative to the subject property, but not completed:

None of Record

Completed Permits The following permits represent significant construction work which has been completed on the subject property:

Building Permit	#	2204	04/21/32	Construct single-family dwelling
" "	#	2287	06/24/32	Construct concrete wall
" "	#	68-039	02/05/68	Alteration of deck to wood with 6' overhang
" "	#	68-143	04/22/68	Alteration of deck to wood with 6' overhang, kitchen alterations, bathroom addition
" "	#	68-143A	04/22/68	Convert dwelling to restaurant, maximum seating 100 with 32 parking spaces
" "	#	69-122	03/28/69	Construct roof over existing area of 100 square feet
" "	#	69-226	05/29/69	Replace illegal stairway at north side
" "	#	69-238	06/11/69	Enclose bar area
" "	#	76-098	03/24/76	Relocate bar
" "	#	78-604	12/07/78	Repair and replace other dinning decking
" "	#	91-472	06/17/91	Install pole sign 9' maximum height above ground
" "	#	98-2142	12/11/98	Upgrade current fire suppression to Ansul UL 300
" "	#	02-2444	11/21/02	Construct fire damage repair to include framing, drywall & electrical
" "	#	02-2532	12/13/02	Repair exterior stairs and rails
Dye test confirmed sewer connection;			01/08/06	

Note: Please see the next page utilizing the City's EnerGov permit tracking system that has been in existence since December of 2011. The next page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, the page does list all of the building permit history since December of 2011 for this property.

SLOPE MAINTENANCE RESPONSIBILITY

Chapter 22.2 of the Laguna Beach Municipal Code requires property owners to continually maintain slopes on their properties. Maintenance includes repairs to berms, ditches, paved drainage terraces, down drain devices and slope plantings.

UNRESOLVED PROBLEMS

The following problems or issues are outstanding or unresolved, with respect to the City's files, as of the date of this report:

None of Record

This report was issued on July 5, 2016, and is valid for six (6) months by _____ .

A six (6) month extension has been authorized by _____ on _____and will expire on _____.

The preparation and delivery of this Real Property Report does not impose any liability upon the City for any errors or omissions, nor does the City bear any liability not otherwise imposed by law in regards to the Report's preparation.

NOTE: Three (3) or more units capable of being rented within the City of Laguna Beach (Laguna Beach Municipal Code, Section 5.08.050) requires each owner of the units to obtain a City of Laguna Beach Business License each year. Failure to obtain a City of Laguna Beach Business License is a violation of the Municipal Code, Section 5.08.600, Renting of Property and Accommodations. Building permits are required for any demolition, repair, construction or alteration work done on the property. The owner of any dwelling unit proposed to be rented for 30 days or less must obtain an Administrative Use Permit for such short-term lodging according to Chapter 25.23 of the Municipal Code prior to such rental.

As recipients of a Real Property Report, I certify that I have read and understood the information contained herein.

PLEASE PRINT OR TYPE NAME: _____ **DATE:** _____

SIGNED: _____

STREET ADDRESS OF SUBJECT PROPERTY: 619 Sleepy Hollow Ln **APN:** 644-022-02

Please sign this lower portion of the report and return it to the Community Development Department, Zoning Division, 505 Forest Ave, Laguna Beach, CA 92651.

Real Property Report –

Note: This page of the report utilizes the City's EnerGov permit tracking system that has been in existence since December of 2011. This page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, this page does list all of the building permit history since December of 2011 for this property, if any permits were issued since then.

Permit Number	Permit Type	Permit Status	Apply Date
BP11-01098	Addition of two grease traps in kitchen	Finaled	06/02/11
CBP-13-1570	Construct tenant improvements – remodel interior	Finaled	11/12/13
CBP-13-1576	Construct interior exploratory demo	Finaled	10/14/13
CBP 13-1894	Commercial tenant improvement	Finaled	05/13/14
Fire 13-1914	Install fire sprinklers	Finaled	01/07/14
Fire 14-0316	Install fire alarm system	Finaled	03/03/14
RBP 14-0738	Repair/reinforce block wall in patio, planter walls at 18" Replace railroad tie wall/curb	Finaled	04/28/14
CBP 14-0851	Shot crete wall reinforcement	Finaled	05/13/14
Fire 14-0896	Install fire suppression system	Finaled	05/28/14
RBP 14-0129	Structural revisions – New 4' high max fence	Finaled	01/30/14
CBP 14-2075	Replace awning	Finaled	12/30/14
CBP 14-2087	Rebuild exterior exit stairs	Finaled	11/07/14
Sign 15-1466	Reissue 14-1252: install wood signs	Finaled	07/29/15

* A Historic Resources Assessment Report prepared by a qualified historic preservation consultant may be required in order to determine if any proposed change, alteration or relocation of the historic structure on the property will be a substantial adverse change or a change that materially impairs the character-defining features of the historic structure. The California Environmental Quality Act (CEQA) and the associated CEQA Guidelines require that a proposed development project, which proposes a substantial adverse change to a historic resource to be avoided or adequately mitigated to qualify for a CEQA exemption or mitigated negative declaration. An Initial Study is required to be prepared to document and support a proposed mitigated negative declaration. If the proposed project cannot be mitigated to below a level of significance, an Environmental Impact Report must be prepared and processed according to the City and CEQA processing guidelines prior to project entitlement review and consideration.

Real Property Report

for

627 Sleepy Hollow Lane

APN 644-022-16

July 5, 2016

City of Laguna Beach
Community Development Department

NOTICE TO BUYER

Real Property Reports are prepared to inform the buyer within the City of Laguna Beach of the conditions and restrictions applicable to the property as revealed by a search of City files. These files are available for review at City Hall, and it is suggested they be reviewed prior to completing a property transaction. If the conditions actually observed on the property by the buyer deviate from the information detailed below, the buyer is encouraged to contact the owner to arrange for an inspection of the property by City personnel, as there may be uses or structures which are not legally permissible. If the property owner makes a written request within 30 days of the issuance of this report, the inspection of the property will be conducted without additional charge.

Physical improvements and site developments are subject to Design Review and shall be designed and located in a manner which best satisfies the City's village atmosphere and the Design Review purposes, guidelines and criteria specified in Section 25.05.040 of the Municipal Code. Village atmosphere is characterized by appropriately scaled development, diverse and unique architectural designs, pedestrian orientation and sensitivity to the natural conditions of the site. The property development zoning standards that are delineated in the Zoning Code represent the maximum allowable building envelope for a given property. This maximum building envelope may not be approved by the Design Review Board. This is because the Design Review process is a discretionary review process and is based upon the particular issues and circumstances in effect at the time the development is proposed. Again, it is important to fully understand that the actual development allowed might be less than the allowable maximum because of localized conditions and desired community objectives identified during the review process.

LAND USE AND ZONING INFORMATION

Zone: The subject property is located in the CHM Zone. The uses permitted in this zone are listed in the Laguna Beach Municipal Code.

Use: City records show the following structures/uses exist on the subject property:

Restaurant with a full service bar, two hotel rooms and off-site valet parking (refer to Planning Commission Resolution 11-01 approved 05/25/11).

Building Site Status: The subject property is a legal building site, according to the definition established in the Laguna Beach Municipal Code (Section 25.08.004)

Legal Description: Laguna Beach City Lot 21por Of Lot--inc Strip Be T Same & Ocean Also Tract No 935 Lot A Por Oflot--inc Strip Bet Same. (A copy of the Assessor's Parcel Map showing the subject property is attached to this Real Property Report.)

Parcel Identification Number (used for City office purposes only): 5546

On-Site Turnaround Required: No

Special Subdivision Map Building Setback Requirements: 5 feet from Sleepy Hollow Lane

Special Street Plan Requirements: None

Special Subdivision Map Height Standards: None

Historic Resource Inventory Category: Historic Register Designation Date: None

Flood Zone: X,AE Flood Map Panel: 06059C0416J, 06059C0417J Flood Map Effective Date: 12/03/2009

Mapped Environmentally Sensitive Areas: Coastal Property/Water Qualtiy Environmentally Sensitive Area

Recommended Landscaping and Setbacks: None

City Utility Charges: Paid

City Maintained Street: Sleepy Hollow Lane is maintained by the City.

Property Owner Notice and Inspection Report (Notice of Participation): None

Real Property Report - 627 Sleepy Hollow Lane
APN 644-022-16

BUILDING INFORMATION

Outstanding Permits The following permits have been issued relative to the subject property, but not completed:

Plumbing Permit # 13-1366 dated 09/19/13 expires 3/19/14 – installation of four grease interceptors

Completed Permits The following permits represent significant construction work which has been completed on the subject property:

Building Permit # 87-658 08/24/87 Construct single family dwelling, garage
Sewer Permit # 88-2048 10/11/88

Special Permits: The following Variances, Conditional Use Permits, Design Review or other permits have been approved for this property (including any special conditions placed on the property because of the permits):

VA 4129 – Allowed to construct additions that encroach into the front setback, encroach into the sideyard setback, exceed the maximum 6' high wall and fence height in the sideyard, and do not bring nonconformities into conformance; 01/15/87
VA 4357 – Allowed to defer undergrounding of electric power for one year; 10/20/88

Design Review 86-378 was approved on January 15, 1987, Design Review 09-21 was approved on March 10, 2010, Design Review 10-094 was approved on June 3, 2010, Design Review 10-151 was approved on August 12, 2012 and Design Review 11-01 was approved on May 25, 2011. Any exterior changes to the structure, including paint color or landscaping, may require Design Review Board approval.

Coastal Development Permit 09-43 approved 3/10/10, Coastal Development Permit 11-03 approved 05/25/11 and Coastal Development Permit 15-2522 approved 01/06/16.

Conditional Use Permit 09-41 – allowed to convert a single family residence to an assembly/hotel use for weddings and events, to provide valet parking for the Villa and restaurant and hotel uses; approved 03/10/10 (succeeded by CUP 11-01)

Conditional Use Permit 11-01 – Allowed a restaurant with a full service bar, two hotel rooms, and to provide off-site valet parking; 05/25/11

Temporary Use Permit 15-2493- Allowed the installation of a seasonal tent for the years 2015 through 2018; approved 01/06/16 with conditions

This property is subject to a parking management program.

Note: Please see the next page utilizing the City's EnerGov permit tracking system that has been in existence since December of 2011. The next page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, the page does list all of the building permit history since December of 2011 for this property.

SLOPE MAINTENANCE RESPONSIBILITY

Chapter 22.2 of the Laguna Beach Municipal Code requires property owners to continually maintain slopes on their properties. Maintenance includes repairs to berms, ditches, paved drainage terraces, down drain devices and slope plantings.

UNRESOLVED PROBLEMS

The following problems or issues are outstanding or unresolved, with respect to the City's files, as of the date of this report:

None of Record

This report was issued on July 5, 2016, and is valid for six (6) months by _____.

A six (6) month extension has been authorized by _____ on _____and will expire on _____.

The preparation and delivery of this Real Property Report does not impose any liability upon the City for any errors or omissions, nor does the City bear any liability not otherwise imposed by law in regards to the Report's preparation.

NOTE: Three (3) or more units capable of being rented within the City of Laguna Beach (Laguna Beach Municipal Code, Section 5.08.050) requires each owner of the units to obtain a City of Laguna Beach Business License each year. Failure to obtain a City of Laguna Beach Business License is a violation of the Municipal Code, Section 5.08.600, Renting of Property and Accommodations. Building permits are required for any demolition, repair, construction or alteration work done on the property. The owner of any dwelling unit proposed to be rented for 30 days or less must obtain an Administrative Use Permit for such short-term lodging according to Chapter 25.23 of the Municipal Code prior to such rental.

As recipients of a Real Property Report, I certify that I have read and understood the information contained herein.

PLEASE PRINT OR TYPE NAME: _____ **DATE:** _____

SIGNED: _____

STREET ADDRESS OF SUBJECT PROPERTY: 627 Sleepy Hollow Lane **APN:** 644-022-16

Please sign this lower portion of the report and return it to the Community Development Department, Zoning Division, 505 Forest Ave, Laguna Beach, CA 92651.

Real Property Report –

Note: This page of the report utilizes the City's EnerGov permit tracking system that has been in existence since December of 2011. This page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, this page does list all of the building permit history since December of 2011 for this property, if any permits were issued since then.

Permit Number	Permit Type	Permit Status	Apply Date
BP09-01263	Convert residences to assembly use & 2-hotel rooms; convert garage to assembly use; addition of outdoor bar on deck; conversion of hotel parking to valet; modifications to stairwells, elevators, ramps and handrails	Finaled	08/13/09
BP09-01264	Construct hardscape	Finaled	08/13/09
BP10-00546	Exploratory demolition	Finaled	03/24/10
BP10-00835	Install fire sprinkler	Finaled	05/05/10
BP10-00993	Construct addition at basement for bathroom	Finaled	05/25/10
BP10-00994	Construct retaining wall	Finaled	05/25/10
BP10-01011	Re-roof	Finaled	05/27/10
BP10-01207	Install fire alarm system	Finaled	07/01/10
BP11-01151	Use of villa & deck as a full service menu restaurant/bar with a satellite food station, satellite kitchen facility and outdoor full service bar, heaters	Finaled	06/13/11
BP-11-0080	Construct tent/membrane structure	Finaled	12/29/11
BP-13-0579	Replace 820 sq. ft. of wood decking with 1x6 fire retardant treated wood, structure to remain	Finaled	04/23/13
BP-13-0965	Construct remodel of interior dining area, lounge & storage areas at street level at kitchen #1 & #2, add sink in the prep-kitchen area on basement level, install 1 additional air condition unit	Finaled	07/01/13
FIRE13-1085	Replace 2 sprinkler heads & relocate 2 additional sprinklers to tenant improvement on first floor	Finaled	07/26/13
FIRE13-1139	Construct commercial fire alarm system	Finaled	08/05/13
FIRE13-1391	Installation of new hood suppression system at the Deck's new kitchen	Finaled	9/17/13
PLUM-13-1366	Install 4 grease interceptors	Issued	9/12/13
BP 13-1077	Demo ceiling finish, wall finish and floor finish to existing framing in dining room "A" lounge	Finaled	7/24/13

Real Property Report

for

633-635 Sleepy Hollow Lane

APN 644-022-04,17

July 5, 2016

City of Laguna Beach
Community Development Department

NOTICE TO BUYER

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Physical improvements and site developments are subject to Design Review and shall be designed and located in a manner which best satisfies the City's village atmosphere and the Design Review purposes, guidelines and criteria specified in Section 25.05.040 of the Municipal Code. Village atmosphere is characterized by appropriately scaled development, diverse and unique architectural designs, pedestrian orientation and sensitivity to the natural conditions of the site. The property development zoning standards that are delineated in the Zoning Code represent the maximum allowable building envelope for a given property. This maximum building envelope may not be approved by the Design Review Board. This is because the Design Review process is a discretionary review process and is based upon the particular issues and circumstances in effect at the time the development is proposed. Again, it is important to fully understand that the actual development allowed might be less than the allowable maximum because of localized conditions and desired community objectives identified during the review process.

LAND USE AND ZONING INFORMATION

Zone: The subject property is located in the CHM Zone. The uses permitted in this zone are listed in the Laguna Beach Municipal Code.

Use: City records show the following structures/uses exist on the subject property:
36-Unit motel building with 7-parking spaces.

Special Permits: The following Variances, Conditional Use Permits, Design Review or other permits have been approved for this property (including any special conditions placed on the property because of the permits):
VA 1531 – Allowed to exceed the maximum height, encroach into the setbacks, construct buildings that extend into another zoning district, combine all parcels for the purpose of distributing parking and total of units and hotel rooms allowed; 03/19/62
Conditional Use Permit #11-01 approved 05/25/11 (This property is subject to Planning Commission Resolution 11-01).
Coastal Development Permit 11-03 approved 05/25/11
Design Review 09-006 was approved on January 29, 2006 and Design Review 11-01 was approved on May 25, 2011. Any exterior changes to the structure, including paint color or landscaping, may require Design Review Board approval.
This property is subject to a parking management program.

Building Site Status: The subject property is a legal building site, according to the definition established in the Laguna Beach Municipal Code (Section 25.08.004)

Legal Description: Laguna Terrace Lot 14 Blk 76 Por Of Lot(And Por Of Lot 15(And All -Inc Strip Bet Same & Oce. (A copy of the Assessor's Parcel Map showing the subject property is attached to this Real Property Report.)

Parcel Identification Number (used for City office purposes only): 5535

On-Site Turnaround Required: No

Special Subdivision Map Building Setback Requirements: 5 feet from Sleepy Hollow Lane

Special Street Plan Requirements: None

Special Subdivision Map Height Standards: None

Historic Resource Inventory Category: Historic Register Designation Date: None

Flood Zone: X,AE Flood Map Panel: 06059C0416J, 06059C0417J Flood Map Effective Date: 12/03/2009

Mapped Environmentally Sensitive Areas: Coastal Property/Water Quality Environmentally Sensitive Area

Recommended Landscaping and Setbacks: None

City Utility Charges: Paid.

City Maintained Street: Sleepy Hollow Lane is maintained by the City.

Property Owner Notice and Inspection Report (Notice of Participation): None

Real Property Report – 633-635 Sleepy Hollow Lane
APN 644-022-04,17

BUILDING INFORMATION

Outstanding Permits The following permits have been issued relative to the subject property, but not completed:

None of Record

Completed Permits The following permits represent significant construction work which has been completed on the subject property:

Building Permit	#	64-718	12/17/64	Construct 12 unit apartment building (635 Sleepy Hollow)
" "	#	64-719	12/17/64	Construct 8 unit apartment building (633 Sleepy Hollow)
" "	#	65-122	03/19/65	Construct wading pool
" "	#	65-123	03/19/65	Construct swimming pool
" "	#	65-141	03/31/65	Construct recreation area and wall
" "	#	87-711	09/16/87	Demolition portion of building to install new stairs
" "	#	87-818	10/28/87	Relocate stairway, construct planters, repair deck
Sewer Permit	#	65-2025	05/27/65	633 Sleepy Hollow
" "	#	65-2138	03/16/65	635 Sleepy Hollow

Note: Please see the next page utilizing the City's EnerGov permit tracking system that has been in existence since December of 2011. The next page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, the page does list all of the building permit history since December of 2011 for this property.

SLOPE MAINTENANCE RESPONSIBILITY

Chapter 22.2 of the Laguna Beach Municipal Code requires property owners to continually maintain slopes on their properties. Maintenance includes repairs to berms, ditches, paved drainage terraces, down drain devices and slope plantings.

UNRESOLVED PROBLEMS

The following problems or issues are outstanding or unresolved, with respect to the City's files, as of the date of this report:

None of Record

This report was issued on July 5, 2016, and is valid for six (6) months by _____.

A six (6) month extension has been authorized by _____ on _____and will expire on _____.

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NOTE: Three (3) or more units capable of being rented within the City of Laguna Beach (Laguna Beach Municipal Code, Section 5.08.050) requires each owner of the units to obtain a City of Laguna Beach Business License each year. Failure to obtain a City of Laguna Beach Business License is a violation of the Municipal Code, Section 5.08.600, Renting of Property and Accommodations. Building permits are required for any demolition, repair, construction or alteration work done on the property. The owner of any dwelling unit proposed to be rented for 30 days or less must obtain an Administrative Use Permit for such short-term lodging according to Chapter 25.23 of the Municipal Code prior to such rental.

As recipients of a Real Property Report, I certify that I have read and understood the information contained herein.

PLEASE PRINT OR TYPE NAME: _____ **DATE:** _____

SIGNED: _____

STREET ADDRESS OF SUBJECT PROPERTY: 633 - 635 Sleepy Hollow Lane **APN:** 644-022-04

Please sign this lower portion of the report and return it to the Community Development Department, Zoning Division, 505 Forest Ave, Laguna Beach, CA 92651.

Real Property Report –

Note: This page of the report utilizes the City's EnerGov permit tracking system that has been in existence since December of 2011. This page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, this page does list all of the building permit history since December of 2011 for this property, if any permits were issued since then.

Permit Number	Permit Type	Permit Status	Apply Date
BP 09-01473	Relocate gas line	Finaled	09/18/09
BP 10-01407	Install fire sprinklers	Finaled	08/09/10
BP 13-0119	Re-roof	Finaled	01/25/13

Real Property Report

for

636 Sleepy Hollow Lane

APN 644-021-03

July 5, 2016

City of Laguna Beach
Community Development Department

NOTICE TO BUYER

Real Property Reports are prepared to inform the buyer within the City of Laguna Beach of the conditions and restrictions applicable to the property as revealed by a search of City files. These files are available for review at City Hall, and it is suggested they be reviewed prior to completing a property transaction. If the conditions actually observed on the property by the buyer deviate from the information detailed below, the buyer is encouraged to contact the owner to arrange for an inspection of the property by City personnel, as there may be uses or structures which are not legally permissible. If the property owner makes a written request within 30 days of the issuance of this report, the inspection of the property will be conducted without additional charge.

Physical improvements and site developments are subject to Design Review and shall be designed and located in a manner which best satisfies the City's village atmosphere and the Design Review purposes, guidelines and criteria specified in Section 25.05.040 of the Municipal Code. Village atmosphere is characterized by appropriately scaled development, diverse and unique architectural designs, pedestrian orientation and sensitivity to the natural conditions of the site. The property development zoning standards that are delineated in the Zoning Code represent the maximum allowable building envelope for a given property. This maximum building envelope may not be approved by the Design Review Board. This is because the Design Review process is a discretionary review process and is based upon the particular issues and circumstances in effect at the time the development is proposed. Again, it is important to fully understand that the actual development allowed might be less than the allowable maximum because of localized conditions and desired community objectives identified during the review process.

LAND USE AND ZONING INFORMATION

Zone: The subject property is located in the C1 Zone. The uses permitted in this zone are listed in the Laguna Beach Municipal Code.

Use: City records show the following structures/uses exist on the subject property:
15-Unit motel building with 25 car garage under.

Special Permits: The following Variances, Conditional Use Permits, Design Review or other permits have been approved for this property (including any special conditions placed on the property because of the permits):

VA 1531 – Allowed to exceed the maximum height, encroach into the setbacks, construct buildings that extend into another zoning district, and combining all parcels for the purpose of distributing parking and the total of units and hotel room allowed; 03/19/62

CUP 11-01 approved 05/25/11 (This property is subject to Planning Commission Resolution 11-01).

Design Review 09-006 was approved on January 29, 2006 and Design Review 11-01 was approved on May 25, 2011. Any exterior changes to the structure, including paint color or landscaping, may require Design Review Board approval.

Coastal Commission Permit # 11-03 approved May 25, 2011

This property is subject to a parking management program.

Building Site Status: The subject property is a legal building site, according to the definition established in the Laguna Beach Municipal Code (Section 25.08.004)

Legal Description: Laguna Beach City Lot 17 And Lot 18 And Por Of Lot 19 And Laguna Terrace Por Of Lot 13 Blk. (A copy of the Assessor's Parcel Map showing the subject property is attached to this Real Property Report.)

Parcel Identification Number (used for City office purposes only): 5526

On-Site Turnaround Required: Yes

Special Subdivision Map Building Setback Requirements: 10 feet from Sleepy Hollow Lane

Special Street Plan Requirements: 100ft Coast Hwy Right-Of-Way

Special Subdivision Map Height Standards: None

Historic Resource Inventory Category: Historic Register Designation Date: None

Flood Zone: X Flood Map Panel: 06059C0417J Flood Map Effective Date: 12/03/2009

Mapped Environmentally Sensitive Areas: None

Recommended Landscaping and Setbacks: Refer to Landscape & Scenic Hwys Resource Document

City Utility Charges: Paid

City Maintained Street: Sleepy Hollow Lane is maintained by the City.

Property Owner Notice and Inspection Report (Notice of Participation): None

Real Property Report - 636 Sleepy Hollow Lane
APN 644-021-03

BUILDING INFORMATION

Outstanding Permits The following permits have been issued relative to the subject property, but not completed:

None of Record

Completed Permits The following permits represent significant construction work which has been completed on the subject property:

Building Permit	#	18109	12/03/62	Construct foundation, foundation walls, columns (636 Sleepy Hollow)
" "	#	18189	01/22/63	Construct 15-unit apartment building, 25 space garage (636 Sleepy Hollow)
" "	#	93-231	03/30/93	Remodel handrails, stucco over existing rails
Sewer Permit	#	7970	03/18/63	

Note: Please see the next page utilizing the City's EnerGov permit tracking system that has been in existence since December of 2011. The next page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, the page does list all of the building permit history since December of 2011 for this property. None of Record

SLOPE MAINTENANCE RESPONSIBILITY

Chapter 22.2 of the Laguna Beach Municipal Code requires property owners to continually maintain slopes on their properties. Maintenance includes repairs to berms, ditches, paved drainage terraces, down drain devices and slope plantings.

UNRESOLVED PROBLEMS

The following problems or issues are outstanding or unresolved, with respect to the City's files, as of the date of this report:

None of Record

This report was issued on July 5, 2016, and is valid for six (6) months by _____.

A six (6) month extension has been authorized by _____ on _____and will expire on _____.

The preparation and delivery of this Real Property Report does not impose any liability upon the City for any errors or omissions, nor does the City bear any liability not otherwise imposed by law in regards to the Report's preparation.

NOTE: Three (3) or more units capable of being rented within the City of Laguna Beach (Laguna Beach Municipal Code, Section 5.08.050) requires each owner of the units to obtain a City of Laguna Beach Business License each year. Failure to obtain a City of Laguna Beach Business License is a violation of the Municipal Code, Section 5.08.600, Renting of Property and Accommodations. Building permits are required for any demolition, repair, construction or alteration work done on the property. The owner of any dwelling unit proposed to be rented for 30 days or less must obtain an Administrative Use Permit for such short-term lodging according to Chapter 25.23 of the Municipal Code prior to such rental.

As recipients of a Real Property Report, I certify that I have read and understood the information contained herein.

PLEASE PRINT OR TYPE NAME: _____ **DATE:** _____

SIGNED: _____

STREET ADDRESS OF SUBJECT PROPERTY: 636 Sleepy Hollow Lane **APN:** 644-021-03

Please sign this lower portion of the report and return it to the Community Development Department, Zoning Division, 505 Forest Ave, Laguna Beach, CA 92651.

Real Property Report –

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Real Property Report

for

647 South Coast Hy

APN 644-021-04

August 1, 2016

City of Laguna Beach
Community Development Department

NOTICE TO BUYER

Real Property Reports are prepared to inform the buyer within the City of Laguna Beach of the conditions and restrictions applicable to the property as revealed by a search of City files. These files are available for review at City Hall, and it is suggested they be reviewed prior to completing a property transaction. If the conditions actually observed on the property by the buyer deviate from the information detailed below, the buyer is encouraged to contact the owner to arrange for an inspection of the property by City personnel, as there may be uses or structures which are not legally permissible. If the property owner makes a written request within 30 days of the issuance of this report, the inspection of the property will be conducted without additional charge.

Physical improvements and site developments are subject to Design Review and shall be designed and located in a manner which best satisfies the City's village atmosphere and the Design Review purposes, guidelines and criteria specified in Section 25.05.040 of the Municipal Code. Village atmosphere is characterized by appropriately scaled development, diverse and unique architectural designs, pedestrian orientation and sensitivity to the natural conditions of the site. The property development zoning standards that are delineated in the Zoning Code represent the maximum allowable building envelope for a given property. This maximum building envelope may not be approved by the Design Review Board. This is because the Design Review process is a discretionary review process and is based upon the particular issues and circumstances in effect at the time the development is proposed. Again, it is important to fully understand that the actual development allowed might be less than the allowable maximum because of localized conditions and desired community objectives identified during the review process.

LAND USE AND ZONING INFORMATION

Zone: The subject property is located in the C1 Zone. The uses permitted in this zone are listed in the Laguna Beach Municipal Code.

Use: City records show the following structures/uses exist on the subject property:
5-Room motel and office with a 45-car parking garage.

Special Permits: The following Variances, Conditional Use Permits, Design Review or other permits have been approved for this property (including any special conditions placed on the property because of the permits):
VA 1783 – Allowed to encroach into setback along Sleepy Hollow with 4-columns of the garage; 03/22/65
VA 2309 – Allowed to exceed the height limit, encroach into the side yard setback; 11/15/71
VA 2236 – Allowed to construct 5 units in a mixed zone thus combining density on portion of site; 1/07/70
CUP 11-01 approved 05/25/11 (This property is subject to Planning Commission Resolution 11-01)
Coastal Development Permit #11-03 approved 05/25/11
Design Review 09-006 was approved on January 29, 2006 and Design Review 11-01 was approved on May 25, 2011. Any exterior changes to the structure, including paint color or landscaping, may require Design Review Board approval.
This property is subject to a parking management program.

Building Site Status: The subject property is a legal building site, according to the definition established in the Laguna Beach Municipal Code (Section 25.08.004)

Legal Description: Laguna Terrace Lot 13 Blk 76 Por Of Lot And Laguna Beach City Por Of Lot 19 Tr 416. (A copy of the Assessor's Parcel Map showing the subject property is attached to this Real Property Report.)

Parcel Identification Number (used for City office purposes only): 5527

On-Site Turnaround Required: Yes

Special Subdivision Map Building Setback Requirements: 10 feet from Sleepy Hollow Lane

Special Street Plan Requirements: 100ft Coast Hwy Right-Of-Way

Special Subdivision Map Height Standards: None

Historic Resource Inventory Category: Historic Register Designation Date: None

Flood Zone: X Flood Map Panel: 06059C0417J Flood Map Effective Date: 12/03/2009

Mapped Environmentally Sensitive Areas: None

Recommended Landscaping and Setbacks: Refer to Landscape & Scenic Highways Resource Document

City Utility Charges: Paid

City Maintained Street: South Coast Highway is not maintained by the City.

Property Owner Notice and Inspection Report (Notice of Participation): None

Real Property Report - 647 South Coast Hy
APN 644-021-04

BUILDING INFORMATION

Outstanding Permits The following permits have been issued relative to the subject property, but not completed:

None of Record

Completed Permits The following permits represent significant construction work which has been completed on the subject property:

Building Permit	#	65-206	05/03/65	Construct parking garage – 45 cars
" "	#	72-103	03/10/72	Construct 5 room motel
" "	#	87-056	01/28/87	Re-roof
" "	#	93-231	03/30/93	Remodel handrails & stucco over existing rails – reissue of building permit 92-290
" "	#	94-386	04/20/94	Re-roof
" "	#	95-0554	03/23/95	Re-roof – office only
Sewer Permit	#	1287	08/12/82	

Note: Please see the next page utilizing the City's EnerGov permit tracking system that has been in existence since December of 2011. The next page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, the page does list all of the building permit history since December of 2011 for this property.

SLOPE MAINTENANCE RESPONSIBILITY

Chapter 22.2 of the Laguna Beach Municipal Code requires property owners to continually maintain slopes on their properties. Maintenance includes repairs to berms, ditches, paved drainage terraces, down drain devices and slope plantings.

UNRESOLVED PROBLEMS

The following problems or issues are outstanding or unresolved, with respect to the City's files, as of the date of this report:

None of Record

This report was issued on August 1, 2016, and is valid for six (6) months by _____.

A six (6) month extension has been authorized by _____ on _____and will expire on _____.

The preparation and delivery of this Real Property Report does not impose any liability upon the City for any errors or omissions, nor does the City bear any liability not otherwise imposed by law in regards to the Report's preparation.

NOTE: Three (3) or more units capable of being rented within the City of Laguna Beach (Laguna Beach Municipal Code, Section 5.08.050) requires each owner of the units to obtain a City of Laguna Beach Business License each year. Failure to obtain a City of Laguna Beach Business License is a violation of the Municipal Code, Section 5.08.600, Renting of Property and Accommodations. Building permits are required for any demolition, repair, construction or alteration work done on the property. The owner of any dwelling unit proposed to be rented for 30 days or less must obtain an Administrative Use Permit for such short-term lodging according to Chapter 25.23 of the Municipal Code prior to such rental.

As recipients of a Real Property Report, I certify that I have read and understood the information contained herein.

PLEASE PRINT OR TYPE NAME: _____ **DATE:** _____

SIGNED: _____

STREET ADDRESS OF SUBJECT PROPERTY: 647 South Coast Hy **APN:** 644-021-04

Please sign this lower portion of the report and return it to the Community Development Department, Zoning Division, 505 Forest Ave, Laguna Beach, CA 92651.

Real Property Report –

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Permit Number	Permit Type	Permit Status	Work Class	Apply Date
BP08-01261	Electrical	Finaled	Replace meter & fuse box with 100 amp service & subpanel	07/21/2008
BP10-01736	Building	Finaled	Repair concrete slab	11/22/2010
BP10-00568	Building	Finaled	Reroof	03/26/2010
BP10-00446	Building	Finaled	Reroof	03/09/2010
BP10-00995	Building	Finaled	Install standpipes	06/01/2010
BP11-00443	Building	Finaled	Reroof	03/08/2011
BP 14-2388	Building	Finaled	Replace doors and windows	12/23/14
BP 15-1781	Building	Finaled	Remove and replace deck	09/22/15

Real Property Report

for

653 Sleepy Hollow Lane

APN 644-022-06

July 5, 2016

City of Laguna Beach
Community Development Department

NOTICE TO BUYER

Real Property Reports are prepared to inform the buyer within the City of Laguna Beach of the conditions and restrictions applicable to the property as revealed by a search of City files. These files are available for review at City Hall, and it is suggested they be reviewed prior to completing a property transaction. If the conditions actually observed on the property by the buyer deviate from the information detailed below, the buyer is encouraged to contact the owner to arrange for an inspection of the property by City personnel, as there may be uses or structures which are not legally permissible. If the property owner makes a written request within 30 days of the issuance of this report, the inspection of the property will be conducted without additional charge.

Physical improvements and site developments are subject to Design Review and shall be designed and located in a manner which best satisfies the City's village atmosphere and the Design Review purposes, guidelines and criteria specified in Section 25.05.040 of the Municipal Code. Village atmosphere is characterized by appropriately scaled development, diverse and unique architectural designs, pedestrian orientation and sensitivity to the natural conditions of the site. The property development zoning standards that are delineated in the Zoning Code represent the maximum allowable building envelope for a given property. This maximum building envelope may not be approved by the Design Review Board. This is because the Design Review process is a discretionary review process and is based upon the particular issues and circumstances in effect at the time the development is proposed. Again, it is important to fully understand that the actual development allowed might be less than the allowable maximum because of localized conditions and desired community objectives identified during the review process.

LAND USE AND ZONING INFORMATION

Zone: The subject property is located in the CHM Zone. The uses permitted in this zone are listed in the Laguna Beach Municipal Code.

Use: City records show the following structures/uses exist on the subject property:
15-Unit motel building with 5 parking spaces and a single family dwelling with an attached two-car garage. Legal, non-conforming due to density.

Special Permits: The following Variances, Conditional Use Permits, Design Review or other permits have been approved for this property (including any special conditions placed on the property because of the permits):

VA 1508 – Allowed to construct an apartment in a mixed use zone; approved with conditions 11/06/61
VA 1531 – Allowed to exceed the maximum height, encroach into the setbacks, construct buildings that extend into another zoning district, combine all parcels for the purpose of distributing parking and the total of units and hotel room allowed; 03/19/62
Design Review 03-391 was approved on December 4, 2003 and Design Review 11-01 was approved on May 25, 2011. Any exterior changes to the structure, including paint color or landscaping, may require Design Review Board approval.
Conditional Use Permit #11-01 approved 05/25/11– (This project is subject to Planning Commission Resolution 11-01)
Coastal Development Permit 11-03 approved 05/25/11
This property is subject to a parking management program.

Building Site Status: The subject property is a legal building site, according to the definition established in the Laguna Beach Municipal Code (Section 25.08.004)

Legal Description: Laguna Terrace Lot 19 Blk 76 All -Inc Strip Bet Sa Me & Ocean- -Ex St-(And All -Inc Strip B. (A copy of the Assessor's Parcel Map showing the subject property is attached to this Real Property Report.)

Parcel Identification Number (used for City office purposes only): 5536

On-Site Turnaround Required: No

Special Subdivision Map Building Setback Requirements: 5 feet from Sleepy Hollow Lane

Special Street Plan Requirements: None

Special Subdivision Map Height Standards: None

Historic Resource Inventory Category: Historic Register Designation Date: None

Flood Zone: X,AE Flood Map Panel: 06059C0417J Flood Map Effective Date: 12/03/2009

Mapped Environmentally Sensitive Areas: Coastal Property/WaterQuality Environmentally Sensitive Area

Recommended Landscaping and Setbacks: None

City Utility Charges: Paid

City Maintained Street: Sleepy Hollow lane is maintained by the City.

Property Owner Notice and Inspection Report (Notice of Participation): None

Real Property Report - 653 Sleepy Hollow Lane
APN 644-022-06

BUILDING INFORMATION

Outstanding Permits The following permits have been issued relative to the subject property, but not completed:

None of Record

Completed Permits The following permits represent significant construction work which has been completed on the subject property:

Building Permit	#	8799	12/31/45	Construct single-family dwelling, garage
" "	#	9088	04/30/46	Construct tool shed
" "	#	17805	04/18/62	Construct foundation
" "	#	17828	05/10/62	Construct 5-unit apartment building
" "	#	64-716	12/17/64	Re-roof
" "	#	65-014	01/11/65	Construct interior remodel
" "	#	69-064	02/17/69	Add ironwork exit ways to structure
" "	#	74-001	01/02/74	Construct fire repair of smoke damaged linen rooms, add sheet rock, paint
" "	#	03-1876	03/31/04	Remove exterior stairway and portion of platform, create new hallway from walkways on 3rd,4th & 5th floors, create new exterior platform and stairway from 2nd level
Dye test confirmed sewer connection;			01/20/06	

Note: Please see the next page utilizing the City's EnerGov permit tracking system that has been in existence since December of 2011. The next page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, the page does list all of the building permit history since December of 2011 for this property.

SLOPE MAINTENANCE RESPONSIBILITY

Chapter 22.2 of the Laguna Beach Municipal Code requires property owners to continually maintain slopes on their properties. Maintenance includes repairs to berms, ditches, paved drainage terraces, down drain devices and slope plantings.

UNRESOLVED PROBLEMS

The following problems or issues are outstanding or unresolved, with respect to the City's files, as of the date of this report:

Buyer is advised that currently there is no business license for operation of this property. An application for a business license must be submitted and reviewed in order to operate a business. See attached documents for additional information.

This report was issued on July 5, 2016, and is valid for six (6) months by _____.

A six (6) month extension has been authorized by _____ on _____and will expire on _____.

The preparation and delivery of this Real Property Report does not impose any liability upon the City for any errors or omissions, nor does the City bear any liability not otherwise imposed by law in regards to the Report's preparation.

NOTE: Three (3) or more units capable of being rented within the City of Laguna Beach (Laguna Beach Municipal Code, Section 5.08.050) requires each owner of the units to obtain a City of Laguna Beach Business License each year. Failure to obtain a City of Laguna Beach Business License is a violation of the Municipal Code, Section 5.08.600, Renting of Property and Accommodations. Building permits are required for any demolition, repair, construction or alteration work done on the property. The owner of any dwelling unit proposed to be rented for 30 days or less must obtain an Administrative Use Permit for such short-term lodging according to Chapter 25.23 of the Municipal Code prior to such rental.

As recipients of a Real Property Report, I certify that I have read and understood the information contained herein.

PLEASE PRINT OR TYPE NAME: _____ **DATE:** _____

SIGNED: _____

STREET ADDRESS OF SUBJECT PROPERTY: 653 Sleepy Hollow Ln **APN:** 644-022-06

Please sign this lower portion of the report and return it to the Community Development Department, Zoning Division, 505 Forest Ave, Laguna Beach, CA 92651.

Real Property Report –

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Permit Number	Permit Status	Work Class	Issue Date
BP10-00056	Finaled	Repair balconies in kind	2/8/2010
BP10-01017	Finaled	Fire Sprinkler (standspipe system)	6/1/2010
BP 15-1325	Expired	5 middle units – remodel 5-kitchens	07/15/16

Real Property Report

for

667 Sleepy Hollow Lane

APN 644-022-07

July 5, 2016

City of Laguna Beach
Community Development Department

NOTICE TO BUYER

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Physical improvements and site developments are subject to Design Review and shall be designed and located in a manner which best satisfies the City's village atmosphere and the Design Review purposes, guidelines and criteria specified in Section 25.05.040 of the Municipal Code. Village atmosphere is characterized by appropriately scaled development, diverse and unique architectural designs, pedestrian orientation and sensitivity to the natural conditions of the site. The property development zoning standards that are delineated in the Zoning Code represent the maximum allowable building envelope for a given property. This maximum building envelope may not be approved by the Design Review Board. This is because the Design Review process is a discretionary review process and is based upon the particular issues and circumstances in effect at the time the development is proposed. Again, it is important to fully understand that the actual development allowed might be less than the allowable maximum because of localized conditions and desired community objectives identified during the review process.

LAND USE AND ZONING INFORMATION

Zone: The subject property is located in the CHM Zone. The uses permitted in this zone are listed in the Laguna Beach Municipal Code.

Use: City records show the following structures/uses exist on the subject property:
24 Unit Motel with 25 parking spaces. Legal, non-conforming due to density.

Special Permits: The following Variances, Conditional Use Permits, Design Review or other permits have been approved for this property (including any special conditions placed on the property because of the permits):
VA 1963 – Allowed to construct 18 rental units, provide 19 parking spaces on-site, observe 5' wide side yard, and extend lower decks not to exceed 5' into the ocean front setback; approved with conditions 4/24/67
VA 2309 – Allowed to exceed the height limit by 3', to encroach into the side yard and construct 6 units; 11/15/71
Conditional Use Permit 11-01 approved 05/25/11 (This project is subject to Planning Commission Resolution 11-01).
Coastal Development Permit 11-03 approved 05/25/11
Design Review 11-01 was approved on May 25, 2011. Any exterior changes to the structure, including paint color or landscaping may require Design Review Board approval.
This property is subject to a parking management program.

Building Site Status: The subject property is a legal building site, according to the definition established in the Laguna Beach Municipal Code (Section 25.08.004)

Legal Description: Laguna Terrace Lot 20 Blk 76 Sely1/2 -Inc Strip Be T Same & Ocean- -Ex St- And All Lots 21,. (A copy of the Assessor's Parcel Map showing the subject property is attached to this Real Property Report.)

Parcel Identification Number (used for City office purposes only): 5537

On-Site Turnaround Required: No

Special Subdivision Map Building Setback Requirements: 5 feet from Sleepy Hollow Lane

Special Street Plan Requirements: None

Special Subdivision Map Height Standards: None

Historic Resource Inventory Category: Historic Register Designation Date: None

Flood Zone: X,AE Flood Map Panel: 06059C0417J Flood Map Effective Date: 12/03/2009

Mapped Environmentally Sensitive Areas: Coastal Property/Water Qualtiy Enviromentally Sensitive Area

Recommended Landscaping and Setbacks: None

City Utility Charges: Paid

City Maintained Street: Sleepy Hollow Lane is maintained by the City.

Property Owner Notice and Inspection Report (Notice of Participation): None

Real Property Report - 667 Sleepy Hollow Lane
APN 644-022-07

BUILDING INFORMATION

Outstanding Permits The following permits have been issued relative to the subject property, but not completed:

None of Record

Completed Permits The following permits represent significant construction work which has been completed on the subject property:

Building Permit	#	67-090	03/15/65	Construct excavation
" "	#	67-105	03/24/67	Construct sea wall
" "	#	67-129	04/07/67	Construct foundation for a masonry motel and retaining walls
" "	#	67-124	04/07/67	Construct retaining walls
" "	#	67-139	04/14/67	Construct 18-unit motel
" "	#	72-102	03/09/72	Construct 6 rental rooms, add one floor
Dye test confirmed sewer connection;			01/20/06	

Note: Please see the next page utilizing the City's EnerGov permit tracking system that has been in existence since December of 2011. The next page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, the page does list all of the building permit history since December of 2011 for this property.

SLOPE MAINTENANCE RESPONSIBILITY

Chapter 22.2 of the Laguna Beach Municipal Code requires property owners to continually maintain slopes on their properties. Maintenance includes repairs to berms, ditches, paved drainage terraces, down drain devices and slope plantings.

UNRESOLVED PROBLEMS

The following problems or issues are outstanding or unresolved, with respect to the City's files, as of the date of this report:

None of Record

This report was issued on July 5, 2016, and is valid for six (6) months by _____.

A six (6) month extension has been authorized by _____ on _____and will expire on _____.

The preparation and delivery of this Real Property Report does not impose any liability upon the City for any errors or omissions, nor does the City bear any liability not otherwise imposed by law in regards to the Report's preparation.

NOTE: Three (3) or more units capable of being rented within the City of Laguna Beach (Laguna Beach Municipal Code, Section 5.08.050) requires each owner of the units to obtain a City of Laguna Beach Business License each year. Failure to obtain a City of Laguna Beach Business License is a violation of the Municipal Code, Section 5.08.600, Renting of Property and Accommodations. Building permits are required for any demolition, repair, construction or alteration work done on the property. The owner of any dwelling unit proposed to be rented for 30 days or less must obtain an Administrative Use Permit for such short-term lodging according to Chapter 25.23 of the Municipal Code prior to such rental.

As recipients of a Real Property Report, I certify that I have read and understood the information contained herein.

PLEASE PRINT OR TYPE NAME: _____ **DATE:** _____

SIGNED: _____

STREET ADDRESS OF SUBJECT PROPERTY: 667 Sleepy Hollow Lane **APN:** 644-022-07

Please sign this lower portion of the report and return it to the Community Development Department, Zoning Division, 505 Forest Ave, Laguna Beach, CA 92651.

Real Property Report –

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Permit Number	Permit Status	Work Class	Issue Date
10-01018	Finaled	Repair standpipe	06/01/10

Real Property Report

for

668 Sleepy Hollow Lane

APN 644-021-05

July 5, 2016

City of Laguna Beach
Community Development Department

NOTICE TO BUYER

Real Property Reports are prepared to inform the buyer within the City of Laguna Beach of the conditions and restrictions applicable to the property as revealed by a search of City files. These files are available for review at City Hall, and it is suggested they be reviewed prior to completing a property transaction. If the conditions actually observed on the property by the buyer deviate from the information detailed below, the buyer is encouraged to contact the owner to arrange for an inspection of the property by City personnel, as there may be uses or structures which are not legally permissible. If the property owner makes a written request within 30 days of the issuance of this report, the inspection of the property will be conducted without additional charge.

Physical improvements and site developments are subject to Design Review and shall be designed and located in a manner which best satisfies the City's village atmosphere and the Design Review purposes, guidelines and criteria specified in Section 25.05.040 of the Municipal Code. Village atmosphere is characterized by appropriately scaled development, diverse and unique architectural designs, pedestrian orientation and sensitivity to the natural conditions of the site. The property development zoning standards that are delineated in the Zoning Code represent the maximum allowable building envelope for a given property. This maximum building envelope may not be approved by the Design Review Board. This is because the Design Review process is a discretionary review process and is based upon the particular issues and circumstances in effect at the time the development is proposed. Again, it is important to fully understand that the actual development allowed might be less than the allowable maximum because of localized conditions and desired community objectives identified during the review process.

LAND USE AND ZONING INFORMATION

Zone: The subject property is located in the C1 Zone. The uses permitted in this zone are listed in the Laguna Beach Municipal Code.

Use: City records show the following structures/uses exist on the subject property:

34 Unit Motel over 31 space garage. Legal, non-conforming due to density.

Special Permits: The following Variances, Conditional Use Permits, Design Review or other permits have been approved for this property (including any special conditions placed on the property because of the permits):

VA 1267 – Allowed the encroachment of the first story to the property line on the northeast side of the property; 05/04/59
VA 1294 – Allowed the combining of the lots for the purpose of distributing the number of family units allowed; 09/08/59

CUP 11-01 approved 05/25/11 (This property is subject to Planning Commission Resolution 11-01).

Coastal Development Permit 11-03 approved 05/25/11

Design Review 09-006 was approved on January 29, 2006 and Design Review 11-01 was approved on May 25, 2011. Any exterior changes to the structure, including paint color or landscaping, may require Design Review Board approval.

This property is subject to a parking management program.

Building Site Status: The subject property is a legal building site, according to the definition established in the Laguna Beach Municipal Code (Section 25.08.004)

Legal Description: Laguna Terrace Lot 7 Blk 76 All -Ex St-(And All -E X St- Lots 8 To 12 Inc Blk 76 Tr 416. (A copy of the Assessor's Parcel Map showing the subject property is attached to this Real Property Report.)

Parcel Identification Number (used for City office purposes only): 5528

On-Site Turnaround Required: Yes

Special Subdivision Map Building Setback Requirements: 10 feet from Sleepy Hollow Lane

Special Street Plan Requirements: 100ft Coast Hwy ROW

Special Subdivision Map Height Standards: None

Historic Resource Inventory Category: Historic Register Designation Date: None

Flood Zone: X Flood Map Panel: 06059C0417J Flood Map Effective Date: 12/03/2009

Mapped Environmentally Sensitive Areas: None

Recommended Landscaping and Setbacks: Refer to Landscape & Scenic Hwys Resource Document

City Utility Charges: Paid

City Maintained Street: Sleepy Hollow Lane is maintained by the City.

Property Owner Notice and Inspection Report (Notice of Participation): None

BUILDING INFORMATION

Outstanding Permits The following permits have been issued relative to the subject property, but not completed:

None of Record

Completed Permits The following permits represent significant construction work which has been completed on the subject property:

Building Permit	#	16640	01/12/60	Construct 31 unit motel over garage
" "	#	16756	04/04/60	Construct swimming pool
" "	#	67-138	04/14/67	Construct office building
" "	#	84-076	01/31/84	Install side lights and two bay windows
Sewer Permit	#	2614	04/11/60	

Note: Please see the next page utilizing the City's EnerGov permit tracking system that has been in existence since December of 2011. The next page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, the page does list all of the building permit history since December of 2011 for this property. None of Record

SLOPE MAINTENANCE RESPONSIBILITY

Chapter 22.2 of the Laguna Beach Municipal Code requires property owners to continually maintain slopes on their properties. Maintenance includes repairs to berms, ditches, paved drainage terraces, down drain devices and slope plantings.

UNRESOLVED PROBLEMS

The following problems or issues are outstanding or unresolved, with respect to the City's files, as of the date of this report:

None of Record

This report was issued on July 5, 2016, and is valid for six (6) months by _____.

A six (6) month extension has been authorized by _____ on _____and will expire on _____.

The preparation and delivery of this Real Property Report does not impose any liability upon the City for any errors or omissions, nor does the City bear any liability not otherwise imposed by law in regards to the Report's preparation.

NOTE: Three (3) or more units capable of being rented within the City of Laguna Beach (Laguna Beach Municipal Code, Section 5.08.050) requires each owner of the units to obtain a City of Laguna Beach Business License each year. Failure to obtain a City of Laguna Beach Business License is a violation of the Municipal Code, Section 5.08.600, Renting of Property and Accommodations. Building permits are required for any demolition, repair, construction or alteration work done on the property. The owner of any dwelling unit proposed to be rented for 30 days or less must obtain an Administrative Use Permit for such short-term lodging according to Chapter 25.23 of the Municipal Code prior to such rental.

As recipients of a Real Property Report, I certify that I have read and understood the information contained herein.

PLEASE PRINT OR TYPE NAME: _____ **DATE:** _____

SIGNED: _____

STREET ADDRESS OF SUBJECT PROPERTY: 668 Sleepy Hollow Ln **APN:** 644-021-05

Please sign this lower portion of the report and return it to the Community Development Department, Zoning Division, 505 Forest Ave, Laguna Beach, CA 92651.

Real Property Report –

Note: This page of the report utilizes the City's EnerGov permit tracking system that has been in existence since December of 2011. This page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, this page does list all of the building permit history since December of 2011 for this property, if any permits were issued since then.

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Blvd, Suite 100
Sacramento, CA 95814
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: Laguna Beach Pacific Edge Hotel Project

County: Orange

USGS Quadrangle Name: *Laguna Beach*

Township: 7S, Range: 9W, Section(s): 25

Company/Firm/Agency: Rincon Consultants, Inc.

Contact Person: Steven Treffers

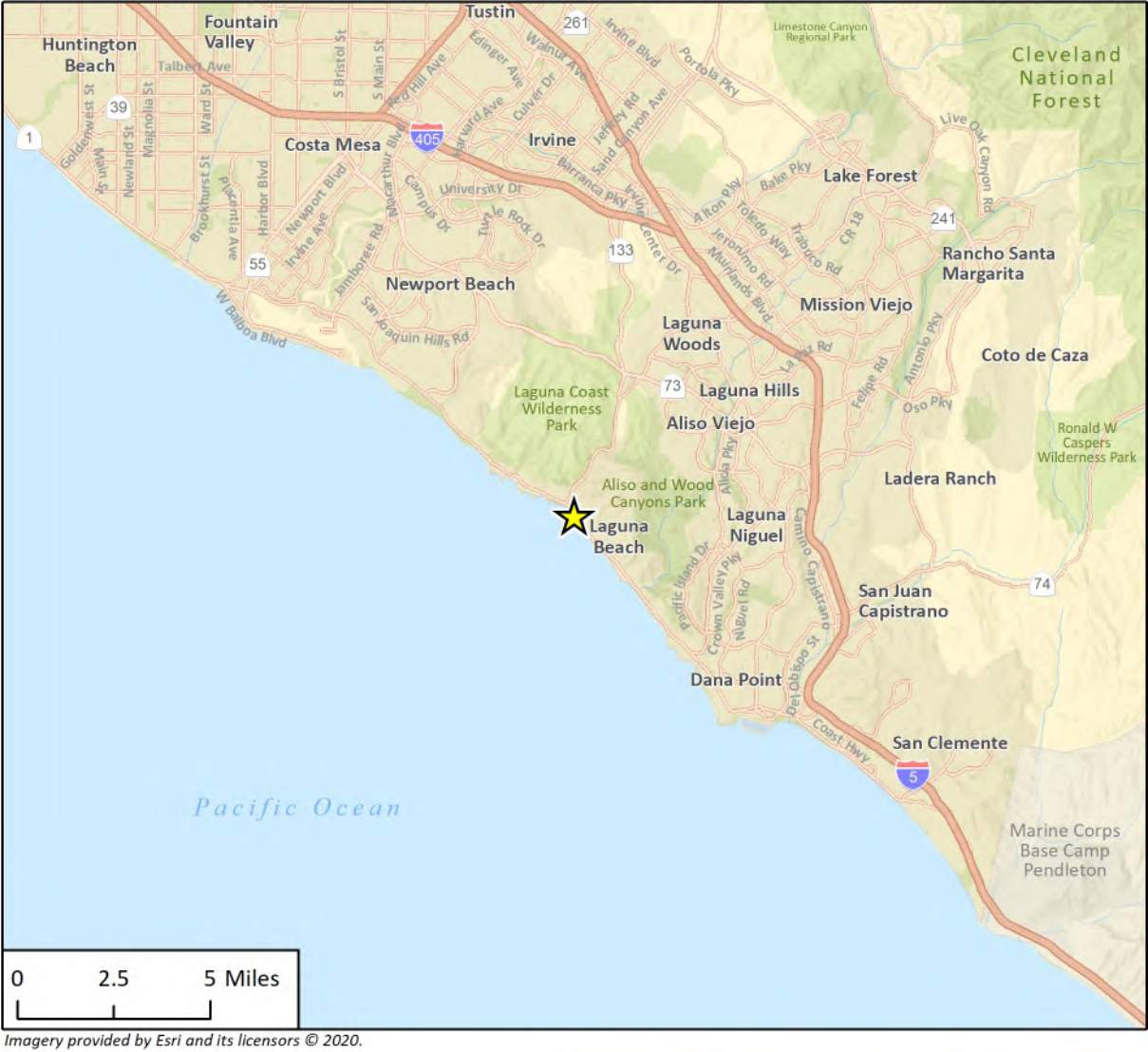
Street Address: 250 E. 1st Street, Suite 1400

City: Los Angeles Zip: 90012

Phone: (510) 834-4455 ext. 9984

Email: streffers@rinconconsultants.com

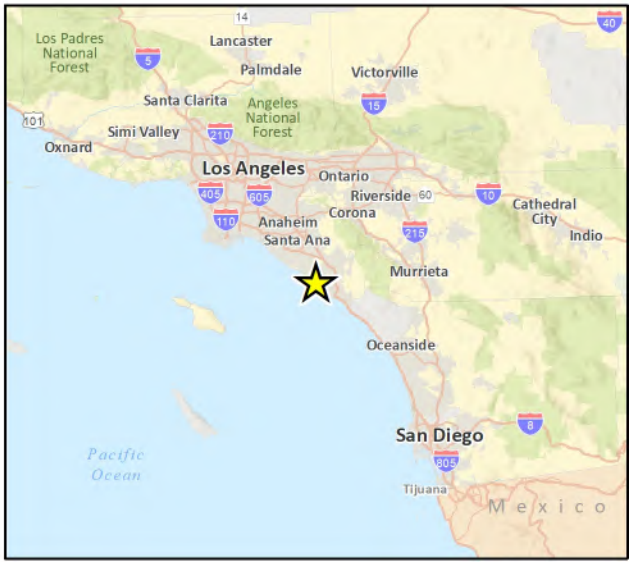
Project Description: The proposed project consists the remodel of 11 existing properties. Activities include interior and exterior improvements in addition to new landscaping and lighting along PCH frontage and Sleep Hollow Lane.



Imagery provided by Esri and its licensors © 2020.

Project Location

N





Imagery provided by Microsoft Bing and its licensors © 2020.

Fig 2 Project Location

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

May 4, 2020

Steven Treffers
Rincon Consultants, Inc.

Via Email to: streffers@rinconconsultants.com

Re: Laguna Beach Pacific Edge Hotel Project, Orange County

Dear Mr. Treffers:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were positive. Please contact the Juaneno Band of Mission Indians Acjachemen Nation - Belardes on the attached list for more information. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Orange County
5/4/2020

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393 — Gabrieleno
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@gabrielenoindians.org

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693 — Gabrieleno
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231 — Gabrielino
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490 — Gabrielino
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com

Gabrielino-Tongva Tribe
Charles Alvarez,
23454 Vanowen Street — Gabrielino
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com

Juaneno Band of Mission Indians Acjachemen Nation - Belardes
Joyce Perry, Tribal Manager
4955 Paseo Segovia — Juaneno
Irvine, CA, 92603
Phone: (949) 293 - 8522
kaamalam@gmail.com

Juaneno Band of Mission Indians Acjachemen Nation - Belardes
Matias Belardes, Chairperson
32161 Avenida Los Amigos — Juaneno
San Juan Capisttrano, CA, 92675
Phone: (949) 293 - 8522
kaamalam@gmail.com

Soboba Band of Luiseno Indians
Scott Cozart, Chairperson
P. O. Box 487 — Cahuilla Luiseno
San Jacinto, CA, 92583
Phone: (951) 654 - 2765
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

Soboba Band of Luiseno Indians
Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487 — Cahuilla Luiseno
San Jacinto, CA, 92581
Phone: (951) 663 - 5279
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

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 Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Laguna Beach Pacific Edge Hotel Project, Orange County.

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

213 788 4842 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

May 27, 2020

Matias Belardes, Chairperson
Juaneño Band of Mission Indians Acjachemen Nation
32161 Avenida Los Amigos
San Juan Capistrano, California 92675
Phone: (949) 293 - 8522
Email: kaamalam@gmail.com

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Chairperson Belardes:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

A search of the Native American Heritage Commission's (NAHC) Sacred Lands File on May 4, 2020 resulted in positive findings. Records search results from the South Central Coastal Information Center are pending. This letter serves to inquire about your knowledge of potential cultural resources within the vicinity that may be impacted by the project. If you have knowledge of cultural resources that may exist within or near the project site, please contact me in writing at mstrother@rinconconsultants.com, or by telephone at (760) 918-9444, extension 2047.

Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

213 788 4842 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

May 27, 2020

Joyce Perry, Tribal Manager
Juaneño Band of Mission Indians Acjachemen Nation
32161 Avenida Los Amigos
San Juan Capistrano, California 92675
Phone: (949) 293 - 8522
Email: kaamalam@gmail.com

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Ms. Perry:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

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Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

213 788 4842 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

May 27, 2020

Andrew Salas, Chairperson
Gabrieleño Band of Mission Indians - Kizh Nation
P.O. Box 393
Covina, California 91723
Phone: (626) 926 – 4131
Email: admin@gabrielenoindians.org

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Chairperson Salas:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

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Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

213 788 4842 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

May 27, 2020

Anthony Morales, Chairperson
Gabrieleño/Tongva San Gabriel Band of Mission Indians
P.O. Box 693
San Gabriel, California 91778
Phone: (626) 483 – 3564
Email: GTTribalcouncil@aol.com

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Chairperson Morales:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

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Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

213 788 4842 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

May 27, 2020

Sandonne Goad, Chairperson
Gabrieliño /Tongva Nation
106 1/2 Judge John Aiso St., #231
Los Angeles, California 90012
Phone: (951) 807 – 0479
Email: sgoad@gabrielino-tongva.com

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Chairperson Goad:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

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Sincerely,
Rincon Consultants, Inc.



Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

213 788 4842 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

May 27, 2020

Robert Dorame, Chairperson
Gabrieliño Tongva Indians of California Tribal Council
P.O. Box 490
Bellflower, California 90707
Phone: (562) 761 – 6417
Email: gtongva@gmail.com

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Chairperson Dorame:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

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Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

213 788 4842 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

May 27, 2020

Charles Alvarez
Gabrieliño-Tongva Tribe
23454 Vanowen Street
West Hills, California 91307
Phone: (310) 403 – 6048
Email: roadkingcharles@aol.com

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Mr. Alvarez:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

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Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

213 788 4842 OFFICE AND FAX

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www.rinconconsultants.com

May 27, 2020

Scott Cozart, Chairperson
Soboba Band of Luiseño Indians
P. O. Box 487
San Jacinto, California 92583
Phone: (951) 654 - 2765
Fax: (951) 654-4198
Email: jontiveros@soboba-nsn.gov

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Chairperson Cozart:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

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Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

213 788 4842 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

May 27, 2020

Joseph Ontiveros, Cultural Resource Department
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, California 92581
Phone: (951) 663 – 5279
Email: jontiveros@soboba-nsn.gov

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Mr. Ontiveros:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

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Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

Susan Zamudio-Gurrola

From: Steven Treffers
Sent: Wednesday, June 10, 2020 11:06 AM
To: Susan Zamudio-Gurrola
Subject: FW: [EXT] Re: Pacific Edge Hotel Project Consultation Letter

From: Joyce Perry <kaamalam@gmail.com>
Sent: Thursday, June 4, 2020 11:46 AM
To: Mark Strother <mstrother@rinconconsultants.com>
Subject: [EXT] Re: Pacific Edge Hotel Project Consultation Letter

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Good Afternoon Mr. Strother,

I am responding on behalf of the Jauneno Band of Mission Indians, Acjachemen Nation- Belardes. Thank you for you inquiry. There are ancestors located nearby however I am not sure if these burials are within the APE. Due to the culturally sensitive nature of Laguna Beach we would recommend a Native and Archeaeo monitor during all ground disturbing activities. We would like to continue consulting as this project move forward.

Húu'uni 'óomaqati yáamaqati.
Teach peace
Joyce Stanfield Perry
Payomkawichum Kaamalam - President
Juaneño Band of Mission Indians, Acjachemen Nation
Tribal Manager, Cultural Resource Director

On Wed, May 27, 2020 at 1:11 PM Mark Strother <mstrother@rinconconsultants.com> wrote:

> Apologies, I initially attached the wrong letter.
>
> Here is the correct one.
>
> Thank you,

Mark Strother, MA, RPA

Archaeologist

Rincon Consultants, Inc.

Environmental Scientists | Planners | Engineers

760-918-9444 ext. 2047

619-359-8632 direct

rinconconsultants.com

***Note on COVID-19**: I'm available and working remotely to employ social distancing. Additionally, our work systems remain operational and we continue to perform work for our clients. Feel free to e-mail me or reach me directly at (619-359-8632).*

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
rinconconsultants.com

From: Mark Strother
Sent: Wednesday, May 27, 2020 1:00 PM
To: kaamalam@gmail.com
Subject: Pacific Edge Hotel Project Consultation Letter

Greetings,

Please see our attached letter and project location map for the Pacific Edge Hotel Project in Laguna Beach. Given the current circumstances surrounding COVID-19, we are emailing these letters instead of sending them via U.S. mail.

Please let me know if you have any questions or concerns regarding this project.

Thanks,

Mark Strother, MA, RPA

Archaeologist

Rincon Consultants, Inc.

Environmental Scientists | Planners | Engineers

760-918-9444 ext. 2047

619-359-8632 direct

rinconconsultants.com

***Note on COVID-19**: I'm available and working remotely to employ social distancing. Additionally, our work systems remain operational and we continue to perform work for our clients. Feel free to e-mail me or reach me directly at (619-359-8632).*



647 SCH

C.C.R.P.A.
Preserving The Past For The Future

California Cultural Resource Preservation Alliance, Inc.

P.O. Box 54132
Irvine, CA 92619-4132

An alliance of American Indian and scientific communities working for the preservation of archaeological sites and other cultural resources.

December17, 2019

Evan Jedynak, Associate Planner
Community Development Department
City of Laguna Beach
505 Forest Avenue
Laguna Beach, Ca 92651

RE: Notice of Intent of Local Action for Remodel of Hotel Resort Complex Pacific Edge Hotel, Laguna Beach, CA.

Dear Mr. Jedynak:

Thank you for the notification regarding the above-mentioned projects. CCRPA is not a tribal entity, however our mission is to preserve cultural resources and we appreciate the notification.

We realize that our response was due by December 14th, please take our comments into consideration with respect to further CEQA actions and keep us informed. As the Laguna Beach coast was densely populated by the ancestors of the Juaneño/Acjachemen prior to European contact, there is the potential for the presence of buried archaeological resources. Therefore, we recommend that a record search at the South Central Coastal Information Center at California State Fullerton be conducted by a qualified archaeologist. If the project area has not been previously surveyed, we recommend that the archaeological investigations include an archaeological survey of the area of potential effect.

Depending on the results of the archaeological investigations, it may be necessary to require monitoring by a qualified archaeologist and a traditionally and culturally affiliated Native American during construction phases that involve ground disturbing activities.

Sincerely,

Patricia Martz

Patricia Martz, Ph.D.
President

C.C.R.P.A.
PRESERVING THE PAST FOR THE FUTURE

P.O. Box 54132
Irvine, CA 92619-4132

California Cultural Resource Preservation Alliance, Inc.

An alliance of American Indian and scientific communities working for the preservation of archaeological sites and other cultural resources.

Jedynak, Evan

From: Joyce Perry <kaamalam@gmail.com>
Sent: Tuesday, December 03, 2019 2:16 PM
To: Jedynak, Evan
Subject: AB 52 COnsultation Re: Pacific Edge Hotel, Laguna Beach, CA

[**NOTICE:** This message originated outside of City of Laguna Beach -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

On behalf of the Juaneno Band of Mission Indians, Acjachemen Nation, I am responding to your letter dated November 14, 2019. Laguna Beach is a very important Ancestral site to the tribe. Therefore, we will be requesting native and archaeological monitoring during all ground disturbing activities It is our belief that the Pacific Edge Hotel complex was built prior to any environmental protection laws. Additionally we would lie to continue to consult on this project.

Húu'uni 'óomaqati yáamaqati.
Teach peace
Joyce Stanfield Perry
Payomkawichum Kaamalam - President
Juaneño Band of Mission Indians, Acjachemen Nation
Tribal Manager, Cultural Resource Director

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-00512		1935	Romero, John B.	Orange County, California, Indian Campsites		30-000001, 30-000002, 30-000003, 30-000004, 30-000005, 30-000006, 30-000007, 30-000008, 30-000009, 30-000010, 30-000011, 30-000012, 30-000013, 30-000014, 30-000015, 30-000016, 30-000017, 30-000018, 30-000019, 30-000020, 30-000021, 30-000022, 30-000023, 30-000024, 30-000025, 30-000026, 30-000027, 30-000028, 30-000029, 30-000030, 30-000280
OR-00612		1981	Magalousis, Nicholas M.	Archaeological Report: CA-ORA-775 Specific Location: 250 and 260 Saint Ann's Drive Laguna Beach, California	Interdisciplinary Research Group	30-000775
OR-01926		1977	Ezell, Paul H. and Carrico, Richard L.	Archaeological Survey Report of Aliso Water Management Agency Project Committees 7, 11-A and 15	Westec Service, Inc.	30-000009, 30-000074, 30-000109, 30-000280, 30-000281, 30-000285, 30-000286, 30-000334, 30-000335, 30-000576, 30-000577, 30-000578, 30-000583, 30-000596, 30-001683
OR-02545		2002	Ferguson, Charles and McKenna, Jeanette A.	Cultural Resources Investigation and Historic Property Survey for the Proposed Community Senior Center on Third Street, City of Laguna Beach, Orange County, California	McKenna et al.	30-158304, 30-158305, 30-158306, 30-158307, 30-158308, 30-177625, 30-177626, 30-177627
OR-02815		2002	Shepard, Richard S.	Historic Property Survey Report for the Laguna Beach Urban Runoff Diversion Project Laguna Beach, Orange County Califonria	Chambers Group, Inc.	19-000755
OR-02959		2005	Wlodarski, Robert J.	A Phase 1 Achaeological Study for the Brook Street Stair Improvement Project City of Laguna Beach, Orange County, California	Cellular, Archaeological Resource, Evaluations	
OR-03441	Cellular -	2007	Bonner, Wayne H. and Kathleen A. Crawford	Cultural Resource Records Search and Site Visit Results for Cingular Wireless Candidate Lsancac097 (laguna Beach), 625 1/2 Park Avenue, Laguna Beach, Orange County, California	Michael Brandman Associates	30-000005, 30-000285, 30-000286, 30-000457, 30-000578, 30-000775, 30-000790
OR-03504		2007	Tibbet, Casey	Historic Building Assessment, Heisler Building 400-424 South Coast Highway, City of Laguna Beach, Orange County, California	LSA Associates, Inc.	
OR-03569		2008	Bai "Tom" Tang and Michael Hogan	Historic Building Study: Residence at 580 Oak Street, City of Laguna Beach, Orange County, California	CRM Tech	30-158048

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-03884		2009	McKenna, Jeanette A.	A Cultural Resources Assessment and Brief History of the Bainer Residence at 625 Seaview Street in the City of Laguna Beach, Orange County, California	McKenna et al.	30-158068
OR-03937		2010	Daly, Pamela and Patrick Maxon	Phase I Cultural Resources Assessment Report, Noppenberger Work/Live Development Project in Laguna Beach	BonTerra Consulting	30-000005, 30-000007, 30-000285, 30-000286, 30-000457, 30-000576, 30-000577, 30-000578, 30-000775, 30-000790, 30-000791, 30-001000, 30-001001, 30-001683, 30-158048, 30-158068, 30-177043
OR-04082		1987	Pierson, Larry, Shiner, Gerald, and Slater, Richard	California Outer Continental Shelf, Archaeological Resource Study: Morro Bay to Mexican Border, Final Report	PS Associates	
OR-04179		2008	unknown	Laguna Beach Historic Resources Inventory	City of Laguna Beach	30-157939
OR-04449		2014	Bonner, Diane, Wills, Carrie, and Crawford, Kathleen	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA02251A (CM251 Benson) 465 Forest Avenue, Laguna Beach, Orange County, California	EAS	30-000005, 30-000285, 30-000286, 30-000578, 30-000790, 30-001000, 30-001001, 30-159468, 30-177540
OR-04449A		2014	Bonner, Wayne H. and Kathleen A. Crawford	Direct APE Historic Architectural Assessment for T-Mobile West, LLC Candidate LA02251A (CM251 Benson) 465 Forest Avenue, Laguna Beach, Orange County, California	Environmental Assessment Specialists, Inc.	
OR-04558		2014	Supernowicz, Dana E.	ARCHITECTURAL EVALUATION STUDY OF THE ST. CATHERINE OF SIENA PARISH PROJECT, AT&T MOBILITY SITE NO. OC0410, 990 TEMPLE TERRACE, LAGUNA BEACH, ORANGE COUNTY, CALIFORNIA 92651	Historic Resource Associates	

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-000005	CA-ORA-000005	Resource Name - Romero's Camp Number 5; Other - CAMP 5 OCAS	Site	Prehistoric	AP02; AP16	1949; 1966 (Chace, P.G.); 1973 (COLEGROVE); 2017 (Ivan Strudwick, LSA)	OR-00286, OR-00512, OR-00772, OR-01995, OR-03441, OR-03937, OR-04449
P-30-000578	CA-ORA-000578	Resource Name - Site 3, Temporary Field #6	Site	Prehistoric, Protohistoric	AP02; AP11; AP15	1975 (Leonard, N.); 1977 (Ezell, Paul H., Westec); 1978 (Magalousis, Nicholas M.)	OR-01926, OR-01995, OR-03441, OR-03867, OR-03937, OR-04247, OR-04270, OR-04449
P-30-000775	CA-ORA-000775	Resource Name - Temp Field No. #9; Other - Laguna man; Other - Laguna woman; Other - Wilsonii	Site	Prehistoric, Protohistoric	AP02; AP09; AP15	1967 (Frank Tubb, PCAS); 1979 (Magalousis); 1979 (Mitchell, L., PCAS); 1986 (Mitchell, L., PCAS); 2017 (Ivan Strudwick, LSA)	OR-00612, OR-00772, OR-01995, OR-03441, OR-03937
P-30-000790	CA-ORA-000790	Resource Name - Temp Field No. #7	Site	Prehistoric, Protohistoric	AP02; AP15	1978 (Magalousis)	OR-01995, OR-03441, OR-03937, OR-04449
P-30-157866		OHP Property Number - 037231; Resource Name - New Lynn Theatre; Other - South Coast Theatre; Other - zip 92651	Building, Element of district	Historic	HP10	1981 (Kathleen Les, Environmental Coalition)	
P-30-157869		OHP Property Number - 037234; Resource Name - Isch Bldg; Other - zip 92651	Building, Element of district	Historic	HP06	1981 (Kathleen Les, Environmental Coalition)	
P-30-157873		OHP Property Number - 037238; Resource Name - Hotel Laguna; Other - zip 92651	Building, Element of district	Historic	HP05	1981 (Kathleen Les, Environmental Coalition)	
P-30-157895		OHP Property Number - 037260; Resource Name - 901-13 S Coast Hwy; Other - zip 92651	Building, Element of district	Historic	HP06	1981 (Kathleen Les, Environmental Coalition)	
P-30-157899		OHP Property Number - 037264; Resource Name - Laguna Beach Funeral Home; Other - Ray Family Mortuary; Other - zip 92651	Element of district	Historic	HP06	1981 (Kathleen Les, Environmental Coalition)	

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-157901		OHP Property Number - 037266; Resource Name - 1009 S Coast Hwy; Other - zip 92651	Building, Element of district	Historic	HP03	1981 (Kathleen Les, Environmental Coalition)	
P-30-157905		OHP Property Number - 037270; Resource Name - Smith Construction Co; Other - zip 92625	Building, Element of district	Historic	HP06	1981 (Kathleen Les, Environmental Coalition)	
P-30-157910		OHP Property Number - 037275; Resource Name - Hotel Del Camino; Other - Hotel Firenze; Other - zip 92651	Building, Element of district	Historic	HP05	1981 (Kathleen Les, Environmental Coalition)	
P-30-157911		OHP Property Number - 037276; Resource Name - Shea Apts; Other - Hotel California; Other - zip 92651	Building, Element of district	Historic	HP03; HP05	1981 (Kathleen Les, Environmental Coalition)	
P-30-157939		OHP Property Number - 037304; Resource Name - Coast Blvd; Other - S Coast Hwy District; Other - zip 92651	District	Historic	HP02; HP03; HP05; HP06	1981 (Kathleen Les, Environmental Coalition)	OR-04179
P-30-158048		OHP Property Number - 037413; Resource Name - CRM TECH 2283-1; Other - zip 92651	Building	Historic	HP03	2008 (Tang, Bai "Tom" and Josh Smallwood, CRM Tech)	OR-03569, OR-03937
P-30-158068		OHP Property Number - 037433; Resource Name - James Bainer Residence; Other - zip 92651; Other - Eleanor Ghiselin Residence	Building	Historic	HP02	2009 (McKenna, Jeanette A., McKenna et al.)	OR-03884, OR-03937
P-30-158226		OHP Property Number - 035791; Resource Name - St Francis by-the-Sea American Catholic Church; Other - St Francis Catherdral Chapel; Other - American Catholic Church; Other - The Chapel of St Francis; Other - zip 92651	Building	Historic	HP16	1988 (Anne Frank, M.A. Public History Program, CSU Dominguez Hills)	

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-158304		OHP Property Number - 037669; Resource Name - City of Laguna Beach Community/Senior Center Redevelopment Block	Building	Historic	HP02	2002 (Jeanette A. McKenna, McKenna et al.)	OR-02545
P-30-158305		OHP Property Number - 037670; Resource Name - City of Laguna Beach Community/Senior Center Redevelopment Block	Building	Historic	HP02	2002 (Jeanette A. McKenna, McKenna et al.)	OR-02545
P-30-158306		OHP Property Number - 037671; Resource Name - City of Laguna Beach Community/Senior Center Redevelopment Block	Building	Historic	HP02; HP03	2002 (Jeanette A. McKenna, McKenna et al.)	OR-02545
P-30-158307		OHP Property Number - 037672; Resource Name - City of Laguna Beach Community/Senior Center Redevelopment Block	Building	Historic	HP03	2002 (Jeanette A. McKenna, McKenna et al.)	OR-02545
P-30-158308		OHP Property Number - 037673; Resource Name - City of Laguna Beach Community/Senior Center Redevelopment Block	Building	Historic	HP03	2002 (Jeanette A. McKenna, McKenna et al.)	OR-02545
P-30-177043		Resource Name - 255, 255 1/2 & 265 St Anns Dr	Building	Historic	HP02; HP03	2010 (Pamela Daly, Daly & Associates)	OR-03937
P-30-177470		Resource Name - Laguna Canyon Road	Structure	Historic	AH07	2013 (Hubert Switalski, Stantec); 2016 (Jeremy Adams, ECORP); 2016 (Salli Hosseini, ICF)	OR-04285, OR-04589
P-30-177540		Resource Name - T-Mobile West LLC LA02251A/CM251 Benson	Building	Historic	HP06	2014 (K.A. Crawford, Crawford Historic Services)	OR-04449
P-30-177625		Resource Name - 399 Loma Terrace	Building	Historic	HP03	2002 (Jeanette McKenna, McKenna et al)	OR-02545
P-30-177626		Resource Name - 389 Loma Terrace	Building	Historic	HP02	2002 (Jeanette McKenna, McKenna et al)	OR-02545
P-30-177627		Resource Name - 380 Third St	Building	Historic	HP03	2002 (Jeanette McKenna, McKenna et al)	OR-02545
P-30-179883		Resource Name - Sewage Treatment Plant; Other - Office Bldg & Settling Tank (Sludge Digester)	Building, Structure	Historic	HP09; HP11; HP14; HP35	2006 (James Steely, SWCA); 2017 (Megan Wilson, Cogstone)	



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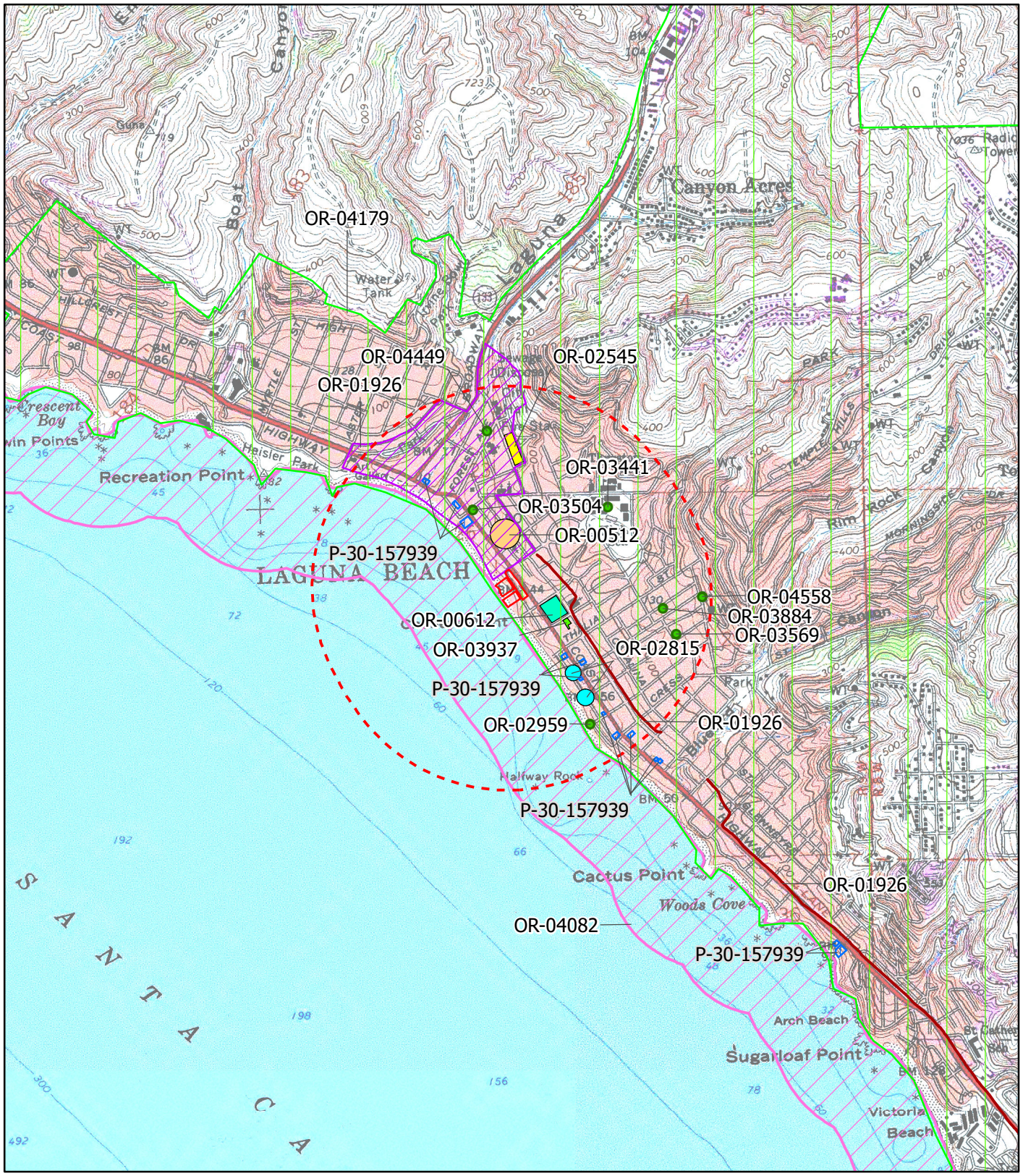
Miles
0 0.125 0.25 0.5

Resources within the project area: None
28 resources within a 1/2-mile radius

Laguna Beach, CA
USGS 7.5' PR: 1981
1:24,000
INV #21346
June 2020

South Central Coastal Information Center

May depict confidential cultural resource locations. Do not distribute.



N
W E
S

Miles
0 0.125 0.25 0.5

Resources within the project area: None
1 resource within a 1/2-mile radius
Reports within the project area: OR-04179
14 additional reports within a 1/2-mile radius

Laguna Beach, CA
USGS 7.5' PR: 1981
1:24,000
INV #21346
June 2020

South Central Coastal Information Center

May depict confidential cultural resource locations. Do not distribute.

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code 3S; 6Z

Other Listings
Review Code **Reviewer** **Date**

Page 1 **of** 10 ***Resource Name or #:** Pacific Edge Hotel

P1. Other Identifier:
***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Orange
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Laguna Beach **Date:** 1965 rev. 1981 **T** 7S; **R** 9W; **¼ of ¼ of Sec** ; S.B. **B.M.**
c. Address: 610, 619, 620, 627, 633, 636, 635, 647, 653, 667, 668 Sleepy Hollow Lane City: Laguna Beach Zip: 92651
d. UTM: Zone: ; mE/mN (G.P.S.)
e. Other Locational Data: APNs 644-021-01, 644-022-02, 644-022-016, 644-022-017, 644-021-03, 644-022-04, 644-022-06, 644-022-07, 644-021-05
Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

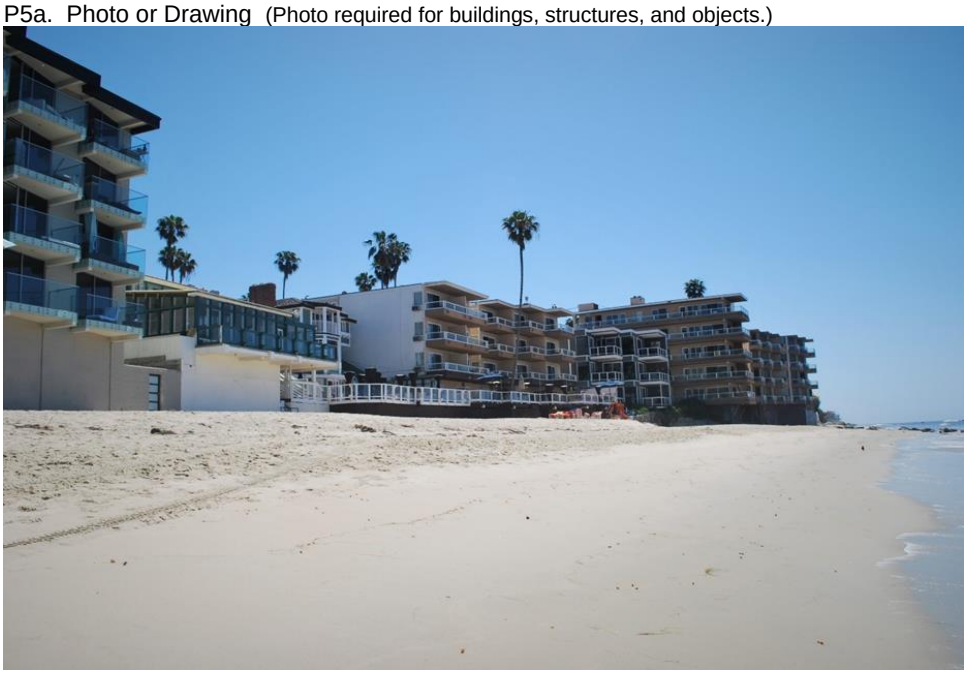
The Pacific Edge Hotel complex consists of nine buildings and two surface parking lots spread across multiple parcels and on either side of Sleepy Hollow Lane. It is comprised of seven hotel buildings and two restaurants, many of which were converted from earlier residential buildings into their current commercial uses. Constructed between 1932 and 1987, the properties range from two-to-four stories in height and are primarily examples of the ubiquitous multi-family residential architecture which characterized southern California in the post-World War II era. Except for signage, there is no cohesive design or landscape elements uniting the buildings or larger site. Rather, the property currently reads as a series of independent commercial and residential buildings within an urbanized, beachfront community. Each of the buildings are discussed in further detail below.

<u>619 Sleepy Hollow Lane – Driftwood Restaurant</u>

Initially constructed in 1932 as a residence, the building has operated as a restaurant since 1968. The irregular-planned building has varied massing and is capped by a hipped roof with tiled ridges and exposed rafters. Exhibiting minimal elements of the Craftsman style, it is clad in painted wood-shake siding and exhibits large casement windows. With the exception of the addition of a terraced patio at the rear (southwest), the building is largely unaltered and intact.

***P3b. Resource Attributes:** HP5. Hotel/Motel; HP6. Commercial Building under 3 stories; HP7. Commercial Building over 3 stories;
***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 of buildings on property from the shoreline looking to the southeast, May 2020.

***P6. Date Constructed/Age and Sources:** ■Historic
☐Prehistoric ☐Both
1932, 1945, 1960, 1963, 1964, 1967, 1972, 1987

***P7. Owner and Address:**
Unknown

***P8. Recorded by:**
Steven Treffers
Rincon Consultants, Inc.
180 N. Ashwood Ave
Ventura, CA 93003

***P9. Date Recorded:** 6/10/2020

***P10. Survey Type:** Intensive

***P11. Report Citation:**
Treffers, Steven and Mark Strother. 2020. Pacific Edge Hotel Project Cultural Resources Assessment. Rincon Consultants, Inc. Project No. 19-09031. Report on file at the South Central Coastal Information Center, California State University, Fullerton.

***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):

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 3S; 6Z

***Resource Name or #** (Assigned by recorder) Pacific Edge Hotel

B1. Historic Name: Various; see P3a and B10 for known names of individual buildings.
B2. Common Name:
B3. Original Use: Residences; hotel buildings B4. Present Use: Hotel complex
***B5. Architectural Style:** Various; see P3a for description of each building.
***B6. Construction History:** (Construction date, alterations, and date of alterations)
See P3a and B10 for construction history details for each building.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** Early residential development **Area:** Laguna Beach
Period of Significance: 1932 **Property Type:** Craftsman-inspired beachside bungalow **Applicable Criteria:** A/C; 1/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Although currently functioning as a single property, the Pacific Edge Hotel consists of multiple buildings which were developed independently of one another. The earliest building in the complex is the Driftwood Restaurant, which was constructed in 1932 as a residence of comedian and actor Slim Summerville (Les 1981). This property was one of many small beachfront cottages constructed during the first half of the twentieth century along South Coast Highway. Construction of these homes was primarily along the bluffs adjacent to the Main Beach and increased following the paving and formal establishment of South Coast Highway in 1926. In addition to the Driftwood, this included several other small residential bungalows in the footprint of the future Villa Restaurant, and Bahia, Coast, and Seas buildings.

After World War II, development in the general vicinity of the project site increased and shifted towards larger buildings for multi-family residential and tourism-based commercial operations such as hotels and restaurants. Many of these buildings replaced earlier residential bungalows. While the Reef Cottage was constructed just prior to this trend in 1945, the majority of the Pacific Edge Hotel buildings were completed during this period: including the Seas Building (1960), Reef Tower (1962), Bahia Building (1963), Surf Building (1964), the Reef Building (1967), and the Coast Building (1972). Building permits indicate these buildings may have initially been constructed as residential apartment buildings; however, they appear to have been converted to commercial hotel purposes as early as 1974 according to city directories (City of Laguna Beach 2020b; Lester 2020). The Driftwood building was also part of this trend and was converted into a restaurant initially named the Beach House Inn in 1968.

By 1974, city directories indicate the subject property was operating with two names from the 647 South Coast Highway address: the Seas Motels and Apartments, and Vacation Village. This entity continued to operate under both names until at least 1998 (Lester 2020). City of Laguna Beach records indicate the Villa Restaurant building was constructed during this period; per building permits it was initially built as a single family residence and converted to its current assembly/hotel use in 2010 (City of Laguna Beach 2020). Subsequent to this, the Seas Motels and Apartments, and Vacation Village business names were renamed the Pacific Edge Hotel by 2014. See continuation sheet, p. 8.

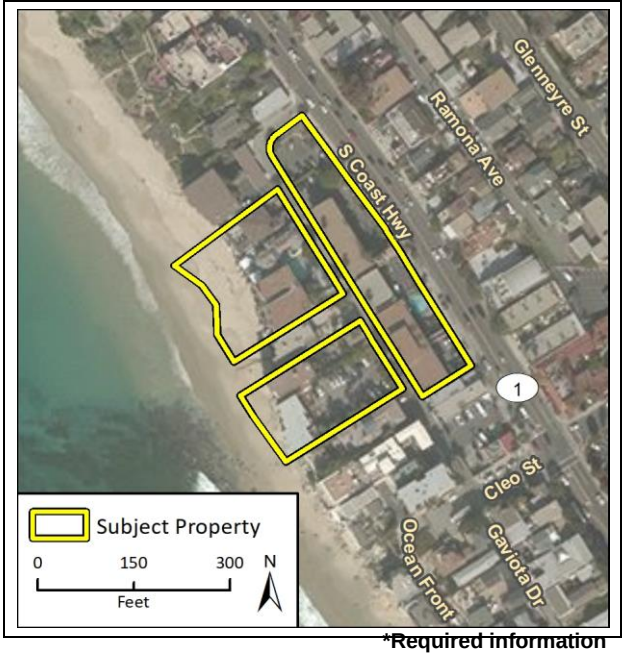
B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** See continuation sheet, p. 10

B13. Remarks:

***B14. Evaluator:** Steven Treffers, Rincon Consultants

***Date of Evaluation:** June 10, 2020



(This space reserved for official comments.)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

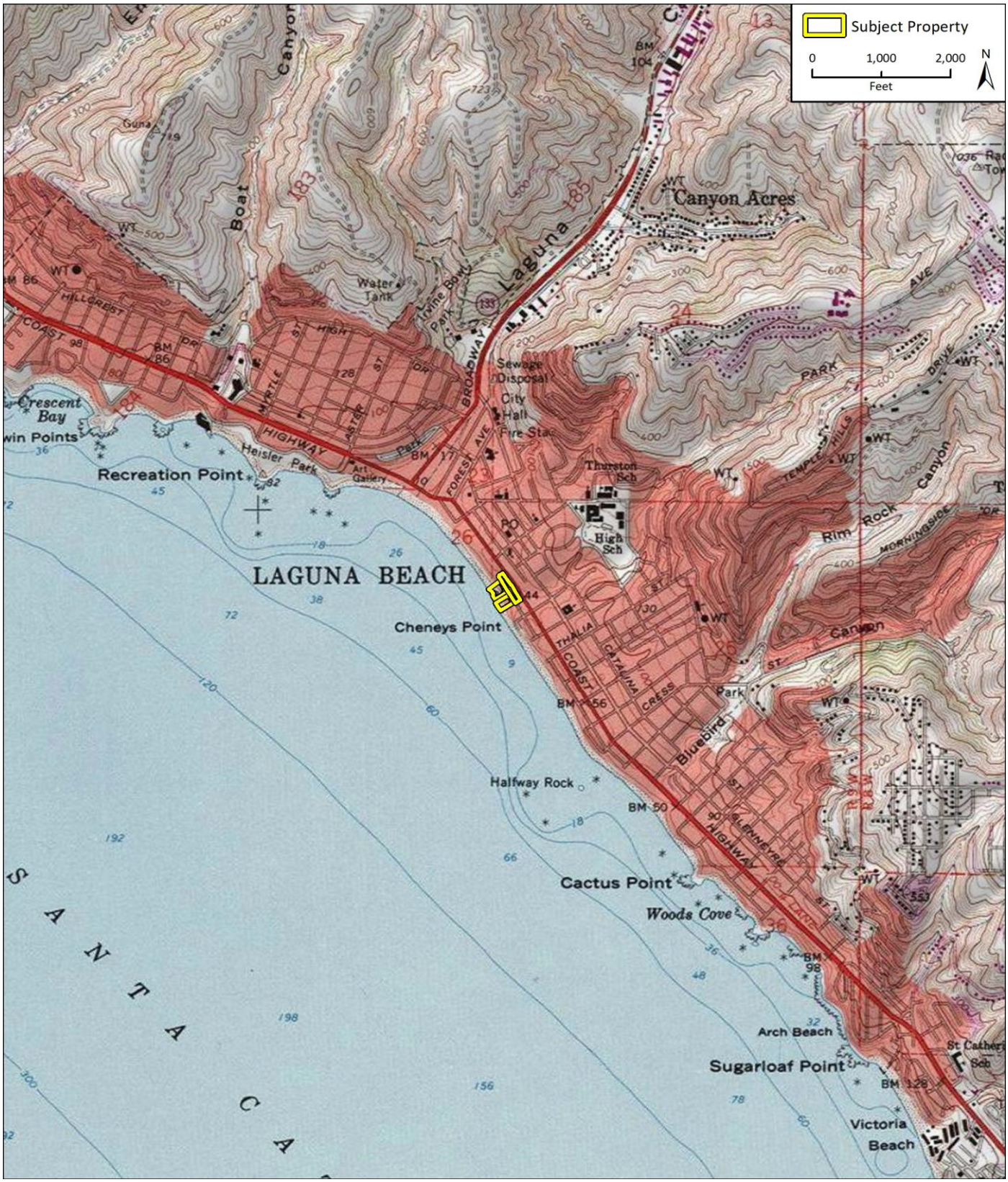
LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #:** Pacific Edge Hotel

***Map Name:** USGS *Laguna Beach* Quadrangle

***Scale:** 1:24,000 ***Date of Map:** 1965, revised 1981



***Required information**

*Recorded by: Steven Treffers, Rincon Consultants *Date: 6/10/2020 ■ Continuation ☐ Update

P3a. Description (continued):

619 Sleepy Hollow Lane - Driftwood Restaurant, East Elevation



627 Sleepy Hollow Lane – Villa Restaurant

Originally constructed as a residence, this build appears to have been built in 1987 or is substantially altered, and currently functions as a restaurant. Generally rectangular in plan, it exhibits varied massing and an intersecting hipped-roof sheathed in asphalt shingles and punctuated by dormers and brick chimneys. Clad in wood siding, the building' street-facing (northeast) elevation exhibits three wood-panel garage doors. The rear (northeast) elevation is defined by a large bay window and recessed balconies and opens to a beachfront patio.

627 Sleepy Hollow Lane – Villa Restaurant



633/635 Sleepy Hollow Lane – Surf Building

Constructed in 1964, this is a three-story hotel building exhibiting minimal elements of Modern-style architecture, including horizontal massing, flat roof, and minimal orientation. The U-planned building is clad primarily in stucco with limited masonry and exhibits exposed hallways, stairways, and balconies.

See continuation sheet, p. 5.

***Recorded by:** Steven Treffers, Rincon Consultants ***Date:** 6/10/2020 ■ Continuation ☐ Update

P3a. Description (continued):

633/635 Sleepy Hollow Lane – Surf Building



636 Sleepy Hollow Lane - Bahia Building

Construction in 1963, this is a three-story hotel building with a soft-story to accommodate parking underneath. Exhibiting minimal elements of Modern-style architecture, the building is rectangular in plan, capped by a flat roof and clad primarily in stucco. It exhibits minimal ornamentation and has exposed hallways, stairways, and balconies.

636 Sleepy Hollow Lane – Bahia Building



647 South Coast Highway – Coast Building

Constructed in 1972, this is a two-story hotel and lobby building exhibiting no discernable architectural style with a soft story parking area at the rear (southwest). The rectangular-planned building is capped by a flat roof and sheathed primarily in stucco. Its rectangular massing is punctuated by large openings which protect recessed entryways and open stairways, walkways, and balconies.

See continuation sheet, p. 6.

P3a. Description (continued):

647 South Coast Highway – Coast Building



653 Sleepy Hollow Lane – Reef Tower and Cottage

This property contains two hotel buildings. Situated at the northwest portion of the parcel is the Cottage. Constructed in 1945, it is a small, two-story rectangular planned building with an open balcony. It is clapped by a flat roof with short extending beams and sheathed in horizontal wood lap siding. It exhibits no discernable style and is punctuated with a variety of window types, glass blocks, and solid wood doors. At the southern portion of the property is the Reef Tower building. Constructed in 1962, it is terraced into the seacliff with five stories on its beach-facing elevation. It exhibits Modernist-style elements through its flat roof, exposed beams, and horizontal massing. The building features limited ornamentation and has exposed walkways and balconies which extend across two of its elevations.

653 Sleepy Hollow Lane – Reef Tower and Cottage





See continuation sheet, p. 7.

P3a. Description (continued):

667 Sleepy Hollow Lane – Reef Building

Constructed in 1967, this is a four-story hotel building exhibiting minimal elements of Modern-style architecture, including horizontal massing, flat roof, and minimal orientation. The irregular-planned building is clad primarily in stucco and exhibits exposed hallways, stairways, and balconies.

667 Sleepy Hollow Lane – Reef Building



668 Sleepy Hollow Lane – Seas Building

Constructed in 1960, this is a two-story hotel building with a central, “pop up” third story. Exhibiting minimal elements of Modern-style architecture, the building is rectangular in plan, capped by a flat roof and clad primarily in stucco. It exhibits minimal ornamentation and has exposed hallways, stairways, and balconies.

668 Sleepy Hollow Lane – Seas Building



***Recorded by:** Steven Treffers, Rincon Consultants ***Date:** 6/10/2020 ■ Continuation ☐ Update

Site Map:



*Recorded by: Steven Treffers, Rincon Consultants *Date: 6/10/2020 ■ Continuation ☐ Update

B10. Significance (continued):

Pacific Edge Hotel Historical Resources Evaluation

The Pacific Edge Hotel complex consists of nine buildings constructed between 1932 and 1987. Seven were constructed after 1960 and are representative of the post-World War II growth and densification which occurred across Southern California. The architectural styles of the buildings exhibit the minimal elements of Modernism which generally characterizes multi-family residential buildings from this era, including rectangular plans, flat roofs, stucco cladding, minimal ornamentation, and exposed hallways, stairways, and balconies. Similar buildings are ubiquitous throughout Laguna Beach and Southern California and none of the examples within the subject property appear to be noteworthy or significant within this larger trend. One additional property within the project site, the Reef Cottage, was constructed prior to this trend in 1945. However, it is a nondescript residential building exhibiting no discernable architectural style. In addition to their architectural associations, a review of historical newspapers and other available sources failed to indicate any of these eight properties possess any association with events or persons with demonstrated significance in the history of the city, region, state, or nation. Therefore the eight buildings within the subject property which were constructed post 1945 do not appear to possess any significant historical or architectural associations to warrant federal, state, or local eligibility under any applicable designation criteria.

One building within the subject property, the Driftwood Restaurant at 619 Sleepy Hollow Lane, was previously identified in the 1981 Laguna Beach Historic Resources Inventory. At that time, the property was given an “Exceptional” rating, indicating the surveyors found the property potentially eligible for NRHP listing (Les 1981). Constructed in 1932, the building is the former residence of actor Slim Summerville and is one of the many beachside bungalows built in the area following the completion of the South Coast Highway in 1926. These property types were identified as rare in 1981 and have only become more so since this time. Although the property has been modified since it was last recorded, these alterations are largely focused on the rear patio and the overall form and features of the former residence remain legible and intact. As a result, the current study concurs with the previous evaluation and recommends the property as eligible for federal, state, and local designation for its association with the early residential development of Laguna Beach and the architectural styles which characterized this growth (NRHP Criteria A and C; CRHR Criteria 1 and 3; Laguna Beach Historic Register Criteria a, b, and e). The table below identifies the historical resources eligibility of each building within the Pacific Edge Hotel complex.

Pacific Edge Hotel Buildings Historical Resources Eligibility

Name	Address	Finding
Driftwood Restaurant	619 Sleepy Hollow Lane	Eligible for NRHP, CRHR, and local designation (California Historical Resource Status Code [CHRSC] 3S)
Villa Restaurant	627 Sleepy Hollow Lane	Ineligible for NRHP, CRHR, or local designation (CHRSC 6Z)
Surf Building	633/635 Sleepy Hollow Lane	Ineligible for NRHP, CRHR, or local designation (CHRSC 6Z)
Bahia Building	636 Sleepy Hollow Lane	Ineligible for NRHP, CRHR, or local designation (CHRSC 6Z)
Coast Building	647 South Coast Highway	Ineligible for NRHP, CRHR, or local designation (CHRSC 6Z)
Reef Tower and Cottage	653 Sleepy Hollow Lane	Ineligible for NRHP, CRHR, or local designation (CHRSC 6Z)
Reef Building	667 Sleepy Hollow Lane	Ineligible for NRHP, CRHR, or local designation (CHRSC 6Z)
Seas Building	668 Sleepy Hollow Lane	Ineligible for NRHP, CRHR, or local designation (CHRSC 6Z)

B12. References (continued):

City of Laguna Beach
2020a 1981 Historic Resources Inventory. Accessed May 2020) http://www.lagunabeachcity.net/cityhall/cd/preserve/inventory.htm.
2020b Real Property Reports for Pacific Edge Buildings. Community Development Department, City of Laguna Beach, California.

Les, Kathleen
1981 Inventory Form for 619 Sleepy Hollow Lane. Included in the South Coast Highway #10 Section of the Laguna Beach Historic Resource Inventory. Accessed May 28, 2020 at http://www.lagunabeachcity.net/civicax/filebank/blobdload.aspx?BlobID=2524.

Lester, Timothy
2020 Phase I Environmental Assessment for the Pacific Edge Hotel Complex. Prepared for HCI Laguna Owner LP by TA-Group DD, LLC, Carlsbad, California.

Real Property Report

for

619 Sleepy Hollow Lane

APN 644-022-02

July 5, 2016

City of Laguna Beach
Community Development Department

NOTICE TO BUYER

Real Property Reports are prepared to inform the buyer within the City of Laguna Beach of the conditions and restrictions applicable to the property as revealed by a search of City files. These files are available for review at City Hall, and it is suggested they be reviewed prior to completing a property transaction. If the conditions actually observed on the property by the buyer deviate from the information detailed below, the buyer is encouraged to contact the owner to arrange for an inspection of the property by City personnel, as there may be uses or structures which are not legally permissible. If the property owner makes a written request within 30 days of the issuance of this report, the inspection of the property will be conducted without additional charge.

Physical improvements and site developments are subject to Design Review and shall be designed and located in a manner which best satisfies the City's village atmosphere and the Design Review purposes, guidelines and criteria specified in Section 25.05.040 of the Municipal Code. Village atmosphere is characterized by appropriately scaled development, diverse and unique architectural designs, pedestrian orientation and sensitivity to the natural conditions of the site. The property development zoning standards that are delineated in the Zoning Code represent the maximum allowable building envelope for a given property. This maximum building envelope may not be approved by the Design Review Board. This is because the Design Review process is a discretionary review process and is based upon the particular issues and circumstances in effect at the time the development is proposed. Again, it is important to fully understand that the actual development allowed might be less than the allowable maximum because of localized conditions and desired community objectives identified during the review process.

LAND USE AND ZONING INFORMATION

Zone: The subject property is located in the CHM Zone. The uses permitted in this zone are listed in the Laguna Beach Municipal Code.

Use: City records show the following structures/uses exist on the subject property:

Commercial Restaurant Building with a maximum seating of 100 and 32 parking spaces across the street(Per condition of approval CUP 68-2).

Special Permits: The following Variances, Conditional Use Permits, Design Review or other permits have been approved for this property (including any special conditions placed on the property because of the permits):

VA 2035 – Allowed to locate restaurant facility in a residential zone; subject to conditions 05/06/68
VA 4826 – Allowed to erect a ground sign that exceeds the maximum height; 04/25/91
CUP 68-2 – Allowed to have on-sale consumption of alcoholic beverages; subject to conditions 05/06/68
CUP 11-01approved 05/25/11 (This property is subject to Planning Commission Resolution 11-01).
Design Review 91-031 was approved on 04/25/91,Design Review 09-006 was approved on 01/29/06 and Design Review 11-01 was approved on 05/25/11. Any exterior changes to the structure, including paint color or landscaping, may require Design Review Board approval.
Coastal Development Permit #11-03 approved 05/25/11
This property is subject to a parking management program.

Building Site Status: The subject property is a legal building site, according to the definition established in the Laguna Beach Municipal Code (Section 25.08.004)

Legal Description: Laguna Beach City Lot 22 All -Ex St- -Inc Strip Be T Same & Ocean- Tr 410. (A copy of the Assessor's Parcel Map showing the subject property is attached to this Real Property Report.)

Parcel Identification Number (used for City office purposes only): 5534

On-Site Turnaround Required: No

Special Subdivision Map Building Setback Requirements: 5 feet from Sleepy Hollow Lane

Special Street Plan Requirements: None

Special Subdivision Map Height Standards: None

Historic Resource Inventory Category: *E Historic Register Designation Date:

Flood Zone: X,AE Flood Map Panel: 06059C0416J, 06059C0417J Flood Map Effective Date: 12/03/2009

Mapped Environmentally Sensitive Areas: Coastal Property/Water Qualtiy Environmentally Sensitive Area

Recommended Landscaping and Setbacks: None

City Utility Charges: Paid

City Maintained Street: Sleepy Hollow Lane is maintained by the City.

Property Owner Notice and Inspection Report (Notice of Participation): None

Real Property Report - 619 Sleepy Hollow Lane
APN 644-022-02

BUILDING INFORMATION

Outstanding Permits The following permits have been issued relative to the subject property, but not completed:

None of Record

Completed Permits The following permits represent significant construction work which has been completed on the subject property:

Building Permit	#	2204	04/21/32	Construct single-family dwelling
" "	#	2287	06/24/32	Construct concrete wall
" "	#	68-039	02/05/68	Alteration of deck to wood with 6' overhang
" "	#	68-143	04/22/68	Alteration of deck to wood with 6' overhang, kitchen alterations, bathroom addition
" "	#	68-143A	04/22/68	Convert dwelling to restaurant, maximum seating 100 with 32 parking spaces
" "	#	69-122	03/28/69	Construct roof over existing area of 100 square feet
" "	#	69-226	05/29/69	Replace illegal stairway at north side
" "	#	69-238	06/11/69	Enclose bar area
" "	#	76-098	03/24/76	Relocate bar
" "	#	78-604	12/07/78	Repair and replace other dinning decking
" "	#	91-472	06/17/91	Install pole sign 9' maximum height above ground
" "	#	98-2142	12/11/98	Upgrade current fire suppression to Ansul UL 300
" "	#	02-2444	11/21/02	Construct fire damage repair to include framing, drywall & electrical
" "	#	02-2532	12/13/02	Repair exterior stairs and rails
Dye test confirmed sewer connection;			01/08/06	

Note: Please see the next page utilizing the City's EnerGov permit tracking system that has been in existence since December of 2011. The next page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, the page does list all of the building permit history since December of 2011 for this property.

SLOPE MAINTENANCE RESPONSIBILITY

Chapter 22.2 of the Laguna Beach Municipal Code requires property owners to continually maintain slopes on their properties. Maintenance includes repairs to berms, ditches, paved drainage terraces, down drain devices and slope plantings.

UNRESOLVED PROBLEMS

The following problems or issues are outstanding or unresolved, with respect to the City's files, as of the date of this report:

None of Record

This report was issued on July 5, 2016, and is valid for six (6) months by _____ .

A six (6) month extension has been authorized by _____ on _____and will expire on _____.

The preparation and delivery of this Real Property Report does not impose any liability upon the City for any errors or omissions, nor does the City bear any liability not otherwise imposed by law in regards to the Report's preparation.

NOTE: Three (3) or more units capable of being rented within the City of Laguna Beach (Laguna Beach Municipal Code, Section 5.08.050) requires each owner of the units to obtain a City of Laguna Beach Business License each year. Failure to obtain a City of Laguna Beach Business License is a violation of the Municipal Code, Section 5.08.600, Renting of Property and Accommodations. Building permits are required for any demolition, repair, construction or alteration work done on the property. The owner of any dwelling unit proposed to be rented for 30 days or less must obtain an Administrative Use Permit for such short-term lodging according to Chapter 25.23 of the Municipal Code prior to such rental.

As recipients of a Real Property Report, I certify that I have read and understood the information contained herein.

PLEASE PRINT OR TYPE NAME: _____ **DATE:** _____

SIGNED: _____

STREET ADDRESS OF SUBJECT PROPERTY: 619 Sleepy Hollow Ln **APN:** 644-022-02

Please sign this lower portion of the report and return it to the Community Development Department, Zoning Division, 505 Forest Ave, Laguna Beach, CA 92651.

Real Property Report –

Note: This page of the report utilizes the City's EnerGov permit tracking system that has been in existence since December of 2011. This page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, this page does list all of the building permit history since December of 2011 for this property, if any permits were issued since then.

Permit Number	Permit Type	Permit Status	Apply Date
BP11-01098	Addition of two grease traps in kitchen	Finaled	06/02/11
CBP-13-1570	Construct tenant improvements – remodel interior	Finaled	11/12/13
CBP-13-1576	Construct interior exploratory demo	Finaled	10/14/13
CBP 13-1894	Commercial tenant improvement	Finaled	05/13/14
Fire 13-1914	Install fire sprinklers	Finaled	01/07/14
Fire 14-0316	Install fire alarm system	Finaled	03/03/14
RBP 14-0738	Repair/reinforce block wall in patio, planter walls at 18" Replace railroad tie wall/curb	Finaled	04/28/14
CBP 14-0851	Shot crete wall reinforcement	Finaled	05/13/14
Fire 14-0896	Install fire suppression system	Finaled	05/28/14
RBP 14-0129	Structural revisions – New 4' high max fence	Finaled	01/30/14
CBP 14-2075	Replace awning	Finaled	12/30/14
CBP 14-2087	Rebuild exterior exit stairs	Finaled	11/07/14
Sign 15-1466	Reissue 14-1252: install wood signs	Finaled	07/29/15

* A Historic Resources Assessment Report prepared by a qualified historic preservation consultant may be required in order to determine if any proposed change, alteration or relocation of the historic structure on the property will be a substantial adverse change or a change that materially impairs the character-defining features of the historic structure. The California Environmental Quality Act (CEQA) and the associated CEQA Guidelines require that a proposed development project, which proposes a substantial adverse change to a historic resource to be avoided or adequately mitigated to qualify for a CEQA exemption or mitigated negative declaration. An Initial Study is required to be prepared to document and support a proposed mitigated negative declaration. If the proposed project cannot be mitigated to below a level of significance, an Environmental Impact Report must be prepared and processed according to the City and CEQA processing guidelines prior to project entitlement review and consideration.

Real Property Report

for

627 Sleepy Hollow Lane

APN 644-022-16

July 5, 2016

City of Laguna Beach
Community Development Department

NOTICE TO BUYER

Real Property Reports are prepared to inform the buyer within the City of Laguna Beach of the conditions and restrictions applicable to the property as revealed by a search of City files. These files are available for review at City Hall, and it is suggested they be reviewed prior to completing a property transaction. If the conditions actually observed on the property by the buyer deviate from the information detailed below, the buyer is encouraged to contact the owner to arrange for an inspection of the property by City personnel, as there may be uses or structures which are not legally permissible. If the property owner makes a written request within 30 days of the issuance of this report, the inspection of the property will be conducted without additional charge.

Physical improvements and site developments are subject to Design Review and shall be designed and located in a manner which best satisfies the City's village atmosphere and the Design Review purposes, guidelines and criteria specified in Section 25.05.040 of the Municipal Code. Village atmosphere is characterized by appropriately scaled development, diverse and unique architectural designs, pedestrian orientation and sensitivity to the natural conditions of the site. The property development zoning standards that are delineated in the Zoning Code represent the maximum allowable building envelope for a given property. This maximum building envelope may not be approved by the Design Review Board. This is because the Design Review process is a discretionary review process and is based upon the particular issues and circumstances in effect at the time the development is proposed. Again, it is important to fully understand that the actual development allowed might be less than the allowable maximum because of localized conditions and desired community objectives identified during the review process.

LAND USE AND ZONING INFORMATION

Zone: The subject property is located in the CHM Zone. The uses permitted in this zone are listed in the Laguna Beach Municipal Code.

Use: City records show the following structures/uses exist on the subject property:

Restaurant with a full service bar, two hotel rooms and off-site valet parking (refer to Planning Commission Resolution 11-01 approved 05/25/11).

Building Site Status: The subject property is a legal building site, according to the definition established in the Laguna Beach Municipal Code (Section 25.08.004)

Legal Description: Laguna Beach City Lot 21por Of Lot--inc Strip Be T Same & Ocean Also Tract No 935 Lot A Por Oflot--inc Strip Bet Same. (A copy of the Assessor's Parcel Map showing the subject property is attached to this Real Property Report.)

Parcel Identification Number (used for City office purposes only): 5546

On-Site Turnaround Required: No

Special Subdivision Map Building Setback Requirements: 5 feet from Sleepy Hollow Lane

Special Street Plan Requirements: None

Special Subdivision Map Height Standards: None

Historic Resource Inventory Category: Historic Register Designation Date: None

Flood Zone: X,AE Flood Map Panel: 06059C0416J, 06059C0417J Flood Map Effective Date: 12/03/2009

Mapped Environmentally Sensitive Areas: Coastal Property/Water Qualtiy Environmentally Sensitive Area

Recommended Landscaping and Setbacks: None

City Utility Charges: Paid

City Maintained Street: Sleepy Hollow Lane is maintained by the City.

Property Owner Notice and Inspection Report (Notice of Participation): None

Real Property Report - 627 Sleepy Hollow Lane
APN 644-022-16

BUILDING INFORMATION

Outstanding Permits The following permits have been issued relative to the subject property, but not completed:

Plumbing Permit # 13-1366 dated 09/19/13 expires 3/19/14 – installation of four grease interceptors

Completed Permits The following permits represent significant construction work which has been completed on the subject property:

Building Permit # 87-658 08/24/87 Construct single family dwelling, garage
Sewer Permit # 88-2048 10/11/88

Special Permits: The following Variances, Conditional Use Permits, Design Review or other permits have been approved for this property (including any special conditions placed on the property because of the permits):

VA 4129 – Allowed to construct additions that encroach into the front setback, encroach into the sideyard setback, exceed the maximum 6' high wall and fence height in the sideyard, and do not bring nonconformities into conformance; 01/15/87
VA 4357 – Allowed to defer undergrounding of electric power for one year; 10/20/88

Design Review 86-378 was approved on January 15, 1987, Design Review 09-21 was approved on March 10, 2010, Design Review 10-094 was approved on June 3, 2010, Design Review 10-151 was approved on August 12, 2012 and Design Review 11-01 was approved on May 25, 2011. Any exterior changes to the structure, including paint color or landscaping, may require Design Review Board approval.

Coastal Development Permit 09-43 approved 3/10/10, Coastal Development Permit 11-03 approved 05/25/11 and Coastal Development Permit 15-2522 approved 01/06/16.

Conditional Use Permit 09-41 – allowed to convert a single family residence to an assembly/hotel use for weddings and events, to provide valet parking for the Villa and restaurant and hotel uses; approved 03/10/10 (succeeded by CUP 11-01)

Conditional Use Permit 11-01 – Allowed a restaurant with a full service bar, two hotel rooms, and to provide off-site valet parking; 05/25/11

Temporary Use Permit 15-2493- Allowed the installation of a seasonal tent for the years 2015 through 2018; approved 01/06/16 with conditions

This property is subject to a parking management program.

Note: Please see the next page utilizing the City's EnerGov permit tracking system that has been in existence since December of 2011. The next page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, the page does list all of the building permit history since December of 2011 for this property.

SLOPE MAINTENANCE RESPONSIBILITY

Chapter 22.2 of the Laguna Beach Municipal Code requires property owners to continually maintain slopes on their properties. Maintenance includes repairs to berms, ditches, paved drainage terraces, down drain devices and slope plantings.

UNRESOLVED PROBLEMS

The following problems or issues are outstanding or unresolved, with respect to the City's files, as of the date of this report:

None of Record

This report was issued on July 5, 2016, and is valid for six (6) months by _____.

A six (6) month extension has been authorized by _____ on _____and will expire on _____.

The preparation and delivery of this Real Property Report does not impose any liability upon the City for any errors or omissions, nor does the City bear any liability not otherwise imposed by law in regards to the Report's preparation.

NOTE: Three (3) or more units capable of being rented within the City of Laguna Beach (Laguna Beach Municipal Code, Section 5.08.050) requires each owner of the units to obtain a City of Laguna Beach Business License each year. Failure to obtain a City of Laguna Beach Business License is a violation of the Municipal Code, Section 5.08.600, Renting of Property and Accommodations. Building permits are required for any demolition, repair, construction or alteration work done on the property. The owner of any dwelling unit proposed to be rented for 30 days or less must obtain an Administrative Use Permit for such short-term lodging according to Chapter 25.23 of the Municipal Code prior to such rental.

As recipients of a Real Property Report, I certify that I have read and understood the information contained herein.

PLEASE PRINT OR TYPE NAME: _____ **DATE:** _____

SIGNED: _____

STREET ADDRESS OF SUBJECT PROPERTY: 627 Sleepy Hollow Lane **APN:** 644-022-16

Please sign this lower portion of the report and return it to the Community Development Department, Zoning Division, 505 Forest Ave, Laguna Beach, CA 92651.

Real Property Report –

Note: This page of the report utilizes the City's EnerGov permit tracking system that has been in existence since December of 2011. This page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, this page does list all of the building permit history since December of 2011 for this property, if any permits were issued since then.

Permit Number	Permit Type	Permit Status	Apply Date
BP09-01263	Convert residences to assembly use & 2-hotel rooms; convert garage to assembly use; addition of outdoor bar on deck; conversion of hotel parking to valet; modifications to stairwells, elevators, ramps and handrails	Finaled	08/13/09
BP09-01264	Construct hardscape	Finaled	08/13/09
BP10-00546	Exploratory demolition	Finaled	03/24/10
BP10-00835	Install fire sprinkler	Finaled	05/05/10
BP10-00993	Construct addition at basement for bathroom	Finaled	05/25/10
BP10-00994	Construct retaining wall	Finaled	05/25/10
BP10-01011	Re-roof	Finaled	05/27/10
BP10-01207	Install fire alarm system	Finaled	07/01/10
BP11-01151	Use of villa & deck as a full service menu restaurant/bar with a satellite food station, satellite kitchen facility and outdoor full service bar, heaters	Finaled	06/13/11
BP-11-0080	Construct tent/membrane structure	Finaled	12/29/11
BP-13-0579	Replace 820 sq. ft. of wood decking with 1x6 fire retardant treated wood, structure to remain	Finaled	04/23/13
BP-13-0965	Construct remodel of interior dining area, lounge & storage areas at street level at kitchen #1 & #2, add sink in the prep-kitchen area on basement level, install 1 additional air condition unit	Finaled	07/01/13
FIRE13-1085	Replace 2 sprinkler heads & relocate 2 additional sprinklers to tenant improvement on first floor	Finaled	07/26/13
FIRE13-1139	Construct commercial fire alarm system	Finaled	08/05/13
FIRE13-1391	Installation of new hood suppression system at the Deck's new kitchen	Finaled	9/17/13
PLUM-13-1366	Install 4 grease interceptors	Issued	9/12/13
BP 13-1077	Demo ceiling finish, wall finish and floor finish to existing framing in dining room "A" lounge	Finaled	7/24/13

Real Property Report

for

633-635 Sleepy Hollow Lane

APN 644-022-04,17

July 5, 2016

City of Laguna Beach
Community Development Department

NOTICE TO BUYER

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Physical improvements and site developments are subject to Design Review and shall be designed and located in a manner which best satisfies the City's village atmosphere and the Design Review purposes, guidelines and criteria specified in Section 25.05.040 of the Municipal Code. Village atmosphere is characterized by appropriately scaled development, diverse and unique architectural designs, pedestrian orientation and sensitivity to the natural conditions of the site. The property development zoning standards that are delineated in the Zoning Code represent the maximum allowable building envelope for a given property. This maximum building envelope may not be approved by the Design Review Board. This is because the Design Review process is a discretionary review process and is based upon the particular issues and circumstances in effect at the time the development is proposed. Again, it is important to fully understand that the actual development allowed might be less than the allowable maximum because of localized conditions and desired community objectives identified during the review process.

LAND USE AND ZONING INFORMATION

Zone: The subject property is located in the CHM Zone. The uses permitted in this zone are listed in the Laguna Beach Municipal Code.

Use: City records show the following structures/uses exist on the subject property:
36-Unit motel building with 7-parking spaces.

Special Permits: The following Variances, Conditional Use Permits, Design Review or other permits have been approved for this property (including any special conditions placed on the property because of the permits):
VA 1531 – Allowed to exceed the maximum height, encroach into the setbacks, construct buildings that extend into another zoning district, combine all parcels for the purpose of distributing parking and total of units and hotel rooms allowed; 03/19/62
Conditional Use Permit #11-01 approved 05/25/11 (This property is subject to Planning Commission Resolution 11-01).
Coastal Development Permit 11-03 approved 05/25/11
Design Review 09-006 was approved on January 29, 2006 and Design Review 11-01 was approved on May 25, 2011. Any exterior changes to the structure, including paint color or landscaping, may require Design Review Board approval.
This property is subject to a parking management program.

Building Site Status: The subject property is a legal building site, according to the definition established in the Laguna Beach Municipal Code (Section 25.08.004)

Legal Description: Laguna Terrace Lot 14 Blk 76 Por Of Lot(And Por Of Lot 15(And All -Inc Strip Bet Same & Oce. (A copy of the Assessor's Parcel Map showing the subject property is attached to this Real Property Report.)

Parcel Identification Number (used for City office purposes only): 5535

On-Site Turnaround Required: No

Special Subdivision Map Building Setback Requirements: 5 feet from Sleepy Hollow Lane

Special Street Plan Requirements: None

Special Subdivision Map Height Standards: None

Historic Resource Inventory Category: Historic Register Designation Date: None

Flood Zone: X,AE Flood Map Panel: 06059C0416J, 06059C0417J Flood Map Effective Date: 12/03/2009

Mapped Environmentally Sensitive Areas: Coastal Property/Water Quality Environmentally Sensitive Area

Recommended Landscaping and Setbacks: None

City Utility Charges: Paid.

City Maintained Street: Sleepy Hollow Lane is maintained by the City.

Property Owner Notice and Inspection Report (Notice of Participation): None

Real Property Report – 633-635 Sleepy Hollow Lane
APN 644-022-04,17

BUILDING INFORMATION

Outstanding Permits The following permits have been issued relative to the subject property, but not completed:

None of Record

Completed Permits The following permits represent significant construction work which has been completed on the subject property:

Building Permit	#	64-718	12/17/64	Construct 12 unit apartment building (635 Sleepy Hollow)
" "	#	64-719	12/17/64	Construct 8 unit apartment building (633 Sleepy Hollow)
" "	#	65-122	03/19/65	Construct wading pool
" "	#	65-123	03/19/65	Construct swimming pool
" "	#	65-141	03/31/65	Construct recreation area and wall
" "	#	87-711	09/16/87	Demolition portion of building to install new stairs
" "	#	87-818	10/28/87	Relocate stairway, construct planters, repair deck
Sewer Permit	#	65-2025	05/27/65	633 Sleepy Hollow
" "	#	65-2138	03/16/65	635 Sleepy Hollow

Note: Please see the next page utilizing the City's EnerGov permit tracking system that has been in existence since December of 2011. The next page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, the page does list all of the building permit history since December of 2011 for this property.

SLOPE MAINTENANCE RESPONSIBILITY

Chapter 22.2 of the Laguna Beach Municipal Code requires property owners to continually maintain slopes on their properties. Maintenance includes repairs to berms, ditches, paved drainage terraces, down drain devices and slope plantings.

UNRESOLVED PROBLEMS

The following problems or issues are outstanding or unresolved, with respect to the City's files, as of the date of this report:

None of Record

This report was issued on July 5, 2016, and is valid for six (6) months by _____.

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NOTE: Three (3) or more units capable of being rented within the City of Laguna Beach (Laguna Beach Municipal Code, Section 5.08.050) requires each owner of the units to obtain a City of Laguna Beach Business License each year. Failure to obtain a City of Laguna Beach Business License is a violation of the Municipal Code, Section 5.08.600, Renting of Property and Accommodations. Building permits are required for any demolition, repair, construction or alteration work done on the property. The owner of any dwelling unit proposed to be rented for 30 days or less must obtain an Administrative Use Permit for such short-term lodging according to Chapter 25.23 of the Municipal Code prior to such rental.

As recipients of a Real Property Report, I certify that I have read and understood the information contained herein.

PLEASE PRINT OR TYPE NAME: _____ **DATE:** _____

SIGNED: _____

STREET ADDRESS OF SUBJECT PROPERTY: 633 - 635 Sleepy Hollow Lane **APN:** 644-022-04

Please sign this lower portion of the report and return it to the Community Development Department, Zoning Division, 505 Forest Ave, Laguna Beach, CA 92651.

Real Property Report –

Note: This page of the report utilizes the City's EnerGov permit tracking system that has been in existence since December of 2011. This page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, this page does list all of the building permit history since December of 2011 for this property, if any permits were issued since then.

Permit Number	Permit Type	Permit Status	Apply Date
BP 09-01473	Relocate gas line	Finaled	09/18/09
BP 10-01407	Install fire sprinklers	Finaled	08/09/10
BP 13-0119	Re-roof	Finaled	01/25/13

Real Property Report

for

636 Sleepy Hollow Lane

APN 644-021-03

July 5, 2016

City of Laguna Beach
Community Development Department

NOTICE TO BUYER

Real Property Reports are prepared to inform the buyer within the City of Laguna Beach of the conditions and restrictions applicable to the property as revealed by a search of City files. These files are available for review at City Hall, and it is suggested they be reviewed prior to completing a property transaction. If the conditions actually observed on the property by the buyer deviate from the information detailed below, the buyer is encouraged to contact the owner to arrange for an inspection of the property by City personnel, as there may be uses or structures which are not legally permissible. If the property owner makes a written request within 30 days of the issuance of this report, the inspection of the property will be conducted without additional charge.

Physical improvements and site developments are subject to Design Review and shall be designed and located in a manner which best satisfies the City's village atmosphere and the Design Review purposes, guidelines and criteria specified in Section 25.05.040 of the Municipal Code. Village atmosphere is characterized by appropriately scaled development, diverse and unique architectural designs, pedestrian orientation and sensitivity to the natural conditions of the site. The property development zoning standards that are delineated in the Zoning Code represent the maximum allowable building envelope for a given property. This maximum building envelope may not be approved by the Design Review Board. This is because the Design Review process is a discretionary review process and is based upon the particular issues and circumstances in effect at the time the development is proposed. Again, it is important to fully understand that the actual development allowed might be less than the allowable maximum because of localized conditions and desired community objectives identified during the review process.

LAND USE AND ZONING INFORMATION

Zone: The subject property is located in the C1 Zone. The uses permitted in this zone are listed in the Laguna Beach Municipal Code.

Use: City records show the following structures/uses exist on the subject property:
15-Unit motel building with 25 car garage under.

Special Permits: The following Variances, Conditional Use Permits, Design Review or other permits have been approved for this property (including any special conditions placed on the property because of the permits):

VA 1531 – Allowed to exceed the maximum height, encroach into the setbacks, construct buildings that extend into another zoning district, and combining all parcels for the purpose of distributing parking and the total of units and hotel room allowed; 03/19/62

CUP 11-01 approved 05/25/11 (This property is subject to Planning Commission Resolution 11-01).

Design Review 09-006 was approved on January 29, 2006 and Design Review 11-01 was approved on May 25, 2011. Any exterior changes to the structure, including paint color or landscaping, may require Design Review Board approval.

Coastal Commission Permit # 11-03 approved May 25, 2011

This property is subject to a parking management program.

Building Site Status: The subject property is a legal building site, according to the definition established in the Laguna Beach Municipal Code (Section 25.08.004)

Legal Description: Laguna Beach City Lot 17 And Lot 18 And Por Of Lot 19 And Laguna Terrace Por Of Lot 13 Blk. (A copy of the Assessor's Parcel Map showing the subject property is attached to this Real Property Report.)

Parcel Identification Number (used for City office purposes only): 5526

On-Site Turnaround Required: Yes

Special Subdivision Map Building Setback Requirements: 10 feet from Sleepy Hollow Lane

Special Street Plan Requirements: 100ft Coast Hwy Right-Of-Way

Special Subdivision Map Height Standards: None

Historic Resource Inventory Category: Historic Register Designation Date: None

Flood Zone: X Flood Map Panel: 06059C0417J Flood Map Effective Date: 12/03/2009

Mapped Environmentally Sensitive Areas: None

Recommended Landscaping and Setbacks: Refer to Landscape & Scenic Hwys Resource Document

City Utility Charges: Paid

City Maintained Street: Sleepy Hollow Lane is maintained by the City.

Property Owner Notice and Inspection Report (Notice of Participation): None

Real Property Report - 636 Sleepy Hollow Lane
APN 644-021-03

BUILDING INFORMATION

Outstanding Permits The following permits have been issued relative to the subject property, but not completed:

None of Record

Completed Permits The following permits represent significant construction work which has been completed on the subject property:

Building Permit	#	18109	12/03/62	Construct foundation, foundation walls, columns (636 Sleepy Hollow)
" "	#	18189	01/22/63	Construct 15-unit apartment building, 25 space garage (636 Sleepy Hollow)
" "	#	93-231	03/30/93	Remodel handrails, stucco over existing rails
Sewer Permit	#	7970	03/18/63	

Note: Please see the next page utilizing the City's EnerGov permit tracking system that has been in existence since December of 2011. The next page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, the page does list all of the building permit history since December of 2011 for this property. None of Record

SLOPE MAINTENANCE RESPONSIBILITY

Chapter 22.2 of the Laguna Beach Municipal Code requires property owners to continually maintain slopes on their properties. Maintenance includes repairs to berms, ditches, paved drainage terraces, down drain devices and slope plantings.

UNRESOLVED PROBLEMS

The following problems or issues are outstanding or unresolved, with respect to the City's files, as of the date of this report:

None of Record

This report was issued on July 5, 2016, and is valid for six (6) months by _____.

A six (6) month extension has been authorized by _____ on _____and will expire on _____.

The preparation and delivery of this Real Property Report does not impose any liability upon the City for any errors or omissions, nor does the City bear any liability not otherwise imposed by law in regards to the Report's preparation.

NOTE: Three (3) or more units capable of being rented within the City of Laguna Beach (Laguna Beach Municipal Code, Section 5.08.050) requires each owner of the units to obtain a City of Laguna Beach Business License each year. Failure to obtain a City of Laguna Beach Business License is a violation of the Municipal Code, Section 5.08.600, Renting of Property and Accommodations. Building permits are required for any demolition, repair, construction or alteration work done on the property. The owner of any dwelling unit proposed to be rented for 30 days or less must obtain an Administrative Use Permit for such short-term lodging according to Chapter 25.23 of the Municipal Code prior to such rental.

As recipients of a Real Property Report, I certify that I have read and understood the information contained herein.

PLEASE PRINT OR TYPE NAME: _____ **DATE:** _____

SIGNED: _____

STREET ADDRESS OF SUBJECT PROPERTY: 636 Sleepy Hollow Lane **APN:** 644-021-03

Please sign this lower portion of the report and return it to the Community Development Department, Zoning Division, 505 Forest Ave, Laguna Beach, CA 92651.

Real Property Report –

Note: This page of the report utilizes the City's EnerGov permit tracking system that has been in existence since December of 2011. This page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, this page does list all of the building permit history since December of 2011 for this property, if any permits were issued since then.

Real Property Report

for

647 South Coast Hy

APN 644-021-04

August 1, 2016

City of Laguna Beach
Community Development Department

NOTICE TO BUYER

Real Property Reports are prepared to inform the buyer within the City of Laguna Beach of the conditions and restrictions applicable to the property as revealed by a search of City files. These files are available for review at City Hall, and it is suggested they be reviewed prior to completing a property transaction. If the conditions actually observed on the property by the buyer deviate from the information detailed below, the buyer is encouraged to contact the owner to arrange for an inspection of the property by City personnel, as there may be uses or structures which are not legally permissible. If the property owner makes a written request within 30 days of the issuance of this report, the inspection of the property will be conducted without additional charge.

Physical improvements and site developments are subject to Design Review and shall be designed and located in a manner which best satisfies the City's village atmosphere and the Design Review purposes, guidelines and criteria specified in Section 25.05.040 of the Municipal Code. Village atmosphere is characterized by appropriately scaled development, diverse and unique architectural designs, pedestrian orientation and sensitivity to the natural conditions of the site. The property development zoning standards that are delineated in the Zoning Code represent the maximum allowable building envelope for a given property. This maximum building envelope may not be approved by the Design Review Board. This is because the Design Review process is a discretionary review process and is based upon the particular issues and circumstances in effect at the time the development is proposed. Again, it is important to fully understand that the actual development allowed might be less than the allowable maximum because of localized conditions and desired community objectives identified during the review process.

LAND USE AND ZONING INFORMATION

Zone: The subject property is located in the C1 Zone. The uses permitted in this zone are listed in the Laguna Beach Municipal Code.

Use: City records show the following structures/uses exist on the subject property:
5-Room motel and office with a 45-car parking garage.

Special Permits: The following Variances, Conditional Use Permits, Design Review or other permits have been approved for this property (including any special conditions placed on the property because of the permits):
VA 1783 – Allowed to encroach into setback along Sleepy Hollow with 4-columns of the garage; 03/22/65
VA 2309 – Allowed to exceed the height limit, encroach into the side yard setback; 11/15/71
VA 2236 – Allowed to construct 5 units in a mixed zone thus combining density on portion of site; 1/07/70
CUP 11-01 approved 05/25/11 (This property is subject to Planning Commission Resolution 11-01)
Coastal Development Permit #11-03 approved 05/25/11
Design Review 09-006 was approved on January 29, 2006 and Design Review 11-01 was approved on May 25, 2011. Any exterior changes to the structure, including paint color or landscaping, may require Design Review Board approval.
This property is subject to a parking management program.

Building Site Status: The subject property is a legal building site, according to the definition established in the Laguna Beach Municipal Code (Section 25.08.004)

Legal Description: Laguna Terrace Lot 13 Blk 76 Por Of Lot And Laguna Beach City Por Of Lot 19 Tr 416. (A copy of the Assessor's Parcel Map showing the subject property is attached to this Real Property Report.)

Parcel Identification Number (used for City office purposes only): 5527

On-Site Turnaround Required: Yes

Special Subdivision Map Building Setback Requirements: 10 feet from Sleepy Hollow Lane

Special Street Plan Requirements: 100ft Coast Hwy Right-Of-Way

Special Subdivision Map Height Standards: None

Historic Resource Inventory Category: Historic Register Designation Date: None

Flood Zone: X Flood Map Panel: 06059C0417J Flood Map Effective Date: 12/03/2009

Mapped Environmentally Sensitive Areas: None

Recommended Landscaping and Setbacks: Refer to Landscape & Scenic Highways Resource Document

City Utility Charges: Paid

City Maintained Street: South Coast Highway is not maintained by the City.

Property Owner Notice and Inspection Report (Notice of Participation): None

Real Property Report - 647 South Coast Hy
APN 644-021-04

BUILDING INFORMATION

Outstanding Permits The following permits have been issued relative to the subject property, but not completed:

None of Record

Completed Permits The following permits represent significant construction work which has been completed on the subject property:

Building Permit	#	65-206	05/03/65	Construct parking garage – 45 cars
" "	#	72-103	03/10/72	Construct 5 room motel
" "	#	87-056	01/28/87	Re-roof
" "	#	93-231	03/30/93	Remodel handrails & stucco over existing rails – reissue of building permit 92-290
" "	#	94-386	04/20/94	Re-roof
" "	#	95-0554	03/23/95	Re-roof – office only
Sewer Permit	#	1287	08/12/82	

Note: Please see the next page utilizing the City's EnerGov permit tracking system that has been in existence since December of 2011. The next page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, the page does list all of the building permit history since December of 2011 for this property.

SLOPE MAINTENANCE RESPONSIBILITY

Chapter 22.2 of the Laguna Beach Municipal Code requires property owners to continually maintain slopes on their properties. Maintenance includes repairs to berms, ditches, paved drainage terraces, down drain devices and slope plantings.

UNRESOLVED PROBLEMS

The following problems or issues are outstanding or unresolved, with respect to the City's files, as of the date of this report:

None of Record

This report was issued on August 1, 2016, and is valid for six (6) months by _____.

A six (6) month extension has been authorized by _____ on _____and will expire on _____.

The preparation and delivery of this Real Property Report does not impose any liability upon the City for any errors or omissions, nor does the City bear any liability not otherwise imposed by law in regards to the Report's preparation.

NOTE: Three (3) or more units capable of being rented within the City of Laguna Beach (Laguna Beach Municipal Code, Section 5.08.050) requires each owner of the units to obtain a City of Laguna Beach Business License each year. Failure to obtain a City of Laguna Beach Business License is a violation of the Municipal Code, Section 5.08.600, Renting of Property and Accommodations. Building permits are required for any demolition, repair, construction or alteration work done on the property. The owner of any dwelling unit proposed to be rented for 30 days or less must obtain an Administrative Use Permit for such short-term lodging according to Chapter 25.23 of the Municipal Code prior to such rental.

As recipients of a Real Property Report, I certify that I have read and understood the information contained herein.

PLEASE PRINT OR TYPE NAME: _____ **DATE:** _____

SIGNED: _____

STREET ADDRESS OF SUBJECT PROPERTY: 647 South Coast Hy **APN:** 644-021-04

Please sign this lower portion of the report and return it to the Community Development Department, Zoning Division, 505 Forest Ave, Laguna Beach, CA 92651.

Real Property Report –

Note: This page of the report utilizes the City's EnerGov permit tracking system that has been in existence since December of 2011. This page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, this page does list all of the building permit history since December of 2011 for this property, if any permits were issued since then.

Permit Number	Permit Type	Permit Status	Work Class	Apply Date
BP08-01261	Electrical	Finaled	Replace meter & fuse box with 100 amp service & subpanel	07/21/2008
BP10-01736	Building	Finaled	Repair concrete slab	11/22/2010
BP10-00568	Building	Finaled	Reroof	03/26/2010
BP10-00446	Building	Finaled	Reroof	03/09/2010
BP10-00995	Building	Finaled	Install standpipes	06/01/2010
BP11-00443	Building	Finaled	Reroof	03/08/2011
BP 14-2388	Building	Finaled	Replace doors and windows	12/23/14
BP 15-1781	Building	Finaled	Remove and replace deck	09/22/15

Real Property Report

for

653 Sleepy Hollow Lane

APN 644-022-06

July 5, 2016

City of Laguna Beach
Community Development Department

NOTICE TO BUYER

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Physical improvements and site developments are subject to Design Review and shall be designed and located in a manner which best satisfies the City's village atmosphere and the Design Review purposes, guidelines and criteria specified in Section 25.05.040 of the Municipal Code. Village atmosphere is characterized by appropriately scaled development, diverse and unique architectural designs, pedestrian orientation and sensitivity to the natural conditions of the site. The property development zoning standards that are delineated in the Zoning Code represent the maximum allowable building envelope for a given property. This maximum building envelope may not be approved by the Design Review Board. This is because the Design Review process is a discretionary review process and is based upon the particular issues and circumstances in effect at the time the development is proposed. Again, it is important to fully understand that the actual development allowed might be less than the allowable maximum because of localized conditions and desired community objectives identified during the review process.

LAND USE AND ZONING INFORMATION

Zone: The subject property is located in the CHM Zone. The uses permitted in this zone are listed in the Laguna Beach Municipal Code.

Use: City records show the following structures/uses exist on the subject property:
15-Unit motel building with 5 parking spaces and a single family dwelling with an attached two-car garage. Legal, non-conforming due to density.

Special Permits: The following Variances, Conditional Use Permits, Design Review or other permits have been approved for this property (including any special conditions placed on the property because of the permits):

VA 1508 – Allowed to construct an apartment in a mixed use zone; approved with conditions 11/06/61
VA 1531 – Allowed to exceed the maximum height, encroach into the setbacks, construct buildings that extend into another zoning district, combine all parcels for the purpose of distributing parking and the total of units and hotel room allowed; 03/19/62
Design Review 03-391 was approved on December 4, 2003 and Design Review 11-01 was approved on May 25, 2011. Any exterior changes to the structure, including paint color or landscaping, may require Design Review Board approval.
Conditional Use Permit #11-01 approved 05/25/11– (This project is subject to Planning Commission Resolution 11-01)
Coastal Development Permit 11-03 approved 05/25/11
This property is subject to a parking management program.

Building Site Status: The subject property is a legal building site, according to the definition established in the Laguna Beach Municipal Code (Section 25.08.004)

Legal Description: Laguna Terrace Lot 19 Blk 76 All -Inc Strip Bet Sa Me & Ocean- -Ex St-(And All -Inc Strip B. (A copy of the Assessor's Parcel Map showing the subject property is attached to this Real Property Report.)

Parcel Identification Number (used for City office purposes only): 5536

On-Site Turnaround Required: No

Special Subdivision Map Building Setback Requirements: 5 feet from Sleepy Hollow Lane

Special Street Plan Requirements: None

Special Subdivision Map Height Standards: None

Historic Resource Inventory Category: Historic Register Designation Date: None

Flood Zone: X,AE Flood Map Panel: 06059C0417J Flood Map Effective Date: 12/03/2009

Mapped Environmentally Sensitive Areas: Coastal Property/WaterQuality Environmentally Sensitive Area

Recommended Landscaping and Setbacks: None

City Utility Charges: Paid

City Maintained Street: Sleepy Hollow lane is maintained by the City.

Property Owner Notice and Inspection Report (Notice of Participation): None

Real Property Report - 653 Sleepy Hollow Lane
APN 644-022-06

BUILDING INFORMATION

Outstanding Permits The following permits have been issued relative to the subject property, but not completed:

None of Record

Completed Permits The following permits represent significant construction work which has been completed on the subject property:

Building Permit	#	8799	12/31/45	Construct single-family dwelling, garage
" "	#	9088	04/30/46	Construct tool shed
" "	#	17805	04/18/62	Construct foundation
" "	#	17828	05/10/62	Construct 5-unit apartment building
" "	#	64-716	12/17/64	Re-roof
" "	#	65-014	01/11/65	Construct interior remodel
" "	#	69-064	02/17/69	Add ironwork exit ways to structure
" "	#	74-001	01/02/74	Construct fire repair of smoke damaged linen rooms, add sheet rock, paint
" "	#	03-1876	03/31/04	Remove exterior stairway and portion of platform, create new hallway from walkways on 3rd,4th & 5th floors, create new exterior platform and stairway from 2nd level
Dye test confirmed sewer connection;			01/20/06	

Note: Please see the next page utilizing the City's EnerGov permit tracking system that has been in existence since December of 2011. The next page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, the page does list all of the building permit history since December of 2011 for this property.

SLOPE MAINTENANCE RESPONSIBILITY

Chapter 22.2 of the Laguna Beach Municipal Code requires property owners to continually maintain slopes on their properties. Maintenance includes repairs to berms, ditches, paved drainage terraces, down drain devices and slope plantings.

UNRESOLVED PROBLEMS

The following problems or issues are outstanding or unresolved, with respect to the City's files, as of the date of this report:

Buyer is advised that currently there is no business license for operation of this property. An application for a business license must be submitted and reviewed in order to operate a business. See attached documents for additional information.

This report was issued on July 5, 2016, and is valid for six (6) months by _____.

A six (6) month extension has been authorized by _____ on _____and will expire on _____.

The preparation and delivery of this Real Property Report does not impose any liability upon the City for any errors or omissions, nor does the City bear any liability not otherwise imposed by law in regards to the Report's preparation.

NOTE: Three (3) or more units capable of being rented within the City of Laguna Beach (Laguna Beach Municipal Code, Section 5.08.050) requires each owner of the units to obtain a City of Laguna Beach Business License each year. Failure to obtain a City of Laguna Beach Business License is a violation of the Municipal Code, Section 5.08.600, Renting of Property and Accommodations. Building permits are required for any demolition, repair, construction or alteration work done on the property. The owner of any dwelling unit proposed to be rented for 30 days or less must obtain an Administrative Use Permit for such short-term lodging according to Chapter 25.23 of the Municipal Code prior to such rental.

As recipients of a Real Property Report, I certify that I have read and understood the information contained herein.

PLEASE PRINT OR TYPE NAME: _____ **DATE:** _____

SIGNED: _____

STREET ADDRESS OF SUBJECT PROPERTY: 653 Sleepy Hollow Ln **APN:** 644-022-06

Please sign this lower portion of the report and return it to the Community Development Department, Zoning Division, 505 Forest Ave, Laguna Beach, CA 92651.

Real Property Report –

Note: This page of the report utilizes the City's EnerGov permit tracking system that has been in existence since December of 2011. This page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, this page does list all of the building permit history since December of 2011 for this property, if any permits were issued since then.

Permit Number	Permit Status	Work Class	Issue Date
BP10-00056	Finaled	Repair balconies in kind	2/8/2010
BP10-01017	Finaled	Fire Sprinkler (standspipe system)	6/1/2010
BP 15-1325	Expired	5 middle units – remodel 5-kitchens	07/15/16

Real Property Report

for

667 Sleepy Hollow Lane

APN 644-022-07

July 5, 2016

City of Laguna Beach
Community Development Department

NOTICE TO BUYER

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Physical improvements and site developments are subject to Design Review and shall be designed and located in a manner which best satisfies the City's village atmosphere and the Design Review purposes, guidelines and criteria specified in Section 25.05.040 of the Municipal Code. Village atmosphere is characterized by appropriately scaled development, diverse and unique architectural designs, pedestrian orientation and sensitivity to the natural conditions of the site. The property development zoning standards that are delineated in the Zoning Code represent the maximum allowable building envelope for a given property. This maximum building envelope may not be approved by the Design Review Board. This is because the Design Review process is a discretionary review process and is based upon the particular issues and circumstances in effect at the time the development is proposed. Again, it is important to fully understand that the actual development allowed might be less than the allowable maximum because of localized conditions and desired community objectives identified during the review process.

LAND USE AND ZONING INFORMATION

Zone: The subject property is located in the CHM Zone. The uses permitted in this zone are listed in the Laguna Beach Municipal Code.

Use: City records show the following structures/uses exist on the subject property:
24 Unit Motel with 25 parking spaces. Legal, non-conforming due to density.

Special Permits: The following Variances, Conditional Use Permits, Design Review or other permits have been approved for this property (including any special conditions placed on the property because of the permits):
VA 1963 – Allowed to construct 18 rental units, provide 19 parking spaces on-site, observe 5' wide side yard, and extend lower decks not to exceed 5' into the ocean front setback; approved with conditions 4/24/67
VA 2309 – Allowed to exceed the height limit by 3', to encroach into the side yard and construct 6 units; 11/15/71
Conditional Use Permit 11-01 approved 05/25/11 (This project is subject to Planning Commission Resolution 11-01).
Coastal Development Permit 11-03 approved 05/25/11
Design Review 11-01 was approved on May 25, 2011. Any exterior changes to the structure, including paint color or landscaping may require Design Review Board approval.
This property is subject to a parking management program.

Building Site Status: The subject property is a legal building site, according to the definition established in the Laguna Beach Municipal Code (Section 25.08.004)

Legal Description: Laguna Terrace Lot 20 Blk 76 Sely1/2 -Inc Strip Be T Same & Ocean- -Ex St- And All Lots 21,. (A copy of the Assessor's Parcel Map showing the subject property is attached to this Real Property Report.)

Parcel Identification Number (used for City office purposes only): 5537

On-Site Turnaround Required: No

Special Subdivision Map Building Setback Requirements: 5 feet from Sleepy Hollow Lane

Special Street Plan Requirements: None

Special Subdivision Map Height Standards: None

Historic Resource Inventory Category: Historic Register Designation Date: None

Flood Zone: X,AE Flood Map Panel: 06059C0417J Flood Map Effective Date: 12/03/2009

Mapped Environmentally Sensitive Areas: Coastal Property/Water Qualtiy Enviromentally Sensitive Area

Recommended Landscaping and Setbacks: None

City Utility Charges: Paid

City Maintained Street: Sleepy Hollow Lane is maintained by the City.

Property Owner Notice and Inspection Report (Notice of Participation): None

Real Property Report - 667 Sleepy Hollow Lane
APN 644-022-07

BUILDING INFORMATION

Outstanding Permits The following permits have been issued relative to the subject property, but not completed:

None of Record

Completed Permits The following permits represent significant construction work which has been completed on the subject property:

Building Permit	#	67-090	03/15/65	Construct excavation
" "	#	67-105	03/24/67	Construct sea wall
" "	#	67-129	04/07/67	Construct foundation for a masonry motel and retaining walls
" "	#	67-124	04/07/67	Construct retaining walls
" "	#	67-139	04/14/67	Construct 18-unit motel
" "	#	72-102	03/09/72	Construct 6 rental rooms, add one floor
Dye test confirmed sewer connection;			01/20/06	

Note: Please see the next page utilizing the City's EnerGov permit tracking system that has been in existence since December of 2011. The next page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, the page does list all of the building permit history since December of 2011 for this property.

SLOPE MAINTENANCE RESPONSIBILITY

Chapter 22.2 of the Laguna Beach Municipal Code requires property owners to continually maintain slopes on their properties. Maintenance includes repairs to berms, ditches, paved drainage terraces, down drain devices and slope plantings.

UNRESOLVED PROBLEMS

The following problems or issues are outstanding or unresolved, with respect to the City's files, as of the date of this report:

None of Record

This report was issued on July 5, 2016, and is valid for six (6) months by _____.

A six (6) month extension has been authorized by _____ on _____and will expire on _____.

The preparation and delivery of this Real Property Report does not impose any liability upon the City for any errors or omissions, nor does the City bear any liability not otherwise imposed by law in regards to the Report's preparation.

NOTE: Three (3) or more units capable of being rented within the City of Laguna Beach (Laguna Beach Municipal Code, Section 5.08.050) requires each owner of the units to obtain a City of Laguna Beach Business License each year. Failure to obtain a City of Laguna Beach Business License is a violation of the Municipal Code, Section 5.08.600, Renting of Property and Accommodations. Building permits are required for any demolition, repair, construction or alteration work done on the property. The owner of any dwelling unit proposed to be rented for 30 days or less must obtain an Administrative Use Permit for such short-term lodging according to Chapter 25.23 of the Municipal Code prior to such rental.

As recipients of a Real Property Report, I certify that I have read and understood the information contained herein.

PLEASE PRINT OR TYPE NAME: _____ **DATE:** _____

SIGNED: _____

STREET ADDRESS OF SUBJECT PROPERTY: 667 Sleepy Hollow Lane **APN:** 644-022-07

Please sign this lower portion of the report and return it to the Community Development Department, Zoning Division, 505 Forest Ave, Laguna Beach, CA 92651.

Real Property Report –

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Permit Number	Permit Status	Work Class	Issue Date
10-01018	Finaled	Repair standpipe	06/01/10

Real Property Report

for

668 Sleepy Hollow Lane

APN 644-021-05

July 5, 2016

City of Laguna Beach
Community Development Department

NOTICE TO BUYER

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Physical improvements and site developments are subject to Design Review and shall be designed and located in a manner which best satisfies the City's village atmosphere and the Design Review purposes, guidelines and criteria specified in Section 25.05.040 of the Municipal Code. Village atmosphere is characterized by appropriately scaled development, diverse and unique architectural designs, pedestrian orientation and sensitivity to the natural conditions of the site. The property development zoning standards that are delineated in the Zoning Code represent the maximum allowable building envelope for a given property. This maximum building envelope may not be approved by the Design Review Board. This is because the Design Review process is a discretionary review process and is based upon the particular issues and circumstances in effect at the time the development is proposed. Again, it is important to fully understand that the actual development allowed might be less than the allowable maximum because of localized conditions and desired community objectives identified during the review process.

LAND USE AND ZONING INFORMATION

Zone: The subject property is located in the C1 Zone. The uses permitted in this zone are listed in the Laguna Beach Municipal Code.

Use: City records show the following structures/uses exist on the subject property:

34 Unit Motel over 31 space garage. Legal, non-conforming due to density.

Special Permits: The following Variances, Conditional Use Permits, Design Review or other permits have been approved for this property (including any special conditions placed on the property because of the permits):

VA 1267 – Allowed the encroachment of the first story to the property line on the northeast side of the property; 05/04/59
VA 1294 – Allowed the combining of the lots for the purpose of distributing the number of family units allowed; 09/08/59

CUP 11-01 approved 05/25/11 (This property is subject to Planning Commission Resolution 11-01).

Coastal Development Permit 11-03 approved 05/25/11

Design Review 09-006 was approved on January 29, 2006 and Design Review 11-01 was approved on May 25, 2011. Any exterior changes to the structure, including paint color or landscaping, may require Design Review Board approval.

This property is subject to a parking management program.

Building Site Status: The subject property is a legal building site, according to the definition established in the Laguna Beach Municipal Code (Section 25.08.004)

Legal Description: Laguna Terrace Lot 7 Blk 76 All -Ex St-(And All -E X St- Lots 8 To 12 Inc Blk 76 Tr 416. (A copy of the Assessor's Parcel Map showing the subject property is attached to this Real Property Report.)

Parcel Identification Number (used for City office purposes only): 5528

On-Site Turnaround Required: Yes

Special Subdivision Map Building Setback Requirements: 10 feet from Sleepy Hollow Lane

Special Street Plan Requirements: 100ft Coast Hwy ROW

Special Subdivision Map Height Standards: None

Historic Resource Inventory Category: Historic Register Designation Date: None

Flood Zone: X Flood Map Panel: 06059C0417J Flood Map Effective Date: 12/03/2009

Mapped Environmentally Sensitive Areas: None

Recommended Landscaping and Setbacks: Refer to Landscape & Scenic Hwys Resource Document

City Utility Charges: Paid

City Maintained Street: Sleepy Hollow Lane is maintained by the City.

Property Owner Notice and Inspection Report (Notice of Participation): None

BUILDING INFORMATION

Outstanding Permits The following permits have been issued relative to the subject property, but not completed:

None of Record

Completed Permits The following permits represent significant construction work which has been completed on the subject property:

Building Permit	#	16640	01/12/60	Construct 31 unit motel over garage
" "	#	16756	04/04/60	Construct swimming pool
" "	#	67-138	04/14/67	Construct office building
" "	#	84-076	01/31/84	Install side lights and two bay windows
Sewer Permit	#	2614	04/11/60	

Note: Please see the next page utilizing the City's EnerGov permit tracking system that has been in existence since December of 2011. The next page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, the page does list all of the building permit history since December of 2011 for this property. None of Record

SLOPE MAINTENANCE RESPONSIBILITY

Chapter 22.2 of the Laguna Beach Municipal Code requires property owners to continually maintain slopes on their properties. Maintenance includes repairs to berms, ditches, paved drainage terraces, down drain devices and slope plantings.

UNRESOLVED PROBLEMS

The following problems or issues are outstanding or unresolved, with respect to the City's files, as of the date of this report:

None of Record

This report was issued on July 5, 2016, and is valid for six (6) months by _____.

A six (6) month extension has been authorized by _____ on _____and will expire on _____.

The preparation and delivery of this Real Property Report does not impose any liability upon the City for any errors or omissions, nor does the City bear any liability not otherwise imposed by law in regards to the Report's preparation.

NOTE: Three (3) or more units capable of being rented within the City of Laguna Beach (Laguna Beach Municipal Code, Section 5.08.050) requires each owner of the units to obtain a City of Laguna Beach Business License each year. Failure to obtain a City of Laguna Beach Business License is a violation of the Municipal Code, Section 5.08.600, Renting of Property and Accommodations. Building permits are required for any demolition, repair, construction or alteration work done on the property. The owner of any dwelling unit proposed to be rented for 30 days or less must obtain an Administrative Use Permit for such short-term lodging according to Chapter 25.23 of the Municipal Code prior to such rental.

As recipients of a Real Property Report, I certify that I have read and understood the information contained herein.

PLEASE PRINT OR TYPE NAME: _____ **DATE:** _____

SIGNED: _____

STREET ADDRESS OF SUBJECT PROPERTY: 668 Sleepy Hollow Ln **APN:** 644-021-05

Please sign this lower portion of the report and return it to the Community Development Department, Zoning Division, 505 Forest Ave, Laguna Beach, CA 92651.

Real Property Report –

Note: This page of the report utilizes the City's EnerGov permit tracking system that has been in existence since December of 2011. This page lists some, but not necessarily all, of the building permit history of the property prior to December of 2011. However, this page does list all of the building permit history since December of 2011 for this property, if any permits were issued since then.

Appendix E

Geotechnical Investigation

REVISED GEOTECHNICAL INVESTIGATION
PROPOSED HOTEL ADDITION, PACIFIC EDGE HOTEL
647 SOUTH COAST HIGHWAY, LAGUNA BEACH
ORANGE COUNTY, CALIFORNIA

HIGHGATE HOTELS
c/o Cumming

January 17, 2019
J.N. 18-181

January 17, 2019
J.N. 18-181
Revision 1

HIGHGATE HOTELS
c/o Cumming
523 West 6th Street, Suite 1001
Los Angeles, California 90014

Attention: Mr. PJ Cleary

Subject: Revised Geotechnical Investigation, Proposed Hotel Addition, *Pacific Edge Hotel*, 647 South Coast Highway, Laguna Beach, California

References: See Attached List

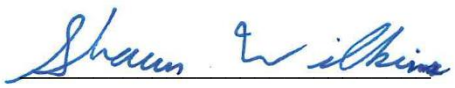
Dear Mr. Cleary:

Submitted herewith is our revised geotechnical investigation report for the property located at 647 South Coast Highway in the city of Laguna Beach, California. This work was performed in accordance with the scope of work outlined in our Proposal No. 18-181P, dated April 6, 2018. This revised report presents the results of our field investigation, laboratory testing, and our engineering judgment, opinions, conclusions, and recommendations pertaining to the geotechnical design aspects of the proposed development. The results of communications between the project team members after our original report was published are also reflected herein.

We appreciate the opportunity to be of service to you on this project. Please contact us if you have any questions regarding the contents of this report, or should you require additional information.

Respectfully submitted,

PETRA GEOSCIENCES, INC.



Shaun H. Wilkins
Senior Project Geologist

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FIGURE 1 – SITE LOCATION MAP

FIGURE 2 – GEOTECHNICAL MAP

FIGURE 3 – GEOLOGIC CROSS SECTIONS A-A' AND B-B'

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REVISED GEOTECHNICAL INVESTIGATION
PROPOSED HOTEL ADDITION, PACIFIC EDGE HOTEL
647 SOUTH COAST HIGHWAY, LAGUNA BEACH
ORANGE COUNTY, CALIFORNIA

PURPOSE AND SCOPE OF SERVICES

Petra Geosciences, Inc. (Petra) is presenting herein the results of our revised geotechnical investigation of the subject property. The purposes of this investigation were to determine the nature of the surface and subsurface soil conditions, to evaluate their in-place characteristics, and then provide geotechnical recommendations with respect to site clearing and grading, and for the design and construction of new building foundations, and other site improvements. This investigation also included a review of published and unpublished literature and geologic maps with respect to active and potentially active faults located in proximity to the site that may have an impact on the proposed construction. To accomplish these objectives, our scope of services included the following:

1. Review of available published reports and maps pertaining to soil and geologic conditions in the area of the subject site.

2. Review of City records available online regarding existing soils reports and foundation information for the site.

3. Review of readily available regional geologic, fault and groundwater maps and reports within and adjacent to the site that could have an impact on the proposed development (references).

4. Review of a preliminary geotechnical report by GeoSoils (2008), for the subject site.

5. Drilling, sampling and logging five exploratory borings to depths ranging from approximately 5½ feet to 46½ feet below the ground surface within the project site. All borings were drilled using a truck-mounted hollow-stem auger drilling rig.

6. Performing subsurface exploration using Cone Penetration Testing (CPT) at three location, CPT-1 through CPT-3 up to approximately 47 feet below the ground surface.

7. Performed one pilot percolation test at the site. A truck-mounted hollow-stem auger drilling rig drilled the boring to a depth of 12 feet that was then converted to a percolation test hole. It should be noted that our percolation test should be considered as a pilot study to provide for a preliminary screening value to determine whether infiltration is potentially feasible at the proposed location. As such, portions of our percolation test procedure may deviate from those required by the review agency.

8. Performing laboratory testing on representative samples of earth and bedrock materials (bulk and relatively undisturbed) obtained from the borings to evaluate their engineering properties.

9. Engineering and geologic analyses of the field and laboratory data as they pertain to the proposed construction.

10. Interaction with project team members after the publication of our original report.

11. Preparation of a geotechnical report presenting the results of our evaluation and recommendations for the proposed development in general conformance with the 2016 California Building Code (CBC) and in accordance with applicable local jurisdictional requirements.

LOCATION AND SITE DESCRIPTION

The subject property is located at 647 South Coast Highway within the city of Laguna Beach (see Figure 1). The site is bordered on the northwest by a single-family residence and apartments, on the northeast by Pacific Coast Highway, on the southeast by single-family residences on Sleepy Hollow Lane and local business on Pacific Coast Highway, and on the southwest by the Pacific Ocean. Pacific Edge Hotel occupies approximately 300 feet along the southwest side of Pacific Coast Highway, and on both sides of Sleepy Hollow Lane. The site is sloped toward southwest. The hotel complex includes approximately six, three- to five-story buildings constructed in a similar style, a single-story restaurant, and a single-family residence now used as a large suite. Numerous ancillary improvements are associated with the hotel including asphalt- and concrete-paved parking spaces, concrete flatwork, an outdoor pool and spa, and numerous retaining walls. One property, consisting of a three-story condominium building, located between the Reef and Surf buildings on the south side of Sleepy Hollow Lane (645, 647, and 649 Sleepy Hollow Lane), has separate ownership.

PROPOSED CONSTRUCTION AND GRADING

Proposed Construction

Based on our review of architectural plans prepared by Rockefeller Partners Architects dated January 10, 2018 (Rockefeller, 2018) and a preliminary grading plan prepared by Psomas dated December 20, 2018 (Psomas, 2018) for the subject project, it is our understanding that the parking lot for the Reef Building (667 Sleepy Hollow Lane), as well as the subterranean pool, game room and overlying concrete slab currently utilized for parking located on the north side of the Surf Building (633 and 635 Sleepy Hollow Lane) will be completely removed, while a portion of the parking lot for the existing Lobby Building (647 South Coast Hwy.) will be removed and replaced with the following:

New Reef Building (Existing Reef Building Parking Lot)

- A new three-level Reef Building located northeast of the existing Reef Building courtyard. A subterranean garage is proposed as the lowest level.
- A swimming pool, deck, restrooms, and a bar along with additional guest rooms located northeast of the proposed Reef Building.
- A single level, subterranean parking garage is proposed beneath the pool/deck area.

New Valet Porte Cochere Hotel Parking (Existing Surf Building Valet Parking Lot & Swimming Pool/Game Room Area)

- A new Porte Cochere (valet area with parking spaces) at street grade.
- New offices connected to the Surf Building at subterranean level.

New Amenity Deck (Existing Lobby Building Parking Lot) for The Deck café (remodeled lobby building)

- New deck area for The Deck café (remodeled lobby building) proposed adjacent to S. Pacific Coast Highway.

The location and current approximate proposed finish grades of the new construction are shown on the Geotechnical Map (Figure 2) and on the Geologic Cross Sections A-A' through C-C' (Figures 3 and 4). The base map for Figure 2 utilizes the current, preliminary grading plan prepared by Psomas showing the general layout of the existing and proposed improvements.

Remodeling

We understand the remodeling and alterations of some of the other buildings onsite are planned. However, at this time plans for this work have not been provided as planning for that work is ongoing. When plans become available, they should be provided for our review, and we can provide supplemental investigations and geotechnical recommendations for such work.

Proposed Grading

Based on the architectural plans by Rockefeller Partners Architects and the preliminary grading plans prepared by Psomas, the majority of the proposed improvement areas will require cuts to reach proposed grade (subterranean levels) except the proposed valet porte cochere hotel parking area and The Deck café area adjacent to the existing Lobby building, which are anticipated to require only minor cuts and fills to achieve design grades (other than the removal and backfill of the existing pool). It is anticipated that excavations varying up to 15 feet below existing grades, and relatively minor fills (generally less than 2 feet) will be required to achieve the planned finish grades of the proposed improvements (see Figures 3 and 4). Excess soil materials excavated during grading will be exported from the site. Recommendations for site grading, and for the design and construction of building foundations and other site improvements, are presented in the "Conclusions and Recommendations" section of this report.

BACKGROUND INFORMATION

Literature Review

Petra has reviewed the previous geotechnical engineering reports for the subject site GeoSoils (2008), Pratley (1987) and Twining (1962). Petra also reviewed available published and unpublished geologic maps and literature, as well as historic aerial photos and online imagery (1939-2018) in the vicinity of the project site.

Based on our review of old topographic maps (Laguna Beach, 1948) the site is located on a previous natural drainage channel. As shown on the grading plans, a 48" RCP storm drain pipe was previously installed along the southerly side of this drainage course. Subsequent grading has filled this channel to existing grades.

GeoSoils (GSI) performed an investigation of the subject site (previously known as Vacation Village Resort Hotel) on May 24, June 4 and 5, 2007 and January 29 and June 17, 18 and 25, 2008. A total of twenty-one exploratory borings, including fourteen hollow-stem auger borings, two 24-inch diameter bucket auger borings, five hand-auger borings and eight hand excavated test pits were excavated to depths ranging from 1 to 51 feet below the existing grade during this investigation. Groundwater was encountered at depths ranging from 10 to 31 feet below the ground surface. The approximate locations of the borings and test pits performed by GSI within and adjacent to the subject property are provided on the enclosed Figures 2 thru 4. Logs of the borings and test pits performed by GSI are included at the rear of Appendix A. Laboratory test data provided in the GSI report is also reproduced herein at the rear of Appendix C. Site soils generally showed a very low to medium expansion potential. Additional laboratory testing indicated a moderate sulfate exposure to concrete.

Research of City records located a letter from a consulting geologist, Mr. Fred Pratley, addressing foundation conditions for the building located at 627 Sleepy Hollow Lane (the Villa Restaurant Building). The letter is dated June 19, 1987. He indicated that his review of city files for the adjacent building provided evidence that only the building straddling over the existing storm drain was likely founded on piles. This would be the unassociated condominium building located in-between the Reef Tower and Surf buildings currently under study (645, 647, and 649 Sleepy Hollow Lane). Mr. Pratley also indicated that a deep boring had been done in the vicinity of 627 Sleepy Hollow Lane by Hetherington Engineering. However, we were not able to locate any copies of a report by Hetherington. Mr. Pratley indicated that the boring was up to 46 feet in depth. He indicated that the soils below were of Alluvial origin to at least that depth. The letter cautioned about the potential for liquefaction to damage the buildings in the area. This letter indicated that

the owner explicitly requested that the building be founded on conventional shallow footings, and not on deep foundations.

In 1962 a soils investigation was conducted by Twining Laboratories for the project at 636 Sleepy Hollow Lane (the Bahia Building). Two borings were excavated utilizing an 18-inch diameter rotary bucket auger drill rig. Borings 1 and 2 were excavated to depths of 30 and 23 feet respectively. The approximate location of the borings is shown on Figure 2, and on Cross Section C-C', Figure 4, attached. The first boring is located in the vicinity of the Caffe deck that is to be repurposed. The borings did not encounter groundwater. The report noted the presence of sandstone at the bottom of the second boring at a depth of 23 feet. Recommendations for shallow foundations were provided. Bearing capacities of 1,500 and 2,000 psf were recommended for continuous and spread footings respectively. The boring logs from this report are provided at the rear of Appendix A, and the laboratory test results are included at the rear of Appendix C.

Additionally, within the city files we found a letter (dated December 9, 1964) from Loren Haneline requesting the building department to let foundation construction start on the building at 635 to 633 Sleepy Hollow Lane (the Surf Building), before the plan review had been completed. The inference from the letter is that the building was likely intended to be constructed on shallow footings and that the foundation design was based on the soil's investigation for the adjacent site across Sleepy Hollow Lane (the Bahia Building) investigated by Twining that was summarized above.

CURRENT PRELIMINARY GEOTECHNICAL EVALUATION

Site Reconnaissance and Subsurface Exploration

A site reconnaissance was performed on April 16, 2018. The site reconnaissance consisted of a visual evaluation of the existing surface conditions of the site as described in the "Location and Site Description" section of this report.

Our initial subsurface investigation was performed on April 16, 2018. Our exploration consisted of the drilling of six, 8-inch diameter borings (B-1 thru B-5 & P-1) utilizing a truck-mounted hollow-stem auger drilling rig to depths ranging from approximately 5½ to 46½ feet below the ground surface. The soil materials encountered were visually classified and logged in general accordance with the visual-manual guidelines associated with the Unified Soil Classification System. The locations of our borings are shown on the Geotechnical Map (Figure 2), and descriptive "Exploration Logs" for the borings are presented in Appendix A.

Associated with our subsurface exploration was the collection of bulk and relatively undisturbed samples of soil and bedrock materials for laboratory testing. The undisturbed samples were obtained using a 3-inch, outside-diameter, modified California split-spoon soil sampler lined with 1-inch-high brass rings. The central portions of the driven core samples were placed in sealed containers and transported to our laboratory for testing. The modified California split-spoon soil sampler was advanced 18-inches at the indicated depths using repeated blows from a 140 lb. hammer dropping 30 inches. The number of blows were recorded in 6 inch increments for each 18-inch interval evaluated.

In addition to the above sampling method, one Standard Penetration Test (SPT) was also performed at a selected depth interval in general accordance with the American Society for Testing Materials (ASTM) Standard Procedure D 1586. This method consists of mechanically driving an unlined standard split-barrel sampler 18 inches into the soil with successive 30-inch drops of the 140-pound automatic trip hammer. Blow counts for each 6-inch driving increment were recorded on the exploration logs. The number of blows required to drive the standard split-spoon sampler for the last 12 of the 18 inches was identified as the uncorrected standard penetration resistance (N). A disturbed soil sample from the unlined standard split-spoon sampler was placed in a plastic bag and transported to our laboratory for testing.

In addition to the above investigation, field exploration was performed on August 22, 2018, included advancing three cone penetrometer soundings (identified herein as CPT-1 through CPT-3) to an approximate depth of 47 feet below the surface using a 30-ton CPT truck provided by Greg Drilling. The locations of our borings are shown on the Geotechnical Map (Figure 2), and descriptive "Cone Penetration Testing Logs" for the borings are presented in Appendix B of this report.

Laboratory Testing

To evaluate the engineering properties of the soils underlying the subject site, several laboratory tests were performed on selected samples considered representative of those encountered. Laboratory tests included the determination of in-situ dry unit weight and moisture content, laboratory maximum dry density and optimum moisture content, expansion and consolidation potentials, Atterberg Limits, grain size analysis, soluble sulfate and chloride content, pH, minimum resistivity, and shear strength analyses. A description of laboratory test procedures and a summary of the laboratory test results are provided in Appendix C and in our "Exploration Logs", Appendix A. An evaluation of the test data is reflected throughout the "Conclusions and Recommendations" section of this report.

FINDINGS

Regional Geology

The subject site is located on an elevated coastal marine terrace near the western flank of the San Joaquin Hills within the Peninsular Ranges Geomorphic Province. This elevated terrace is characterized by an upper surface that slopes very gently from the base of the San Joaquin Hills southwest to the sea cliffs along the Pacific Coast. The local geology is characterized by relatively young alluvial deposits and old paralic deposits (interfingered marine and non-marine terrace deposits) overlying bedrock materials of the Tertiary-age Topanga Formation (Tan and Edgington, 1976, Morton, 2004). Varying thicknesses of artificial fill associated with development of the area caps the majority of the site.

Local Geology and Subsurface Conditions

Based on our exploratory borings, the site is underlain by a layer of undocumented fill (afu) of varying thickness. Underlying the fill in places are relatively young alluvial deposits (Qal), which are in turn underlain by older marine and non-marine terrace deposits, classified together herein as old paralic deposits (Qop). The old paralic deposits are underlain by bedrock belonging to the Topanga Formation that consists of siltstone and sandstone. Anticipated surface and subsurface conditions are provided on the enclosed Geotechnical Map (Figure 2), as well as on Geologic Cross Sections A-A' through C-C' (Figures 3 and 4).

Undocumented Artificial Fill (afu)

Artificial fill (afu) was encountered in borings B-1 thru B-5 and P-1, to depths ranging from 1 foot to 11½ feet. These materials consist of light olive gray to olive brown, reddish brown, clayey sand to sandy clay and sandy silt to silty sand, which was observed to be dry to very moist, soft to stiff, loose to medium dense with sandstone bedrock fragments, gravel and relatively minor construction debris and wood fragments in places.

Alluvium (Qal)

Alluvial deposits (Qal) were encountered in borings B-1 and P-1 to depths ranging from at least 12 feet to as much as 30 feet. Alluvial deposits consisted of olive brown, loose sand to silty sand to clayey sand, or soft to firm sandy to silty clay, which was observed to be slightly moist to moist to 15 feet, then very moist to wet below.

Old Paralic Deposits (Qop)

Old Paralic (Qop) deposits were encountered in boring B-1 to a depth of 41 feet. These materials primarily consist of sand to clayey sand that was observed to be olive brown to reddish-brown to grayish-brown, wet, and medium dense to dense.

Bedrock Topanga Formation (Tt)

Bedrock belonging to the Topanga Formation underlies the surficial deposits at the site. The bedrock consists of yellowish brown to olive gray, slightly moist to moist, slightly to highly weathered, hard to very hard, thinly to thickly bedded, clayey siltstone to silty claystone and sandstone.

Groundwater

At the time of our subsurface investigation on April 16, 2018, groundwater was encountered in boring B-1 at an approximate depth of 18½ feet below the ground surface. Also, groundwater was encountered during our investigation on August 22, 2018 at CPT-1 at approximately 25 feet below the surface. Based on the Historical High Groundwater Map, produced by the State of California (CDMG, 1997), historic groundwater is shown to be roughly 10 feet below the beach elevation.

Faulting

Based on our review of the referenced geologic maps and literature, no active faults are known to project through the property. Furthermore, the site does not lie within the boundaries of an "Earthquake Fault Zone" as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act (CGS, 2018). The Alquist-Priolo Earthquake Fault Zoning Act (AP Act) defines an *active fault* as one that "has had surface displacement within Holocene time (about the last 11,000 years)." The main objective of the AP Act is to prevent the construction of dwellings on top of active faults that could displace the ground surface resulting in loss of life and property. The possibility of ground shaking affecting the site is considered similar to that of the southern California region.

According to the maps of known active fault near-source zones (USGS, 2014), the subject site is located approximately 2.3 miles, or 3.7 kilometers northeast of the offshore segment of the Newport-Inglewood fault zone and 4.0 miles or 6.4 km southwest of the San Joaquin Hills Blind Thrust.

The Newport-Inglewood fault consists of a series of parallel and en-echelon, northwest-trending faults and folds extending from the southern edge of the Santa Monica Mountains southeast to the offshore area of Newport Beach. This zone has a history of moderate to high seismic activity, with numerous earthquakes greater than magnitude 4.0, including the magnitude 6.3 Long Beach earthquake that was centered near Newport Beach on March 11, 1933. At the time of the 1933 earthquake, secondary effects were noted in the Long Beach and Huntington Beach areas (i.e., sand boils, ground cracking, and liquefaction). In addition, subsurface fault displacement of a few inches was associated with the October 21, 1941 magnitude

4.9 and the June 18, 1944 (magnitude 4.5) earthquakes, both of which occurred along the trace of the Newport-Inglewood fault in the Dominguez Hills area.

In addition, the San Joaquin Hills Blind Thrust Fault (SJHBTF) is believed to underlie the San Joaquin Hills (Grant, et al, 1999), and was incorporated into the State of California probabilistic seismic hazard database by the California Geological Survey (Cao, et al. 2003). Although the San Joaquin Hills thrust has not been observed directly at the surface, structural modeling indicates that this fault has a slip rate of approximately 0.5 millimeters per year and a recurrence interval of approximately 1,650 to 3,100 years for moderate-sized earthquakes. Recent blind thrust earthquakes, including the 1987 magnitude 5.9 Whittier Narrows and the 1994 magnitude 6.7 Northridge events, have demonstrated the significance of these features with respect to the tectonic setting of southern California.

Seismic Hazard Zones

Through the Seismic Hazards Mapping Act, the California Geological Survey (formerly the California Division of Mines and Geology) has established Seismic Hazard Zones for the more densely populated areas of southern and northern California.

Liquefaction

According to the published Seismic Hazard Zone map for the Laguna Beach 7.5-minute quadrangle (CDMG, 1998), the site lies along the mapped zone that is susceptible to earthquake-induced liquefaction (see Figure 5). Liquefaction occurs when seismically-induced dynamic loading of a saturated sand or silt causes pore water pressures to increase to levels where grain-to-grain contact pressure is significantly decreased and the soil material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant buried structures and fissuring of the ground surface. A common manifestation of liquefaction is the formation of sand boils (short-lived fountains of soil and water ejecta that emerge from fissures or vents and leave freshly deposited conical mounds of sand or silt on the ground surface). Lateral spreading can also occur when liquefaction occurs adjacent to a free face such as a slope or stream embankment.

Sandy, loose alluvial deposits were encountered within our exploratory borings at most of the locations, where shallow groundwater is present. Based on these conditions, there is the potential for liquefaction to occur within these deposits. Therefore, the proposed structures should be constructed with a foundation system that will be founded entirely in bedrock. See geological cross sections A-A' through C-C', for a depiction of the site configuration in regard to the location of loose alluvial soils.

Seismically Induced Landsliding

According to the Seismic Hazard Zone map for the Laguna Beach 7.5-minute quadrangle (CGS, 1998), the proposed development does not lie within a zone that has been mapped as susceptible to earthquake-induced landsliding.

Seismically Induced Flooding

The types of seismically induced flooding that are generally considered as possible hazards to a particular site include flooding due to a tsunami (seismic sea wave), a seiche, or failure of a major reservoir retention structure upstream of the site. The building sites are not mapped within a Tsunami Inundation Area by the Tsunami Inundation Map for the Laguna Beach Quadrangle (CGS, 2009). However, the existing development on the ocean side of the property is within approximately 15 feet of sea level and is in close proximity to the Pacific Ocean. The possibility of flood hazard from a tsunami is considered to be moderate and should be evaluated by a coastal engineer. Since the site does not lie in close proximity to an enclosed body of water or downstream of a major reservoir retention structure the probability of flooding from a seiche or dam-break is considered to be negligible.

Seismic Design Parameters

Earthquake loads on earthen structures and buildings are a function of ground acceleration which may be determined from the site-specific acceleration response spectrum. To provide the design team with the parameters necessary to construct the site-specific acceleration response spectrum for this project, we used two computer applications that are available on the United States Geological Survey (USGS) website, https://earthquake.usgs.gov/. Specifically, the Design Maps web site http://earthquake.usgs.gov/designmaps/us/application.php was used to calculate the ground motion parameters. In addition, the Unified Hazard Tool web site https://earthquake.usgs.gov/hazards/interactive/ was used to estimate the appropriate earthquake magnitude.

To run the above computer applications, site latitude, longitude, risk category and knowledge of "Site Class" are required. The site class definition depends on the average shear wave velocity, Vs_{30}, within the upper 30 meters (approximately 100 feet) of site soils. For the proposed Valet Area and the subterranean level offices, as well as the proposed Vignette Café a site class D and shear wave velocity of 259 meter per second for the upper 100 feet was used based on our engineering experience and judgment and an indirect estimate using the blow counts obtained during sampling of subsurface soils. In addition, for the proposed Reef Building and pool deck area, a site class C and shear wave velocity of 537 meter per second for the upper 100 feet was used.

The following tables, Tables 1 and 2, provide parameters required to construct the site-specific acceleration response spectrum based on 2016 CBC guidelines. A summary of Code approach and printouts of the computer output are attached in Appendix D.

TABLE 1

Seismic Design Parameters – Proposed Valet Area, Subterranean Offices and Proposed Café

Ground Motion Parameters	Specific Reference	Parameter Value	Unit
Site Latitude (North)	-	33.538393	°
Site Longitude (West)	-	-117.78085	°
Site Class Definition [1, 2]	Section 1613.3.2	D	-
Assumed Risk Category [1]	Table 1604.5	II	-
M_w - Earthquake Magnitude [3]	USGS Unified Hazard Tool	7.7	-
S_s - Mapped Spectral Response Acceleration [1, 2]	Figure 1613.3.1(1)	1.615	g
S_1 - Mapped Spectral Response Acceleration [1, 2]	Figure 1613.3.1(2)	0.593	g
F_a - Site Coefficient [1, 2]	Table 1613.3.3(1)	1.0	-
F_v - Site Coefficient [1, 2]	Table 1613.3.3(2)	1.5	-
S_{MS} - Adjusted Maximum Considered Earthquake Spectral Response Acceleration [1, 2]	Equation 16-37	1.615	g
S_{M1} - Adjusted Maximum Considered Earthquake Spectral Response Acceleration [1, 2]	Equation 16-38	0.890	g
S_{DS} - Design Spectral Response Acceleration [1, 2]	Equation 16-39	1.077	g
S_{D1} - Design Spectral Response Acceleration [1, 2]	Equation 16-40	0.593	g
$T_o = 0.2\ S_{D1}/\ S_{DS}$ [4]	Section 11.3	0.011	s
$T_s = S_{D1}/\ S_{DS}$ [4]	Section 11.3	0.551	s
T_L - Long Period Transition Period [4]	Figure 22-12	8	s
F_{PGA} - Site Coefficient [4]	Figure 22-7	1.000	-
PGA_M - Peak Ground Acceleration at MCE [4, *]	Equation 11.8-1	0.665	g
Design PGA ≈ (⅔ PGA_M) - Slope Stability [2, †]	Similar to Equations 16-39 & 16-40	0.443	g
Design PGA ≈ (0.4 S_{DS}) – Short Retaining Walls [4, ‡]	Equation 11.4-5	0.431	g
C_{RS} - Short Period Risk Coefficient [4]	Figure 22-17	0.898	-
C_{R1} - Long Period Risk Coefficient [4]	Figure 22-18	0.930	-
Seismic Design Category [1, §]	Section 1613.3.5	D	-

References:

[1] California Building Code (CBC), 2016, California Code of Regulations, Title 24, Part 2, Volume I and II.

[2] USGS Seismic Design Web Application – http://earthquake.usgs.gov/designmaps/us/application.php

[3] USGS Unified Hazard Tool - https://earthquake.usgs.gov/hazards/interactive/

[4] American Society of Civil Engineers (ASCE/SEI), 2010, Minimum Design Load for Buildings and Other Structures, Standards 7-10.

Related References:

Federal Emergency Management Agency (FEMA), 2009, NEHERP (National Earthquake Hazards Reduction Program) Recommended Seismic Provision for New Building and Other Structures (FEMA P-750).

Notes:

* PGA Calculated at the MCE return period of 2475 years (2 percent chance of exceedance in 50 years).

† PGA Calculated at the Design Level of ⅔ of MCE; approximately equivalent to a return period of 475 years (10 percent chance of exceedance in 50 years).

‡ PGA Calculated for short, stubby retaining walls with an infinitesimal (zero) fundamental period.

§ The designation provided herein may be superseded by the structural engineer in accordance with Section 1613.3.5.1, if applicable.

TABLE 2

Seismic Design Parameters – New Reef Building and Pool Deck Area

Ground Motion Parameters	Specific Reference	Parameter Value	Unit
Site Latitude (North)	-	33.537884	°
Site Longitude (West)	-	-117.78072	°
Site Class Definition [1, 2]	Section 1613.3.2	C	-
Assumed Risk Category [1]	Table 1604.5	II	-
M_w - Earthquake Magnitude [3]	USGS Unified Hazard Tool	7.5	-
S_s - Mapped Spectral Response Acceleration [1, 2]	Figure 1613.3.1(1)	1.616	g
S_1 - Mapped Spectral Response Acceleration [1, 2]	Figure 1613.3.1(2)	0.593	g
F_a - Site Coefficient [1, 2]	Table 1613.3.3(1)	1.0	-
F_v - Site Coefficient [1, 2]	Table 1613.3.3(2)	1.3	-
S_{MS} - Adjusted Maximum Considered Earthquake Spectral Response Acceleration [1, 2]	Equation 16-37	1.616	g
S_{M1} - Adjusted Maximum Considered Earthquake Spectral Response Acceleration [1, 2]	Equation 16-38	0.772	g
S_{DS} - Design Spectral Response Acceleration [1, 2]	Equation 16-39	1.077	g
S_{D1} - Design Spectral Response Acceleration [1, 2]	Equation 16-40	0.514	g
$T_o = 0.2\ S_{D1}/\ S_{DS}$ [4]	Section 11.3	0.095	s
$T_s = S_{D1}/\ S_{DS}$ [4]	Section 11.3	0.477	s
T_L - Long Period Transition Period [4]	Figure 22-12	8	s
F_{PGA} - Site Coefficient [4]	Figure 22-7	1.000	-
PGA_M - Peak Ground Acceleration at MCE [4, *]	Equation 11.8-1	0.666	g
Design PGA ≈ (⅔ PGA_M) - Slope Stability [2, †]	Similar to Equations 16-39 & 16-40	0.444	g
Design PGA ≈ (0.4 S_{DS}) – Short Retaining Walls [4, ‡]	Equation 11.4-5	0.431	g
C_{RS} - Short Period Risk Coefficient [4]	Figure 22-17	0.898	-
C_{R1} - Long Period Risk Coefficient [4]	Figure 22-18	0.929	-
Seismic Design Category [1, §]	Section 1613.3.5	D	-

References:
[1] California Building Code (CBC), 2016, California Code of Regulations, Title 24, Part 2, Volume I and II.
[2] USGS Seismic Design Web Application – http://earthquake.usgs.gov/designmaps/us/application.php
[3] USGS Unified Hazard Tool - https://earthquake.usgs.gov/hazards/interactive/
[4] American Society of Civil Engineers (ASCE/SEI), 2010, Minimum Design Load for Buildings and Other Structures, Standards 7-10.

Related References:
Federal Emergency Management Agency (FEMA), 2009, NEHERP (National Earthquake Hazards Reduction Program) Recommended Seismic Provision for New Building and Other Structures (FEMA P-750).

Notes:
* PGA Calculated at the MCE return period of 2475 years (2 percent chance of exceedance in 50 years).
† PGA Calculated at the Design Level of ⅔ of MCE; approximately equivalent to a return period of 475 years (10 percent chance of exceedance in 50 years).
‡ PGA Calculated for short, stubby retaining walls with an infinitesimal (zero) fundamental period.
§ The designation provided herein may be superseded by the structural engineer in accordance with Section 1613.3.5.1, if applicable.

Site-Specific Liquefaction Analysis

In April 1991, the State of California enacted the Seismic Hazards Mapping Act (Public Resources Code, Division 2, Chapters 7-8). The purpose of the Act is to protect the public safety from the effects of strong ground shaking, liquefaction, landslides, or other ground failure. The Act defines mitigation as "… *those measures that are consistent with established practice and reduce seismic risk to acceptable levels.*" Acceptable level of risk is defined as "*that level that provides reasonable protection of the public safety, though it does not necessarily ensure continued structural integrity and functionality of the project [California Code of Regulations; Section 3721 (a)]*." In the context of that Act, mitigation of the potential liquefaction hazards at this site to appropriate levels of risk can be with appropriate foundation design.

Based on the site exploration and laboratory testing, this site is considered susceptible to seismically induced liquefaction. This is due primarily to the documented presence of unconsolidated granular (sandy) soils in the area, the relatively shallow groundwater conditions, and to the proximity of seismic sources. For this reason, a site-specific liquefaction analysis was performed as part of this study.

Assessment of liquefaction potential for a particular site requires knowledge of a number of regional as well as site-specific parameters, including the estimated design earthquake magnitude, and the associated probable peak horizontal ground acceleration at the site, subsurface stratigraphy and soil characteristics. Parameters such as estimated probable peak horizontal ground acceleration can readily be determined using published references, or by utilizing a commercially available computer program specifically designed to perform a probabilistic analysis. On the other hand, stratigraphy and soil characteristics can only be accurately determined by means of a site-specific subsurface investigation combined with appropriate laboratory analysis of samples considered representative of onsite soils.

Propagating earthquake waves induce shearing stresses and strains in soil materials during strong ground shaking. This process rearranges the structure of granular soils such that there is an increase in density, with a corresponding decrease in volume, which results in vertical settlement. Dynamic settlement has been well documented in wet, sandy deposits undergoing liquefaction (see Tokimatsu and Seed, 1987) and in relatively dry sediments as well (Stewart et al, 1996). Specific methods to analyze potential wet and dry dynamic settlement are reported in Tokimatsu and Seed (1987); while dry sand settlements are specifically addressed in Pradel (1998) and Stewart et al. (2001; 2002) respectively. Most of the referenced papers focus on the seismic effects on dry, clean sands of a uniform grain size, though several reports extend the literature to fine-grained soils (Stewart et al., 2001 & 2002). State guidelines for evaluating dynamic settlement are provided in the California Geological Survey Special Publication 117A (CGS, 2008).

As noted previously herein, groundwater was encountered at the time of our field investigation within Boring B-1 at a depth of 18½ feet in the proposed Valet/office area of the subject site. Research indicated that the historic high groundwater level in the vicinity of the site is approximately 10 feet below the ground surface. Groundwater was found as shallow as 10 feet in the previous investigation by GeoSoils (GeoSoils, 2008) beneath the site vicinity. Therefore, we have used a value of 10 feet for our liquefaction analysis.

Liquefaction Analyses Using Sampler Blow Counts

We used the blow count data from boring B-1 of our field exploration program to evaluate the liquefaction potential. The field exploration was conducted using both a Standard Penetration Test (SPT) split spoon sampler and a California Modified (Cal Mod) split spoon sampler. The Cal Mod sampler enables relatively undisturbed ring samples to be obtained. In addition to the small bulk samples obtained from a SPT sampler, blow counts from the Cal Mod split spoon sampler were converted to SPT N-values for use in the liquefaction analysis using a 0.65 factor.

Calculations are provided in Appendix E, utilizing the NCEER procedure. However, because of the limited sampling intervals using the hollow stem drilling rigs, layers of potentially liquefiable soils may be present in-between samples. Results should be viewed with some caution because of the potential of missing layers. Therefore, results from the CPT may be more indicative of the complete soil profile.

Analyses Using CPT Data

Our liquefaction analysis was performed using the data generated in our three CPT soundings at the site. CPT data has the advantage of providing continuous penetration resistance rather than borehole data using SPT sampling that must be averaged over discrete sampling increments (e.g., 5 or 10 feet). A variety of computer programs are available that were developed specifically for liquefaction and seismic settlement analyses. For purposes of this study, we selected the commercially available software program Cliq Version 2.2.1.11 (Geologismiki, 2017) that implements updated versions of the NCEER procedure as recommended by Robertson (2009), or that of Idriss and Boulanger (2008, 2014). The procedures were based on the methods originally recommended by Seed and Idriss (1982). Calculations using CPT data are also provided in Appendix E.

Analysis Results and Assessment of Liquefaction Effects

Section 1803.5.12.3 of the 2016 CBC requires the "assessment of potential consequences of liquefaction and soil strength loss, including, but not limited to" the following items, which we will discuss in the order that they appear in the code.

CBC Section 1803.5.12.3 – 3.1 – Estimation of total and differential settlement;

Analyses with groundwater assumed at 10 feet below the ground surface indicated that the potentially liquefiable zones are at approximately 10 to 47 feet below the ground surface. A factor of safety of 1.3 was used in our analysis in accordance with the procedures of CGS publication SP117A.

We used the Robertson (2009) modifications to the NCEER procedure to estimate the free field settlement based on the CPT data. The depth weighting function suggested by Cetin (2009) was applied to the vertical settlement analysis. Tabulated results of the estimated settlement for this analysis method are provided in Appendix E of this report and shown in Table 3 below. The results of the other methods are shown on the summary comparison plot printouts. The results in the table include the total settlement from liquefaction, as well as dry sand. Our analysis included the seismic settlement potential of the dry, sandy soils located above the groundwater table using the methods outlined by Pradel (1998).

TABLE 3

Estimated Free-Field Dynamic Settlement (HHGW @ 10')

CPT Identification	Settlement (inches) [Robertson 2009]			Settlement (inches) [Boulanger & Idriss 2014]			Best Estimate Total Settlement (inches)
	Liquefiable Sand	Dry Sand	Total	Liquefiable Sand	Dry Sand	Total	
1	2.2	5.2	7.4	1.5	5.2	6.8	7
2	1.3	0.1	1.4	1.0	0.1	1.1	1.5
3	3.2	1.7	4.9	3.1	1.9	5.0	5

Based on the analysis results provided above, the estimated amount of free field dynamic differential settlement is approximately 5.5 inches over a horizontal span of approximately 100 feet. This can be expressed as an angular distortion ratio of 1:220. This is based on the free field volumetric settlement. It should be noted that structures may experience settlements in excess of free field settlement. The amount of settlement that could be experienced by a structure is dependent upon the loading (intensity and distribution) and structural configuration (footprint, height and number of stories and the foundation system) as well as the liquefiable layers (depth, thickness and the characteristics of the overlying layers).

Parametric Analysis

A parametric analysis indicates that the site may be vulnerable to liquefaction triggering from a nearby earthquake with magnitudes of approximately 6 or greater. We have also performed a parametric study of

the settlement potential across various levels of ground acceleration. The graphic output from the parametric review is included in Appendix E.

Surface Manifestation of Liquefaction

Based on the method outlined by Ishihara (1985) and considering the depth of the liquefiable layers identified by the results of our exploratory drilling, the thickness of the non-liquefiable layers above the liquefiable zone (less than 10 feet) are not sufficient to prevent surface manifestation of liquefaction (such as sand boils, ground fissures, etc.). Therefore, the possibility of additional distress to structures located at the surface that may be imposed by the effect of surface manifestation of liquefied soils.

The Liquefaction Severity Number (LSN) was recently developed by researchers in New Zealand after the series of earthquakes that devastated the City of Christchurch (T&T 2013). The LSN is a depth weighted index of surface expression of liquefaction and its damage potential to structures and improvements at the ground surface. With groundwater at 10 feet below the ground surface and without remedial grading, LSN values between 10 to 40 were estimated for this site using CPT data. LSN above 30 represents the potential for moderate to severe damage.

CBC Section 1803.5.12.3 – 3.2 – Lateral soil movement;

Lateral spreading is the movement of the ground surface down a mild slope or toward an open free face during a seismic event that causes soil liquefaction. Given the depths and thicknesses of the liquefiable layers identified and the surface topography, we estimated lateral ground displacements of several feet may be possible with groundwater at 10 feet below the ground surface. The results of the other methods are shown on the summary comparison plot printouts. Tabulated results of the estimated lateral displacement for this analysis method are provided in Appendix E of this report and shown in Table 4 below.

TABLE 4

Estimated Lateral Displacement (HHGW @ 10')

CPT Identification	Lateral Displacement (inches) [Robertson 2009]	Lateral Displacement (inches) [Boulanger & Idriss 2014]	Best Estimate Total Lateral Displacement (inches)
1	32	30	30
2	21	15	18
3	22	27	25

CBC Section 1803.5.12.3 – 3.3 – Lateral soil loads on foundations;

Deep foundations are recommended for the portions of the proposed buildings located above the liquefiable soils. Lateral loads from liquefaction may need to be accounted for in any deep foundation design. Recommendations for liquefaction mitigation are reflected in the conclusions and recommendations sections of this report.

CBC Section 1803.5.12.3 – 3.4 – Reduction in foundation soil-bearing capacity and lateral soil reaction;

Due to the potential for surface manifestation, and the potential strength loss of the liquefied soils, a minimal or non-existent bearing capacity may occur for shallow foundations. Mitigation measures would be required for shallow foundations. In the following sections of this report, we have recommended that new foundations should be extended to bedrock, whether they are spread footings deepened to bedrock, or deep pile foundations. The recommended foundations should not experience bearing loss capacity as they will be founded in the underlying bedrock. There are alternative means of improving bearing capacity for shallow foundations over liquefiable soils which can be discussed in a supplemental recommendation if requested. Further evaluation of specific, proposed or existing spread footing foundation bearing capacity may be done on a case by case basis once exact loads and geometries of those foundations can be determined, as the relationship of the spread footing dimensions, loads, and configuration in relationship to the location, depth, and residual strength of the liquefiable zones influences the residual bearing capacity of a spread footing founded above liquefiable material.

CBC Section 1803.5.12.3 – 3.4 – Soil downdrag and reduction in axial and lateral soil reaction for pile foundations;

If piles are to be used then they may need to be designed with the following issues in mind. Piles that are founded below the bottom of the deepest liquefiable layer (socketed into bedrock) will experience negative skin friction forces as the soil settles around the pile during liquefaction. A pile may experience a negative friction equal to approximately 50 percent of the static positive frictional value provided by any liquefiable layers according to Rollins and Strand (2006). Layers of soil located above the liquefiable layers may contribute additional negative friction against the pile as they settle with the underlying liquefied layers. These drag forces must be accounted for in the axial pile design. Similarly liquefaction affects the available capacity for lateral resistance of the pile. The hybrid p-y model approach recommended by Franke and Rollins (2012) may be used to account for the appropriate lateral resistance of a pile under liquefied conditions.

CBC Section 1803.5.12.3 – 3.5 – Increases in soil lateral pressures on retaining walls;

Retaining walls should be designed in accordance with the recommendations presented in this report.

CBC Section 1803.5.12.3 – 3.6 – Floatation of buried structures.

Structures that enclose a void space such as pipelines, manholes, pools or buried vaults may be subject to buoyant forces if they are located within the layers below 10 feet from the ground surface where we noted that liquefaction was likely to occur for this site. Such structures may need to be anchored if they are not located within areas mitigated by remedial grading or ground improvement.

Infiltration Test Results

One infiltration test well (P-1) was completed to a depth of 12 feet below ground surface (bgs) to assess infiltration rates of the near-surface onsite soils for preliminary water quality management plans (WQMPs). This test utilized the Falling Head Borehole Percolation Test Procedure performed in general conformance with the referenced South Orange County Technical Guidance Document, Appendix D (SDRWQCB, 2017). The percolation rate acquired was then converted to an infiltration rate by means of equation D.4 for use with falling head borehole data. The test location was situated within the proposed valet area of the subject property based on discussions with the project civil engineer. Soils encountered in the test location consisted of very fine- to fine-grained sand, clayey sand, and sandy clay. The test location is shown on Figure 2. Details of this test are shown on the attached Figure 6. The exploration log for Boring P-1 is included in Appendix A. The infiltration rate acquired from boring P-1 is well below the County minimum allowable rate of 0.3 inches per hour. As such, a variance or alternative WQMP system may be required. It should be noted that the reported infiltration rate has not had a factor-of-safety applied to it.

TABLE 5

Summary of Infiltration Rates

Percolation Test Location	Percolation Rate (gallons/day/ft^2)	Infiltration Rate (inches/hour)
P-1	0.31	0.04

CONCLUSIONS AND RECOMMENDATIONS

General

From a soils engineering and engineering geologic point of view, the subject property is considered suitable for the proposed construction provided the following conclusions and recommendations are incorporated into the design criteria and project specifications.

Plan Review

The following earthwork and foundation design recommendations are based on a review of architectural plans by Rockefeller Partners Architects, and preliminary grading plans prepared by Psomas. Therefore, once precise grading plans, updated architectural details, and structural foundation plans are finalized, they should be reviewed by the project geotechnical consultant with respect to the geotechnical aspects of the planned site development. Depending on the results of the plan reviews, revised and/or additional recommendations should be prepared by the geotechnical consultant as deemed appropriate.

Effect of Proposed Grading on Adjacent Properties

It is our opinion that the proposed grading and construction will not adversely affect the stability of adjoining properties provided that grading and construction are performed in accordance with the recommendations presented herein. However, if the final grades adjacent to the property lines are lowered or raised, it should be brought to the attention of the project geotechnical consultant in order to evaluate the potential effects of the grade changes on existing property line structures and nearby offsite structures.

Primary Geotechnical Concerns

Strong Ground Motions

The subject site is located in a seismically active area of Southern California. The type and magnitude of seismic hazards that may affect the site are dependent on both the distance to causative faults and the intensity and duration of the seismic event. Although the probability of primary surface rupture is considered very low, ground shaking hazards posed by earthquakes occurring along regional active faults do exist and should be considered in the design and construction of the proposed facilities within the subject site.

Liquefaction

The site is underlain by loose alluvial soils predominantly granular in nature, with low blow counts, high groundwater levels and subject to strong ground shaking and therefore susceptible to liquefaction below the water level. In addition, significant settlement of the dry sand layers located above the water level are likely in the event of a design earthquake. Accordingly, building structures should be supported by competent bedrock via shallow foundations where possible, or by means of deep foundations (i.e., caissons) extending through the liquefiable soils, and embedded at least 10 feet into intact bedrock.

Additionally, large lateral spreading related horizontal movements of the ground surface in the buried alluvial channel portion of the site should be expected during a strong earthquake. Caissons may reduce this hazard, however any structures or improvements located in the alluvial channel portion of the site that are founded on caisson would be at significant distress risk. As such, the recommendations provided herein are developed to reduce the potential of the adverse effects of liquefaction on the proposed structures.

No recommendation to strengthen the existing structures are provided as a part of this report, as this evaluation was focused on the proposed improvements. It should be recognized that the existing structures would also likely be vulnerable to strong ground shaking and associated secondary effects such as liquefaction. The taller buildings closer to the beach are likely more vulnerable to the adverse effects of lateral spreading potential. Review of city records regarding the site for existing foundation and soils information on the areas to be improved also lead to data indicating that the majority of the existing buildings are likely founded on shallow foundations. There were some indications within the city records that occasionally deep foundations may have been used in a few limited cases. Further investigation of the conditions of the existing structures should be considered. Finalized grading, architectural, and foundation plans for the remodeling of the existing structures as well as the proposed new development should be reviewed by this firm prior to the start of construction. Additional comments or recommendations may become necessary, which will be provided at that time.

Some cities in Southern California are implementing programs requiring seismic upgrading of existing structures. However, even if not explicitly required by the City, the client may want to consider a thorough seismic retrofit and foundation improvements evaluation of the existing structures to increase the occupant safety and reduce the risk of substantial financial loss under even moderately strong earthquake scenarios. The ownership should also investigate their liability for earthquake related injury or loss of life, in evaluating a seismic upgrade program. There are many techniques adapted to existing building conditions that would allow for improvement of the subsurface conditions in lieu of adding new deep pile foundations to the existing structures. Specific recommendations for strengthening of the existing structure foundations can be provided upon request.

Existing Storm Drain Underlying Existing & Proposed Development

Based on the Psomas grading plan it is our understanding that an active east-west trending storm drain line underlies the southerly portion of the property (See Figures 2 and 3). Rupture/leakage from this line could negatively impact the proposed Reef Building development. In addition, low density backfill is expected to overlie this stormdrain that could settle/compress and negatively impact overlying structures/infrastructure.

The owners should be aware of this condition and coordinate with the appropriate regulatory agency options for abandonment, rerouting, or if left in place, repair if needed, with due compensation.

Undocumented Artificial Fill

The subject site is underlain by existing undocumented artificial fill materials (afu) that extends to depths ranging up to approximately 13 to 20 feet below the surface. Locally deeper fill may exist between points of exploration. The existing fill is undocumented and exhibits low density and therefore this previously placed fill is considered unsuitable for support of the proposed buildings and appurtenant site improvements. Further details regarding remedial grading are presented in the "Earthwork " section of this report.

Undocumented Fill/Alluvium/Bedrock Transition – Reef Building

Based on our subsurface investigation, literature review of the previous site investigation (Geosoils, 2008), and review of project plans by Psomas, the northerly portion of the subterranean level of the proposed Reef Building will expose a transition between existing undocumented fill, alluvial deposits and bedrock (see Figures 2 and 3) while the majority of the parking lot associated with the Reef Building is anticipated to have shallow bedrock conditions. Therefore, to reduce the potential for distress to these foundations as a result of differential settlement between the dissimilar material types, it is recommended that all building foundations and all other exterior retaining wall foundations be deepened into the underlying bedrock and structural slabs utilized for the proposed structure. Further details regarding deepening of footings are presented in the "Foundation Design Guidelines" section of this report.

Protection of Adjacent Properties – Shoring (Reef Building)

During remedial grading, temporary vertical cuts ranging up to a maximum of approximately 13 feet will be required directly adjacent to existing building structures, infra-structure or property lines. These vertical cuts cannot be made without causing loss of lateral support to the adjacent ground surfaces. Therefore, temporary shoring will be required for excavation of the temporary vertical cuts as described in the following “Earthwork” section of this report.

Excavation Characteristics

During our subsurface investigation, we encountered hard to very hard, bedrock that is expected to be encountered during excavation for the proposed subterranean reef building parking structure and pool deck area. This Topanga Formation bedrock could require additional excavation effort beyond conventional

earthmoving equipment such as coring, jack-hammers, or other specialized excavation equipment. In addition, it may be prudent to overexcavate the bedrock at grade to a depth sufficient to allow for more efficient trenching operations.

Expansivity and Corrosivity of Soils

Based on our expansion index test results, tests of near surface soils within the site were found to have very low to medium expansion potential (Expansion Index of 0-90). As a screening level study, limited chemical and electrical tests were performed on representative samples of onsite soils to identify potential corrosive characteristics of these soils. These test results indicate potential high corrosive values of the on-site soils. Near the completion of grading, additional sampling and laboratory testing is recommended (i.e., expansion index, corrosion potential) to provide final foundation design recommendations. We also recommend that further evaluation and recommendations be performed by a qualified corrosion engineer.

Earthwork

Earthwork Specifications

All earthwork and grading should be performed in accordance with all applicable requirements of the City of Laguna Beach and the County of Orange Grading and Excavation codes, the 2016 California Building Code (CBC), and in accordance with the following recommendations prepared by this firm.

Site Clearing

All structural materials associated with the existing buildings, retaining wall structures, pool, and concrete hardscape features (e.g. driveway, parking lots, patios and walkways) should be removed from the site. Existing underground utility lines to be abandoned should be removed and the resultant trenches or excavations then backfilled with properly compacted fill. Existing landscape vegetation should be stripped and removed from the site. Trees and large shrubs to be removed should be grubbed out to include their stumps and major root systems and the materials removed from the site.

The project geotechnical consultant should be notified at the appropriate times to observe general clearing operations. Should any unusual soil conditions or buried structures be encountered during demolition operations or grading that are not described or anticipated herein, these conditions should be brought to the immediate attention of the project geotechnical consultant for corrective recommendations.

As noted above, based on the Psomas grading plan it is our understanding that an active east-west trending storm drain line underlies the southerly portion of the property (See Figures 2 and 3). It is not recommended

to leave a storm drain line underlying the new proposed building structures and improvements due to the potential for rupture/leakage from this line which could negatively impact the proposed Reef Building development above. In addition, low density backfill is assumed to overlie this stormdrain that could settle/compress and negatively impact overlying structures/infrastructure. The owners should be aware of this condition and coordinate with the appropriate regulatory agency options for abandonment, rerouting, or if left in place, repair if needed, with due compensation.

Ground Preparation

Proposed Reef Building and Pool Deck/Subterranean Garage Area

Planned grading for the site consists of cuts to proposed pad grade to achieve the subterranean level parking structures for the new Reef Building and Parking Garage below the Pool Deck. Excavation of the basement to its planned grade for the proposed Reef building is expected to expose competent bedrock materials throughout the entire bottom of the basement level (See Cross Section B-B', Figure 2). For this reason, it is anticipated that additional over-excavation and re-compaction will not be required; however, care should be taken to avoid disturbance of the bedrock materials exposed in the excavation bottom. Any disturbed soils materials should be removed, watered or air-dried as necessary to achieve optimum or slightly above optimum moisture conditions, and then replaced with properly compacted fill. Disturbed bedrock should be removed and resulting voids should be backfilled with compacted soils.

Excavation of the basement to its planned grade for the proposed Pool Deck/Subterranean Garage is expected to expose a bedrock/undocumented fill transition within the north/northeasterly portion of the excavation of the basement level (See Cross Section AA', Figure 2). This condition could lead to adverse differential settlement of the building foundations. Therefore, to mitigate the potential for distress due to adverse differential settlement, these footings should be deepened, as necessary, such that they extend through any fill and into competent bedrock. Recommendations for design and construction of foundations, including deepened foundations, are provided in the "Foundation Design Recommendations" section of this report.

In addition, to reduce the potential for distress to floor slabs due to the bedrock/undocumented fill transition resulting in the potential for detrimental effects of differential settlement, the floor slab subgrade should be over excavated to a depth of 1 foot below proposed pad grade and replaced with properly compacted fill placed to a minimum relative compaction of 90 percent of the applicable laboratory maximum dry density in accordance with ASTM Test Method D1557.

Proposed Valet/Office Area

It is expected that the near surface undocumented fill materials will be disturbed during demolition of the pool and existing subterranean game room area. Therefore, in order to mitigate possible distress to proposed building floor slabs due to the effects of adverse settlement, it is recommended that overexcavation of these undocumented fill soils to a depth of 2 feet be performed. After completion of the removals/over-excavation and prior to fill placement, the exposed bottom surfaces should be scarified to a minimum depth of 6 inches, moisture-conditioned, and then recompacted to a minimum relative compaction of 90 percent of the applicable density standard as determined in accordance with the current update of ASTM Test Method No. D 1557.

As noted above, the site is underlain by loose alluvial soils predominantly granular in nature, with low blow counts, high groundwater levels and subject to strong ground shaking and therefore susceptible to liquefaction below the water level. In addition, significant settlement of the dry sand layers located above the water level are likely in the event of a design earthquake. Accordingly, the building structures should be deepened by means of deep foundations (i.e., caissons) extending through the liquefiable soils, and embedded at least 10 feet into competent bedrock. Recommendations for design and construction of foundations, including deepened foundations, are provided in the "Foundation Design Recommendations" section of this report.

Proposed Cafe Deck Area

Proposed Café Deck Area will be constructed at the location of the existing parking area adjacent to the existing lobby. Based on the PGP plans provided by Psomas and Architectural plans by Rockefeller partners, this area is underlain by the parking garage roof slab, and therefore no grading is anticipated.

Stability of Temporary Excavation Sidewalls

Reef Building & Pool Deck/Subterranean Garage

Temporary excavations with sidewalls ranging up to a maximum of 13 feet will be required to accommodate construction of the building structures and perimeter retaining walls (see Figure 3). Portions of the sidewalls of these temporary excavations are expected to expose hard to very hard, massive, competent Topanga Formation bedrock (Cross Section B-B') and loose undocumented fill along the north/northeasterly temporary backcut. Based on Figure 3, there does not appear to be room within the site to lay back the sidewalls without removing the lateral support of adjacent structure or property line improvements. Therefore, in order to safely excavate for the basement areas of the Reef Building and Pool

Deck/Subterranean Garage, shoring will be required. Recommendations for shoring are provided in the following section.

Proposed Valet/Office Area

The sidewalls of the temporary excavations along the subterranean level offices are anticipated to expose a thin layer of undocumented fill and/or alluvial deposits consisting of relatively cohesionless sands and clayey sands to sandy clay. Based on the physical characteristics of the on-site soil materials, temporary slopes should be cut back to a slope ratio no steeper than 1:1, horizontal to vertical. It should be anticipated that shoring will be required to provide lateral support to these areas if it is not possible to lay back the sidewalls of these temporary excavations due to property line constraints.

Temporary slopes excavated at the above slope configurations are expected to remain stable during construction; however, the temporary excavations should be observed by a representative of the project geotechnical consultant for any evidence of potential instability. Depending on the results of these observations, revised slope configurations may be necessary. Other factors that should be considered with respect to the stability of temporary slopes include construction traffic and storage of materials on or near the tops of the slopes, construction scheduling, presence of nearby walls or structures, and weather conditions at the time of construction. All applicable requirements of the California Construction and General Industry Safety Orders, the Occupational Safety and Health Act of 1970, and the Construction Safety Act should also be followed. No temporary excavations along the property lines should be left open without proper protections to mitigate safety hazards. **The grading contractor is solely responsible for ensuring the safety of construction personnel and the general public, and for appointing a designated "Competent Person" to observe and classify temporary excavation sidewalls pursuant to 29 CFR Part 1926 (OSHA Safety and Health Regulations for Construction).**

Temporary Shoring Recommendations (Where Required)

In order to vertically excavate the onsite soil and bedrock materials, soldier piles and wood or steel lagging may be used to shore the sidewall of the excavation. The soldier piles may consist of steel "H" beam piles or reinforced concrete caissons placed within drilled holes. Once a soldier pile boring is advanced to its recommended depth, either a steel soldier pile should be placed within the boring or steel reinforcement for a concrete caisson should be placed and then the boring backfilled with concrete. **The soldier piles should not be driven or vibrated into place due to the possible damage that could occur to nearby structures**.

"H" beam pile borings should be backfilled with concrete up to the elevation of the excavation bottom. Above the excavation bottom, the borings may be filled with 2-sack slurry. The drill holes for the steel "H" piles should be sufficiently large to allow concrete backfilling around piles to be performed as effectively as possible. Any voids left between the "H" pile and the sides of the hole are expected to reduce the lateral capacity of the soldier pile. In order to provide an adequate space for concrete backfilling, we recommend that the web height of the steel "H" pile be at least 10 inches less than the diameter of the hole. The concrete and slurry should be poured into the soldier pile excavation from the bottom up using a pump and tremie pipe. The concrete should be thoroughly vibrated to remove any entrapped air.

Reinforced concrete caisson borings should be backfilled with concrete the entire length of the boring. The concrete and slurry should be poured into the soldier pile excavation from the bottom up using a pump and tremie pipe. The concrete should be thoroughly vibrated to remove any entrapped air. All soldier pile installations should be observed by the project geotechnical consultant to verify that they are cast against the anticipated geotechnical conditions, that the pile excavations are properly prepared and cleaned out, that the proper dimensions are achieved, and that the proper installation procedures are followed.

After the soldier piles have been placed and backfilled, excavation of the site may begin. If concrete and slurry is used for backfill, these materials should be allowed to cure prior to excavation. Care should be taken to ensure that the lagging drops down as the excavation advances. Either wood or steel sheet lagging may be used. Any gaps in the lagging or behind the lagging could cause undermining of the adjacent structures and should therefore be immediately filled with grout or slurry.

Soldier piles mobilize their lateral bearing capacity by moving outwardly in the passive zone located below the excavation grade. With the outward movement of the soldier pile, the retained soil is also anticipated to move laterally toward the excavation. However, the lateral movement of the retaining structure may be reduced by minimizing lateral loads on the individual piles by using sufficiently embedded, properly designed soldier piles with adequate sectional moments. The lateral deformation of the ground surface should be controlled by structural design in order to protect adjacent offsite structures. To reduce the potential for deformation of the ground surface in the adjacent property, the shoring system should be designed such that the maximum lateral deflection at the top will be 1 inch (preferably ¾ inch adjacent to sensitive structures) or less.

The shoring may be designed by the project structural engineer using an active earth of 45 pounds per cubic feet. Appropriate tributary areas should be considered in evaluating the total earth pressures on the lagging and soldier piles. The shoring system should also be designed to withstand any surcharge pressures from

nearby structures, in addition to the earth pressures of the on-site soil materials. **It should be noted that when determining the total retaining height of the shoring, the additional height that will be created due to the excavation of the adjacent retaining wall footings should be included by the shoring engineer.**

A passive earth pressure of 750 pounds per foot of pile diameter per foot of pile depth, to a maximum value of 5,000 pounds per square foot may be used to determine temporary soldier pile depth and spacing; however, passive resistance should be ignored within the upper 2 feet due to possible disturbance during drilling. Additionally, for shoring within 6 caisson diameters of descending slopes or backcuts or adjacent lower tiers, the passive earth pressure should be reduced to 300 pounds per square foot, per foot of depth, to a maximum values of 3,000 pounds per square feet. For the portion of the caisson that has penetrated below a point where at least 6 caisson diameters of soil is between the wall or slope and the caisson the full passive resistance may be utilized. In calculating the allowable passive resistance, a factor of safety of 1.5 was used. For the soldier piles that are embedded in structural concrete, the effective pile diameter may be assumed to be equivalent to the diameter of the concrete column. To achieve the passive resistance, minimum clear spacing should be at least two effective pile diameters, sidewall to sidewall. In addition, maximum spacing between caissons should not exceed six caisson diameters, center to center.

End Bearing and Skin Friction

End-bearing capacity and skin friction may be combined to determine allowable pile capacities provided the minimum pile diameter is 24 inches. An allowable end bearing capacity of 8,000 pounds per square foot may be used for design of temporary soldier piles having a minimum depth of at least 10 feet into competent bedrock materials. A value of 550 pounds per square foot may be used to determine the skin friction between the concrete and surrounding earth materials.

Point of Fixity

The point of fixity for the caissons should be determined by the project structural engineer. However, we do recommend the depth should not be shallower than 2 times the diameter of the caisson (minimum 4 feet).

Reinforcement for caissons should be determined by the project structural engineer with regard to strengthening the concrete to resist lateral forces.

Prior to drilling and installing the shoring system, the shoring plans and calculations should be forwarded to the project geotechnical consultant for review to confirm that the shoring has been designed in accordance with the recommendations of this report.

Subdrainage

If a limited area exists between the shoring and the retaining walls, geotextile drain mats such as Mirafi Miradrain, or equivalent, can be used in lieu of a conventional pipe and gravel drainage system. The drain mats should extend the full height and lengths of the walls, and the filter fabric side of the drain mats should be placed against the lagging. The perforated pipe drain lines placed at the bottom of the drain mats should consist of 4-inch minimum diameter Schedule 40 or SDR-35 PVC pipe. The filter fabric on the drain mats should be peeled back and then wrapped around the drain line.

To reduce the potential for accumulation of water against the future retaining walls, subdrain systems should be installed between the lagging and the retaining walls. If there is sufficient space, a conventional pipe and gravel subdrain system may be installed where wooden lagging is used. Perforated pipe should consist of 4-inch-minimum diameter PVC Schedule 40, or SDR-35, with the perforations laid down (see Figures RW-1 through RW-3). The pipe should be encased in a 1-foot-wide column of ¾-inch to 1½-inch open-graded gravel. If on-site soils are used as backfill, the open-graded gravel should extend above the wall footings to a minimum height equal to one-third the wall height, or to a minimum height of 1.5 feet above the footing, whichever is greater. If imported sand, pea gravel, or crushed rock is used as backfill, the open-graded gravel should extend above the wall footing to a minimum height of 1 foot above the footing. The open-graded gravel should be completely wrapped in filter fabric consisting of Mirafi 140N, or equivalent. Solid outlet pipes should be connected to the subdrains and then routed to a suitable area for discharge of accumulated water.

If a limited area exists between the shoring and the retaining walls, geotextile drain mats such as Mirafi Miradrain, or equivalent, can be used in lieu of a conventional pipe and gravel drainage system. The drain mats should extend the full height and lengths of the walls at each cell, and the filter fabric side of the drain mats should be placed against the lagging. The perforated pipe drain lines placed at the bottom of the drain mats should consist of 4-inch minimum diameter PVC Schedule 40 or SDR-35. The filter fabric on the drain mats should be peeled back and then wrapped around the drain line.

Monitoring of Shoring System

Existing adjoining residential structures in the immediate vicinity of deep excavations may have pre-existing damage, which go unnoticed (hairline cracks, etc.) until some construction activity draws attention to such conditions. Then, it becomes difficult to identify whether damage was pre-existing or has been caused by the construction. To help reduce the risk of such conflicts, it is advisable to perform a pre-

construction condition survey of existing structures. This would involve visual inspection, photo and video documentation, and if necessary, floor level surveys.

The proposed construction is likely to create vibrations in the vicinity of adjoining structures, due to activities such as the drilling for the soldier piles and excavations into hard or dense earth materials. We recommend vibrations be monitored on or near existing buildings in order to reduce the risk of damage to existing buildings and defend against future claims.

The excavations within the site should be performed with continuous monitoring of the retained soil and all the structures in the adjacent lots for any signs of potential lateral and vertical movement. If any movement is observed, it should be brought to the immediate attention of the project geotechnical engineer and the excavation suspended until appropriate corrective measures are taken. The following recommendations are provided to monitor any movement of the shoring elements during construction.

1. A total of two to three surface survey markers should be installed at a distance of 2 to 3 feet behind the shoring system within the side yards of the adjacent properties to monitor movement, if any.

2. Survey markers should be installed at the top of the two outermost soldier piles and the middle soldier pile of the shoring system along the property lines.

3. The surface and soldier pile and surface survey markers should be monitored for both vertical and lateral movement once a week during the installation of the soldier piles and during the excavation of the site.

4. After the excavation of the site is complete, the survey markers should still be monitored once every two weeks until the basement walls have been constructed and backfilled.

5. The survey results should be forwarded to the project geotechnical engineer in a timely manner (i.e. within a day of surveying).

6. Any lateral movement exceeding 0.2 inches in two consecutive monitoring days should be called to the attention of the project geotechnical engineer. Furthermore, if the total lateral movement of the shoring elements reaches 0.5 inches or more, it should be reported to the project geotechnical engineer and structural engineer.

7. In lieu of survey markers, inclinometers could be installed behind the highest shored portions of the site. The inclinometer could then be monitored by the Geotechnical consultant to ascertain that wall movements are within acceptable limits. Monitoring should occur on a similar schedule to those with survey monuments.

Excavation Characteristics

During our subsurface investigation, we encountered hard to very hard, Topanga Formation Bedrock materials in the area of the proposed subterranean Parking structure for the New Reef building. This bedrock

could require additional excavation effort beyond conventional earthmoving equipment such as coring, jack-hammers, or other specialized excavation equipment. However, existing undocumented fill, alluvial deposits, and Old Paralic Deposits were encountered within the proposed Valet/Office area and Café Deck area that should be readily excavatable with conventional earthmoving equipment.

Disposal of Oversize Rock

Oversized rock (rock greater than 4 inches in maximum diameter) may be generated during site excavation within the excavations. Given that the majority of material generated during excavations will be exported and the limited quantity of fill to be placed at the site, all over-sized rock should be removed from the site.

Fill Placement and Testing

All fill should be placed in 6-inch-thick maximum lifts, watered or air dried as necessary to achieve slightly-above optimum moisture conditions, and then compacted in place to a minimum relative compaction of 90 percent. The laboratory maximum dry density and optimum moisture content for each change in soil type should be determined in accordance with Test Method ASTM D 1557.

Imported soils, if any, should consist of clean granular materials exhibiting a Very Low expansion potential (Expansion Index between 0 to 20). Soils to be imported should be observed and, if deemed necessary, tested by the project geotechnical consultant prior to importation to determine whether the material meets project specifications.

Geotechnical Observations

Exposed bottom surfaces should be observed by the project geotechnical consultant. No fills should be placed without bottom surfaces being observed and prior approval from the geotechnical consultant. The project geotechnical consultant should also be present on-site during grading operations to observe proper placement and compaction of fill, as well as to document compliance with the recommendations presented herein.

Post-Grading Considerations

Site Drainage

Positive drainage devices such as sloped concrete flatwork, graded swales, and area drains should be provided around the new construction to collect and direct all water to a suitable discharge area. Neither rain nor excess irrigation water should be allowed to collect or pond against building foundations. The owner is advised that the drainage system should be properly maintained throughout the life of the proposed

development. The purpose of this drainage system will be to reduce water infiltration into the subgrade soils and to direct surface water away from building foundations, and walls. The following recommendations should be implemented during construction:

1. Isolated planters that are located within 10 feet of building walls at the main floor level should be provided with sealed bottoms and bottom drains to reduce the potential for infiltration of water into backfill soils or foundation soils. The sealed planter bottoms should consist of either reinforced concrete having a minimum thickness of 3½ inches, or a polyethylene of polyolefin membrane of sufficient thickness to reduce the potential for puncturing by plant roots. If concrete is used to line the planters, minimum reinforcement should consist of either No. 3 bars spaced 24 inches on centers, both ways, or 6-inch by 6-inch, No. 6 by No. 6 welded wire mesh. If a membrane is used, a minimum thickness of 30-mils is recommended. Furthermore, the bottoms of the planters should be sloped to direct subsurface water to collector drains connected to the outlet pipes of the proposed surface drainage system.

2. Sealed bottoms are not required in other planter areas; however, area drains should be extended into all planters and landscape areas that are located within 10 feet of building foundations and masonry block walls to reduce the potential for excessive infiltration of water into the foundation soils. Per the 2016 CBC, the ground surfaces within all landscape areas located within 10 feet of building foundations should be sloped at a minimum gradient of 5 percent away from the walls and foundations and to the area drains. Landscape areas located more than 10 feet from building foundations may be sloped at a minimum gradient of 2 percent.

3. Per the 2016 CBC, concrete flatwork surfaces that are located within 10 feet of building foundations should be inclined at a minimum gradient of 2 percent away from the building foundations and towards the nearest area drains. Concrete flatwork surfaces that are located more than 10 feet away from building foundations may be sloped at a minimum gradient of 1 percent away from the foundations and towards the nearest area drains.

4. A watering program should be implemented for the landscaped areas that maintain a uniform, near optimum moisture condition in the soils. Overwatering and subsequent saturation of the soils may cause excessive soil expansion (heave) or settlement and should thus be avoided. On the other hand, allowing the soils to dry out may cause excessive soil shrinkage. As an alternative to a conventional irrigation system, drip irrigation is strongly recommended for all planter areas. The owner is advised that all irrigation and drainage devices should be properly maintained throughout the lifetime of the development.

Bottomless Trench Drains

When gravel-filled, bottomless infiltration systems are constructed near foundations, a potential exists for oversaturation of the foundation soils which conflicts with the intended purpose of onsite drainage facilities. In addition, it has been our experience that a leading cause of distress to buildings and foundations is due to poor management of water next to building foundations. Petra recommends a setback of at least 15 feet between any infiltration system and building foundations. If this setback distance cannot be maintained, then a modified foundation system may be required to alleviate any distress that could be caused by

infiltration of water near the footing. A modified foundation system could consist of constructing deepened footings within 15 feet of the infiltration system and installing extra reinforcement. Design of a modified foundation system is referred to the project structural engineer.

Biofiltration Systems

The grading plans indicate the implementation of Biofiltration Systems at various location onsite near the proposed construction areas. These systems appear to be lined to prevent infiltration of water into the subsurface in undesirable areas. The use of these types of systems with liners should reduce unwanted infiltration related detrimental effects.

Permeable Pavements

The grading plans provided show the implementation of permeable pavement in Sleepy Hollow Lane, in front of the proposed Valet/Porte Cochere hotel parking area. Section A on Sheet C4.01 indicates that the permeable pavement is to be underlain with an impermeable liner below the gravel layer. This liner should be implemented to prevent water infiltration near proposed retaining walls, and to also reduce the potential for infiltrating water to exacerbate liquefaction concerns.

Utility Trench Backfill

Utility trench backfill should be compacted to a minimum relative compaction of 90 percent. Onsite soils cannot be densified adequately by flooding and jetting techniques; therefore, trench backfill materials should be placed in lifts no greater than approximately 6 inches in thickness, watered or air dried as necessary to achieve a uniform moisture content that is equal to or slightly above optimum moisture, and then mechanically compacted in-place to a minimum relative compaction of 90 percent. A representative of the project geotechnical consultant should probe and test the backfills to document that adequate compaction has been achieved.

For shallow trenches where pipe may be damaged by mechanical compaction equipment, such as under the building floor slab, imported clean sand exhibiting a sand equivalent value (SE) of 30 or greater may be utilized. The sand backfill materials should be watered to achieve near optimum moisture conditions and then tamped in place. No specific relative compaction will be required; however, observation, probing, and, if deemed necessary, testing should be performed by a representative of the project geotechnical consultant to document that the sand backfill is adequately compacted and will not be subject to excessive settlement.

Where utility trenches enter the footprint of the building, they should be backfilled through their entire depths with on-site fill materials, sand-cement slurry or concrete rather than with any sand or gravel shading. This "plug" of less- or non-permeable materials will reduce the potential for water to migrate through the backfilled trenches from outside of the building to the areas beneath the foundations and floor slabs.

If clean, imported sand is to be used for backfill of exterior utility trenches, it is recommended that the upper 12 inches of trench backfill materials consist of property compacted on-site soil materials. This is to reduce infiltration of irrigation and rainwater into granular trench backfill materials.

Where an interior or exterior utility trench is proposed parallel to a building footing, the bottom of the trench should not be located below a 1:1 plane projected downward from the outside bottom edge of the adjacent footing. Where this condition exists, the adjacent footing should be deepened such that the bottom of the utility trench is located above the 1:1 projection.

Foundation Design Recommendations

Where new foundations are desired to support the proposed construction, they should be extended to such depths that they are founded in competent bedrock. Where the depth to bedrock is deeper than practical for use of shallow spread footings, caissons may be utilized to extend the foundation elements into bedrock. Recommendations for these conditions are provided below. Consideration should be given to strengthening of the existing foundations against seismic vulnerability such that the existing portions of the structures should perform similarly to the new proposed construction.

Footing Setbacks from Descending Slopes

Section 1808.7.2 and Figure 1808.7.1 of the 2016 CBC specify that a minimum horizontal structural setback equivalent to one-third the total slope height (H/3 to a maximum of 40 horizontal feet) is required between the outer face of the footings and the daylight contact with the face of the adjacent descending slopes. There is no apparent adjacent descending slope below the proposed development therefore minimum footing setback for a descending slope condition is not applicable.

Allowable Soil Bearing Capacities

Pad Footings

An allowable soil bearing capacity of 3,000 pounds per square foot may be utilized for design of isolated 24-inch-square footings founded at a minimum depth of 12 inches into competent bedrock and 12 inches

below the lowest adjacent final grade for pad footings that are not a part of the slab system. This value may be increased by 20 percent for each additional foot of depth and by 10 percent for each additional foot of width, to a maximum value of 5,000 pounds per square foot. The recommended allowable bearing value includes both dead and live loads, and may be increased by one-third for short duration wind and seismic forces.

Continuous Footings

An allowable soil bearing capacity of 3,000 pounds per square foot may be utilized for design of continuous footings founded at a minimum depth of 12 inches into competent bedrock and 12 inches below the lowest adjacent final grade. This value may be increased by 20 percent for each additional foot of depth and by 10 percent for each additional foot of width, to a maximum value of 5,000 pounds per square foot. The recommended allowable bearing value includes both dead and live loads, and may be increased by one-third for short duration wind and seismic forces.

Estimated Footing Settlement

Based on the allowable bearing values provided above, total settlement of the footings under the anticipated loads is expected to be on the order of 1 inch. Differential settlement is expected to be on the order of 1 inch over a horizontal span of 40 feet. The majority of settlement is likely to take place as footing loads are applied or shortly thereafter.

Lateral Resistance

A passive earth pressure of 300 pounds per square foot per foot of depth, to a maximum value of 3,000 pounds per square foot, may be used to determine lateral bearing resistance for footings. In addition, a coefficient of friction of 0.4 times the dead load forces may be used between concrete and the supporting soils to determine lateral sliding resistance. The above values may be increased by one-third when designing for transient wind or seismic forces. It should be noted that the above values are based on the condition where footings are cast in direct contact with compacted fill or competent native soils. In cases where the footing sides are formed, all backfill placed against the footings upon removal of forms should be compacted to at least 90 percent of the applicable maximum dry density.

Guidelines for Footings and Slabs On-Grade Design and Construction

The results of our laboratory tests performed on representative samples of near-surface soils within the site during our investigation indicate that these material predominantly exhibit expansion indices that range between 0 and 90. As such, the site soils are classified as "expansive" as defined in Section 1803.5.3 of the 2016 California Building Code (2016 CBC). The design of foundations and slabs on-ground should

therefore be performed in accordance with the procedures outlined in Sections 1808.6.1 and 1808.6.2 of the 2016 CBC.

General

Briefly, Section 1808.6.1 of the 2016 CBC requires that foundations placed on or within the active zone of expansive soils shall be designed to resist differential volume changes and to prevent structural damage to the supported structure. Section 1808.6.2 of the 2016 CBC requires that non-prestressed slabs on-grade or mat foundations constructed on expansive soils be designed in accordance with *WRI/CRSI Design of Slab-on-Ground Foundations.* The 2016 CBC also requires that post-tensioned slabs on-grade or mat foundations placed on expansive soils be designed in accordance with *PTI DC10.5-12, "Standard Requirements for Design of Shallow Post-Tensioned Concrete Foundation on Expansive Soils",* with the provision that the analyses used to determination of moments, shears and deflections are performed accordingly. It should be noted that, under certain conditions, the 2016 CBC allows for alternative, rational methods of analysis and design of such slabs provided that these methods account for soil-structure interaction, the deformed shape of the soil support, plate or stiffened plate action of the slab, as well as both center lift and edge lift conditions.

The design and construction guidelines that follow are based on the above soil conditions and may be considered for reducing the effects of variability in fabric, composition and, therefore, the detrimental behavior of the site soils such as excessive short- and long-term total and differential heave and settlement. These guidelines have been developed on the basis of the previous experience of this firm on projects with similar soil conditions. Although construction performed in accordance with these guidelines has been found to reduce post-construction movement and/or distress, they generally do not positively eliminate all potential effects of variability in soils characteristics and future settlement.

It should also be noted that the suggestions for dimension and reinforcement provided herein are performance-based and intended only as preliminary guidelines to achieve adequate performance under the anticipated soil conditions. However, they should not be construed as replacement for structural engineering analyses, experience and judgment. The project structural engineer, architect and/or civil engineer should make appropriate adjustments to slab and footing dimensions, and reinforcement type, size and spacing to account for internal concrete forces (e.g., thermal, shrinkage and expansion), as well as external forces (e.g., applied loads) as deemed necessary. Consideration should also be given to minimum design criteria as dictated by local building code requirements.

Elimination of Possible Fill or Alluvial Deposits/Bedrock Transitions

It is expected that some portion of the new Reef Building parking structure (Cross Section A-A') will be underlain by hard to very hard, native bedrock materials while the remainder of the structure will be underlain by compacted fill or alluvial deposits rather than bedrock. Therefore, to reduce the potential for distress to these foundations as a result of differential settlement between the dissimilar material types, it is recommended that all building foundations and all other exterior retaining wall foundations be deepened into the underlying bedrock and structural slabs utilized for the residence. Further details regarding deepening of footings are presented below.

Conventional Slab-on-Grade System

Given the expansion index that ranges between 0 and 90, as generally exhibited by onsite soils, we recommend that footings and floor slabs be designed and constructed in accordance with the following minimum criteria.

Footings

1. Exterior continuous footings supporting one- and two-story structures should be founded at a minimum depth of 18 inches below the lowest adjacent final grade. Interior continuous footings may be founded at a minimum depth of 12 inches below the top of the adjacent finish floor slabs. **In addition, all building area footings should be deepened as necessary, such that they extend at least 12 inches into bedrock**.

2. In accordance with Table 1809.7 of 2016 CBC for light-frame construction, all continuous footings should have minimum width of 12 inches for one- and two-story construction. We recommend all continuous footings should be reinforced with a minimum of two No. 4 bars, one top and one bottom.

3. A minimum 12-inch-wide grade beam founded at the same depth as adjacent footings should be provided across the garage entrances or similar openings (such as large doors or bay windows). The grade beam should be reinforced in a similar manner as provided above.

4. Interior isolated pad footings, if required, should be a minimum of 24 inches square and founded at a minimum depth of 12 inches below the bottoms of the adjacent floor slabs. **In addition, all building area footings should be deepened as necessary, such that they extend at least 12 inches into bedrock**. Pad footings should be reinforced with No. 4 bars spaced a maximum of 18 inches on centers, both ways, placed near the bottoms of the footings.

5. Exterior isolated pad footings intended for support of roof overhangs such as second-story decks, patio covers, and similar construction should be a minimum of 24 inches square and founded at a minimum depth of 24 inches below the lowest adjacent final grade. **In addition, all building area footings should be deepened as necessary, such that they extend at least 12 inches into bedrock**. The pad footings should be reinforced with No. 4 bars spaced a maximum of 18 inches on centers, both ways, placed near the bottoms of the footings. Exterior isolated pad footings may need to be connected to adjacent pad and/or continuous footings via tie beams at the discretion of the project structural engineer.

6. The spacing and layout of the interior concrete grade beam system required below floor slabs should be determined by the project architect or structural engineer.

7. The minimum footing dimensions and reinforcement recommended herein may be modified (increased or decreased subject to the constraints of Chapter 18 of the 2016 CBC) by the structural engineer responsible for foundation design based on his/her calculations and engineering experience and judgment.

Building Floor Slabs

1. Due to the potential of soil loss due to the effects of liquefaction, building and subterranean floor slabs should be designed as structural slabs supported by foundation elements embedded into competent bedrock as discussed above and below. The structural slabs should be capable of spanning the distance between the foundation elements without any support provided by the underlying soils.

   At a minimum:
   Concrete floor slabs should be a minimum 4 inches thick and reinforced with No. 3 bars spaced a maximum of 15 inches on centers both ways. All slab reinforcement should be supported on concrete chairs or brick to ensure the desired placement near mid-depth.

2. Living area concrete floor slabs and areas to receive moisture sensitive floor covering should be underlain with a moisture vapor retarder consisting of a minimum 10-mil-thick polyethylene or polyolefin membrane that meets the minimum requirements of ASTM E96 and ASTM E1745 for vapor retarders (such as Husky Yellow Guard®, Stego® Wrap, or equivalent). All laps within the membrane should be sealed, and at least 2 inches of clean sand should be placed over the membrane to promote uniform curing of the concrete. To reduce the potential for punctures, the membrane should be placed on a pad surface that has been graded smooth without any sharp protrusions. If a smooth surface cannot be achieved by grading, consideration should be given to lowering the pad finished grade an additional inch and then placing a 1-inch-thick leveling course of sand across the pad surface prior to the placement of the membrane.

   At the present time, some slab designers, geotechnical professionals and concrete experts view the sand layer below the slab (blotting sand) as a place for entrapment of excess moisture that could adversely impact moisture-sensitive floor coverings. As a preventive measure, the potential for moisture intrusion into the concrete slab could be reduced if the concrete is placed directly on the vapor retarder. However, if this sand layer is omitted, appropriate curing methods must be implemented to ensure that the concrete slab cures uniformly. A qualified materials engineer with experience in slab design and construction should provide recommendations for alternative methods of curing and supervise the construction process to ensure uniform slab curing. Additional steps would also need to be taken to prevent puncturing of the vapor retarder during concrete placement.

3. Garage floor slabs should be a minimum 4 inches thick and reinforced in a similar manner as living area floor slabs. Garage slabs should also be poured separately from adjacent wall footings with a positive separation maintained using ¾-inch-minimum felt expansion joint material. To control the propagation of shrinkage cracks, garage floor slabs should be quartered with weakened plane joints. Consideration should be given to placement of a moisture vapor retarder below the garage slab, similar to that provided in Item 2 above, should the garage slab be overlain with moisture sensitive floor covering.

4. Prior to placing concrete, the subgrade soils below living area floor slabs should be prewatered to achieve a moisture content that is at least 1.3 times the optimum moisture content. This moisture should penetrate to a depth of approximately 18 inches into the subgrade.

5. The minimum dimensions and reinforcement recommended herein for building floor slabs may be modified (increased or decreased) by the structural engineer responsible for foundation design based on his/her calculations, engineering experience and judgment.

Permanent Cast-In-Place Concrete Caissons

As stated previously, in order to eliminate fill and/or alluvial deposit/bedrock transitions within the proposed building footprint, all footings should be extended into bedrock. In lieu of deepened conventional footings, cast-in-place concrete caissons and grade beams may be used to support the building foundations in these areas within the building pad. Specific design recommendations for the caissons and grade beams are provided below. It should be noted that near-surface footings such as grade beams are included in the total embedment depth requirement.

1. Grade Beam Embedment: Since the grade beams will be supported by caissons, the tops of the grade beams may be located near the ground surface.

2. Caisson Capacity: End bearing capacity and skin friction may be combined to determine allowable caisson capacities provided the minimum caisson diameter is 24 inches. An allowable end bearing capacity of 6,000 pounds per square foot may be used for design of caissons having a minimum diameter of 24 inches that are embedded a minimum of 10 feet in to competent bedrock. A value of 200 and 350 pounds per square foot may be used to determine the skin friction between the concrete and the surrounding soil and bedrock materials, respectively; however, when calculating skin friction, that portion of the caissons located within the upper 2 feet of the boring should be ignored due to possible disturbance from the drilling operations.

3. Lateral Loads on Caissons: For caissons supporting building areas vulnerable to lateral spreading such as the subterranean office/valet area, lateral loads may be imposed on the caissons from the lateral ground movement. The lateral load imposed on the caissons can approach the passive earth pressure in such cases. The depth over which the lateral loading occurs would be to the bottom of the liquefiable layer that was subject to the lateral movement. Our liquefaction analysis indicated the alluvial soils were vulnerable to liquefaction, therefore the depth of the zone of soils subject to lateral movement should be extended to the bottom of the alluvial soils found at the site. See the geological cross sections Figures 3 and 4 attached, and the liquefaction analysis outputs contained within Appendix E.

4. Passive Resistance for Caissons: For caissons founded a minimum of 10 feet into competent bedrock below artificial fill and/or alluvial deposits, a passive earth pressure of 600 pounds per foot of caisson width per foot of depth to a maximum value of 3,500 pounds per square foot may be used to determine caisson depth and spacing. The above values may be increased by one-third when designing for transient winds or seismic forces. A 40 percent reduction in passive resistance value should be considered for conditions where the caissons are within 6 caisson diameter of descending slopes or backcuts or adjacent lower tier.

5. Point of Fixity: The point of fixity for the caissons should be determined by the project structural engineer. However, as an approximation, the point of fixity may be assumed at a depth of 2 caisson diameters below the bedrock contact.

6. Uplift: Caissons may be considered to resist uplift forces equal to the skin friction between the concrete caisson and the surrounding soils as described above. Allowable uplift capacity should not exceed 55 percent of the allowable downward capacity.

7. Caisson Depth and Spacing: The project structural engineer should determine caisson depth and spacing based on structural loads and lateral loading. However, minimum clear spacing between caissons should be two caisson diameters, sidewall to sidewall. Regardless of the caisson depths as calculated by the project structural engineer, the caissons should be embedded below artificial fill and/or alluvial deposits and at least 10 feet into competent bedrock. It should be noted that for the subterranean office/Valet area, bedrock is anticipated to start at approximately 40 feet below the existing ground surface.

8. Caisson Locations Relative to Columns: To prevent eccentric loading, the centerlines of the caissons should correspond to the centerline of the columns.

9. Reinforcement: Reinforcement for caissons should be determined by the project structural engineer with regard to strengthening the concrete to resist lateral forces.

10. Geotechnical Observations: All caisson excavations should be observed by a representative of the geotechnical consultant to verify minimum embedment determined by the project structural engineer. The drilled holes should also be cleared of loose materials and any construction debris prior to pouring concrete.

    It should be noted that some caving of the caisson borings may occur within zones of native alluvial deposits that are under water and contain less fines and thus are less cohesive. Therefore, casing should be brought to the site during caisson installation in the event that it may be required to prevent the caving of the caisson borings and provide sufficient lateral support of the caisson.

11. Concrete Placement: Concrete should be placed by the tremie method and not allowed to free fall to prevent segregation of the concrete, as well as scouring or erosion of the sidewalls of drilled holes. The lower end of the tremie pipe should be continually immersed in fresh concrete and slowly withdrawn as the concrete is deposited.

Foundation Observations

All foundation excavations should be observed by a representative of the project geotechnical consultant to verify that they have been excavated into competent bedrock materials. These observations should be performed prior to the placement of forms or reinforcement. The excavations should be trimmed neat, level, and square. All loose, sloughed, or moisture-softened materials and/or any construction debris should be removed prior to the placement of concrete. Excavated soils derived from footing and utility trenches should not be placed in slab-on-grade areas unless they are compacted to at least 90 percent of maximum dry density.

General Corrosivity Screening

As a screening level study, limited chemical and electrical tests were performed on representative samples of onsite soils to identify potential corrosive characteristics of these soils. The following sections present the test results and an interpretation of current codes and guidelines that are commonly used in our industry as they relate to the adverse impact of chemical contents and electrical resistance of the site soils on various components of the proposed structures in contact with site soils.

A variety of test methods are available to quantify corrosive potential of soils for various elements of construction materials. Depending on the test procedures adopted, characteristics of the leachate that is used to extract the target chemicals from the soils and the test equipment; the results can vary appreciably for different test methods in addition to those caused by variability in soil composition. The testing procedures referred to herein are considered to be typical for our industry and have been adopted and/or approved by many public or private agencies. In drawing conclusions from the results of our chemical and electrical laboratory testing and providing mitigation guidelines to reduce the detrimental impact of corrosive site soils on various components of the structure in contact with site soils, heavy references were made to 2016 California Building Code (2016 CBC) and American Concrete Institute publication (2014 Building Code Requirements for Structural Concrete, ACI 318-14). Where relevant information was not available in these codes, references were made to guidelines developed by California Department of Transportation (Caltrans), Post-Tensioning Institute (PTI DC10.5-12) and other reputable institutions and/or publications. Specifically, the reference to Caltrans approach were made because their risk management protocol for highway bridges are considered comparable to those for residential or commercial structures and that Post Tensioning Institute (PTI), in part, accepts and uses Caltrans' relevant corrosivity criteria for post-tensioned slabs on-grade.

It should be noted that Petra does not practice corrosion engineering; therefore, the test results, opinion and engineering judgment provided herein should be considered as general guidelines only. Additional analyses would be warranted, especially, for cases where buried metallic building materials (such as copper and cast or ductile iron pipes) in contact with site soils are planned for the project. In many cases, the project geotechnical engineer may not be informed of these choices. Therefore, for conditions where such elements are considered, we recommend that other, relevant project design professionals (e.g., the architect, landscape architect, civil and/or structural engineer) also consider recommending a qualified corrosion engineer to conduct additional sampling and testing of near-surface soils during the final stages of site grading to provide a complete assessment of soil corrosivity. Recommendations to reduce the potential

detrimental effects of corrosive soils on buried metallic and other building materials that may be exposed to corrosive soils should be provided by the corrosion engineer as deemed appropriate.

Concrete in Contact with Site Soils

Soils containing soluble sulfates beyond certain threshold levels as well as acidic soils are considered to be detrimental to long-term integrity of concrete placed in contact with such soils. For the purpose of this study, soluble sulfates (SO_4^{2-}) concentration in soils determined in accordance with California Test Method No. 417. Soil acidity, as indicated by hydrogen-ion concentration (pH), was determined in general accordance with California Test Method No. 643. The soil acid severity rating is adopted from The United States Department of Agriculture, Natural Resources Conservation Service classification.

Article 1904.1 of Section 1904 of the 2016 CBC indicates that structural concrete shall conform to the durability requirements of ACI 318. Concrete durability is impacted by exposure to water soluble chemicals and its resistance to fluid penetration. Section 19.3 of Chapter 19 of ACI 318-14 provides guidelines for assigning exposure categories and classes for various conditions. **Exposure Category S**, which is subdivided to four Exposure Classes of S0, S1, S2, and S3, applies to concrete in contact with soil or water containing deleterious amounts of water-soluble ions.

The results of our limited in-house laboratory tests indicate that on-site soils contain a water-soluble sulfate content of 0.0006 percent by weight. Based on Table 19.3.1.1 of ACI 318-14, the **Exposure Class S0** is appropriate for onsite soils. For this exposure class, Table 19.3.2.1 of ACI 318-14 provides that no restriction for cement type or maximum water-cement ratio for the fresh concrete would be required. Further, this table indicates that the concrete minimum unconfined strength should not be less than 2,500 psi.

The results of limited in-house testing of representative samples indicate that soils within the subject site are slightly Alkaline with respect to pH (a pH of 7.4). Based on this finding and according to Table 8.22.2 of Caltrans' 2003 Bridge Design Specifications (2003 BDS) requirements (which consider the combined effects of soluble sulfates and soil pH), a commercially available Type II Modified cement may be used.

The guidelines provided herein should be evaluated and confirmed, or modified, in its entirety by the project structural engineer and the contractor responsible for concrete placement for structural concrete used in exterior and interior footings, interior slabs on-ground, garage slabs, walls foundation and concrete exposed to weather such as driveways, patios, porches, walkways, ramps, steps, curbs, etc.

Metals Encased in Concrete

Soils containing a soluble chloride concentration beyond a certain threshold level are considered corrosive to metallic elements such as reinforcement bars, tendons, cables, bolts, anchors, etc. that are encased in concrete that, in turn, is in contact with such soils. For the purpose of this study, soluble chlorides (Cl) in soils were determined in general accordance with California Test Method No. 422.

As stated Earlier, Article 1904.1 of Section 1904 of the 2016 CBC indicates that structural concrete shall conform to the durability requirements of ACI 318. Concrete durability is impacted by exposure to water soluble chemicals and its resistance to fluid penetration. Section 19.3 of Chapter 19 of ACI 318-14 provides guidelines for assigning exposure categories and classes for various conditions. **Exposure Category C**, which is subdivided to three Exposure Classes of C0, C1, and C2, applies to nonprestressed and prestressed concrete exposed to conditions that require additional protection against corrosion of reinforcement.

According to Table 19.3.1.1 of ACI 318-14, the **Exposure Class C0** is appropriate for reinforced concrete that remains dry or protected from moisture. Similarly, the **Exposure Class C1** is appropriate for reinforced concrete that is exposed to moisture but not to external sources of chlorides. And, lastly, the **Exposure Class C2** is appropriate for reinforced concrete that is exposed to moisture and external sources of chlorides as "*deicing chemicals, salt, brackish water, seawater, or spray from these sources*".

Based on our understanding of the project, it is our professional opinion that the **Exposure Class C1** is appropriate for a majority of reinforced concrete, to be placed at the site that are in contact with site soils. It should be noted, however, that the **Exposure Class C2** is more appropriate for reinforced concrete that is planned for pool walls and decking, should such features be considered for the project.

The result of our limited laboratory testing indicates that the sample tested contained a water-soluble chloride concentration of 93 parts per million (ppm). No maximum water/cement ratio for the fresh concrete is prescribed by ACI 318 for **Exposure Class C1** condition. Table 19.3.2.1 of ACI 318-14 indicates that concrete minimum unconfined compressive strength, f'_c, should not be less than 2,500 psi. For **Exposure Class C2** condition, Table 19.3.2.1 of ACI 318-14 requires that the maximum water/cement ratio of the fresh concrete should not exceed 0.40 and concrete minimum unconfined compressive strength, f'_c, should not be less than 5,000 psi.

The guidelines provided herein should be evaluated and confirmed, or modified, in its entirety by the project structural engineer for reinforced concrete placement for structural concrete used in exterior and interior

footings, interior slabs on-ground, garage slabs, walls foundation and concrete exposed to weather such as driveways, patios, porches, walkways, ramps, steps, curbs, etc.

It should be noted that another source of elevated chloride-ion concentration can be the chloride content of water that is used to prepare the fresh concrete at the plant. The protection against high chloride concentration in fresh concrete should, therefore, be provided by concrete suppliers for the project.

Metallic Elements in Contact with Site Soils

Elevated concentrations of soluble salts in soils tend to induce low level electrical currents in metallic objects in contact with such soils. This process promotes metal corrosion and can lead to distress to building metallic components that are in contact with site soils. The minimum electrical resistivity measurement provides a simple indication of relative concentration of soluble salts in the soil and, therefore, is widely used to estimate soil corrosivity with regard to metals. For the purpose of this investigation, the minimum resistivity in soils is measured in general accordance with California Test Method No. 643. The soil corrosion severity rating is adopted from the Handbook of Corrosion Engineering by Pierre R. Roberge.

The minimum electrical resistivity for onsite soils was found to be 1,500 ohm-cm based on limited testing. The result indicates that on-site soils are **Highly Corrosive** to ferrous metals and copper. As such, any ferrous metal or copper components of the subject buildings (such as cast iron or ductile iron piping, copper tubing, etc.) that are expected to be placed in direct contact with site soils should be protected against detrimental effects of corrosive soils. Such protection could include the use of galvanized tubing, coated pipes, wrapping or encasing these metallic objects in special protection wrappings or conduits or devising a cathodic protection system. It should be noted that at this time Petra is not aware of any plans to incorporate such items for the proposed buildings. Should such elements be considered for these building, we recommend that a corrosion engineer to be consulted to provide appropriate recommendations for long term protection of metallic elements in contact with site soils.

Masonry Block Walls

Footings for masonry block walls proposed on level ground may be designed and reinforced utilizing the criteria recommended for conventional building footings. However, as a minimum, the wall footings should be embedded at a minimum depth of 12 inches into competent bedrock and a minimum of 12 inches below the lowest adjacent final grade. In order to minimize the potential for unsightly cracking related to the possible effects of differential settlement and/or expansion, positive separations (construction joints) should also be provided in the block walls at each corner and at horizontal intervals of approximately 20 to 25 feet.

The separations should be provided in the blocks and not extend through the footings. The footings should be poured monolithically with continuous rebars to serve as effective "grade beams" below the walls.

Foundations for masonry walls built near tops of slopes should be deepened such that a 5-foot horizontal setback from the face of the slope is maintained as measured from the outside bottom edge of the footing. Additionally, the passive earth pressure used in design should be reduced to 150 pounds per square foot per foot of depth.

Retaining Wall Design Recommendations

Allowable Bearing Values and Lateral Resistance

Retaining walls constructed within the site may be supported on conventional footings that are designed using the allowable bearing capacity and lateral resistance values presented in the preceding section for building footings; however, when calculating passive resistance, the resistance of the upper 6 inches of soil against the footings should be ignored in areas where the footings will not be covered with concrete flatwork, or where the thickness of soil cover over the top of the footing is less than 12 inches. Where minor planter walls (less than 3 foot in height) are to be located in areas of fill soils, and are not founded in bedrock, a bearing capacity of 1,500 psf may be used for shallow spread footings. Otherwise, larger retaining walls should have the foundations extended down to bedrock.

Spread footing foundations for retaining walls built near tops of slope (if any) should be deepened such that a H/3 (minimum 5 feet) -foot horizontal setback from the face of the slope is maintained as measured from the outside bottom edge of the footing.

Active and At-Rest Earth Pressures

Active and at-rest earth pressures to be utilized for design of any retaining walls to be constructed within the will be dependent on whether on-site soils or imported granular materials are used for backfill. For this reason, active and at-rest earth pressures are provided below for both conditions.

1. On-Site Soils Used for Backfill

   If on-site soils are used as backfill, active earth pressures equivalent to fluids having densities of 35, 51, and 70 pounds per cubic foot should be used for design of cantilevered walls retaining with a level backfill, ascending 2:1 backfill, and ascending 1.5:1 backfill, respectively. For walls that are restrained at the top, at-rest earth pressures of 53, 78, and 105 pounds per cubic foot (equivalent fluid pressures) should be used. The above values are for retaining walls that have been supplied with a proper subdrain system (see Figure RW-1). All walls should be designed to support any adjacent structural surcharge loads imposed by other nearby walls or footings in addition to the above recommended active and at-rest earth pressures.

2. Imported Sand, Pea Gravel or Rock Used for Wall Backfill

Where imported clean sand exhibiting a sand equivalent value (SE) of 30 or greater, or pea gravel or crushed rock are be used for wall backfill, the lateral earth pressures may be reduced provided these granular backfill materials extend behind the walls to a minimum horizontal distance equal to one-half the wall height. In addition, the sand, pea gravel or rock backfill materials should extend behind the walls to a minimum horizontal distance of 2 feet at the base of the wall or to a horizontal distance equal to the heel width of the footing, whichever is greater (see Figures RW-2 and RW-3). For the above conditions, cantilevered walls retaining a level backfill, ascending 2:1 backfill, and ascending 1.5:1 backfill may be designed to resist active earth pressures equivalent to fluids having densities of 30, 41, and 60 pounds per cubic foot, respectively. For walls that are restrained at the top, at-rest earth pressures equivalent to fluids having densities of 45, 62, and 90 pounds per cubic foot are recommended for design of restrained walls supporting a level backfill, ascending 2:1 backfill, and ascending 1.5:1 backfill, respectively. However, these values are also only valid for retaining walls supplied with a proper subdrain system. Furthermore, as with native soil backfill, the walls should be designed to support any adjacent structural surcharge loads imposed by other nearby walls or footings in addition to the recommended active and at-rest earth pressures.

Earthquake Loads

Note 1 of Section 1803.5.12 of the 2016 CBC indicates that the dynamic seismic lateral earth pressures on foundation walls and retaining walls supporting more than 6 feet of backfill height due to design earthquake ground motions be determined.

Per Section 1613.1 of the 2016 CBC, structures shall be designed and constructed to resist the effects of earthquake motions in accordance with ASCE 7. More specifically, Equation 11.4-5 of ASCE 7-10 provides the design peak ground acceleration (PGA) as follows:

$$PGA = S_a = S_{DS} [0.4 + 0.6 (T/T_0)]$$

Where:

S_a, is the spectral response acceleration,

S_{DS}, is design, 5 percent damped, spectral response acceleration at short periods,

T, is the fundamental period of the building,

T_0, is taken as 0.2 S_{D1}/S_{DS}, and

S_{D1}, is the design, 5 percent damped, spectral response acceleration at a period of 1 second.

The fundamental period of a short, masonry retaining wall that has no damping is infinitesimal. For comparison, the fundamental period of a ten-story and a one-story, relatively ductile, building is very close to 1 and 0.1 seconds, respectively. As such, the fundamental period of a short, masonry wall can be taken as zero. Therefore, equating T with zero in above equation yields PGA = 0.4 S_{DS}. From Table 1 presented earlier in this report, this value is 0.43g for this site. This value was used in the Seed and Whitman (1970) simplified calculation for level conditions behind retaining structures.

According to the research of Sitar, et al. (2012), the simplified Seed and Whitman calculation is appropriate for use for both cantilever retaining walls and restrained walls.

Basement Walls

For restrained basement walls, the horizontal ground acceleration value k_h may be assumed to equal the peak ground acceleration. Thus, $k_h = a_g = 0.430g$. From Seed and Whitman (1970), the lateral load on a retaining structure can be determined by the following equation:

$$P_D = \Upsilon\ (¾)\ K_h$$

Where:
P_D = Dynamic Lateral Earth Pressure,
Υ = weight of soil = 120 pcf, and
K_h = horiz. ground acceleration

thus, P_D = (120 pcf) (¾) (0.430) = 38.7 pcf, **use 39 pcf**.

The distribution of the seismic lateral load is discussed below. It should be noted that for conditions where the difference in retaining height for opposing basement walls are less than 6 feet, the considerations for application of earthquake load for wall design may be disregarded.

Cantilever Retaining Walls

From the County of Los Angeles Department of Public Works Manual for the Preparation of Geotechnical Reports (Dec., 2006), the horizontal ground acceleration value k_h for cantilever retaining walls may be assumed to be equal to half of the peak ground acceleration. Thus, $k_h = ½\ (a_g) = (0.5)\ (0.430g) = 0.22g$.

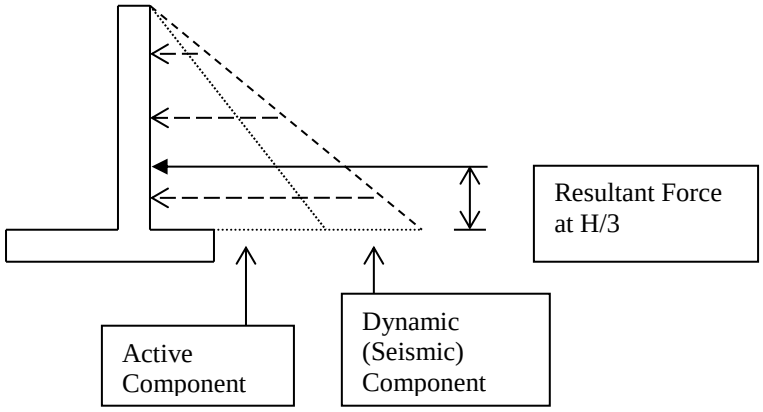
From Seed and Whitman (1970), the lateral load on a retaining structure can be determined by the following equation:

$$P_D = \Upsilon\ (¾)\ K_h$$

Where:
P_D = Dynamic Lateral Earth Pressure,
Υ = weight of soil = 120 pcf, and
K_h = horiz. ground acceleration

thus, P_D = (120 pcf) (¾) (0.22) = 19.8 pcf, **use 20 pcf**.

The distribution of the seismic lateral load for both types of walls is as follows:



All structural calculations and details for retaining walls should be provided to this firm for verification purposes prior to grading and construction phases.

Subdrainage

Perforated pipe and gravel subdrains should be installed behind all basement and retaining walls to reduce the potential for water entrapment within the backfill (see Figures RW-1 through RW-3). Perforated pipe should consist of 4-inch-minimum diameter PVC Schedule 40, or SDR-35, with the perforations laid down. The pipe should be encased in a 1-foot-wide column of ¾-inch to 1½-inch open-graded gravel. If on-site soils are used as backfill, the open-graded gravel should extend above the wall footings to a minimum height equal to one-third the wall height or to a minimum height of 1.5 feet above the footing, whichever is greater. If imported sand, pea gravel, or crushed rock is used as backfill, subdrain details shown on Figures RW-2 and RW-3 should be utilized. The open-graded gravel should be completely wrapped in filter fabric consisting of Mirafi 140N or equivalent. Solid outlet pipes should be connected to the subdrains and then routed to a suitable area for discharge of accumulated water.

If a limited area exists behind the walls for installation of a pipe and gravel subdrain, a geotextile drain mat such as Mirafi Miradrain, or equivalent, can be used in lieu of drainage gravel. The drain mat should extend the full height and lengths of the walls and the filter fabric side of the drain mat should be placed up against the backcut. The perforated pipe drain line placed at the bottom of the drain mat should consist of 4-inch minimum diameter PVC Schedule 40 or SDR-35. The filter fabric on the drain mat should be peeled back and then wrapped around the drain line.

Waterproofing

The portions of retaining walls supporting backfill should be coated with an approved waterproofing compound or covered with a similar material to inhibit infiltration of moisture through the walls.

Wall Backfill

Recommended active and at-rest earth pressures for design of retaining walls are based on the physical and mechanical properties of the on-site soil materials. To facilitate backfilling at retaining walls not cut directly into bedrock, pea gravel or crushed rock may be placed behind the proposed retaining walls, or sandy onsite soils may be used. Any expansive onsite soils should not be used for backfill. For this condition, the reduced active and at-rest pressures provided previously for sand, pea gravel, or crushed rock backfill may be considered in wall design provided they are installed as shown on Figures RW-2 and RW-3.

Where the onsite soils materials or imported sand (with a Sand Equivalent of 30 or greater) are used as backfill behind the proposed retaining walls, the backfill materials should be placed in approximately 6- to 8-inch-thick maximum lifts, watered as necessary to achieve near optimum moisture conditions, and then mechanically compacted in place to a minimum relative compaction of 90 percent. Flooding or jetting of the backfill materials should be avoided. A representative of the project geotechnical consultant should observe the backfill procedures and test the wall backfill to verify adequate compaction.

If imported pea gravel or rock is used for backfill, the gravel should be placed in approximately 2- to 3-foot-thick lifts, thoroughly wetted but not flooded, and then mechanically tamped or vibrated into place. A representative of the project geotechnical consultant should observe the backfill procedures and probe the backfill to determine that an adequate degree of compaction is achieved.

To reduce the potential for the direct infiltration of surface water into the backfill, imported sand, gravel, or rock backfill should be capped with at least 12 to 18 inches of on-site soil. Filter fabric such as Mirafi 140N or equivalent, should be placed between the soil and the imported gravel or rock to prevent fines from penetrating into the backfill. If a thicker cap is desired (for planting or other reasons), consultation with the project structural engineer may be required to ascertain if the wall design is appropriate for the additional lateral pressure that a thicker cap of native material may impose.

Geotechnical Observation and Testing

All grading and construction phases associated with retaining wall construction, including backcut excavations, footing trenches, installation of the subdrainage systems, and placement of backfill should be observed and tested by a representative of the project geotechnical consultant.

Pool and Spa Decking

Pool decking should be constructed in accordance with the recommendations presented in the "Exterior Concrete Flatwork" section of this report.

Stone Paver Recommendation

Design and construction of stone pavers systems should follow the requirements of technical specifications of Interlocking Concrete Pavement Institute. However, as a guideline, our recommendations for design and construction of stone pavers are provided below.

Stone Paver System Design

Stone pavers system should comprise of interlocking concrete pavement underlain with a layer of bedding sand that, in turn, is underlain with a layer of crushed rock aggregate over compacted subgrade. The space between adjacent pavers should be filled with joint sand. The edges of the stone paver areas should be equipped with edge restraints.

Based on an assumed traffic index of 5 and an average design R-Value of 50, the following table, Table 6, presents our recommendations for structural thickness of the proposed stone paver sections.

TABLE 6

Stone Paver Structural Section Thickness

Location	Traffic Index	Thickness		
		Stone Paver	Bedding Sand	Base Course
Café and Amenity Deck Area	5	3 - ⅛ in.	1 in.	4 in.

Material Properties

Concrete Pavers: Should meet the requirements established in ASTM C 936, Standard for Solid Interlocking Concrete Paving Units.

Bedding Sand: Should consist of washed concrete sand, conforming to ASTM C33 requirements for gradation.

Base Course: Aggregate base materials are recommended as the select base course and should consist of Crushed Aggregate Base conforming to Section 200-2 of the Standard Specifications for Public Works Construction (Greenbook).

Joint Sand: Should consist of mortar sand, conforming to ASTM C144 requirements for gradation.

Construction Considerations

Subgrade Preparation

The upper 12 inches of subgrade soils should be compacted to 95 percent or more relative compaction based on ASTM D1557. Final subgrade compaction should be performed prior to placing the select base course. Subgrade shall be firm and unyielding prior to placement of the select base course, as exhibited by proof-rolling.

Base Course

The base materials should be brought to uniform moisture near optimum moisture then compacted to at least 95 percent of ASTM D1557.

Bedding Sand

Bedding sand may be screeded to a nominal thickness of 1 inch. Screeds may be pulled by hand or by machine, however, mechanical screeding has been found to be the most efficient method. Pavers may be placed uniformly on un-compacted bedding sand. The sand should have sufficient moisture content for proper compaction. The use of saturated or "bone dry" sand should be avoided.

Pavers

Stone pavers may be placed uniformly by hand or mechanically. Herringbone patterns are found to be the most effective laying pattern for maintaining interlock, greater structural capacity and lateral movement in areas subject to vehicular traffic. Pavers should be initially compacted with light vibratory compactors. All debris should be removed, and broken pavers should be removed and replaced with whole pavers before the joint sand is swept in place before the pavers are compacted again.

Edge Restraints

Edge restraints provide lateral stability against movement of pavers and loss of bedding sand. The existing curbs, gutters and cut concrete pavement edges may be utilized as edge restraints. Edge restraints may also consist of "anchors" that are commercially known as Wedge Anchors, Strike Anchors, Drop-in Anchors and Expansion Anchors.

Drainage

Water should not be allowed to pond or settle on the pavement. Therefore, a proper drainage path and gradient for the surface runoff should be provided for the stone paver area.

Exterior Concrete Flatwork

General

Near-surface compacted fill soils within the site are variable in expansion behavior and are expected to exhibit very low to medium expansion potential. For this reason, we recommend that additional testing of subgrade soils be performed at the completion of precise grading in order to provide specific recommendations for all exterior concrete flatwork. However, owing to typical project scheduling constraints, it may not be feasible to collect additional samples of subgrade soils for testing to verify their expansion potential in a timely manner; i.e., immediately prior to pouring concrete. As such, we recommend that all exterior concrete flatwork such as sidewalks, patio slabs, large decorative slabs, concrete subslabs that will be covered with decorative pavers, private and/or public vehicular parking, driveways and/or access roads within and adjacent to the site be designed by the project architect, civil and/or structural engineer with consideration given to mitigating the potential cracking, curling, uplift, etc. that can develop in soils exhibiting expansion index values that fall in the upper ranges of the values provided above.

The guidelines that follow should be considered as minimums and are subject to review and revision by the project architect, civil engineer, structural engineer and/or landscape consultant as deemed appropriate. If sufficient time will be allowed in the project schedule for verification sampling and testing prior to the concrete pour, the test results may dictate that a somewhat less conservative design could be used.

Subgrade Preparation

Compaction

To reduce the potential for distress to concrete flatwork, the subgrade soils below concrete flatwork areas to a minimum depth of 15 inches (or deeper, as either prescribed elsewhere in this report or determined in the field) should be moisture conditioned to at least equal to, or slightly greater than, the optimum moisture content and then compacted to a minimum relative compaction of 90 percent. Where concrete public roads, concrete segments of roads and/or concrete access driveways and heavy recreational vehicles parking are proposed, the upper 6 inches of subgrade soil should be compacted to a minimum 95 percent relative compaction.

Pre-Moistening

As a further measure to reduce the potential for concrete flatwork distress, subgrade soils should be thoroughly moistened prior to placing concrete. The moisture content of the soils should be at least 1.2 times the optimum moisture content and penetrate to a minimum depth of 15 inches into the subgrade.

Flooding or ponding of the subgrade is not considered feasible to achieve the above moisture conditions since this method would likely require construction of numerous earth berms to contain the water. Therefore, moisture conditioning may be achieved with sprinklers or a light spray applied to the subgrade over a period of few to several days just prior to pouring concrete. Pre-watering of the soils is intended to promote uniform curing of the concrete, reduce the development of shrinkage cracks and reduce the potential for differential expansion pressure on freshly poured flatwork. A representative of the project geotechnical consultant should observe and verify the density and moisture content of the soils, and the depth of moisture penetration prior to pouring concrete.

Thickness and Joint Spacing

To reduce the potential of unsightly cracking, concrete walkways, patio-type slabs, large decorative slabs and concrete subslabs to be covered with decorative pavers should be at least 4 inches thick and provided with construction joints or expansion joints every 6 feet or less. Private driveways that will be designed for the use of passenger cars for access to private garages should also be at least 5 inches thick and provided with construction joints or expansion joints every 10 feet or less.

Reinforcement

All concrete flatwork having their largest plan-view panel dimension exceeding 5 feet should be reinforced with a minimum of No. 3 bars spaced 24 inches on centers, both ways. Alternatively, the slab reinforcement may consist of welded wire mesh of the sheet type (not rolled) with 6x6/W1.4xW1.4 designation in accordance with the Wire Reinforcement Institute (WRI). The reinforcement should be properly positioned near the middle of the slabs.

> *The reinforcement recommendations provided herein are intended as guidelines to achieve adequate performance for anticipated soil conditions. The project architect, civil and/or structural engineer should make appropriate adjustments in reinforcement type, size and spacing to account for concrete internal (e.g., shrinkage and thermal) and external (e.g., applied loads) forces as deemed necessary.*

Edge Beams (Optional)

Where the outer edges of concrete flatwork are to be bordered by landscaping, it is recommended that consideration be given to the use of edge beams (thickened edges) to reduce the potential for excessive infiltration and accumulation of water under the slabs. Edge beams, if used, should be 6 to 8 inches wide, extend 8 inches below the tops of the finish slab surfaces. Edge beams, if used, should be 6 to 8 inches

wide, extend 8 inches below the tops of the finish slab surfaces with a minimum of one No. 3 bar near the bottom. The use of edge beams is strongly suggested as their inclusion in flatwork construction adjacent to landscaped areas is intended to reduce the potential for vertical and horizontal movement and subsequent cracking of the flatwork related to uplift forces that can develop in expansive soils.

Drainage

Drainage from patios and other flatwork areas should be directed to local area drains and/or graded earth swales designed to carry runoff water to the adjacent streets or other approved drainage structures. The concrete flatwork should be sloped at a minimum gradient of one percent, or as prescribed by project civil engineer or local codes, away from building foundations, retaining walls, masonry garden walls and slope areas.

Tree Wells

Tree wells are not recommended in concrete flatwork areas since they introduce excessive water into the subgrade soils and allow root invasion, both of which can cause heaving and cracking of the flatwork.

ADDITIONAL STUDIES OR RECOMMENDATIONS

Our primary objective for this report was to provide recommendations for foundations for the proposed new construction. As part of this study we discovered that a portion of the site is susceptible to liquefaction. Recommendations contained within the report provide for deepened foundation elements to address the liquefaction hazard for the new construction. Alternative methods of improvement to the ground exist to reduce the liquefaction hazard. If the client so desires additional recommendations for utilization of these methods can be explored.

Incidentally, during the work of this study, we also noted that some of the existing buildings may be vulnerable to liquefaction hazards. Information contained within building records indicated that it is likely that most of the existing buildings were constructed on shallow foundations. This may make them more vulnerable to liquefaction induced distress or collapse. Consideration should be given to further evaluation of the extent of the vulnerability and any mitigation measures that may be desired by the client or required by the building officials. Additional studies to evaluate the existing conditions could include additional records research, consultation with the structural consultant, additional subsurface work to determine the existing foundation conditions. Subsurface work could include such items as test pits or geophysical surveys to look at the existing support conditions. Additional recommendations for ground improvement below the

existing structures can also be developed. Ground improvement techniques may be well suited to reduce the liquefaction and lateral spreading vulnerability.

FUTURE IMPROVEMENTS

Should any new structures or improvements be proposed at any time in the future other than those shown on the enclosed site plan and discussed herein, our firm should be notified so that we may provide design recommendations. Design recommendations are particularly critical for any new improvements that may be proposed on or near descending slopes, and in areas where they may interfere with the proposed permanent drainage facilities.

Potential problems can develop when drainage on the pad is altered in any way (i.e., excavations or placement of fills associated with construction of new walkways, patios, block walls and planters). Therefore, it is recommended that we be engaged to review the final design drawings, specifications and grading plan prior to any new construction. If we are not given the opportunity to review these documents with respect to the geotechnical aspects of new construction and grading, we can take no responsibility for misinterpretation of our recommendations presented herein.

REPORT LIMITATIONS

This report is based on the proposed project and geotechnical data as described herein. The materials encountered on the project site, described in other literature, and utilized in our laboratory investigation are believed representative of the project area, and the conclusions and recommendations contained in this report are presented on that basis. However, soil and bedrock materials can vary in characteristics between points of exploration, both laterally and vertically, and those variations could affect the conclusions and recommendations contained herein. As such, observation and testing by a geotechnical consultant during the grading and construction phases of the project are essential to confirming the basis of this report. To provide the greatest degree of continuity between the design and construction phases, consideration should be given to retaining Petra for construction services.

This report has been prepared consistent with the level of care being provided by other professionals providing similar services at the same locale and time period. The contents of this report are professional opinions and as such, are not to be considered a guarantee or warranty.

This report should be reviewed and updated after a period of one year or if the project concept changes from that described herein. This report has not been prepared for use by parties or projects other than those named or described herein as it may not contain sufficient information for other parties or other purposes.

This opportunity to be of service is sincerely appreciated. Please call if you have any questions pertaining to this report.

Respectfully submitted,

PETRA GEOSCIENCES, INC.

Shaun H. Wilkins
Senior Project Geologist
CEG 2665



1/17/19

J. Montgomery Schultz
Associate Engineer
GE 2941



SHW/DR/JMS/lv

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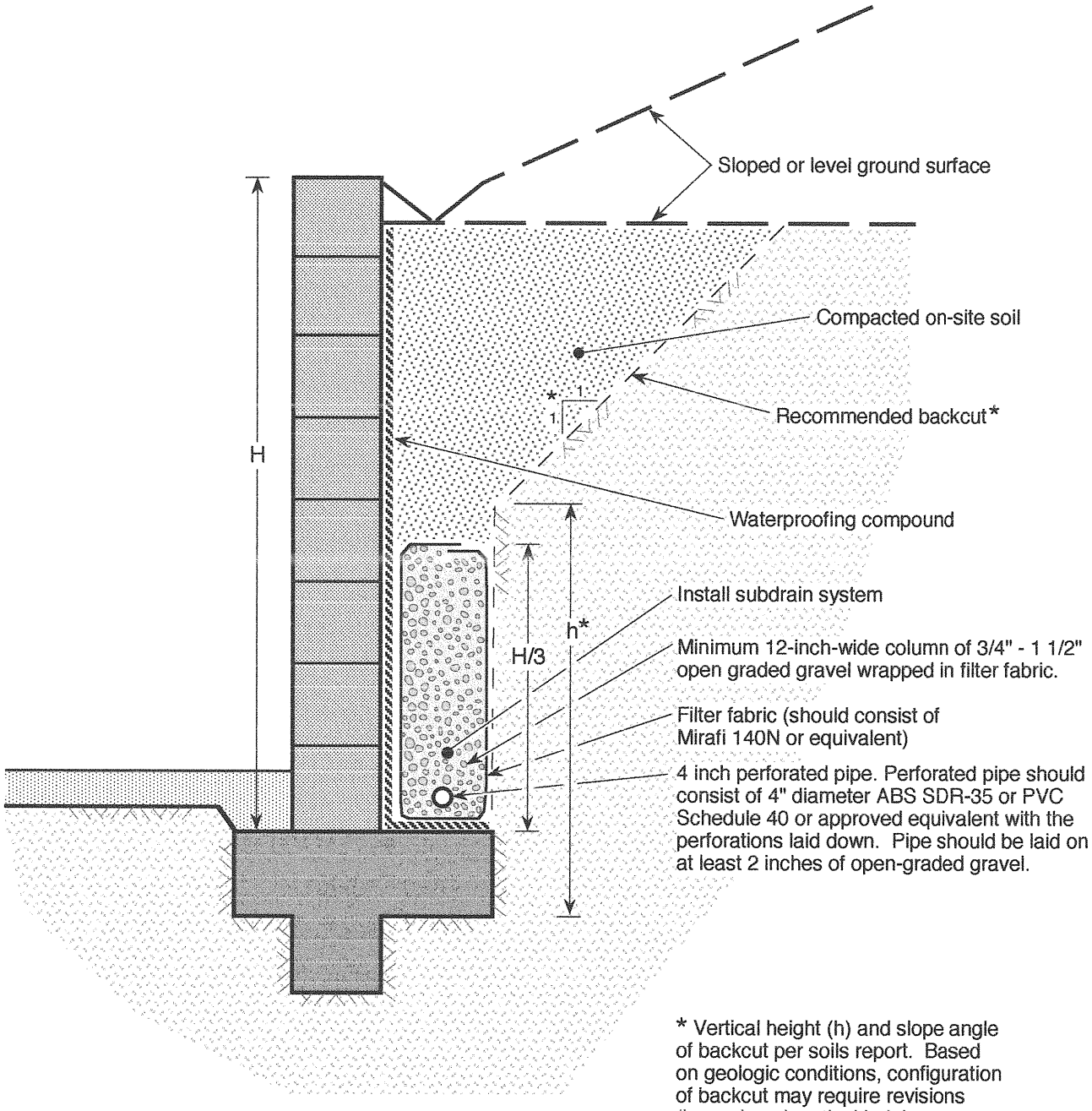
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FIGURES

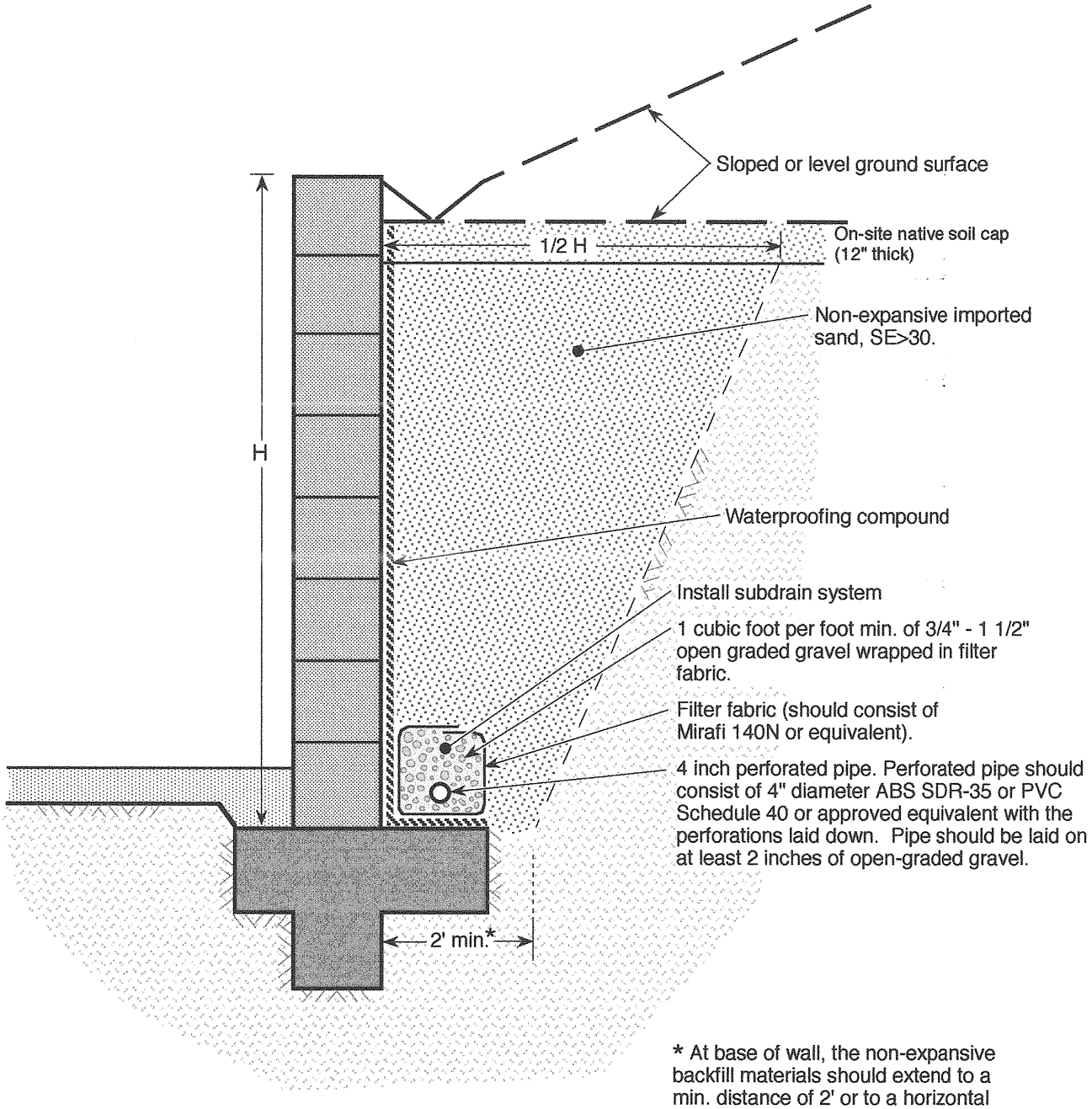
NATIVE SOIL BACKFILL



* Vertical height (h) and slope angle of backcut per soils report. Based on geologic conditions, configuration of backcut may require revisions (i.e. reduced vertical height, revised slope angle, etc.)

PETRA	RETAINING WALL BACKFILL AND SUBDRAIN DETAILS	FIGURE RW-1

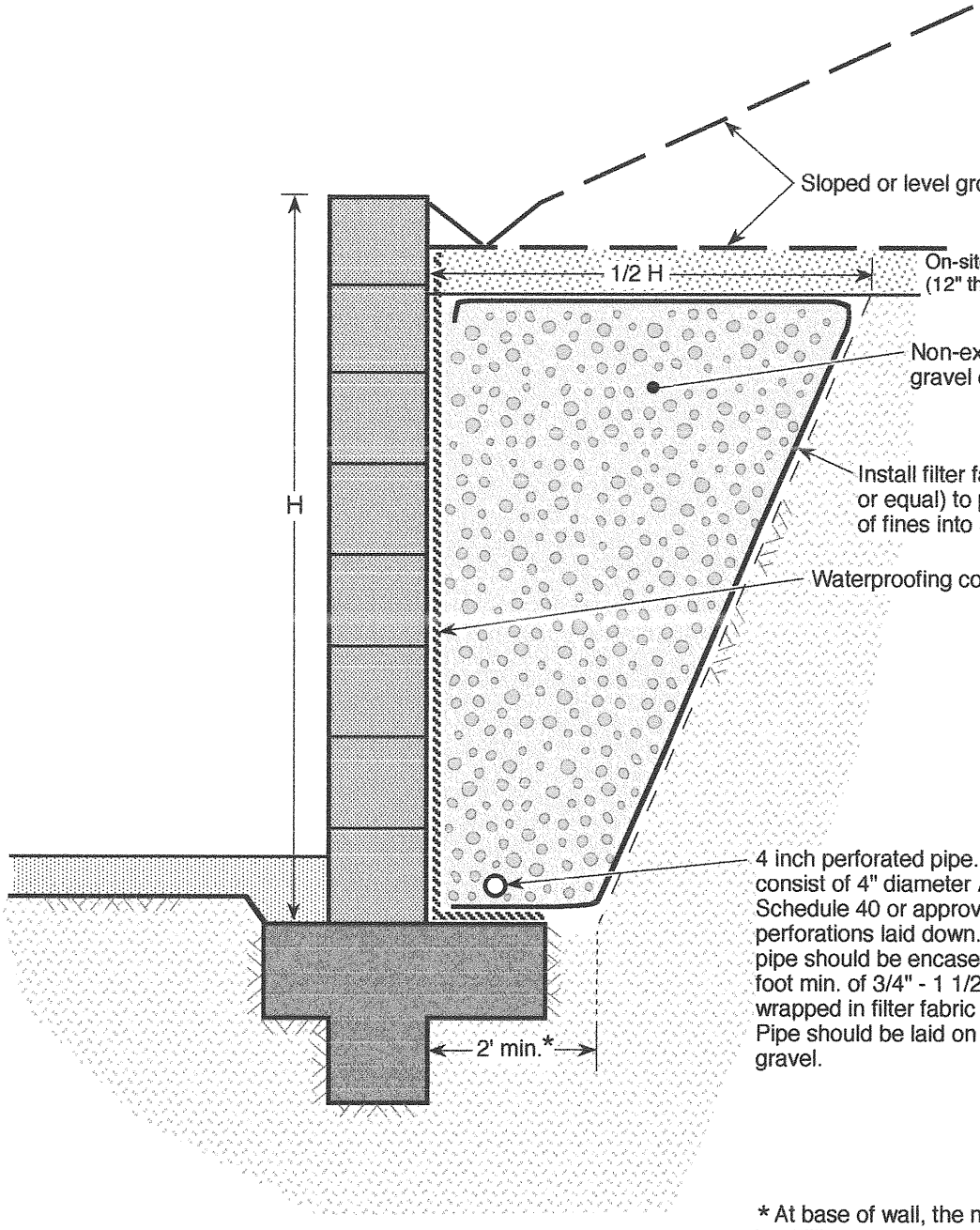
IMPORTED SAND BACKFILL



* At base of wall, the non-expansive backfill materials should extend to a min. distance of 2' or to a horizontal distance equal to the heel width of the footing, whichever is greater.

PETRA	RETAINING WALL BACKFILL AND SUBDRAIN DETAILS	FIGURE RW-2

IMPORTED GRAVEL OR CRUSHED ROCK BACKFILL



* At base of wall, the non-expansive backfill materials should extend to a min. distance of 2' or to a horizontal distance equal to the heel width of the footing, whichever is greater.

PETRA	RETAINING WALL BACKFILL AND SUBDRAIN DETAILS	FIGURE RW-3



Base Map: Portion of USGS Laguna Beach Quadrangle, 7.5-Minute Topographic Series, 2015

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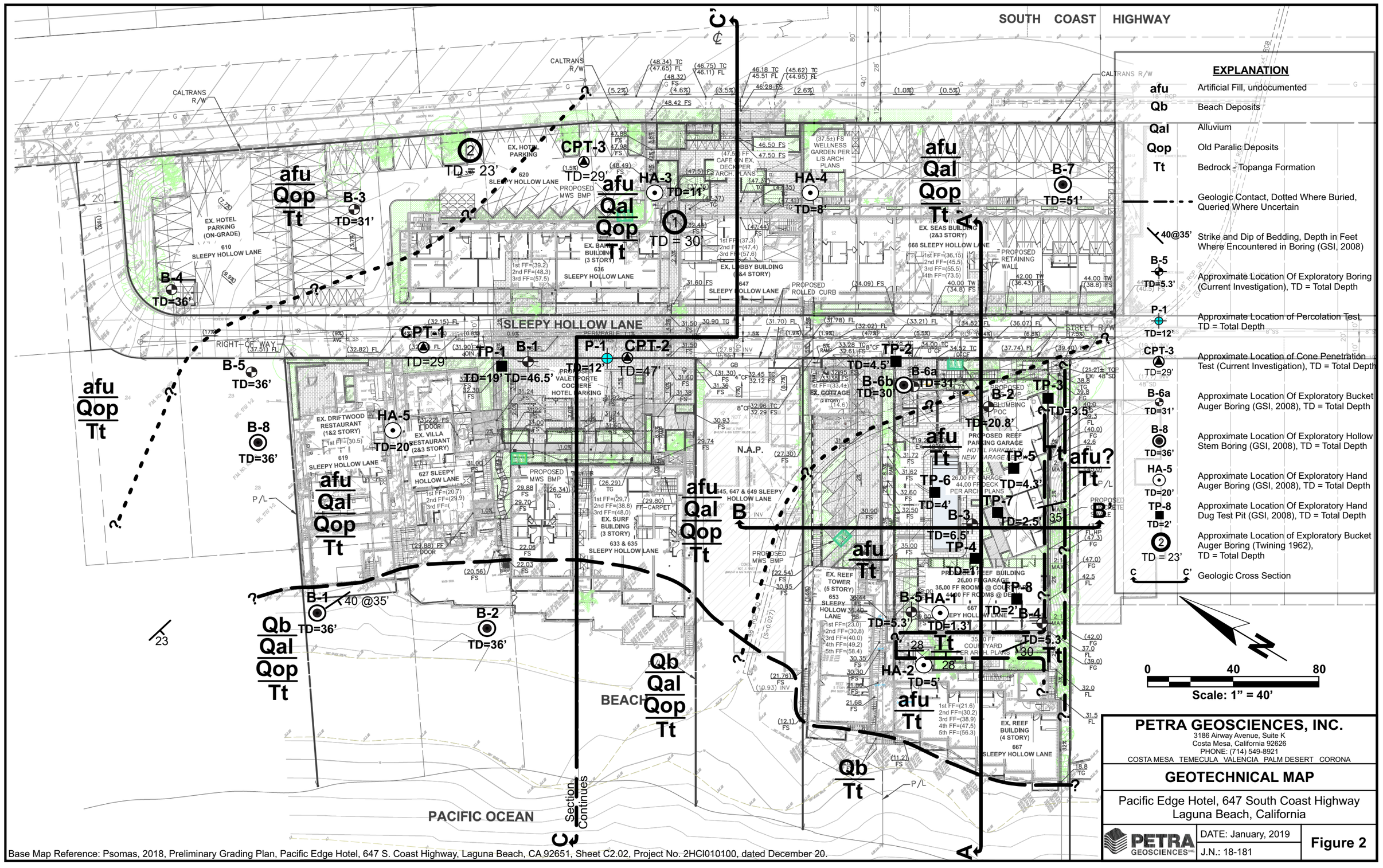
SITE LOCATION MAP

Pacific Edge Hotel, 647 South Coast Highway
Laguna Beach, California

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DATE: January, 2019
J.N.: 18-181

Figure 1



Base Map Reference: Psomas, 2018, Preliminary Grading Plan, Pacific Edge Hotel, 647 S. Coast Highway, Laguna Beach, CA 92651, Sheet C2.02, Project No. 2HCI010100, dated December 20.

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GEOTECHNICAL MAP

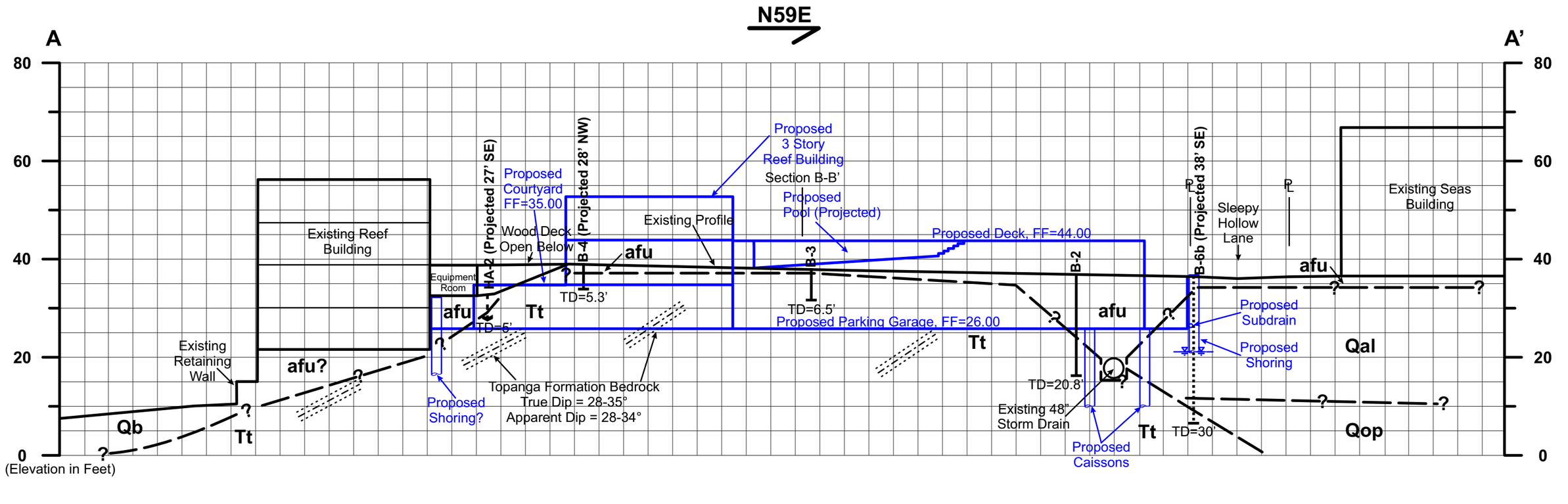
Pacific Edge Hotel, 647 South Coast Highway
Laguna Beach, California

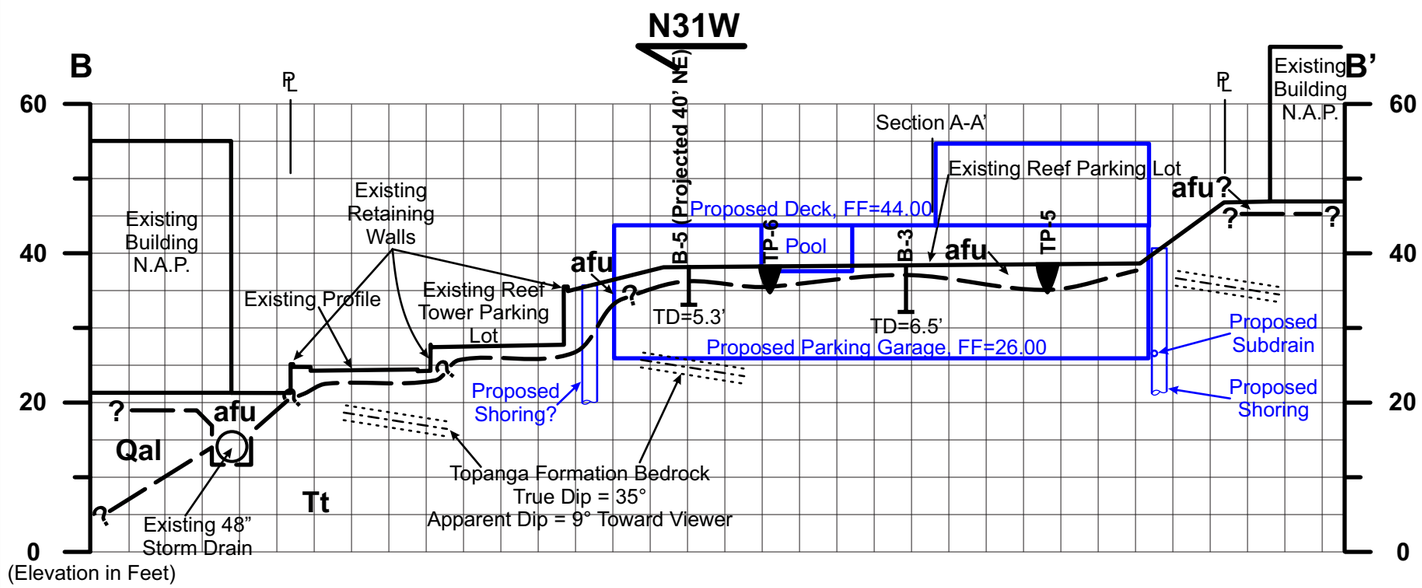
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Figure 2





EXPLANATION

afu	Artificial Fill, undocumented	B-4	Approximate Location Of Exploratory Boring (Current Investigation), TD = Total Depth
Qb	Beach Deposits	B-6b	Approximate Location Of Exploratory Hollow Stem Boring (GSI, 2008), TD = Total Depth
Qal	Alluvium	HA-2	Approximate Location Of Exploratory Hand Auger Boring (GSI, 2008), TD = Total Depth
Qop	Old Paralic Deposits	TP-8	Approximate Location Of Exploratory Hand Dug Pit (GSI, 2008), TD = Total Depth
Tt	Bedrock - Topanga Formation		
—?—	Geologic Contact, Queried Where Uncertain		
⧗ ⧗	Groundwater Observed in Exploratory Boring		

0 20 40

Scale: 1" = 20'
Both Sections, Horizontal and Vertical

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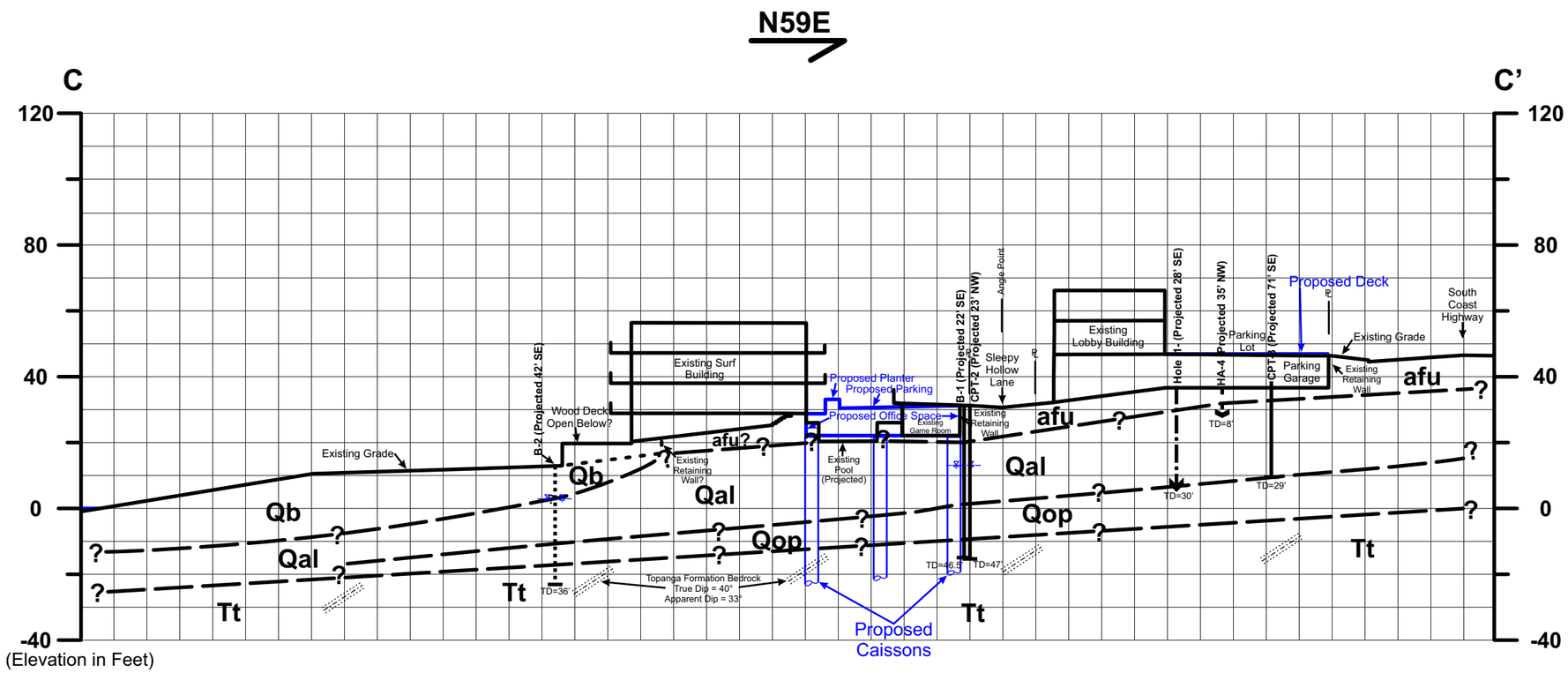
GEOLOGIC CROSS SECTIONS A-A' AND B-B'

Pacific Edge Hotel, 647 South Coast Highway
Laguna Beach, California

PETRA GEOSCIENCES INC

DATE: January, 2019
J.N.: 18-181

Figure 3



EXPLANATION

afu	Artificial Fill, undocumented
Qb	Beach Deposits
Qal	Alluvium
Qop	Old Paralic Deposits
Tt	Bedrock - Topanga Formation
——?——	Geologic Contact, Queried Where Uncertain
⏚⏚	Groundwater Observed in Exploratory Boring
B-1 / CPT-3	Approximate Location Of Exploratory Boring/ Sounding (Current Investigation), TD = Total Depth
B-2	Approximate Location Of Exploratory Hollow Stem Boring (GSI, 2008), TD = Total Depth
HA-4	Approximate Location Of Exploratory Hand Auger Boring (GSI, 2008), TD = Total Depth
Hole1	Approximate Location Of Exploratory Bucket Auger Boring (Twining, 1962), TD = Total Depth

0 40 80

Scale: 1" = 40'
Horizontal and Vertical

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GEOLOGIC CROSS SECTION C-C'

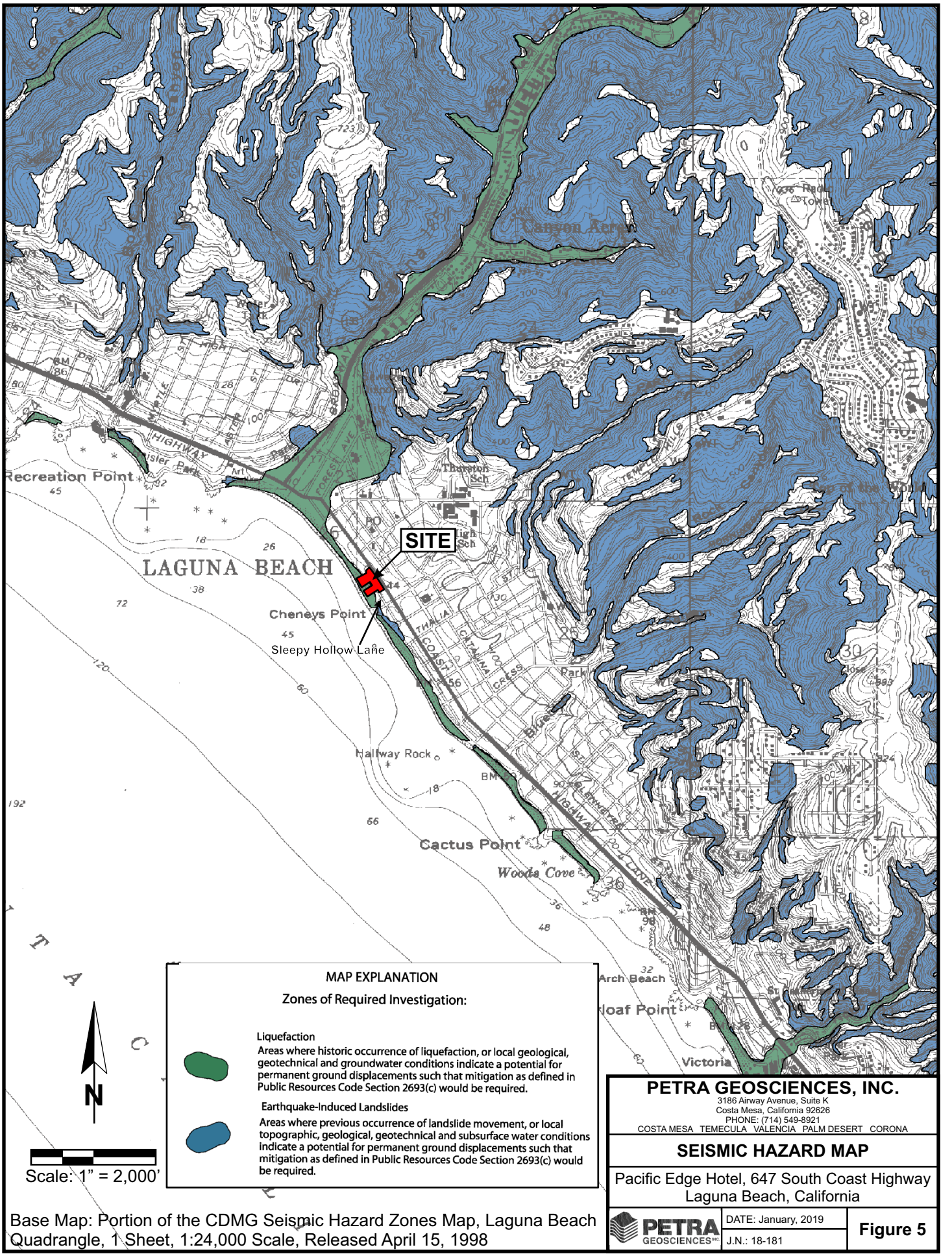
Pacific Edge Hotel, 647 South Coast Highway
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Figure 4



Base Map: Portion of the CDMG Seismic Hazard Zones Map, Laguna Beach Quadrangle, 1 Sheet, 1:24,000 Scale, Released April 15, 1998

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SEISMIC HAZARD MAP

Pacific Edge Hotel, 647 South Coast Highway
Laguna Beach, California

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DATE: January, 2019

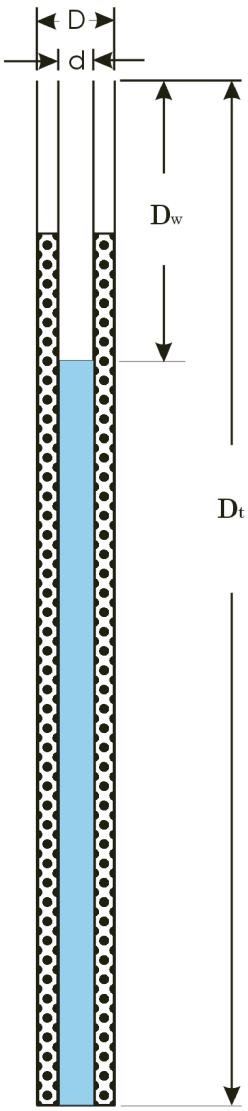
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Figure 5

Test Number: P-1

Total Depth of Boring, D_t (ft): 12
Diameter of Hole, D (in): 8
Diameter of Pipe, d (in): 3
Agg. Correction (% Voids): 42

Time Interval (min)	Depth to Water Surface D_w (ft)		Change in Head (in)	Perc. Rate (min/in)	Perc. Rate (gal/day/ft^2)
	1st Reading	2nd Reading			
10	3.39	3.42	0.36	27.78	0.31
10	3.42	3.44	0.24	41.67	0.21
10	3.44	3.47	0.36	27.78	0.31
10	3.47	3.50	0.36	27.78	0.31
10	3.50	3.53	0.36	27.78	0.31
10	3.53	3.56	0.36	27.78	0.31



Percolation Rate: 27.78 Minutes/Inch
0.31 gal/day/ft^2

Infiltration Rate: 0.04 Inches/Hour*
(Equation D.4 for Falling Head Borehole Data)

where Infiltration Rate, $I_t = \Delta H\ (60r) / \Delta t\ (r + 2H_{avg})$

$r = D / 2$

$H_o = D_t - D_o$

$H_f = D_t - D_f$

$\Delta H = \Delta D = H_o - H_f$

$H_{avg} = (H_o + H_f) / 2$

*Raw Number, Does Not Include a Factor of Safety

Reference:
SDRWQCB, Technical Guidance Document Appendix D, dated September 28, 2017

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PERCOLATION TEST SUMMARY

Pacific Edge Hotel, 647 South Coast Highway
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Figure 6

APPENDIX A-I

EXPLORATION LOGS (CURRENT INVESTIGATION)

Key to Soil and Bedrock Symbols and Terms

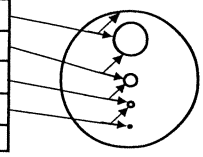
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Unified Soil Classification System

Coarse-grained Soils > 1/2 of materials is larger than #200 sieve	The No. 200 U.S. Standard Sieve is about the smallest particle visible to the naked eye	**GRAVELS** more than half of coarse fraction is larger than #4 sieve	Clean Gravels (less than 5% fines)	**GW**	Well-graded gravels, gravel-sand mixtures, little or no fines
				GP	Poorly-graded gravels, gravel-sand mixtures, little or no fines
			Gravels with fines	**GM**	Silty Gravels, poorly-graded gravel-sand-silt mixtures
				GC	Clayey Gravels, poorly-graded gravel-sand-clay mixtures
		SANDS more than half of coarse fraction is smaller than #4 sieve	Clean Sands (less than 5% fines)	**SW**	Well-graded sands, gravelly sands, little or no fines
				SP	Poorly-graded sands, gravelly sands, little or no fines
			Sands with fines	**SM**	Silty Sands, poorly-graded sand-gravel-silt mixtures
				SC	Clayey Sands, poorly-graded sand-gravel-clay mixtures
Fine-grained Soils > 1/2 of materials is smaller than #200 sieve		**SILTS & CLAYS** Liquid Limit Less Than 50		**ML**	Inorganic silts & very fine sands, silty or clayey fine sands, clayey silts with slight plasticity
				CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
				OL	Organic silts & clays of low plasticity
		SILTS & CLAYS Liquid Limit Greater Than 50		**MH**	Inorganic silts, micaceous or diatomaceous fine sand or silt
				CH	Inorganic clays of high plasticity, fat clays
				OH	Organic silts and clays of medium-to-high plasticity
Highly Organic Soils				**PT**	Peat, humus swamp soils with high organic content

Grain Size

Description		Sieve Size	Grain Size	Approximate Size
Boulders		>12"	>12"	Larger than basketball-sized
Cobbles		3 - 12"	3 - 12"	Fist-sized to basketball-sized
Gravel	coarse	3/4 - 3"	3/4 - 3"	Thumb-sized to fist-sized
	fine	#4 - 3/4"	0.19 - 0.75"	Pea-sized to thumb-sized
Sand	coarse	#10 - #4	0.079 - 0.19"	Rock salt-sized to pea-sized
	medium	#40 - #10	0.017 - 0.079"	Sugar-sized to rock salt-sized
	fine	#200 - #40	0.0029 - 0.017"	Flour-sized to sugar-sized to
Fines		Passing #200	<0.0029"	Flour-sized and smaller



Laboratory Test Abbreviations

MAX	Maximum Dry Density	MA	Mechanical (Particle Size) Analysis
EXP	Expansion Potential	AT	Atterberg Limits
SO4	Soluble Sulfate Content	#200	#200 Screen Wash
RES	Resistivity	DSU	Direct Shear (Undisturbed Sample)
pH	Acidity	DSR	Direct Shear (Remolded Sample)
CON	Consolidation	HYD	Hydrometer Analysis
SW	Swell	SE	Sand Equivalent
CL	Chloride Content	OC	Organic Content
RV	R-Value	COMP	Mortar Cylinder Compression

Modifiers

Trace	< 1 %
Few	1 - 5%
Some	5 - 12 %
Numerous	12 - 20 %

Sampler and Symbol Descriptions

- Approximate Depth of Seepage
- Approximate Depth of Standing Groundwater
- Modified California Split Spoon Sample
- Standard Penetration Test
- Bulk Sample
- Shelby Tube
- No Recovery in Sampler

Bedrock Hardness

Soft	Can be crushed and granulated by hand; "soil like" and structureless
Moderately Hard	Can be grooved with fingernails; gouged easily with butter knife; crumbles under light hammer blows
Hard	Cannot break by hand; can be grooved with a sharp knife; breaks with a moderate hammer blow
Very Hard	Sharp knife leaves scratch; chips with repeated hammer blows

Notes:

Blows Per Foot: Number of blows required to advance sampler 1 foot (unless a lesser distance is specified). Samplers in general were driven into the soil or bedrock at the bottom of the hole with a standard (140 lb.) hammer dropping a standard 30 inches unless noted otherwise in Log Notes. Drive samples collected in bucket auger borings may be obtained by dropping non-standard weight from variable heights. When a SPT sampler is used the blow count conforms to ASTM D-1586

EXPLORATION LOG

Project:	**Pacific Edge Hotel**		Boring No.: **B-1**
Location:	**633 and 667 Sleepy Hollow Lane, Laguna Beach**		Elevation: **+/- 32'**
Job No.:	**18-181**	Client: **Highgate Hotels**	Date: **4/16/18**
Drill Method:	**8" Hollow-Stem**	Driving Weight: **140 lbs. / 30"**	Logged By: **SHW**

Depth (Feet)	Lith-ology	Material Description	WATER	Samples: Blows per 6 in.	Samples: Core	Samples: Bulk	Laboratory Tests: Moisture Content (%)	Laboratory Tests: Dry Density (pcf)	Laboratory Tests: Other Lab Tests
0		**ASPHALTIC CONCRETE (A/C)** 5.5" thick.							
		AGGREGATE BASE 7" thick.							
		ARTIFICIAL FILL, undocumented (afu) Clayey Sand (SC): olive brown, moist, loose, very fine- to fine-grained sand, with few construction debris.							MAX, EXP, SO4, pH, RES, CL
5		@ 4': becomes gray and dark olive gray mottled, very moist, medium dense, very fine- to medium-grained sand, slightly micaceous.		4 7 7			14.3	110.7	AT
		Sandy Clay (CL): dark olive gray, very moist, stiff, very fine- to fine-grained sand, with few gravel.							
10		@ 10': becomes olive brown to dark olive gray, soft, with compaction shears.		2 3 6			17.4	102.4	
		ALLUVIUM (Qal) Clayey Sand (SC): olive brown, moist, loose, fine- to medium-grained sand, with few gravel, slightly micaceous.							
15		Sandy Silty Clay (CL-ML): olive brown, very moist to wet, firm, fine-grained sand, slightly micaceous.		2 3 4			23.1	92.5	HYD, DSU
		@ 18.5': Groundwater Encountered.	▽						
20		Sand (SP): olive brown, wet, loose, fine- to medium-grained sand, with some silt and clay (in lenses).		2 4 6			17.1	104.9	DSU
		Sandy Silty Clay (CL-ML): olive brown, wet, firm, very fine- to fine-grained sand.							
25		Silty Sand (SM): olive brown, wet, loose, very fine- to medium-grained sand.		2 4 7			25.0	99.3	CON
30		**OLD PARALIC DEPOSITS (Qop)** Clayey Sand (SC): olive brown, wet, medium dense, very fine- to fine-grained sand, very limited sample recovery.		11 12 15					
		Sand (SP): Reddish-brown, to olive brown, wet, medium dense, fine-grained sand.		7 14 17					

PLATE A-1

Petra Geosciences, Inc.

EXPLORATION LOG

Project:	**Pacific Edge Hotel**		Boring No.: **B-1**
Location:	**633 and 667 Sleepy Hollow Lane, Laguna Beach**		Elevation: **+/- 32'**
Job No.:	**18-181**	Client: **Highgate Hotels**	Date: **4/16/18**
Drill Method:	**8" Hollow-Stem**	Driving Weight: **140 lbs. / 30"**	Logged By: **SHW**

Depth (Feet)	Lith-ology	Material Description	WATER	Samples: Blows per 6 in.	Samples: Core	Samples: Bulk	Laboratory Tests: Moisture Content (%)	Laboratory Tests: Dry Density (pcf)	Laboratory Tests: Other Lab Tests
35		@ 35': same as above.		8 12 18	■		16.1	113.2	CON
40		@ 40': becomes grayish-brown, dense, with limonite staining and some clay.		11 19 20	■		18.1	116.1	CON, DSU
		BEDROCK - Topanga Formation (Tt) Clayey Siltstone: gray, to yellowish-brown, moist, moderately hard, massive, intensely fractured, highly weathered.							
45		@ 45': becomes thinly to thickly bedded, hard, slightly fractured and weathered, with few very fine-grained sand, slightly micaceous.		10 20 44	■		25.6	95.8	CON
		Total Depth = 46.5 Feet Groundwater Encountered @ 18.5 Feet Boring Backfilled with Cuttings, Tamped, and Patched with A/C.							
50									
55									
60									
65									

PLATE A-1

Petra Geosciences, Inc.

EXPLORATION LOG

Project:	**Pacific Edge Hotel**		Boring No.: **B-2**
Location:	**633 and 667 Sleepy Hollow Lane, Laguna Beach**		Elevation: **+/- 37'**
Job No.:	**18-181**	Client: **Highgate Hotels**	Date: **4/16/18**
Drill Method:	**8" Hollow-Stem**	Driving Weight: **140 lbs. / 30"**	Logged By: **SHW**

Depth (Feet)	Lith-ology	Material Description	WATER	Samples: Blows per 6 in.	Samples: Core	Samples: Bulk	Laboratory Tests: Moisture Content (%)	Laboratory Tests: Dry Density (pcf)	Laboratory Tests: Other Lab Tests
0		**ASPHALTIC CONCRETE (A/C)** 3" thick, no aggregate base.							
		ARTIFICIAL FILL, undocumented (afu) Sand (SP): olive brown, dry to slightly moist, loose, fine- to medium-grained sand, with few silt and some fine- to coarse grained gravel and roots, trace construction debris.		7 8 13	■	■	6.2	110.5	
		@ 2.5': becomes reddish-brown and off-white mottled, slightly moist, medium dense.							
5		@ 5': same as above, with sandstone bedrock fragments.		7 9 12	■		9.3	105.1	
10		Silty Sand (SM): reddish-brown, to dark reddish-brown, slightly moist, loose, fine- to medium-grained sand, with wood fragments.		3 4 5	■		6.0	105.1	
		BEDROCK - Topanga Formation (Tt) Silty Sandstone: olive gray, to olive brown, moist, fine-grained sand, hard, massive, moderately fractured, moderately weathered.							
15		@ 16': becomes gray to olive brown, slightly fractured and weathered.		18 36 50/5"	■		17.4	109.9	PA, CON
20		@ 20': same as above.		46 50/3"	■		14.8	100.7	CON
		Total Depth = 20.8 Feet No Groundwater Encountered Boring Backfilled with Cuttings, Tamped, and A/C Patched.							
25									
30									

PLATE A-2

Petra Geosciences, Inc.

EXPLORATION LOG

Project:	**Pacific Edge Hotel**		Boring No.: **B-3**
Location:	**633 and 667 Sleepy Hollow Lane, Laguna Beach**		Elevation: **+/- 37.5'**
Job No.:	**18-181**	Client: **Highgate Hotels**	Date: **4/16/18**
Drill Method:	**8" Hollow-Stem**	Driving Weight: **140 lbs. / 30"**	Logged By: **SHW**

Depth (Feet)	Lith-ology	Material Description	WATER	Samples: Blows per 6 in.	Samples: Core	Samples: Bulk	Laboratory Tests: Moisture Content (%)	Laboratory Tests: Dry Density (pcf)	Laboratory Tests: Other Lab Tests
0		**ASPHALTIC CONCRETE (A/C)** 4" thick, no aggregate base.							
		ARTIFICIAL FILL, undocumented (afu) Silty Clay (CL): light olive gray, slightly moist to moist, firm.							
		BEDROCK - Topanga Formation (Tt) Claystone: gray, moist, hard, thinly to thickly bedded, moderately fractured, slightly weathered.		18 32 32	■		26.3	99.2	
5		@ 5': with few, fine-grained sand lenses.		30 32 36	■		14.5	111.2	
		Total Depth = 6.5 Feet No Groundwater Encountered Boring Backfilled with Cuttings, Tamped, and A/C Patched.							
10									
15									
20									
25									
30									

PLATE A-3

Petra Geosciences, Inc.

EXPLORATION LOG

Project:	**Pacific Edge Hotel**		Boring No.: **B-4**
Location:	**633 and 667 Sleepy Hollow Lane, Laguna Beach**		Elevation: **+/- 39'**
Job No.:	**18-181**	Client: **Highgate Hotels**	Date: **4/16/18**
Drill Method:	**8" Hollow-Stem**	Driving Weight: **140 lbs. / 30"**	Logged By: **SHW**

Depth (Feet)	Lith-ology	Material Description	WATER	Samples: Blows per 6 in.	Samples: Core	Samples: Bulk	Laboratory Tests: Moisture Content (%)	Laboratory Tests: Dry Density (pcf)	Laboratory Tests: Other Lab Tests
0		**ASPHALTIC CONCRETE (A/C)** 3" thick, no aggregate base.							
		ARTIFICIAL FILL, undocumented (afu) Silty Sand (SM): olive gray, moist, loose, very fine- to fine-grained sand, with few clay and some gravel and roots.		14 24 27	■		18.1	105.3	
		BEDROCK - Topanga Formation (Tt) Silty Claystone: gray, moist, hard, thickly bedded, moderately fractured, moderately weathered, slightly micaceous.							
5		Silty Sandstone: olive gray, slightly moist, very fine- to fine-grained sand, very hard, massive, slightly fractured, moderately weathered, slightly micaceous.		50/3"	■		9.4	113.8	
		Total Depth = 5.3 Feet No Groundwater Encountered Boring Backfilled with Cuttings, Tamped, and A/C Patched.							
10									
15									
20									
25									
30									

PLATE A-4

Petra Geosciences, Inc.

EXPLORATION LOG

Project:	**Pacific Edge Hotel**		Boring No.: **B-5**
Location:	**633 and 667 Sleepy Hollow Lane, Laguna Beach**		Elevation: **+/- 39'**
Job No.:	**18-181**	Client: **Highgate Hotels**	Date: **4/16/18**
Drill Method:	**8" Hollow-Stem**	Driving Weight: **140 lbs. / 30"**	Logged By: **SHW**

Depth (Feet)	Lith-ology	Material Description	WATER	Samples: Blows per 6 in.	Samples: Core	Samples: Bulk	Laboratory Tests: Moisture Content (%)	Laboratory Tests: Dry Density (pcf)	Laboratory Tests: Other Lab Tests
0		**ASPHALTIC CONCRETE (A/C)** 3" thick, no aggregate base.							
		ARTIFICIAL FILL, undocumented (afu) Sandy Silt (ML): olive gray, moist, firm, very fine- to fine-grained sand.		20 29 34	■	■	11.9	113.7	EXP
		BEDROCK - Topanga Formation (Tt) Siltstone: gray, moist, hard, thinly bedded, moderately fractured, moderately weathered, with some clay and fine-grained sand.				■			
5		@ 5': with increased sand in lenses.		50/3"	■		15.9	122.4	DSU
		Total Depth = 5.3 Feet No Groundwater Encountered Boring Backfilled with Cuttings, Tamped, and A/C Patched.							
10									
15									
20									
25									
30									

PLATE A-5

Petra Geosciences, Inc.

EXPLORATION LOG

Project:	**Pacific Edge Hotel**		Boring No.: **P-1**
Location:	**633 and 667 Sleepy Hollow Lane, Laguna Beach**		Elevation: **+/- 32'**
Job No.:	**18-181**	Client: **Highgate Hotels**	Date: **4/16/18**
Drill Method:	**8" Hollow-Stem**	Driving Weight: **140 lbs. / 30"**	Logged By: **SHW**

Depth (Feet)	Lith-ology	Material Description	WATER	Samples: Blows per 6 in.	Samples: Core	Samples: Bulk	Laboratory Tests: Moisture Content (%)	Laboratory Tests: Dry Density (pcf)	Laboratory Tests: Other Lab Tests
0		**ASPHALTIC CONCRETE (A/C)** 3.5" thick.							
		AGGREGATE BASE 4" thick.							
		ARTIFICIAL FILL, undocumented (afu) Sandy Clay (CL): olive gray, moist, soft, very fine- to fine-grained sand.							
		Clayey Sand (SC): olive gray, to dark olive gray mottled, moist, loose, fine- to medium-grained sand.							
5				3 4 5	■		16.8	106.9	
		Sandy Clay (CL): light olive brown, to olive brown mottled, moist, firm, very fine- to fine-grained sand.							
10		Clayey Sand (SC): olive gray, moist, loose, very fine- to fine-grained sand.		4 4 5	■		13.9	101.2	
		ALLUVIUM (Qal) Sand (SP): light olive brown, to olive brown, slightly moist, loose, very fine- to fine-grained sand, with few silt.							
		Total Depth = 12 Feet No Groundwater Encountered Boring Converted to Percolation Test Well, then Backfilled with Cuttings and A/C Patched.							
15									
20									
25									
30									

PLATE A-6

Petra Geosciences, Inc.

APPENDIX A-II

EXPLORATION LOGS (GEOSOILS, INC., 2008)

LOG OF BORING B-1

Date Drilled: 5/24/07 Logged by: RC/DXS

Equipment: Limited Access Hollow Stem Driving Weight and Drop: 140 lbs. / 30"

Surface Elevation(ft): +/- 14 Depth to Water(ft): +/- 10

SPT | Modified California | Water Level ADT | Grab Sample | Shelby Tube | Static Water Table

DEPTH (ft)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: Sample Type	SAMPLES: Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (pcf)	LAB TESTS
		BEACH DEPOSITS (Qb) @ Surface: SAND (SP), fine to medium grained, off-white and black, dry, loose, with trace Clay						
		@ 2': medium dense						
		@ 4': fine grained, moist						
5		@ 5': Silty SAND (SM), fine to medium grained, pale yellowish brown and black mottled, moist, medium dense to dense, with scattered shell fragments. Banded with dark mafic minerals, which are 1/16" to 1/4" thick	☒		23	2.0		
▼10		**OLDER ALLUVIAL DEPOSITS (Qalo)** @ 10': Silty SAND (SM), very fine grained, olive brown, loose, wet, with scattered Clay and mica	☒		6	26.4		
15		@ 15': fine to medium grained, medium dense	☒	✋	18	19.6		MAX
20		@ 20': Clayey Silty SAND (SM), fine grained, dark brown and pale greenish brown mottled, moist to very moist, loose to medium dense @ 21': Sandy SILT (ML), very fine grained, yellowish brown and pale green mottled, moist, stiff	☒		10	21.9		RDS
25		**TOPANGA FORMATION (Tt)** @ 25': Silty SANDSTONE and Sandy SILTSTONE, fine grained, dark brown and bluish gray mottled, moist, poorly cemented, poorly	☒		28	30.4		

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Anaheim, California
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Vacation Village
Sleepy Hollow Lane, Laguna Beach
W.O. 5456-A-OC

Plate B-1a

LOG OF BORING B-1

Date Drilled: 5/24/07 Logged by: RC/DXS

Equipment: Limited Access Hollow Stem Driving Weight and Drop: 140 lbs. / 30"

Surface Elevation(ft): +/- 14 Depth to Water(ft): +/- 10

SPT | Modified California | Water Level ADT | Grab Sample | Shelby Tube | Static Water Table

DEPTH (ft)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: Sample Type	SAMPLES: Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (pcf)	LAB TESTS
		indurated, no bedding visible, weathered						
30		@ 30': Sandy SILTSTONE, very fine grained, gray and reddish brown mottled, moist, medium cementation, poorly indurated, massive to weakly bedded, with limonite staining	■		68	27.4	102.0	DS
35		@ 35': Sandy SILTSTONE, very fine grained, olive and grayish brown mottled, moist to very moist, medium cementation, medium induration, weakly bedded, with minor limonite staining B: N20-25E/40SE in tip	■		88	20.4		
40		Total Depth = 36 feet Groundwater Encountered @ 10 feet Hole Backfilled with Cuttings Competent Bedrock @ 30 feet						
45		**EXPLANATION** MAX = Maximum Dry Density and Optimum Moisture Content EI = Expansion Index CR = Corrosivity DS = Direct Shear RDS = Remolded Direct Shear CN = Consolidation PA = Particle-Size Analysis B = Bedding Attitude J = Joint Attitude S = Shear Attitude CS = Clay Seam Attitude C = Contact						
50								

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Plate B-1b

LOG OF BORING B-2

Date Drilled: 5/24/07 Logged by: RC/DXS

Equipment: Limited Access Hollow Stem Driving Weight and Drop: 140 lbs. / 30"

Surface Elevation(ft): +/- 14 Depth to Water(ft): +/- 10

SPT | Modified California | Water Level ADT

Grab Sample | Shelby Tube | Static Water Table

DEPTH (ft)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: Sample Type	SAMPLES: Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (pcf)	LAB TESTS
		BEACH DEPOSITS (Qb) @ Surface: SAND (SP), fine to medium grained, off-white and black, dry, loose, with trace Clay						
		@ 2': medium dense						
		@ 4': fine grained, moist						
5		@ 5': Silty SAND (SM), fine to medium grained, pale yellowish brown and black mottled, moist, medium dense to dense, with scattered shell fragments. Banded with dark mafic minerals, which are 1/16" to 1/4" thick						
▼10		**OLDER ALLUVIAL DEPOSITS (Qalo)** @ 10': Silty SAND (SM), very fine grained, olive brown, loose, wet, with scattered Clay and mica						
15		@ 15': fine to medium grained, medium dense						
20		@ 20': Clayey Silty SAND (SM), fine grained, dark brown and pale greenish brown mottled, moist to very moist, loose to medium dense						
25		@ 25': Clayey SAND (SC), fine grained, olive brown, wet, medium dense						

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Plate
B-2a

LOG OF BORING B-2

Date Drilled: 5/24/07 Logged by: RC/DXS

Equipment: Limited Access Hollow Stem Driving Weight and Drop: 140 lbs. / 30"

Surface Elevation(ft): +/- 14 Depth to Water(ft): +/- 10

SPT | Modified California | Water Level ADT

Grab Sample | Shelby Tube | Static Water Table

DEPTH (ft)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: Sample Type	SAMPLES: Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (pcf)	LAB TESTS
30		**TOPANGA FORMATION (Tt)** @ 30': Silty SANDSTONE and Sandy SILTSTONE, fine grained, dark brown and bluish gray mottled, moist, poorly cemented, poorly indurated, massive, weathered			38			
35		@ 35': Sandy SILTSTONE, very fine grained, olive brown, very moist, medium cementation, medium induration, weakly bedded, with minor, small shears			90/11"	36.9	85.0	
		Total Depth = 36 feet Groundwater Encountered @ 10 feet Hole Backfilled with Cuttings Competent Bedrock @ 35 feet						
40								
45								
50								

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Plate B-2b

LOG OF BORING B-3

Date Drilled: 6/4/07 Logged by: RC/SHW

Equipment: 24" Bucket Auger Driving Weight and Drop: 2,150 lbs. / 30"

Surface Elevation(ft): +/- 37 Depth to Water(ft): +/- 18.5

SPT | Modified California | Water Level ADT | Grab Sample | Shelby Tube | Static Water Table

DEPTH (ft)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: Sample Type	SAMPLES: Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (pcf)	LAB TESTS
		Asphalt Concrete @ Surface, 3" thick **ARTIFICIAL FILL (afu)** @ 3" SAND (SP), fine grained, reddish brown, slightly moist, medium dense, with trace Silt, roots to 1/2 ", and concrete debris @ 2.5': dense						
5		**OLD PARALIC DEPOSITS (Qop)** @ 5': SAND (SP), fine to medium grained, brownish red, moist, dense @ 6': yellowish brown to reddish brown mottled, with small sand burrows and bioturbation	⊠	✋	10	7.0	108.3	MAX, EI, CR, RDS, PA
10		@ 10': same as above	⊠		9	6.9	114.9	DS
15		**TOPANGA FORMATION (Tt)** @ 13': Silty SANDSTONE and Sandy SILTSTONE, fine grained, brownish red, moist, poorly cemented, poorly indurated, massive, weathered, C: N25W/22SW with Old Paralic Deposits @ 14': Sandy SILTSTONE, very fine grained, olive brown and orangish brown mottled, moist, medium cementation, medium induration, with pores and scattered carbonates, sheared, weathered B: N80E/19NW, J: N4E/88SE	⊠	✋	5	24.8	93.7	CN MAX
▼		@ 14.5': CS: N35W/28SW @ 15': bluish gray, with scattered Clay						
20		@ 17': SANDSTONE, fine to medium grained, olive gray, moist, medium cementation, medium induration, massive @ 18.5': SILTSTONE, olive gray, moist, well cemented, well indurated, B: N78W/54SW @ 19': SANDSTONE, fine to medium grained, light gray, well cemented, very well indurated, with mica and trace Silt @ 19.5': S: N50W/45SW @ 22.5': Sandy SILTSTONE, very fine grained, gray, well cemented, well indurated, planar, consistent bedding, B: N63W/32SW						
25		@ 25': same as above, grading to Silty, fine grained SANDSTONE, B: N64W/38SW, J: N63W/90	⊠		30/10"	19.0	105.4	DS

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Plate B-3a

LOG OF BORING B-3

Date Drilled: 6/4/07 Logged by: RC/SHW

Equipment: 24" Bucket Auger Driving Weight and Drop: 2,150 lbs. / 30"

Surface Elevation(ft): +/- 37 Depth to Water(ft): +/- 18.5

SPT | Modified California | Water Level ADT

Grab Sample | Shelby Tube | Static Water Table

DEPTH (ft)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: Sample Type	SAMPLES: Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (pcf)	LAB TESTS
30		@ 27': Silty SANDSTONE, fine grained, light to medium gray, well cemented, well indurated, dense, micaceous, thinly bedded to locally well-bedded @ 27.5': SANDSTONE, fine to medium grained	⊠		30/7"	14.9	111.9	
		Total Depth = 31 feet Seepage Encountered @ 18.5 feet Hole Backfilled with Cuttings and Asphalt Patched Competent Bedrock @ 17 feet						
35								
40								
45								
50								

LAGNNN01 5456A.GPJ LAGNNN01.GDT 7/30/08

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Plate
B-3b

LOG OF BORING B-4

Date Drilled: 6/5/07 Logged by: RC/SHW

Equipment: 24" Bucket Auger Driving Weight and Drop: 2,150 lbs. / 30"

Surface Elevation(ft): +/- 44.5 Depth to Water(ft):

SPT | Modified California | Water Level ADT

Grab Sample | Shelby Tube | Static Water Table

DEPTH (ft)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: Sample Type	SAMPLES: Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (pcf)	LAB TESTS
		Asphalt Concrete @ Surface, 2" thick						
		ARTIFICIAL FILL (afu) @ 2": Silty SAND (SM), fine to medium grained, reddish brown, moist, loose to medium dense						
		@ 1': with roots to 1/2"						
		@ 2': Asphalt Concrete, 3" thick						
		ARTIFICIAL FILL (afu) @ 2'3": SAND (SP), fine to medium grained, reddish brown, slightly moist, loose, with scattered Silt						
5		@ 3': loose, with pores, rootholes, and limonite staining	X		1	3.5	100.9	
		@ 5': medium dense						
		OLD PARALIC DEPOSITS (Qop) @ 7': SAND (SP), fine to medium grained, reddish brown, slightly moist, medium dense to dense						
10		**TOPANGA FORMATION (Tt)** @ 10.5': Silty SANDSTONE and Sandy SILTSTONE, fine grained, brownish red, moist, poorly cemented, poorly indurated, massive, weathered, C: N60W/20SW with Old Paralic Deposits, weak	X		3	11.7	109.9	CN
		@ 13': SILTSTONE, olive brown and orangish brown mottled, moist, poorly cemented, poorly indurated, with pores and scattered carbonates, weathered						
15		B: N35W/41SW	X		4	28.0	87.6	
		@ 15': Sandy SILTSTONE, very fine grained, bluish gray, moist, poorly cemented, poorly indurated, with pores and rootlets, weathered						
		@ 18': B: N37W/58SW						
20 ▼		@ 20': dark greenish gray, medium to well cemented, well indurated, with slight petroleum odor, S: N68E/66NW	X		13	14.7	113.4	CN
		@ 21': B: N60W/38SW						
		@ 22': SANDSTONE, fine to medium grained, light gray, well cemented, very well indurated, with dark, greenish gray staining and slight to moderate petroleum odor						
		@ 24': fine grained, well indurated						
25		@ 25': Silty SANDSTONE, fine grained, gray, moist, medium cemented, medium indurated, with thin, gray, well-bedded Siltstone layers in Sandstone, B: N67W/52SW	X		30			

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Plate B-4a

LOG OF BORING B-4

Date Drilled: 6/5/07 Logged by: RC/SHW

Equipment: 24" Bucket Auger Driving Weight and Drop: 2,150 lbs. / 30"

Surface Elevation(ft): +/- 44.5 Depth to Water(ft):

SPT | Modified California | Water Level ADT

Grab Sample | Shelby Tube | Static Water Table

DEPTH (ft)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: Sample Type	SAMPLES: Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (pcf)	LAB TESTS
30		@ 28': B: N65W/55SW @ 29': SILTSTONE, brown, well cemented, medium-well indurated, poorly bedded, heavily sheared @ 30': SANDSTONE, fine grained, light brownish gray, moist, medium-well cemented, well indurated, with brown, thin Siltstone layers @ 31': B: N60W/45SW	⧓		21	22.6	99.5	
35		@ 35': same as above	⧓		30/5"	11.2	108.4	DS
		Total Depth = 36 feet Seepage Encountered @ 20 feet Hole Backfilled with Cuttings and Asphalt Patched Competent Bedrock @ 20 feet						
40								
45								
50								

LAGNNN01 5456A.GPJ LAGNNN01.GDT 7/30/08

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Plate
B-4b

LOG OF BORING B-5

Date Drilled: 6/17/08 Logged by: RC

Equipment: 24" Bucket Auger Driving Weight and Drop: 2,400 lbs. / 30"

Surface Elevation(ft): +/- 38.5 Depth to Water(ft): +/- 30

SPT | Modified California | Water Level ADT

Grab Sample | Shelby Tube | Static Water Table

DEPTH (ft)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: Sample Type	SAMPLES: Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (pcf)	LAB TESTS
		Asphalt Concrete @ Surface, 4" thick						
		ARTIFICIAL FILL (afu) @ 4" Silty SAND (SM), fine to medium grained, pale yellowish brown and brown mottled, slightly moist, medium dense to dense, with scattered, olive, Clayey SILT (ML) inclusions						
5			■		2			
		OLD PARALIC DEPOSITS (Qop) @ 6': Silty SAND (SM), fine to medium grained, brown to dark brown, moist, loose to medium dense, homogeneous color, with weak ped structure and worm tubes						
10		@ 10': grades to light brown and reddish brown, mottled	■	✋	3	13.8	114.2	
15		@ 15': medium dense to dense	■		1	18.0	102.7	DS
20		@ 20': same as above	■		3	9.0	119.3	
25		@ 25': same as above no recovery on sample	○		7			
		@ 26': Clayey Silty SAND (SM), fine to medium grained, brown,	■		8			

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Plate
B-5a

LOG OF BORING B-5

Date Drilled: 6/17/08 Logged by: RC

Equipment: 24" Bucket Auger Driving Weight and Drop: 2,400 lbs. / 30"

Surface Elevation(ft): +/- 38.5 Depth to Water(ft): +/- 30

SPT | Modified California | Water Level ADT

Grab Sample | Shelby Tube | Static Water Table

DEPTH (ft)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: Sample Type	SAMPLES: Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (pcf)	LAB TESTS
		very moist to wet, dense @ 27': slightly Silty SAND (SM), fine to medium grained, light brown, moist, dense						
30		**TOPANGA FORMATION (Tt)** @ 30': Silty SANDSTONE and Sandy SILTSTONE, fine to medium grained, yellowish brown and gray, wet, moderately cemented, moderately indurated, micaceous			17	22.3	100.6	DS
		Total Depth = 32 feet, Refusal on Hard Sandstone Bedrock Groundwater Encountered @ 30 feet No Caving Hole Backfilled with Cuttings and Asphalt Patched Competent Bedrock @ 31 feet						
35								
40								
45								
50								

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Plate
B-5b

LOG OF BORING B-6b

Date Drilled: 6/25/08 Logged by: RC

Equipment: 8" Hollow Stem Driving Weight and Drop: 140 lbs. / 30"

Surface Elevation(ft): +/- 34.5 Depth to Water(ft): +/- 15.5

SPT | Modified California | Water Level ADT

Grab Sample | Shelby Tube | Static Water Table

DEPTH (ft)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: Sample Type	SAMPLES: Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (pcf)	LAB TESTS
		Asphalt Concrete @ Surface, 3" thick						
		ARTIFICIAL FILL (afu) @ 3" Silty SAND (SM), fine to medium grained, light greenish gray, moist, medium dense, with trace Clay, no organic odor, and scattered asphalt and gravel						
		OLD PARALIC DEPOSITS (Qop) @ 3': Silty SAND (SM), medium to coarse grained, orangish brown, moist, medium dense, with trace Clay and scattered gravel and cobbles of bedrock, homogeneous color						
5					4			
10		@ 10': light brown, less Clay			11	11.0	105.6	
		@ 12': Clayey, Silty SAND (SM), medium to coarse grained, reddish brown, moist, dense						
15		@ 15': same as above			13	17.0	110.8	
20		@ 20': becomes fine to medium grained, dark gray, wet, loose, with scattered root holes			5	24.4	97.9	
25		@ 25': same as above			23			

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Plate B-6a

LOG OF BORING B-6b

Date Drilled: 6/25/08 Logged by: RC

Equipment: 8" Hollow Stem Driving Weight and Drop: 140 lbs. / 30"

Surface Elevation(ft): +/- 34.5 Depth to Water(ft): +/- 15.5

SPT | Modified California | Water Level ADT

Grab Sample | Shelby Tube | Static Water Table

DEPTH (ft)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: Sample Type	SAMPLES: Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (pcf)	LAB TESTS
30		**TOPANGA FORMATION (Tt)** @ 25': Silty SANDSTONE and Sandy SILTSTONE, fine grained, orangish brown and light gray, moist to very moist, moderately cemented, moderately-well indurated, weathered	⧓		56			DS
		Total Depth = 30 feet, Refusal on Hard Sandstone Bedrock						
		Groundwater Encountered @ 15.5 feet						
		No Caving						
		Hole Backfilled with Cuttings and Asphalt Patched						
		Competent Bedrock @ 27.5 feet						
35								
40								
45								
50								

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Plate
B-6b

LOG OF BORING B-7

Date Drilled: 6/18/08 Logged by: RC

Equipment: 8" Hollow Stem Driving Weight and Drop: 140 lbs. / 30"

Surface Elevation(ft): +/- 38 Depth to Water(ft): +/- 22

SPT | Modified California | Water Level ADT

Grab Sample | Shelby Tube | Static Water Table

DEPTH (ft)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: Sample Type	SAMPLES: Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (pcf)	LAB TESTS
		Asphalt Concrete @ Surface, 4" thick **ARTIFICIAL FILL (afu)** @ 4" slightly Silty SAND (SM), fine to medium grained, brown, slightly moist, dense						
5		**OLD PARALIC DEPOSITS (Qop)** @ 4.5': SAND (SW), medium to coarse grained, pale yellowish brown, moist, medium dense, with scattered gravel and cobbles			22			
10		@ 10': CLAY (CL), olive, moist to very moist, soft, micaceous @ 11': Silty SAND (SM), fine grained, brown, slightly moist, medium dense, with trace, medium grained Sand			8	18.5	101.3	AL
15		@ 15': olive, wet, homogeneous, micaceous			9	22.1	105.5	
20		@ 20': same as above			5			
25		@ 25': same as above			10	24.7	102.4	

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Plate B-7a

LOG OF BORING B-7

Date Drilled: 6/18/08 Logged by: RC

Equipment: 8" Hollow Stem Driving Weight and Drop: 140 lbs. / 30"

Surface Elevation(ft): +/- 38 Depth to Water(ft): +/- 22

SPT | Modified California | Water Level ADT

Grab Sample | Shelby Tube | Static Water Table

DEPTH (ft)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: Sample Type	SAMPLES: Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (pcf)	LAB TESTS
30		@ 30': SAND (SW), medium to coarse grained, olive brown, wet, dense @ 31': Silty SAND (SM), fine grained, olive, wet, medium dense, with trace, medium grained Sand, homogeneous, micaceous			6			
35		@ 35': light olive, medium dense to dense			16	21.4	108.2	
40		@ 40': SAND (SW), medium to coarse grained, light olive, wet, medium dense to dense, with trace Silt, micaceous			7			
45		**TOPANGA FORMATION (Tt)** @ 45': Silty SANDSTONE and Sandy SILTSTONE, fine grained, dark gray and pale yellowish brown, moist, moderately cemented, moderately indurated, beds dip 15 to 20° (no orientation), near verticle joint/shear no recovery on sample @ 45'			100 58			
50		@ 50': same as above			75/4"	17.0	114.4	DS
		Total Depth = 51 feet, Refusal on Hard Sandstone Bedrock Groundwater Encountered @ 22 feet No Caving Hole Backfilled with Cuttings and Asphalt Patched Competent Bedrock @ 45 feet						

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Plate B-7b

LOG OF BORING B-8

Date Drilled: 6/17/08 Logged by: RC

Equipment: 8" Hollow Stem Driving Weight and Drop: 140 lbs. / 30"

Surface Elevation(ft): +/- 34 Depth to Water(ft): +/- 35

SPT | Modified California | Water Level ADT

Grab Sample | Shelby Tube | Static Water Table

DEPTH (ft)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: Sample Type	SAMPLES: Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (pcf)	LAB TESTS
		Asphalt Concrete @ Surface, 3" thick						
		ARTIFICIAL FILL (afu) @ 3" slightly Silty SAND (SM), fine grained, dark brown, slightly moist, medium dense		✋				
5		@ 5': same as above						
		OLD PARALIC DEPOSITS (Qop) @ 7': Clayey, very Silty SAND (SM), fine grained, dark brown to black, moist to very moist, medium dense						
10		@ 10': olive, moist	■		11	14.2	92.6	
15		@ 15': olive brown, micaceous, no Clay	■		14	18.0	108.6	
20		@ 20': Silty SAND (SM) to Sandy SILT (ML), fine grained No Recovery of Sample	○		10			
25		@ 25': same as above, drilling difficulty increases, coarse Sand lens in sample	■		12			

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Plate
B-8a

LOG OF BORING B-8

Date Drilled: 6/17/08 Logged by: RC

Equipment: 8" Hollow Stem Driving Weight and Drop: 140 lbs. / 30"

Surface Elevation(ft): +/- 34 Depth to Water(ft): +/- 35

SPT | Modified California | Water Level ADT

Grab Sample | Shelby Tube | Static Water Table

DEPTH (ft)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: Sample Type	SAMPLES: Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (pcf)	LAB TESTS
30		@ 29': SAND (SW), coarse grained, pale yellowish brown, moist, medium dense @ 30': slightly Silty SAND (SM), medium to coarse grained, olive, moist, dense	■		51	15.6	118.2	
35 ▼		@ 35': brown, wet, micaceous	■		38			
40		**TOPANGA FORMATION (Tt)** @ 38': Sandy SILTSTONE and Silty SANDSTONE, fine grained, dark brown to gray, moist, moderately cemented, moderately indurated, thinly bedded	■		51	34.5	85.4	
			■		75/6"			
45		Total Depth = 45 feet Groundwater Encountered @ 35 feet No Caving Hole Backfilled with Cuttings and Asphalt Patched Competent Bedrock @ 40 feet						
50								

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Plate
B-8b

LOG OF BORING HA-1

Sheet 1 of 1

Date Drilled: 6/4/07 Logged by: RC/SHW

Equipment: 4" Hand Auger Driving Weight and Drop: 17 lbs.

Surface Elevation(ft): +/- 42 Depth to Water(ft):

SPT | Modified California | Water Level ADT

Grab Sample | Shelby Tube | Static Water Table

DEPTH (ft)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: Sample Type	SAMPLES: Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (pcf)	LAB TESTS
		Asphalt Concrete @ Surface, 4" thick						
		ARTIFICIAL FILL (afu) @ 4": Silty SAND (SM), fine to medium grained, brownish gray, moist, medium dense						
		TOPANGA FORMATION (Tt) @ 10": SANDSTONE, fine grained, light to medium gray, slightly moist, medium cementation, medium-well indurated, massive						
		Total Depth = 1 foot 3 inches No Groundwater Encountered Hole Backfilled with Cuttings and Capped Competent Bedrock @ 10 inches						
5								
10								

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Plate
B-9

LOG OF BORING HA-2

Sheet 1 of 1

Date Drilled: 6/4/07 Logged by: RC/SHW

Equipment: 4" Hand Auger Driving Weight and Drop: 17 lbs.

Surface Elevation(ft): +/- 28 Depth to Water(ft):

SPT | Modified California | Water Level ADT

Grab Sample | Shelby Tube | Static Water Table

DEPTH (ft)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: Sample Type	SAMPLES: Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (pcf)	LAB TESTS
		ARTIFICIAL FILL (afu) @ Surface: Silty SAND (SM), fine to medium grained, brownish gray, moist, loose, with concrete debris						
		@ 2': medium dense, no concrete debris						
		TOPANGA FORMATION (Tt) @ 10": Sandy SILTSTONE, very fine grained, dark gray, slightly moist, medium cemented, medium-well indurated, thinly bedded						
5		Total Depth = 5 feet No Groundwater Encountered Hole Backfilled with Cuttings Competent Bedrock @ 5 feet						
10								

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Plate
B-10

LOG OF BORING HA-3

Sheet 1 of 1

Date Drilled: 6/4/07 Logged by: RC/SHW

Equipment: 4" Hand Auger Driving Weight and Drop: 17 lbs.

Surface Elevation(ft): +/- 32 Depth to Water(ft):

SPT | Modified California | Water Level ADT

Grab Sample | Shelby Tube | Static Water Table

DEPTH (ft)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: Sample Type	SAMPLES: Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (pcf)	LAB TESTS
		Concrete @ Surface, 6" thick						
		ARTIFICIAL FILL (afu) @ 4": Silty SAND (SM), fine to medium grained, brownish gray, moist, medium dense						
		@ 3': fine grained, brown						
			X			18.7	102.7	
5								
		OLD PARALIC DEPOSITS (Qop) @ 6': SAND (SP), fine to medium grained, light brown, moist, medium dense to dense						
			X			15.2	104.9	
		@ 8': micaceous						
		@ 9': Silty SAND (SM), very fine grained, dark gray, moist, dense, with increasing Silt						
10								
		Total Depth = 11 feet No Groundwater Encountered Hole Backfilled with Cuttings and Capped Competent Material @ 6 feet						

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Plate
B-11

LOG OF BORING HA-4

Sheet 1 of 1

Date Drilled: 6/4/07 Logged by: RC/SHW

Equipment: 4" Hand Auger Driving Weight and Drop: 17 lbs.

Surface Elevation(ft): +/- 37 Depth to Water(ft):

SPT | Modified California | Water Level ADT | Grab Sample | Shelby Tube | Static Water Table

DEPTH (ft)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: Sample Type	SAMPLES: Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (pcf)	LAB TESTS
		ARTIFICIAL FILL (afu) @ Surface: Silty SAND (SM), fine to medium grained, dark brown, moist to very moist, medium dense, Silt decreasing with depth						
		@ 1': SAND (SW), medium grained, pale yellowish brown, moist to very moist, loose, micaceous, with trace coarse grained sand (possible utility line shading)						
		@ 2': Clayey Sandy SILT (ML), fine grained, grayish brown, wet, soft						
		OLD PARALIC DEPOSITS (Qop) @ 6': SAND (SP), fine to coarse grained, light brown, wet, medium dense	X			18.6	103.0	
5		@ 5': with trace, well-rounded pebbles						
		@ 6.5': grades to Silty SAND (SM), fine grained, light brown, wet, medium dense						
		@ 7': SAND (SP), fine grained, pale yellowish brown, wet, medium dense, with trace, well-rounded pebbles						
		@ 7.5': Silty SAND (SM), fine grained, brown, moist, medium dense, with trace biotite	X			17.1	101.0	
		Total Depth = 8 feet No Groundwater Encountered Hole Backfilled with Cuttings Competent Material @ 4 feet						
10								

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Plate
B-12

LOG OF BORING HA-5

Sheet 1 of 1

Date Drilled: 6/17/08 Logged by: MO

Equipment: 4" Hand Auger Driving Weight and Drop: 17 lbs.

Surface Elevation(ft): +/- 30.5 Depth to Water(ft): +/- 18

SPT | Modified California | Water Level ADT

Grab Sample | Shelby Tube | Static Water Table

DEPTH (ft)	GRAPHIC LOG	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: Sample Type	SAMPLES: Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (pcf)	LAB TESTS
		Mortar and Concrete @ Surface						
		ARTIFICIAL FILL (afu) @ 6": Silty SAND (SM), fine to medium grained, olive brown, moist, medium dense, with trace Gravel						
		@ 2': fine grained, brown						
		OLD PARALIC DEPOSITS (Qop) @ 3': Sandy CLAY (CL), fine grained, dark brown, moist, medium stiff, with trace Silt						
5		@ 3.5': Sandy SILT (ML), fine grained, dark gray, moist, medium stiff						
		@ 4': Clayey SAND (SC), fine grained, dark gray, moist, medium dense						
		@ 5': Sandy SILT (ML), fine grained, light brown and olive brown mottled, moist, medium stiff						
		@ 5.5': Clayey SAND (SC), fine grained, light brown, moist, medium dense, with trace Silt						
10		@ 10.5': light brown and olive brown mottled						
		@ 12.5': olive brown, very moist						AL
15		@ 16': wet						
▼								
20		Total Depth = 20 feet, Groundwater Encountered @ 18 feet Minor Caving Between 17 and 20 feet, Hole Backfilled with Cuttings						

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Plate
B-13

LOG OF TEST PIT TP-1

Date Excavated: 6/5/07 Logged by: RC/SHW

Equipment: Electric Shovel Surface Elevation(ft): +/- 32.5

DEPTH (feet)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE	HAND PEN. (tsf)	MOISTURE (%)	DRY UNIT WT. (pcf)	LAB TESTS
		Asphalt Concrete @ Surface, 6" thick Aggregate Base Material @ 6", 5" thick					
5		**ARTIFICIAL FILL (afu)** @ 11": Silty SAND (SM), fine to medium grained, pale yellowish brown and olive brown mottled, slightly moist, medium dense, in contact with Qop below at approximately 26 degrees toward the ocean			32.0	89.9	
10		**OLD PARALIC DEPOSITS (Qop)** @ 2.5': Silty SAND (SM), fine to medium grained, olive brown, moist, medium dense, with scattered roots to 1/4" @ 4': organic rich zone to 5' @ 7.5': SAND (SP), fine to medium grained, reddish brown, slightly moist, medium dense to dense					
15		@ 10': same as above @ 13': wet, with rounded rock cluster to 12" in diameter @ 15': same as above			14.7	109.7	EI, CR
20		Total Depth = 19 feet Seepage Encountered @ 17.5 feet Hole Backfilled with Cuttings and Asphalt Capped					

LOG OF TEST PIT TP-2

Date Excavated: 1/29/08 Logged by: SHW

Equipment: Electric Shovel Surface Elevation(ft): +/- 34

DEPTH (feet)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE	HAND PEN. (tsf)	MOISTURE (%)	DRY UNIT WT. (pcf)	LAB TESTS
		Asphalt Concrete @ Surface, 4" thick					
5		**ARTIFICIAL FILL (afu)** @ 4": Silty SAND (SM), fine to medium grained, brownish gray, moist, medium dense **OLD PARALIC DEPOSITS (Qop)** @ 1.5': SAND (SP), fine to coarse grained, light brown, wet, medium dense					
10		Total Depth = 4.5 feet No Groundwater Encountered Hole Backfilled with Cuttings					
15							
20							

TESTPIT 5456A.GPJ LAGNNN07.GDT 7/30/08

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LOG OF TEST PIT TP-3

Date Excavated: 1/29/08 Logged by: SHW

Equipment: Electric Shovel Surface Elevation(ft): +/- 38.5

DEPTH (feet)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE	HAND PEN. (tsf)	MOISTURE (%)	DRY UNIT WT. (pcf)	LAB TESTS
		Asphalt Concrete @ Surface, 3" thick					
		ARTIFICIAL FILL (afu) @ 3":					
		Silty SAND (SM), fine to medium grained, brownish gray, moist, medium dense					
5		**TOPANGA FORMATION (Tt)** @ 3":					
		Sandy SILTSTONE, very fine grained, dark gray, slightly moist, medium cemented, medium-well indurated, thinly bedded					
10		Total Depth = 3.5 feet					
		No Groundwater Encountered					
		Hole Backfilled with Cuttings					
15		Competent Bedrock @ 3.5 feet					
20							

LOG OF TEST PIT TP-4

Date Excavated: 1/29/08 Logged by: SHW

Equipment: Electric Shovel Surface Elevation(ft): +/- 38

DEPTH (feet)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE	HAND PEN. (tsf)	MOISTURE (%)	DRY UNIT WT. (pcf)	LAB TESTS
		Asphalt Concrete @ Surface, 4" thick					
		ARTIFICIAL FILL (afu) @ 4":					
		Silty SAND (SM), fine to medium grained, brownish gray, moist, medium dense					
5		**TOPANGA FORMATION (Tt)** @ 9":					
		Sandy SILTSTONE, very fine grained, dark gray, slightly moist, medium cemented, medium-well indurated, thinly bedded					
10		Total Depth = 1 foot					
		No Groundwater Encountered					
		Hole Backfilled with Cuttings					
15		Competent Bedrock @ 1 foot					
20							

GSI
GEOSOILS, INC.
3812 E. La Palma Avenue
Anaheim, California
Phone: (714)632-0151 Fax: (714)632-0745

Vacation Village
Sleepy Hollow Lane, Laguna Beach
W.O. 5456-A-OC

TESTPIT 5456A.GPJ LAGNNN07.GDT 7/30/08

LOG OF TEST PIT TP-5

Date Excavated: 1/29/08 Logged by: SHW

Equipment: Electric Shovel Surface Elevation(ft): +/- 38

DEPTH (feet)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE	HAND PEN. (tsf)	MOISTURE (%)	DRY UNIT WT. (pcf)	LAB TESTS
		Asphalt Concrete @ Surface, 2" thick					
		ARTIFICIAL FILL (afu) @ 2": Silty SAND (SM), fine to medium grained, brownish gray, moist, medium dense					
5		**TOPANGA FORMATION (Tt)** @ 4': Sandy SILTSTONE, very fine grained, dark gray, slightly moist, medium cemented, medium-well indurated, thinly bedded					
10		Total Depth = 4.25 feet No Groundwater Encountered Hole Backfilled with Cuttings Competent Bedrock @ 4.25 feet					
15							
20							

LOG OF TEST PIT TP-6

Date Excavated: 1/29/08 Logged by: SHW

Equipment: Electric Shovel Surface Elevation(ft): +/- 38

DEPTH (feet)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE	HAND PEN. (tsf)	MOISTURE (%)	DRY UNIT WT. (pcf)	LAB TESTS
		Asphalt Concrete @ Surface, 5" thick					
		ARTIFICIAL FILL (afu) @ 5": Silty SAND (SM), fine to medium grained, brownish gray, moist, medium dense					
5		**TOPANGA FORMATION (Tt)** @ 3': Sandy SILTSTONE, very fine grained, dark gray, slightly moist, medium cemented, medium-well indurated, thinly bedded					
10		Total Depth = 4 feet No Groundwater Encountered Hole Backfilled with Cuttings Competent Bedrock @ 3.5 feet					
15							
20							

TESTPIT 5456A.GPJ LAGNNN07.GDT 7/30/08

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GEOSOILS, INC.
3812 E. La Palma Avenue
Anaheim, California
Phone: (714)632-0151 Fax: (714)632-0745

Vacation Village
Sleepy Hollow Lane, Laguna Beach
W.O. 5456-A-OC

LOG OF TEST PIT TP-7

Date Excavated: 1/29/08 Logged by: SHW

Equipment: Electric Shovel Surface Elevation(ft): +/- 38

DEPTH (feet)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE	HAND PEN. (tsf)	MOISTURE (%)	DRY UNIT WT. (pcf)	LAB TESTS
		Asphalt Concrete @ Surface, 4" thick					
		ARTIFICIAL FILL (afu) @ 4":					
		Silty SAND (SM), fine to medium grained, brownish gray, moist, medium dense					
5		**TOPANGA FORMATION (Tt)** @ 2':					
		Sandy SILTSTONE, very fine grained, dark gray, slightly moist, medium cemented, medium-well indurated, thinly bedded					
10		Total Depth = 2.5 feet					
		No Groundwater Encountered					
		Hole Backfilled with Cuttings					
15		Competent Bedrock @ 2.5 feet					
20							

LOG OF TEST PIT TP-8

Date Excavated: 1/29/08 Logged by: SHW

Equipment: Electric Shovel Surface Elevation(ft): +/- 38.5

DEPTH (feet)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE	HAND PEN. (tsf)	MOISTURE (%)	DRY UNIT WT. (pcf)	LAB TESTS
		Asphalt Concrete @ Surface, 3" thick					
		ARTIFICIAL FILL (afu) @ 3":					
		Silty SAND (SM), fine to medium grained, brownish gray, moist, medium dense					
5		**TOPANGA FORMATION (Tt)** @ 1.5':					
		Sandy SILTSTONE, very fine grained, dark gray, slightly moist, medium cemented, medium-well indurated, thinly bedded					
10		Total Depth = 2 feet					
		No Groundwater Encountered					
		Hole Backfilled with Cuttings					
15		Competent Bedrock @ 2 feet					
20							

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W.O. 5456-A-OC

TESTPIT 5456A.GPJ LAGNNN07.GDT 7/30/08

APPENDIX A-III

EXPLORATION LOGS (TWINING LABORATORIES, 1962)

340C-830

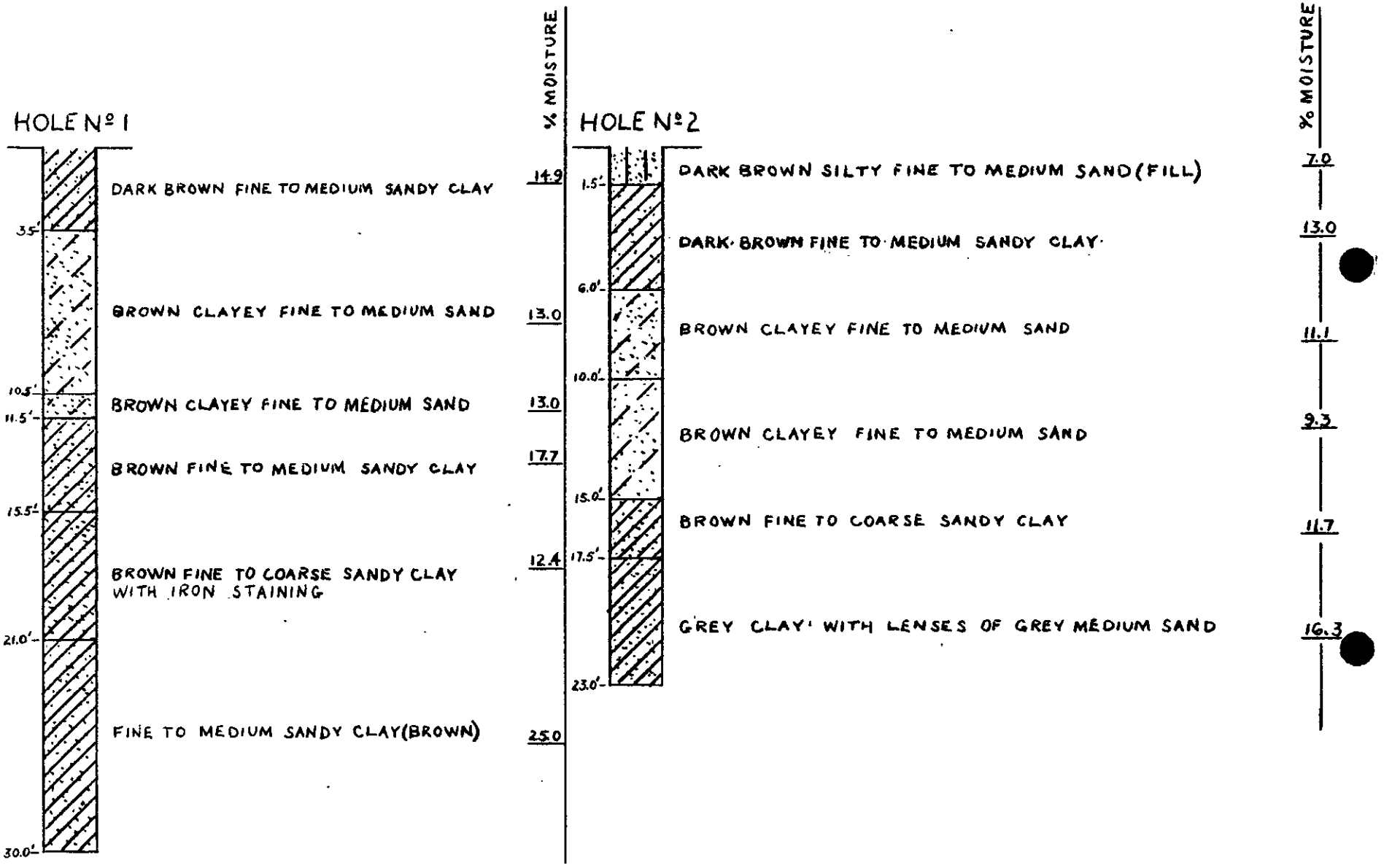


PLATE "B"

APPENDIX B

CONE PENETRATION TESTING LOGS

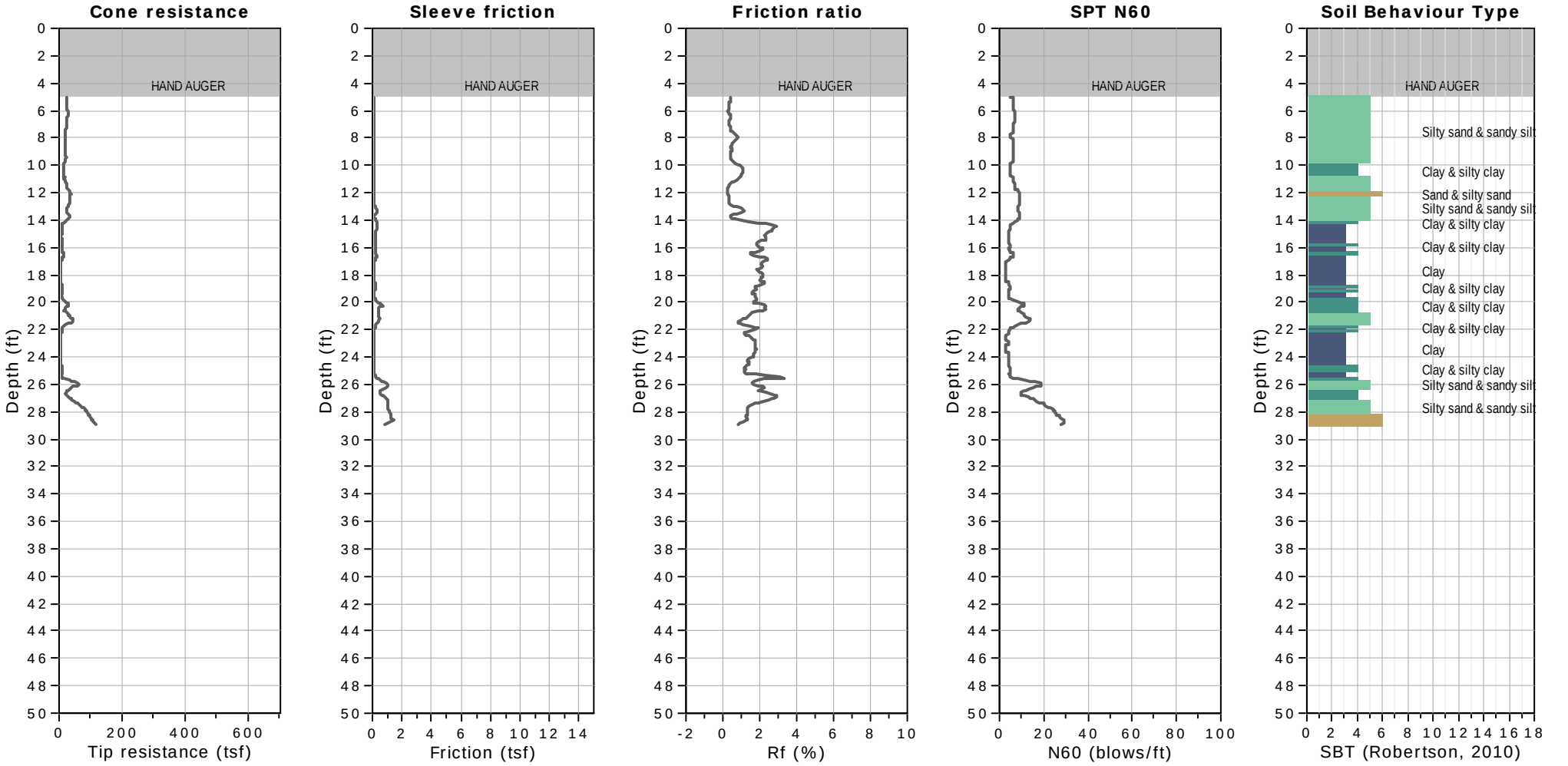
CPT: CPT-01

CLIENT: PETRA GEOSCIENCES, INC.

Field Rep: SHAUN W.

SITE: PACIFIC EDGE - 627 SLEEPY HOLLOW LANE, LAGUNA BEACH, CA

Total depth: 28.87 ft, Date: 8/22/2018

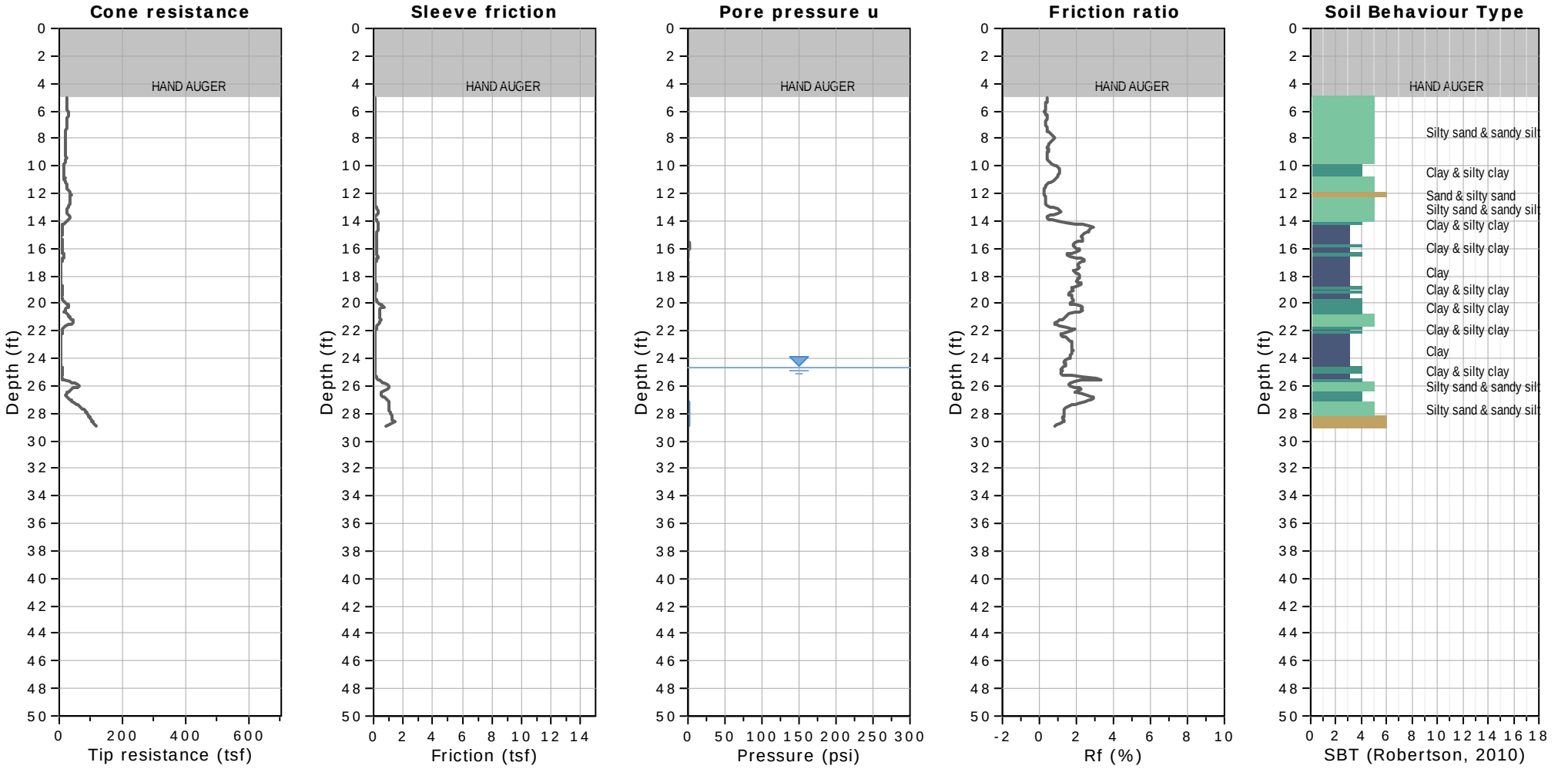


CLIENT: PETRA GEOSCIENCES, INC.

SITE: PACIFIC EDGE - 627 SLEEPY HOLLOW LANE, LAGUNA BEACH, CA

Field Rep: SHAUN W.

Total depth: 28.87 ft, Date: 8/22/2018



SBTn legend

1. Sensitive fine grained
2. Organic material
3. Clay to silty clay
4. Clayey silt to silty clay
5. Silty sand to sandy silt
6. Clean sand to silty sand
7. Gravely sand to sand
8. Very stiff sand to clayey sand
9. Very stiff fine grained

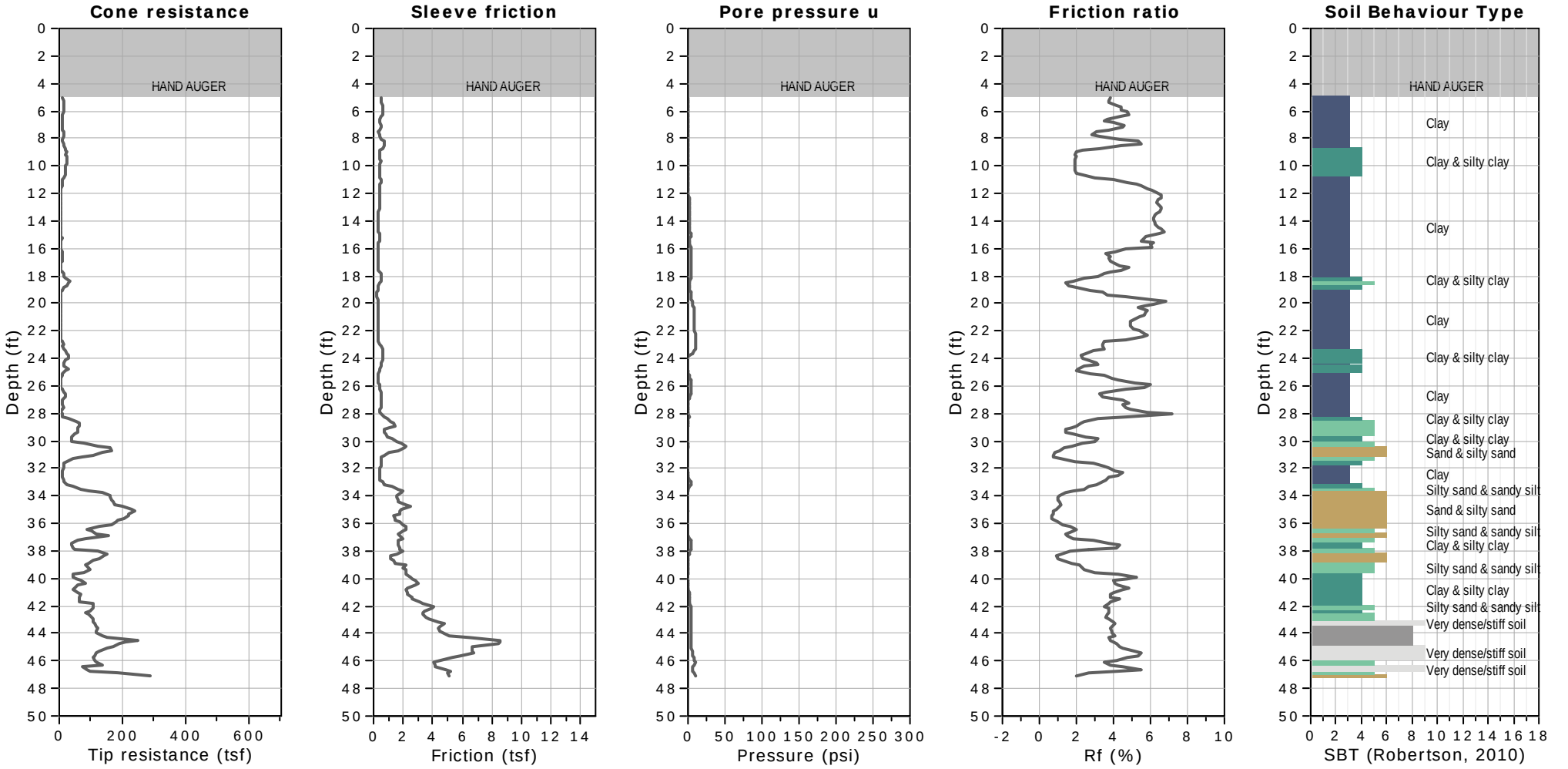
WATER TABLE FOR ESTIMATING PURPOSES ONLY

CLIENT: PETRA GEOSCIENCES, INC.

SITE: PACIFIC EDGE - 627 SLEEPY HOLLOW LANE, LAGUNA BEACH, CA

Field Rep: SHAUN

Total depth: 47.08 ft, Date: 8/22/2018



WATER TABLE FOR ESTIMATING PURPOSES ONLY

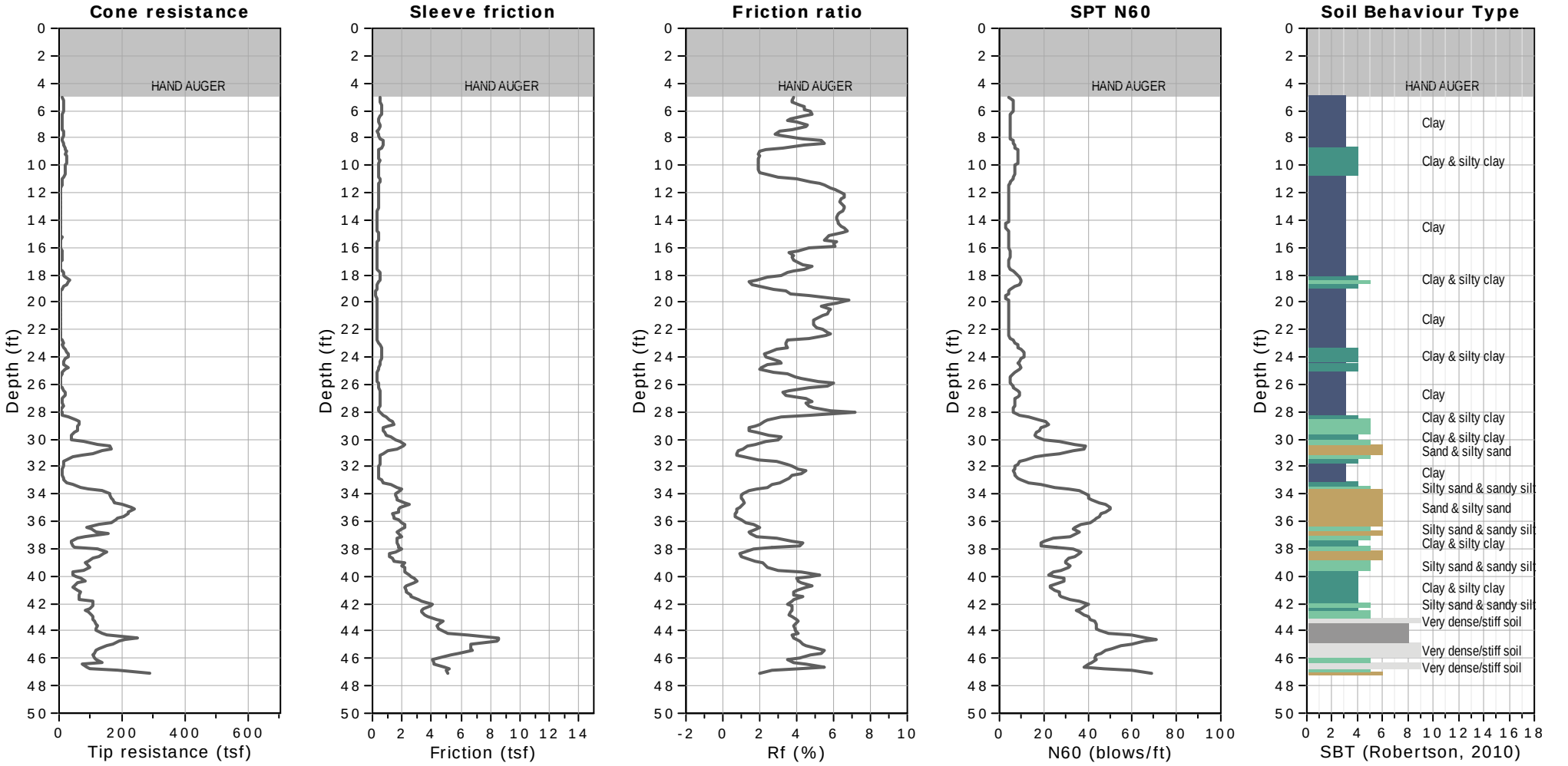
CPT: SCPT-2

CLIENT: PETRA GEOSCIENCES, INC.

Field Rep: SHAUN

SITE: PACIFIC EDGE - 627 SLEEPY HOLLOW LANE, LAGUNA BEACH, CA

Total depth: 47.08 ft, Date: 8/22/2018

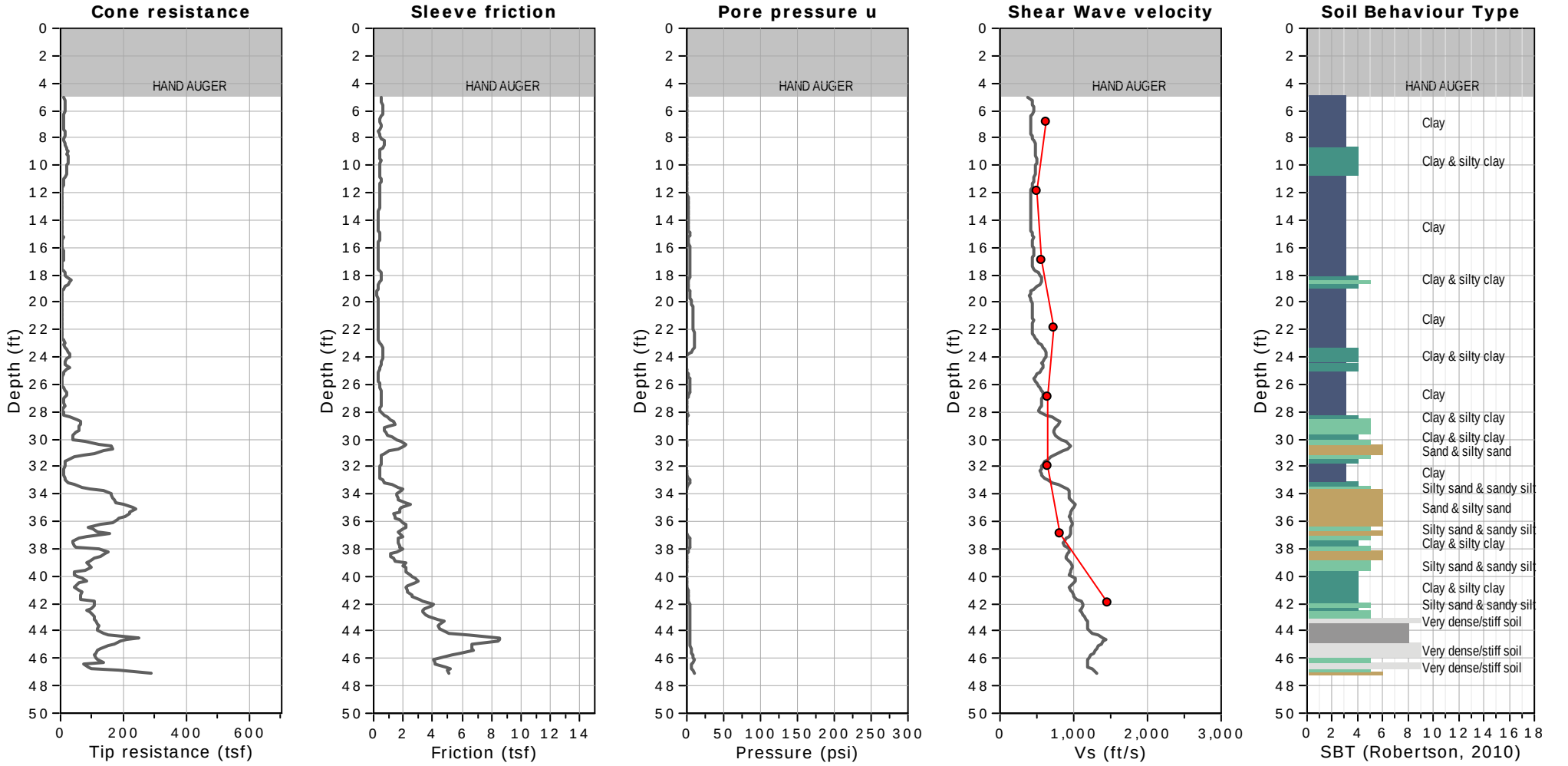


CLIENT: PETRA GEOSCIENCES, INC.

SITE: PACIFIC EDGE - 627 SLEEPY HOLLOW LANE, LAGUNA BEACH, CA

Field Rep: SHAUN

Total depth: 47.08 ft, Date: 8/22/2018



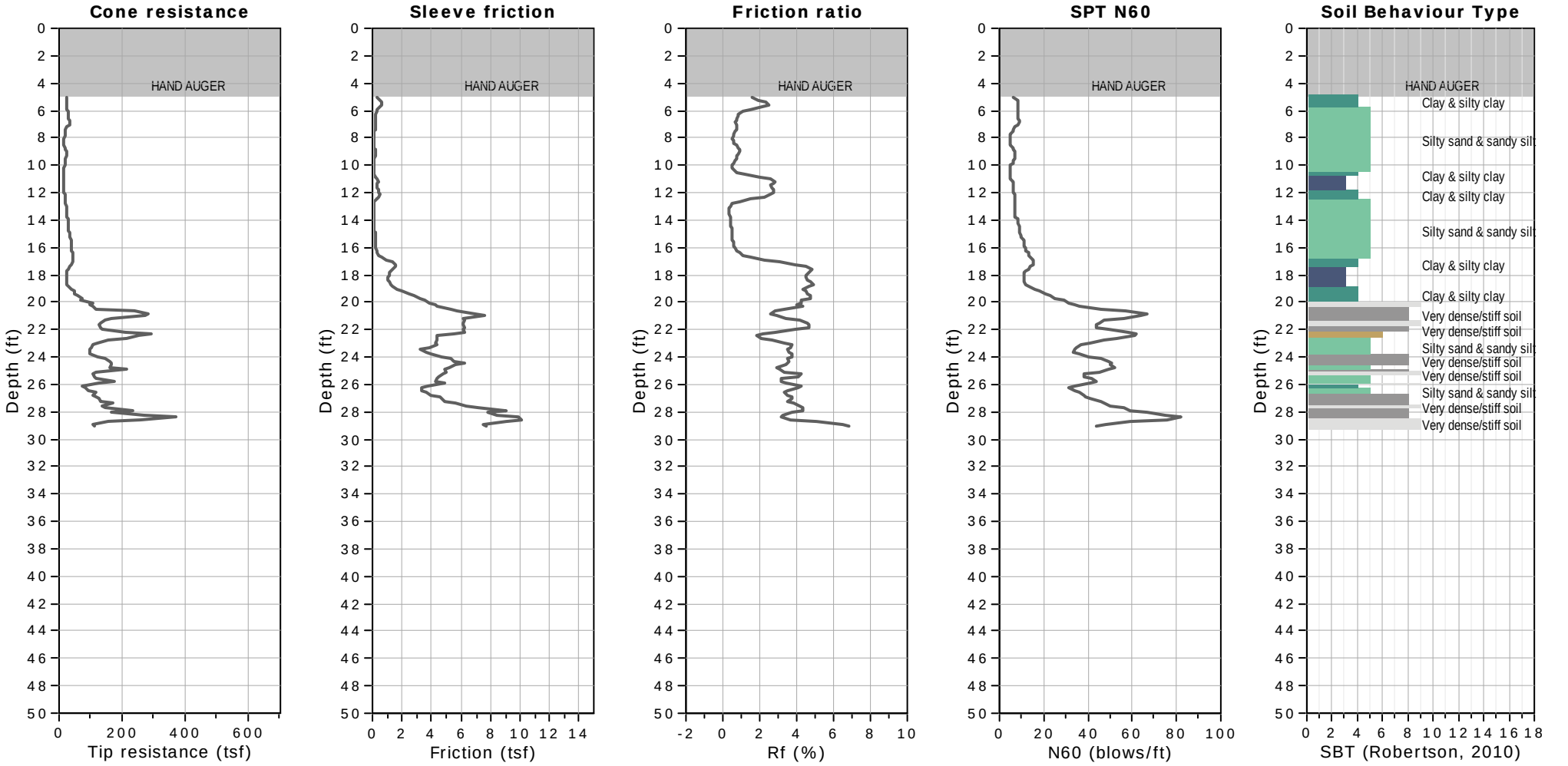
WATER TABLE FOR ESTIMATING PURPOSES ONLY

CLIENT: PETRA GEOSCIENCES, INC.

SITE: PACIFIC EDGE - 627 SLEEPY HOLLOW LANE, LAGUNA BEACH, CA

Field Rep: SHAUN

Total depth: 29.04 ft, Date: 8/22/2018

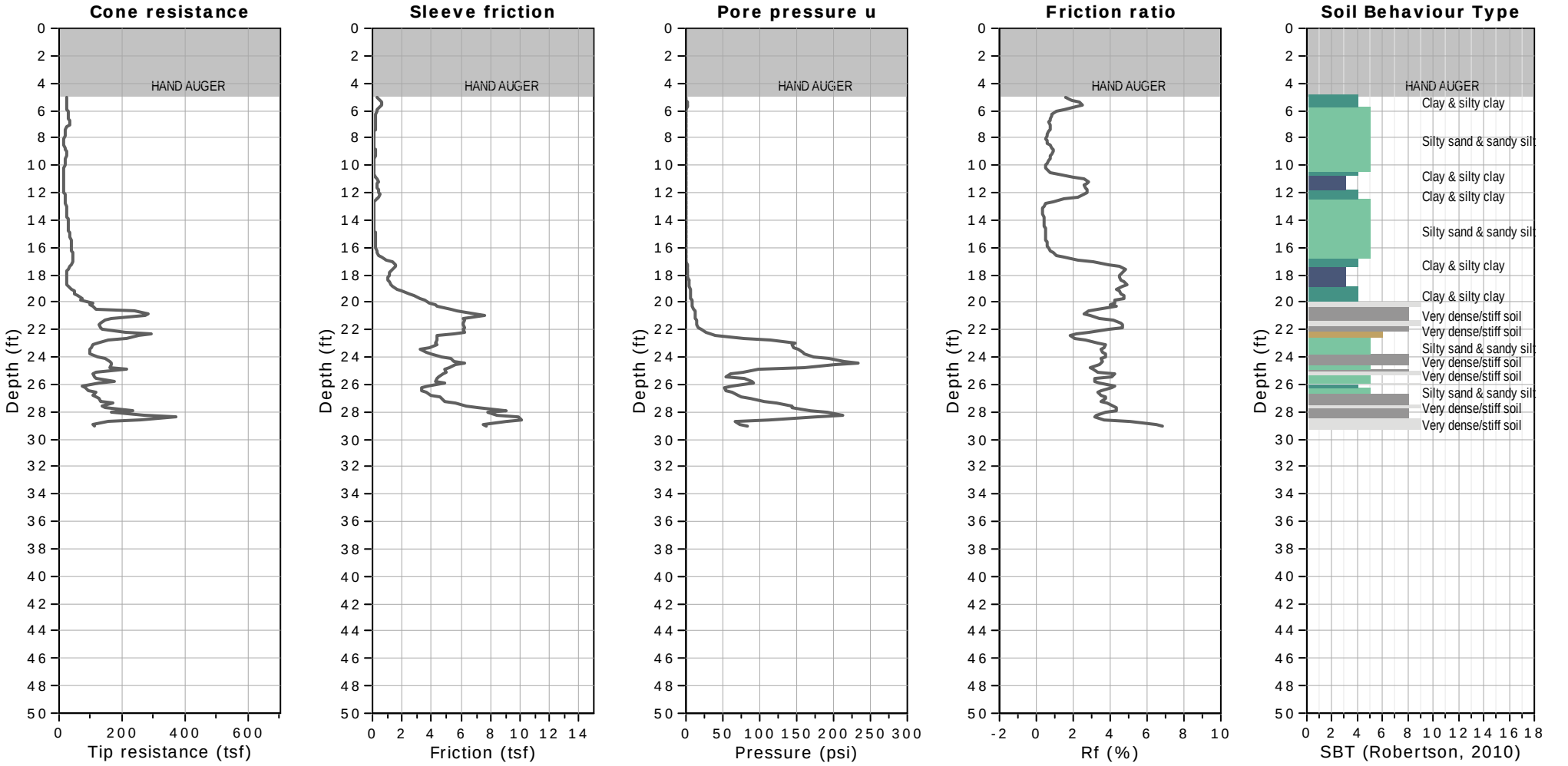


CLIENT: PETRA GEOSCIENCES, INC.

SITE: PACIFIC EDGE - 627 SLEEPY HOLLOW LANE, LAGUNA BEACH, CA

Field Rep: SHAUN

Total depth: 29.04 ft, Date: 8/22/2018



WATER TABLE FOR ESTIMATING PURPOSES ONLY

APPENDIX C-I

LABORATORY TEST PROCEDURES
LABORATORY DATA SUMMARY
(CURRENT INVESTIGATION)

LABORATORY TESTING

Associated with the subsurface exploration was the collection of bulk and relatively undisturbed samples of soil materials for laboratory testing. The relatively undisturbed samples were obtained using a 3-inch, outside-diameter, modified California split-spoon soil sampler lined with 1-inch-high brass rings. The driven ring samples were placed in sealed containers and transported to our laboratory located at 1251 W. Pomona Road, Unit #103, Corona, CA 92882, for testing.

Our laboratory testing capabilities include Soil Classifications, Moisture Content and In-Situ Moisture Content and Dry Unit Weight, Organic Content, Laboratory Maximum Dry Unit Weight and Optimum Moisture Content, Expansion Index, Corrosivity Screening (Soluble Sulfate and Chloride Content, pH, Resistivity), Atterberg Limits, Grain Size Distribution, Direct Shear, Consolidation and Permeability; all in general accordance with the latest procedures of American Society for Testing and Materials (ASTM) and California Department of Transportation (Caltrans).

To evaluate the engineering properties of site soils, laboratory testing was performed on selected samples of soil considered representative of those encountered. Laboratory tests were assigned by the project engineer and geologist based on project plans and specifications including the level of anticipated loads, when available, and subsurface stratigraphy. Test results were reviewed by the laboratory manager and engineer-in-charge of the laboratory or his qualified designee for completeness and accuracy. A description of laboratory test procedures and summaries of the test data are presented in the following pages.

LABORATORY TEST PROCEDURES

Soil Classification

Soils and bedrock materials encountered within the property were classified and described in general accordance with the Unified Soil Classification System and the Engineering Geology Field Manual by the U.S. Department of the Interior, Bureau of Reclamation, respectively, and in general accordance with the current version of Test Method ASTM D 2488. The assigned group symbols are presented in the exploration logs, Appendix A.

In Situ Moisture Content and Dry Unit Weight

In- place moisture content and dry unit weight of selected, relatively undisturbed soil and bedrock samples were determined in general accordance with the current version of the Test Method ASTM D 2435 and Test Method ASTM D 2216, respectively. Test data are presented in the exploration logs, Appendix A.

Laboratory Maximum Dry Unit Weight and Optimum Moisture Content

The maximum dry unit weight and optimum moisture content of the on-site soils were determined for selected bulk sample in general accordance with current version of Method A of ASTM D 1557. The results of these tests are presented on Plate C-1.

Expansion Index

An Expansion index test was performed on a selected bulk sample of the on-site soils in general accordance with the current version of Test Method ASTM D 4829. The test results are presented on Plate C-1.

Atterberg Limits

The Atterberg limits (liquid limit and plastic limit) were determined for selected bulk samples of onsite soil materials in general accordance with the current version of Test Method ASTM D 4318. The results of these tests are included on Plate C-1.

Corrosivity Screening

Chemical and electrical analyses were performed on a selected bulk sample of onsite soils to determine their soluble sulfate content, chloride content, pH (acidity) and minimum electrical resistivity. These tests were performed in general accordance with the current versions of California Test Method Nos. CTM 417, CTM 422 and CTM 643, respectively. The results of these tests are included on Plate C-1.

Grain Size Distribution

A Grain size analysis was performed on a selected core sample of onsite soils in general accordance with the current versions of Test Method ASTM D 136 and/or ASTM C 117, or Test Method ASTM D 422 and/or ASTM D 6913. The test result is graphically presented on Plate C-3.

Percent Passing No. 200 Sieve

Selected samples were run through a number 200 sieve in general accordance with the current version of Test Method ASTM D 1140. The results of these tests are included on Plate C-2.

Direct Shear

The Coulomb shear strength parameters, i.e., angle of internal friction and cohesion, were determined for a selected, relatively undisturbed sample of onsite bedrock. This test was performed in general accordance with the current version of Test Method ASTM D 3080. Three specimens were prepared for each test. The test specimens were inundated and then sheared under various normal loads at a constant strain rate of 0.005 inch per minute. The results of the direct shear test are graphically presented on Plate C-4 thru C-7.

Consolidation/Hydrocollapse

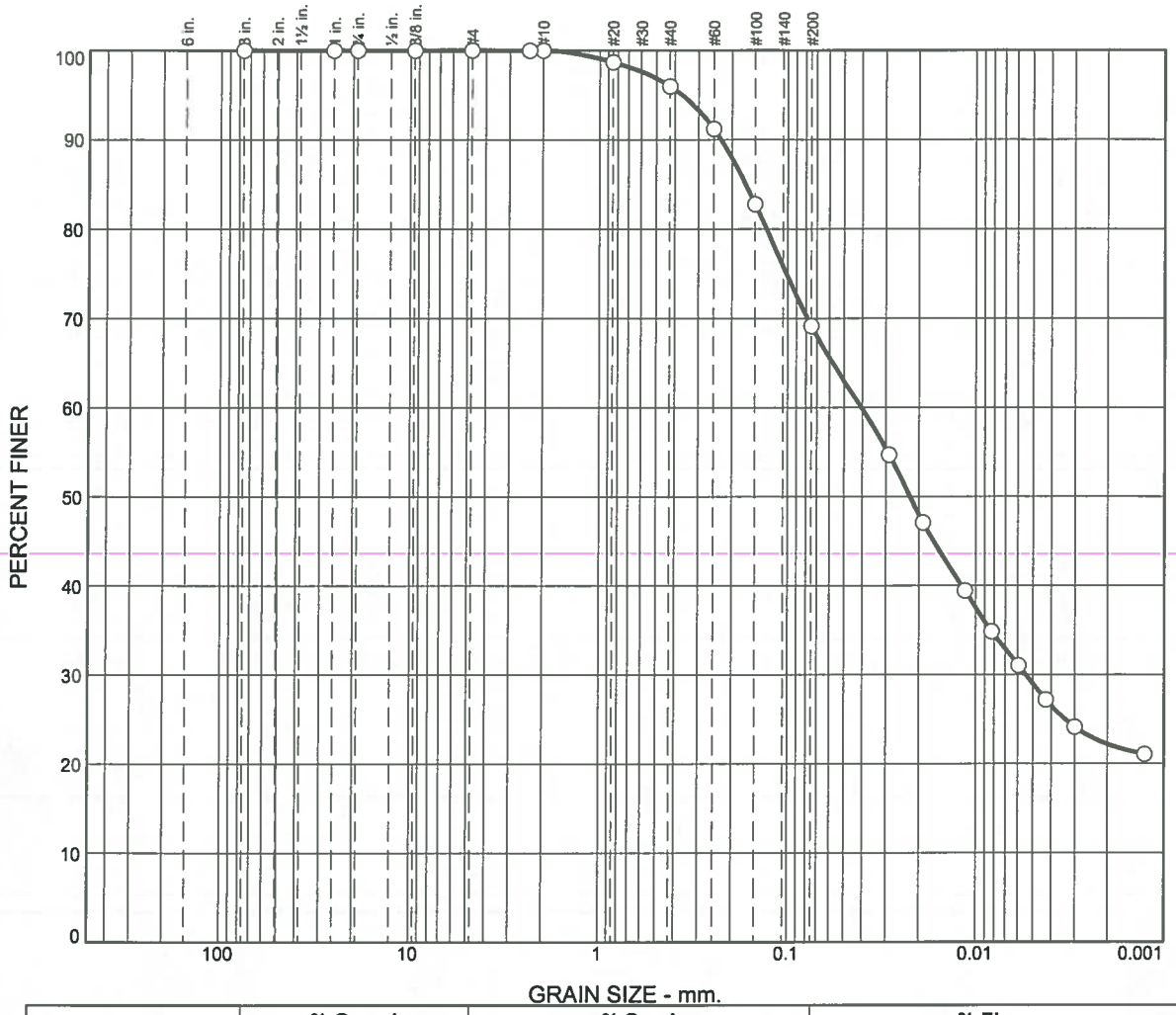
Settlement predictions under anticipated loads were made on the basis of a one-dimensional consolidation test. This test was performed in general accordance with Test Method ASTM D 2435. Axial loads were applied in several increments to a laterally restrained, 1-inch-high sample. Loads were applied in a geometric progression by doubling the previous load, and the resulting deformations were recorded at selected time intervals. The test sample was inundated at the approximate in-situ overburden pressure in order to evaluate the effect of a sudden increase in moisture content (hydroconsolidation potential). Results of this test are graphically presented on Plate C-8 thru C-13.

LABORATORY DATA SUMMARY																		
Boring/ Test Pit/ Sample/ Number	Sample Depth (ft.)	Soil/ Bedrock Description[1]	Specific Gravity[2]	Compaction[3]		Expansion[4]		Atterberg Limits[5]			Corrosivity Screening				Percent Passing No. 200 Sieve[9]	Sand Equivalent[10]	R-Value[11]	Organic Content[12] (%)
				Maximum Dry Unit Weight (pcf)	Optimum Moisture (%)	Index	Potential	LL	PL	PI	Soluble Sulfate Content[6] (%)	Chloride Content[7] (ppm)	pH[8] (Acidity)	Minimum Resistivity[8] (Ohm-cm)				
B-1	0-5	Clayey Sand (SC)		127.5	10.0	20	Very Low				0.0006	93	7.4	1,500				
B-1	5’	Sandy Clay (CL)						27	12	15								
B-5	0-5	Bedrock (Tt) - Siltstone				79	Medium											

Test Procedures:

[1] Per Test Method ASTM D 2488
[2] Per Test Method ASTM D 854
[3] Per Test Method ASTM D 1557
[4] Per Test Method ASTM D 4829
[5] Per Test Method ASTM D 4318
[6] Per California Test Method CTM 417
[7] Per California Test Method CTM 422
[8] Per California Test Method CTM 643
[9] Per Test Method ASTM C 117
[10] Per Test Method ASTM D 2419
[11] Per California Test Method CTM 301
[12] Per Test Method ASTM D 2974

Particle Size Distribution Report



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	0.0	0.0	4.0	26.9	40.1	29.0

SOIL DATA

SYMBOL	SOURCE	SAMPLE NO.	DEPTH (ft.)	Material Description	USCS
○	B-1		15	Brown, clay with silt and fine sand	

PETRA GEOSCIENCES INC.

Client: Highgates Hotel

Project: Pacific Edge Hotel

Project No.: 18-181

Figure C-2

Laboratory:
1251 West Pomona Road, Unit #103, Corona, Ca 92882 Phone #. 714.549.8921 Fax. 951.7373199

Particle Size Distribution Report



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	0.0	0.0	1.1	57.8	41.1	

SOIL DATA

SYMBOL	SOURCE	SAMPLE NO.	DEPTH (ft.)	Material Description	USCS
○	B-2		15	Olive brown, silty fine sand	SM

PETRA GEOSCIENCES INC.

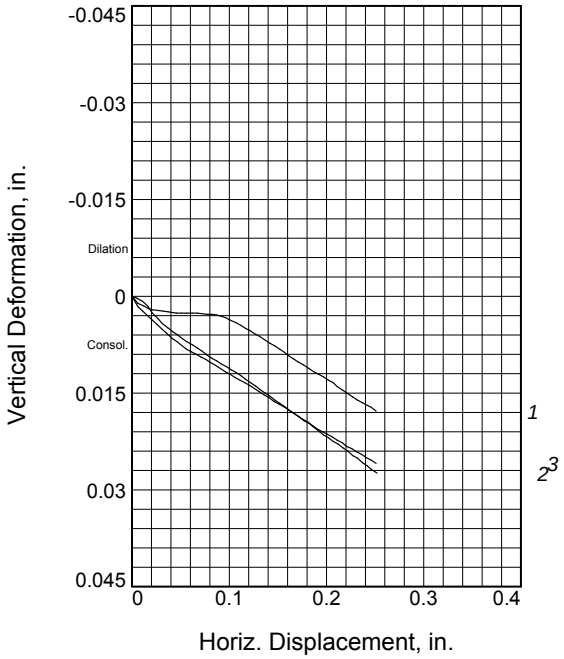
Client: Highgates Hotel

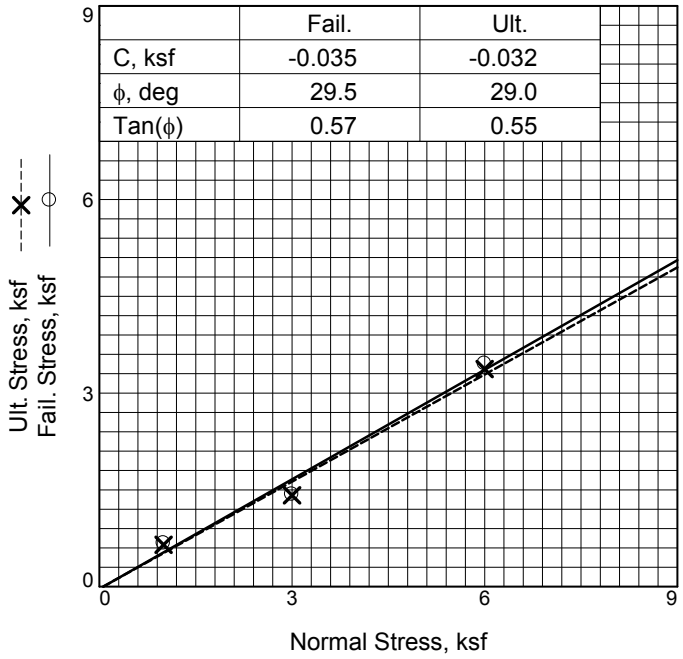
Project: Pacific Edge Hotel

Project No.: 18-181

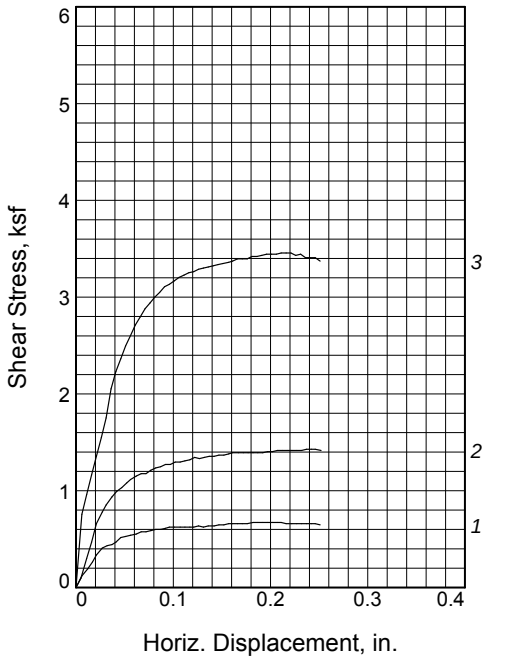
Figure C-3

Laboratory:
1251 West Pomona Road, Unit #103, Corona, Ca 92882 Phone #. 714.549.8921 Fax. 951.7373199





	Fail.	Ult.
C, ksf	-0.035	-0.032
ϕ, deg	29.5	29.0
Tan(ϕ)	0.57	0.55



Sample No.		1	2	3
Initial	Water Content, %	23.1	23.1	23.1
	Dry Density, pcf	91.4	88.4	101.9
	Saturation, %	75.6	70.4	98.3
	Void Ratio	0.8105	0.8713	0.6234
	Diameter, in.	2.416	2.416	2.416
	Height, in.	1.000	1.000	1.000
At Test	Water Content, %	27.7	32.1	22.0
	Dry Density, pcf	91.4	88.4	101.9
	Saturation, %	90.5	97.6	93.4
	Void Ratio	0.8105	0.8713	0.6234
	Diameter, in.	2.416	2.416	2.416
	Height, in.	1.000	1.000	1.000
Normal Stress, ksf		1.000	3.000	6.000
Fail. Stress, ksf		0.672	1.428	3.456
Displacement, in.		0.182	0.237	0.211
Ult. Stress, ksf		0.648	1.416	3.372
Displacement, in.		0.251	0.252	0.251
Strain rate, in./min.		0.005	0.005	0.005

Sample Type: Undisturbed
Description: Brown, clay with silt and fine sand

Assumed Specific Gravity= 2.65
Remarks:

Client: Highgates Hotel

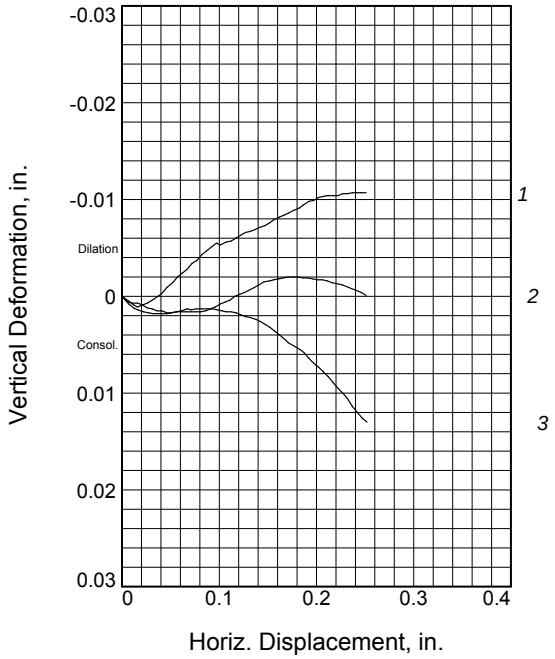
Project: Pacific Edge Hotel

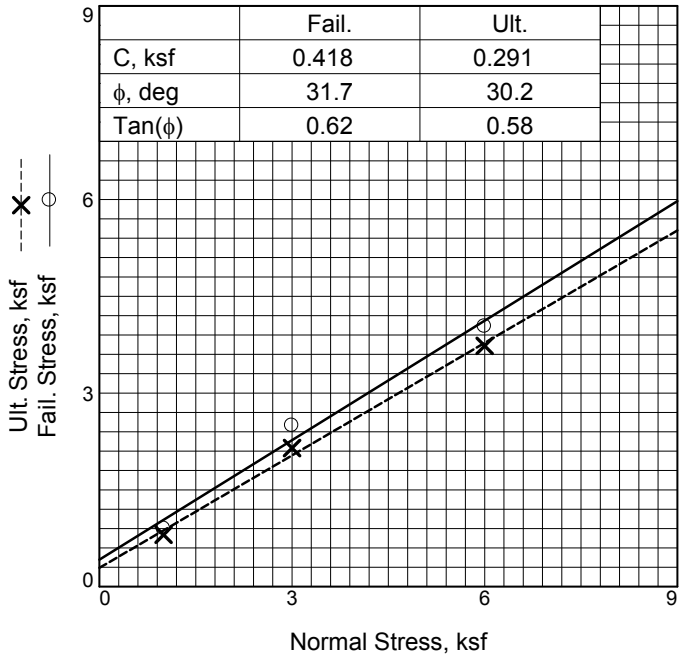
Source of Sample: B-1 **Depth:** 15

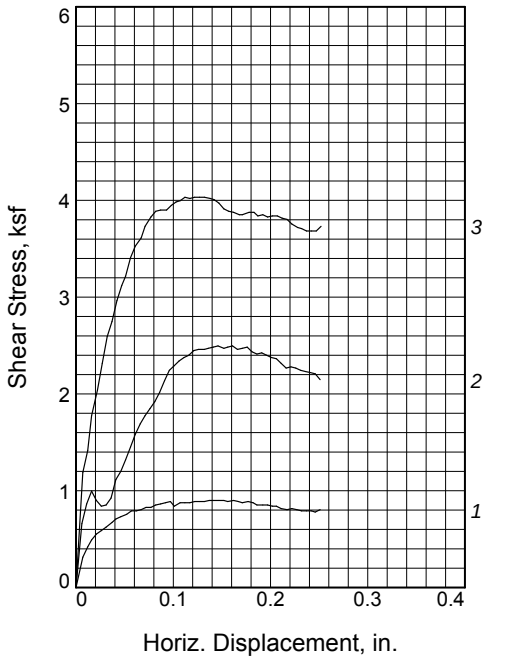
Proj. No.: 18-181 **Date Sampled:** 4-24-18

PETRA GEOSCIENCES INC.

Figure C-4







Sample No.		1	2	3
Initial	Water Content, %	17.1	17.1	17.1
	Dry Density, pcf	95.5	95.0	92.3
	Saturation, %	61.9	61.1	57.2
	Void Ratio	0.7318	0.7409	0.7917
	Diameter, in.	2.416	2.416	2.416
	Height, in.	1.000	1.000	1.000
At Test	Water Content, %	27.0	26.8	27.9
	Dry Density, pcf	95.5	95.0	92.3
	Saturation, %	97.9	95.7	93.3
	Void Ratio	0.7318	0.7409	0.7917
	Diameter, in.	2.416	2.416	2.416
	Height, in.	1.000	1.000	1.000
Normal Stress, ksf		1.000	3.000	6.000
Fail. Stress, ksf		0.900	2.496	4.032
Displacement, in.		0.137	0.161	0.112
Ult. Stress, ksf		0.804	2.148	3.732
Displacement, in.		0.251	0.251	0.252
Strain rate, in./min.		0.010	0.010	0.010

Sample Type: Undisturbed
Description: Light olive brown, poorly graded medium to coarse sand

Assumed Specific Gravity= 2.65
Remarks:

Client: Highgates Hotel

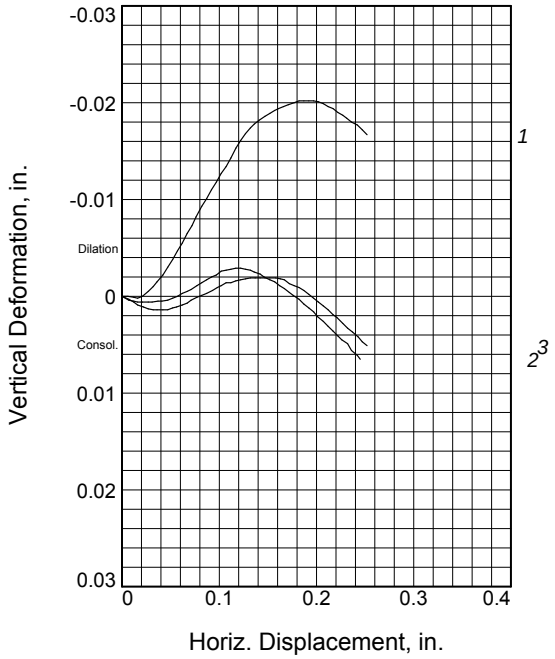
Project: Pacific Edge Hotel

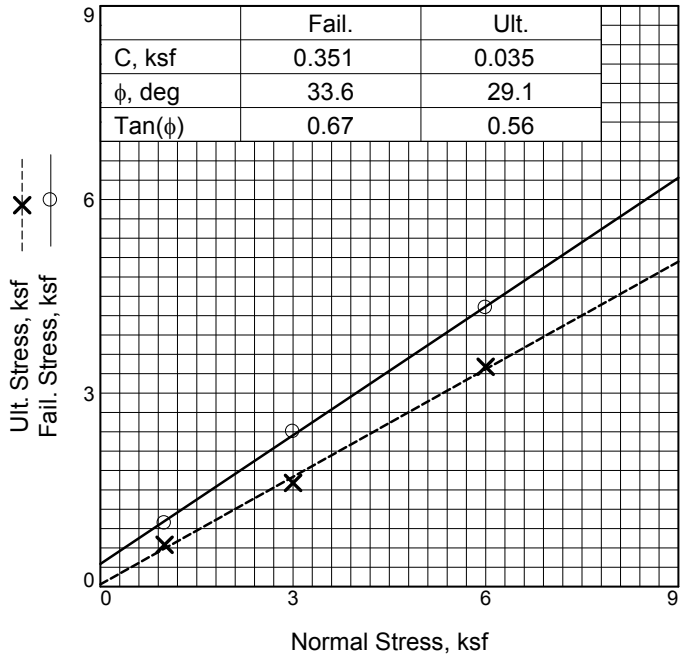
Source of Sample: B-1 **Depth:** 20

Proj. No.: 18-181 **Date Sampled:** 4-24-18

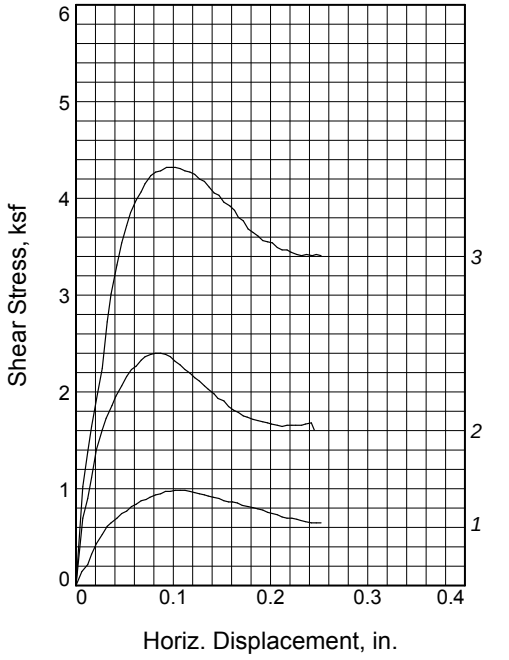
PETRA GEOSCIENCES INC.

Figure C-5





	Fail.	Ult.
C, ksf	0.351	0.035
ϕ, deg	33.6	29.1
Tan(ϕ)	0.67	0.56



Sample No.		1	2	3
Initial	Water Content, %	18.1	18.1	18.1
	Dry Density, pcf	113.0	117.1	115.4
	Saturation, %	96.1	106.9	102.2
	Void Ratio	0.5187	0.4667	0.4881
	Diameter, in.	2.416	2.416	2.416
	Height, in.	1.000	1.000	1.000
At Test	Water Content, %	18.9	18.0	18.4
	Dry Density, pcf	113.0	117.1	115.4
	Saturation, %	100.0	106.0	103.6
	Void Ratio	0.5187	0.4667	0.4881
	Diameter, in.	2.416	2.416	2.416
	Height, in.	1.000	1.000	1.000
Normal Stress, ksf		1.000	3.000	6.000
Fail. Stress, ksf		0.984	2.400	4.320
Displacement, in.		0.102	0.082	0.093
Ult. Stress, ksf		0.648	1.608	3.408
Displacement, in.		0.252	0.245	0.252
Strain rate, in./min.		0.005	0.005	0.005

Sample Type: Undisturbed
Description: Brown, clayey fine to medium sand

Assumed Specific Gravity= 2.75
Remarks:

Client: Highgates Hotel

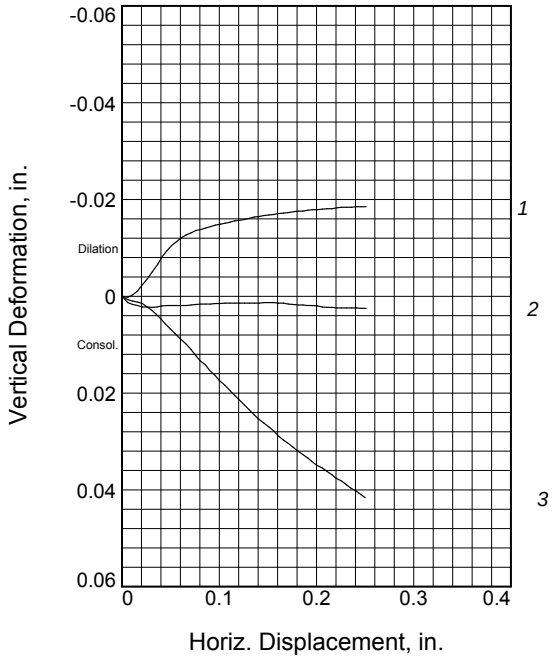
Project: Pacific Edge Hotel

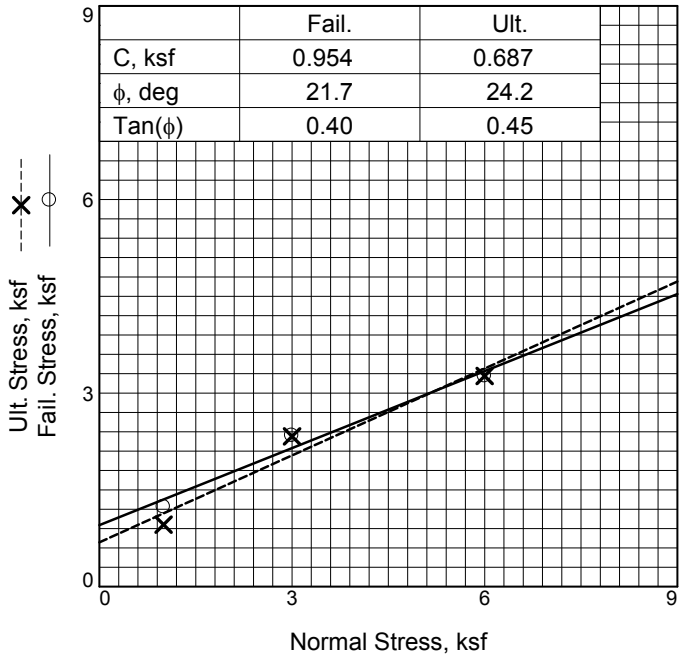
Source of Sample: B-1 **Depth:** 40

Proj. No.: 18-181 **Date Sampled:** 4-24-18

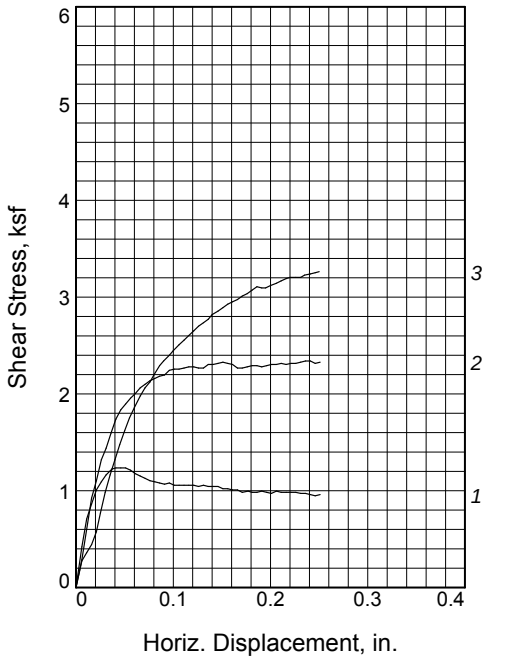
PETRA GEOSCIENCES INC.

Figure C-6





	Fail.	Ult.
C, ksf	0.954	0.687
ϕ, deg	21.7	24.2
Tan(ϕ)	0.40	0.45



Sample No.		1	2	3
Initial	Water Content, %	16.1	16.1	16.1
	Dry Density, pcf	111.7	112.0	97.6
	Saturation, %	88.4	89.1	61.2
	Void Ratio	0.4810	0.4773	0.6951
	Diameter, in.	2.416	2.416	2.416
	Height, in.	1.000	1.000	1.000
At Test	Water Content, %	19.9	19.9	26.6
	Dry Density, pcf	111.7	112.0	97.6
	Saturation, %	109.4	110.2	101.3
	Void Ratio	0.4810	0.4773	0.6951
	Diameter, in.	2.416	2.416	2.416
	Height, in.	1.000	1.000	1.000
Normal Stress, ksf		1.000	3.000	6.000
Fail. Stress, ksf		1.236	2.340	3.264
Displacement, in.		0.041	0.236	0.250
Ult. Stress, ksf		0.960	2.328	3.264
Displacement, in.		0.251	0.251	0.250
Strain rate, in./min.		0.005	0.005	0.005

Sample Type: Undisturbed
Description: Olive, fine sand with silt

Assumed Specific Gravity= 2.65
Remarks:

Client: Highgates Hotel

Project: Pacific Edge Hotel

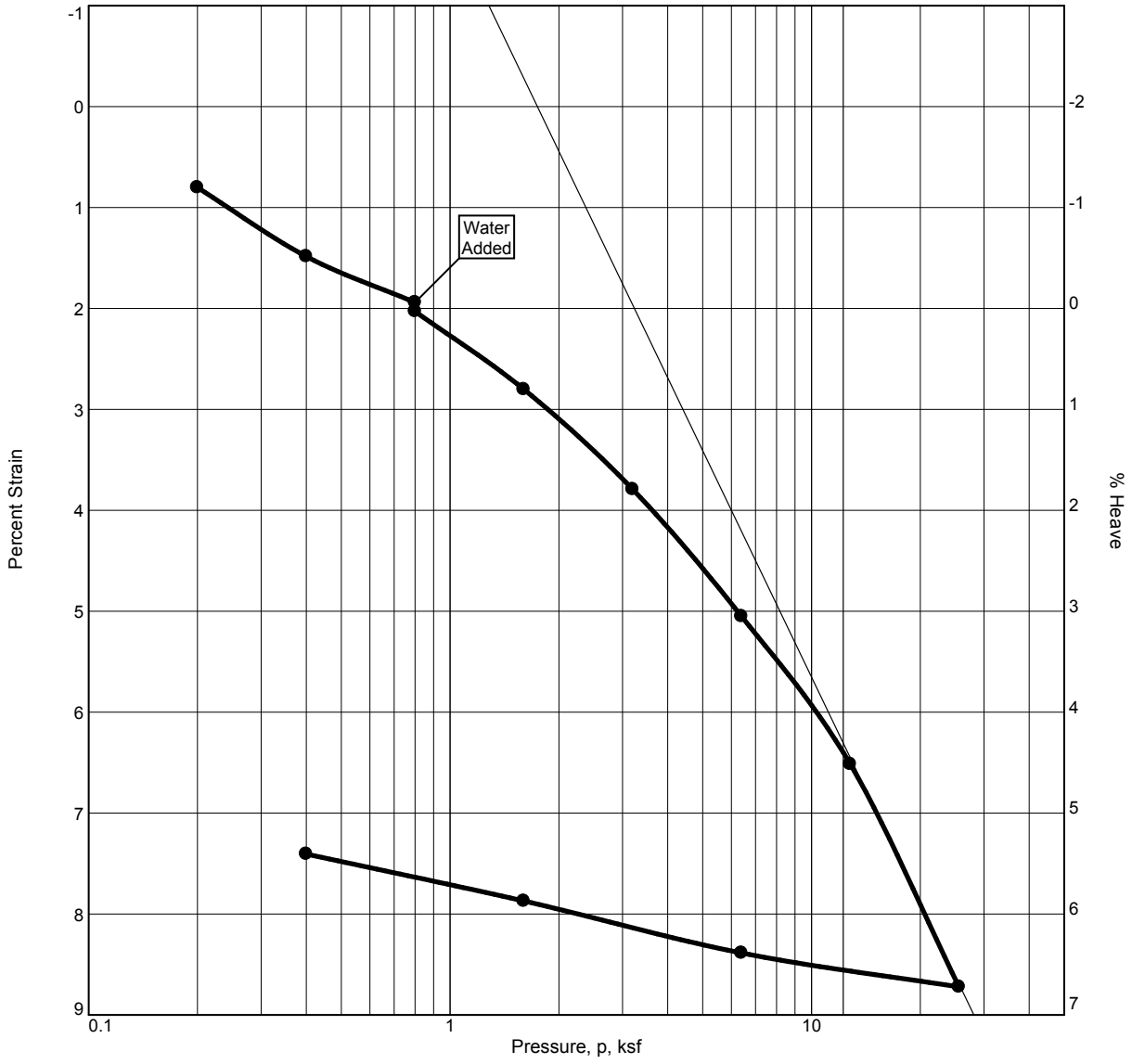
Source of Sample: B-5 **Depth:** 5

Proj. No.: 18-181 **Date Sampled:** 4-24-18

PETRA GEOSCIENCES INC.

Figure C-7

COLLAPSE TEST REPORT



SUMMARY OF TEST RESULTS

	DRY DENSITY (pcf)	MOISTURE CONTENT, (%)	SATURATION (%)	VOID RATIO	SPECIFIC GRAVITY	OVERBURDEN (ksf)	P_C (ksf)	C_C	SWELL PRESS. (ksf)
INITIAL	105.0	25.0	115.0	0.576	2.65	3.3	12.8	0.12	
FINAL		65.0	100.0	0.459					

Source of Sample: B-1 **Depth:** 25
Material Description: **USCS:** **AASHTO:**
Remarks:

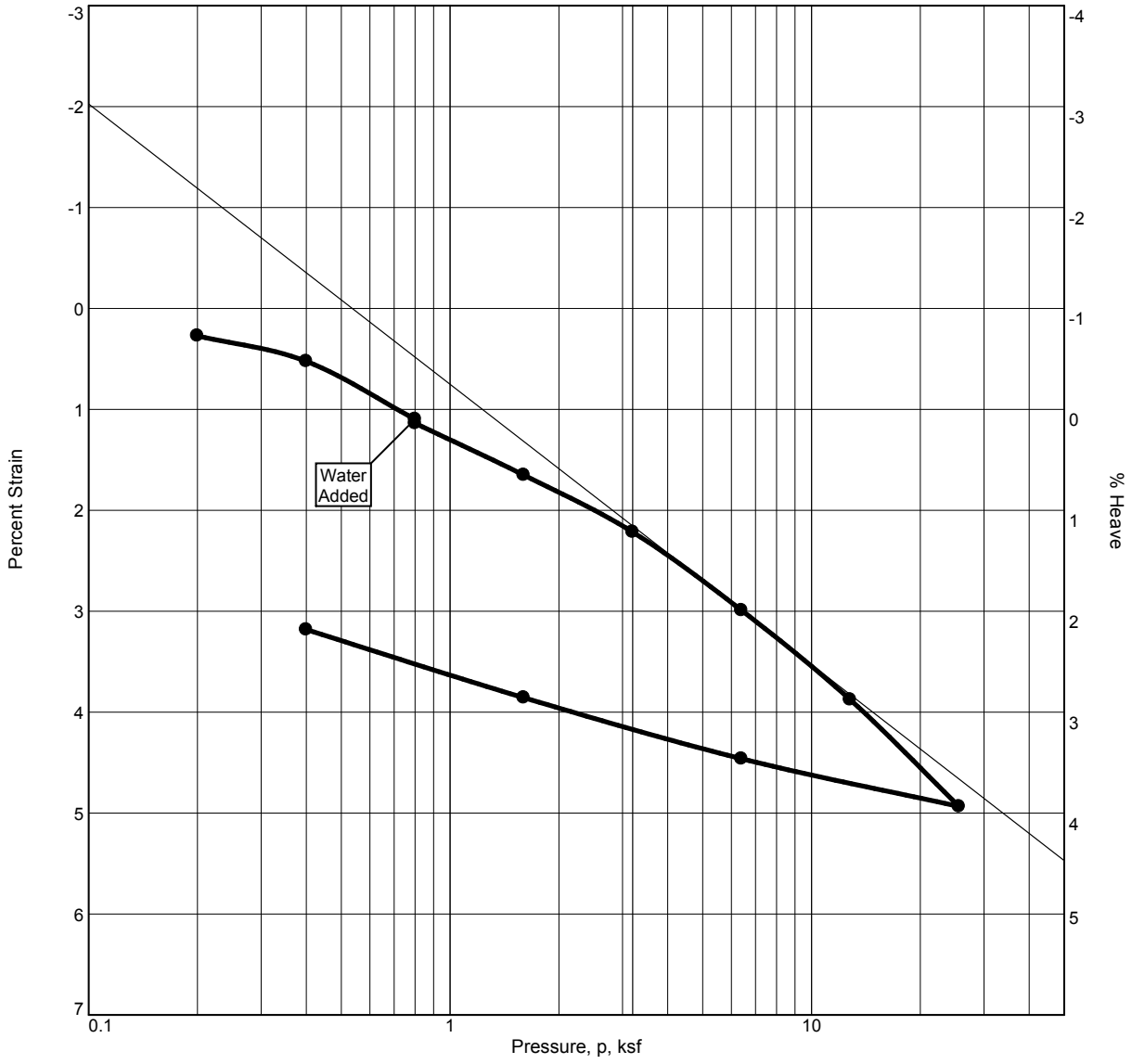
Laboratory:
1251 West Pomona Road, Unit #103, Corona, Ca 92882 Phone #. 714.549.8921 Fax. 951.7373199

PETRA GEOSCIENCES INC.

Client: Highgates Hotel
Project: Pacific Edge Hotel
Project No.: 18-181

Figure C-8

COLLAPSE TEST REPORT



SUMMARY OF TEST RESULTS

	DRY DENSITY (pcf)	MOISTURE CONTENT, (%)	SATURATION (%)	VOID RATIO	SPECIFIC GRAVITY	OVERBURDEN (ksf)	P_C (ksf)	C_C	SWELL PRESS. (ksf)
INITIAL	110.7	16.1	86.4	0.495	2.65	4.5	3.5	0.04	
FINAL		16.2	96.1	0.447					

Source of Sample: B-1 **Depth:** 35
Material Description: **USCS:** **AASHTO:**
Remarks:

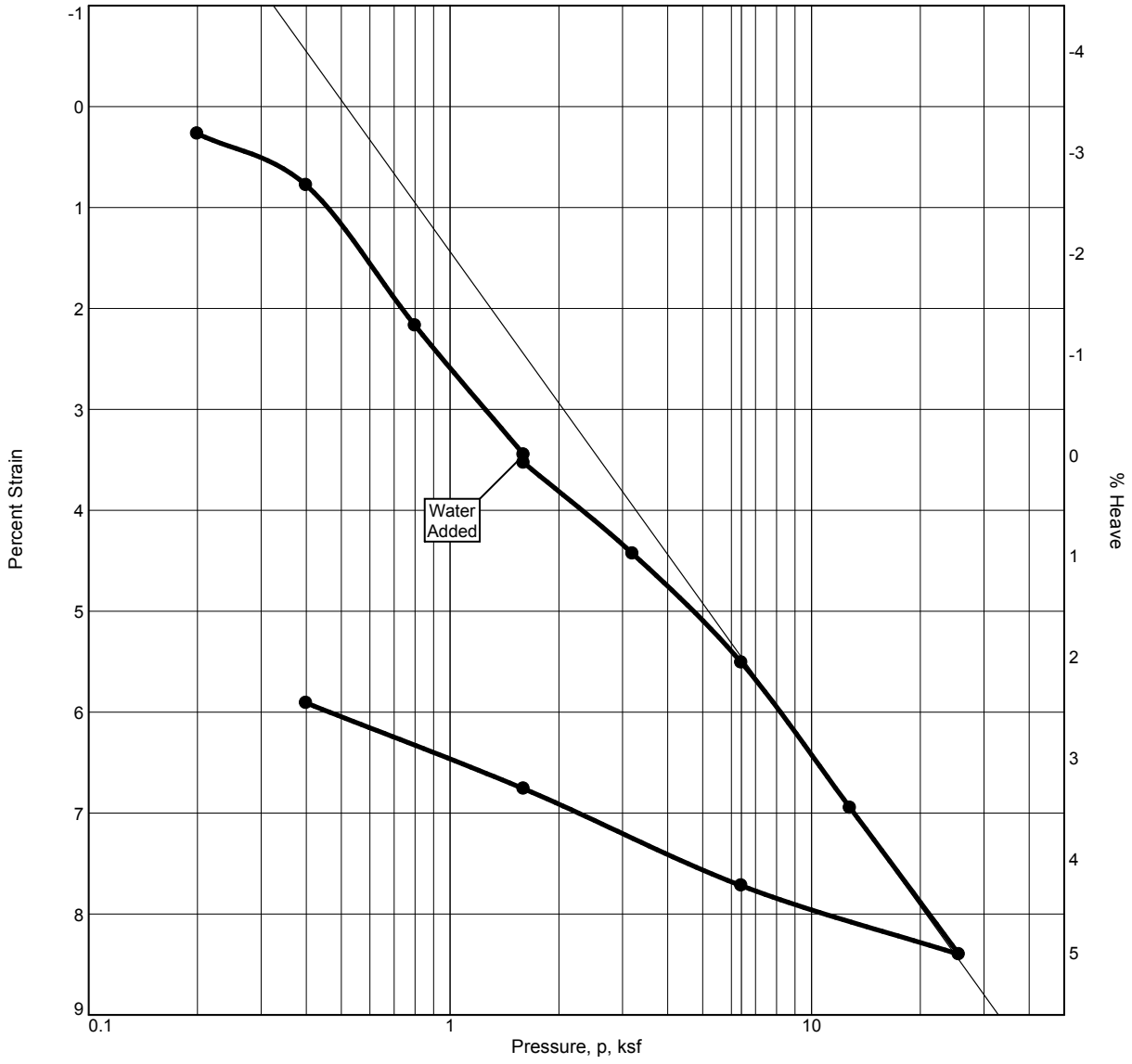
Laboratory:
1251 West Pomona Road, Unit #103, Corona, Ca 92882 Phone #. 714.549.8921 Fax. 951.7373199

PETRA GEOSCIENCES INC.

Client: Highgates Hotel
Project: Pacific Edge Hotel
Project No.: 18-181

Figure C-9

COLLAPSE TEST REPORT



SUMMARY OF TEST RESULTS

	DRY DENSITY (pcf)	MOISTURE CONTENT, (%)	SATURATION (%)	VOID RATIO	SPECIFIC GRAVITY	OVERBURDEN (ksf)	P_C (ksf)	C_C	SWELL PRESS. (ksf)
INITIAL	114.5	18.1	108.0	0.445	2.65	5.4	6.7	0.07	
FINAL		17.1	100.0	0.360					

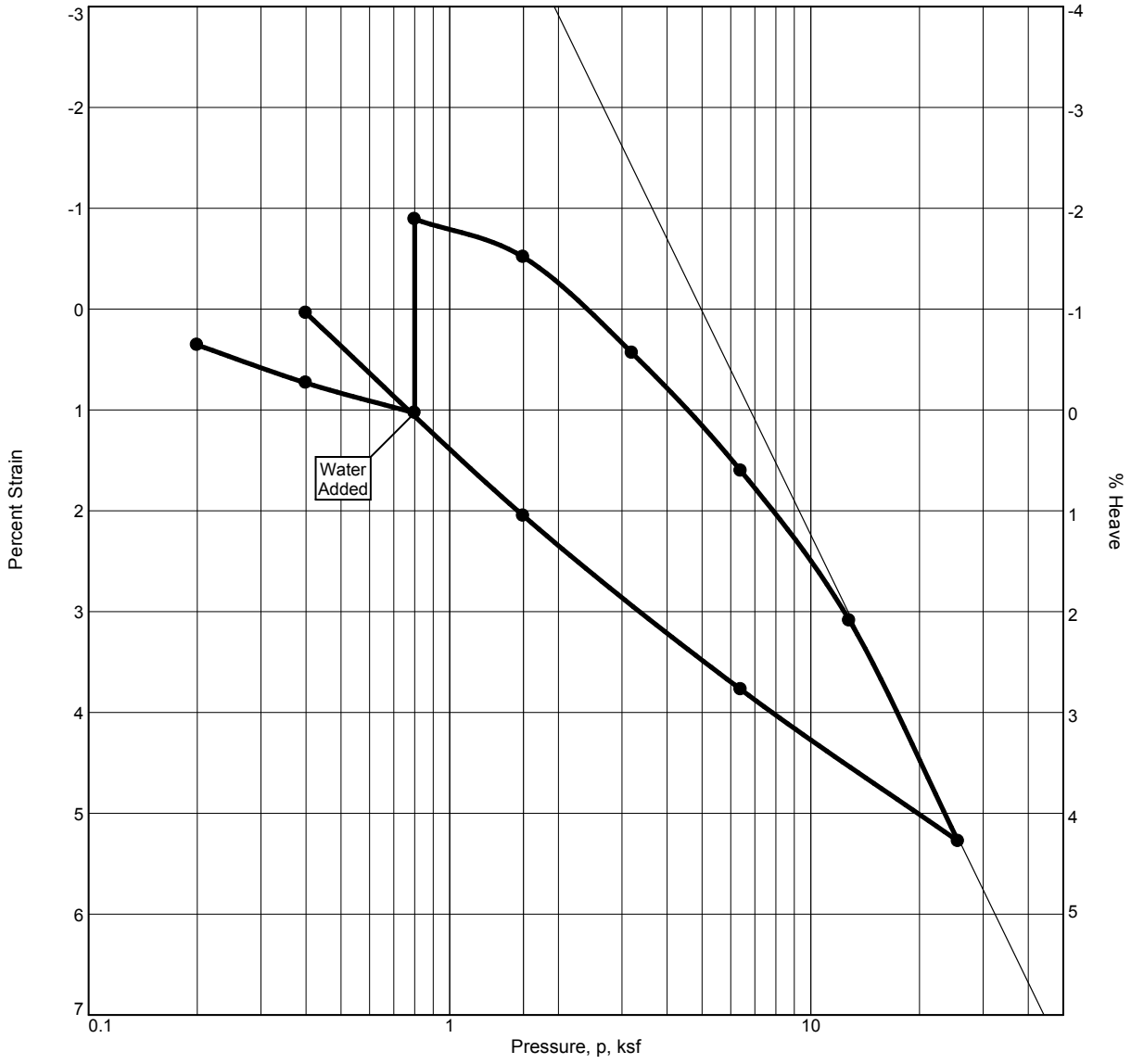
Source of Sample: B-1 **Depth:** 40
Material Description: Brown, clayey fine to medium sand **USCS:** **AASHTO:**
Remarks:

PETRA GEOSCIENCES INC.

Client: Highgates Hotel
Project: Pacific Edge Hotel
Project No.: 18-181 **Figure** C-10

Laboratory:
1251 West Pomona Road, Unit #103, Corona, Ca 92882 Phone #. 714.549.8921 Fax. 951.7373199

COLLAPSE TEST REPORT



SUMMARY OF TEST RESULTS

	DRY DENSITY (pcf)	MOISTURE CONTENT, (%)	SATURATION (%)	VOID RATIO	SPECIFIC GRAVITY	OVERBURDEN (ksf)	P_C (ksf)	C_C	SWELL PRESS. (ksf)
INITIAL	96.5	25.6	95.0	0.714	2.65	5.5	5.0	0.13	4.6
FINAL		27.8	100.0	0.714					

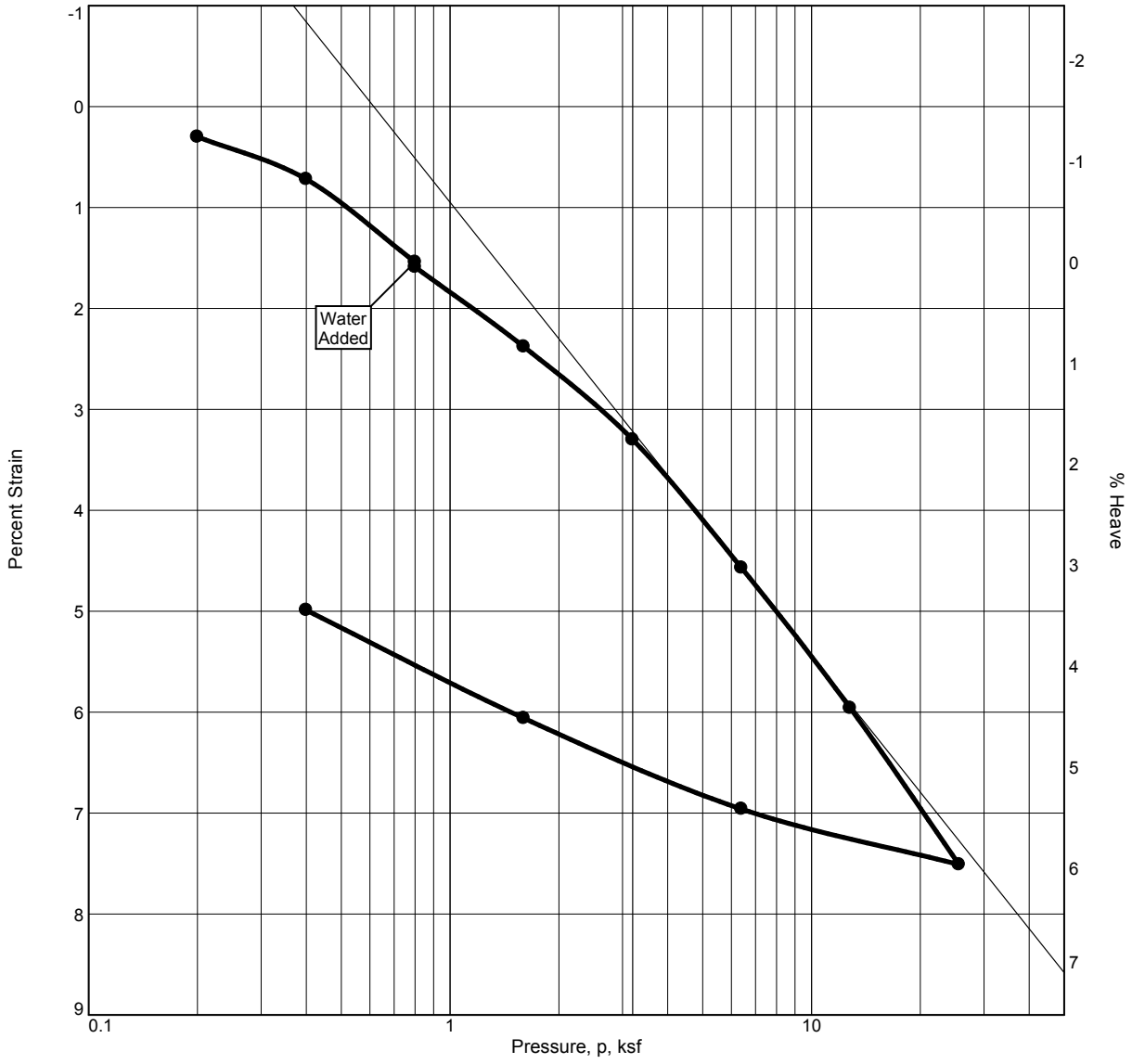
Source of Sample: B-1 **Depth:** 45
Material Description: **USCS:** **AASHTO:**
Remarks:

Laboratory:
1251 West Pomona Road, Unit #103, Corona, Ca 92882 Phone #. 714.549.8921 Fax. 951.7373199

PETRA GEOSCIENCES INC.

Client: Highgates Hotel
Project: Pacific Edge Hotel
Project No.: 18-181 **Figure** C-11

COLLAPSE TEST REPORT



SUMMARY OF TEST RESULTS

	DRY DENSITY (pcf)	MOISTURE CONTENT, (%)	SATURATION (%)	VOID RATIO	SPECIFIC GRAVITY	OVERBURDEN (ksf)	P_C (ksf)	C_C	SWELL PRESS. (ksf)
INITIAL	105.7	17.4	81.5	0.565	2.65	1.8	3.4	0.07	
FINAL		14.2	77.5	0.487					

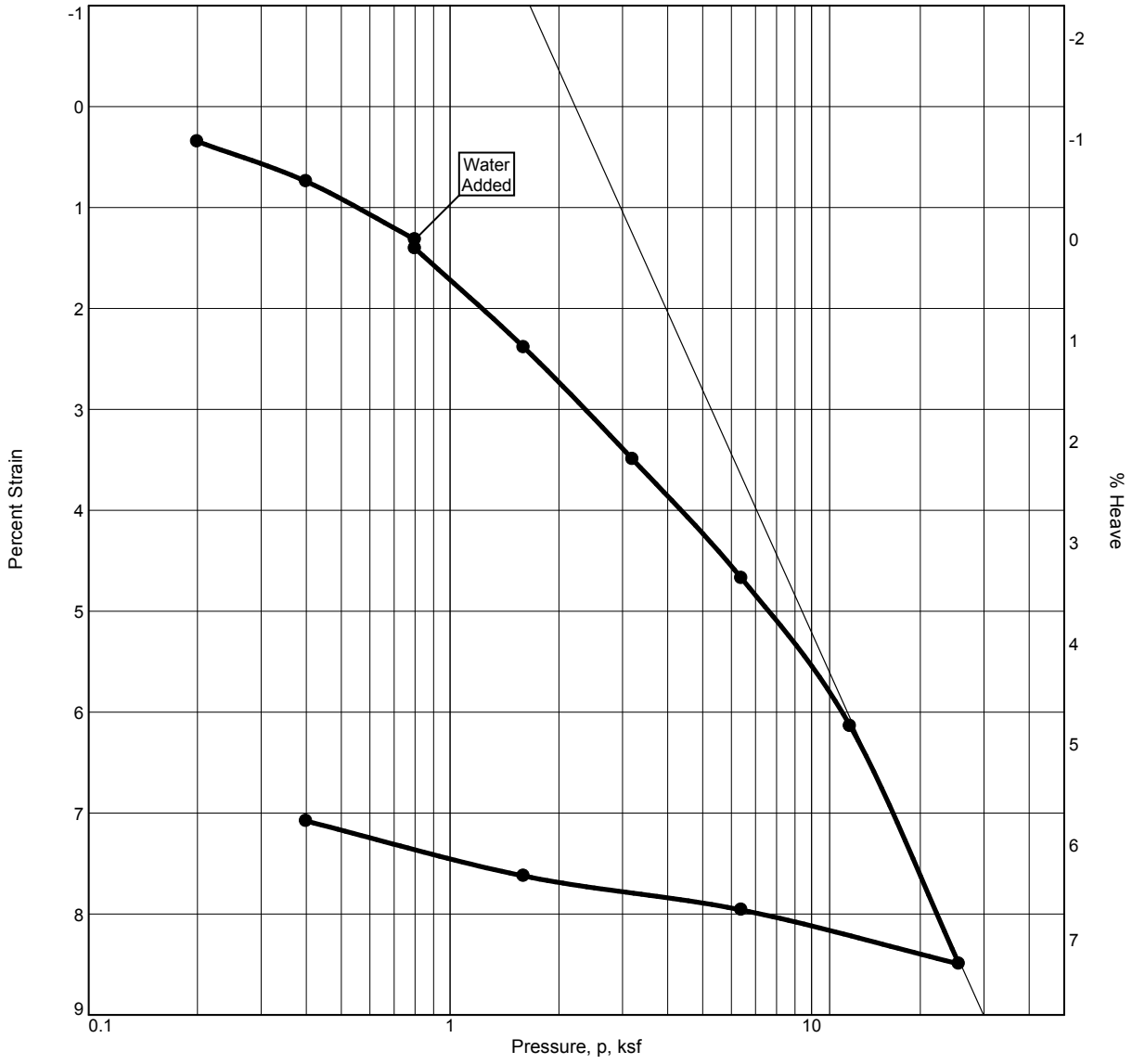
Source of Sample: B-2 **Depth:** 15
Material Description: Olive brown, silty fine sand **USCS:** SM **AASHTO:**
Remarks:

Laboratory:
1251 West Pomona Road, Unit #103, Corona, Ca 92882 Phone #. 714.549.8921 Fax. 951.7373199

PETRA GEOSCIENCES INC.

Client: Highgates Hotel
Project: Pacific Edge Hotel
Project No.: 18-181 **Figure** C-12

COLLAPSE TEST REPORT



SUMMARY OF TEST RESULTS

	DRY DENSITY (pcf)	MOISTURE CONTENT, (%)	SATURATION (%)	VOID RATIO	SPECIFIC GRAVITY	OVERBURDEN (ksf)	P_C (ksf)	C_C	SWELL PRESS. (ksf)
INITIAL	103.9	14.9	66.8	0.592	2.65	119.4	12.2	0.13	
FINAL		13.6	75.3	0.480					

Source of Sample: B-2 **Depth:** 20
Material Description: **USCS:** **AASHTO:**
Remarks:

Laboratory:
1251 West Pomona Road, Unit #103, Corona, Ca 92882 Phone #. 714.549.8921 Fax. 951.7373199

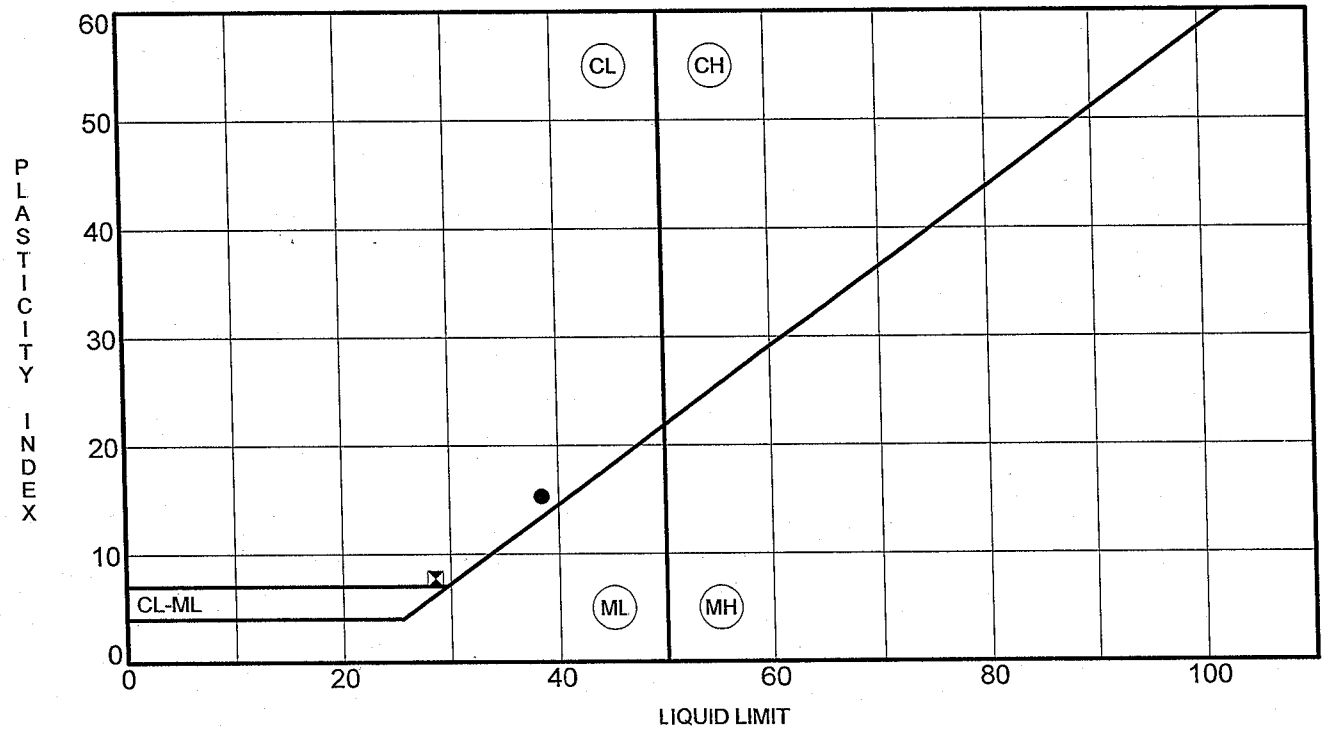
PETRA GEOSCIENCES INC.

Client: Highgates Hotel
Project: Pacific Edge Hotel
Project No.: 18-181

Figure C-13

APPENDIX C-II

LABORATORY DATA SUMMARY (GSI, 2008)



	Specimen Identification	LL	PL	PI	Fines	Classification
●	B-7 @ 10'	38	23	15		olive CLAY (CL)
⧓	HA-5 @ 12.5'	29	21	8		olive brown, Clayey SAND (SC)

US_ATTERBERG_LIMITS_5456A.GPJ US_LAB.GDT 7/7/08

GSI
GEOSOILS, INC.
3812 E. La Palma Avenue
Anaheim, California
Telephone: (714)632-0151
Fax: (714)632-0745

ATTERBERG LIMITS' RESULTS

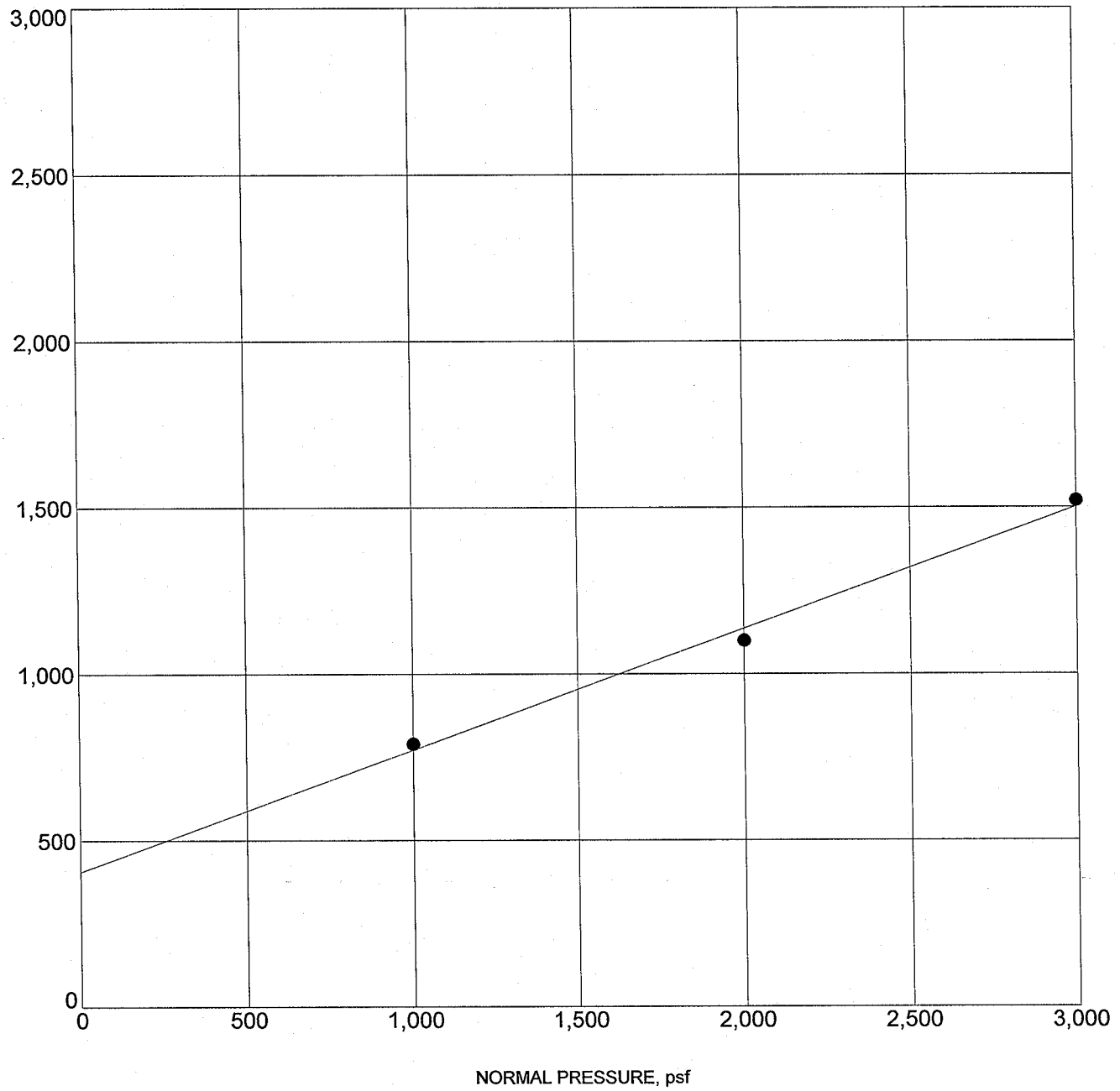
Project: Vacation Village

Location: Sleepy Hollow Lane, Laguna Beach

Number: W.O. 5456-A-OC

PLATE

D - 1



Specimen Identification	Classification	γ_d	MC%	c	ϕ
● B-1 @ 20'	dark brown and pale greenish brown mottled, Clayey Silty SAND (SM) - Remolded	102	20	407	20

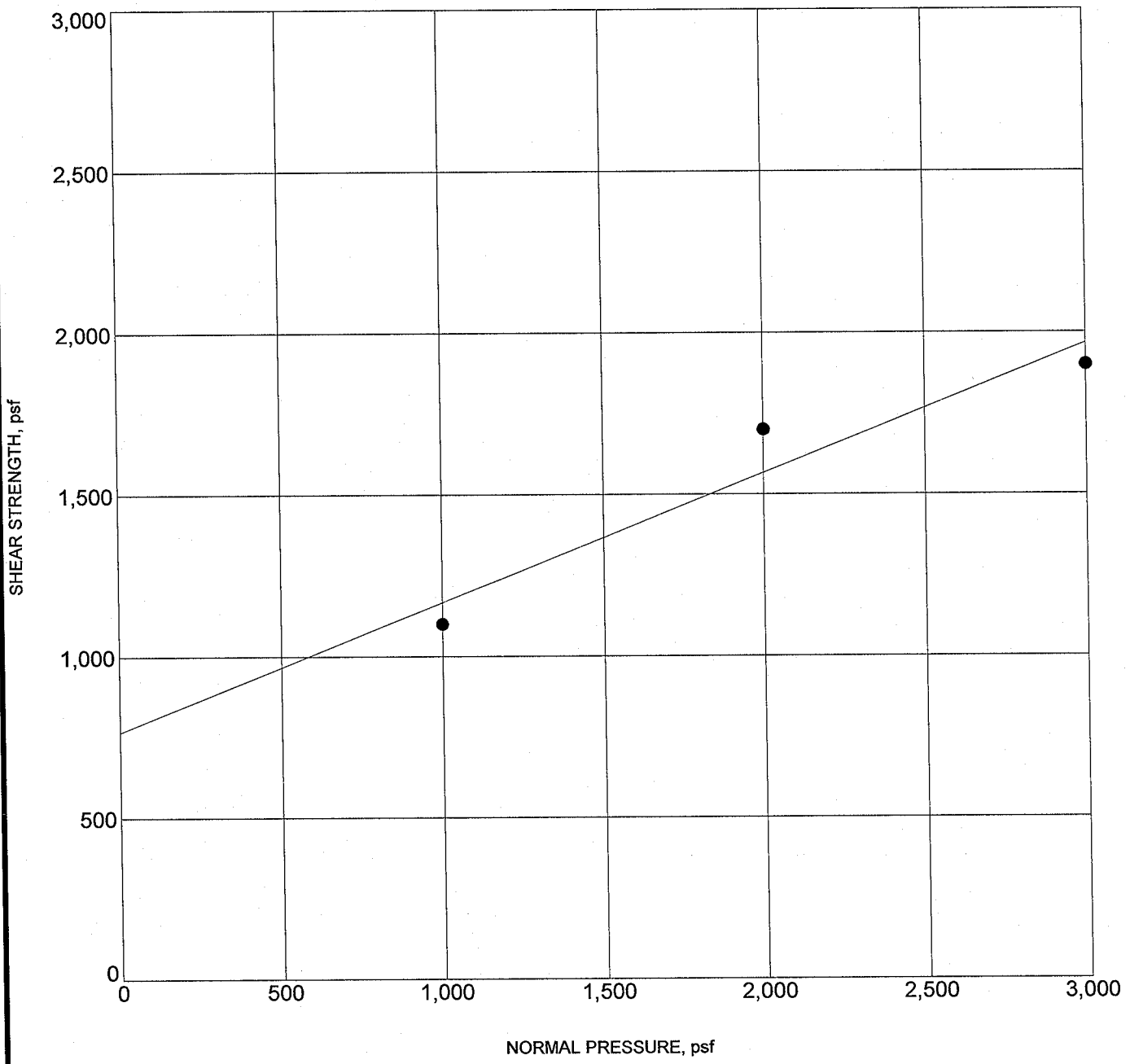
GSI
GEOSOILS, INC.
3812 E. La Palma Avenue
Anaheim, California
Telephone: (714)632-0151
Fax: (714)632-0745

DIRECT SHEAR TEST

Project: Vacation Village
Location: Sleepy Hollow Lane, Laguna Beach
Number: W.O. 5456-A-OC

PLATE
D - 2

US_DIRECT_SHEAR_5456A.GPJ US_LAB.GDT 7/7/08



	Specimen Identification	Classification	γ_d	MC%	c	ϕ
●	**B-1 @ 30'**	**gray and reddish brown mottled, Sandy SILTSTONE**	**94**	**31**	**767**	**22**

GSI
GEOSOILS, INC.
3812 E. La Palma Avenue
Anaheim, California
Telephone: (714)632-0151
Fax: (714)632-0745

DIRECT SHEAR TEST

Project: Vacation Village

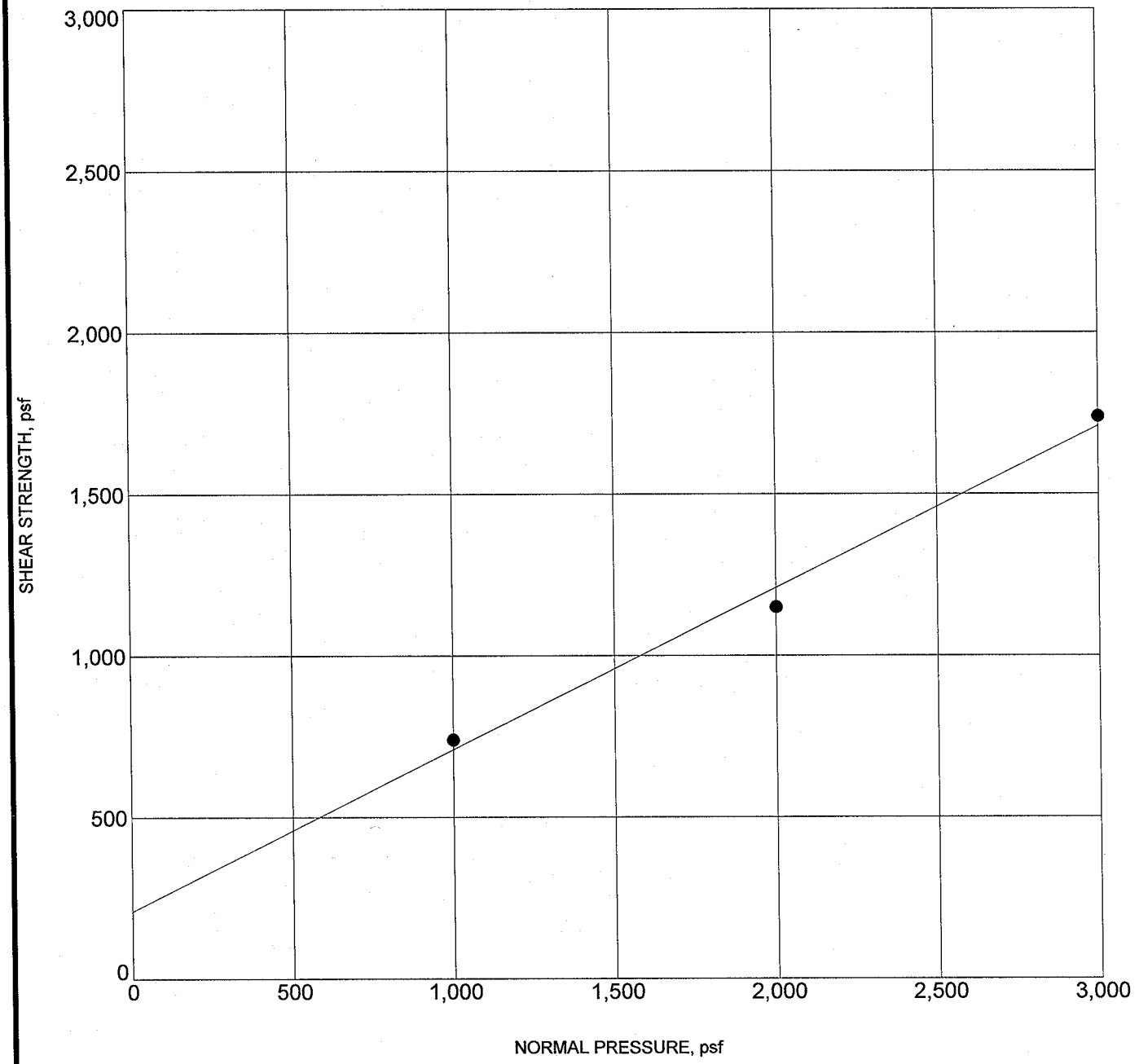
Location: Sleepy Hollow Lane, Laguna Beach

Number: W.O. 5456-A-OC

PLATE

D - 3

US_DIRECT_SHEAR_5456A.GPJ US_LAB.GDT 7/7/08



Specimen Identification	Classification	γ_d	MC%	c	ϕ
● B-3 @ 4-7'	**brownish red SAND (SP) - Remolded**	**115**	**16**	**210**	**27**

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3812 E. La Palma Avenue
Anaheim, California
Telephone: (714)632-0151
Fax: (714)632-0745

DIRECT SHEAR TEST

Project: Vacation Village

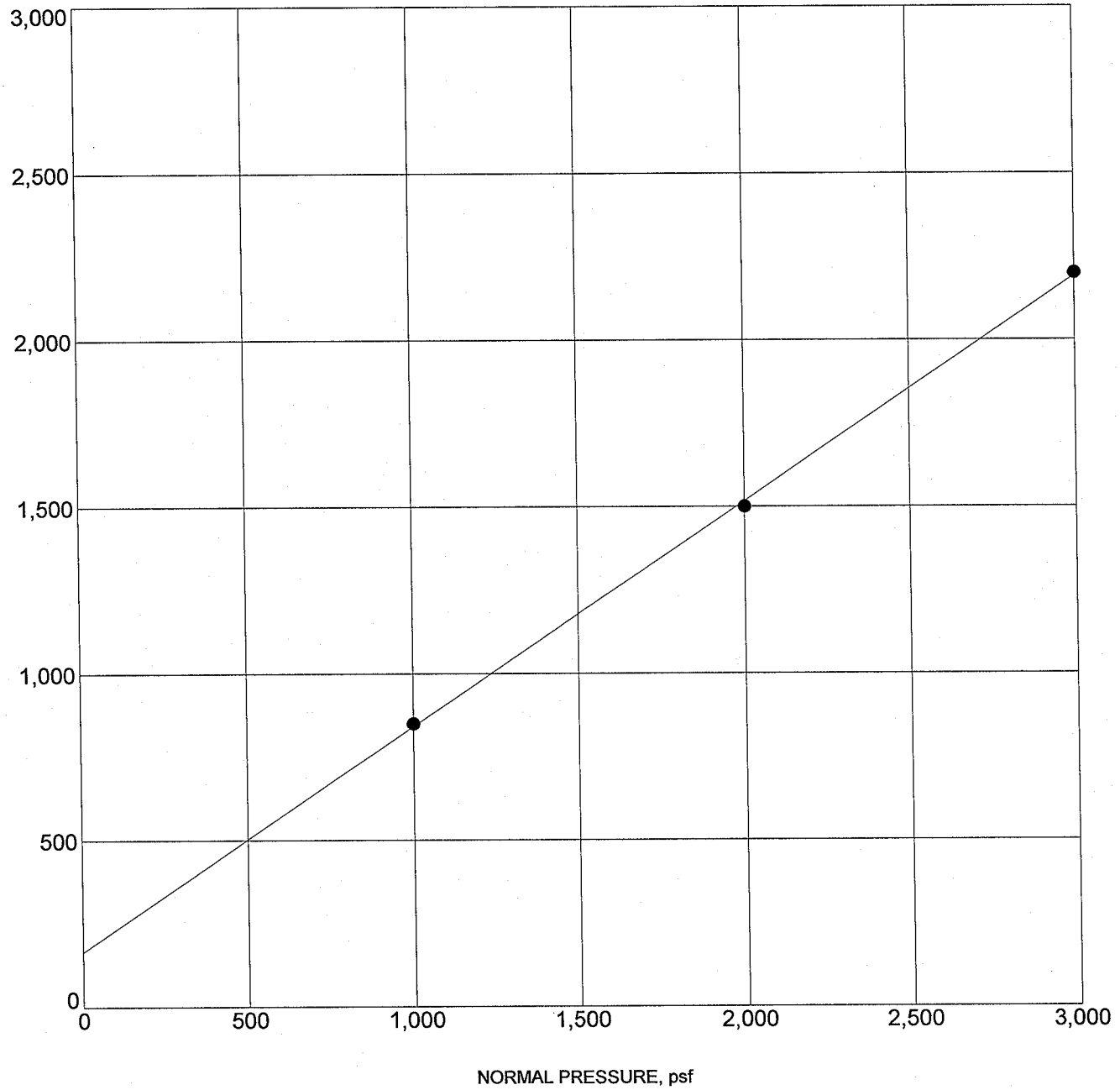
Location: Sleepy Hollow Lane, Laguna Beach

Number: W.O. 5456-A-OC

PLATE

D - 4

US DIRECT SHEAR 5456A.GPJ US_LAB.GDT 7/7/08



	Specimen Identification	Classification	γ_d	MC%	c	ϕ
●	**B-3 @ 10'**	**brownish red SAND (SP)**	**120**	**12**	**167**	**34**

GSI
GEOSOILS, INC.
3812 E. La Palma Avenue
Anaheim, California
Telephone: (714)632-0151
Fax: (714)632-0745

DIRECT SHEAR TEST

Project: Vacation Village

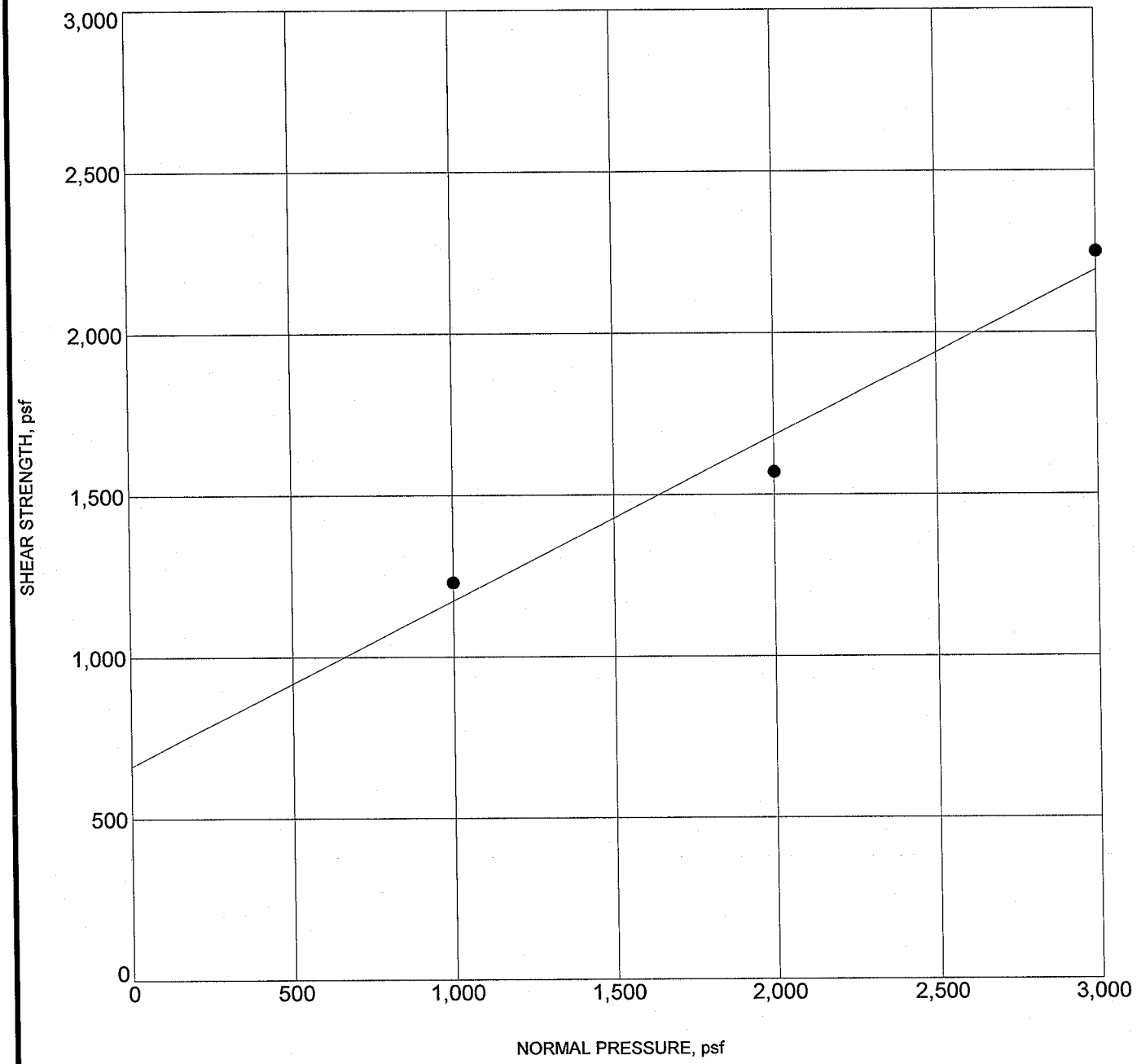
Location: Sleepy Hollow Lane, Laguna Beach

Number: W.O. 5456-A-OC

PLATE

D - 5

US DIRECT SHEAR 5456A.GPJ US_LAB.GDT 7/7/08



Specimen Identification	Classification	γ_d	MC%	c	ϕ
● **B-3 @ 25'**	**gray, Sandy SILTSTONE**	**106**	**20**	**663**	**27**

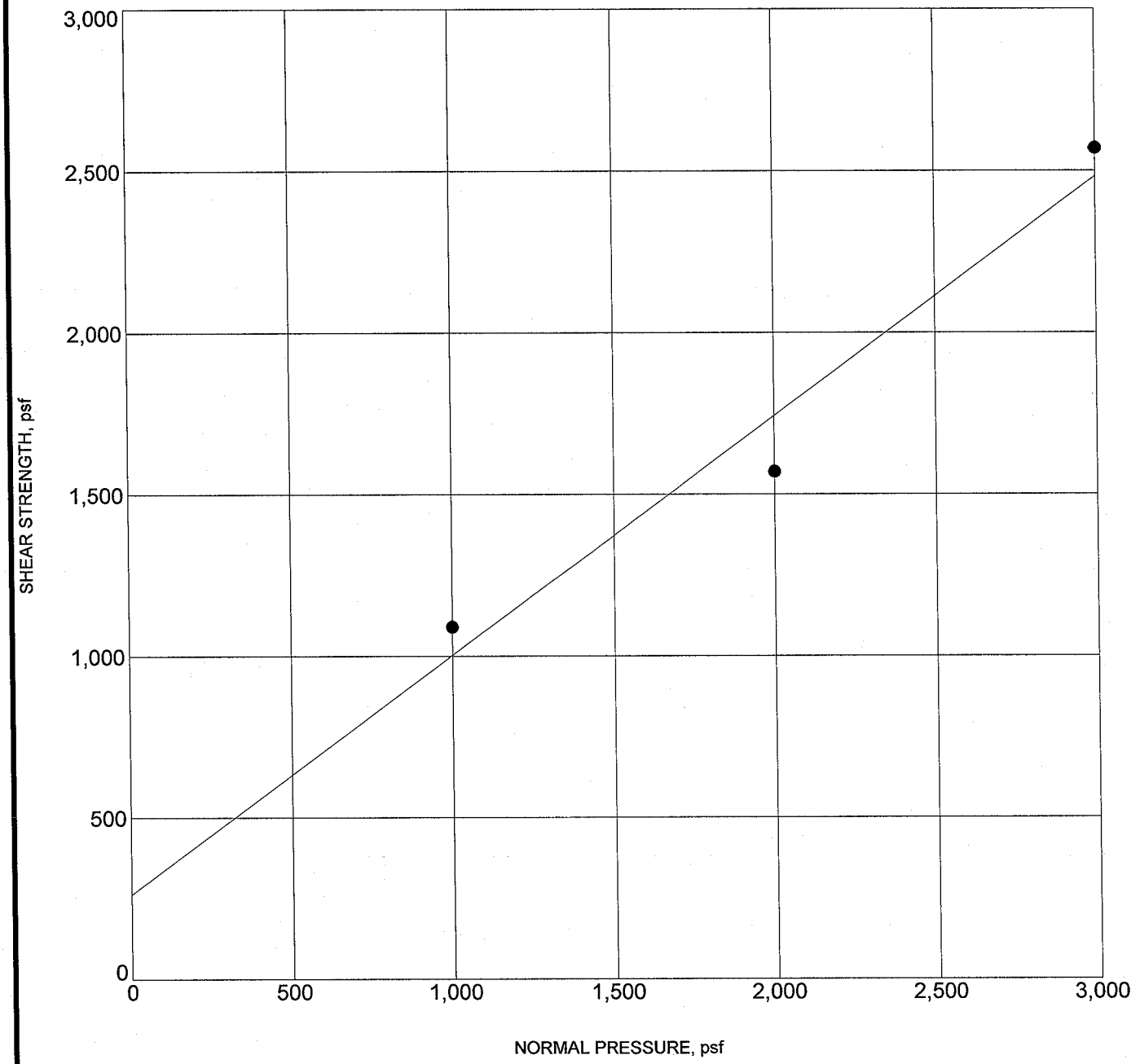
GSI
GEOSOILS, INC.
3812 E. La Palma Avenue
Anaheim, California
Telephone: (714)632-0151
Fax: (714)632-0745

DIRECT SHEAR TEST

Project: Vacation Village
Location: Sleepy Hollow Lane, Laguna Beach
Number: W.O. 5456-A-OC

PLATE
D - 6

US_DIRECT_SHEAR_5456A.GPJ US_LAB.GDT 7/7/08



Specimen Identification	Classification	γ_d	MC%	c	ϕ
● **B-4 @ 35'**	**light brownish gray SANDSTONE**	**120**	**13**	**263**	**37**

GSI
GEOSOILS, INC.
3812 E. La Palma Avenue
Anaheim, California
Telephone: (714)632-0151
Fax: (714)632-0745

DIRECT SHEAR TEST

Project: Vacation Village

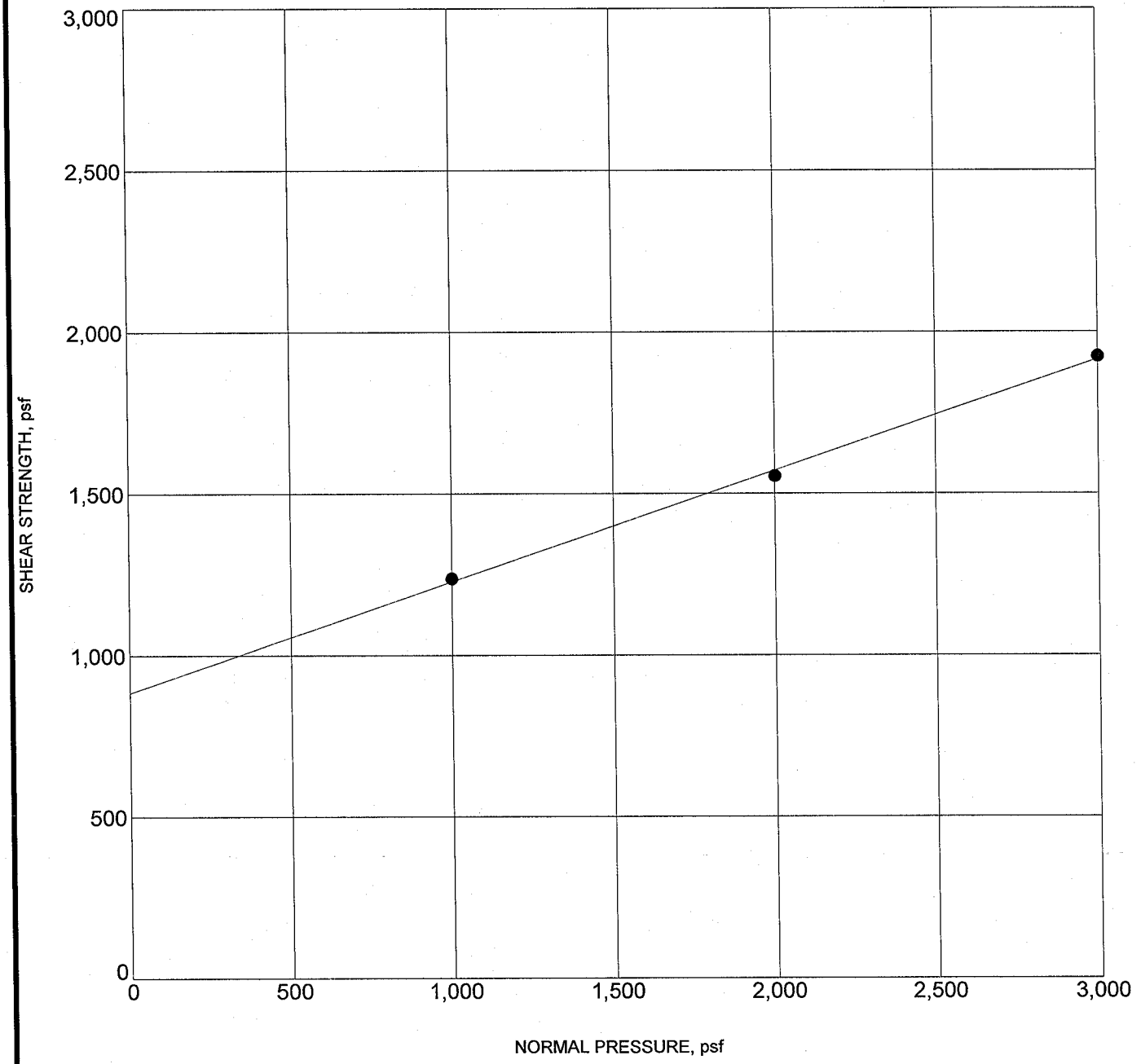
Location: Sleepy Hollow Lane, Laguna Beach

Number: W.O. 5456-A-OC

PLATE

D - 7

US DIRECT SHEAR 5456A.GPJ US_LAB.GDT 7/7/08



Specimen Identification	Classification	γ_d	MC%	c	ϕ
● **B-5 @ 15'**	**brown to dark brown, Silty SAND (SM)**	**107**	**18**	**885**	**19**

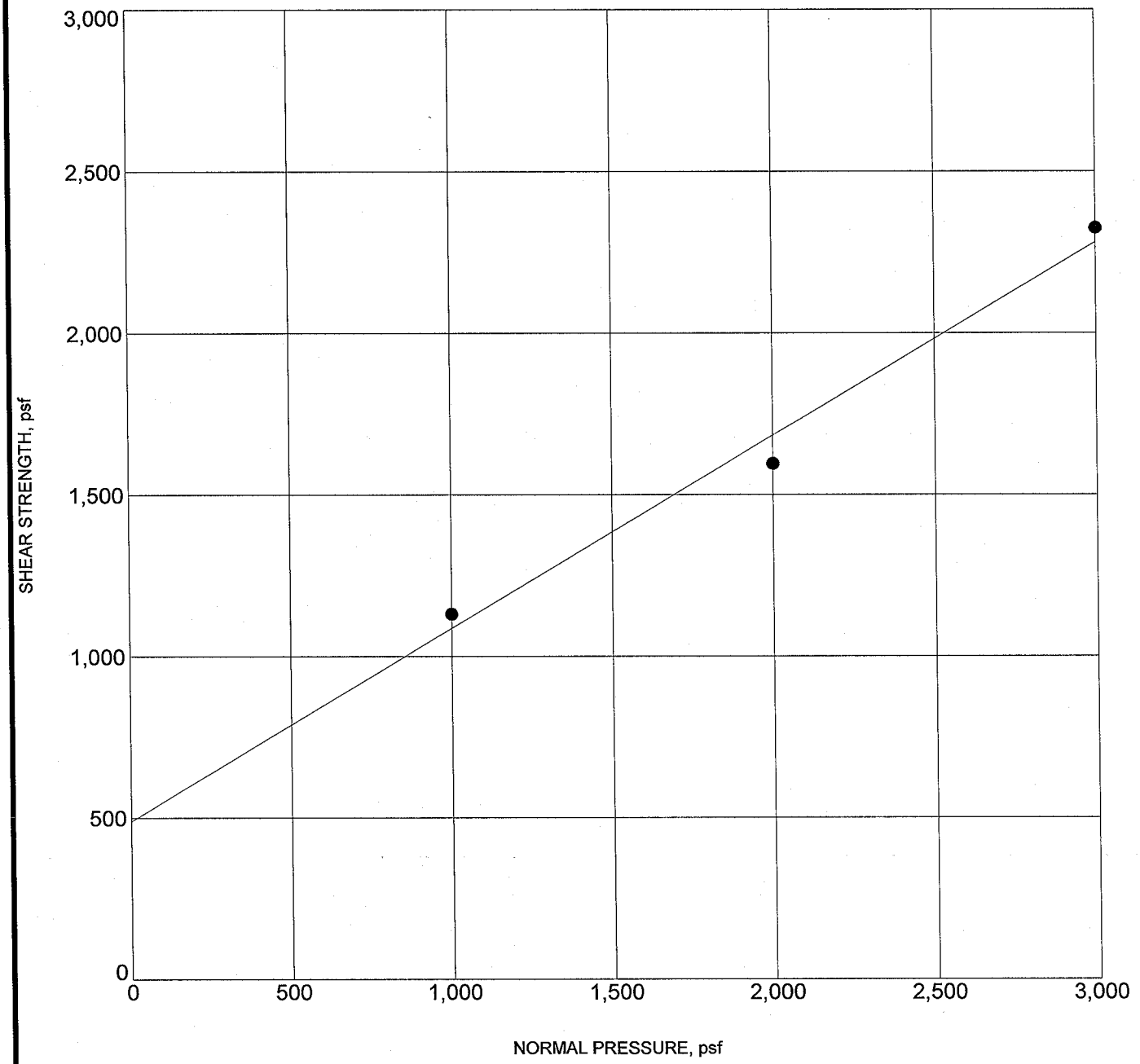
GSI
GEOSOILS, INC.
3812 E. La Palma Avenue
Anaheim, California
Telephone: (714)632-0151
Fax: (714)632-0745

DIRECT SHEAR TEST

Project: Vacation Village
Location: Sleepy Hollow Lane, Laguna Beach
Number: W.O. 5456-A-OC

PLATE
D - 8

US DIRECT SHEAR 5456A.GPJ US LAB.GDT 7/7/08



Specimen Identification	Classification	γ_d	MC%	c	ϕ
● **B-5 @ 31'**	**yellowish brown, Silty SANDSTONE**	**100**	**25**	**490**	**31**

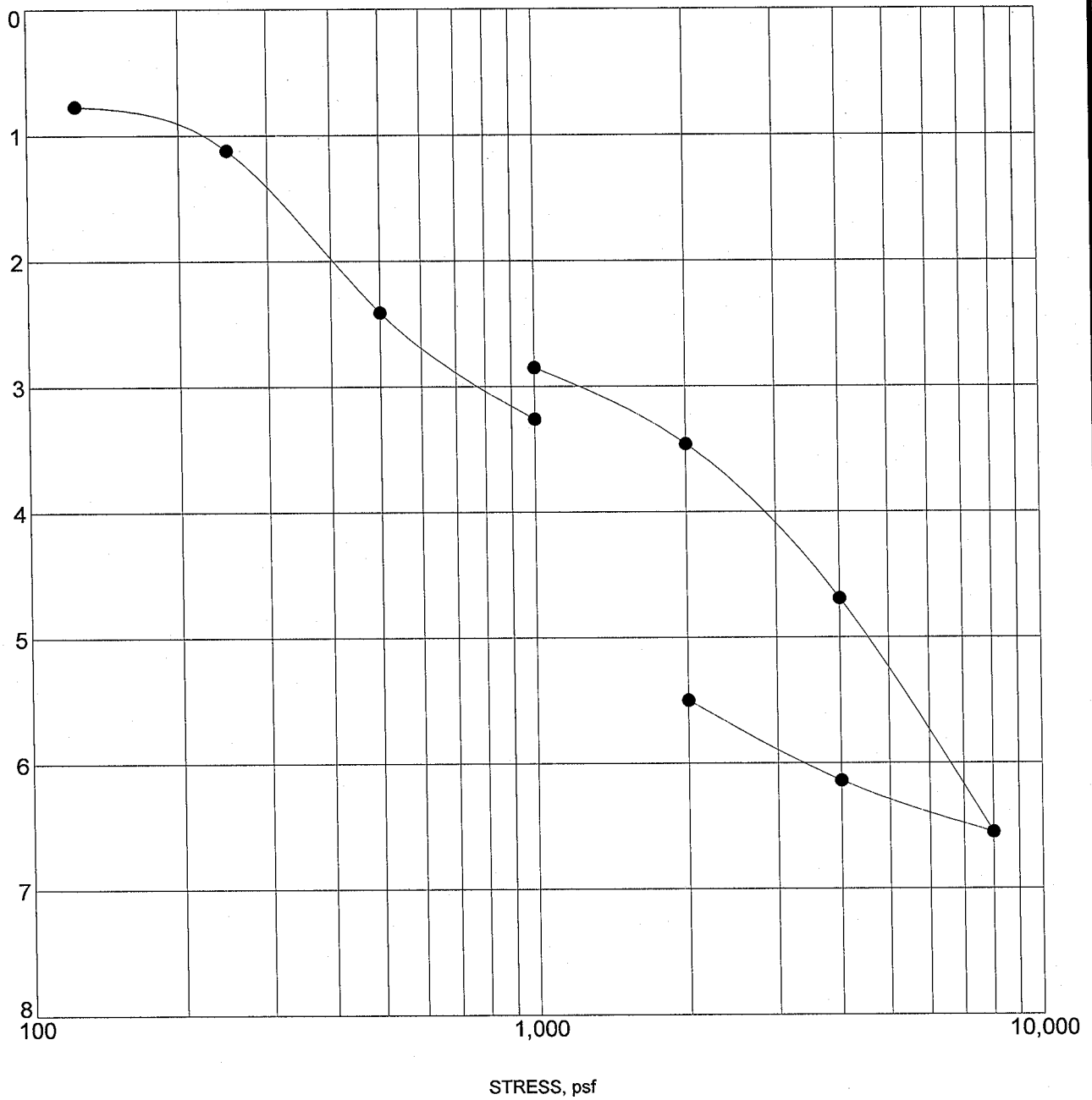
GSI
GEOSOILS, INC.
3812 E. La Palma Avenue
Anaheim, California
Telephone: (714)632-0151
Fax: (714)632-0745

DIRECT SHEAR TEST

Project: Vacation Village
Location: Sleepy Hollow Lane, Laguna Beach
Number: W.O. 5456-A-OC

PLATE
D - 9

US DIRECT SHEAR 5456A.GPJ US_LAB.GDT 7/7/08



Specimen Identification		Classification	γ_d	MC%
●	**B-3 @ 15'**	**bluish gray, Sandy SILTSTONE**	**98**	**25**

GSI
GEOSOILS, INC.
3812 E. La Palma Avenue
Anaheim, California
Telephone: (714)632-0151
Fax: (714)632-0745

CONSOLIDATION TEST

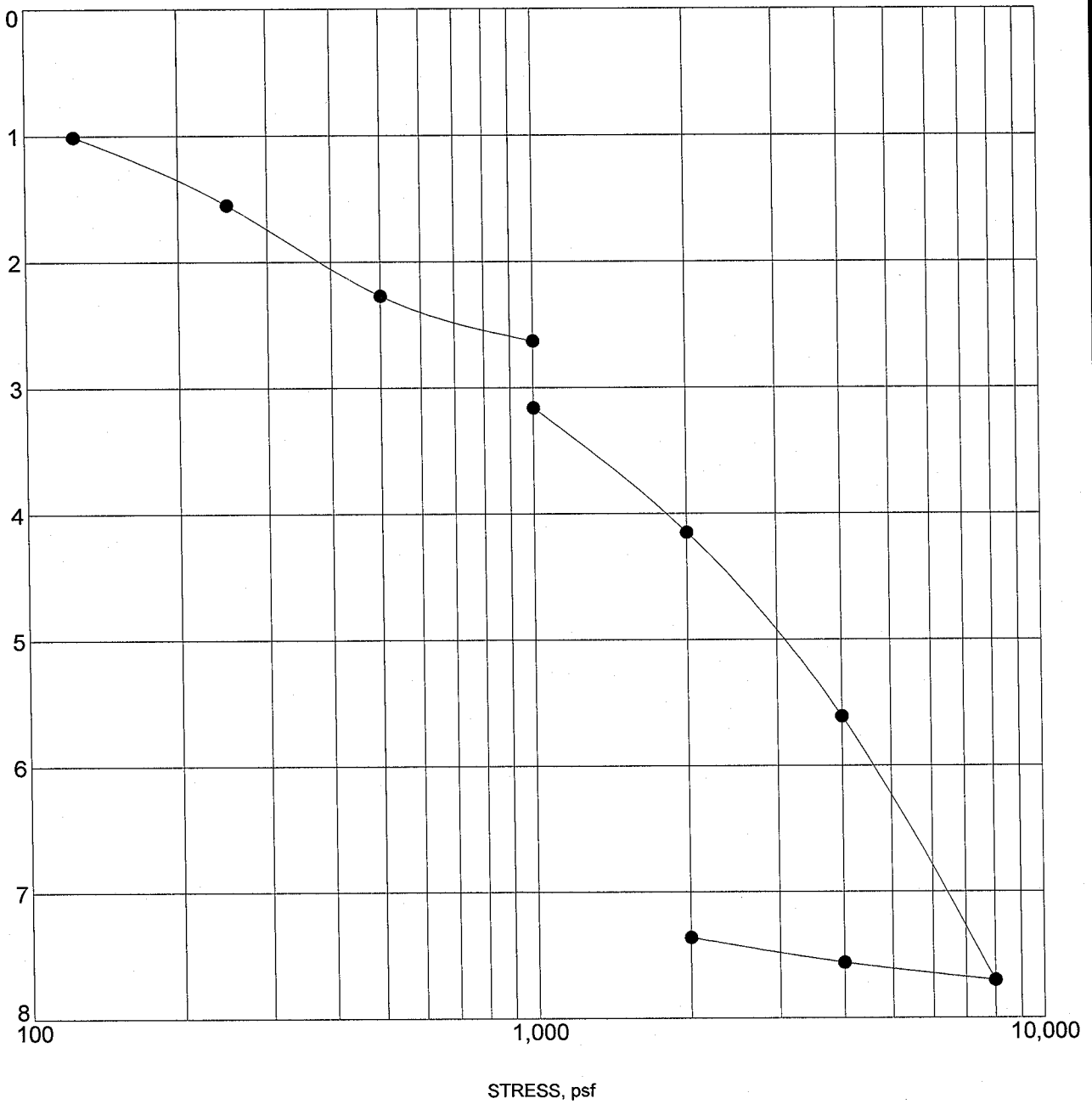
Project: Vacation Village

Location: Sleepy Hollow Lane, Laguna Beach

Number: W.O. 5456-A-OC

PLATE

D - 10



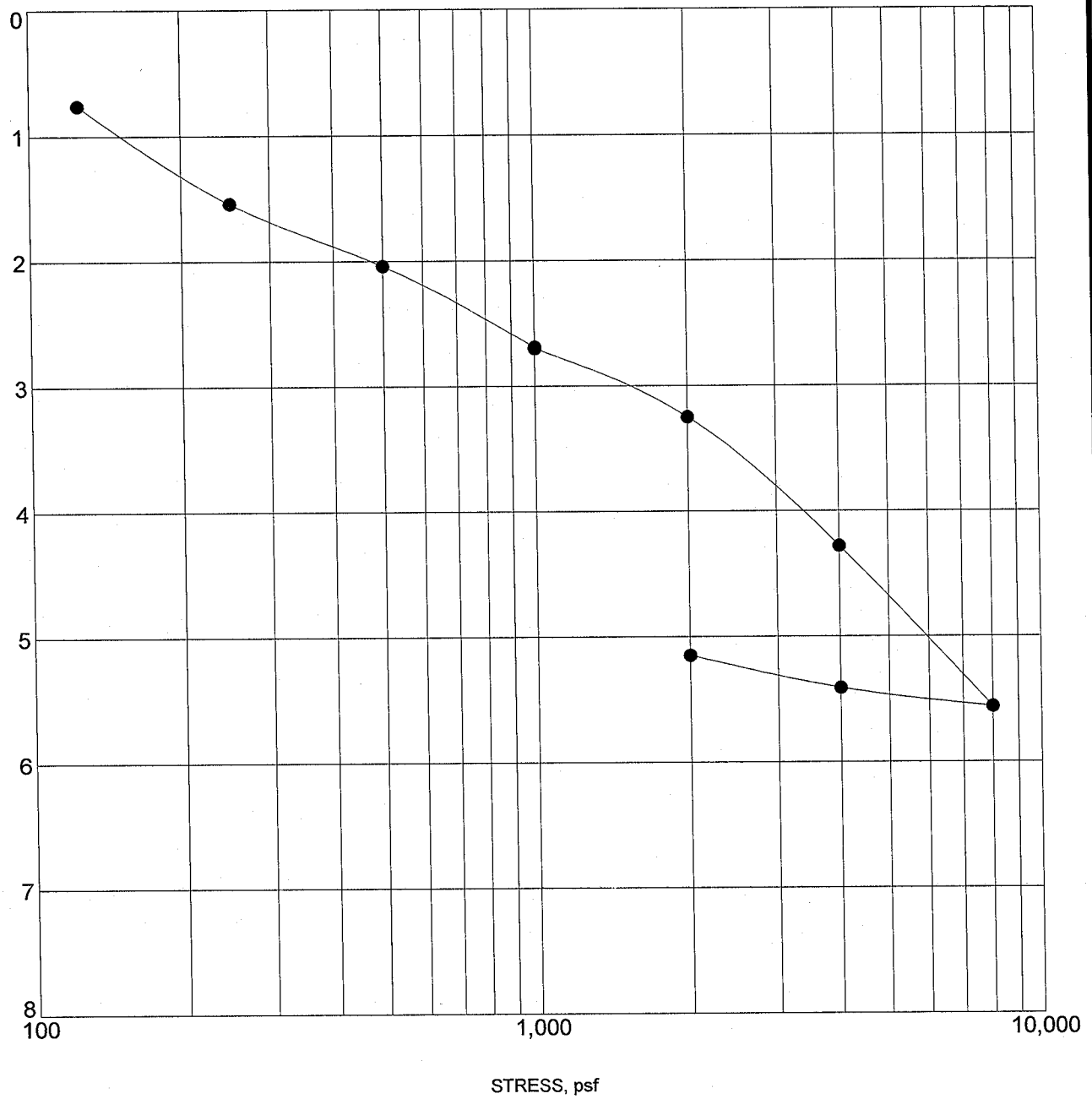
Specimen Identification		Classification	γ_d	MC%
●	**B-4 @ 10'**	**reddish brown SAND (SP)**	**107**	**15**

GSI
GEOSOILS, INC.
3812 E. La Palma Avenue
Anaheim, California
Telephone: (714)632-0151
Fax: (714)632-0745

CONSOLIDATION TEST

Project: Vacation Village
Location: Sleepy Hollow Lane, Laguna Beach
Number: W.O. 5456-A-OC

PLATE
D - 11



Specimen Identification		Classification	γ_d	MC%
●	**B-4 @ 20'**	**dark greenish gray, Sandy SILTSTONE**	**109**	**17**

GSI
GEOSOILS, INC.
3812 E. La Palma Avenue
Anaheim, California
Telephone: (714)632-0151
Fax: (714)632-0745

CONSOLIDATION TEST

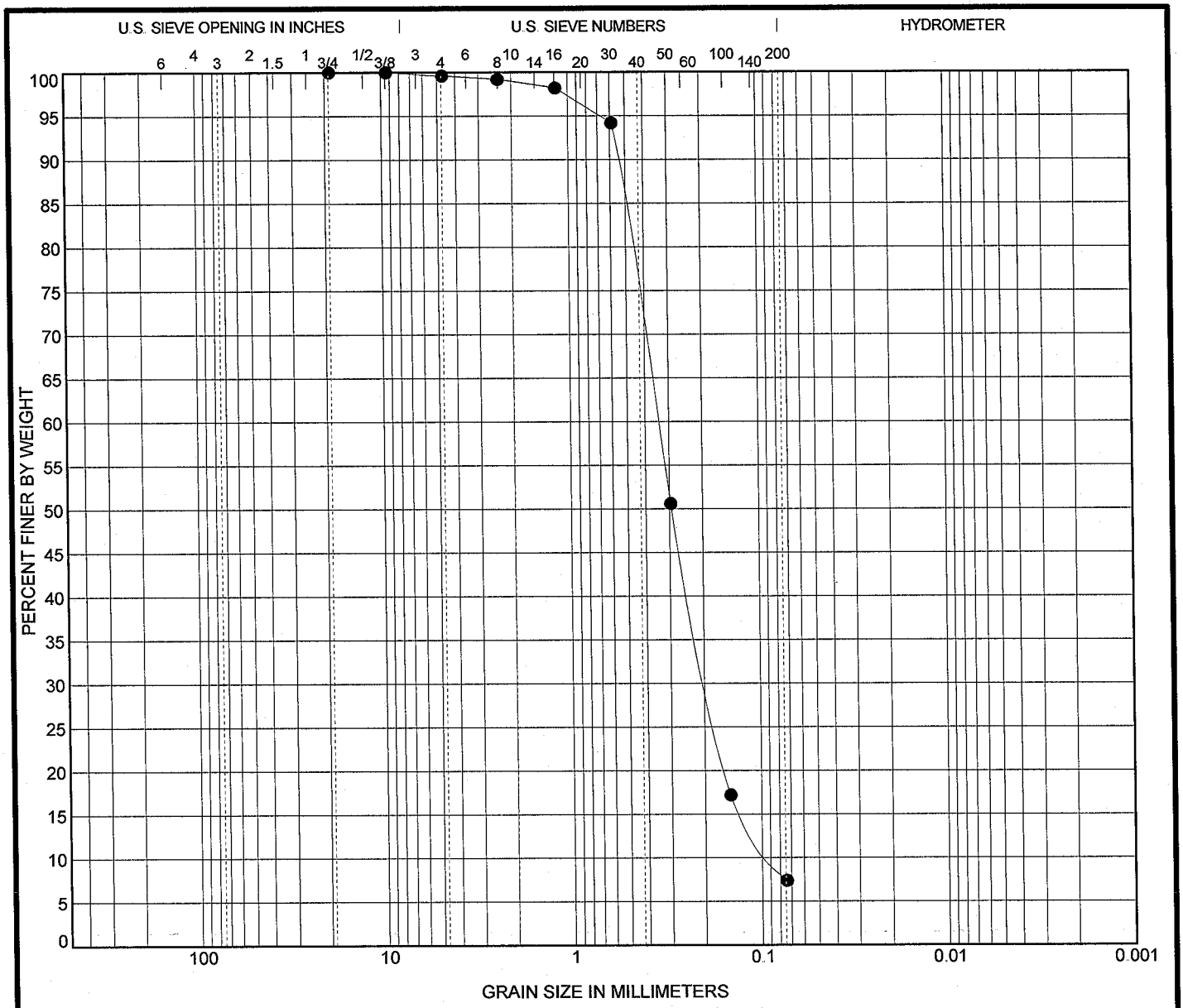
Project: Vacation Village

Location: Sleepy Hollow Lane, Laguna Beach

Number: W.O. 5456-A-OC

PLATE

D - 12



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Specimen Identification	Classification	LL	PL	PI	Cc	Cu
●	**B-3 @ 4-7'**	**reddish brown SAND (SP)**				**1.21**	**3.86**

	Specimen Identification		D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	**B-3 @ 4-7'**	**4.0**	**18.85**	**0.342**	**0.192**	**0.089**	**0.4**			

GSI
GEOSOILS, INC.
3812 E. La Palma Avenue
Anaheim, California
Telephone: (714)632-0151
Fax: (714)632-0745

GRAIN SIZE DISTRIBUTION

Project: Vacation Village
Location: Sleepy Hollow Lane, Laguna Beach
Number: W.O. 5456-A-OC

PLATE
D - 13

US GRAIN SIZE 5456A.GPJ US_LAB.GDT 7/7/08

Cal Land Engineering, Inc.
dba Quartech Consultant
Geotechnical, Environmental, and Civil Engineering

RECEIVED
JUL 0 3 2007
BY:

SUMMARY OF LABORATORY TEST DATA

Geo Soils Inc.
Client: Vacation Village
Project No.: W.O. 5456-A-OC

QCI Project No.: 07-029-06b
Date: June 12, 2007
Summarized by: ABK

Sample ID	Depth (ft)	pH CT-532 (643)	Chloride CT-422 (ppm)	Sulfate CT-417 (% By Weight)	Resistivity CT-532 (643) (ohm-cm)
TP-1	16-17	8.26	98	0.125	410
B-3	4-7	8.82	53	0.0080	3,000

576 East Lambert Road, Brea, California 92821; Tel: 714-671-1050; Fax: 714-671-1090

APPENDIX C-III

LABORATORY DATA SUMMARY (TWINING LABORATORIES, 1962)

SAMPLING AND TESTING(continued)

Consolidation and shear tests were performed to determine the compressiblility and shearing strengths of the various soil types while Hydrometer Analyses were performed to determine the soil classification according to the Bureau of Roads Classification system.

The consolidation tests were performed on the soils under conditions of saturation.

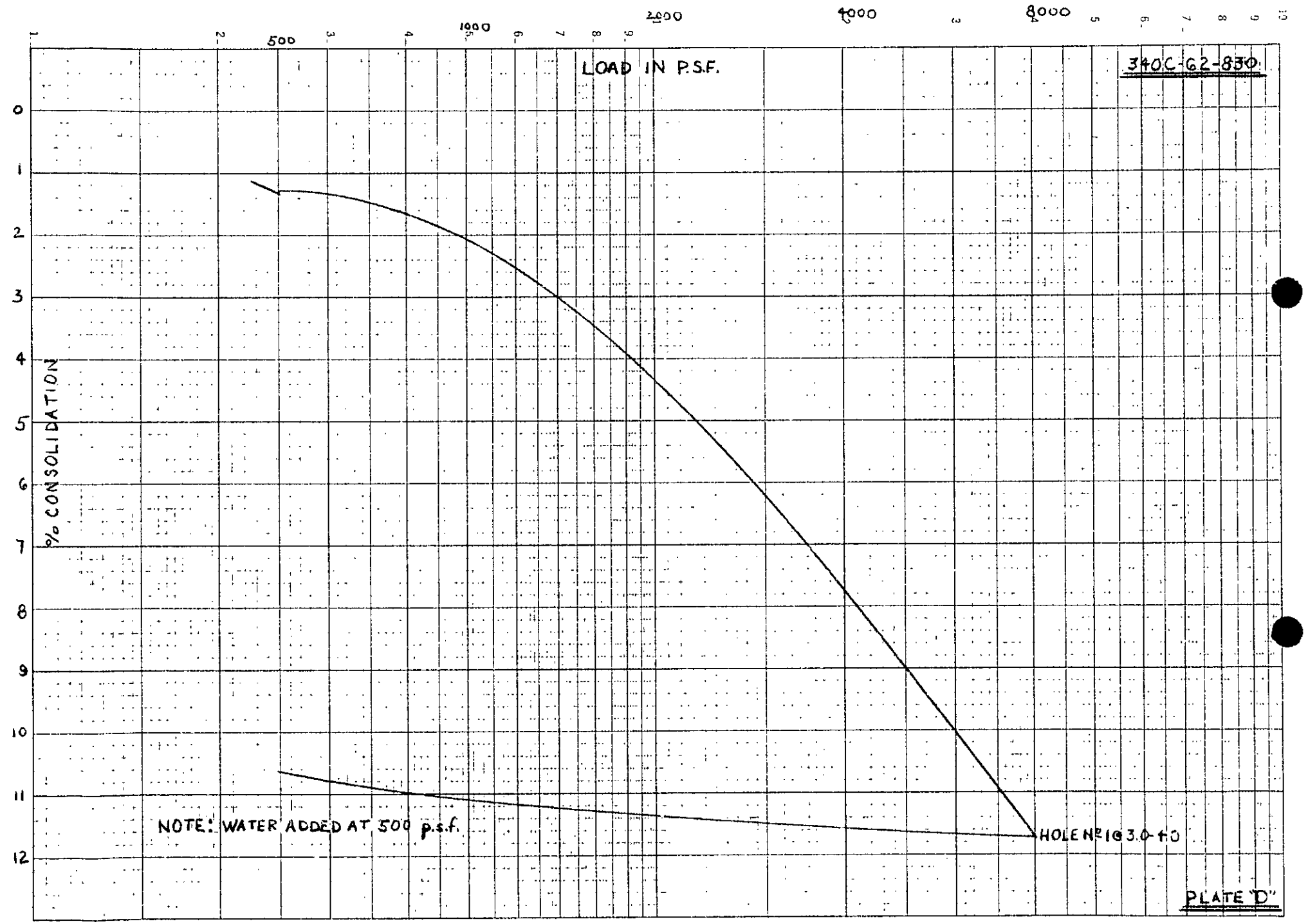
TEST RESULTS

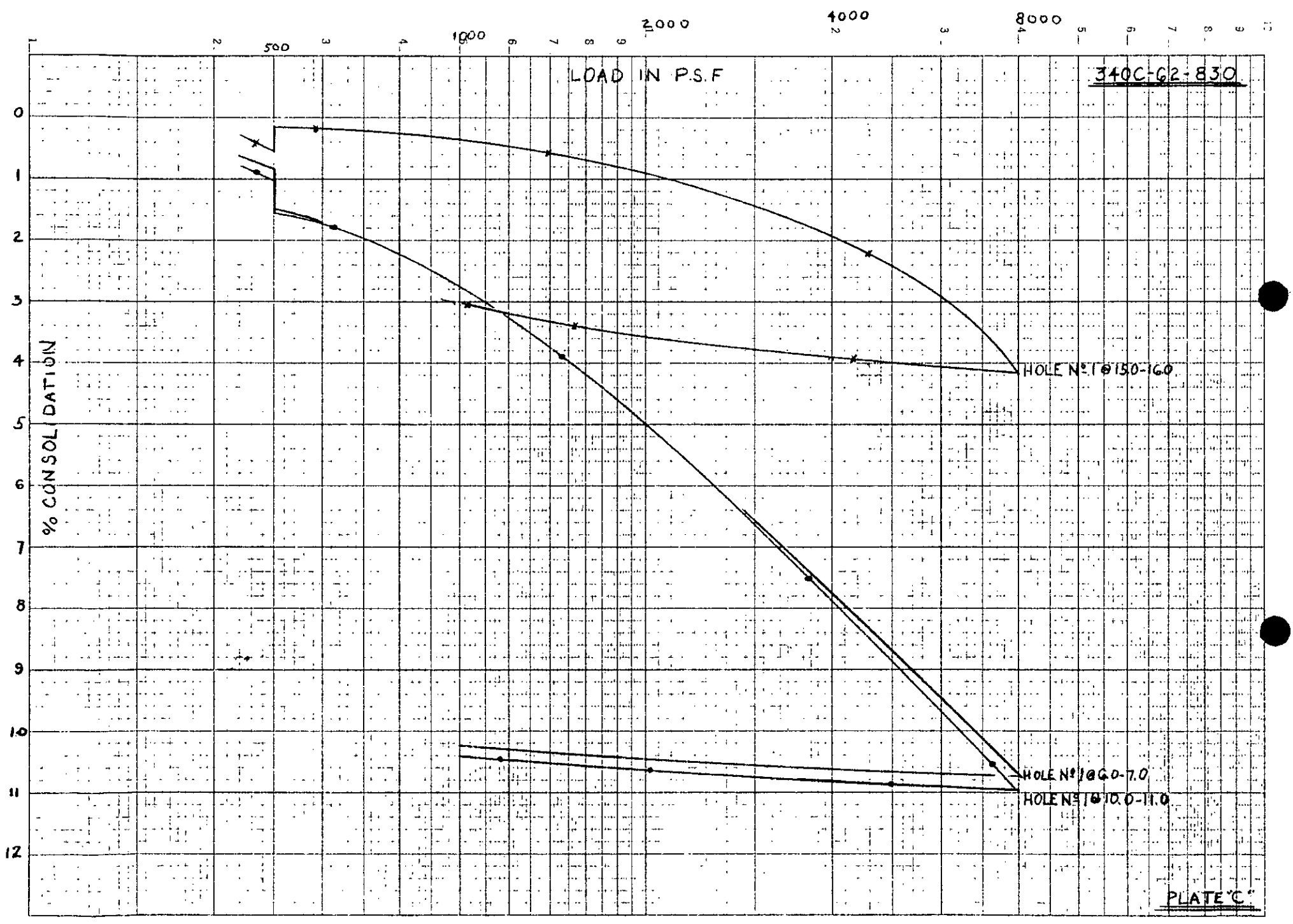
FIELD DENSITY TESTS

Hole No.	Depth	Wet Density Lbs./Cu.Ft.	% Field Moisture	Dry Density Lbs./Cu.Ft.
1	1'	124.0	17.0	104.5
1	3'	112.0	12.0	100.0
1	7'	120.2	16.0	103.6
1	11'	118.6	15.0	113.0
1	16'	135.9	14.9	118.2
1	20'	122.5	19.0	103.0
2	1'	109.5	5.8	104.5
2	13'	115.6	9.0	106.0
2	19'	130.6	17.4	111.3

HYDROMETER ANALYSES

Hole No.	Depths	% Sand	% Silt	% Clay
1	0.0' - 3.5'	50	16	34
1	3.5' - 6.0'	60	16	24
1	10.5' - 11.5'	59	13	28
1	15.5' - 21.0'	56	8	36
2	1.5' - 6.0'	54	12	34
2	6.0' - 10.0'	56	14	30
2	10.0' - 15.0'	67	7	26
2	15.0' - 17.5'	58	8	34


SEMI-LOGARITHMIC 359 61
KEUFFEL & ESSER CO
LOAD IN P.S.F.
500
1000
2000
4000
8000
340C-G2-830
% CONSOLIDATION
0
1
2
3
4
5
6
7
8
9
10
11
12
NOTE: WATER ADDED AT 500 p.s.f.
HOLE Nº 1 @ 3.0-4.0
PLATE "D"


SEMI-LOGARITHMIC 359-61
KEUFFEL & ESSER CO.
2 CYCLES X 70 DIVISIONS
500
1000
2000
4000
8000
LOAD IN P.S.F
340C-62-830
% CONSOLIDATION
0
1
2
3
4
5
6
7
8
9
10
11
12
HOLE No 1 @ 150-160
HOLE No 1 @ 6.0-7.0
HOLE No 1 @ 10.0-11.0
PLATE "C"

APPENDIX D

SEISMIC DESIGN ANALYSES

USGS Design Maps Detailed Report

ASCE 7-10 Standard (33.53839°N, 117.78085°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] $S_S = 1.615$ g

From Figure 22-2 [2] $S_1 = 0.593$ 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

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 = 1.615 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 = 0.593 g, F_v = 1.500

Equation (11.4–1): $S_{MS} = F_a S_S = 1.000 \times 1.615 = 1.615$ g

Equation (11.4–2): $S_{M1} = F_v S_1 = 1.500 \times 0.593 = 0.890$ g

Section 11.4.4 — Design Spectral Acceleration Parameters

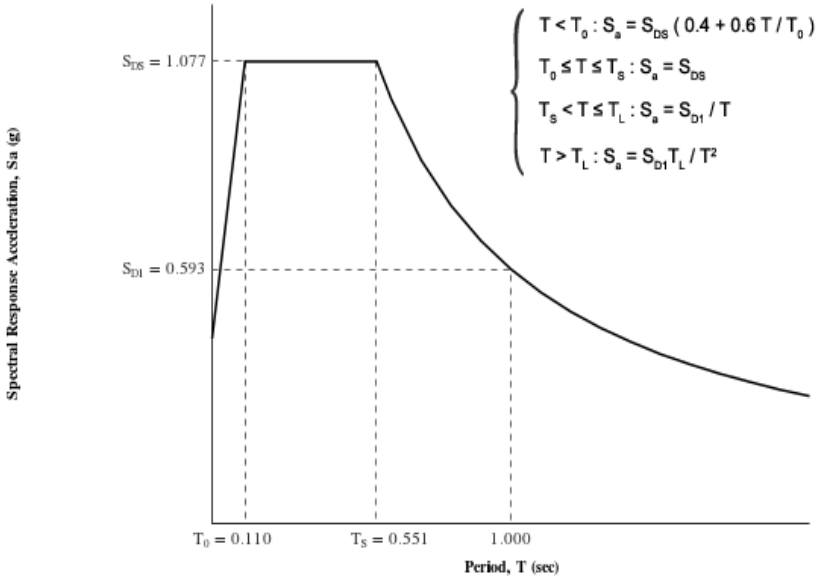
Equation (11.4–3): $S_{DS} = ⅔ S_{MS} = ⅔ \times 1.615 = 1.077$ g

Equation (11.4–4): $S_{D1} = ⅔ S_{M1} = ⅔ \times 0.890 = 0.593$ g

Section 11.4.5 — Design Response Spectrum

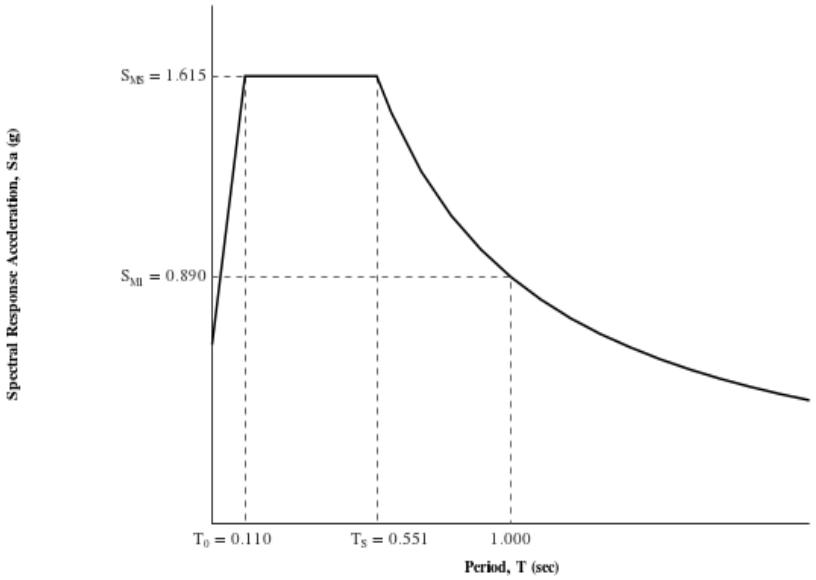
From Figure 22-12 [3] $T_L = 8$ seconds

Figure 11.4–1: Design Response Spectrum



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.



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

From Figure 22-7 [4] PGA = 0.665

Equation (11.8–1): $PGA_M = F_{PGA}PGA = 1.000 \times 0.665 = 0.665$ 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 = 0.665 g, F_{PGA} = 1.000

Section 21.2.1.1 — Method 1 (from Chapter 21 – Site-Specific Ground Motion Procedures for Seismic Design)

From Figure 22-17 [5] C_{RS} = 0.898

From Figure 22-18 [6] C_{R1} = 0.930

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} = 1.077 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} = 0.593 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*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-1.pdf
2. *Figure 22-2*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-2.pdf
3. *Figure 22-12*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-12.pdf
4. *Figure 22-7*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-7.pdf
5. *Figure 22-17*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-17.pdf
6. *Figure 22-18*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-18.pdf

U.S. Geological Survey - Earthquake Hazards Program

Unified Hazard Tool

Please do not use this tool to obtain ground motion parameter values for the design code reference documents covered by the U.S. Seismic Design Maps web tools (e.g., the International Building Code and the ASCE 7 or 41 Standard). The values returned by the two applications are not identical.

Input

Edition

Dynamic: Conterminous U.S. 2014 (v4.1.1)

Spectral Period

Peak ground acceleration

Latitude

Decimal degrees

33.538393

Time Horizon

Return period in years

2475

Longitude

Decimal degrees, negative values for western longitudes

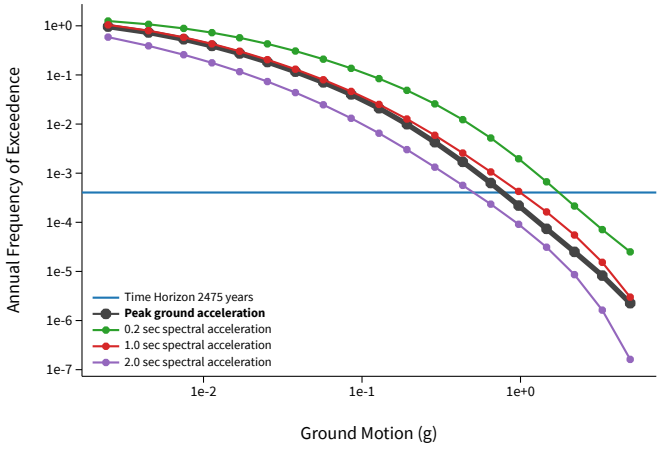
-117.78085

Site Class

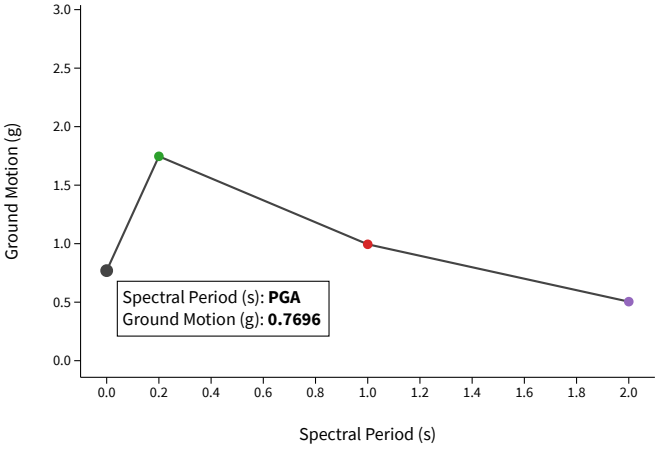
259 m/s (Site class D)

Hazard Curve

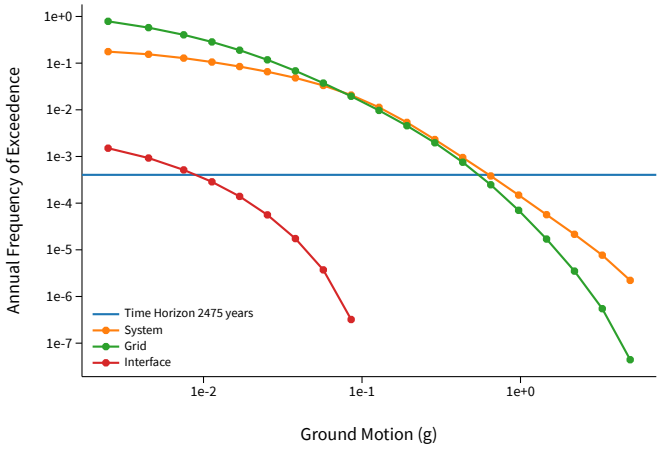
Hazard Curves



Uniform Hazard Response Spectrum



Component Curves for Peak ground acceleration

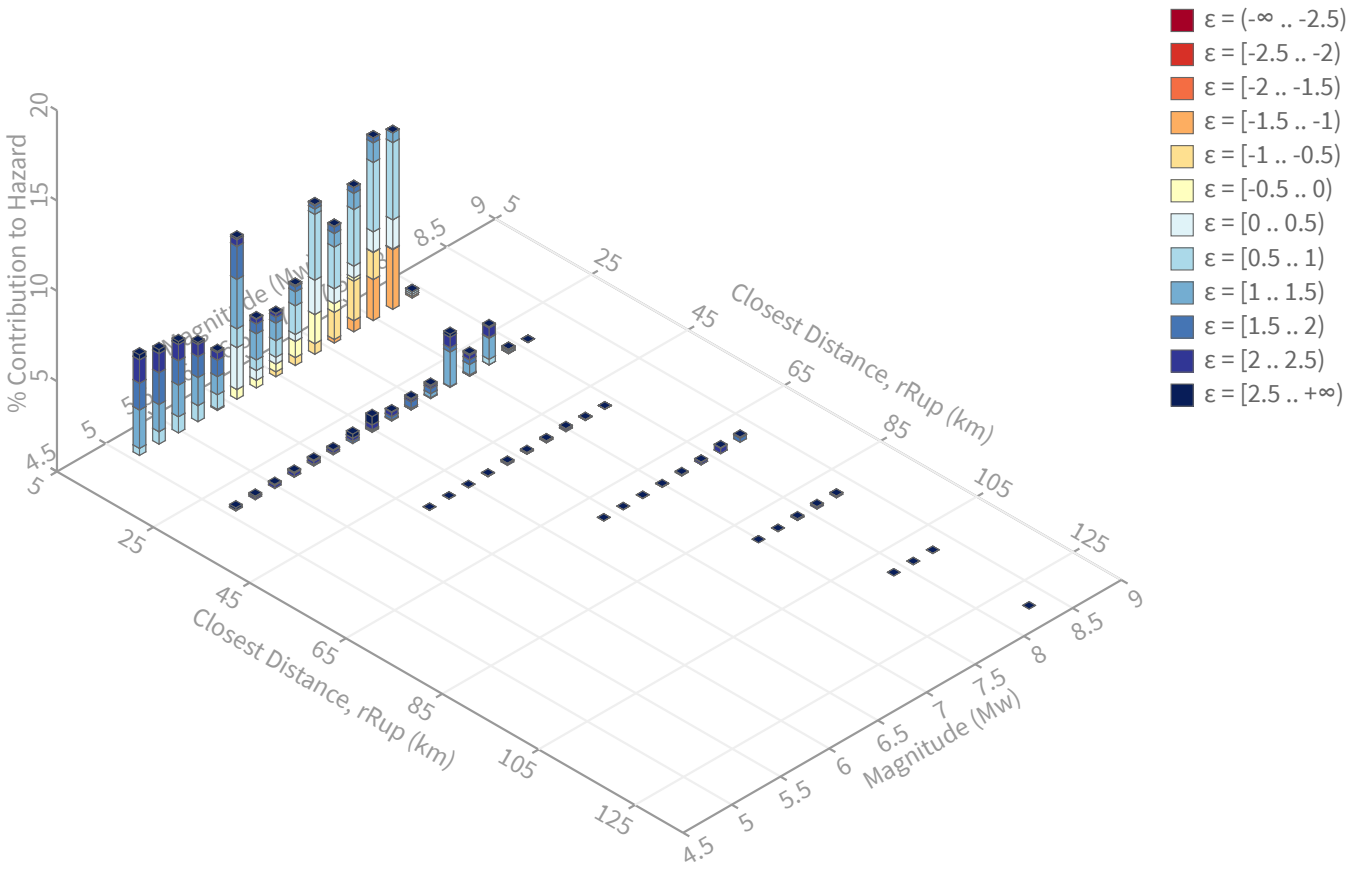


View Raw Data

Deaggregation

Component

Total



Summary statistics for, Deaggregation: Total

Deaggregation targets

Return period: 2475 yrs
Exceedance rate: 0.0004040404 yr^{-1}
PGA ground motion: 0.7695942 g

Recovered targets

Return period: 2757.1406 yrs
Exceedance rate: 0.0003626946 yr^{-1}

Totals

Binned: 100 %
Residual: 0 %
Trace: 0.12 %

Mean (for all sources)

r: 10.23 km
m: 6.66
ε₀: 0.86 σ

Mode (largest r-m bin)

r: 3.93 km
m: 7.5
ε₀: 0.09 σ
Contribution: 10.11 %

Mode (largest ε₀ bin)

r: 3.55 km
m: 7.68
ε₀: 0.7 σ
Contribution: 4.28 %

Discretization

r: min = 0.0, max = 1000.0, Δ = 20.0 km
m: min = 4.4, max = 9.4, Δ = 0.2
ε: min = -3.0, max = 3.0, Δ = 0.5 σ

Epsilon keys

ε0: [-∞ .. -2.5)
ε1: [-2.5 .. -2.0)
ε2: [-2.0 .. -1.5)
ε3: [-1.5 .. -1.0)
ε4: [-1.0 .. -0.5)
ε5: [-0.5 .. 0.0)
ε6: [0.0 .. 0.5)
ε7: [0.5 .. 1.0)
ε8: [1.0 .. 1.5)
ε9: [1.5 .. 2.0)
ε10: [2.0 .. 2.5)
ε11: [2.5 .. +∞]

Deaggregation Contributors

Source Set ↳ Source	Type	r	m	ε_0	lon	lat	az	%
UC33brAvg_FM32	System							32.23
Newport-Inglewood (Offshore) [2]		3.79	7.19	0.23	117.806°W	33.513°N	219.39	11.40
San Joaquin Hills [2]		6.60	6.95	0.37	117.713°W	33.600°N	42.47	8.67
Oceanside alt2 [12]		3.19	7.63	-0.05	117.802°W	33.515°N	217.31	3.58
Palos Verdes [3]		27.34	7.45	1.47	118.025°W	33.401°N	236.09	1.92
Newport-Inglewood (Offshore) [1]		5.30	6.17	0.84	117.837°W	33.535°N	266.26	1.21
Elsinore (Glen Ivy) rev [0]		36.84	7.31	1.96	117.590°W	33.829°N	28.61	1.03
UC33brAvg_FM31	System							32.21
Newport-Inglewood (Offshore) [2]		3.79	7.17	0.24	117.806°W	33.513°N	219.39	12.03
Oceanside alt1 [6]		3.26	7.36	0.05	117.802°W	33.514°N	216.43	10.05
Palos Verdes [3]		27.34	7.25	1.60	118.025°W	33.401°N	236.09	1.82
Newport-Inglewood (Offshore) [1]		5.30	6.16	0.85	117.837°W	33.535°N	266.26	1.72
UC33brAvg_FM31 (opt)	Grid							17.79
PointSourceFinite: -117.781, 33.579		6.83	5.58	1.23	117.781°W	33.579°N	0.00	2.86
PointSourceFinite: -117.781, 33.579		6.83	5.58	1.23	117.781°W	33.579°N	0.00	2.86
PointSourceFinite: -117.781, 33.606		8.85	5.63	1.42	117.781°W	33.606°N	0.00	1.42
PointSourceFinite: -117.781, 33.606		8.85	5.63	1.42	117.781°W	33.606°N	0.00	1.42
UC33brAvg_FM32 (opt)	Grid							17.77
PointSourceFinite: -117.781, 33.579		6.83	5.58	1.23	117.781°W	33.579°N	0.00	2.86
PointSourceFinite: -117.781, 33.579		6.83	5.58	1.23	117.781°W	33.579°N	0.00	2.86
PointSourceFinite: -117.781, 33.606		8.85	5.63	1.42	117.781°W	33.606°N	0.00	1.39
PointSourceFinite: -117.781, 33.606		8.85	5.63	1.42	117.781°W	33.606°N	0.00	1.39

USGS Design Maps Detailed Report

ASCE 7-10 Standard (33.53788°N, 117.78072°W)

Site Class C – "Very Dense Soil and Soft Rock", 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 = 1.616 g

From Figure 22-2 [2] S_1 = 0.593 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 C, 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

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				
	$S_S \leq 0.25$	$S_S = 0.50$	$S_S = 0.75$	$S_S = 1.00$	$S_S \geq 1.25$
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 = C and S_s = 1.616 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				
	$S_1 \leq 0.10$	$S_1 = 0.20$	$S_1 = 0.30$	$S_1 = 0.40$	$S_1 \geq 0.50$
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 = C and S_1 = 0.593 g, F_v = 1.300

Equation (11.4–1): $S_{MS} = F_a S_S = 1.000 \times 1.616 = 1.616$ g

Equation (11.4–2): $S_{M1} = F_v S_1 = 1.300 \times 0.593 = 0.772$ g

Section 11.4.4 — Design Spectral Acceleration Parameters

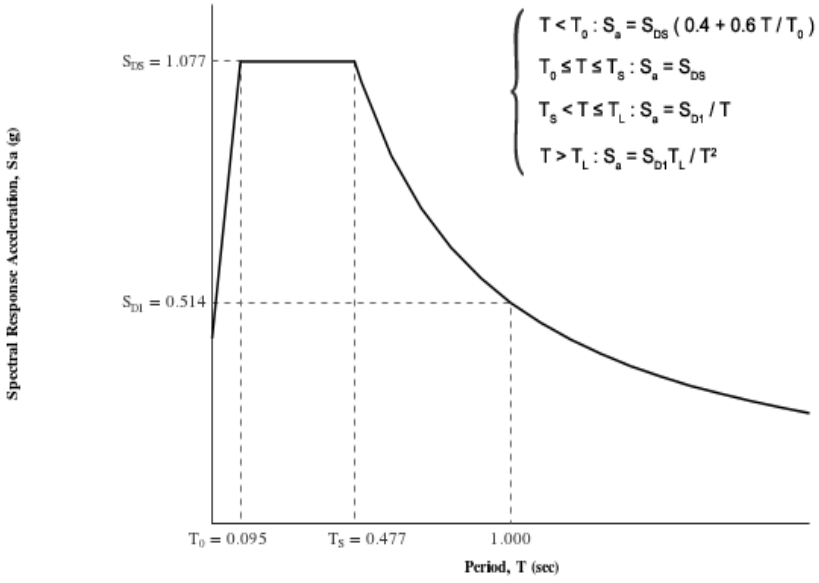
Equation (11.4–3): $S_{DS} = ⅔\ S_{MS} = ⅔ \times 1.616 = 1.077$ g

Equation (11.4–4): $S_{D1} = ⅔\ S_{M1} = ⅔ \times 0.772 = 0.514$ g

Section 11.4.5 — Design Response Spectrum

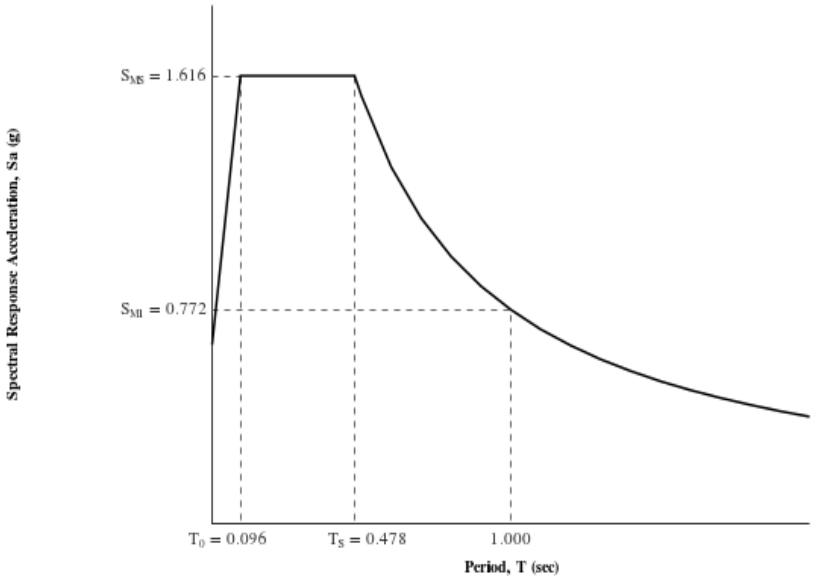
From Figure 22-12 [3] $T_L = 8$ seconds

Figure 11.4–1: Design Response Spectrum



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.



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

From Figure 22-7 [4] PGA = 0.666

Equation (11.8–1): $PGA_M = F_{PGA}PGA = 1.000 \times 0.666 = 0.666$ g

Table 11.8–1: Site Coefficient F_{PGA}

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

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

For Site Class = C and PGA = 0.666 g, F_{PGA} = 1.000

Section 21.2.1.1 — Method 1 (from Chapter 21 – Site-Specific Ground Motion Procedures for Seismic Design)

From Figure 22-17 [5] C_{RS} = 0.898

From Figure 22-18 [6] C_{R1} = 0.929

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} = 1.077 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} = 0.514 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*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-1.pdf
2. *Figure 22-2*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-2.pdf
3. *Figure 22-12*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-12.pdf
4. *Figure 22-7*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-7.pdf
5. *Figure 22-17*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-17.pdf
6. *Figure 22-18*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-18.pdf

U.S. Geological Survey - Earthquake Hazards Program

Unified Hazard Tool

Please do not use this tool to obtain ground motion parameter values for the design code reference documents covered by the U.S. Seismic Design Maps web tools (e.g., the International Building Code and the ASCE 7 or 41 Standard). The values returned by the two applications are not identical.

Input

Edition

Dynamic: Conterminous U.S. 2014 (v4.1.1)

Spectral Period

Peak ground acceleration

Latitude

Decimal degrees

33.537884

Time Horizon

Return period in years

2475

Longitude

Decimal degrees, negative values for western longitudes

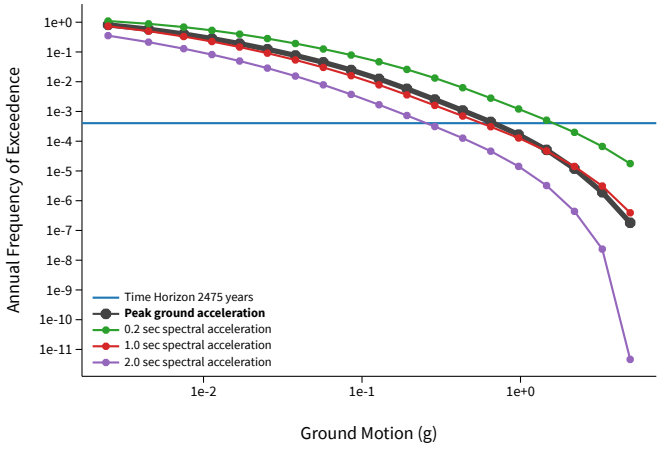
-117.78072

Site Class

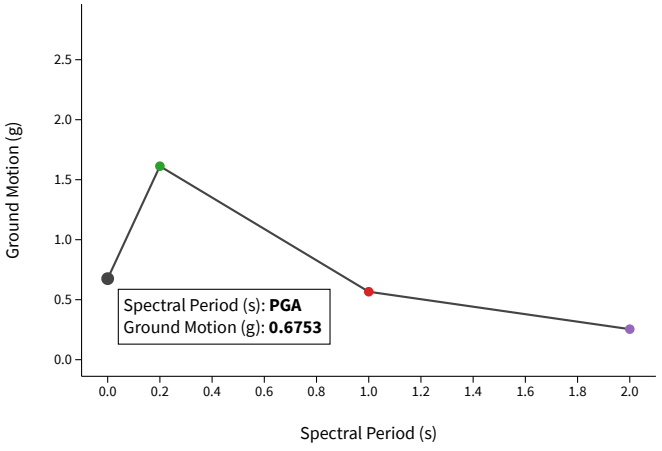
537 m/s (Site class C)

Hazard Curve

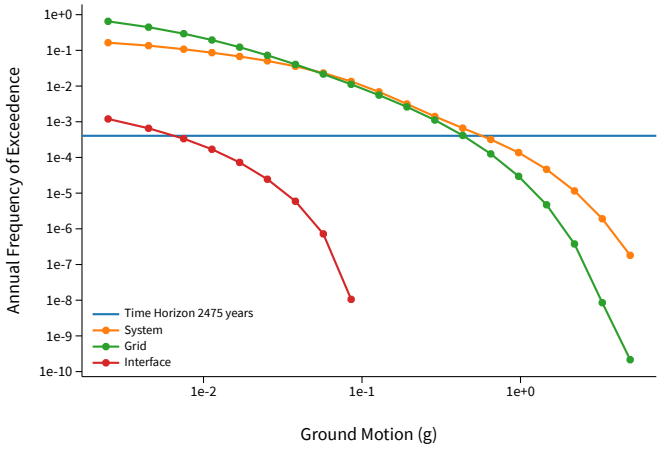
Hazard Curves



Uniform Hazard Response Spectrum



Component Curves for Peak ground acceleration

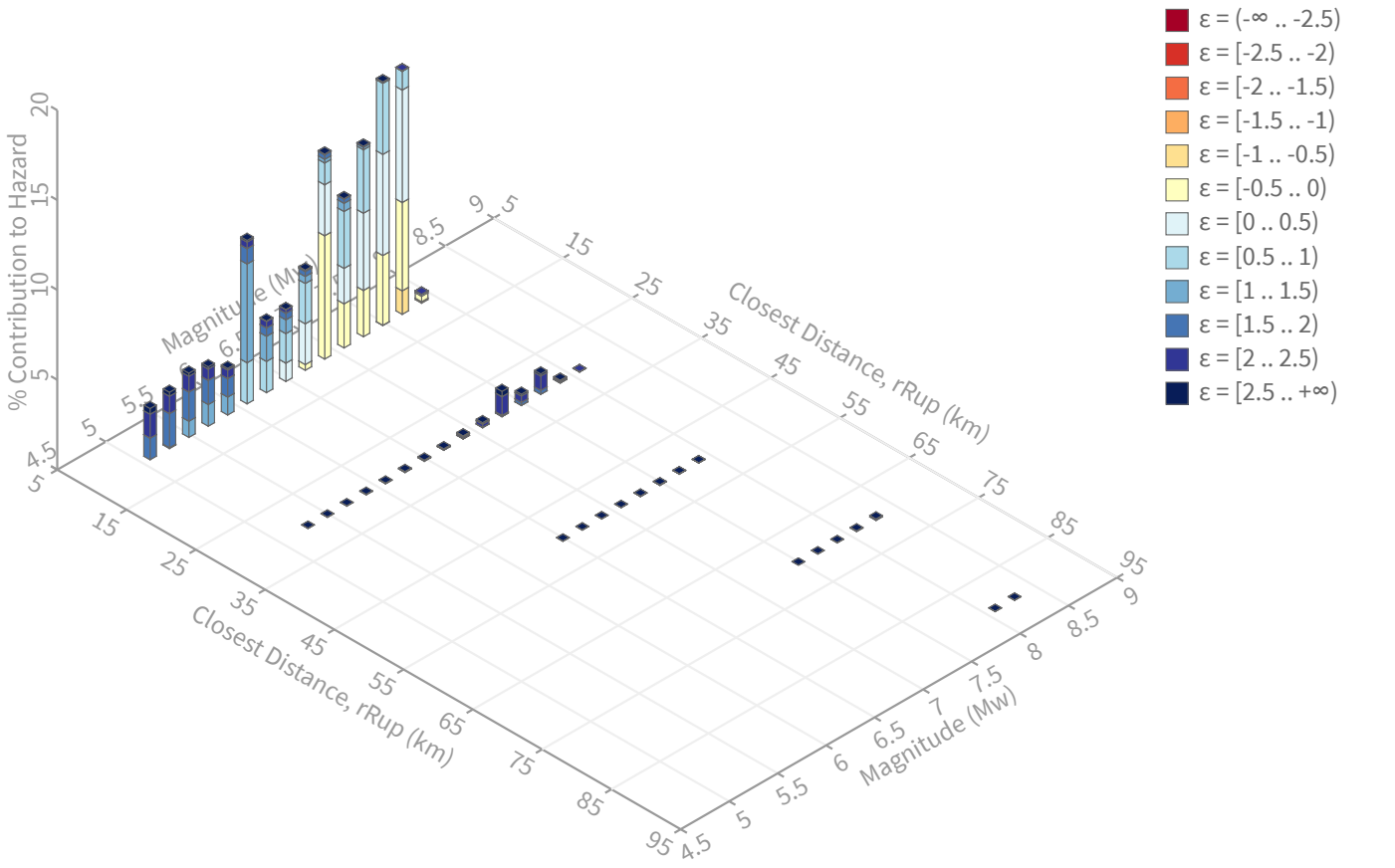


View Raw Data

Deaggregation

Component

Total



Summary statistics for, Deaggregation: Total

Deaggregation targets

Return period: 2475 yrs
Exceedance rate: 0.0004040404 yr^{-1}
PGA ground motion: 0.67530141 g

Recovered targets

Return period: 2672.8478 yrs
Exceedance rate: 0.00037413279 yr^{-1}

Totals

Binned: 100 %
Residual: 0 %
Trace: 0.09 %

Mean (for all sources)

r: 6.68 km
m: 6.83
ε₀: 0.73 σ

Mode (largest r-m bin)

r: 3.87 km
m: 7.5
ε₀: 0.24 σ
Contribution: 13.55 %

Mode (largest ε₀ bin)

r: 6.45 km
m: 6.89
ε₀: -0.04 σ
Contribution: 6.86 %

Discretization

r: min = 0.0, max = 1000.0, Δ = 20.0 km
m: min = 4.4, max = 9.4, Δ = 0.2
ε: min = -3.0, max = 3.0, Δ = 0.5 σ

Epsilon keys

ε0: [-∞ .. -2.5)
ε1: [-2.5 .. -2.0)
ε2: [-2.0 .. -1.5)
ε3: [-1.5 .. -1.0)
ε4: [-1.0 .. -0.5)
ε5: [-0.5 .. 0.0)
ε6: [0.0 .. 0.5)
ε7: [0.5 .. 1.0)
ε8: [1.0 .. 1.5)
ε9: [1.5 .. 2.0)
ε10: [2.0 .. 2.5)
ε11: [2.5 .. +∞]

Deaggregation Contributors

Source Set ↳ Source	Type	r	m	ε_0	lon	lat	az	%
UC33brAvg_FM32	System							38.01
Newport-Inglewood (Offshore) [2]		3.75	7.21	0.45	117.806°W	33.513°N	220.11	14.82
San Joaquin Hills [2]		6.61	6.95	0.10	117.713°W	33.600°N	42.18	12.45
Oceanside alt2 [12]		3.16	7.63	-0.07	117.802°W	33.515°N	218.08	5.02
Newport-Inglewood (Offshore) [1]		5.31	6.20	1.15	117.837°W	33.535°N	266.89	1.29
UC33brAvg_FM31	System							36.95
Newport-Inglewood (Offshore) [2]		3.75	7.19	0.45	117.806°W	33.513°N	220.11	15.63
Oceanside alt1 [6]		3.23	7.36	0.04	117.802°W	33.514°N	217.18	14.07
Newport-Inglewood (Offshore) [1]		5.31	6.19	1.15	117.837°W	33.535°N	266.89	1.85
San Joaquin Hills [2]		6.61	7.23	0.14	117.713°W	33.600°N	42.18	1.27
UC33brAvg_FM31 (opt)	Grid							12.55
PointSourceFinite: -117.781, 33.578		6.78	5.65	1.44	117.781°W	33.578°N	0.00	2.64
PointSourceFinite: -117.781, 33.578		6.78	5.65	1.44	117.781°W	33.578°N	0.00	2.64
PointSourceFinite: -117.781, 33.605		8.65	5.75	1.68	117.781°W	33.605°N	0.00	1.12
PointSourceFinite: -117.781, 33.605		8.65	5.75	1.68	117.781°W	33.605°N	0.00	1.12
UC33brAvg_FM32 (opt)	Grid							12.49
PointSourceFinite: -117.781, 33.578		6.78	5.65	1.44	117.781°W	33.578°N	0.00	2.63
PointSourceFinite: -117.781, 33.578		6.78	5.65	1.44	117.781°W	33.578°N	0.00	2.63
PointSourceFinite: -117.781, 33.605		8.65	5.75	1.68	117.781°W	33.605°N	0.00	1.10
PointSourceFinite: -117.781, 33.605		8.65	5.75	1.68	117.781°W	33.605°N	0.00	1.10

APPENDIX E

LIQUEFACTION ANALYSIS

Petra Geosciences, Inc.
3186 Airway Avenue, Suite K
Costa Mesa, CA 92626
http://www.petra-inc.com/

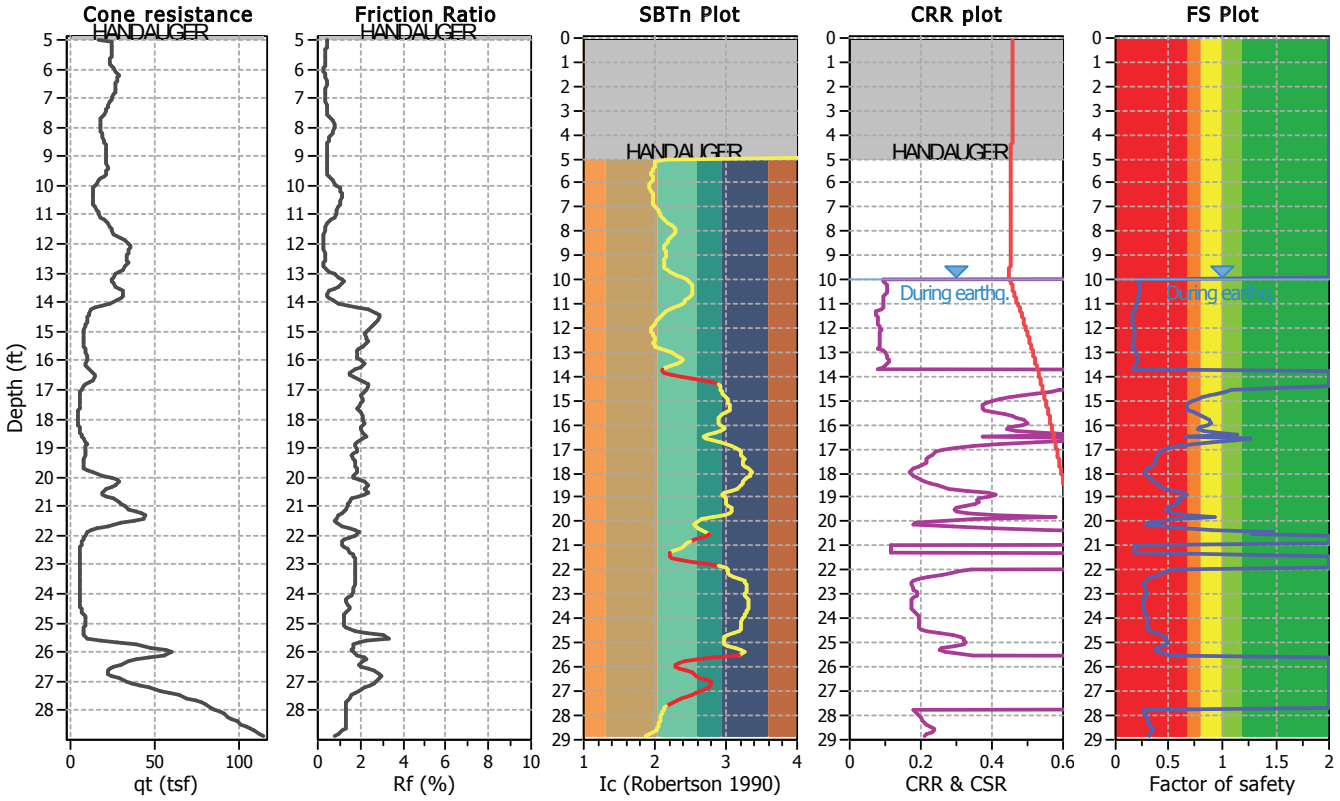
LIQUEFACTION ANALYSIS REPORT

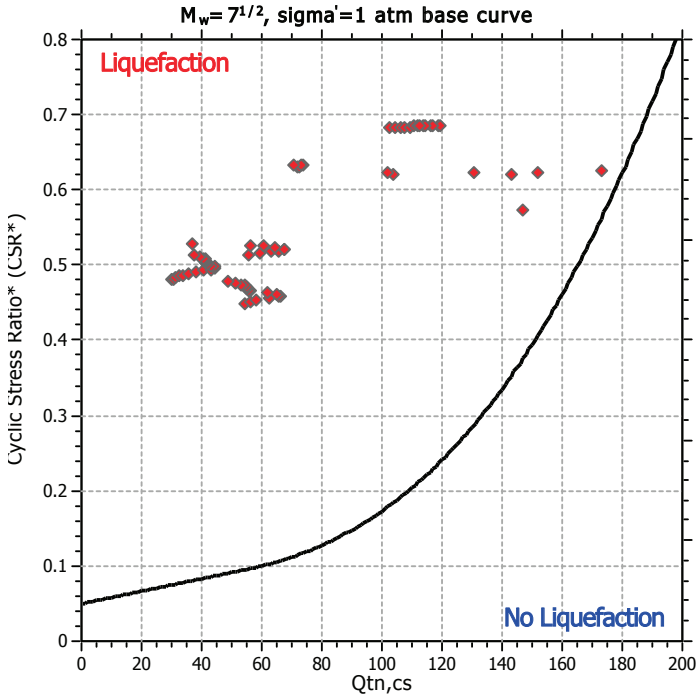
Project title : Pacific Edge Hotel **Location : Laguna Beach, CA**

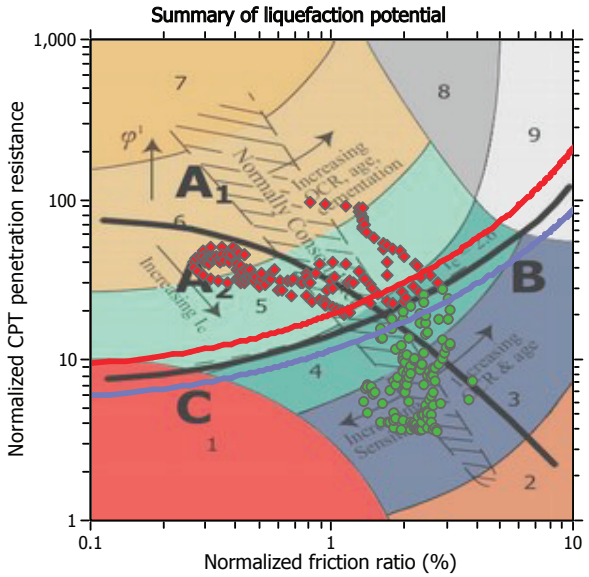
CPT file : CPT-1

Input parameters and analysis data

Analysis method:	Robertson (2009)	**G.W.T. (in-situ):**	18.50 ft	**Use fill:**	No	**Clay like behavior**	
Fines correction method:	Robertson (2009)	**G.W.T. (earthq.):**	10.00 ft	**Fill height:**	N/A	**applied:**	All soils
Points to test:	Based on Ic value	**Average results interva**	3	**Fill weight:**	N/A	**Limit depth applie**	No
Earthquake magnitude M_w:	7.70	**Ic cut-off value:**	2.60	**Trans. detect. applied:**	Yes	**Limit depth:**	N/A
Peak ground acceleration:	0.66	**Unit weight calculatior**	Based on SBT	**K_σ applied:**	No	**MSF method:**	Method based

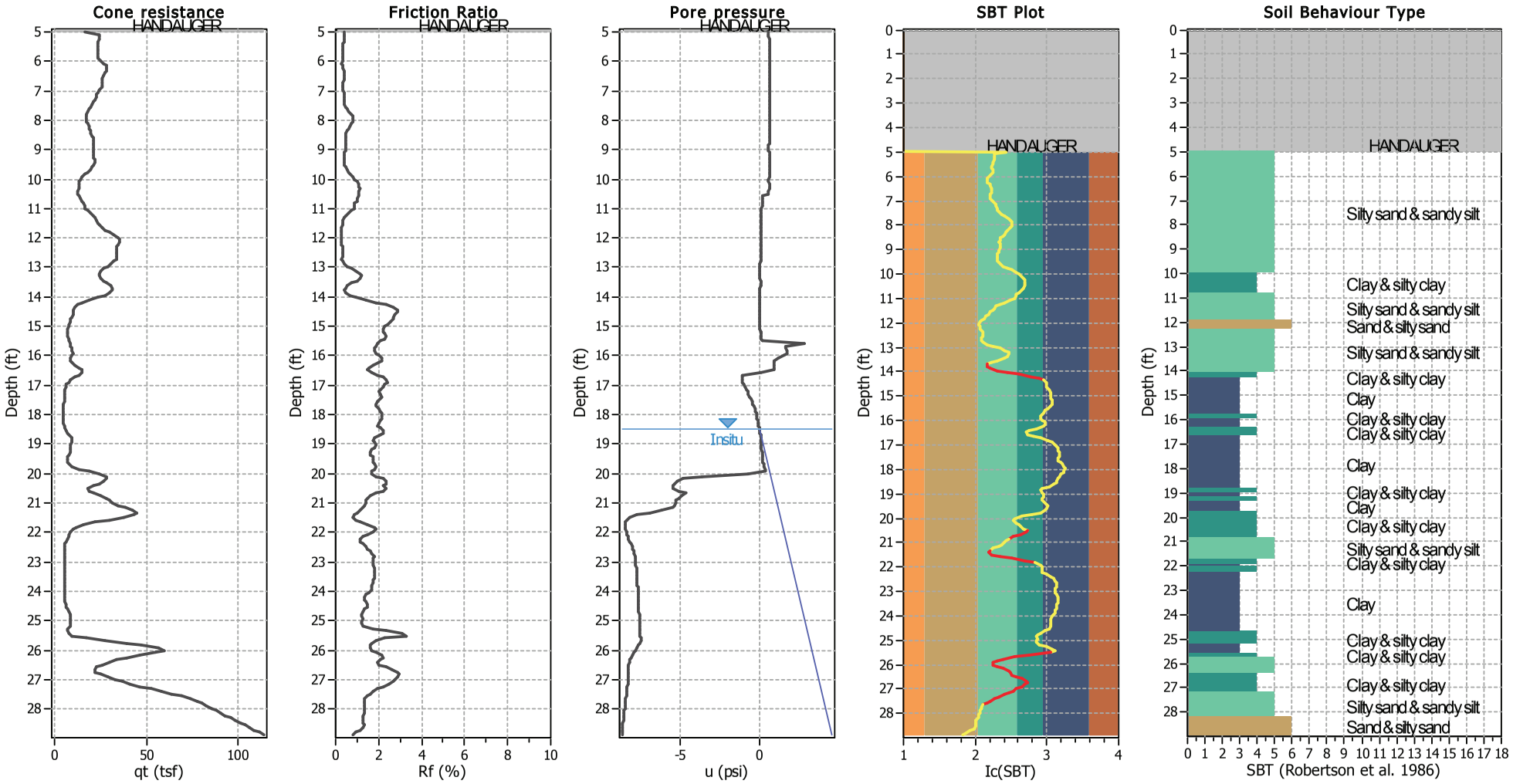






Zone A_1: Cyclic liquefaction likely depending on size and duration of cyclic loading
Zone A_2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

CPT basic interpretation plots



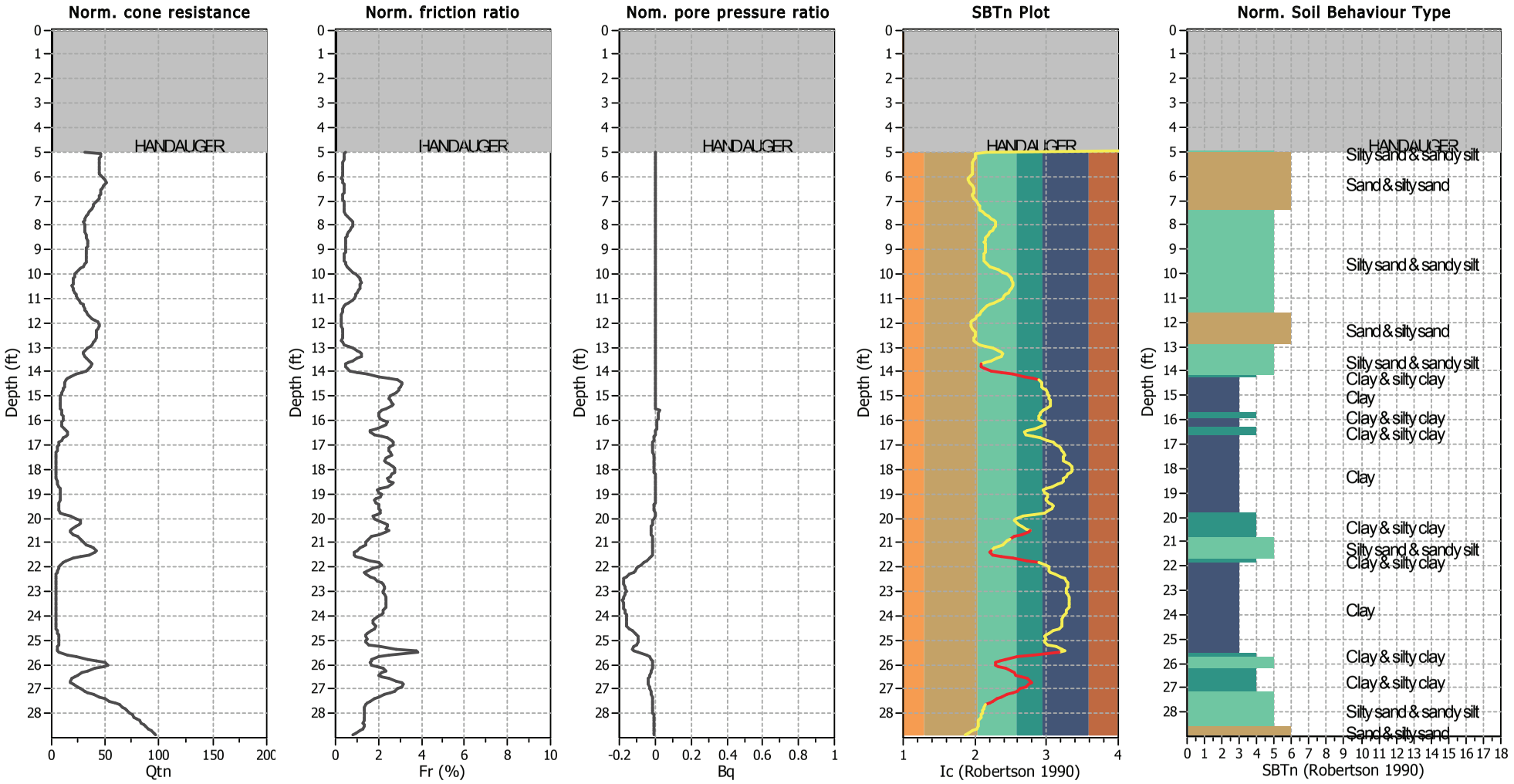
Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	10.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_o applied:	No
Earthquake magnitude M_w:	7.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.66	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	18.50 ft	Fill height:	N/A	Limit depth:	N/A

SBT legend

1. Sensitive fine grained
2. Organic material
3. Clay to silty clay
4. Clayey silt to silty
5. Silty sand to sandy silt
6. Clean sand to silty sand
7. Gravely sand to sand
8. Very stiff sand to
9. Very stiff fine grained

CPT basic interpretation plots (normalized)



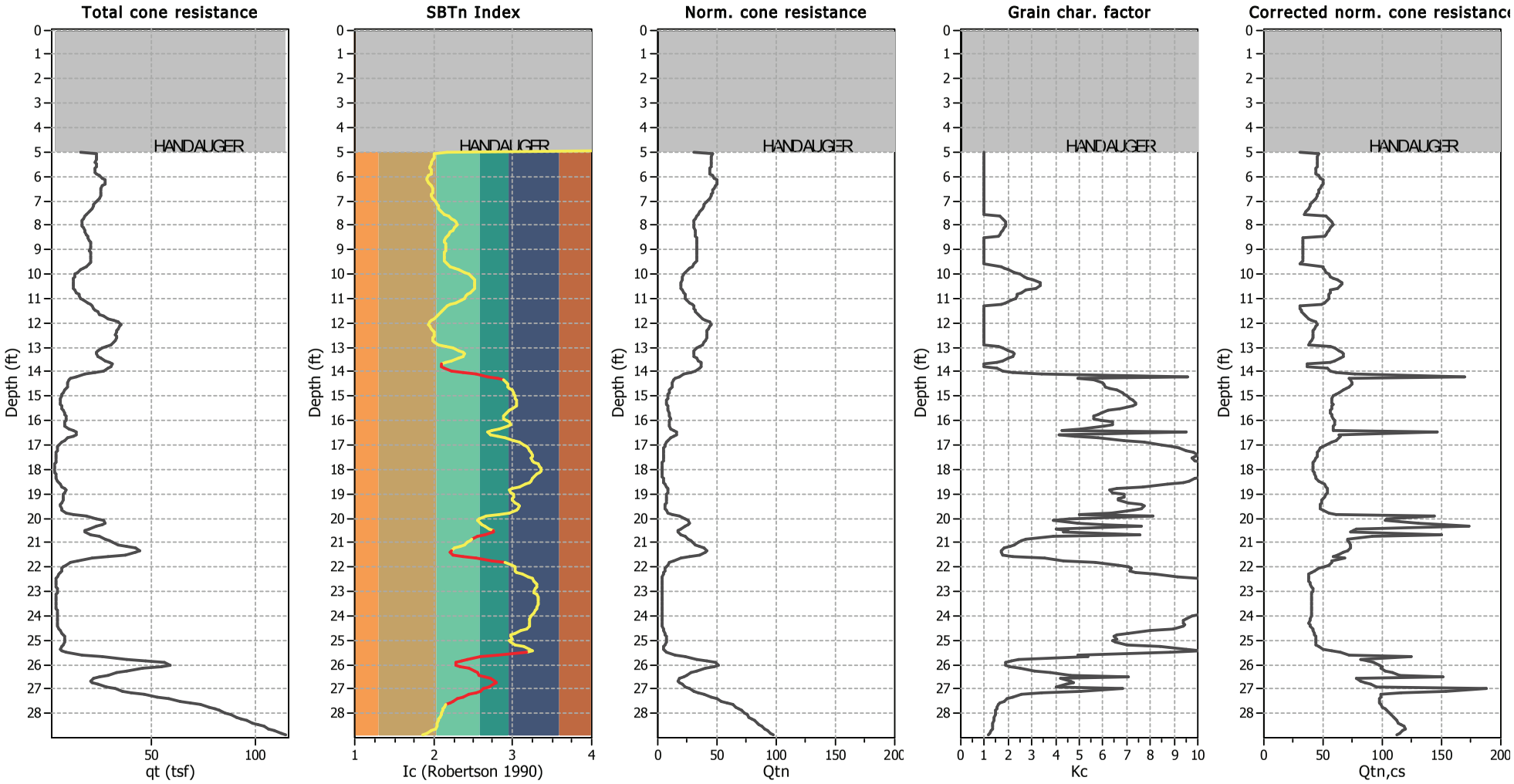
Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	10.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	No
Earthquake magnitude M_w:	7.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.66	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	18.50 ft	Fill height:	N/A	Limit depth:	N/A

SBTn legend

1. Sensitive fine grained
2. Organic material
3. Clay to silty clay
4. Clayey silt to silty
5. Silty sand to sandy silt
6. Clean sand to silty sand
7. Gravely sand to sand
8. Very stiff sand to
9. Very stiff fine grained

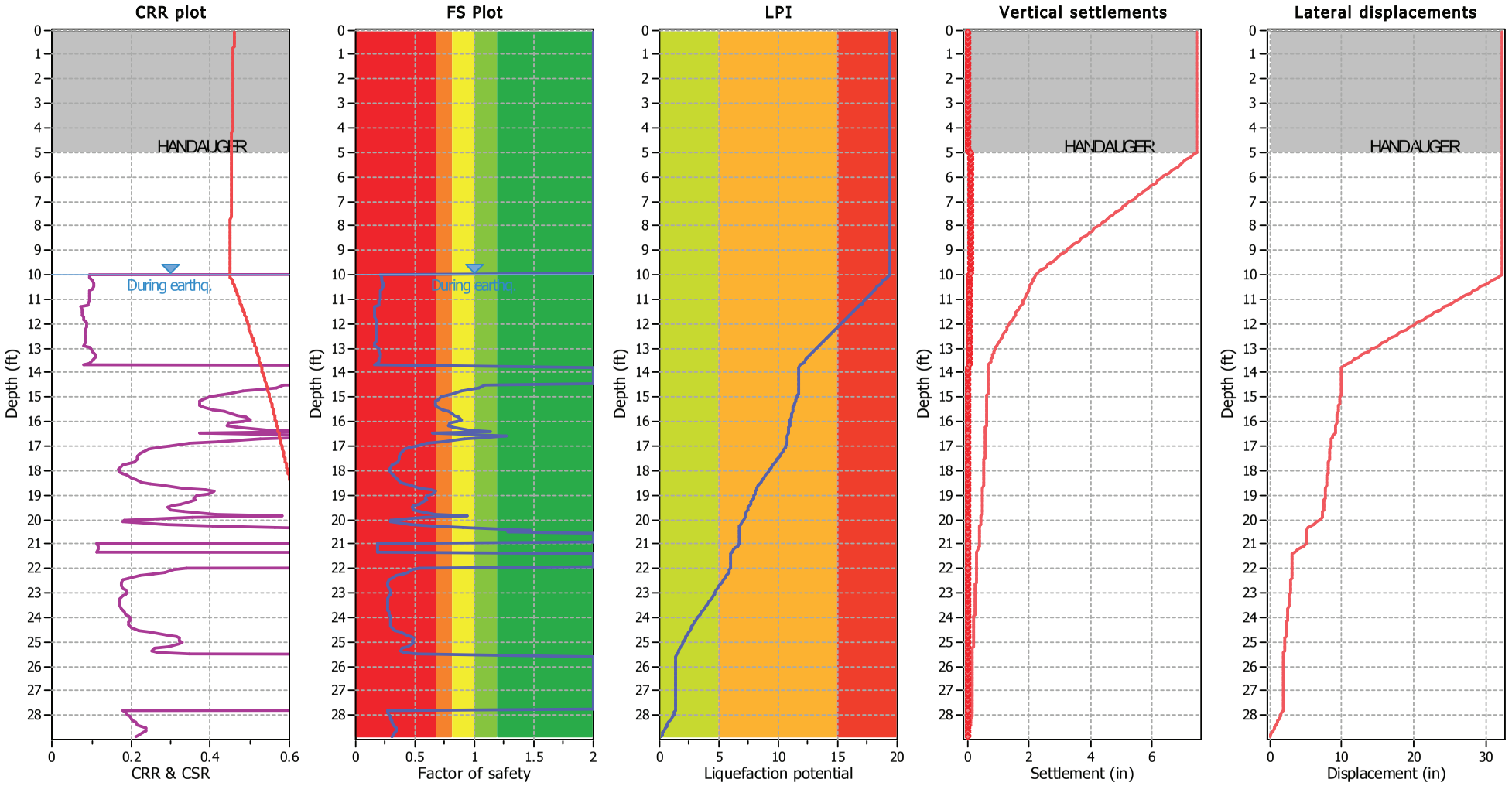
Liquefaction analysis overall plots (intermediate results)



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	10.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	No
Earthquake magnitude M_w:	7.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.66	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	18.50 ft	Fill height:	N/A	Limit depth:	N/A

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	10.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	No
Earthquake magnitude M_w:	7.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.66	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	18.50 ft	Fill height:	N/A	Limit depth:	N/A

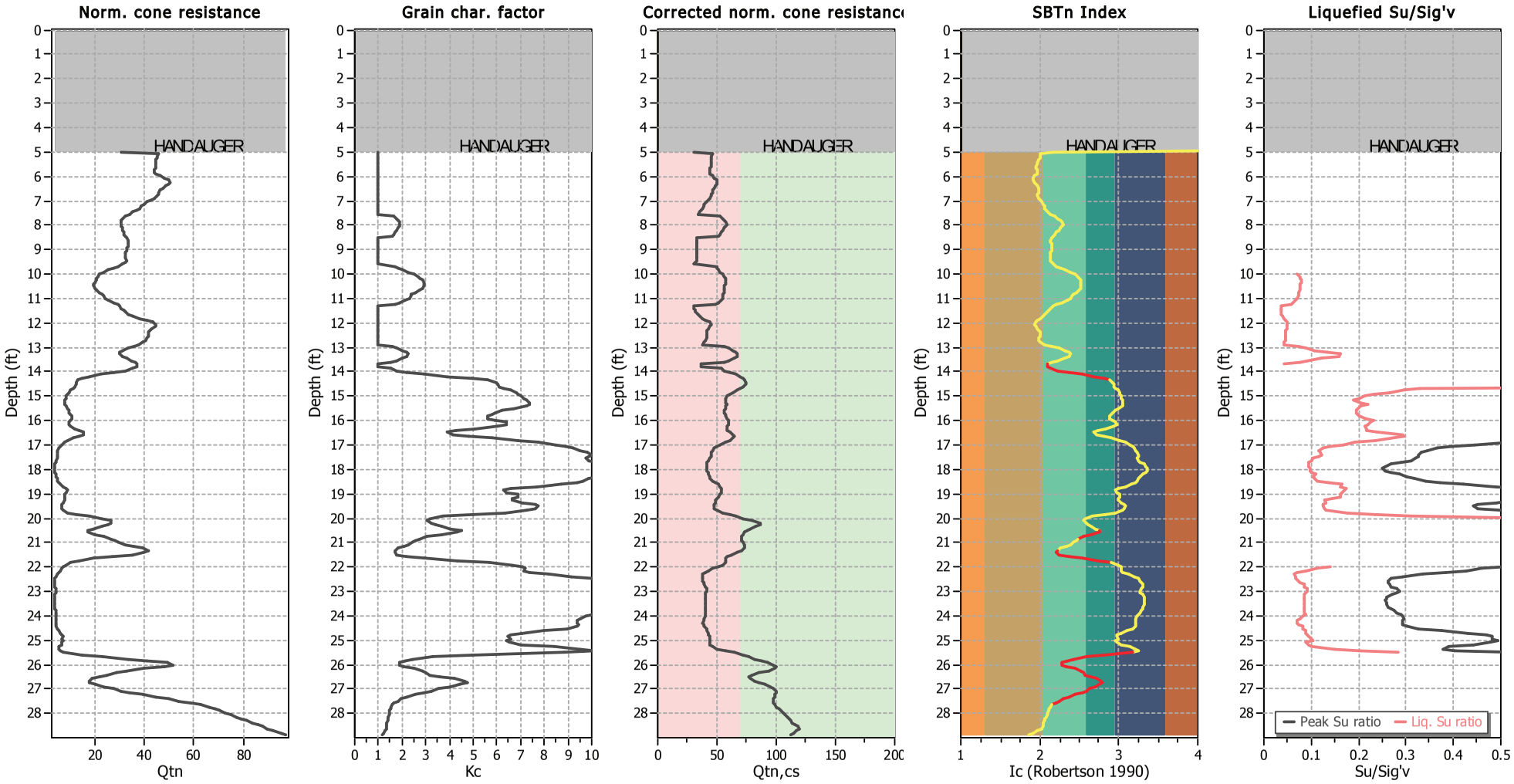
F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LPI color scheme

- Very high risk
- High risk
- Low risk

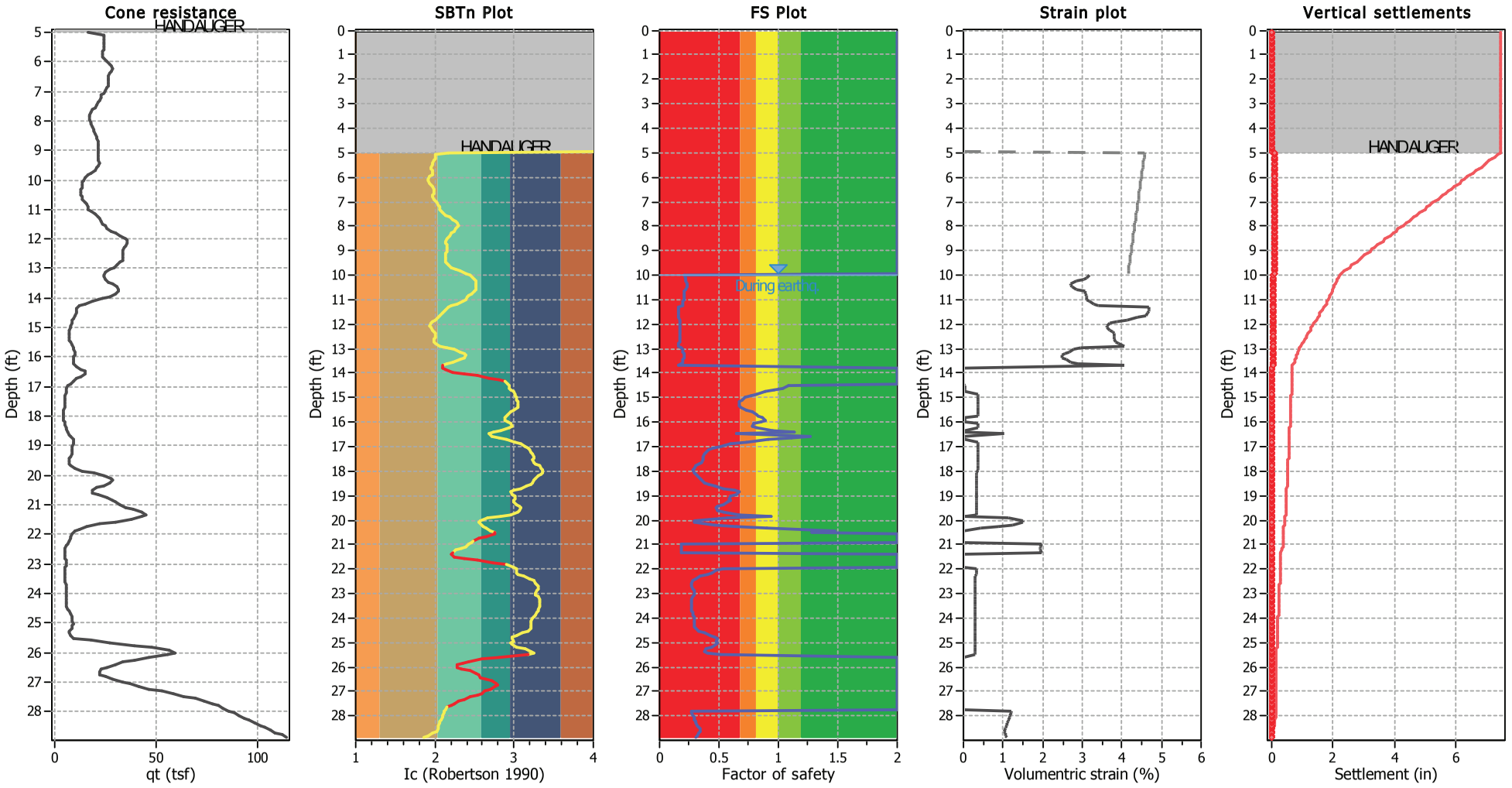
Check for strength loss plots (Robertson (2010))



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	10.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_o applied:	No
Earthquake magnitude M_w:	7.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.66	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	18.50 ft	Fill height:	N/A	Limit depth:	N/A

Estimation of post-earthquake settlements



Abbreviations

q_t:	Total cone resistance (cone resistance q_c corrected for pore water effects)
I_c:	Soil Behaviour Type Index
FS:	Calculated Factor of Safety against liquefaction
Volumentric strain:	Post-liquefaction volumentric strain

:: Post-earthquake settlement of dry sands ::

Depth (ft)	Ic	Kc	Qc1n	Qc1n,cs	N1,60 (blows)	Vs (ft/s)	Gmax (tsf)	CSR	Shear, γ (%)	Svol,15 (%)	Nc	ev (%)	Settle. (in)
0.08	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
0.16	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
0.25	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
0.33	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
0.41	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
0.49	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
0.57	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
0.66	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
0.74	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
0.82	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
0.90	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
0.98	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
1.07	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
1.15	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
1.23	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
1.31	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
1.39	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
1.48	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
1.56	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
1.64	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
1.72	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
1.80	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
1.89	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
1.97	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
2.05	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
2.13	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
2.21	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
2.30	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
2.38	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
2.46	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
2.54	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
2.63	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
2.71	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
2.79	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
2.87	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
2.95	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
3.04	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
3.12	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
3.20	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
3.28	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
3.36	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
3.44	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
3.53	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
3.61	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
3.69	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
3.77	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
3.85	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000
3.94	4.06	26.61	-1.00	-26.61	0	0.0	0	0.46	0.000	0.00	0.00	0.00	0.000

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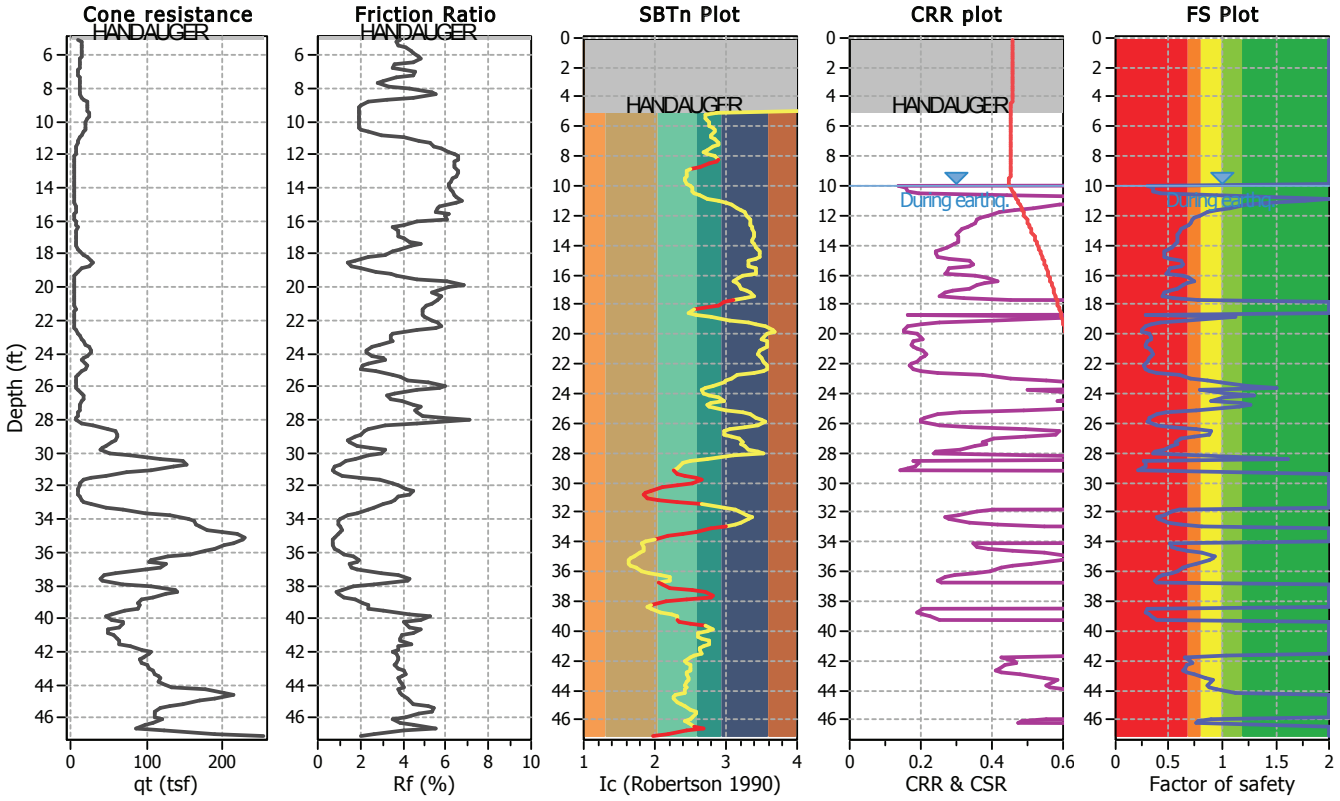
LIQUEFACTION ANALYSIS REPORT

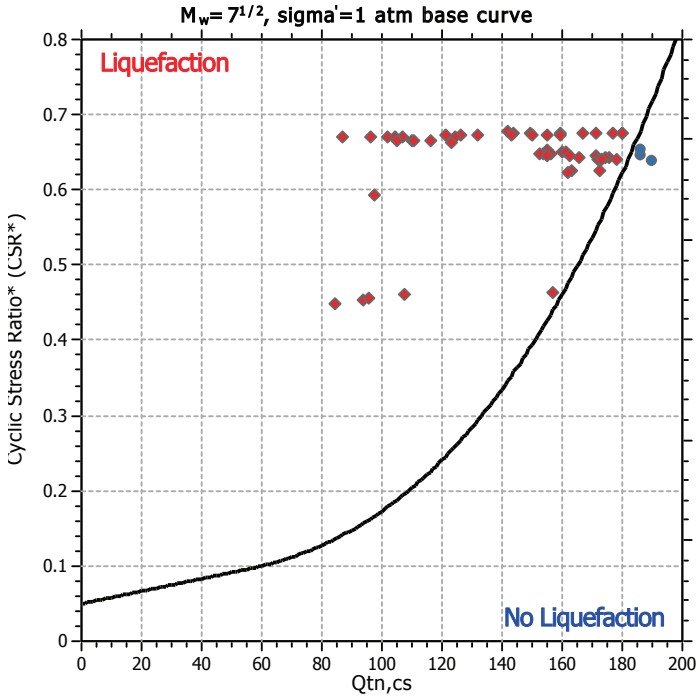
Project title : Pacific Edge Hotel **Location : Laguna Beach, CA**

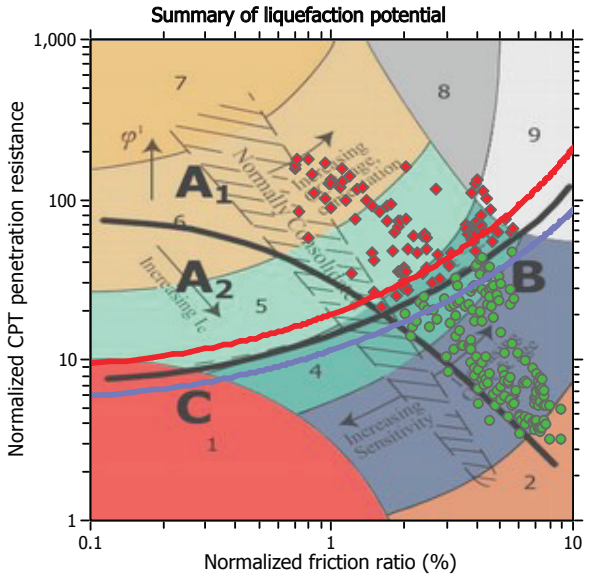
CPT file : CPT-2

Input parameters and analysis data

Analysis method:	Robertson (2009)	**G.W.T. (in-situ):**	18.50 ft	**Use fill:**	No	**Clay like behavior**	
Fines correction method:	Robertson (2009)	**G.W.T. (earthq.):**	10.00 ft	**Fill height:**	N/A	**applied:**	All soils
Points to test:	Based on Ic value	**Average results interva**	3	**Fill weight:**	N/A	**Limit depth applie**	No
Earthquake magnitude M_w:	7.70	**Ic cut-off value:**	2.60	**Trans. detect. applied:**	Yes	**Limit depth:**	N/A
Peak ground acceleration:	0.66	**Unit weight calculation**	Based on SBT	**K_σ applied:**	No	**MSF method:**	Method based

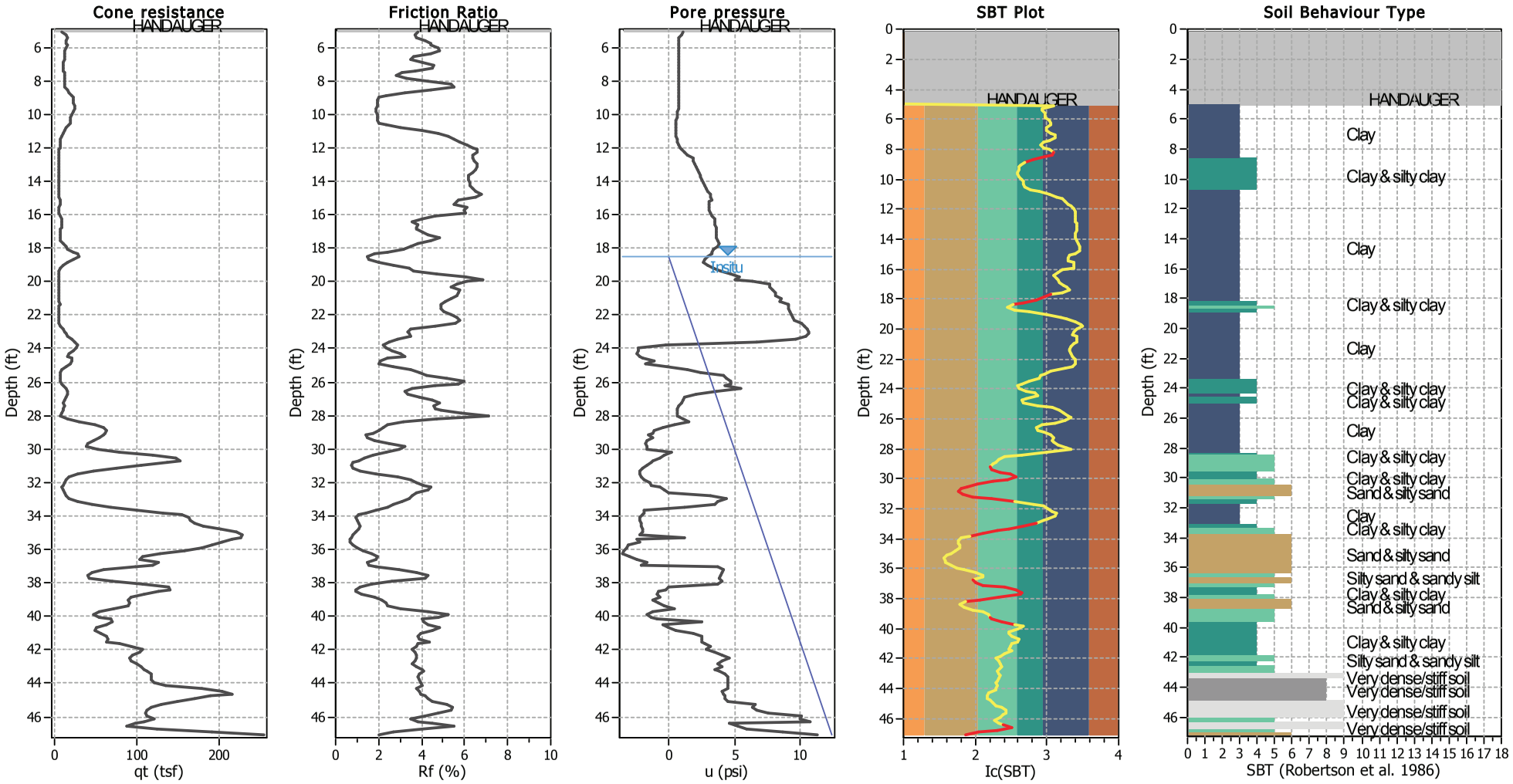






Zone A_1: Cyclic liquefaction likely depending on size and duration of cyclic loading
Zone A_2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

CPT basic interpretation plots



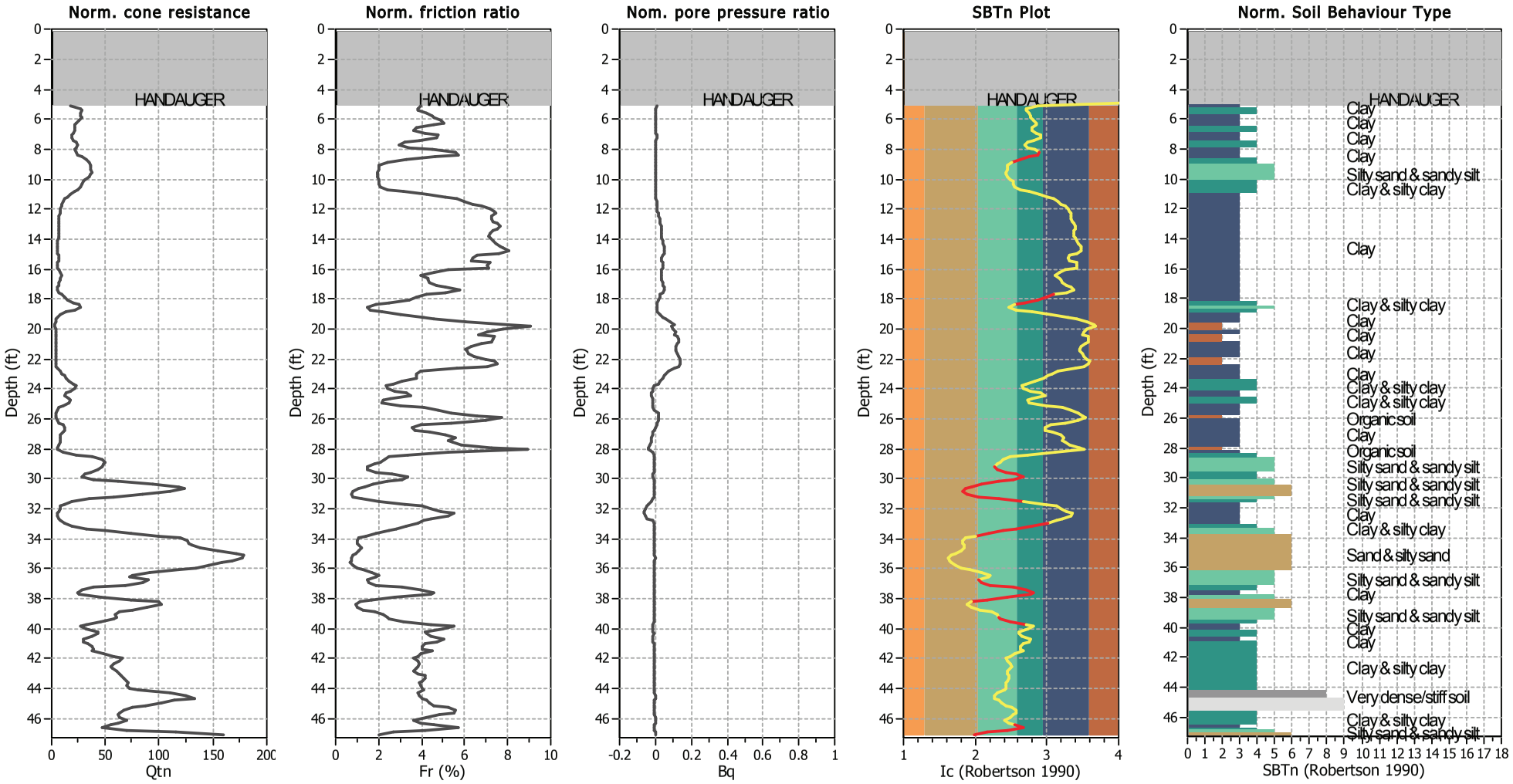
Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	10.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_o applied:	No
Earthquake magnitude M_w:	7.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.66	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	18.50 ft	Fill height:	N/A	Limit depth:	N/A

SBT legend

1. Sensitive fine grained
2. Organic material
3. Clay to silty clay
4. Clayey silt to silty
5. Silty sand to sandy silt
6. Clean sand to silty sand
7. Gravely sand to sand
8. Very stiff sand to
9. Very stiff fine grained

CPT basic interpretation plots (normalized)



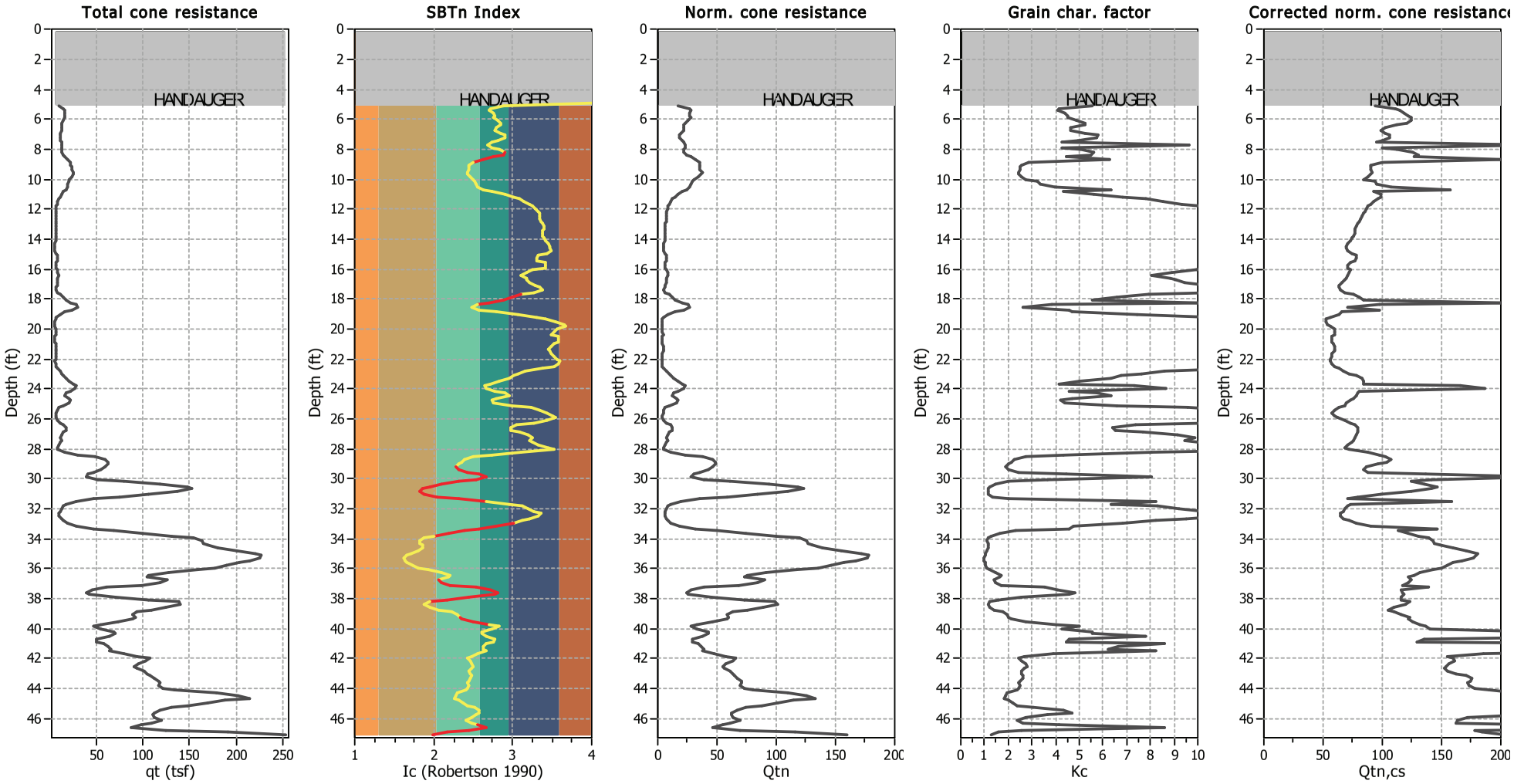
Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	10.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_o applied:	No
Earthquake magnitude M_w:	7.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.66	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	18.50 ft	Fill height:	N/A	Limit depth:	N/A

SBTn legend

1. Sensitive fine grained
2. Organic material
3. Clay to silty clay
4. Clayey silt to silty
5. Silty sand to sandy silt
6. Clean sand to silty sand
7. Gravely sand to sand
8. Very stiff sand to
9. Very stiff fine grained

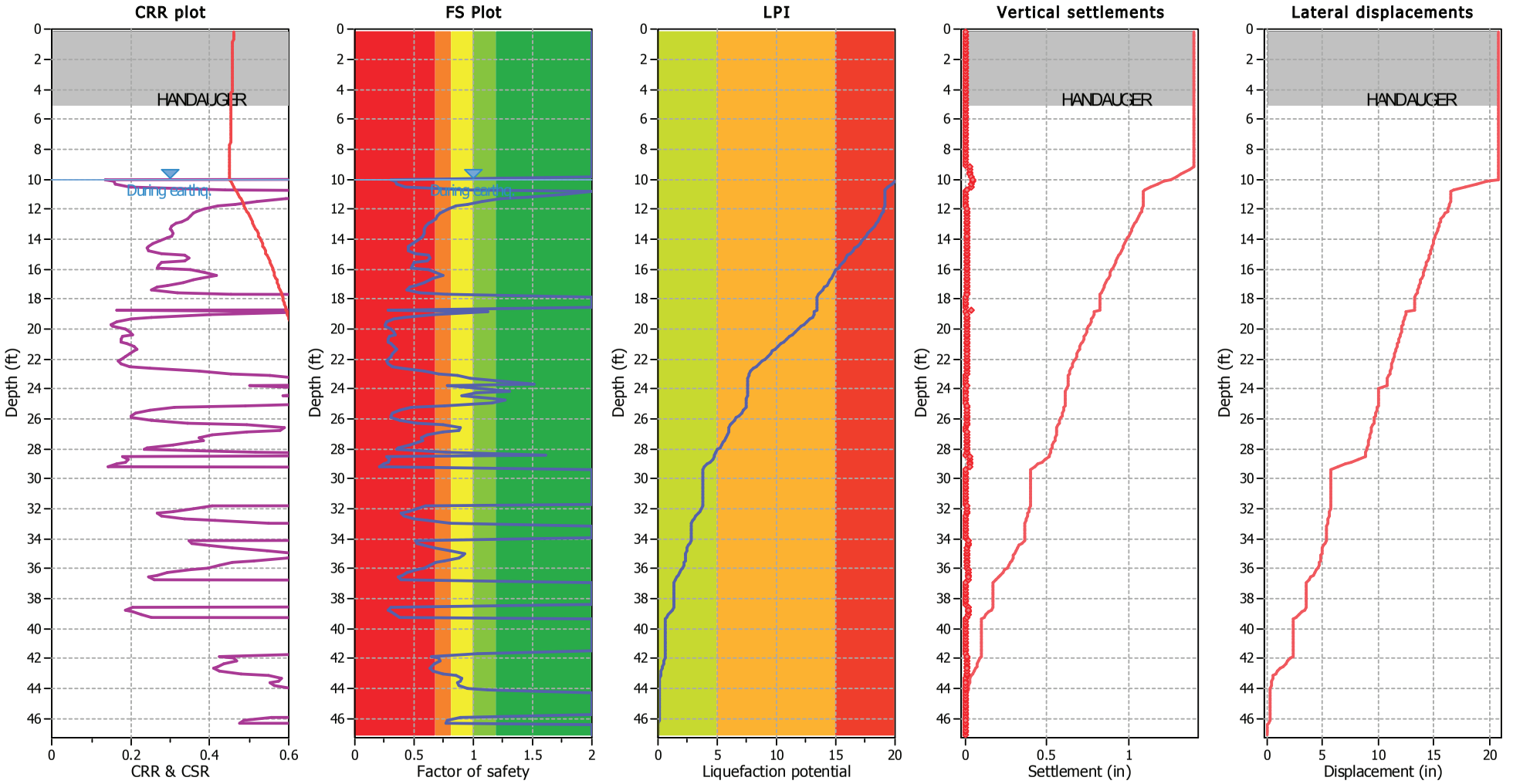
Liquefaction analysis overall plots (intermediate results)



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	10.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_o applied:	No
Earthquake magnitude M_w:	7.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.66	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	18.50 ft	Fill height:	N/A	Limit depth:	N/A

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	10.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	No
Earthquake magnitude M_w:	7.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.66	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	18.50 ft	Fill height:	N/A	Limit depth:	N/A

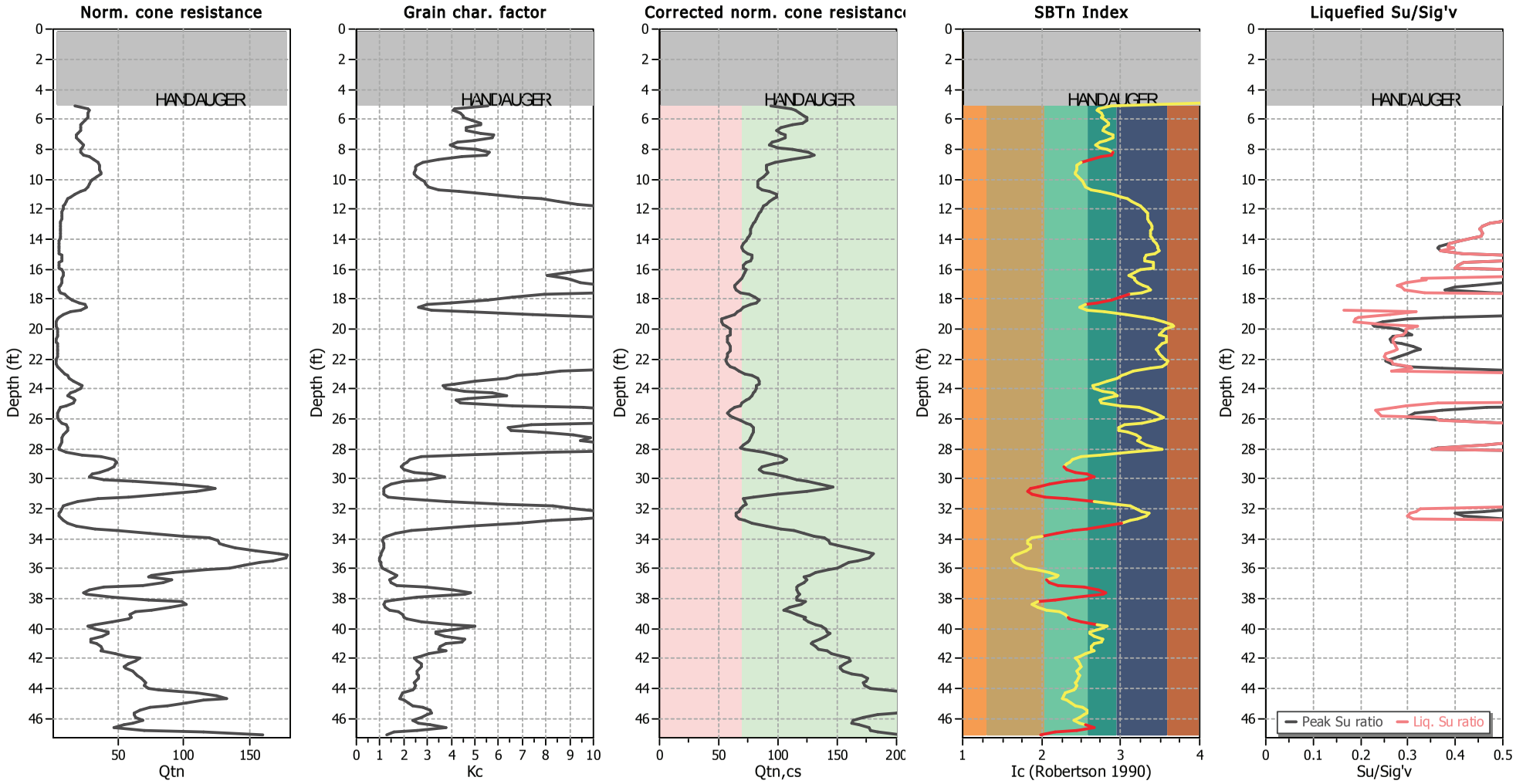
F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LPI color scheme

- Very high risk
- High risk
- Low risk

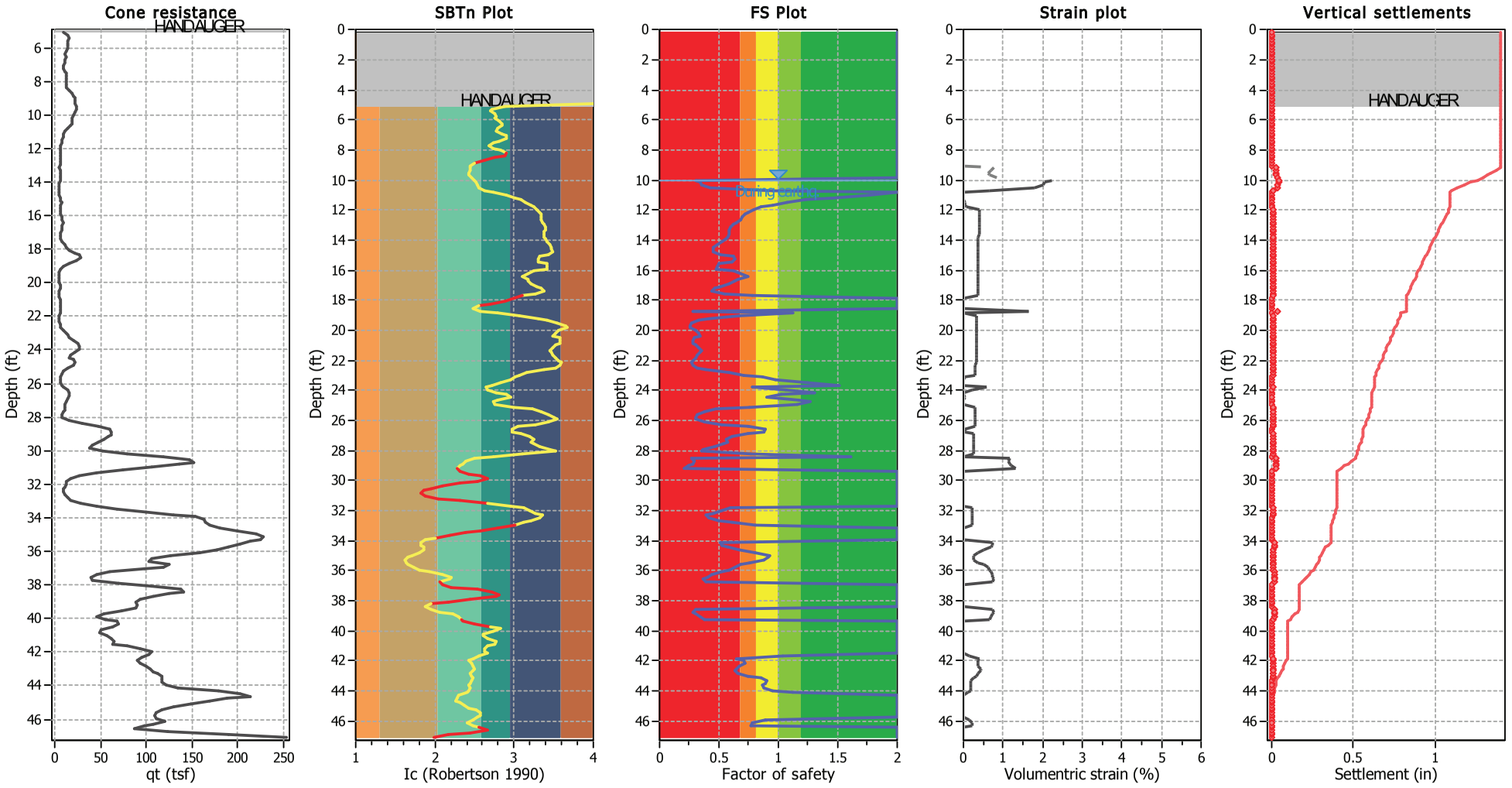
Check for strength loss plots (Robertson (2010))



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	10.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	No
Earthquake magnitude M_w:	7.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.66	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	18.50 ft	Fill height:	N/A	Limit depth:	N/A

Estimation of post-earthquake settlements

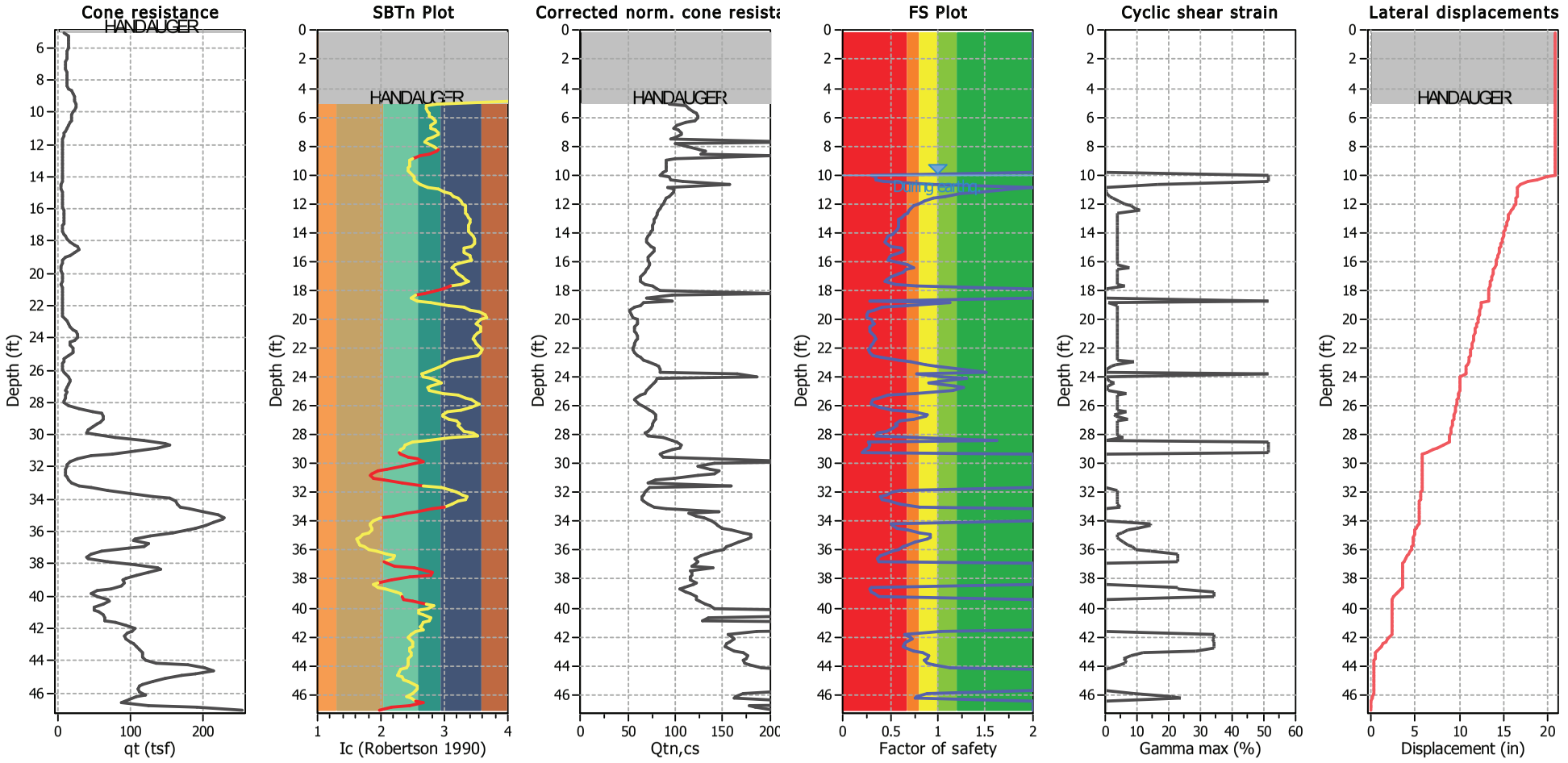


Abbreviations

q_t:	Total cone resistance (cone resistance q_c corrected for pore water effects)
I_c:	Soil Behaviour Type Index
FS:	Calculated Factor of Safety against liquefaction
Volumentric strain:	Post-liquefaction volumentric strain

Estimation of post-earthquake lateral Displacements

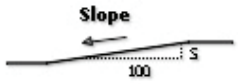
Geometric parameters: Gently sloping ground without free face (Slope 1.00 %)



Abbreviations

q_t: Total cone resistance (cone resistance q_c corrected for pore water effects)
I_c: Soil Behaviour Type Index
$Q_{tn,cs}$: Equivalent clean sand normalized CPT total cone resistance
F.S.: Factor of safety
γ_{max}: Maximum cyclic shear strain
LDI: Lateral displacement index

Surface condition



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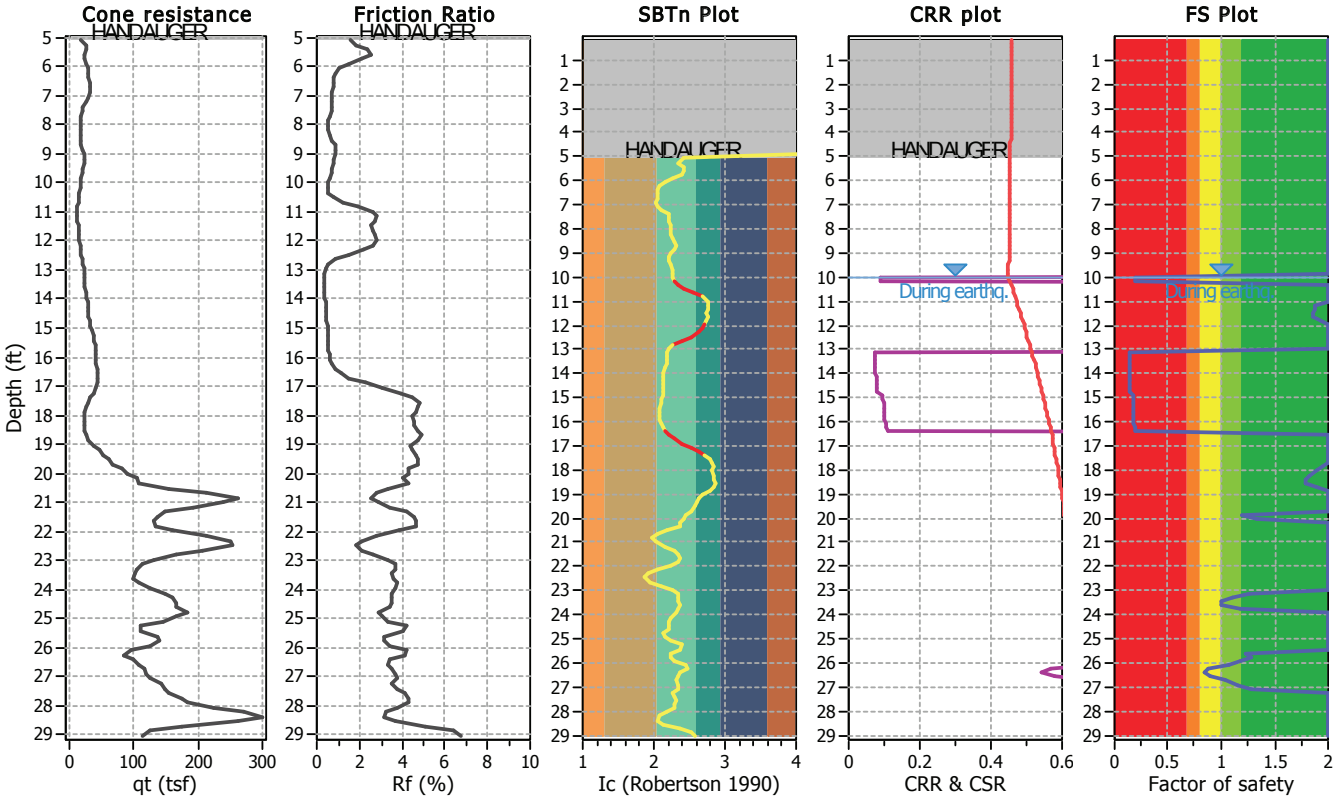
LIQUEFACTION ANALYSIS REPORT

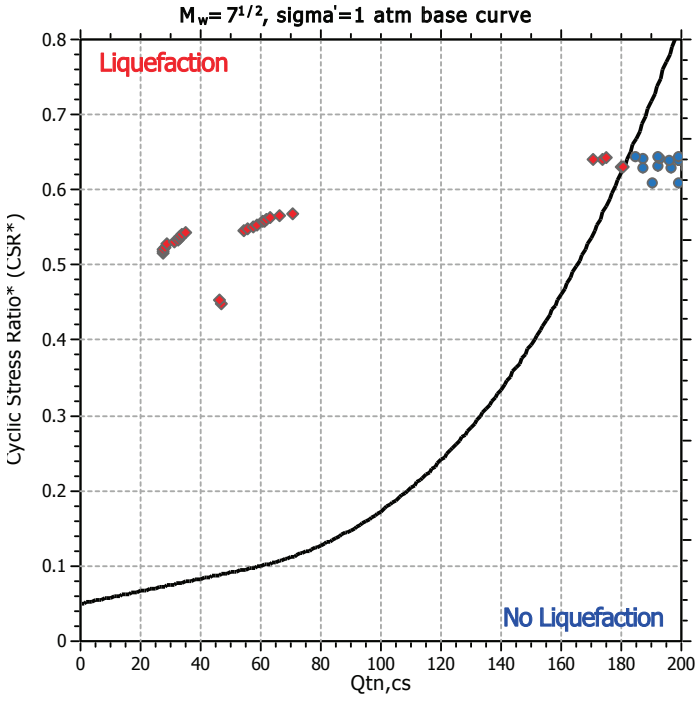
Project title : Pacific Edge Hotel **Location : Laguna Beach, CA**

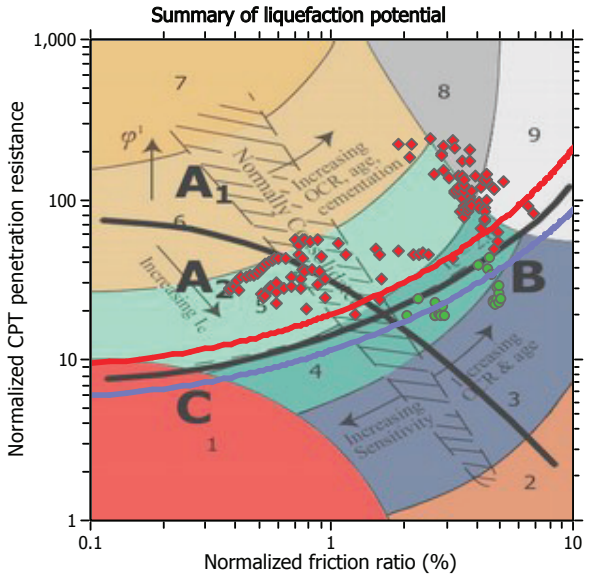
CPT file : CPT-3

Input parameters and analysis data

Analysis method:	Robertson (2009)	**G.W.T. (in-situ):**	18.50 ft	**Use fill:**	No	**Clay like behavior applied:**	All soils
Fines correction method:	Robertson (2009)	**G.W.T. (earthq.):**	10.00 ft	**Fill height:**	N/A	**Limit depth applie**	No
Points to test:	Based on Ic value	**Average results interva**	3	**Fill weight:**	N/A	**Limit depth:**	N/A
Earthquake magnitude M_w:	7.70	**Ic cut-off value:**	2.60	**Trans. detect. applied:**	Yes	**MSF method:**	Method based
Peak ground acceleration:	0.66	**Unit weight calculatior**	Based on SBT	**K_σ applied:**	No		

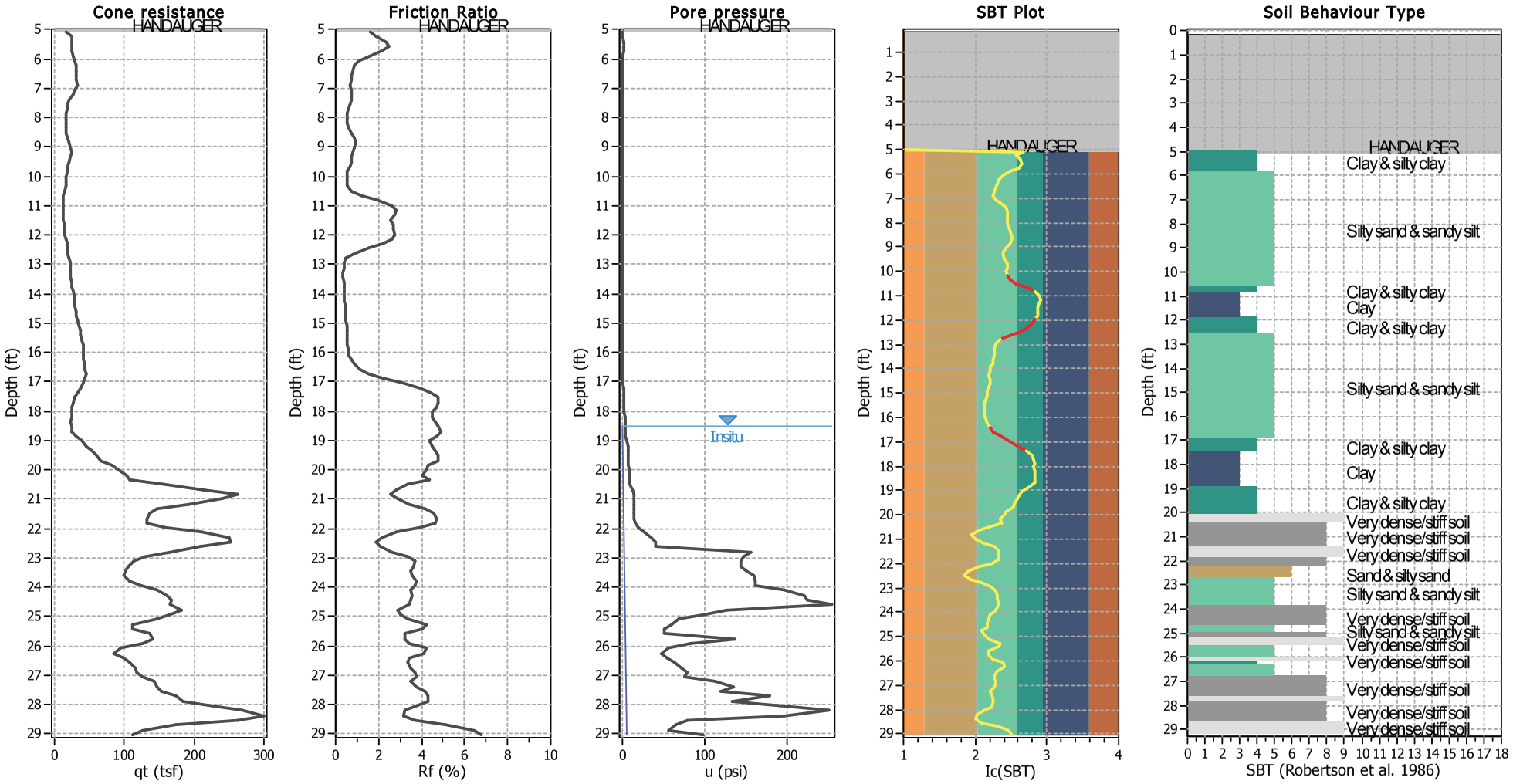






Zone A_1: Cyclic liquefaction likely depending on size and duration of cyclic loading
Zone A_2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

CPT basic interpretation plots



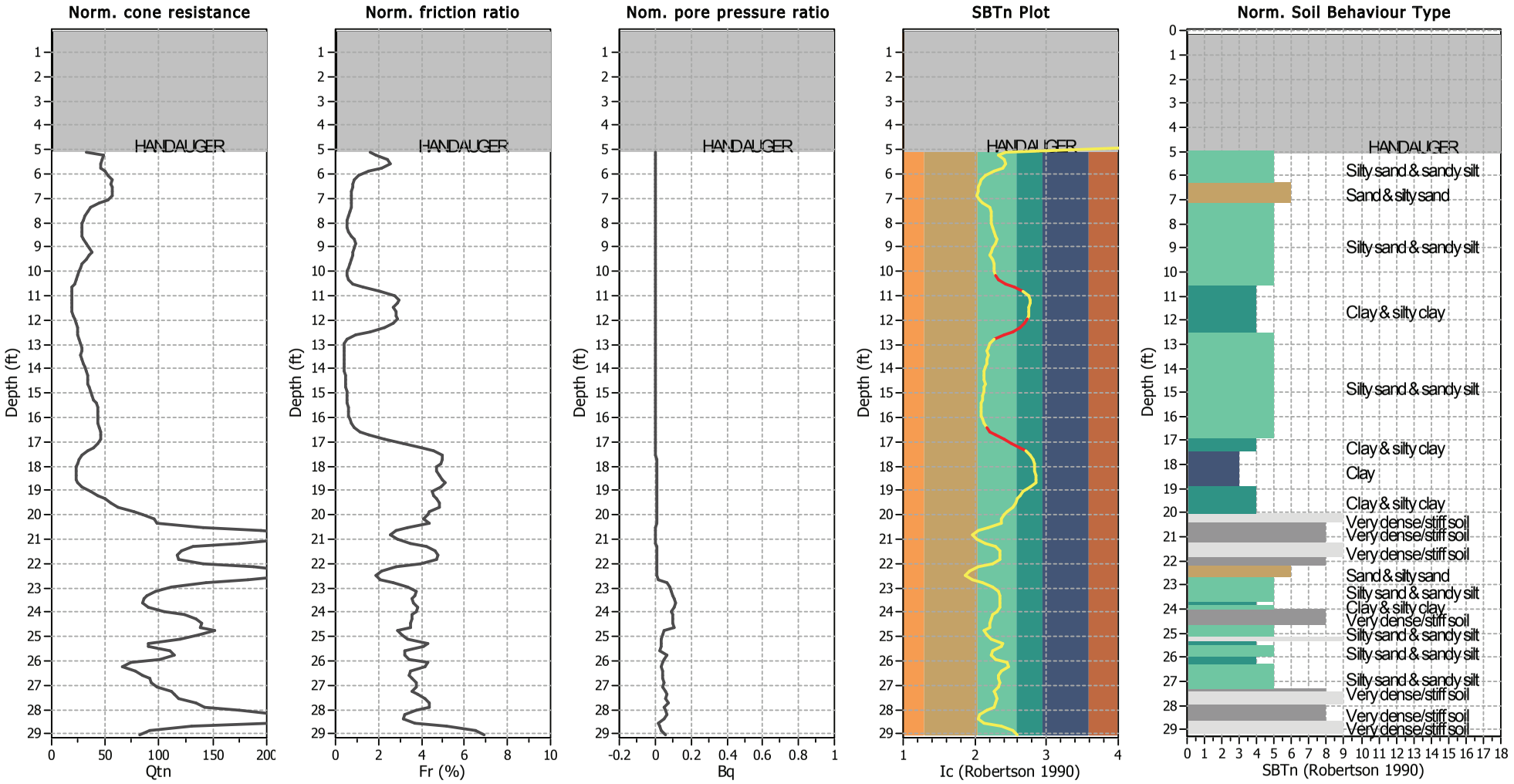
Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	10.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_o applied:	No
Earthquake magnitude M_w:	7.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.66	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	18.50 ft	Fill height:	N/A	Limit depth:	N/A

SBT legend

1. Sensitive fine grained
2. Organic material
3. Clay to silty clay
4. Clayey silt to silty
5. Silty sand to sandy silt
6. Clean sand to silty sand
7. Gravely sand to sand
8. Very stiff sand to
9. Very stiff fine grained

CPT basic interpretation plots (normalized)



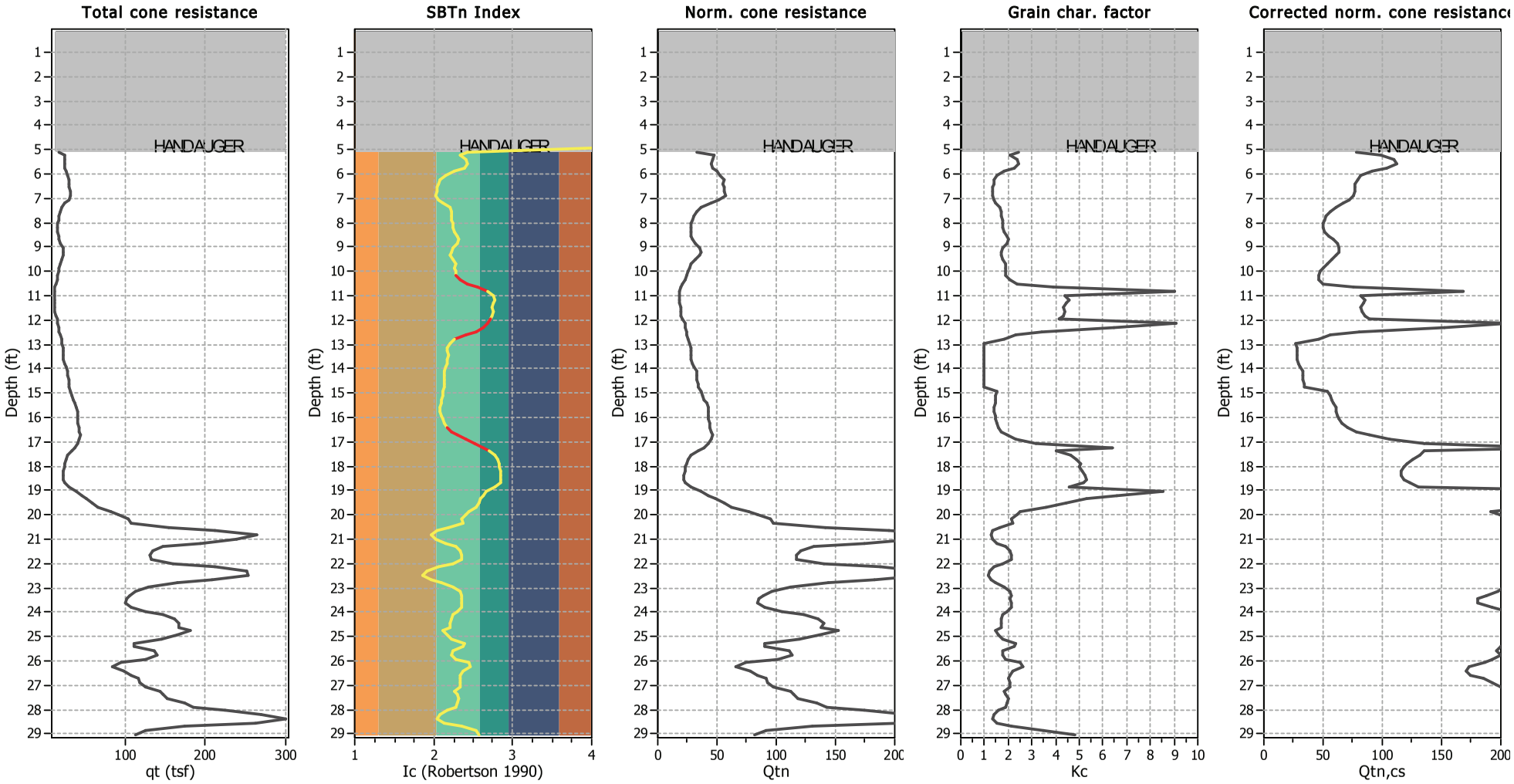
Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	10.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	No
Earthquake magnitude M_w:	7.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.66	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	18.50 ft	Fill height:	N/A	Limit depth:	N/A

SBTn legend

1. Sensitive fine grained
2. Organic material
3. Clay to silty clay
4. Clayey silt to silty
5. Silty sand to sandy silt
6. Clean sand to silty sand
7. Gravely sand to sand
8. Very stiff sand to
9. Very stiff fine grained

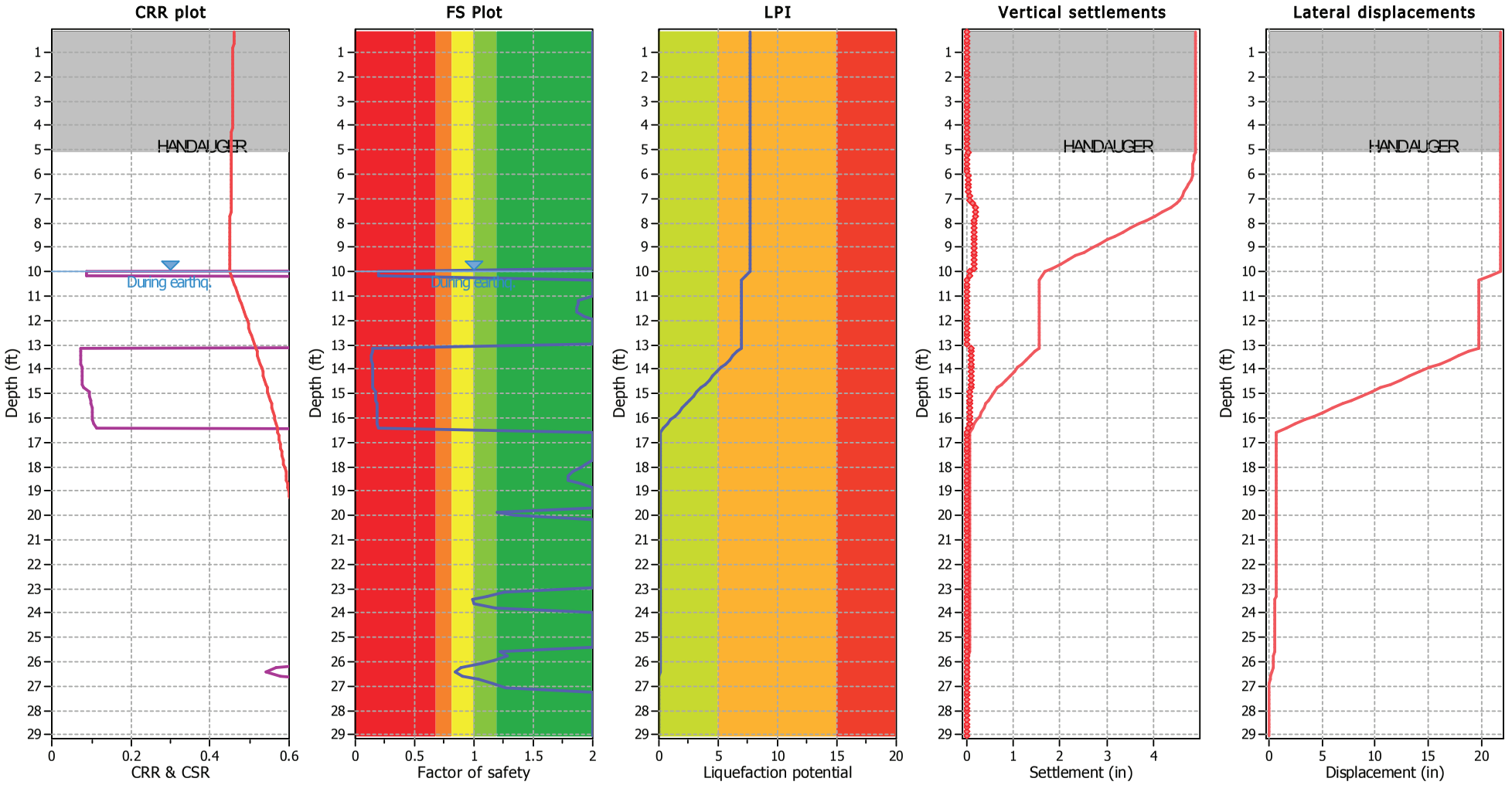
Liquefaction analysis overall plots (intermediate results)



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	10.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_o applied:	No
Earthquake magnitude M_w:	7.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.66	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	18.50 ft	Fill height:	N/A	Limit depth:	N/A

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	10.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	No
Earthquake magnitude M_w:	7.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.66	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	18.50 ft	Fill height:	N/A	Limit depth:	N/A

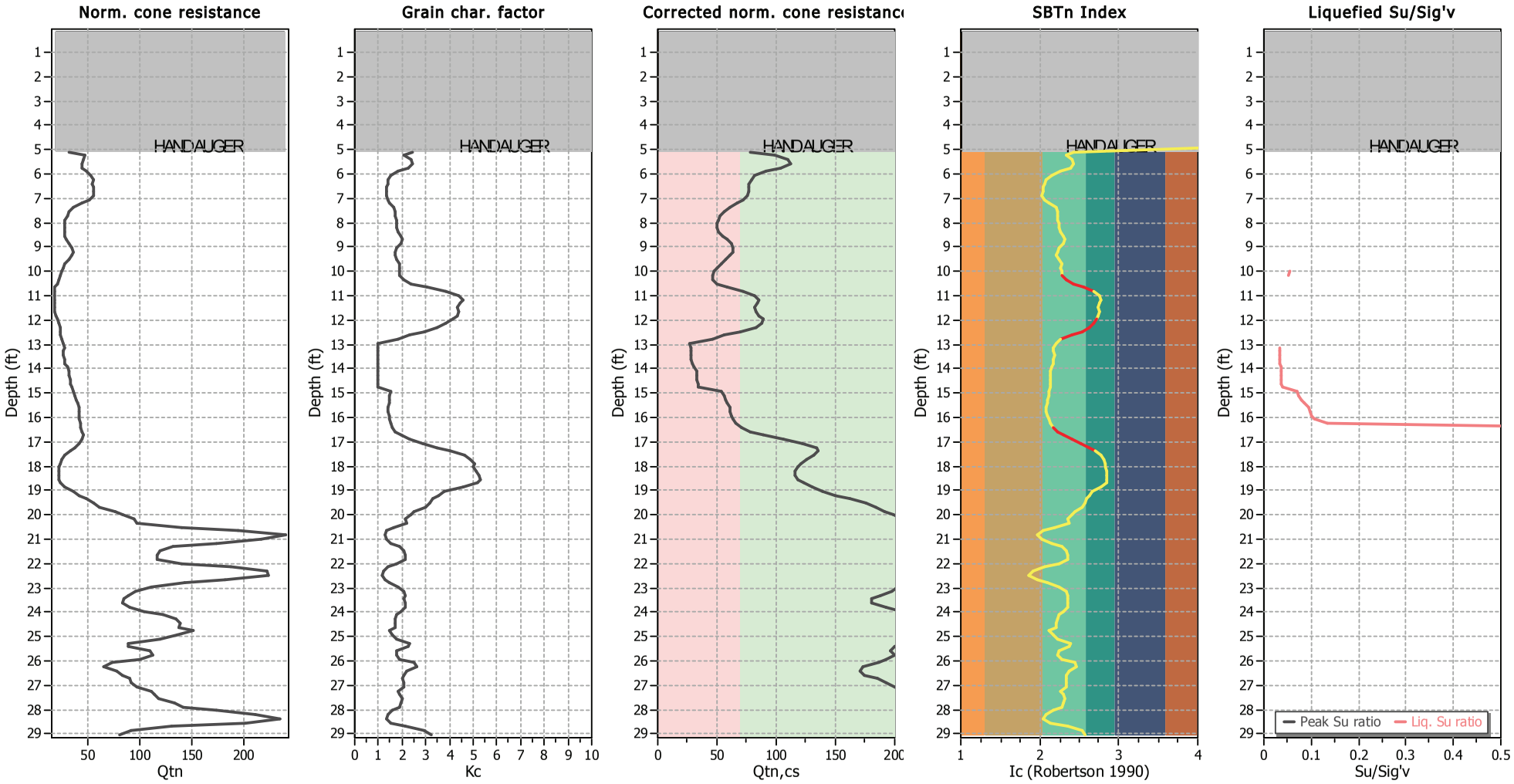
F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LPI color scheme

- Very high risk
- High risk
- Low risk

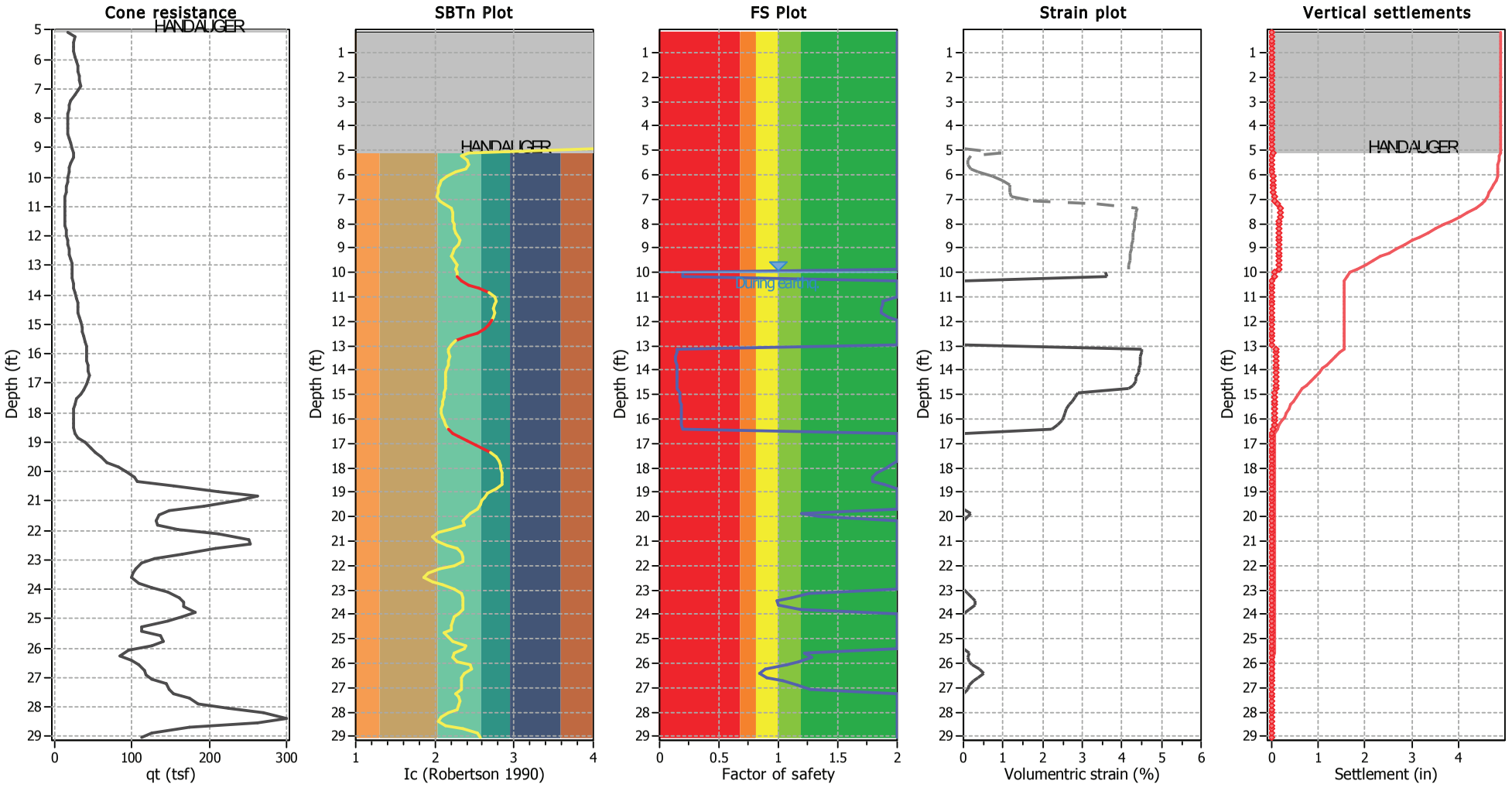
Check for strength loss plots (Robertson (2010))



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	10.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	No
Earthquake magnitude M_w:	7.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.66	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	18.50 ft	Fill height:	N/A	Limit depth:	N/A

Estimation of post-earthquake settlements

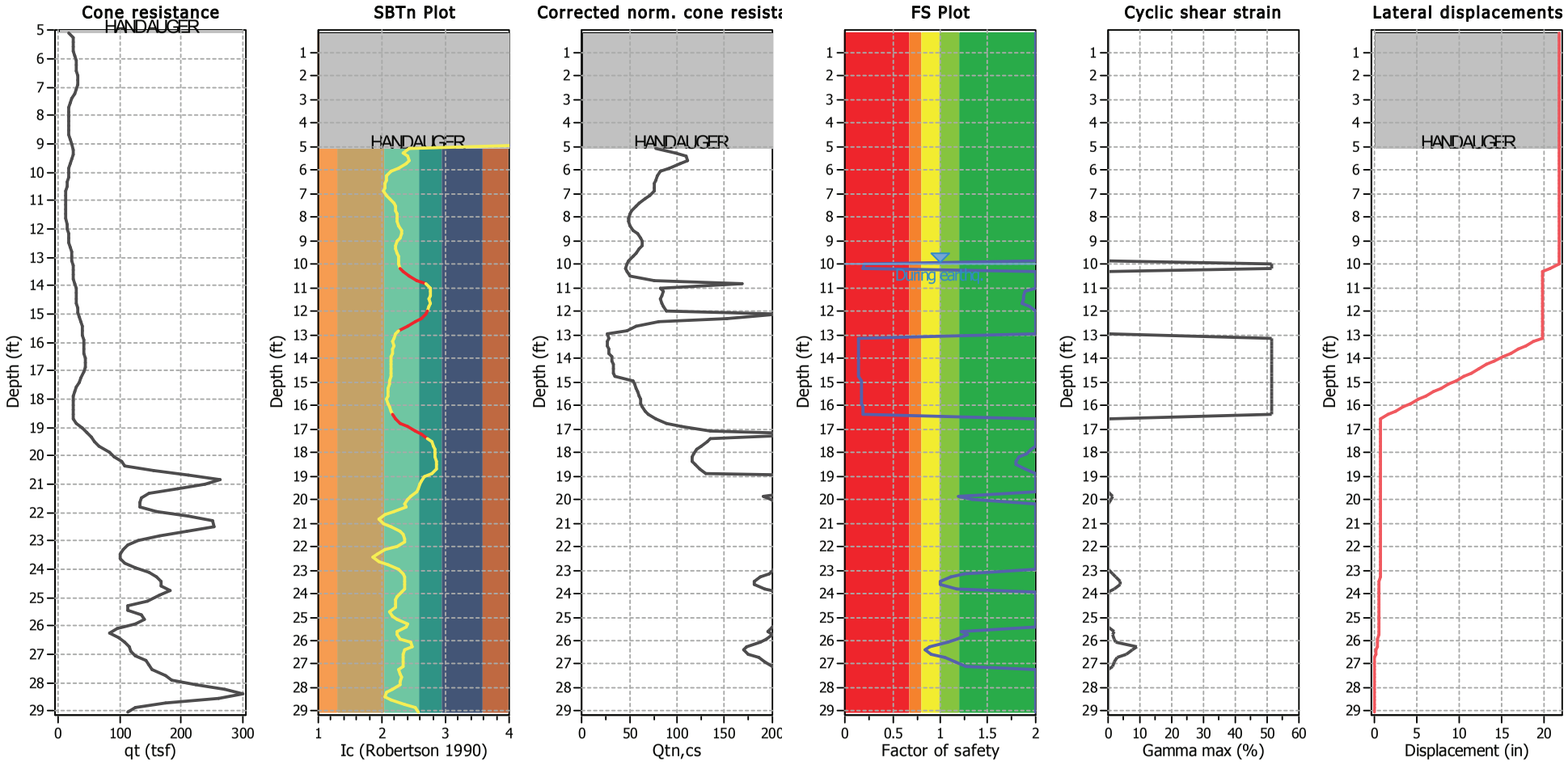


Abbreviations

q_t:	Total cone resistance (cone resistance q_c corrected for pore water effects)
I_c:	Soil Behaviour Type Index
FS:	Calculated Factor of Safety against liquefaction
Volumentric strain:	Post-liquefaction volumentric strain

Estimation of post-earthquake lateral Displacements

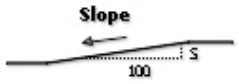
Geometric parameters: Gently sloping ground without free face (Slope 1.00 %)



Abbreviations

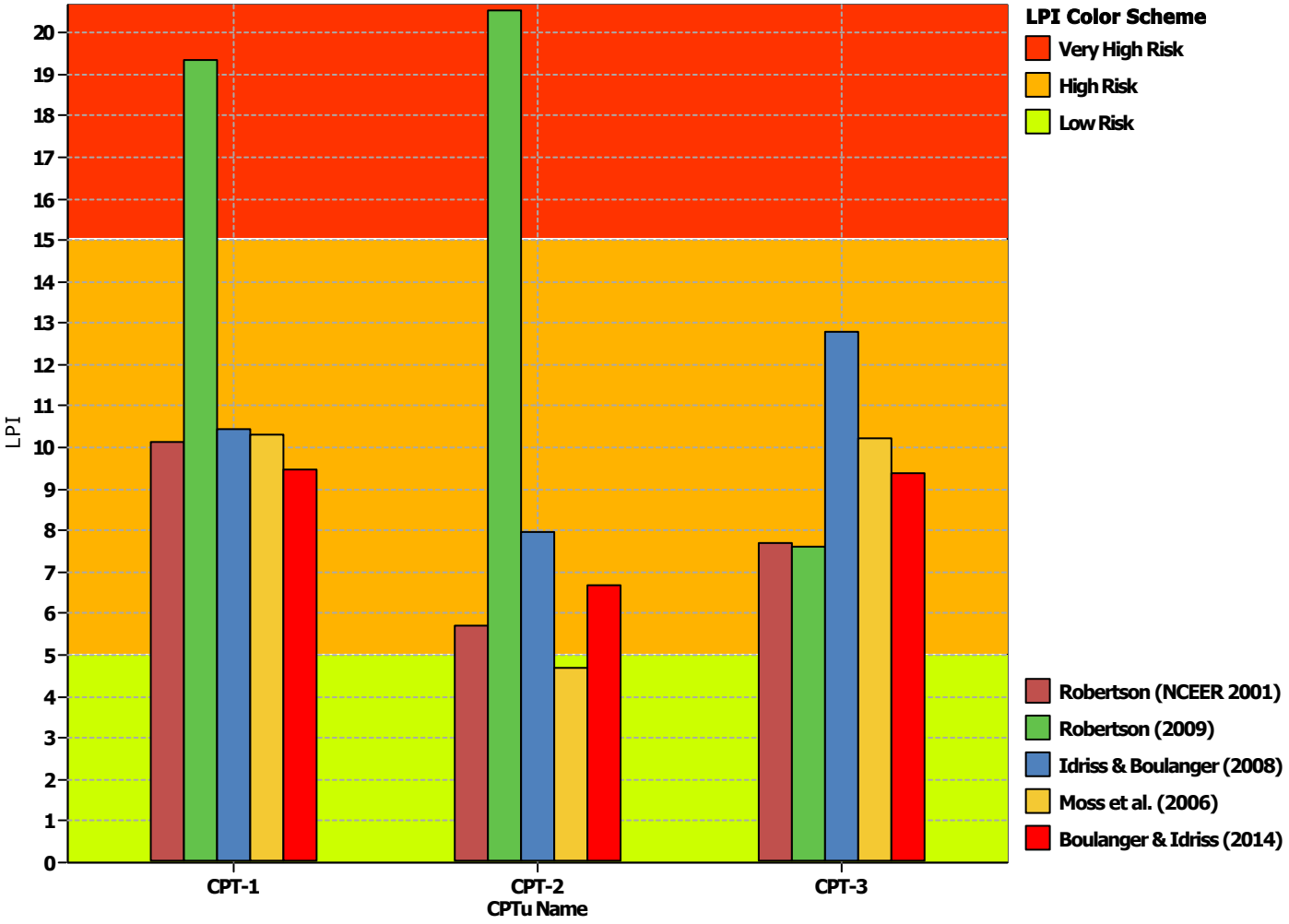
q_t: Total cone resistance (cone resistance q_c corrected for pore water effects)
I_c: Soil Behaviour Type Index
$Q_{tn,cs}$: Equivalent clean sand normalized CPT total cone resistance
F.S.: Factor of safety
γ_{max}: Maximum cyclic shear strain
LDI: Lateral displacement index

Surface condition



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Overall Parametric Assessment Method

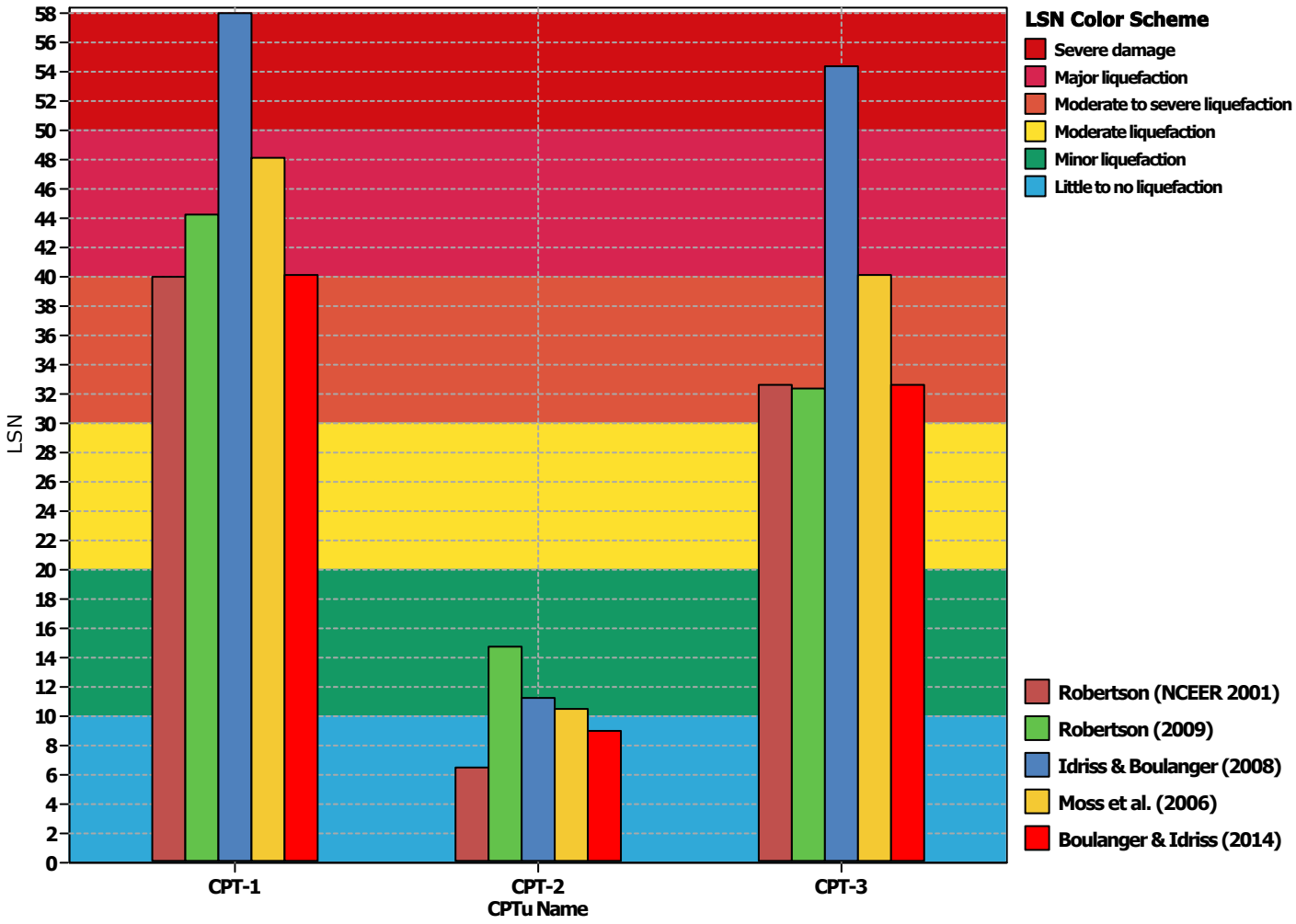


:: CPT main liquefaction parameters details ::

CPT Name	Earthquake Mag.	Earthquake Accel.	GWT in situ (ft)	GWT earthq. (ft)
CPT-1	7.70	0.66	18.50	10.00
CPT-2	7.70	0.66	18.50	10.00
CPT-3	7.70	0.66	18.50	10.00

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Overall Parametric Assessment Method

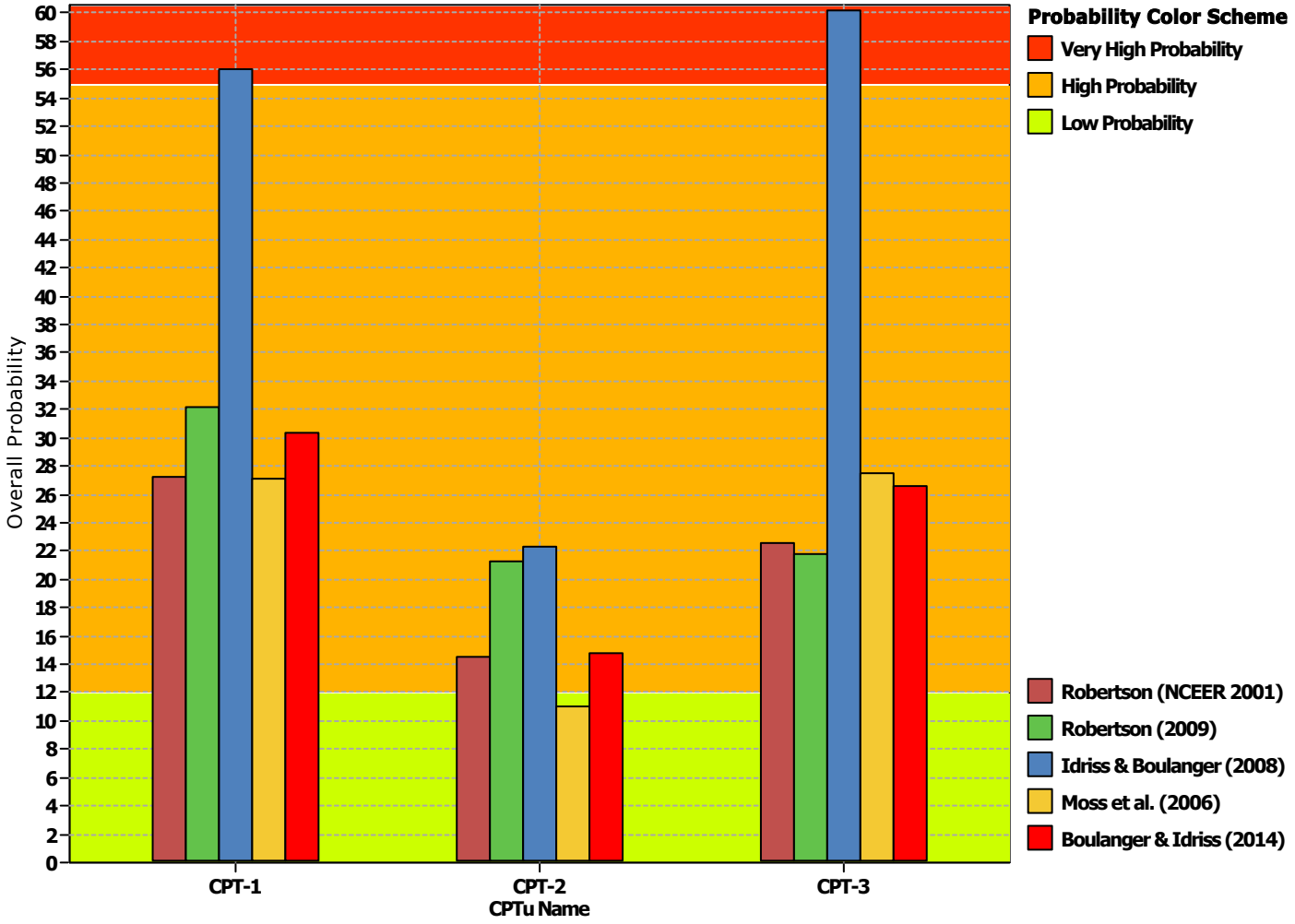


:: CPT main liquefaction parameters details ::

CPT Name	Earthquake Mag.	Earthquake Accel.	GWT in situ (ft)	GWT earthq. (ft)
CPT-1	7.70	0.66	18.50	10.00
CPT-2	7.70	0.66	18.50	10.00
CPT-3	7.70	0.66	18.50	10.00

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Costa Mesa, CA 9262
http://www.petra-inc.c

Overall Parametric Assessment Method



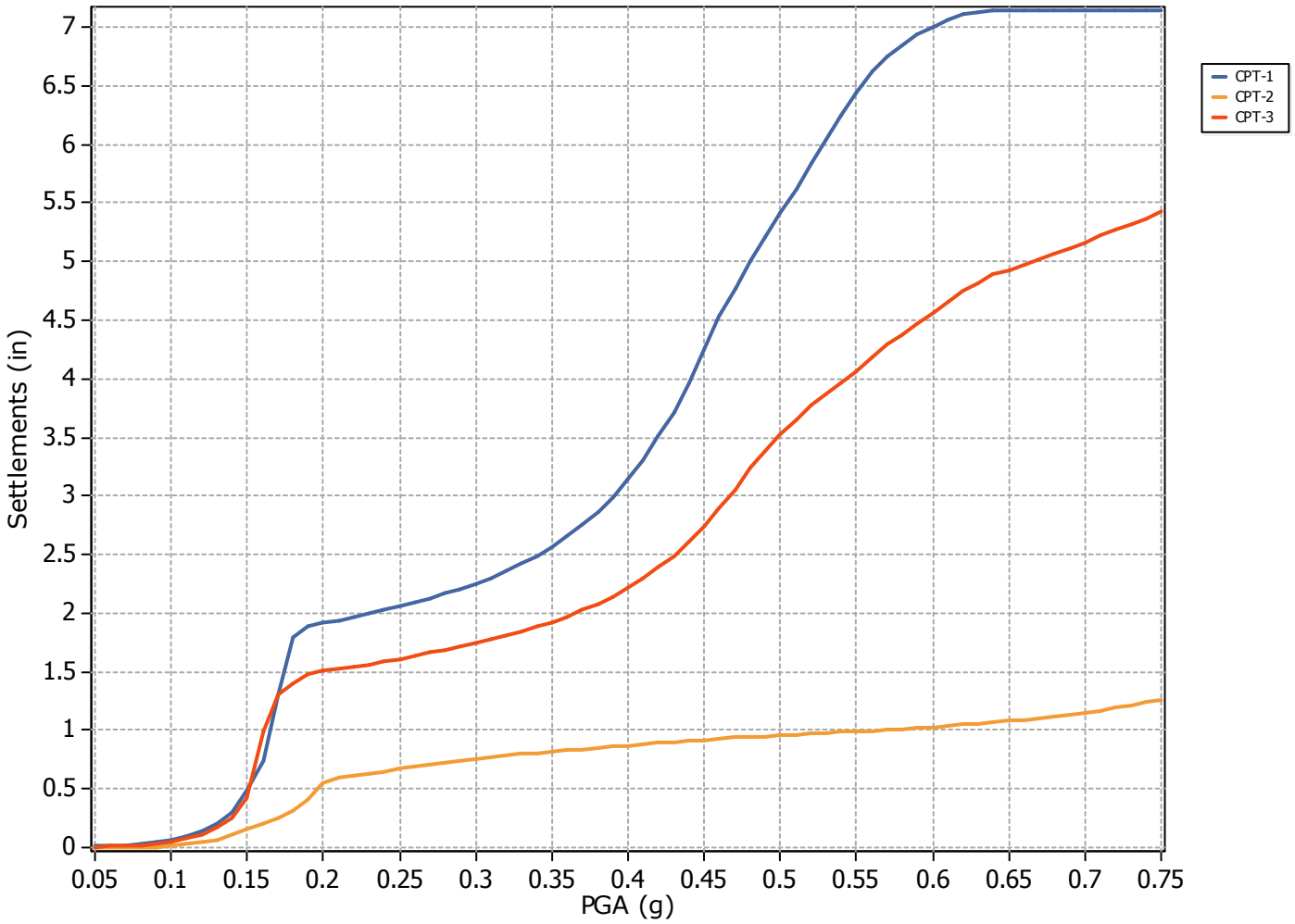
:: CPT main liquefaction parameters details ::

CPT Name	Earthquake Mag.	Earthquake Accel.	GWT in situ (ft)	GWT earthq. (ft)
CPT-1	7.70	0.66	18.50	10.00
CPT-2	7.70	0.66	18.50	10.00
CPT-3	7.70	0.66	18.50	10.00

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PGA Based Parametric Analysis

Settlements vs PGA

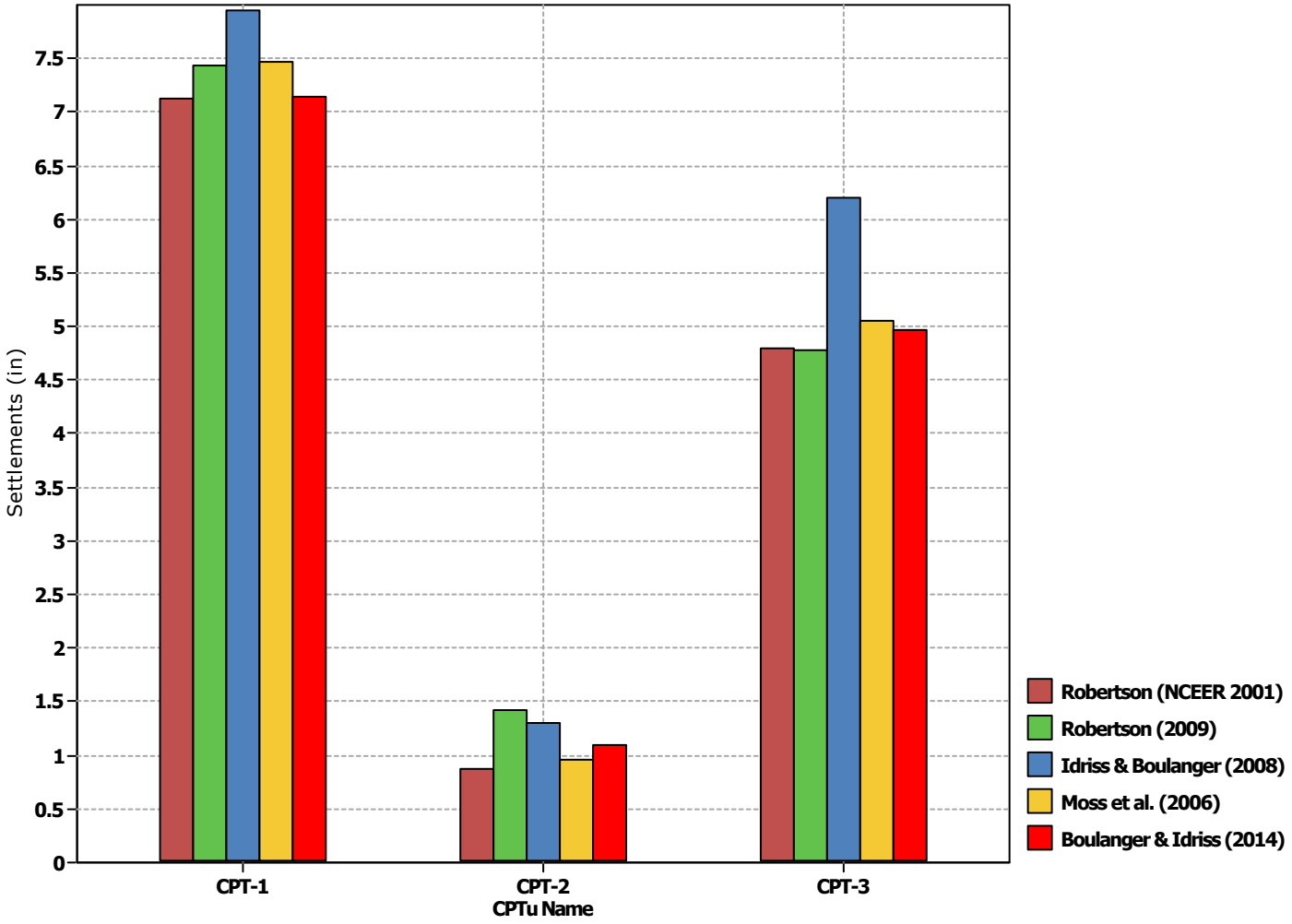


:: CPT main liquefaction parameters details ::

CPT Name	Assesment method	Earthquake Mag.	GWT in situ (ft)	GWT earthq. (ft)
CPT-1	Boulanger & Idriss (2014)	7.70	18.50	10.00
CPT-2	Boulanger & Idriss (2014)	7.70	18.50	10.00
CPT-3	Boulanger & Idriss (2014)	7.70	18.50	10.00

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Overall Parametric Assessment Method



:: CPT main liquefaction parameters details ::

CPT Name	Earthquake Mag.	Earthquake Accel.	GWT in situ (ft)	GWT earthq. (ft)
CPT-1	7.70	0.66	18.50	10.00
CPT-2	7.70	0.66	18.50	10.00
CPT-3	7.70	0.66	18.50	10.00

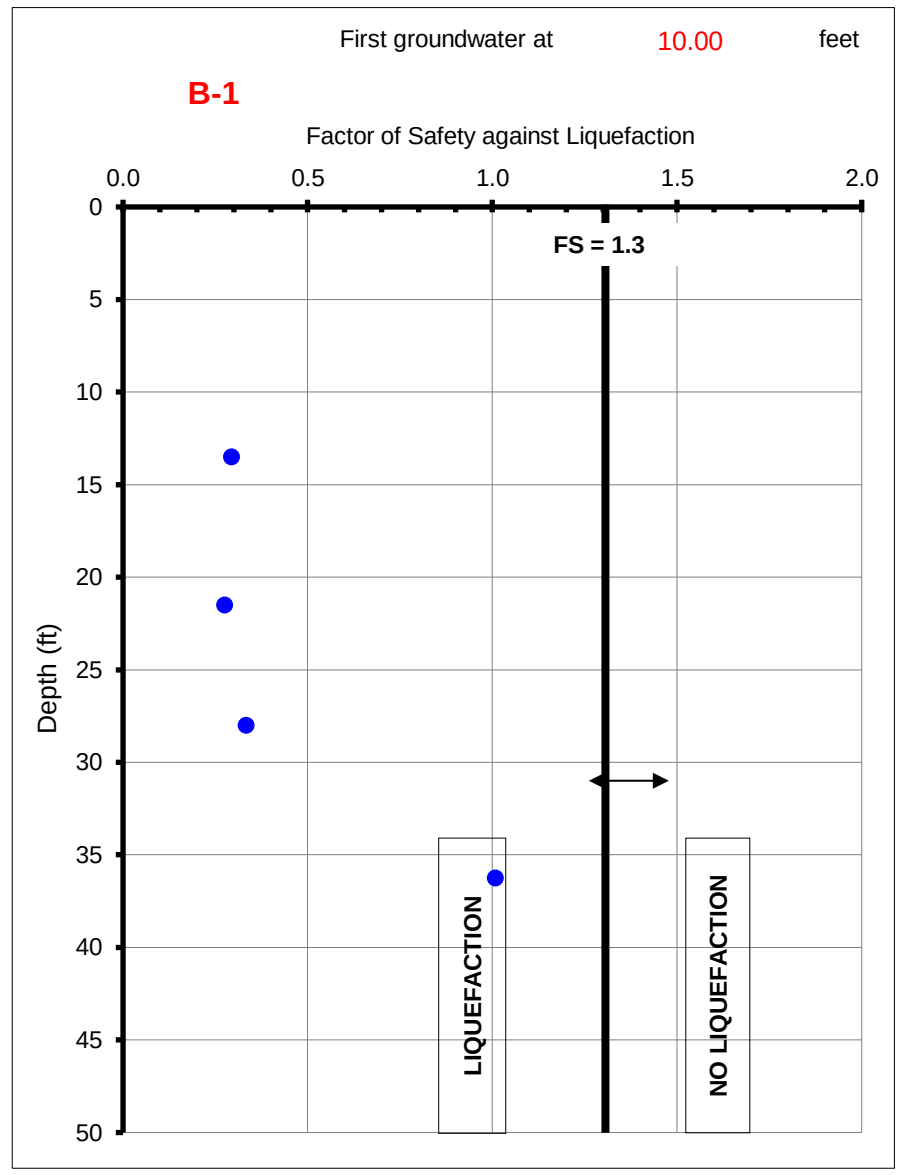
SPT

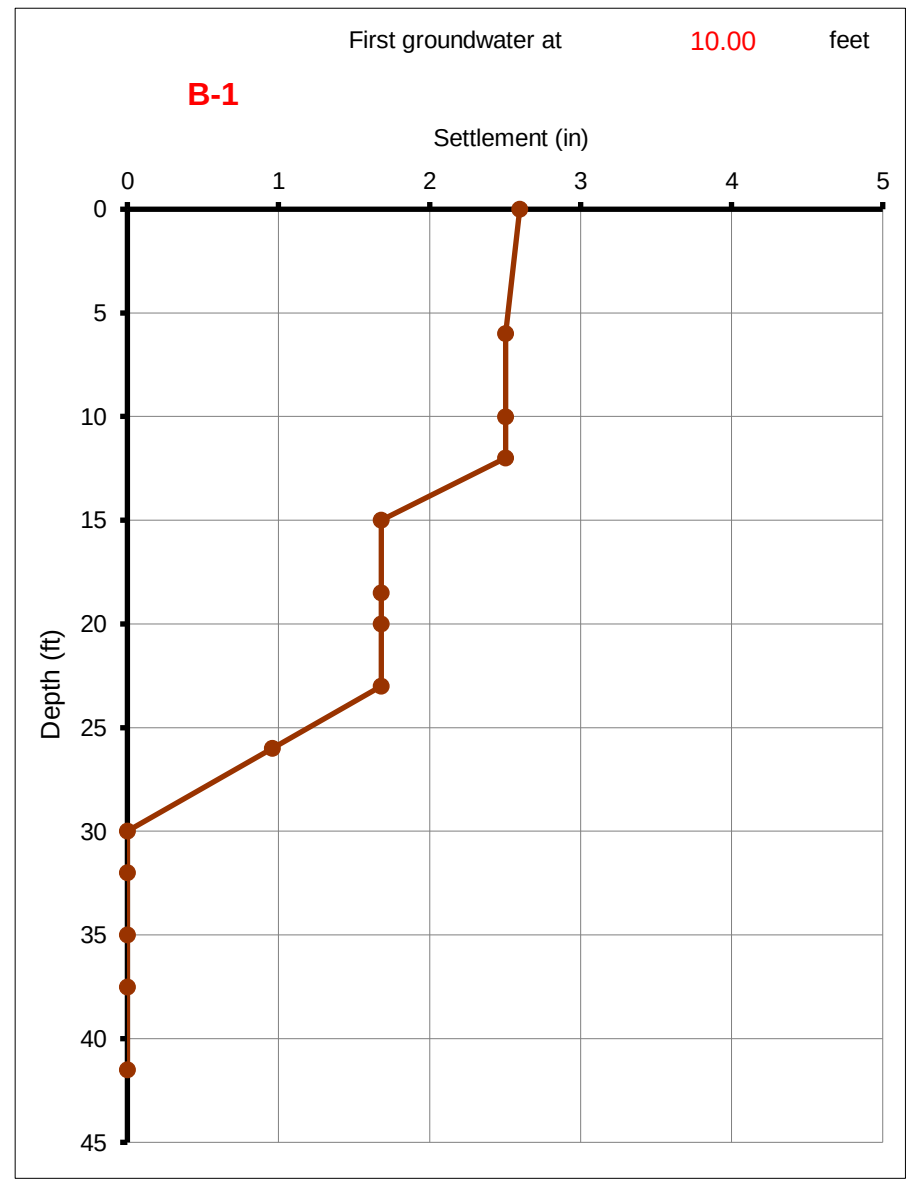
References:
T.L.Youd, I.M.Idriss - Proceedings of the NCEER Workshop on Evaluation of Liquefaction Resistance of Soils
D. Pradel - Procedure to Evaluate Earthquake-Induced Settlements in Dry Sandy Soils
K.Tokimatsu, H.B.Seed - Evaluation of Settlements in Sands Due to Earthquake Shaking, ASCE JGE Vol.113, No.8, August 1986
G.Zhang, P.K.Robertson, R.W.I.Brachman - Estimating Liquefaction-Induced Ground Settlements From CPT for Level Ground (CGJ39,2002)

Boring	B-1	Summary of analysis	
		Total liquefaction settlement	2.50 inches
		Total dry sand settlement	0.09 inches
		Total earthquake-induced settlement	2.60 inches
		Number of evaluated intervals	14
		Number of potentially liquefiable intervals	4
		Average Factor of Safety	0.48
		Depth to first groundwater	10.00 feet
		Total thickness of evaluated profile	46.50 feet
		Profile thickness susceptible to liquefaction	12.50 feet

Earthquake loading: M 7.7
PGA 0.66

Depth to Layer Top	Depth to Layer Bottom	SPT - N	Fines %	$FS_{SPT,cs,K\sigma}$	Interpreted Factor of Safety against liquefaction		Settlement
feet	feet						in
0	6	9	12	0.82	Not liquefiable	- no groundwater	0.09
6	10	6	55	0.47	Not liquefiable	- no groundwater	0.00
12	15	6	12	0.29	0.29	- liquefieable - FS < 1.3	0.82
15	18.5	5	55	0.34	Not liquefiable	- fines > 50%	0.00
18.5	20	5	55	0.31	Not liquefiable	- fines > 50%	0.00
20	23	7	12	0.28	0.28	- liquefieable - FS < 1.3	0.72
23	26	7	55	0.36	Not liquefiable	- fines > 50%	0.00
26	30	7	35	0.33	0.33	- liquefieable - FS < 1.3	0.96
30	32	27	5	no liq	Not liquefiable	- too dense	0.00
32	35	20	5	no liq	Not liquefiable	- too dense	0.00
35	37.5	20	5	1.01	1.01	- liquefieable - FS < 1.3	0.00
37.5	41.5	25	5	no liq	Not liquefiable	- too dense	0.00
41.5	46.5	42	5	no liq	Not liquefiable	- too dense	0.00





Appendix F

Phase I Environmental Site Assessment



PHASE I ENVIRONMENTAL SITE ASSESSMENT

Pacific Edge Hotel Complex

647 South Coast Highway
Laguna Beach, California 92651
APNs 644-021-01, -02, -03, -04, -05,
and 644-022-01, -02, -06, -07, -16, and -17

Prepared For:

HCI Laguna Owner LP
647 South Coast Highway
Laguna Beach, California 92651

March 23, 2020

Project 0320003

Corporate: 3146 Tiger Run Court, Suite 118, Carlsbad, CA 92010

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Prepared for:
HCI Laguna Owner LP
647 South Coast Highway
Laguna Beach, California 92651

Subject Property:
Pacific Edge Hotel Complex
647 South Coast Highway
APNs 644-021-01, -02, -03, -04, and -05,
and 644-022-01, -02, -06, -07, -16, and -17
Laguna Beach, California 92651

Prepared and Edited by:
Timothy Lester
Managing Principal

TA-Group DD, LLC
4136 Tiger Run Court, Suite 118
Carlsbad, California 92008-72
(760) 431-3747

Project 0320003

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GENERAL SUBJECT PROPERTY INFORMATION

Project Information: Pacific Edge Hotel Complex

Project 0320003

Subject Property:
647 South Coast Highway
APNs 644-021-01, -02, -03, -04, and -05,
and 644-022-01, -02, -06, -07, -16, and -17
Laguna Beach, California 92651

Client Information:
HCI Laguna Owner LP
647 South Coast Highway
Laguna Beach, California 92651

Consultant Information:
TA-Group DD, LLC
3146 Tiger Run Court, Suite 118, Carlsbad, California 92008
Phone: (760) 473-0645
E-mail Address of Environmental Professional:timothy.lester@TA-GroupDD.com

Site Access Contact: Paul Hill pHill@pacificedgehotel.com

Inspection Date: March 17, 2020 / **Report Date:** March 23, 2020

Site Assessor: Timothy Lester – Principal

Environmental Professional (EP) Certification: I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR 312.10 (**Resume, Appendix A**).



Timothy Lester
Managing Principal

AAI Certification: We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Timothy Lester
Managing Principal

EXECUTIVE SUMMARY

At the request and authorization of HCI Laguna Owner L.P. ("Client"), TAGDD conducted a Phase I Environmental Site Assessment (ESA) for the property identified as the Pacific Edge Hotel Complex, located at 647 South Coast Highway, in the City of Laguna Beach, Orange County, California. The purpose of this Phase I ESA was to assess 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 (i.e., *recognized environmental condition* as delineated in ASTM International *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E1527-13 [ASTM E1527-13]). The following bulleted items summarize the information obtained during the preparation of this ESA:

- The Pacific Edge Hotel complex is identified by the main street address of 647 South Coast Highway. Additional onsite buildings are identified by addresses along Sleepy Hollow Lane which bisects through the center of the property from north to south. The subject property encompasses approximately 2.3-acres on ten contiguous parcels identified by Assessor's Parcel Numbers (APNs): 644-021-01, -02, -03, -04, and -05, and 644-022-01, -02, -06, -07, -16, and -17.

- The subject property consists of seven hotel buildings (including a 1-unit Cottage), an event venue, and two restaurants. The buildings were constructed between 1932 and 1988, and range from one to five stories in height, and include a total of 89 guestrooms. The hotel buildings include: the Lobby (647 South Coast Highway); the Seas (668 Sleepy Hollow Lane); the Bahia (636 Sleepy Hollow Lane); the Reef (667 Sleepy Hollow Lane); the Reef Tower (663 Sleepy Hollow Lane); the Cottage (and the Surf Wing (two wings at 633 and 635 Sleepy Hollow Lane). These hotel buildings were constructed between 1960 and 1972. The onsite building identified as the Pacific Suite (627 Sleepy Hollow Lane), is utilized as a wedding and meeting venue and was constructed in 1988. The onsite restaurant is identified as the Driftwood Kitchen Restaurant (619 Sleepy Hollow Lane), and was originally a residence constructed in 1932, and was converted to a restaurant in 1968.

  Parking areas identified as the Upper and Lower Parking (610 and 620 Sleepy Hollow Lane) are located directly north of the Bahia building. Additional parking areas are present east of Surf Wing, Seas, Reef Tower, Bahia, and Lobby buildings. Covered parking is also present beneath the Seas and Bahia buildings. Landscaping surrounds the property on all four sides and in between the parking areas and buildings. Swimming pools are present east of the Surf Wing building along Sleepy Hollow Lane, and east of the Seas Hotel along South Coast Highway.

- The subject property is generally surrounded by a mix of residential and commercial development, including several hotels, single and multi-family dwellings, and retail businesses. It is immediately bound by the north by residential development, to the south by a private residence at Sleepy Hollow Lane and a retail shop at South Coast Highway; to the east by South Coast Highway and commercial properties, and to the west/southwest by the Pacific Ocean. According to the City of Laguna Beach, the subject property is zoned as Commercial (C2).

- Based on historical records such as aerial photographs, topographic maps, Sanborn maps, reviewed by EEI, the subject property was developed with residential structures from at least 1925. City building permits for the subject property confirmed that a residence was located on the subject property as early as 1932 at 619 Sleepy Hollow Lane. Records indicate this dwelling was converted into The Beach House Restaurant in 1968 and is now known Driftwood Kitchen

Restaurant. Construction of the hotel buildings began as early as 1946 (Bahia) and continued through the 1980's with the most recent onsite construction being for the Villa event center, now known as Pacific Edge (627 Sleepy Hollow Lane) in 1988.

- TAGDD contacted the City of Laguna Beach Fire Department (LBFD), Orange County Health Care Agency Environmental Health (OCHCA), California Department of Toxic Substances Control (DTSC), State Water Resources Control Board (SWRCB), and reviewed other state and federal databases to determine if the subject property, or any adjacent properties, were listed as hazardous waste generators, underground storage tank (UST) releases, or as having other environmental concerns i.e., spill, leak, or aboveground storage tank [AST]). The subject property was not listed on any of the databases searched.

  Nearby sites **Chevron Station 9-1966** (604 South Coast Highway, located 250 feet [0.04 miles] north), and **Chevron Station 11-1787** (590 South Coast Highway, located 375 feet [0.07 miles] north); were listed under the leaking underground storage tank (LUST) database. Based on the release information (size and nature of releases), regulatory oversight, and/or closed status of these release cases; these sites are not considered environmental concern.

- On March 17, 2020, TAGDD conducted a site reconnaissance to physically observe the site and adjoining properties for conditions indicating environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of environmental concern was noted on the subject property during our site reconnaissance.

- TAGDD performed a Vapor Encroachment Screen (VES) for the subject property, in accordance with ASTM E2600-10. The purpose was to evaluate whether sites (e.g., gas stations, dry cleaners, or other listings of environmental concern) that store or dispose of potential chemicals of concern or have documented releases, may migrate as vapors onto the property, as a result of contaminated soil and/or groundwater which may be present on or near the property (i.e., a potential Vapor Encroachment Condition or pVEC).

  Based on the Tier 1 Screening evaluation, two service stations and two dry cleaners in the vicinity were further screened to evaluate the potential for a pVEC. Based on the results of our screening, a pVEC can be ruled out.

Findings and Opinions

Based on the information obtained in this ESA, TAGDD has the following findings and opinions:

- *Known or suspected RECs* – are defined by the ASTM E1527-13 as 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.

  This assessment has revealed no *known or suspected RECs* in connection with the subject property.

- *Controlled RECs (CRECs)* – are defined by the ASTM E1527-13 as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the

applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls)

This assessment has revealed no evidence of *CRECs* in connection with the subject property.

- *Historical RECs (HRECs)* – are defined by the ASTM E1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

  This assessment has revealed no evidence of *HRECs* in connection with the subject property.

- *De Minimis* Conditions – include environmental concerns identified which may warrant discussion but do not qualify as RECs, as defined by the ASTM E1527-13.

  No *de minimis* conditions were revealed in connection with the subject property.

Conclusions and Recommendations

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E1527-13 for APN 056-032-27, known as Parcel 1 of Tentative Parcel Map No 2019-122, the *subject property*. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report.

This assessment has revealed no evidence of *recognized environmental conditions* in connection with the *subject property.*

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence of *recognized environmental conditions* for the Subject Site, the Pacific Edge Hotel complex, located at 647 South Coast Highway, City of Laguna Beach, Orange County, California (**Figure 1**).

Recognized environmental conditions (RECs) include property uses that may indicate 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. The term *REC* is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment, and that would not be subject to enforcement action by a regulatory agency.

This ESA was performed in general conformance with the ASTM International *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E1527-13 (ASTM E1527-13).

1.2 Scope of Services

The following scope of services was conducted by TAGDD:

- A review of readily available documents which included topographic, geologic, and hydrogeologic conditions associated with the subject property.
- A review of readily available maps, aerial photographs, and other documents relative to historical subject property usage and development.
- A review of previous environmental reports and regulatory file information pertaining to both existing and historic property conditions.
- A review of readily available federal, state, county, and city documents and database files concerning hazardous material storage, generation and disposal, active and inactive landfills, existing environmental concerns, and associated permits related to the subject property and/or immediately adjacent sites.
- A site reconnaissance to ascertain current conditions on the subject property.
- Interviews with person(s) knowledgeable of the subject property.
- The preparation of this report which presents our findings, conclusions, and recommendations.

1.3 Reliance

This ESA has been prepared for the use of Client and should not be relied upon by other parties without the express written consent of TAGDD and Client. Any use or reliance upon this assessment by a party other than the Client; therefore, shall be solely at the risk of such third party and without legal recourse against TAGDD, its employees, officers, or director regardless of whether the action in which recovery of damages is brought or based upon contract, tort, statute or otherwise.

This assessment should not be interpreted as a statistical evaluation of the subject property, but rather is intended to provide a preliminary indication of onsite impacts from previous property usage and/or the release of hazardous materials. If significant indicators of the presence of hazardous materials and/or petroleum contamination are not encountered during our research, such substances may still be present. The findings in this report are based upon published geologic and hydrogeologic information, information (both documentary and oral) provided by the Client, various local, state and federal agencies, Environmental Data Resource® (i.e., agency database search), and TAGDD's field observations. Some of these data are subject to change over time. Some of these data are based on information not currently observable or measurable but recorded by documents or orally reported by individuals.

2.0 PHYSIOGRAPHIC SETTING

2.1 Subject Property Description

The subject property is known as the Pacific Edge Hotel complex, which encompasses seven structures utilized for hotel and restaurant purposes (**Figure 2**). The buildings were constructed between 1932 and 1988 and range from one to five stories in height. The Pacific Edge Hotel Lobby and overall hotel complex is identified by the main street address 647 South Coast Highway. Additional onsite buildings are identified by addresses along Sleepy Hollow Lane which bisects through the center of the property from north to south. The subject property encompasses approximately 2-acres on ten contiguous parcels identified by Assessor's Parcel Numbers (APNs): 644-021-01, -02, -03, -04, and -05, and 644-022-01, -02, -06, -07, -16, and -17. A copy of the APN map is included in **Appendix B**.

The subject property includes seven buildings. Hotel buildings include the Lobby (647 South Coast Highway); the Seas (668 Sleepy Hollow Lane); the Bahia (636 Sleepy Hollow Lane); the Reef (667 Sleepy Hollow Lane); the Reef Tower and Cottage (653 Sleepy Hollow Lane), and the Surf Wing (two wings at 633 and 635 Sleepy Hollow Lane). The main Hotel buildings were constructed between 1960 and 1972. Additionally, two building with event venue / restaurants (the Deck and Driftwood) are present at 619 and 627 Sleepy Hollow Lane. The onsite restaurant is identified as the Driftwood Kitchen Restaurant (619 Sleepy Hollow Lane), and was originally a residence constructed in 1932, and was converted to a restaurant in 1968.

Parking areas identified as the Upper and Lower Parking (610 and 620 Sleepy Hollow Lane) are located directly north of the Bahia building. Additional parking areas are present east of Surf Wing, Seas, Reef Tower, Bahia, and Lobby buildings. Covered parking is also present beneath the Seas and Bahia buildings. Landscaping surrounds the property on all four sides and in between the parking areas and buildings. Swimming pools are present east of the Surf Wing building along Sleepy Hollow Lane, and east of the Seas Hotel along South Coast Highway. A site map of the Pacific Edge Hotel Complex is included in **Figure 3**.

The subject property is generally surrounded by a mix of residential and commercial development, including several hotels, single and multi-family dwellings, and retail businesses. It is bound to the north by a hotel development, to the south by a private residence at Sleepy Hollow Lane and a retail store on S. Coast Highway; to the east by the S. Coast Highway and commercial development; and, to the west/southwest by the Pacific Ocean. According to the City of Laguna Beach, the subject property is zoned as Commercial (C2). According to the 2009 City of Laguna Beach Zoning Map (file:///C:/Users/tlest/Downloads/LagunaBeach_ZN.pdf) the subject property is zoned "R1", or "Residential Low Density".

2.2 Topography

The subject property is located on the United States Geological Survey (USGS) Laguna Beach, California 7.5 Minute Quadrangle map (USGS, 2012). The subject property is located on a gently sloping, broad marine terrace. Site elevation ranges from approximately 30 feet above mean sea level (amsl) at the eastern edge of the property to 0 feet amsl at the west end of the parcels (Pacific Ocean). The topographic gradient in the site vicinity is west. Surface drainage from the site would be expected to flow directly into the Pacific.

2.3 Regional and Local Geology

Regionally, the subject property lies within a structural depression known as the Los Angeles Basin within the northern portion of the Peninsular Ranges geomorphic province of California. The Peninsular Ranges geomorphic province, one of the largest geomorphic units in western North America, extends from the Transverse Ranges geomorphic province and the Los Angeles Basin, south to Baja California. It is bound on the west by the Pacific Ocean, on the south by the Gulf of California and on the east by the Colorado Desert Province. The Peninsular Ranges are essentially a series of northwest-southeast oriented fault blocks (CGS, 2002). Regional geologic maps of the site vicinity (Morton and Miller, 1981; CDMG, 1997) indicate the subject property is underlain by late Pleistocene marine sediments and modern beach deposits.

Our review indicates that there are no known active faults crossing the subject property (Jennings, 1994) and the property is not within a State of California Earthquake Fault Zone (Hart and Bryant, 1997, CDMG, 2000). Review of the State of California Seismic Hazard Map for the Laguna Beach Quadrangle (CDMG, 1997) indicates that the portion of the subject property west of Sleepy Hollow is situated within a zone of required investigation associated with liquefaction.

Soils in the site vicinity have been identified by the United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey (https://websoilsurvey.sc.egov.usda.gov/App/ WebSoil Survey.aspx) as belonging to the Myford Series (USDA, 2017). The soils of the Myford Series are deep, moderately well drained soils formed on terraces. These have medium to rapid runoff; and very slow permeability (USDA, 2017).

2.4 Regional and Local Hydrogeology

According to the California Regional Water Quality Control Board -Santa Ana Region (CRWQCB, 1995), the site is located in the Laguna Beach Hydrologic Subarea (HSA), of the Laguna Hydrologic Area, of the San Juan Hydrologic Unit. Groundwater in the East Coastal Plain HSA has been identified as beneficial for municipal and agricultural uses.

TAGDD reviewed the California Department of Water Resources Water Data Library (http:// wdl.water.ca.gov /waterdatalibrary/includes/include_wqstation_details.cfm?gst_id=23023) website for information regarding wells and depth to groundwater information. A review indicated that no public water wells are located on or in the immediate vicinity of the subject property, or in Laguna Beach proper.

Based on information provided on GeoTracker, a **Chevron Station 9-1966,** located at 604 South Coast Highway (roughly 250 feet to the north) reported that depth to groundwater ranged from 11.77 feet to 17.93 feet below ground surface (bgs). The groundwater flow direction was reported to be towards the southwest at a gradient of 0.033 feet per foot (ft/ft) (Arcadis, 2015).

2.5 Hydrologic Flood Plain Information

The nearest surface water body is the Pacific Ocean, located adjacent to the property. TAGDD reviewed the Federal Emergency Management Agency (FEMA) Flood Hazard Map website (https://msc.fema.gov/portal/search#searchresultsanchor) to determine if the subject property was located within an area designated as a Flood Hazard Zone. According to the FIRM map 06059C0417K (March 21, 2019) the subject property is not located in a flood zone 1% flooding chance). A copy of the FIRMETTE map is included in **Appendix B**.

3.0 SUBJECT PROPERTY BACKGROUND

3.1 Subject Property Ownership

Information regarding site ownership was provided by a Title Insurance Loan Policy for the subject parcel prepared by Chicago Title Company, dated May 1, 2019. According to the information reviewed, title to the subject is vested in HCI Laguna Owner LP, a Delaware limited partnership. A copy of the policy is included in **Appendix B**.

3.2 Subject Property History

TAGDD reviewed readily available information sources to evaluate historic land use in and around the subject site. These information sources include aerial photographs, United States Geological Survey (USGS) maps, and city and/or county records. The information sources are reviewed in the following sections.

3.2.1 Historical Aerial Photograph and Topographic Map Review

Historical aerial photographs and topographic maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating between 1896 and 2020 were obtained and reviewed from ERIS® and Google Earth®. **Figure 1** is an Aerial Site Map. **Table 1** summarizes the results of the aerial photograph and topographic map review. Reviews of aerial photographs were made at approximate 5-year jumps (if present at closer intervals) on recent maps to lessen repetitive data. Copies of all aerial photographs and historical topographic maps provided by ERIS® are included in **Appendix C**.

TABLE 1
Summary of Historical Aerial Photograph and Topographic Map Review

Year	Source and Scale	Comments
1931	NASA/ 1'= 500'	Subject property appeared developed with several residential structures. Adjacent properties consist of a mix of residential development and undeveloped land. S. Coast Highway was present to the east.
1938	ASCS / 1'= 500'	Several residences have been added to the subject property.

TABLE 1
Summary of Historical Aerial Photograph and Topographic Map Review

Year	Source and Scale	Comments
1946	ASCS / "	Northwest corner restaurant building present. Larger structure on current "Sea" building location. Building at current Bahia location is larger, deeper than current structure. Cottage present. Sleepy Hollow Lane was present between the subject properties. Southwest corner undeveloped. Site vicinity appeared as mainly residential.
1952	ASCS / "	No apparent changes were noted on the subject property (blurry photo), adjacent property or in the surrounding area since the 1946 photograph, except for increased development in the surrounding area.
1963	USGS / "	The "Sea" and Bahia buildings have been constructed. Area to east becoming developed with commercial structures.
1972	USGS / "	Indistinct/blurry. Surf Building may have been added. Otherwise as above.
1985	NHAP / "	Subject as above.
1994	USGS / "	Reef building present; Surf building now clearly prsent. Otherwise as above.
2002	USGS / "	Surf Tower appears to have been constructed. Otherwise as above and appears in current configuration.
2005	NAIP / "	Subject as above, in current configuration.
2009	NAIP / "	Subject as above.
2012	NAIP/ "	Subject as above.
2016	NAIP / "	Subject as above.
2018	NAIP / "	Subject as above.

Topographic maps dating between 1896 and 2015 were also reviewed. In general, none of the maps after 1901 show any pertinent development information (structures). By 1901 the Coast Highway is present. Sleepy Hollow is shown starting on the 1946 map. The 1974 Topo is plotted on an aerial photo and reflects information already reviewed above. Other years do not provide

3.2.2 City/County Directories

Directory listings associated with Sleepy Hollow and S. Coast Highway in the immediate vicinity were obtained from ERIS®, an environmental information/database retrieval service. Directories dating to 1974 were researched. No dry cleaners, service stations, or other listings with common environmental hazards (dry cleaners, automotive repair, service stations, etc.) were identified in the listings.

Don's Gulf Service, at **590 S. Coast Highway,** was initially listed in the 1974 Directory, and listed under various names in subsequent years. "Chevron Stations" was listed starting in 1987 at **604 S. Coast Highway**. Both of these sites are discussed further in **Section 3.3**. The full Directory research results are included in **Appendix C**.

3.2.3 Fire Insurance Maps

TAGDD researched available Fire Insurance Maps of the subject property. Such maps provide detailed information on site structures, uses, and occupancies and were typically utilized by insurance companies to evaluate potential fire risk. ERIS provided Sanborn Maps with coverage of the subject property from 1925, 1948, 1951 and 1962. A copy of the Insurance Map report is included in **Appendix C**. **Table 2** is a summary of the information obtained by EEI. No historical concerns were identified during the review of the Sanborn maps.

TABLE 2
Summary of Sanborn Map Search

Sanborn Map Year	647/667 South Coast Highway and 610 – 668 Sleepy Hollow Lane Laguna Beach, California
1925	Twelve (12) residential structures are present on various parcels. The addresses related to the subject property appeared as 53 through 71 Coast Boulevard (odd and even). The adjacent property to the north and south appeared with a mix of dwellings and vacant parcels. Cleo Street appeared farther south. Coast Boulevard (present-day South Coast Highway) is present.
1948	There are now 17 structures on the overall property. A commercial property (restaurant and apartments(?) is present at the northeast corner. The Bahia / office building appears to be present. Sleepy Hollow Lane is present. The adjacent property to the north appeared with residences, and retail stores appeared to the east of Coast Boulevard. The Cottage and the present Driftwood Restaurant buildings are present.
1951	There are now 16 buildings on the property. The restaurant/apartments on the northeast corner are expanding north along Beach.
1962	The restaurant/apartments on the northeast corner are gone and a "Seas Motel" has been constructed further west into the lot. Beach Blvd. is renamed S Coast Blvd. A gas station is now present several hundred feet to the north across the road.

3.2.4 City of Laguna Beach Building Department Files

TAGDD reviewed City of Laguna Beach Building Department reviews regarding building permits or other records associated with the subject property. The building department staff referred us to an online building records search website. TAGDD searched the website and was able to review several hundred records associated with the overall subject property identified as the Pacific Edge Hotel Complex. Original building permits for the onsite subject property structures indicated a residence were located on the subject property as early as 1932 at 619 Sleepy Hollow Lane. Records indicate this dwelling was converted into The Beach House Restaurant, now known Driftwood Kitchen Restaurant) in 1968. Construction of the hotel buildings began as early as 1946 (Bahia) and continued through the 1980's with the most recent construction of the Villa, now known as Pacific Edge (627 Sleepy Hollow Lane) in 1988. No environmental concerns were identified during the review of the building permits related to the subject property.

3.2.5 Summary of Property History

Based on the data reviewed, the subject property was initially developed with 12 residential structures from at least 1925 (Insurance maps). In 1946, 17 structures were present, including a portion of the present Bahia or Sea building, and the Cottage was visible. Sleepy Hollow Road was also present. By 1963, the Seas, Lobby, Bahia Buildings were present. By 1977, the remainder of the buildings (the Reef, two Surf Wings, Driftwood Kitchen Restaurant and the Villa), were present

and remained through the present time. The adjacent and surrounding property appeared developed for mainly residential use from the 1930's. Commercial uses on the adjacent property to the south, and surrounding area increased overtime.

3.3 ERIS Database Review

TAGDD subcontracted an electronic database report from ERIS®, an environmental information/database retrieval service. Facilities were identified by county, state, or federal agencies that generate, store, or dispose of hazardous materials or which have or have had releases from underground storage tanks, industrial uses, or related sites. A copy of the full ERIS® report is provided in **Appendix D,** along with a description of the individual databases.

In our opinion most of the larger environmental releases have been documented since Federal Environmental regulations were implemented a half a century ago. Since that time substantial scrutiny has been levied at industrial, fuel, solvent and hazardous materials users/generators. There are other important factors; but in our opinion these are the most important. In general, this means that the threat to a particular subject property is either from documented / regulated larger release sites (such as CERCLA/RCRA), or alternatively from private sites where use predated regulatory scrutiny.

With this in mind, TAGDD generally evaluates environmental hazard threat based upon 5 main criteria (not necessarily in this order): proximity to the subject site, size of release/potential release, age of potential release, direction of groundwater gradient, and depth to groundwater. Proximity is generally the most important of these factors, as a small release of hazardous substances can have a substantial effect on environmental liability. **Table 2** identifies sites found based on proximity, including database source:

3.3.1 Subject Property

There are 2 listings (No. 1 and 2) with 3 notations for the subject property. All are permit related. Listing 1 is a CHMIRS listing of a grease sewage spill. Listing 2 is for the registry of an elevator service, and a non-generator notation.

3.3.2 Adjacent Properties (within 1/8th Mile Radius Distance (0-660 feet)

There are a total of 47 listings in this search radius (Listings 3-16). Due to proximity, all listings will be discussed.

Listing No. 3, with 3 notations, are CHMIRS references for a year 2000 sewage spill to the gutter. They are not considered concerns.

Listing 4, 5, and 6 reference minor sewage spills near the subject property. None are considered an environmental concern.

Listing 7/9/10/11 all (14 notations) reference a LUST release and related service station notifications/permits at **604 S. Coast Highway**; Chevron Station 9-1966, located 250 feet [0.04 miles] north); reported a gasoline release dating to 1985. EEI reviewed the most recent report available for the site on the state Geotracker website; https://documents.geotracker.waterboards.ca.gov/esi/uploads/geo_report/9091992318/T0605902417.PDF. A (Arcadis, 2018) case summary stated:

The environmental case associated with the Site was opened following reporting of an UST release in April 1985, during underground storage tank (UST) removal. Approximately 697 cubic yards of soil was excavated in 1985, and a groundwater treatment system was operated at the Site between 1986 and 1996. A soil vapor extraction system was operated between 1993 and 1996. Ten monitoring wells have been installed to investigate case-related groundwater impacts since 1983. The results of the investigation indicate the petroleum release was limited to soil and shallow groundwater. In 2011, Arcadis submitted a Case Closure request. The UST Fund conducted a 5-year review of the case in August 2013 and concluded that water quality objectives have been achieved, additional corrective actions are not necessary, and any remaining petroleum hydrocarbon constituents do not pose significant risk to human health, safety, or the environment. Groundwater conditions associated with the historical UST release are well documented. Petroleum constituents measured in groundwater near the Laguna Surf Resort during the most recent groundwater monitoring event (2015) are limited to TPH-g, benzene, toluene, ethylbenzene, total xylenes, and MTBE at concentrations in compliance with the California Low-Treat Closure Policy.

Based on the stated regulatory position that no health risk is related to the release, TAGDD does not consider the release to be an environmental concern.

Listing 12 is for permits related to a Ralphs Grocery and are not considered an environmental concern.

Listings 13/14/15 are for a Chevron Station 11-1787 LUST case at **590 South Coast Highway,** located 375 feet (0.07 miles) north). An initial gasoline release case dates to 1985. Remediation was conducted and the case was closed by the Orange County Health Care Agency (OCHCA) on the same day.

A second case was opened, and remedial activities were conducted between 1985 and 1996 and consisted of soil excavation, soil vapor extraction and free product removal. In 2013, the consultant requested case closure. The report stated that the measured depth to groundwater ranged from 8.28 feet to 17.09 feet bgs. The groundwater flow direction was reported to be towards the southwest at a gradient of 0.033 feet per foot (ft/ft). On June 30, 2015, the OCHCA granted the case closure.

Based on the case closed status and position (i.e., cross-gradient in regard to groundwater flow direction), this site is not considered to be an environmental concern.

Listing 16 is a RCRA non-generator reference and is not considered an environmental concern.

3.3.3 Surrounding Area; 1/8 to 1/4 Miles Radius Distance (660-1,320 feet)

Listings meeting the release search criteria will be discussed. Permit-reference related listings will not be discussed unless they have a release element of concern.

There are 12 listings (Listings 17-29) with 26 notations associated with notations in this search radius. As noted, topography within this area slopes substantially east-to west; most of these sites are located to the south and are side or downgradient. This factor alone would make it highly unlikely that any release at any of these listings could affect the subject site. LUST and/or release related case discussions follow.

Listing 20 (6 notations) is for a service station LUST release at **890 Coast Highway**, 824-feet to the southeast (down and/or side gradient). A fuel release to soil was opened in 1988 and reported as closed in 1993. However, additional file information indicated that subsequent soil vapor extraction was conducted to remediate soil, and groundwater pump and treat was conducted to remediate groundwater. The case was subsequently closed by the lead agency in 2012. Based on distance, gradient location, and closure status, the site is not considered an environmental concern.

Listing 21 is not a release case but is identified due to the sensitivity of solvent cases. The listing is a dry cleaner site located at **506 Glenneyre Street**, identified as 808 feet to the north. There are no release records at the site, and due to topography, any release would be expected to transport west more than south. Due to the lack of release data the site is not considered an environmental concern.

Listing 22/24 is a County Local Oversight case located at **900 S. Coast Highway**; 915-feet southeast. The case was a used oil/waste oil release, closed in 1995. Based on distance, downgradient location, and closure status, the case is not considered an environmental concern.

3.3.4 Surrounding Area; 1/4 to 1/2 Miles Radius Distance (1,320-2,640 feet)

Listings 30 through 54 are in this search distance. Listings meeting the release search criteria will be discussed. Permit-reference related listings will not be discussed unless they have a release element of concern.

Listing 30 is a LUST case at **1009 Pacific Coast Highway**, 1,349 feet to the southeast. The site had a fuel release in 1990 that was closed in 2004. Due to distance, downgradient location, and closure status the site is not considered an environmental concern.

Listing 32 is a LUST case at **480 Mermaid Street**, some 1,476 feet north. A diesel release to soil was reported in 1987; soil excavated, and closure granted in 1992. Due to distance, release type (soil), sidegradient location, and closure status the site is not considered an environmental concern.

Listing 34 is a dry cleaner "cleanup" site located at **224 Ocean Avenue**, some 1,714 feet northwest. The site had a documented release of dry-cleaning solvents to soil, which was remediated by soil vapor extraction. The case was closed in 2013. Due to distance, sidegradient location, and closure status the site is not considered an environmental concern.

Listing 35 is another dry cleaner site, located at **439 Forest Avenue**, 1,659 feet to the north. The dry cleaner had been present since the 1920's. A release of dry cleaner solvents was investigated, and the case is ongoing. Due to distance and sidegradient location the site is not considered an environmental concern.

The remaining release related listings in this search area fall within two groups: they are either far to the south and both too far away and too side or downgradient to affect the subject site (listings 45 and 54); or located far north of the site, within the drainage of the Laguna Canyon (all others in this radius). Due to topography, releases within the Laguna Canyon drainage would be expected to flow to the west, to the Pacific.

Due to these factors none of the release cases within these two areas is considered a potential environmental concern.

3.3.5 Surrounding Area; 1/2 to 1.0 Miles Radius Distance (2,640-5,280 feet)

There are no listings in this search radius.

3.3.6 Orphan / Unplottable Sites

There are no unplottable listings in the report.

TABLE 3 Database Search ID with Results	No. of Reported Facilities	Search Radius (Miles)
SUBJECT SITE	3	0.00
Federal RCRA Non-Generator	1	0.00
Federal FINDS/FRS	1	0.00
State CHMIRS	1	0.00
SUBJECT SITE to 1/8 mile (0.00-0.125)	47	0.00-0.125
Federal RCRA TSD	2	0.00-0.125
Federal RCRA SQG	2	0.00-0.125
Federal RCRA Non-Generator	7	0.00-0.125
State LUST	3	0.00-0.125
State UST	2	0.00-0.125
State HHSS	2	0.00-0.125
State Delisted Tank	4	0.00-0.125
State CERES Tank	2	0.00-0.125
State HIST Tank	2	0.00-0.125
Orange Co LOP	3	0.00-0.125
Orange Co UST	3	0.00-0.125
State CHMIRS	6	0.00-0.125
State Haznet	2	0.00-0.125
State Emissions	3	0.00-0.125
State CERS Haz	1	0.00-0.125
ONE EIGTH TO ONE QUARTER MILE (0.125-0.25) RADIUS	26	0.125-0.25
Federal RCRA TSD	3	0.125-0.25
Federal RCRA SQG	1	0.125-0.25
Federal RCRA Non-Generator	7	0.125-0.25
State LUST	2	0.125-0.25
State HHSS	1	0.125-0.25
State Delisted Tank	1	0.125-0.25
State HIST Tank	1	0.125-0.25
Orange Co ICP	1	0.125-0.25
Orange Co LOP	2	0.125-0.25
Federal Drycleaners	1	0.125-0.25
Federal ALT Fuels	1	0.125-0.25

TABLE 3 Database Search ID with Results	No. of Reported Facilities	Search Radius (Miles)
State Drycleaners	3	0.125-0.25
State Emissions	2	0.125-0.25
ONE QUARTER to ONE HALF MILE (0.25-0.5) RADIUS	31	0.25-0.5
Federal RCRA TSD	3	0.25-0.5
State LUST	14	0.25-0.5
State Clean-up Sites	2	0.25-0.5
Orange Co LOP	12	0.25-0.5
ONE HALF MILE (0.5-1.0) RADIUS	0	0.5-1.0

3.4 Regulatory Agency Review and Interviews

3.4.1 City of Laguna Beach Fire Department

TAGDD contacted the Laguna Beach Fire Department concerning any permit, inspection, UST, or cleanup information available for the subject site. According to department staff, they do not hold or track permits regarding hazardous materials. This information is regulated by the Orange County Health Care Agency (see below). No other pertinent information was available with the Laguna Beach Fire Department.

3.4.2 Orange County Health Care Agency Environmental Health

TAGDD submitted an online request (http://www.ochealthinfo.com/about/admin /programs /records#PublicRecords) to the Orange County Health Care Agency (OCHCA) Environmental Health (EH) concerning any permit, inspection, UST, or cleanup information available for the subject property. The OCHCA had not responded by the time of this report. If information is provided that affects this report, we will inform Client. Based on amount data sources reviewed elsewhere in this report, we do no consider this likely.

TAGDD reviewed OCHCAEH Department databases online (http://www.ochealthinfo.com /eh/home/ reports) including the Aboveground Petroleum Storage Tank, Hazardous Waste Facilities, Industrial Cleanup program, Local Oversight Program (LOP), Non-petroleum Underground Storage Tanks, and Underground Tank Facilities (UTF) Listing to determine if the subject property or any properties within the immediate site vicinity were listed as having an environmental concern. The following is a summary of the databases reviewed.

- **Aboveground Petroleum Storage Tank**

  No listings were reported for the subject property or any adjacent property.

- **Hazardous Waste Facilities Database**

  No listings were reported for the subject property or any adjacent property. Hazardous Waste Facilities are not generally cause for environmental concern, unless a facility has a dual listing, such as a reported release. Nearby site, **Chevron Station 9-1966** (604 South

Coast Highway, located 250 feet north); was among the listings and was discussed above in **Section 3.3.2 LUST**.

- **Industrial Cleanup Program**

  No listings were reported for the subject property, or any adjacent property.

- **Local Oversight Program (LOP)**

  No listings were reported for the subject property, or any adjacent property. A nearby site, **Chevron Station 9-1966** (604 South Coast Highway, located 250 feet north); was among the listings and was discussed above in **Section 3.3.2**.

- **Non-Petroleum Underground Storage Tanks**

  No listings were reported for the subject property or any adjacent property.

3.4.3 California Regional Water Quality Control Board / Geotracker

TA Group DD reviewed the state Geotracker database for information regarding releases, environmental permits, spills, cleanup cases, and related data (https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=palomar+mountain).

Neither the subject property nor adjacent property was listed on any of the GeoTracker database. Based on the results of our database review and related information, interviews with SWRCB agency officials were not performed.

Nearby sites, **Chevron Station 9-1966** (604 South Coast Highway, located 250 feet north); and **Chevron Station 11-1787** (590 Coast Highway, 375 feet north), were among the listings as having documented a release and are discussed under **Section 3.3.2**.

3.4.4 South Coast Air Quality Management District (SCAQMD)

EEI contacted the South Coast Air Quality Management District (SCAQMD) online and requested records for the subject property. The SCAQMD responded on March 19 with information regarding an Asbestos removal permit (4400 sf removal) for work conducted by Universal Abatement Services in 2018 (record 505540). No records for Notices of Violation, Complaints, I/R's, or HRA's were reported for the subject property.

3.4.5 California Department of Toxic Substances Control

Jone Barrio, Regional Records Supervisor confirmed that no DTSC files were found for the subject property on March 12, 2020. TAGDD also reviewed the online database Envirostor (https://www.envirostor.dtsc.ca.gov /public/), which provides records on Federal Superfund sites (National Priority List); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and school site. The database in maintained by the California Department of Toxic Substances Control. Neither of the 2 listings within Laguna Beach are in the vicinity of the subject property.

3.4.6 Review of CALGEM (former Division of Oil, Gas and Geothermal Resources) Files

Oil and gas wells were not observed at the subject property during our site reconnaissance. A review of the Geologic Energy Management Division (CALGEM; formerly the California Division of Oil, Gas, and Geothermal Resources Website "Wellfinder" https://secure.conservation.ca.gov/WellSearch/ indicated that no wells are present in the vicinity.

3.4.7 National Pipeline Mapping System

TAGDD reviewed the National Pipeline Mapping System (https://pvnpms.phmsa.dot.gov/PublicViewer/) public viewer website for gas transmission pipelines and hazardous liquid trunk lines on or close to the subject property. According to the website, a natural gas transmission line is present within the adjacent Coast Highway. Natural gas lines are not generally considered environmental concerns for Phase I ESA due diligence purposes.

3.5 Current Property Owner Information

Mr. Alan Kusov, on behalf of the Owner, completed User, Owner and VES ASTM questionnaires for the project. The information provided is documented below. A copy of the property owner questionnaire is included in **Appendix E**.

3.5.1 Past or Present Uses Indicating Environmental Concern

Mr. Kusov answered "not applicable" regarding any historical environmental concerns related to the subject property.

3.5.2 Presence of Hazardous Substances or Environmental Violations

Mr. Kusov answered "not applicable" regarding any historical hazardous substances or violations related to the subject property.

3.5.3 Deed Restrictions or Other Activity or Land Use Restrictions

Mr. Kusov answered "not applicable" regarding any historical environmental restrictions on property development.

3.5.4 Environmental Liens or Governmental Notification

Mr. Kusov answered "not applicable" regarding any environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the subject property.

3.5.5 Previous Assessments

Mr. Kusov noted the presence of several Phase I ESA's previously conducted on the subject property.

3.5.6 Legal Proceedings

Mr. Kusov answered "not applicable" regarding any awareness of any environmental liens, unresolved notices of violation, or litigation related to a contamination issue at the subject property.

3.6 User Provided Information

Pursuant to ASTM E1527-13, TAGDD provided a Phase I ESA User Specific Questionnaire to the "user" (the person on whose behalf the Phase I ESA is being conducted), Mr. Kusov also represents the User for this Report. The User Specific Information provided is documented in the following sections. A list of the user specific questions (per ASTM E1527-13) with associated responses is included in **Appendix E**.

3.6.1 Environmental Liens or Activity and Use Limitations

Mr. Kusov indicated he was not aware of any environmental liens or activity and use limitations (AULs) regarding the subject property.

3.6.2 Specialized Knowledge

Mr. Kusov answered that he the property was used for hotel and residence use. He had no knowledge of specific chemical use.

3.6.3 Valuation Reduction for Environmental Issues

Mr. Kusov stated that the purchase price question was not applicable.

3.6.4 Presence or Likely Presence of Contamination

Mr. Kusov was not aware of any contamination (spills or cleanups) related to the subject property.

3.6.5 Other

Mr. Kusov stated that the Phase I ESA was being prepared to satisfy a County permit condition.

3.7 Previous Assessments

Previous site investigation activities have been conducted on the subject property. The following section summarizes the information TAGDD reviewed.

3.7.1 Nova Consulting (Nova), Phase I ESA, Pacific Edge Hotel, 647 and 667 S. Coast Highway, Laguna Beach, California 92651, Nova Project No. F11-2206, dated August 29, 2011.

The above-referenced Phase I ESA was prepared for the entirety of the Pacific Edge Hotel Complex, consisting at that time of six multi-story hotel buildings, one two-story cottage, and one private three-story beach residence. The site was identified as 647 and 667 South Coast Highway and encompassed approximately 2.16-acres on eleven contiguous parcels which were further identified by APNs: 644-022-02, -04, -06, -07, -16 and 644-021-01, -02, -03, -04, -05, and -06. The report stated that the onsite buildings were constructed between 1932 and 1988, and ranged from one to three stories in height, and included a total of 132 guestrooms.

The structures covered as part of the Phase I ESA included, a Cottage, constructed in 1946 (653 Sleepy Hollow Lane); six hotel buildings (The Seas, The Reef Tower, the Bahia, The Surf Wing, The Reef and Lobby), constructed between 1962 and 1972 (667 South Coast Highway, 653, 636, 635, and 667 Sleepy Hollow Lane, and 647 South Coast Highway, respectively); the Villa, utilized as a wedding and meeting venue, constructed in 1988 (627 Sleepy Hollow Lane), and a private three-story residence located between the Reef Tower and the Surf Wing.

Nova indicated that a previous Phase I ESA conducted for the hotel complex (EBI, 2006), included collection of 17 representative samples of five different types of potential asbestos containing friable and non-friable materials, drywall, fireproofing material, ceiling texture, ceiling tile and floor tile. The report stated that one of the fireproofing materials sample collected in the garage structure was identified to contain 2% asbestos, and the ceiling texture in Buildings B and F (identified as the Seas, The Reef Tower, The Bahia, the Surf Wing, and the Reef) was identified to contain 2 % asbestos. Furthermore, the fireproofing material in the garage was found to be damaged, while the ceiling texture in Buildings B and F was in good condition. At the time of Nova's Phase I ESA, the observed fireproofing materials in the garage were in good condition, and site management reported that it had been repaired within the last year. Given this, Nova recommended that an Asbestos O&M Plan be put in place at the subject property, until removal of the ACM was dictated by renovation, demolition, or deteriorating material condition. Nova stated that prior to any disturbance of the construction materials within the facility, a comprehensive ACM survey was recommended.

Nova concluded that the assessment had revealed no evidence of RECs in connection with the site. However, they stated that as ACMs had been previously identified onsite, there was potential that additional building materials may contain asbestos.

3.7.2 EEI, "Phase I Environmental Site Assessment, Pacific Edge Hotel Complex, 647 South Coast Highway, APNs 644-021-01, -02, -03, -04, and -05, and 644-022-01, -02, -07, -16, and -17, Laguna Beach, California 92651" dated April 5, 2017

EEI's Phase I ESA excluded the buildings identified as the Reef Tower and Cottage- 653 Sleepy Hollow Lane. The property encompassed approximately 2.16-acres on ten parcels (i.e. APNs: 644-021-01, -02, -03, -04, and -05, and 644-022-01, -02, -07, -16, and -17).

At the time of the report, the hotel complex was in its current configuration, developed with six hotel buildings, an event venue identified as the Pacific Edge, and the Driftwood Kitchen Restaurant. Based on historical records, the subject property was developed with residential structures from at least 1932. Additional onsite buildings were developed between 1946 and 1977 (the Reef, the Reef Tower, the Lobby, the Bahia, two Surf Wings, and the Villa).

The report included reviews of various state and federal databases and determined that neither the subject property, nor any adjacent properties, was listed as having an environmental concern. Nearby sites, including Chevron Station 91966 (604 South Coast Highway, 250 feet north); and Chevron (590 Coast Highway, 350 feet north), were identified as sites listed under the LUST database. However, based on the position (i.e., cross gradient in respect to groundwater flow direction), regulatory oversight, and/or the case closed status; these sites were not considered an environmental concern. A site reconnaissance of the hotel property did not reveal any environmental concerns. In conclusion, EEI stated that the assessment revealed no evidence of RECs in connection with the subject property.

3.8 Other Environmental Issues

3.8.1 Asbestos-Containing Materials

Asbestos, a natural fiber used in the manufacturing of several different building materials, has been identified as a human carcinogen. Most friable (i.e., easily broken or crushed) Asbestos-Containing Material (ACM) was banned in building materials by 1978. By 1989, most major manufacturers had voluntarily removed non-friable ACM (i.e., flooring, roofing, and mastics/sealants) from the market. These materials, however, were not banned completely.

In October 1995, the Federal Occupational Safety and Health Administration (OSHA) redefined how building materials are classified in regard to asbestos and the also the way these materials are to be handled. Under this ruling, "thermal system insulation and sprayed-on or troweled on or otherwise applied surfacing materials" applied before 1980 are considered presumed Asbestos-Containing Materials (PACM). Other building materials such as "floor or ceiling tiles, siding, roofing, transite panels" (i.e., non-friable) are also considered PACM unless tested.

An ACM survey was not conducted at the subject property as part of this Phase I ESA. Howevr, the NOVA report referenced above included PACM testing. According to the information reviewed, the structures located on the subject property were built prior to 1978. Therefore, there is a potential that ACM exists within materials such as floor tiles, wallboard, and roofing at the subject property. If subject property improvements or demolition activities are conducted on the subject property structures, TAGDD recommends ACM testing of building materials is conducted prior to any such improvements

3.8.2 Lead-Based Paint

Lead-Based Paint (LBP) is identified by OSHA, the Environmental Protection Agency (EPA) and the Department Housing and Urban Development Department (HUD) as being a potential health risk to humans, particularly children, based upon its effects to the central nervous system, kidneys, and bloodstream. The risk of Lead-Based Paint has been classified by HUD based upon the age and condition of the painted surface. This classification includes the following:

- maximum risk is from paint applied before 1950;
- a severe risk is present from paint applied before 1960;
- a moderate risk is present from paint applied before 1970;
- a slight risk is present from paint applied before 1977; and
- paint applied after 1977 is not expected to contain lead.

According to the information reviewed, structures on the subject property were built prior to 1978. Therefore, there is a potential that Lead-Based Paint exists in the buildings. Painted surfaces, however, appeared to be intact and in good condition at the time of TAGDD's site reconnaissance. If site improvements or demolition activities are conducted on the subject property structure, TAGDD recommends lead-based paint testing of building materials is conducted prior to any such improvements.

3.8.3 Radon

Radon is a radioactive gas which has been identified as a human carcinogen. Radon gas is typically associated with fine-grained rock and soil, and results from the radioactive decay of radium. The

U.S. EPA recommends that homeowners in areas with radon screening levels greater than 4 Picocuries per liter (pCi/L) conduct mitigation of radon gas to reduce exposure. Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed the U.S. EPA to list and identify areas of the U.S. with the potential for elevated indoor radon levels. U.S. EPA's Map of Radon Zones (EPA-402-R-93-071) assigns each of the 3,141 counties in the US to one of three zones based on radon potential:

- Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L.
- Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L.
- Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L.

Based on such factors as indoor radon measurements, geology, aerial radioactivity, and soil permeability; the U.S. EPA has identified Orange County as Zone 3 (i.e., a predicted average indoor radon screening level less than 2 pCi/L). Based on the radon potential in Orange County, California, EEI does not consider radon as a significant environmental concern at this time.

4.0 SITE RECONNAISSANCE

4.1 Purpose

The purpose of our site reconnaissance was to visually and physically observe the subject property, any onsite structures, and adjoining properties for conditions indicating an existing release, past release, or threatened release of any hazardous materials/substances or petroleum products into structures on the subject property, or into soil and/or groundwater beneath the property. This would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, ASTs/USTs, illegal dumping, or improper waste storage/handling. Detailed information is provided in the following text.

4.2 Subject Property

On March 17, 2020, TAGDD personnel, accompanied by Mr. Paul Hill, Maintenance Manager for the Pacific Edge Hotel, conducted a site reconnaissance to visually observe the subject property and adjoining properties for conditions indicating a potential recognized environmental concern. In general, we started our reconnaissance at the Bahia offices and walked the site in a counter-clockwise fashion. Visual conditions present during the site reconnaissance are documented in the Photographic Log (**Appendix F**) and summarized in **Table 5**.

Reconnaissance of the subject property included the Lobby, Seas, Bahia, Reef, Reef Tower, Cottage, Surf Wing, the Villa event venue (and Deck Restaurant), the Driftwood Kitchen Restaurant (**Figures 2 and 3**). A private residence, situated between the Reef and the Surf Buildings, was not part of reconnaissance of the subject property.

Parking areas are present adjacent to S. Coast highway and adjacent to the buildings south of Sleepy Hollow Lane. Landscaping surrounds the property on all four sides and in between the parking areas and buildings. Underground utilities (electric, gas, sewer) are present in Sleepy Hollow Lane; an electric power pole with a pole mounted transformer is present (offsite) immediately south of the Sea building.

TAGDD was provided access to all common areas, kitchens, storage, and facility maintenance-related rooms. In addition, TAGDD observed a representative sampling of guest rooms in the Bahia, Sea, Reef Tower, and Surf buildings. In general, all room finishes are similar; all have been upgraded. In general wall finishes are stucco over concrete or wallboard in the larger buildings. Floor finishes are primarily ceramic tile, although some carpet is present.

A swimming pool and spa are present east of the Surf building along Sleepy Hollow Lane. A second swimming pool is located east of the Seas Hotel along South Coast Highway. A recreation area is located adjacent to the Surf building.

A maintenance shop and storage room area is present beneath (north of the offices, first floor) the Bahia building. The facility laundry room, which includes an elevator motor, a gas-fired heater, and commercial laundry machines, is present in this area. The area was clean, no spills were observed, and the concrete floor does not hold floor drains.

TAGDD observed elevator equipment in the Bahia, Reef Tower, and Surf Wing buildings. We also observed swimming pool equipment and chemicals stored in the Surf Wing building, and in the basement storage space beneath the Bahia Building. We observed electrical closets and a variety of storage areas and kitchen spaces. No spillage was observed in any of these areas, and housekeeping was excellent.

A “Flammable” labeled storage area is located on the southern end of the Sea building, on the first floor, that contains small quantities of petroleum and cleaning solvents stored in a fireproof hazmat storage cabinet. A large number of 5-gallon and 1-gallon (latex) paint cans are also stored in this area. While paint staining is present on the concrete floor, no floor drains are present, and in general the area is clean and well kept.

TAGDD observed a sewage lift station below the kitchen (basement) within the Driftwood restaurant building (619 Sleepy Hollow). The area was well kept, and no spillage nor odors were noted. The septic system appears to service the kitchen drain in the first floor.

No evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, USTs, ASTs, illegal dumping, or improper waste storage/handling was noted during our site reconnaissance.

TABLE 3 - Summary of Site Reconnaissance

Item	Concerns	Comments
General Housekeeping	No	No concerns observed.
Surface Spills	No	No concerns observed.
Stained Surfaces	No	No concerns observed.
Fill Materials	No	No concerns observed
Pits/Ponds/Lagoons	No	No concerns observed.
Surface Impoundments	No	No concerns observed.
ASTs/USTs	No	No concerns observed.
Distressed Vegetation	No	No concerns observed.
Wetlands	No	No concerns observed.
Electrical Substations	No	No concerns observed.
Areas of Dumping	No	No concerns observed.

TABLE 3 - Summary of Site Reconnaissance		
Item	**Concerns**	**Comments**
Transformers	No	No concerns observed.
Waste/Scrap Storage	No	No concerns observed.
Chemical Use/Storage	No	No concerns observed.

4.3 Adjacent Properties

TAGDD conducted a visual and auto reconnaissance of the adjoining commercial development and drove the immediate area to observe the potential for offsite impacts that may affect the subject property. These would include evidence of chemical storage or usage, surface staining or leakage, distressed vegetation, or evidence of illegal dumping.

The subject property is generally surrounded by a mix of residential and commercial development, including several hotels, single and multi-family dwellings, and retail businesses. It is immediately bound by the north by residential development, to the south by a private residence at Sleepy Hollow Lane and the Surf and Paddle Shop at South Coast Highway (689/695 S. Coast Highway), to the east by South Coast Highway, followed by multi-tenant retail businesses, and to the west/southwest by the Pacific Ocean.

None of the adjacent properties were identified as having environmental related issues on any of the databases researched. Nearby sites which have reported releases are discussed under **Section 3.3** Regulatory Database Review. Based on various reasons, these sites are not considered an environmental concern. With the exception of aforementioned properties, no dry cleaners, or industrial properties were located in the immediate vicinity.

5.0 VAPOR ENCROACHMENT SCREEN

ASTM Standard E2600-15 Standard Guide for Vapor Encroachment Screening (VES) on Property Involved in Real Estate Transactions was used as guidance for conducting a VES for the subject property. The purpose of the screening is to determine whether a Vapor Encroachment Condition (VEC) exists from chemicals of concern (COC) that may migrate as vapors onto a property because of contaminated soil and groundwater on or near the subject property. The screening involves a two-tiered approach to assessing VEC risk as described herein. The VES process includes a review of site conditions (e.g., aerial photographs, city directories, and environmental database information), which is information typically collected during a Phase I ESA, user provided information, and in some instances the use of a third-party vapor encroachment application. The following sections describe the VES performed on the property.

5.1 Site Conditions

The subject property is located on a narrow marine terrace at the base of coastal foothills. Site elevation ranges from approximately 30 feet above mean sea level (amsl) at the eastern edge of the property to 0 feet amsl at the west end of the parcels (Pacific Ocean). The topographic gradient in the site vicinity is west. Surface drainage from the site would be expected to flow directly into the Pacific.

5.2 User Provided Information

To assist TAGDD in the completion of the VES, Mr. Alan Kusov, on behalf of the Owner, completed a Vapor Encroachment Screen - User Questionnaire (**Appendix E**). The questionnaire provided basic information regarding the use, condition, and proposed development of the subject property.

According to Mr. Kusov the current use of the property is as multitenant. The property is reported as wood framed, with conventional foundations, and is electrically heated. A parking garage is present and a ventilated space is present. Mr. Kusov does not know of any reported instances of gas stations, cleaners, storage tanks, odors, chemicals, or health concerns reported on the property

5.3 Tier 1 Screening – Search Distance Test/Chemicals of Concern

A Tier 1 Screening includes the search distance test that involves a review of the regulatory database report and available historical records obtained during the Phase I ESA process to decide if any known or suspect potentially contaminated properties exist within the Area of Concern (AOC). High risk sites are typically current and former gas stations, former and current dry cleaners, manufactured gas plants, and industrial sites (Brownfields). The AOC is defined as any up-gradient sites within the ASTM E1527-13 standard search distances and any cross or down gradient sites within 1/3 mile (1745-feet) *for solvents and petroleum products. If the contamination at the known or potentially contaminated sites within the AOC consists of Chemicals of Concern (COCs), then a potential Vapor Encroachment Condition (pVEC) exists, and a Tier 2 Screening evaluation is recommended. If no known or potentially contaminated sites with COCs exist within the AOC, no further inquiry is necessary.

Based on TAGDD's Tier 1 Screening evaluation, the following sites were identified within the AOC that were considered to pose a pVEC at the subject property. A summary of the sites is provided below.

1. **Chevron Station 9-1966** (604 South Coast Highway, located 250 feet [0.04 miles] north (upgradient); reported a gasoline release in 1985. A "Review Summary Report" prepared by the RWQCB indicated that groundwater was not being used and would not likely be used in the future. SVE remediation has been performed. Dewatering at an adjacent site with treatment is ongoing. TAGDD performed a Tier 2 Screening for this site, which is described in **Section 5.4.**

2. **Chevron Station 11-1787** (590 South Coast Highway, located 375 feet (0.07 miles) north); reported a gasoline release on November 1, 1985. Remediation was conducted and the case was closed by the Orange County Health Care Agency (OCHCA) on the same day. A second case was opened, and remedial activities were conducted between 1985 and 1996. On June 30, 2015, the OCHCA granted the case closure. EEI performed a Tier 2 Screening for this site, which is described in Section 5.4.

3. Two historical dry cleaners were reported within a one-eighth mile of the subject property and down or side gradient (south west) in regard to groundwater flow direction (due to topography at the coast local groundwater gradient at any nearby site is likely to be predominantly west). The sites included: **Cynthia Cleaners** (752 S. Coast Highway, 0.07 miles south), which operated from 2001 through 2012, and **Legion Laundry Cleaners and Laundromat** (320 Legion Street, 0.092 miles north). No violations or release were reported for the facilities or addresses. Based on the results of our Tier 1 screening, a Vapor Encroachment Condition (VEC) can be ruled out at these sites, because a VEC does not or is not likely to exist due to: 1) the lack of a known or suspected release or contamination.

5.4 Findings

Based on the results of our Tier 1 Screening evaluation, a Tier 2 Screening, in accordance with ASTM E2600, consisting of a review of existing data was conducted for the aforementioned **Chevron Station 11-1787** (590 South Coast Highway, located 375 feet (0.07 miles) north); and **Chevron Station 9-1966** (604 South Coast Highway, located 250 feet [0.04 miles] north). TAGDD reviewed previous investigation reports related to the aforementioned release cases. A detailed review of the data was provided in previous sections of this report (i.e. **Section 3.3**).

Based on our review, TAGDD concludes that a pVEC related to these facilities can be ruled out.

6.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

Section 3.2.21 (ASTM E1527-13) defines a data gap as "a lack or inability to obtain information required by the practice despite good faith effort of the environmental professional to gather such information.

6.1 Historical Data Gaps

No historical data gaps were identified during our research efforts.

6.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

6.3 Onsite Data Gaps

No onsite data gaps were identified during our research efforts.

6.4 Deviations from ASTM Practices

Section 12.10 (ASTM E1527-13), states that all deletions and deviations from this practice shall be listed individually and in detail, including client-imposed constraints, and all additions should be listed. TAGDD believes that there are no exceptions to, or deletions and deviations from, the ASTM E1527-13 Guidelines.

7.0 CONCLUSIONS AND RECOMMENDATIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the Pacific Edge Hotel Complex, APNs 644-021-01, -02, -03, -04, and -05, and 644-022-01, -02, -06, -07, -16, and -17, the *subject property*. Any exceptions to, or deletions from, this practice are described in **Section 7.0** of this report.

This assessment has revealed no evidence of *recognized environmental conditions* in connection with the *subject property*.

- *Known or suspected RECs* – are defined by the ASTM E1527-13 as 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.

This assessment has revealed no *known or suspected RECs* in connection with the subject property.

- *Controlled RECs (CRECs)* – are defined by the ASTM E1527-13 as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls)

  This assessment has revealed no evidence of *CRECs* in connection with the subject property.

- *Historical RECs (HRECs)* – are defined by the ASTM E1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

  This assessment has revealed no evidence of *HRECs* in connection with the subject property.

- *De Minimis* Conditions – include environmental concerns identified which may warrant discussion but do not qualify as RECs, as defined by the ASTM E1527-13.

  No *de minimis* conditions were revealed in connection with the subject property.

Although not considered a REC, the following *non-scope* conditions were identified during the preparation of this ESA.

According to the information reviewed, structures on the subject property were built prior to 1978. Therefore, the presence of asbestos-containing materials and lead-based paint within building materials is likely. Our review indicated that a removal action occurred in 2018, but details are not known. TAGDD recommends that a pre-demolition hazardous materials survey be performed prior to any proposed future site improvements or demolition activities where such evaluations have not previously been performed.

SELECTED REFERENCES

ARCADIS, "Request for Meeting to Discuss Modification to Permit Limits and Requirements Laguna Surf Resort 611 South Pacific Coast Highway, Laguna Beach, California SWD permit No. CLB-4-001-10-12", dated May 1, 2018.

California Department of Toxic Substances (DTSC), Website (http://www.envirostor.dtsc.ca.gov/public/), EnviroStor database.

City of Newport Beach Online Building Permits Database, Website (http://ecms.newportbeachca.gov/Web/Browse.aspx?startid=205568&cnb=BuildingPermits)

California Regional Water Quality Control Board, Santa Ana Region (CRWQCB): "Water Quality Control Plan for the Santa Ana Basin (8)," dated September 8, 1994 (with amendments effective on or before May 17, 2016), California State Water Resources Control Board Publication.

California Department of Water Resources, Water Data Library (WDL), Website (http://www.water.ca.gov/waterdatalibrary).

California Division of Mines and Geology (CDMG), 1997, Seismic Hazard Zone Report for the Laguna Beach 7.5-Minute Quadrangle, Orange County, California, Seismic Hazard Zone Report 013.

EEI; "Phase I Environmental Site Assessment, Pacific Edge Hotel Complex, 647 South Coast Highway, APNs 644-021-01, -02, -03, -04, and -05, and 644-022-01, -02, -07, -16, and -17, Laguna Beach, California 92651" dated April 5, 2017

Federal Emergency Management Act (FEMA), Flood Insurance Rate Map (FIRM), Website (http://msc.fema.gov).

Geologic Energy Management Division (CALGEM; formerly the California Division of Oil, Gas, and Geothermal Resources Website (https://secure.conservation.ca.gov/ WellSearch/).

National Pipeline Mapping System (NPMS), Public Map Viewer Website, (https://www.npms.phmsa.dot.gov/PublicViewer/), accessed May 2016.

Pacific Edge Hotel on Laguna Beach, http://www.pacificedgehotel.com/,

State Water Resources Control Board, Website, Geotracker® database, (http://www.geotracker.swrcb.ca.gov/), accessed May 2016.

United States Department of Agriculture (USDA), Natural Resources Conservation Service, Website (http://websoilsurvey.nrcs.usda.gov/app/) Web Soil Survey.

United States Geological Survey (USGS), 2012, 7.5' Topographic Map, Laguna Beach, California Quadrangle, scale 1:24,000.

FIGURES



Map Source: USGS, Laguna Beach, California, 7.5 Minute Quadrangle maps (USGS, 2015)

LEGEND

N

0 0.4 mi 0.8mi

Approximate Scale

VICINITY MAP

Pacific Edge Hotel Complex
647 S. Coast Highway, Laguna Beach, California
Project 0320003

TA-Group DD, LLC

FIGURE 1



LEGEND

N

0 100FT 200FT

Approximate Scale

SITE AERIAL MAP

Pacific Edge Hotel Complex
647 S. Coast Highway, Laguna Beach, California
Project 0320003

TA-Group DD, LLC

FIGURE 2

APPENDIX A
RESUME OF ENVIORNMENTAL PROFESSIONAL

CURRICULUM VITAE
TIMOTHY A. LESTER, C.E.M.

Summary: As a founder and managing partner proving Environmental Consulting and related services since 1996, Mr. Lester provides has provided consulting and technical services as a Principal Scientist, Project Manager, expert witness for Due Diligence, Site Investigation, and Remediation at sites impacted by heavy metals, petroleum hydrocarbons, solvents, pesticides, PNA and PCB, and radionuclides (NORM). As a remediation specialist, he has hands on experience designing, installing, and managing large scale metals fixation, bioventing, soil vapor extraction, sparging, and free phase hydrocarbon recovery projects. His career in environmental investigation and remediation began in 1987, enhanced by four years of related experience in the geotechnical and petroleum exploration businesses. Mr. Lester has been an active participant on all phases of due diligence, site investigation, and remediation planning, cleanup strategy, feasibility evaluation, remedial implementation, and litigation support for a variety of industrial and commercial projects.

Employment History

1996 TO PRESENT — **FOUNDER/ EEI & TA-Group DD, LLC**

Mr. Lester has been the project manager and technical resource for major real estate investment trusts (REIT) and commercial developments, and has managed all environmental due diligence, investigation, and cleanup for an aggregate of over $400 million dollars in commercial properties. Additionally, Mr. Lester has managed all investigation, regulatory strategy, and cleanup at a number of fuel and solvent release sites in California, Oregon, Arizona, Nevada, New Mexico, and Washington related to former retail fuel release sites, and has managed and implemented soil and groundwater investigations at fuel and chlorinated solvent sites for other clients. Mr. Lester also was the primary environmental expert for a landfill chlorinated solvent case in Southern California, and has provided similar expert testimony on a number of environmental release cases.

1989 TO 1997 — **SR. PROJECT MANAGER, SR. GEOLOGIST, MARKETING MANAGERCLAYTON (FORMERLY MITTELHAUSER CORPORATION)**Actively managed southwest region Phase II investigations, remediation , and specialized regulatory projects. Evaluated investigation information and remedial alternatives while preparing Remedial Action Plans (RAP) for multi-contaminant impacted landfill site, numerous fuel impacted sites, a RCRA regulated utility remediation project, refinery bioventing projects, a California superfund townegas project, a bulk storage facility impoundment cleanup, and numerous other large remediation project sites. All RAPs were approved.

Promotions included Project to Senior Geologist, to Geoservices and Technology Division Manager. Technical services included managing remediation projects, designing and coordinating investigation projects, and developing regulatory and technical strategy for Southwest Region. Provided expert witness services to remediation projects involving soil and groundwater contamination. Conceptualized, designed, and implemented a variety of large scale industrial bioventing (refinery, Utility RCRA, Townegas, bulk storage) and soil vapor extraction projects.

1987 TO 1989 — **PROJECT MANAGER**

NACHANT ENVIRONMENTAL, INC. Promoted from staff to Project Geologist and Project Manager. Responsible for all phases of investigation and cleanup of sites primarily contaminated with fuel hydrocarbons, chlorinated hydrocarbons, and waste oils. Part of project team which developed, built, and implemented largest soil vapor extraction (1,000 cfm) project in state at that time.

1986 TO 1987 — **Geotechnical Technician and Geologist in Training** **Geosoils, Inc.**

1983 TO 1986 — **Exploration Technician** **ARCO Oil & Gas & ARCO Exploration**

Representative Projects

PG&E Bioventing Project, Morro Bay, CA. Prepared proposal, conceptual design, and all preliminary costing for $1.0M impoundment remediation project. Prepared Remedial Action Plan and met with regulators for this RCRA facility.

Mine Project, Mountain Pass, CA. Prepared proposal and all preliminary costing for $5.6M mine remediation project. Project included regulatory, design engineering, construction, and field remediation of RCRA hazardous and NORM waste. Largest single (annual) project ever performed by company.

School Phase I ESA, Orange County, CA: Provided oversight activities for a Phase I ESA under DTSC guidance for the Running Springs school site in Orange County, California. Avoided a PEA and attained a DTSC No Further Action letter for the School District. Currently providing Preliminary Endangerment Assessment services to the Val Verde School District, Riverside, California on a Middle School project.

Bioventing Project, So. California Refinery: Provided all conceptual design for push-pull bioventing system in a site characterized by complex fine grained sediments. Contaminants included VOC, fuels, PNA, and heavy oil. Wrote approved Remedial Action Plan (LARWQCB). Managed field installation of innovative high vacuum (clay target) system. Project value $400k.

Landfill Project, Palos Verdes, CA. Project Manager for all phases of regulatory strategy, Phase II investigations, remedial planning and design for site impacted by heavy metals, PCB, PNA, hydrocarbons, pesticides. Wrote approved RAP which utilized USEPA protocol risk assessment to reduce remediation to capping option; savings to $3.0M. Total project value $2.0M+

Scrap Metal Terminal, POLA, CA. For the largest scrap metal terminal in the western U.S., managed and implemented a Phase II investigation project for free phase hydrocarbons. Delineated occurrence and managed installation of borings, piezometers, and groundwater monitoring wells. Evaluated sites remedial options and prepared Remedial Action Plan (approved).

SVE Remediation Project, Santa Fe Springs, CA. Prepared proposal, prepared conceptual design, selected technology and equipment, managed field installation, and managed project for soil and groundwater investigation and cleanup project utilizing Soil Vapor Extraction in TCE, fuel, and PNA impacted soils. Dual nested system designed to remediate dual target fine grained and coarse grained target sediments. Closed site.

Bioventing Project, So. California State Superfund Site: Provided all conceptual design for appurtenants and push-pull biovent system, utilizing anhydrous ammonia nutrient feed. Wrote approved RAP (regional water quality control board and Cal-EPA) and coordinated final engineering . Managed installation of large, 20+ nested well (clay and sand) system. Project value $700k.

LITIGATION SUPPORT

As an Expert Witness, reviewed applicable soil contamination reports for a solvent release site at a former battery manufacturing site in the Los Angeles basin. Evaluated remedial alternantives, prepared conceptual remediation program, provided remedial cost estimates, and was deposed in Superior Court for the defendant. Testified in trial at Superior Court for the defendant. “Seventh Avenue Investment vs. Exide Corporation”.

As an Expert Witness in a Southern California TCE/PCE solvent case: Provided soil contamination evaluation, conceptual design and costing for Soil Vapor Extraction remediation of PCE and TCE impacted site in the Los Angeles Basin. Testified as expert witness for defense.

As an Expert Witness, evaluated historical landfill soil, data, and SWAT data for chlorinated solvent release at site and neighboring facilities. Determined range of costs for appropriate remedial options and evaluated remedial actions and costs prepared by others. Testified in Trial at Superior Court in the County of San Diego, for the plaintiffs in “Bay National Properties, et al. vs. County of San Diego, et al. for Daley and Heft.

As technical support for the development of remediation alternative costs and feasibility, representing the defendants (joint defense team), in “Cedar-Sinai Medical Center vs. Atlantic Richfield Co., et al., in a soil and groundwater solvent contamination case related to a suspected dry cleaner release. Evaluated historical release data to soil and groundwater, evaluated remediation and disposal practices, cost control, and regulatory options.

Reviewed prior consultant soil and groundwater investigation and feasibility reports for solvents, metals, fuels, and other contaminants for a large industrial property with documented soil and groundwater contamination. Worked as technical support for the evaluation of remedial feasibility, options, and implementation costs. Representing the defendant, California Steel Industries, in the Kaiser Steel Industries bankruptcy proceedings, for Morgan, Lewis, and Bockius.

Named as Expert Witness for a chlorinated solvent and RCRA release site in the City of Industry superfund site. Inspected property, conducted soil investigation, and evaluated historical data at the site. Wrote an approved Remedial Action Plan for the facility and prepared soil vapor extraction remediation cost and implementation guidelines. Case was settled prior to trial. Work conducted for McDermott, Will and Emory.

Education

Bachelor of Science, Geology, California State University Bakersfield
Various Graduate Courses in Geochemistry, Fate and Transport

Publications/Presentations

With C.E. Dial and D.J. Leu, "A Case Study of a refinery Bioventing Project", September, 1993, presented to the American Petroleum Institute, Baltimore, Maryland

"Vacuum Extraction, New Technologies and Wider Applications", May, 1989, presented at HAZMAT 1989, Anaheim, California

Lectures to Environmental Engineering classes at CSU Irvine, Winter, 1995: "Air Sparging" , and "Free Phase Recovery"

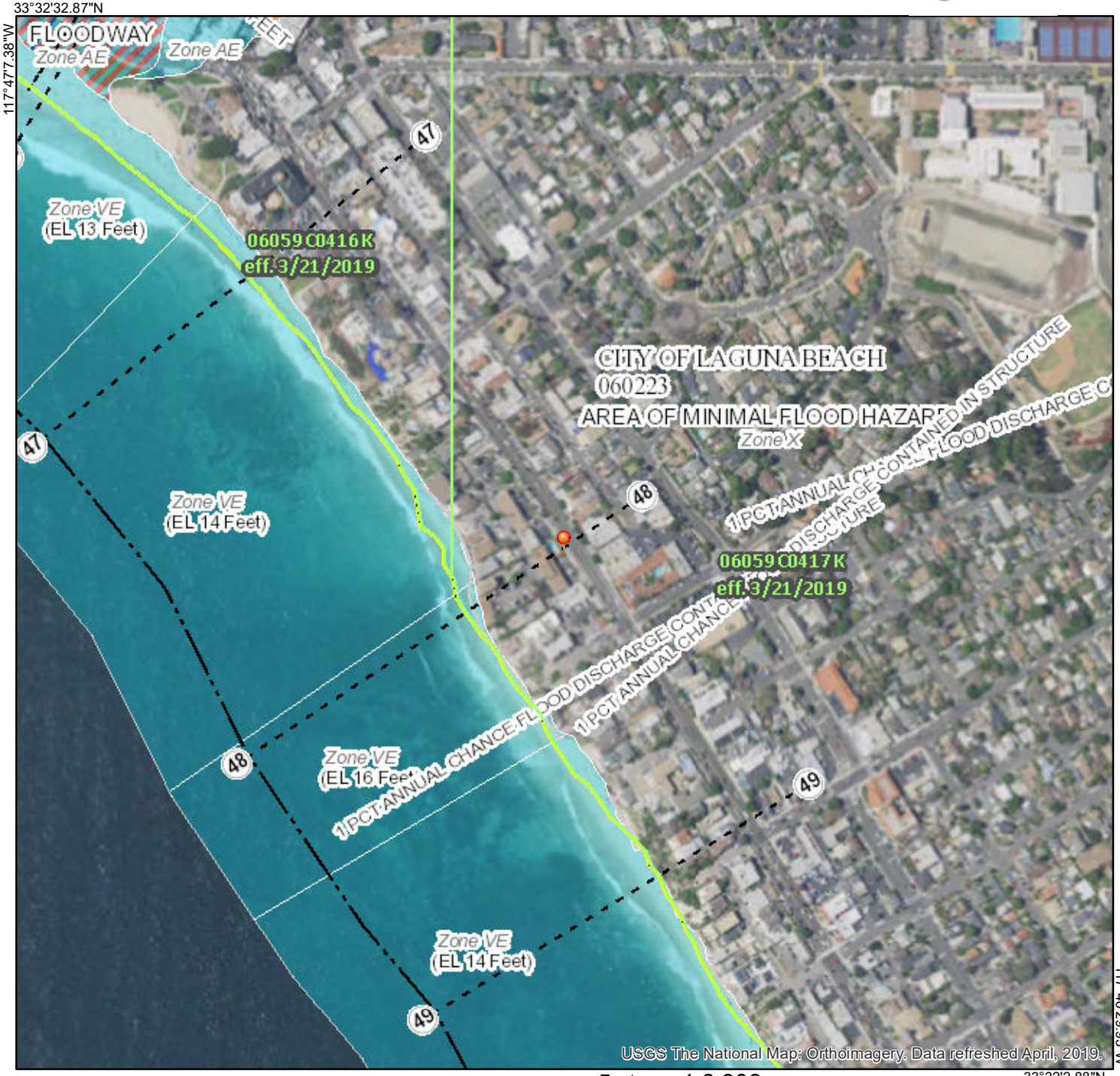
Certifications

Registered Environmental Assessor II No. 20047, State of California (FORMER/CA no longer uses this registration)
Certified Environmental Manager No. EM-1754, State of Nevada
HAZWOPER 40-hour OSHA Training
HAZWOPER Site Supervisor 8-hour Training

APPENDIX B
SUBJECT PROPERTY SUPPORTING DOCUMENTATION
Preliminary Title Report w/APN Map
FEMA Map

National Flood Hazard Layer FIRMette

FEMA



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/12/2020 at 6:45:36 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

For Information Contact:
Maggie G. Watson
Senior Vice President
Chicago Title
(661) 753-5701
Or
Maggie.Watson@ctt.com

Chicago Title Insurance Company

POLICY NO.: CA-FBSC-IMP-72307-1-19-00105941

LOAN POLICY OF TITLE INSURANCE

Issued by

Chicago Title Insurance Company

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 17 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures as of Date of Policy and, to the extent stated in Covered Risks 11, 13, and 14, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   - (a) A defect in the Title caused by
     - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
     - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
     - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
     - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
     - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
     - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
     - (vii) a defective judicial or administrative proceeding.
   - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   - (a) the occupancy, use, or enjoyment of the Land;
   - (b) the character, dimensions, or location of any improvement erected on the Land;

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(c) the subdivision of land; or

(d) environmental protection

if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.

8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.

9. The invalidity or unenforceability of the lien of the Insured Mortgage upon the Title. This Covered Risk includes but is not limited to insurance against loss from any of the following impairing the lien of the Insured Mortgage

(a) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;

(b) failure of any person or Entity to have authorized a transfer or conveyance;

(c) the Insured Mortgage not being properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;

(d) failure to perform those acts necessary to create a document by electronic means authorized by law;

(e) a document executed under a falsified, expired, or otherwise invalid power of attorney;

(f) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or

(g) a defective judicial or administrative proceeding.

10. The lack of priority of the lien of the Insured Mortgage upon the Title over any other lien or encumbrance.

11. The lack of priority of the lien of the Insured Mortgage upon the Title

(a) as security for each and every advance of proceeds of the loan secured by the Insured Mortgage over any statutory lien for services, labor, or material arising from construction of an improvement or work related to the Land when the improvement or work is either

(i) contracted for or commenced on or before Date of Policy; or

(ii) contracted for, commenced or continued after Date of Policy if the construction is financed, in whole or in part, by proceeds of the loan secured by the Insured Mortgage that the Insured has advanced or is obligated on Date of Policy to advance; and

(b) over the lien of any assessments for street improvements under construction or completed at Date of Policy.

12. The invalidity or unenforceability of any assignment of the Insured Mortgage, provided the assignment is shown in Schedule A, or the failure of the assignment shown in Schedule A to vest title to the Insured Mortgage in the named Insured assignee free and clear of all liens.

13. The invalidity, unenforceability, lack of priority, or avoidance of the lien of the Insured Mortgage upon the Title

(a) resulting from the avoidance in whole or in part, or from a court order providing an alternative remedy, of any transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction creating the lien of the Insured Mortgage because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or

(b) because the Insured Mortgage constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records

(i) to be timely, or

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(ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

14. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 13 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the Insured Mortgage in the Public Records.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Chicago Title Insurance Company

Countersigned:

By: _____
Authorized Signature

By:
Randy Quirk, President

Attest:
Michael Gravelle, Secretary

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EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of lnsurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b) or decreased by Section 10 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Indebtedness": The obligation secured by the Insured Mortgage including one evidenced by electronic means authorized by law, and if that obligation is the payment of a debt, the Indebtedness is the sum of

(i) the amount of the principal disbursed as of Date of Policy;

(ii) the amount of the principal disbursed subsequent to Date of Policy;

(iii) the construction loan advances made subsequent to Date of Policy for the purpose of financing in whole or in part the construction of an improvement to the Land or related to the Land that the Insured was and continued to be obligated to advance at Date of Policy and at the date of the advance;

(iv) interest on the loan;

(v) the prepayment premiums, exit fees, and other similar fees or penalties allowed by law;

(vi) the expenses of foreclosure and any other costs of enforcement;

(vii) the amounts advanced to assure compliance with laws or to protect the lien or the priority of the lien of the Insured Mortgage before the acquisition of the estate or interest in the Title;

(viii) the amounts to pay taxes and insurance; and

(ix) the reasonable amounts expended to prevent deterioration of improvements; but the Indebtedness is reduced by the total of all payments and by any amount forgiven by an Insured.

(e) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) the owner of the Indebtedness and each successor in ownership of the Indebtedness, whether the owner or successor owns the Indebtedness for its own account or as a trustee or other fiduciary, except a successor who is an obligor under the provisions of Section 12(c) of these Conditions;

(B) the person or Entity who has "control" of the "transferable record," if the Indebtedness is evidenced by a "transferable record," as these terms are defined by applicable electronic transactions law;

(C) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(D) successors to an Insured by its conversion to another kind of Entity;

(E) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured, or

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity;

(F) any government agency or instrumentality that is an insurer or guarantor under an insurance contract or guaranty insuring or guaranteeing the Indebtedness secured by the Insured Mortgage, or any part of it, whether named as an Insured or not;

(ii) With regard to (A), (B), (C), (D), and (E) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured, unless the successor acquired the Indebtedness as a purchaser for value without Knowledge of the asserted defect, lien, encumbrance, or other matter insured against by this policy.

(f) "Insured Claimant": An Insured claiming loss or damage.

(g) "Insured Mortgage": The Mortgage described in paragraph 4 of Schedule A.

(h) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(i) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(j) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(k) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in

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the records of the clerk of the United States District Court for the district where the Land is located.

(l) "Title": The estate or interest described in Schedule A.

(m) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title or a prospective purchaser of the Insured Mortgage to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured after acquisition of the Title by an Insured or after conveyance by an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured of any claim of title or interest that is adverse to the Title or the lien of the Insured Mortgage, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title or the lien of the Insured Mortgage, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title or the lien of the Insured Mortgage, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title, the lien of the Insured Mortgage, or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance or to Purchase the Indebtedness.

(i) To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or

(ii) To purchase the Indebtedness for the amount of the Indebtedness on the date of purchase, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of purchase and that the Company is obligated to pay.

When the Company purchases the Indebtedness, the Insured shall transfer, assign, and convey to the Company the Indebtedness and the Insured Mortgage, together with any collateral security.

Upon the exercise by the Company of either of the options provided for in subsections (a)(i) or (ii), all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in those subsections, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the least of

(i) the Amount of Insurance,

(ii) the Indebtedness,

(iii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy, or

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(iv) if a government agency or instrumentality is the Insured Claimant, the amount it paid in the acquisition of the Title or the Insured Mortgage in satisfaction of its insurance contract or guaranty.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title or the lien of the Insured Mortgage, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In the event the Insured has acquired the Title in the manner described in Section 2 of these Conditions or has conveyed the Title, then the extent of liability of the Company shall continue as set forth in Section 8(a) of these Conditions.

(d) In addition to the extent of liability under (a), (b), and (c), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, or establishes the lien of the Insured Mortgage, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title or to the lien of the Insured Mortgage, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

(a) All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment. However, any payments made prior to the acquisition of Title as provided in Section 2 of these Conditions shall not reduce the Amount of Insurance afforded under this policy except to the extent that the payments reduce the Indebtedness.

(b) The voluntary satisfaction or release of the Insured Mortgage shall terminate all liability of the Company except as provided in Section 2 of these Conditions.

11. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

12. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) The Company's Right to Recover

Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title or Insured Mortgage and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Insured's Rights and Limitations

(i) The owner of the Indebtedness may release or substitute the personal liability of any debtor or guarantor, extend or otherwise modify the terms of payment, release a portion of the Title from the lien of the Insured Mortgage, or release any collateral security for the Indebtedness, if it does not affect the enforceability or priority of the lien of the Insured Mortgage.

(ii) If the Insured exercises a right provided in (b)(i), but has Knowledge of any claim adverse to the Title or the lien of the Insured Mortgage insured against by this policy, the Company shall be required to pay only that part of any losses insured against by this policy that shall exceed the amount, if any, lost to the Company by reason of the impairment by the Insured Claimant of the Company's right of subrogation.

(c) The Company's Rights Against Noninsured Obligors

The Company's right of subrogation includes the Insured's rights against noninsured obligors including the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

The Company's right of subrogation shall not be avoided by acquisition of the Insured Mortgage by an obligor (except an obligor described in Section 1(e)(i)(F) of these Conditions) who acquires the Insured Mortgage as a result of an indemnity, guarantee, other policy of insurance, or bond, and the obligor will not be an Insured under this policy.

13. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons.

Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

14. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or lien of the Insured Mortgage or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

15. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

16. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title or the lien of the Insured Mortgage that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

17. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at Chicago Title Insurance Company, Attn: Claims Department, Post Office Box 45023, Jacksonville, Florida 32232-5023.

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AMERICAN LAND TITLE ASSOCIATION

Chicago Title Insurance Company

SCHEDULE A

Name and Address of Title Insurance Company: **Chicago Title Company**
725 South Figueroa Street, Suite 200
Los Angeles, CA 90017

Policy No.: **CA-FBSC-IMP-72307-1-19-00105941**

Address Reference: **Pacific Edge Hotel - 610, 619, 620, 627, 633-635, 636, 653, 667, 668 Sleepy Hollow Lane & 647 S. Coast Highway, Laguna Beach, CA**

Amount of Insurance: **$48,300,000.00** Premium: **$24,150.00**

Date of Policy: **May 1, 2019 at 8:00 a.m.**

1. Name of Insured:

   Deutsche Bank AG, New York Branch, and its successors and assigns as their interests may appear

2. The estate or interest in the Land that is encumbered by the Insured Mortgage is:

   Estate One:

   A Fee as to Divisions I, II, III, IV, V, VI, VII, IX, X and XI

   Estate Two:

   A leasehold as created by that certain Master Lease dated October 3, 2017, executed by NS Laguna Management LLC, a California limited liability company, as lessor, and HCI Laguna Lessee LLC, a Delaware limited liability company, as lessee, as referenced in the document entitled Memorandum of Master Lease, which was recorded October 4, 2017 as Instrument No. 2017-000421382 of Official Records, for the term, upon and subject to all the provisions contained in said document, and in said lease, as to Division XII

   Assignment and Assumption of Master Lease dated April 30, 2019 by and between HCI Laguna Lessee LLC, a Delaware limited liability company ("Assignor") and HCI Laguna Owner LP, a Delaware limited partnership ("Assignee), as disclosed by that certain Memorandum of Assignment and Assumption of Master Lease dated as of April 30, 2019 and recorded May 1, 2019 as Instrument No. 2019-000142791 of Official Records.

3. Title is vested in:

   HCI Laguna Owner LP, a Delaware limited partnership

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

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SCHEDULE A
(Continued)

4. The Insured Mortgage and its assignments, if any, are described as follows:

DEED OF TRUST, ASSIGNMENT OF LEASES, RENTS AND HOTEL REVENUE, SECURITY AGREEMENT AND FIXTURE FILING given to secure the original amount shown below, and any other amount payable under the terms thereof.

Amount:	$48,300,000.00
Dated:	June 8, 2017
Trustor/Grantor:	HCI Laguna Owner LP, a Delaware limited partnership
Trustee:	Chicago Title Company
Beneficiary:	Deutsche Bank AG, New York Branch, as agent, its successors and/or assigns, and/or assigns
Recording Date:	June 9, 2017
Recording No:	2017-000235927 of Official Records

As modified by that certain AMENDED AND RESTATED FEE AND LEASEHOLD DEED OF TRUST, ASSIGNMENT OF LEASES, RENTS AND HOTEL REVENUE, SECURITY AGREEMENT AND FIXTURE FILING given to secure the amount shown below, and any other amount payable under the terms thereof

Amount:	$48,300,000.00
Dated:	April 30, 2019
Trustor/Grantor:	HCI Laguna Owner LP, a Delaware limited partnership
Trustee:	Chicago Title Company
Beneficiary:	Deutsche Bank AG, New York Branch, as agent, its successors and/or assigns, and/or assigns
Recording Date:	May 1, 2019
Recording No:	2019-000142792 of Official Records

5. The Land referred to in this policy is described as follows:

See Exhibit A attached hereto and made a part hereof.

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EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAGUNA BEACH, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

DIVISION I: (SEAS PARCEL)

LOTS 7, 8, 9, 10, 11 AND 12 IN BLOCK 76 OF LAGUNA TERRACE, IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: 644-021-05

DIVISION II: (UPPER PARKING LOT PARCEL)

THE SOUTHEASTERLY 20 FEET OF LOT 14 AND ALL OF LOT 15 OF LAGUNA BEACH, AS PER MAP RECORDED IN BOOK 16, PAGE 43 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND IN BOOK 1, PAGE 78 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: 644-021-01

DIVISION III: (LOWER PARKING LOT PARCEL)

LOT 16 OF LAGUNA BEACH, AS PER MAP RECORDED IN BOOK 16, PAGE 43 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: 644-021-02

DIVISION IV: (BEACH HOUSE PARCEL)

LOT 22 OF LAGUNA BEACH, AS PER MAP RECORDED IN BOOK 16, PAGE 43 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 22; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT TO THE MOST SOUTHERLY CORNER THEREOF; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT TO THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN; THENCE NORTHWESTERLY ALONG SAID ORDINARY HIGH TIDE LINE TO THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT; THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY PROLONGATION TO THE POINT OF BEGINNING.

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AMERICAN LAND TITLE ASSOCIATION

EXHIBIT A
(Continued)

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: 644-022-02

DIVISION V: (REEF BUILDING PARCEL)

PARCEL 1:

LOTS 21, 22, 23 AND THE SOUTHEASTERLY 12.5 FEET OF LOT 20 IN BLOCK 76 OF LAGUNA TERRACE AS SHOWN ON A MAP OF SAID TRACT RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: A PORTION OF 644-022-07

PARCEL 2:

THAT CERTAIN PARCEL OF LAND BOUNDED ON THE NORTHEASTERLY SIDE BY THE SOUTHWESTERLY LINES OF SAID LOTS 21, 22, 23 AND THE SOUTHEASTERLY 12.5 FEET OF LOT 20 IN BLOCK 76 OF LAGUNA TERRACE, AS SHOWN ON A MAP OF SAID TRACT RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, ON THE SOUTHWESTERLY SIDE BY THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN, ON THE NORTHWESTERLY SIDE BY THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID SOUTHEASTERLY 12.5 FEET OF SAID LOT 20 TO THE SAID LINE OF ORDINARY HIGH TIDE, AND ON THE SOUTHEASTERLY SIDE BY THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 23 TO THE SAID LINE OF ORDINARY HIGH TIDE.

APN: A PORTION OF 644-022-07

DIVISION VI: (SURF WING 1 PARCEL)

PARCEL 1:

THOSE PORTIONS OF LOTS 20 AND 21 OF LAGUNA BEACH, IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 1, PAGE 78 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, TOGETHER WITH A PORTION OF LOT A OF TRACT NO. 935, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 29, PAGE 45 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, AND A PORTION OF LOT 14 IN BLOCK 76 OF LAGUNA TERRACE AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF LOT 21 OF SAID LAGUNA BEACH, WHICH IS DISTANT THEREON 47.00 FEET SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER OF SAID LOT, AND RUNNING THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, TO ITS INTERSECTION WITH THE SOUTHWESTERLY BOUNDARY OF LOT A OF SAID TRACT NO. 935; THENCE SOUTHEASTERLY ALONG SAID BOUNDARY TO THE MOST SOUTHERLY CORNER OF SAID LOT A; THENCE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF LOT 14 IN BLOCK 76 OF SAID LAGUNA

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EXHIBIT A
(Continued)

TERRACE TO ITS INTERSECTION WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF LOT 15 IN BLOCK 76 OF LAGUNA TERRACE; THENCE NORTHWESTERLY ALONG SAID PROLONGED LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF LOT 20 OF SAID LAGUNA BEACH; THENCE EASTERLY ALONG SAID SOUTH LINE, 14.62 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF SAID LOT 20; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOTS 20 AND 21 OF LAGUNA BEACH, 55 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: A PORTION OF 644-022-17

PARCEL 2:

THAT CERTAIN PARCEL OF LAND LYING BETWEEN PARCEL 1 ABOVE DESCRIBED AND THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT A OF TRACT NO. 935, REFERRED TO IN PARCEL 1 ABOVE, SAID CORNER BEING THE MOST SOUTHERLY CORNER OF SAID PARCEL 1, AND RUNNING THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT A TO ITS INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT 47.00 FEET SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF LOT 21 OF LAGUNA BEACH, REFERRED TO IN PARCEL 1 ABOVE SAID POINT OF INTERSECTION BEING THE MOST WESTERLY CORNER OF SAID PARCEL 1; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY PROLONGATION OF SAID PARALLEL LINE, BEING ALSO THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID PARCEL 1 TO THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN; THENCE SOUTHEASTERLY ALONG SAID LINE OF ORDINARY HIGH TIDE TO ITS INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF PARCEL 1 ABOVE DESCRIBED, BEING THE SOUTHWESTERLY PROLONGATION OF A LINE WHICH IS PARALLEL WITH THE SOUTHEASTERLY LINE OF LOT 14 IN BLOCK 76 OF LAGUNA TERRACE, REFERRED TO IN PARCEL 1 ABOVE, FROM THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID PROLONGED LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: A PORTION OF 644-022-17

DIVISION VII: (BAHIA PARCEL)

PARCEL 1:

LOT 17 OF LAGUNA BEACH, IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 43 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THE FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: A PORTION OF 644-021-03

PARCEL 2:

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EXHIBIT A
(Continued)

LOT 18 OF LAGUNA BEACH, IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 43 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THE FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: A PORTION OF 644-021-03

PARCEL 3:

THAT PORTION OF LOT 19 OF LAGUNA BEACH, IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 43 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND ON A MAP RECORDED IN BOOK 1, PAGE 78 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, AND THAT PORTION OF LOT 13 IN BLOCK 76 OF LAGUNA TERRACE, AS PER MAP RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF SAID LOT 19 WITH THE SOUTHWESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE FINAL ORDER OF CONDEMNATION ENTERED APRIL 08, 1925, IN AN ACTION FILED NOVEMBER 06, 1924 ENTITLED COUNTY OF ORANGE, PLAINTIFF, VERSUS ERNEST ALLIN AND OTHERS, DEFENDANTS, CASE NO. 17760, SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF ORANGE; THENCE SOUTH 36°21’15” EAST 2.22 FEET; THENCE SOUTH 31°55’15” EAST 39.88 FEET; THENCE SOUTH 58°04’45” WEST 90 FEET TO THE NORTHEASTERLY LINE OF SLEEPY HOLLOW LANE, AS CONDEMNED BY THE CITY OF LAGUNA BEACH, A CERTIFIED COPY OF THE DECREE OF CONDEMNATION BEING RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS, IN THE OFFICE OF THE ORANGE COUNTY RECORDER OF SAID ORANGE COUNTY; THENCE NORTH 31°55’15” WEST ALONG THE NORTHEASTERLY LINE OF SAID STRIP OF LAND SO CONDEMNED 34.62 FEET TO THE SOUTH LINE OF LOT 20 OF SAID LAGUNA BEACH; THENCE NORTH 89°21’15” EAST ALONG THE SOUTHERLY LINE OF SAID LOT 20, 2.55 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 20; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 20, 2 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 19; THENCE NORTH 53°38’45” EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 19, 83.05 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THE FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: A PORTION OF 644-021-03

DIVISION VIII:

INTENTIONALLY DELETED.

DIVISION IX: (SURF WING 2 PARCEL)

PARCEL 1:

LOT 16 AND THE FOLLOWING DESCRIBED PORTIONS OF LOTS 14 AND 15 IN BLOCK 76 OF LAGUNA TERRACE, IN THE CITY OF LAGUNA BEACH, AS PER MAP RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

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EXHIBIT A
(Continued)

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT A OF TRACT NO. 935 AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 29, PAGE 45 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, RUNNING THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOTS 14 AND 15, 28 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 15, THENCE RUNNING EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 15 TO THE SOUTHEASTERLY CORNER OF SAID LOT 15, RUNNING THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 15, 10 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT A IN SAID TRACT NO. 935, RUNNING THENCE WESTERLY ALONG SAID NORTHEASTERLY PROLONGATION AND THE SOUTHEASTERLY LINE OF SAID LOT A TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: A PORTION OF 644-022-04

PARCEL 2:

THOSE PORTIONS OF LOTS 14 AND 15 IN BLOCK 76 OF LAGUNA TERRACE, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, TOGETHER WITH A PORTION OF LOT 20 OF LAGUNA BEACH, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 1, PAGE 78 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, AND THAT PORTION OF LOT A OF TRACT NO. 935, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 29, PAGE 45 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT A OF SAID TRACT NO. 935 AND RUNNING THENCE NORTHEASTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 15 IN BLOCK 76 OF LAGUNA TERRACE TO THE INTERSECTION WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SAID LOT 15 IN A PORTION OF SAID LOT 20 OF LAGUNA BEACH; THENCE SOUTHEASTERLY ALONG SAID PROLONGED LINE, AND THE NORTHEASTERLY LINE OF SAID LOT 15 TO THE INTERSECTION WITH THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF LOT A OF SAID TRACT NO. 935; THENCE SOUTHWESTERLY ALONG SAID PROLONGED LINE, AND THE SOUTHEASTERLY LINE OF SAID LOT A, TO THE POINT OF BEGINNING.

APN: A PORTION OF 644-022-04

PARCEL 3:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 16 IN BLOCK 76 AS SHOWN ON THE MAP OF PLAT II, ARCH BEACH, RECORDED IN BOOK 24, PAGES 31 AND 32 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND ALSO SHOWN ON THE MAP OF LAGUNA TERRACE, RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, AND RUNNING THENCE NORTHERLY ALONG THE SOUTHWESTERLY LINE OF LOTS 16, 15 AND 14 IN SAID BLOCK 76 TO A POINT 28 FEET NORTHERLY FROM THE MOST SOUTHERLY CORNER OF SAID LOT 15; THENCE SOUTHWESTERLY, PARALLEL WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID LOT 15 TO THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN; THENCE SOUTHEASTERLY ALONG SAID LINE OF ORDINARY HIGH TIDE TO THE POINT OF INTERSECTION OF SAID LINE WITH THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 16; THENCE

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EXHIBIT A
(Continued)

NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 16 TO THE POINT OF BEGINNING.

APN: A PORTION OF 644-022-04

DIVISION X: (LOBBY PARCEL)

PARCEL 1:

LOT 19 OF LAGUNA BEACH, AS SHOWN ON A MAP RECORDED IN BOOK 16, PAGE 43 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND ON A MAP RECORDED IN BOOK 1, PAGE 78 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PARCEL CONVEYED TO R. GORDON WOOD AND WIFE, BY A DEED DATED MAY 24, 1940 AND RECORDED MAY 29, 1940 IN BOOK 1042, PAGE 599 OF OFFICIAL RECORDS, WHICH EXCEPTED PORTIONS ARE DESCRIBED IN SAID DEED, AS FOLLOWS:

THAT PORTION OF LOT 19 OF LAGUNA BEACH, AS PER MAP RECORDED IN BOOK 16, PAGE 43 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND ON A MAP RECORDED IN BOOK 1, PAGE 78 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, AND THAT PORTION OF LOT 13 IN BLOCK 76 OF LAGUNA TERRACE, AS PER MAP RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF SAID LOT 19 WITH THE SOUTHWESTERLY LINE OF THE PARCEL OF LAND AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION ENTERED APRIL 08, 1925, IN AN ACTION FILED NOVEMBER 06, 1924 ENTITLED COUNTY OF ORANGE, PLAINTIFF, VS. ERNEST ALLIN AND OTHERS, DEFENDANTS, CASE NO. 17760, SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF ORANGE; THENCE SOUTH 36°21'15" EAST 2.22 FEET; THENCE SOUTH 31°55'15" EAST 39.88 FEET; THENCE SOUTH 58°04'45" WEST 90 FEET TO THE NORTHEASTERLY LINE OF SLEEPY HOLLOW LANE, AS CONDEMNED BY THE CITY OF LAGUNA BEACH, A CERTIFIED COPY OF THE DECREE OF CONDEMNATION, BEING RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS; THENCE NORTH 31°55'15" WEST ALONG THE NORTHEASTERLY LINE OF SAID STRIP OF LAND SO CONDEMNED 34.62 FEET TO THE SOUTH LINE OF LOT 20 OF SAID LAGUNA BEACH; THENCE NORTH 89°21'15" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 20, 2.55 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 20; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 20, 2 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 19; THENCE NORTH 53°38'45" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 19, 88.05 FEET TO THE POINT OF BEGINNING.

APN: A PORTION OF 644-021-04

PARCEL 2:

LOT 13 IN BLOCK 76 OF LAGUNA TERRACE, IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

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EXHIBIT A
(Continued)

ALSO, ALL RIGHT, TITLE AND INTEREST IN THAT PORTION OF SAID LOT 13 INCLUDED WITHIN SAID SLEEPY HOLLOW LANE, ADJOINING SAID PARCEL OF LAND ON THE SOUTHWEST.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PARCEL CONVEYED TO H. GORDON WOOD AND WIFE, BY A DEED DATED MAY 24, 1940 AND RECORDED MAY 29, 1940 IN BOOK 1042, PAGE 599 OF OFFICIAL RECORDS, WHICH EXCEPTED PORTIONS ARE DESCRIBED IN SAID DEED, AS FOLLOWS:

THAT PORTION OF LOT 19 OF LAGUNA BEACH, AS PER MAP RECORDED IN BOOK 16, PAGE 43 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND ON A MAP RECORDED IN BOOK 1, PAGE 78 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, AND THAT PORTION OF LOT 13 IN BLOCK 76 OF LAGUNA TERRACE, AS PER MAP RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF SAID LOT 19 WITH THE SOUTHWESTERLY LINE OF THE PARCEL OF LAND AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION ENTERED APRIL 08, 1925, IN AN ACTION FILED NOVEMBER 06, 1924 ENTITLED COUNTY OF ORANGE, PLAINTIFF, VS. ERNEST ALLIN AND OTHERS, DEFENDANTS, CASE NO. 17760, SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF ORANGE; THENCE SOUTH 36°21'15" EAST 2.22 FEET; THENCE SOUTH 31°55'15" EAST 39.88 FEET; THENCE SOUTH 58°04 45" WEST 90 FEET TO THE NORTHEASTERLY LINE OF SLEEPY HOLLOW LANE, AS CONDEMNED BY THE CITY OF LAGUNA BEACH, A CERTIFIED COPY OF THE DECREE OF CONDEMNATION, BEING RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS; THENCE NORTH 31°55'15" WEST ALONG THE NORTHEASTERLY LINE OF SAID STRIP OF LAND SO CONDEMNED 34.62 FEET TO THE SOUTH LINE OF LOT 20 OF SAID LAGUNA BEACH; THENCE NORTH 89°21'15" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 20, 2.55 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 20; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 20, 2 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 19; THENCE NORTH 53°38'45" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 19, 88.05 FEET TO THE POINT OF BEGINNING.

APN: A PORTION OF 644-021-04

DIVISION XI: (PACIFIC EDGE PARCEL)

PARCEL 1:

THOSE PORTIONS OF LOT 21 OF LAGUNA BEACH, IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 1, PAGE 78 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, TOGETHER WITH A PORTION OF LOT A OF TRACT NO. 935, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 29, PAGE 45 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 21 OF LAGUNA BEACH AND RUNNING THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT, 100 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF SAID LOT, THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT, 47.00 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE

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EXHIBIT A
(Continued)

NORTHWESTERLY LINE OF SAID LOT 21 TO THE INTERSECTION WITH THE SOUTHWESTERLY BOUNDARY OF LOT A OF SAID TRACT NO. 935; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY BOUNDARY TO AN ANGLE POINT THEREIN; THENCE WESTERLY ALONG SAID BOUNDARY 20.47 FEET TO AN ANGLE POINT THEREIN; THENCE NORTHWESTERLY ALONG SAID BOUNDARY, AND ALONG THE SOUTHWESTERLY LINE OF SAID LOT 21 OF LAGUNA BEACH, 27.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: A PORTION OF 644-022-16

PARCEL 2:

THAT CERTAIN PARCEL OF LAND LYING BETWEEN PARCEL 1 ABOVE DESCRIBED AND ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 21 OF LAGUNA BEACH, BEING THE MOST WESTERLY CORNER OF PARCEL 1 ABOVE DESCRIBED, AND RUNNING THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 21, AND ALONG THE SOUTHWESTERLY BOUNDARY OF LOT A OF TRACT NO. 935 AS REFERRED TO IN PARCEL 1 ABOVE, 27.00 FEET TO AN ANGLE POINT THEREIN; THENCE EASTERLY ALONG SAID BOUNDARY OF LOT A, 20.47 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTHEASTERLY ALONG SAID BOUNDARY TO ITS INTERSECTION WITH A LINE WHICH IS PARALLEL WITH, AND DISTANT 47.00 FEET SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF LOT 21 OF SAID LAGUNA BEACH, SAID PARALLEL LINE BEING THE SOUTHEASTERLY LINE OF PARCEL 1 ABOVE; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY PROLONGATION OF SAID PARALLEL LINE TO THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN; THENCE NORTHWESTERLY ALONG SAID LINE OF ORDINARY HIGH TIDE TO ITS INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 21 OF LAGUNA BEACH; THENCE NORTHEASTERLY ALONG SAID PROLONGED LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: A PORTION OF 644-022-16

DIVISION XII (REEF TOWER)

PARCEL 1:

LOTS 19 AND THE NORTHWEST 1/2 OF LOT 20 IN BLOCK 76 OF LAGUNA TERRACE, IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

PARCEL 2:

THAT PARCEL OF SAID LAND BOUNDED ON THE NORTHEASTERLY SIDE BY THE SOUTHWESTERLY LINES OF LOT 19 AND OF THE NORTHWEST 1/2 OF LOT 20; ON THE SOUTHWESTERLY SIDE BY THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN; ON THE NORTHWESTERLY SIDE BY THE

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EXHIBIT A
(Continued)

SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 19 TO SAID LINE OF ORDINARY HIGH TIDE; AND ON THE SOUTHEASTERLY SIDE BY THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID NORTHWESTERLY 1/2 OF LOT 20 TO SAID LINE OF ORDINARY HIGH TIDE; TOGETHER WITH ALL IMPROVEMENTS THEREON.

ASSESSOR'S PARCEL NO.: 644-022-06

APN:

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SCHEDULE B

EXCEPTIONS FROM COVERAGE

Except as provided in Schedule B - Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

PART I

A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020, a lien not yet due and payable.

B. This exception has been intentionally deleted.

C. This exception has been intentionally deleted.

D. This exception has been intentionally deleted.

E. This exception has been intentionally deleted.

F. This exception has been intentionally deleted.

G. This exception has been intentionally deleted.

H. This exception has been intentionally deleted.

I. This exception has been intentionally deleted.

J. This exception has been intentionally deleted.

K. This exception has been intentionally deleted.

L. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the event occurring on or after the Date of Policy. None are due and payable at the Date of Policy.

THE FOLLOWING MATTERS AFFECT DIVISION I:

1. The right to construct footings over and across the Northeasterly rectangular 4 feet of said Lot 12, incidental to the construction of the Coast Highway, as granted by F. D. Mahoney and wife to the County of Orange by deed recorded December 08, 1926 in Book 684, Page 423 of Official Records.

THE FOLLOWING MATTERS AFFECT DIVISION II:

2. The right to construct footings incidental to the construction of the Coast Highway over and across the Southwesterly rectangular 4 feet of the Northeasterly rectangular 24 feet of said Lot 15 and over and across the Southwesterly rectangular 4 feet of the Northeasterly 24 feet of the Southeasterly 10 feet of said Lot 14 as conveyed to the County of Orange by deeds recorded October 07, 1926 in Book 681, Page 110, and December 15, 1926 in Book 686, Page 408, both of Deeds.

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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE B – Part I
(Continued)

3. Matters contained in that certain document

Entitled:	City of Laguna Beach Conditional Use Permit No. 68-2
Dated:	June 17, 1968
Executed by:	Loren Haneline and Laguna Federal Savings and Loan Association
Recording Date:	January 17, 1969
Recording No:	10438, in Book 8849, Page 73 of Official Records

Reference is hereby made to said document for full particulars.

4. Matters contained in that certain document

Entitled:	Conditional Use Permit No. 75-6
Dated:	June 05, 1975
Executed by:	Loren W. Haneline
Recording Date:	July 03, 1975
Recording No:	4189, in Book 11449, Page 1216 of Official Records

Reference is hereby made to said document for full particulars.

THE FOLLOWING MATTERS AFFECT DIVISION III:

5. The right of way over the Northeasterly rectangular 20 feet of said land for Coast Boulevard, as conveyed to the County of Orange by deed recorded February 07, 1924 in Book 512, Page 18 of Deeds.

6. The right to construct footings incidental to the construction of the Coast Highway over and across the Southwesterly rectangular 4 feet of the Northeasterly rectangular 24 feet of said Lot 16, as conveyed to the County of Orange by deed recorded October 06, 1926 in Book 678, Page 373 of Deeds.

7. Matters contained in that certain document

Entitled:	City of Laguna Beach Conditional Use Permit No. 68-2
Dated:	June 17, 1968
Executed by:	Loren Haneline and Laguna Federal Savings and Loan Association
Recording Date:	January 17, 1969
Recording No:	10438, in Book 8849, Page 73 of Official Records

Reference is hereby made to said document for full particulars.

8. Matters contained in that certain document

Entitled:	Conditional Use Permit No. 75-6
Dated:	June 05, 1975
Executed by:	Loren W. Haneline
Recording Date:	July 03, 1975
Recording No:	4189, in Book 11449, Page 1216 of Official Records

Reference is hereby made to said document for full particulars.

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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE B – Part I
(Continued)

THE FOLLOWING MATTERS AFFECT DIVISION IV:

9. Matters contained in that certain document

Entitled:	City of Laguna Beach Conditional Use Permit No. 68-2
Dated:	June 17, 1968
Executed by:	Loren Haneline and Laguna Federal Savings and Loan Association
Recording Date:	January 17, 1969
Recording No:	10438, in Book 8849, Page 73 of Official Records

Reference is hereby made to said document for full particulars.

10. This exception has been intentionally deleted.

THE FOLLOWING MATTERS AFFECT DIVISION V:

11. Easement(s) for the purpose(s) shown therein and rights incidental thereto, as granted in a document:

Granted to:	The City of Laguna Beach
Recording Date:	March 29, 1929
Recording No:	Book 260, Page 111 of Official Records
Affects:	A portion of said land as more particularly described in said document

THE FOLLOWING MATTERS AFFECT DIVISION VI:

12. This exception has been intentionally deleted.

13. Resolution No. 2561 of the City Planning Commission of the City of Laguna Beach, granting a variance as to Lots 17, 18, 19, 21 – Laguna Beach Tract and land oceanward of Lot 21; Lot A – Tract 935 and oceanward; Lots 13, 14, 15, 16 and a portion of Lot 19, Block 76, Laguna Terrace and oceanward of Lots 14, 15 and 16, Lot 19 and a portion of Lot 20, Block 76, Laguna Terrace and oceanward, recorded November 30, 1962 as Instrument No. 24341, in Book 6343, Page 219 of Official Records.

THE FOLLOWING MATTERS AFFECT DIVISION VII:

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The County of Orange
Purpose:	State highway
Recording Date:	February 15, 1924
Recording No:	Book 513, Page 60 of Deeds
Affects:	The Northeasterly rectangular 20 feet of Parcel 1

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SCHEDULE B – Part I
(Continued)

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The County of Orange
Purpose:	Construction of the State Highway
Recording Date:	October 06, 1926
Recording No:	Book 681, Page 81 of Deeds
Affects:	The Southwesterly rectangular 4 feet of the Northeasterly 24 feet of Parcel 2
and Recording Date:	October 06, 1926
and Recording No:	Book 681, Page 86 of Deeds

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The County of Orange
Purpose:	Construction of the State Highway
Recording Date:	October 06, 1926
Recording No:	Book 681, Page 82 of Deeds
Affects:	A portion of said land as more particularly described in said document

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The County of Orange
Purpose:	Construction of the State Highway
Recording Date:	January 12, 1927
Recording No:	Book 3, Page 160 of Official Records
Affects:	The Southwesterly rectangular 4 feet of the Northeasterly rectangular 24 feet of Parcel 1 for the construction of footings

18. This exception has been intentionally deleted.

19. Matters contained in that certain document

Entitled:	Resolution No. 2561
Executed by:	The City Planning Commission of the City of Laguna Beach
Recording Date:	November 30, 1962
Recording No:	24341, in Book 6343, Page 219 of Official Records

Reference is hereby made to said document for full particulars.

20. Matters contained in that certain document

Entitled:	Easement Agreement
Dated:	August 31, 2009
Executed by:	Sleepy Hollow Lane, LLC, a Delaware limited liability company, Vacation Bay Hotel Properties, Inc., a California corporation, Vacation Bay Tenant, Inc., a California corporation, and Southern California Gas Company, a California corporation
Recording Date:	September 04, 2009
Recording No:	2009000477964 of Official Records

Reference is hereby made to said document for full particulars.

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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE B – Part I
(Continued)

THE FOLLOWING MATTERS AFFECT DIVISION VIII:

21. This exception has been intentionally deleted.

22. This exception has been intentionally deleted.

23. This exception has been intentionally deleted.

24. This exception has been intentionally deleted.

25. This exception has been intentionally deleted.

26. This exception has been intentionally deleted.

27. This exception has been intentionally deleted.

THE FOLLOWING MATTERS AFFECT DIVISION IX:

28. Resolution No. 2561 of the City Planning Commission of the City of Laguna Beach, granting a variance as to Lots 17, 18, 19, 21 – Laguna Beach Tract and land oceanward of Lot 21; Lot A – Tract 935 and oceanward; Lots 13, 14, 15, 16 and a portion of Lot 19, Block 76, Laguna Terrace and oceanward of Lots 14, 15 and 16, Lot 19 and a portion of Lot 20, Block 76, Laguna Terrace and oceanward, recorded November 30, 1962 as Instrument No. 24341, in Book 6343, Page 219 of Official Records.

29. This exception has been intentionally deleted.

30. This exception has been intentionally deleted.

THE FOLLOWING MATTERS AFFECT DIVISION X:

31. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The County of Orange
Purpose:	State highway
Recording Date:	October 06, 1926
Recording No:	Book 681, Page 82 of Deeds
Affects:	The Northeasterly rectangular 4 feet of Lot 13 in Block 76 of Laguna Terrace as per Map recorded in Book 4, Page 80 of Miscellaneous Maps, records of said Orange County

32. Resolution No. 2561 of the City Planning Commission of the City of Laguna Beach, granting a variance as to Lots 17, 18, 19, 21 – Laguna Beach Tract and land oceanward of Lot 21; Lot A – Tract 935 and oceanward; Lots 13, 14, 15, 16 and a portion of Lot 19, Block 76, Laguna Terrace and oceanward of Lots 14, 15 and 16, Lot 19 and a portion of Lot 20, Block 76, Laguna Terrace and oceanward, recorded November 30, 1962 as Instrument No. 24341, in Book 6343, Page 219 of Official Records.

33. This exception has been intentionally deleted.

34. This exception has been intentionally deleted.

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SCHEDULE B – Part I
(Continued)

THE FOLLOWING MATTERS AFFECT DIVISION XI:

35. This exception has been intentionally deleted.

36. Matters contained in that certain document

Entitled:	Resolution No. 2561
Executed by:	The City of Laguna Beach
Recording Date:	November 30, 1962
Recording No:	24341, in Book 6343, Page 219 of Official Records

Reference is hereby made to said document for full particulars.

37. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	The City of Laguna Beach
Purpose:	Lateral public access
Recording Date:	May 06, 2010
Recording No:	2010000215182 of Official Records
Affects:	A portion of said land as more particularly described in said document

Restrictions on the use, by the owners of said land, of the easement area as set forth in the easement shown above.

Reference is hereby made to said document for full particulars.

THE FOLLOWING MATTERS AFFECT ALL DIVISIONS:

38. Water rights, claims or title to water, whether or not disclosed by the public records.

39. Any rights in favor of the public which may exist on said land for access, parking, beach or recreational uses, if said land or portions thereof were at any time used by the public for such purposes.

40. This exception has been intentionally deleted.

41. Any adverse claim based upon the assertion that some portion of said land is tide or submerged lands, or has been created by artificial means or has accreted to such portion so created.

42. Any adverse claim which may result by reason of the fact that the line of ordinary high tide of the Pacific Ocean is a moving boundary.

43. Any interest, claims or rights in favor of the public to traverse any portion of the herein described land for the purposes of accessing the body of water commonly known as the Pacific Ocean, located along the Westerly boundary of said land for beach and recreational purposes.

44. This exception has been intentionally deleted.

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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE B – Part I
(Continued)

45. A covenant and agreement upon and subject to the terms and conditions therein

Recording Date: May 06, 2010
Recording No: 2010000214509 of Official Records

Reference is hereby made to said document for full particulars.

46. A covenant and agreement upon and subject to the terms and conditions therein

Recording Date: May 06, 2010
Recording No: 2010000214549 of Official Records

Reference is hereby made to said document for full particulars.

47. A covenant and agreement upon and subject to the terms and conditions therein

Recording Date: June 10, 2011
Recording No: 2011000285767 of Official Records

Reference is hereby made to said document for full particulars.

48. This exception has been intentionally deleted.

49. This exception has been intentionally deleted.

50. This exception has been intentionally deleted.

51. Any rights, claims or interests that may exist or arise by reason of the following facts disclosed by a map dated April 12, 2019 last revised April 30, 2019 of an ALTA/NSPS Land Title Survey completed April 10, 2019 prepared by or under the responsible charge of Buckley D. Blew LS 9272, of/for Blew & Associates, P.A. for GRS Group, Project/Job No. 19-39363.1.

A. Parking improvements and curbs on the northeast side of surveyed property extend onto South Coast Highway.
B. A water meter, utility pole and overhead utility line lie on or near the southwest line of Division I.
C. The 2-story building on Division I extends 0.1 feet onto the 10-feet wide building setback area.
D. There is a fire department connection on or near the northeast line of Division II.
E. There is a vault, fire hydrant and water valves on Division II.
F. A retaining wall on Division III extends onto South Coast Highway.
G. An overhead utility line extends across the southwest line of Division III.
H. An overhead utility line extends across the northeast line of Division IV.
I. The 3-story building on Division IV extends 4.41 feet onto the 5-feet wide building setback area.
J. The 6-story building on Division V extends onto an easement for lateral public access recorded May 6, 2010 as Instrument No. 215182 of Official Records.
K. There is a fire department connection on the northeast side of Division VI.
L. The 3-story building on Division VII extends onto an easement for facility recorded September 4, 2009 as Instrument No. 477964 of Official Records.
M. There is a water meter and unknown lid on Division VII.
N. The fact that there is a triangular piece of land lying between Sleepy Hollow Lane and Division VII Parcel 2 and Parcel 3 of subject property that is not identified on the survey.
O. The 2-story building on Division X extends onto the 10-feet wide building setback area.

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SCHEDULE B – Part I
(Continued)

P. There is a water meter in the south corner of Division X.
Q. There is a gas meter on the northeast side of Division XI.
R. Intentionally deleted.
S. Intentionally deleted.
T. Intentionally deleted.
U. Intentionally deleted.

52. This exception has been intentionally deleted.

THE FOLLOWING MATTERS AFFECT ESTATE ONE:

53. This exception has been intentionally deleted.

54. This exception has been intentionally deleted.

55. This exception has been intentionally deleted.

56. This exception has been intentionally deleted.

THE FOLLOWING MATTERS AFFECT ESTATE TWO:

M. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.

N This exception has been intentionally deleted.

O. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the event occurring on or after the Date of Policy. None are due and payable at the Date of Policy.

57. Water rights, claims or title to water, whether or not disclosed by the public records.

58. This exception has been intentionally deleted.

59. This exception has been intentionally deleted.

60. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The City of Laguna Beach
Purpose:	Not stated in document
Recording Date:	March 29, 1929
Recording No:	Book 260, Page 111, Official Records
Affects:	A portion of said land as more particularly described in said document.

61. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	Sewer
Recording Date:	April 3, 1958
Recording No:	Book 4246, Page 457, Official Records
Affects:	A portion of said land as more particularly described in said document.

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SCHEDULE B – Part I
(Continued)

62. Resolution No. 2561 of the City Planning Commission of the City of Laguna Beach, granting a variance as to Lots 17, 18, 19, 21 – Laguna Beach Tract and land oceanward of Lot 21; Lot A – Tract 935 and oceanward; Lots 13, 14, 15, 16 and a portion of Lot 19, Block 76, Laguna Terrace and oceanward of Lots 14, 15 and 16, Lot 19 and a portion of Lot 20, Block 76, Laguna Terrace and oceanward, recorded November 30, 1962 as Instrument No. 24341, in Book 6343, Page 219 of Official Records.

63. The terms and conditions of that certain Agreement for Revocable License and Encroachment Permit recorded February 19, 1966, in Book 7420, Page 540, Official Records.

    Reference is hereby made to said document for full particulars.

64. This exception has been intentionally deleted.

65. A covenant and agreement upon and subject to the terms and conditions therein

    Recording Date: May 06, 2010
    Recording No: 2010000214509 of Official Records

    Reference is hereby made to said document for full particulars.

    Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

66. A covenant and agreement upon and subject to the terms and conditions therein

    Recording Date: June 10, 2011
    Recording No: 2011000285767 of Official Records

    Reference is hereby made to said document for full particulars.

67. This exception has been intentionally deleted.

68. This exception has been intentionally deleted.

69. This exception has been intentionally deleted.

70. Any adverse claim based upon the assertion that any portion of said Land was not tideland which was available for disposition by the State, or that any portion thereof has become submerged land by reason of erosion or has become upland by reason of accretion.

71. Rights and easements for commerce, navigation and fishery.

72. This exception has been intentionally deleted.

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SCHEDULE B – Part I
(Continued)

73. Any rights, claims or interests that may exist or arise by reason of the following facts disclosed by a map dated April 12, 2019 last revised April 30, 2019 of an ALTA/NSPS Land Title Survey completed April 10, 2019 prepared by or under the responsible charge of Buckley D. Blew LS 9272, of/for Blew & Associates, P.A. for GRS Group, Project/Job No. 19-39363.1.

A. Intentionally deleted.
B. Intentionally deleted.
C. Intentionally deleted.
D. Intentionally deleted.
E. Intentionally deleted.
F. Intentionally deleted.
G. Intentionally deleted.
H. Intentionally deleted.
I. Intentionally deleted.
J. Intentionally deleted.
K. Intentionally deleted.
L. Intentionally deleted.
M. Intentionally deleted.
N. Intentionally deleted.
O. Intentionally deleted.
P. Intentionally deleted.
Q. Intentionally deleted.
R. The 2-story building on Division XII extends onto an easement recorded in Book 260 Page 111 of Official Records.
S. Intentionally deleted.
T. Intentionally deleted.
U. Intentionally deleted.

74. Parcel 2 herein described is bounded on the Southwest by the Pacific Ocean; Said Southwest boundary line is a constantly changing one and no insurance is made as to the area of land now available for use.

75. Any rights in favor of the public which may exist on said Land if said Land or portions thereof are or were at any time used by the public.

76. This exception has been intentionally deleted.

77. This exception has been intentionally deleted.

End of Schedule B – Part I

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SCHEDULE B

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

1. Assignment of Leases and Rents made by HCI Laguna Owner LP, a Delaware limited partnership in favor of Deutsche Bank AG, New York Branch, its successors and/or assigns as agent dated June 8, 2017 and recorded on June 9, 2017 as Instrument No. 2017-000235928 of Official Records.

   As modified by that certain Amended and Restated Fee and Leasehold Assignment of Leases, Rents and Hotel Revenue made by HCI Laguna Owner LP, a Delaware limited partnership in favor Deutsche Bank AG, New York Branch dated as of April 30, 2019 and recorded on May 1, 2019 as Instrument No. 2019-000142793 of Official Records.

2. UCC-1 Financing Statement made by HCI Laguna Owner LP, a Delaware limited partnership, as the Debtor and Deutsche Bank AG, New York Branch, as the Secured Party, and recorded on June 9, 2017 as Instrument No. 2017-000235929 of Official Records.

   As amended by that certain UCC-3 Financing Statement with HCI Laguna Owner LP, a Delaware limited partnership, as the Debtor, and Deutsche Bank AG, New York Branch, as the Secured Party, and recorded May 1, 2019 as Instrument No. 2019-000142794 of Official Records.

End of Schedule B – Part II

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ENDORSEMENT
Attached to Policy No. CA-FBSC-IMP-72307-1-19-00105941
Issued by
Chicago Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of the lack of priority of the lien of the Insured Mortgage over the lien of any assessments for street improvements under construction or completed at Date of Policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **May 1, 2019**

Chicago Title Insurance Company

Countersigned:

By:_____
Authorized Signature

By:
Randy Quirk, President

Attest:
Michael Gravelle, Secretary

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ENDORSEMENT
Attached to Policy No. CA-FBSC-IMP-72307-1-19-00105941
Issued by
Chicago Title Insurance Company

1. The Company insures against loss or damage sustained by the Insured in the event that, at Date of Policy,

   a. according to applicable zoning ordinances and amendments, the Land is not classified Zone;

      "C-1" Local Business District, as to that portion of the Land more commonly known as 610, 620, 636 and 668 Sleepy Hollow Lane;

      "CH-M" Commercial Hotel-Motel, as to that portion of the Land more commonly known as 619, 627, 633-635, 653 and 667 Sleepy Hollow Lane, and 647 S. Coast Highway;

   b. the following use or uses are not allowed under that classification:

      Hotel and Restaurant, Alcoholic Beverage Sales, Office and Off-Site Valet Parking, subject to compliance with the terms of Conditional Use Permit No. 11-01 approved on May 25, 2011;

   c. There shall be no liability under this paragraph 1.b. if the use or uses are not allowed as the result of any lack of compliance with any conditions, restrictions, or requirements contained in the zoning ordinances and amendments, including but not limited to the failure to secure necessary consents or authorizations as a prerequisite to the use or uses. This paragraph 1.c. does not modify or limit the coverage provided in Covered Risk 5.

2. The Company further insures against loss or damage sustained by the Insured by reason of a final decree of a court of competent jurisdiction either prohibiting the use of the Land, with any existing structure, as specified in paragraph 1.b.; or requiring the removal or alteration of the structure, because, at Date of Policy, the zoning ordinances and amendments have been violated with respect to any of the following matters:

   a. Area, width, or depth of the Land as a building site for the structure
   b. Floor space area of the structure
   c. Setback of the structure from the property lines of the Land
   d. Height of the structure, or
   e. Number of parking spaces.

3. There shall be no liability under this endorsement based on:

   a. the invalidity of the zoning ordinances and amendments until after a final decree of a court of competent jurisdiction adjudicating the invalidity, the effect of which is to prohibit the use or uses;

   b. the refusal of any person to purchase, lease or lend money on the Title covered by this policy.

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AMERICAN LAND TITLE ASSOCIATION

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **May 1, 2019**

Chicago Title Insurance Company

Countersigned:

By:_____
Authorized Signature

By:
Randy Quirk, President

Attest:
Michael Gravelle, Secretary

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ENDORSEMENT
Attached to Policy No. CA-FBSC-IMP-72307-1-19-00105941
Issued by
Chicago Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of:

1. The invalidity or unenforceability of the lien of the Insured Mortgage resulting from its provisions that provide for changes in the rate of interest.

2. Loss of priority of the lien of the Insured Mortgage as security for the unpaid principal balance of the loan, together with interest as changed in accordance with the provisions of the Insured Mortgage, which loss of priority is caused by the changes in the rate of interest.

"Changes in the rate of interest", as used in this endorsement, shall mean only those changes in the rate of interest calculated pursuant to the formula provided in the loan documents secured by the Insured Mortgage at Date of Policy.

This endorsement does not insure against loss or damage based upon:

1. usury, or

2. any consumer credit protection or truth in lending law.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

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By:_____
Authorized Signature



By:
Randy Quirk, President

Attest:
Michael Gravelle, Secretary

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ENDORSEMENT
Attached to Policy No. CA-FBSC-IMP-72307-1-19-00105941
Issued by
Chicago Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of an environmental protection lien that, at Date of Policy, is recorded in the Public Records or filed in the records of the clerk of the United States district court for the district in which the Land is located, unless the environmental protection lien is set forth as an exception in Schedule B.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **May 1, 2019**

Chicago Title Insurance Company

Countersigned:

By:_____
Authorized Signature

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

By:
Randy Quirk, President

Attest:
Michael Gravelle, Secretary

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AMERICAN LAND TITLE ASSOCIATION

ENDORSEMENT
Attached to Policy No. CA-FBSC-IMP-72307-1-19-00105941
Issued By
Chicago Title Insurance Company

1. As used in this endorsement, the following terms shall mean:

   a. "Evicted" or "Eviction": (a) the lawful deprivation, in whole or in part, of the right of possession insured by this policy, contrary to the terms of the Lease or (b) the lawful prevention of the use of the Land or the Tenant Leasehold Improvements for the purposes permitted by the Lease, in either case as a result of a matter covered by this policy.

   b. "Lease": the lease described in Schedule A.

   c. "Leasehold Estate": the right of possession granted in the Lease for the Lease Term.

   d. "Lease Term": the duration of the Leasehold Estate, as set forth in the Lease, including any renewal or extended term if a valid option to renew or extend is contained in the Lease.

   e. "Personal Property": property, in which and to the extent the Insured has rights, located on or affixed to the Land on or after Date of Policy that by law does not constitute real property because (i) of its character and manner of attachment to the Land and (ii) the property can be severed from the Land without causing material damage to the property or to the Land.

   f. "Remaining Lease Term": the portion of the Lease Term remaining after the Tenant has been Evicted.

   g. "Tenant": the tenant under the Lease and, after acquisition of all or any part of the Title in accordance with the provisions of Section 2 of the Conditions of the policy, the Insured Claimant.

   h. "Tenant Leasehold Improvements": Those improvements, in which and to the extent the Insured has rights, including landscaping, required or permitted to be built on the Land by the Lease that have been built at the Tenant's expense or in which the Tenant has an interest greater than the right to possession during the Lease Term.

2. Valuation of Estate or Interest Insured:

   If in computing loss or damage it becomes necessary to value the Title, or any portion of it, as the result of an Eviction of the Tenant, then, as to that portion of the Land from which the Tenant is Evicted, that value shall consist of the value for the Remaining Lease Term of the Leasehold Estate and any Tenant Leasehold Improvements existing on the date of the Eviction. The Insured Claimant shall have the right to have the Leasehold Estate and the Tenant Leasehold Improvements affected by a defect insured against by the policy valued either as a whole or separately. In either event, this determination of value shall take into account rent no longer required to be paid for the Remaining Lease Term.

3. Additional items of loss covered by this endorsement:

   If the Insured acquires all or any part of the Title in accordance with the provisions of Section 2 of the Conditions of this policy and thereafter is Evicted, the following items of loss, if applicable to that portion of the Land from which the Insured is Evicted shall be included, without duplication, in computing loss or damage incurred by the Insured, but not to the extent that the same are included in the valuation of the Title determined pursuant to Section 2 of this endorsement, any other endorsement to the policy, or Section 8(a)(iii) of the Conditions:

   a. The reasonable cost of (i) removing and relocating any Personal Property that the Insured has the right to remove and relocate, situated on the Land at the time of Eviction, (ii) transportation of that Personal Property for the initial one hundred miles incurred in connection with the relocation, (iii) repairing the Personal Property damaged by reason of the removal and relocation, and (iv) restoring the Land to the extent damaged as a result of the removal and relocation of the Personal Property and required of the Insured solely because of the Eviction.

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b. Rent or damages for use and occupancy of the Land prior to the Eviction that the Insured as owner of the Leasehold Estate may be obligated to pay to any person having paramount title to that of the lessor in the Lease.

c. The amount of rent that, by the terms of the Lease, the Insured must continue to pay to the lessor after Eviction with respect to the portion of the Leasehold Estate and Tenant Leasehold Improvements from which the Insured has been Evicted.

d. The fair market value, at the time of the Eviction, of the estate or interest of the Insured in any lease or sublease permitted by the Lease and made by the Tenant as lessor of all or part of the Leasehold Estate or the Tenant Leasehold Improvements.

e. Damages caused by the Eviction that the Insured is obligated to pay to lessees or sublessees on account of the breach of any lease or sublease permitted by the Lease and made by the Tenant as lessor of all or part of the Leasehold Estate or the Tenant Leasehold Improvements.

f. The reasonable cost to obtain land use, zoning, building and occupancy permits, architectural and engineering services and environmental testing and reviews for a replacement leasehold reasonably equivalent to the Leasehold Estate.

g. If Tenant Leasehold Improvements are not substantially completed at the time of Eviction, the actual cost incurred by the Insured, less the salvage value, for the Tenant Leasehold Improvements up to the time of Eviction. Those costs include costs incurred to obtain land use, zoning, building and occupancy permits, architectural and engineering services, construction management services, environmental testing and reviews, and landscaping.

4. This endorsement does not insure against loss, damage or costs of remediation (and the Company will not pay costs, attorneys' fees or expenses) resulting from environmental damage or contamination.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **May 1, 2019**

Chicago Title Insurance Company

Countersigned:

By: _____
Authorized Signature

By: _____
Randy Quirk, President

Attest: _____
Michael Gravelle, Secretary

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ENDORSEMENT
Attached to Policy No. CA-FBSC-IMP-72307-1-19-00105941
Issued by
Chicago Title Insurance Company

1. The insurance for Advances added by Sections 2 and 3 of this endorsement is subject to the exclusions in Section 4 of this endorsement and the Exclusions from Coverage in the Policy, except Exclusion 3(d), the provisions of the Conditions, and the exceptions contained in Schedule B.

   a. "Agreement," as used in this endorsement, shall mean the note or loan agreement, the repayment of Advances under which is secured by the Insured Mortgage.

   b. "Advance," as used in this endorsement, shall mean only an advance of principal made after the Date of Policy as provided in the Agreement, including expenses of foreclosure, amounts advanced pursuant to the Insured Mortgage to pay taxes and insurance, assure compliance with laws, or to protect the lien of the Insured Mortgage before the time of acquisition of the Title, and reasonable amounts expended to prevent deterioration of improvements, together with interest on those advances.

   c. “Changes in the rate of interest,” as used in this endorsement, shall mean only those changes in the rate of interest calculated pursuant to a formula provided in the Insured Mortgage or the Agreement at Date of Policy.

2. The Company insures against loss or damage sustained by the Insured by reason of:

   a. The invalidity or unenforceability of the lien of the Insured Mortgage as security for each Advance.

   b. The lack of priority of the lien of the Insured Mortgage as security for each Advance over any lien or encumbrance on the Title.

   c. The invalidity or unenforceability or lack of priority of the lien of the Insured Mortgage as security for the Indebtedness, Advances and unpaid interest resulting from (i) re-Advances and repayments of Indebtedness, (ii) earlier periods of no Indebtedness owing during the term of the Insured Mortgage, or (iii) the Insured Mortgage not complying with the requirements of state law of the state in which the Land is located to secure Advances.

3. The Company also insures against loss or damage sustained by the Insured by reason of:

   a. The invalidity or unenforceability of the lien of the Insured Mortgage resulting from any provisions of the Agreement that provide for (i) interest on interest, (ii) changes in the rate of interest, or (iii) the addition of unpaid interest to the Indebtedness.

   b. Lack of priority of the lien of the Insured Mortgage as security for the Indebtedness, including any unpaid interest that was added to principal in accordance with any provisions of the Agreement, interest on interest, or interest as changed in accordance with the provisions of the Insured Mortgage, which lack of priority is caused by (i) changes in the rate of interest, (ii) interest on interest, or (iii) increases in the Indebtedness resulting from the addition of unpaid interest.

4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys’ fees or expenses) resulting from:

   a. The invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as security for any Advance made after a Petition for Relief under the Bankruptcy Code (11 U.S.C.) has been filed by or on behalf of the mortgagor;

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b. The lien of real estate taxes or assessments on the Title imposed by governmental authority arising after Date of Policy;

c. The lack of priority of the lien of the Insured Mortgage as security for any Advance to a federal tax lien, which Advance is made after the earlier of (i) actual knowledge of the Insured that a federal tax lien was filed against the mortgagor, or (ii) the expiration, after notice of a federal tax lien filed against the mortgagor, of any grace period for making disbursements with priority over the federal tax lien provided in the Internal Revenue Code (26 U.S.C.);

d. Any federal or state environmental protection lien;

e. The lack of priority of any Advance made after the Insured has Knowledge of the existence of liens, encumbrances or other matters affecting the Land intervening between Date of Policy and the Advance, as to the intervening lien, encumbrance or other matter; or

f. Usury, or any consumer credit protection or truth-in-lending law. ; or

g. Any mechanic's or materialmen's lien.

5. The Indebtedness includes Advances.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **May 1, 2019**

Chicago Title Insurance Company

Countersigned:

By:_____
Authorized Signature

By:
Randy Quirk, President

Attest:
Michael Gravelle, Secretary

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ENDORSEMENT
Attached to Policy No. CA-FBSC-IMP-72307-1-19-00105941
Issued by
Chicago Title Insurance Company

The Company insures against loss or damage sustained by the Insured if, at Date of Policy (i) the Land does not abut and have both actual vehicular and pedestrian access to and from South Coast Highway and Sleepy Hollow Lane (collectively, the "Streets"), (ii) the Streets are not physically open and publicly maintained, or (iii) the Insured has no right to use existing curb cuts or entries along that portion of the Streets abutting the Land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

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ENDORSEMENT
Attached to Policy No. CA-FBSC-IMP-72307-1-19-00105941
Issued by
Chicago Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of the lack of a right of access to the following utilities or services:

☑	Water service	☑	Natural gas service	☑	Telephone service
☑	Electrical power service	☑	Sanitary sewer	☑	Storm water drainage

either over, under or upon rights-of-way or easements for the benefit of the Land because of:

(1) a gap or gore between the boundaries of the Land and the rights-of-way or easements;

(2) a gap between the boundaries of the rights-of-way or easements ; or

(3) a termination by a grantor, or its successor, of the rights-of-way or easements.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

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Randy Quirk, President

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AMERICAN LAND TITLE ASSOCIATION

ENDORSEMENT
Attached to Policy No. CA-FBSC-IMP-72307-1-19-00105941
Issued By
Chicago Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of those portions of the Land identified below not being assessed for real estate taxes under the listed Tax Identification Numbers or those Tax Identification Numbers including any additional land:

Parcel	Tax Identification Numbers
Division I	644-021-05
Division II	644-021-01
Division III	644-021-02
Division IV	644-022-02
Division V	644-022-07
Division VI	644-022-17
Division VII	644-021-03
Division IX	644-022-04
Division X	644-021-04
Division XI	644-022-16
Division XII	644-022-06

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Chicago Title Insurance Company

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ENDORSEMENT
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Issued by
Chicago Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of:

1. the failure of the land described as (a) Divisions I, II, III, VII and X to be contiguous to each other along their common boundary line(s); (b) Divisions IV, VI, IX and XI to be contiguous to each other along their common boundary line(s); and (c) Divisions V and XII to be contiguous to each other along their common boundary line(s); or

2. the presence of any gaps, strips, or gores separating any of the contiguous boundary lines described above.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

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ENDORSEMENT
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Issued by
Chicago Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of the failure of commercial structures, known as 610, 619, 620, 627, 633-635, 636, 653, 667, 668 Sleepy Hollow Lane and 647 S. Coast Highway, Laguna Beach, California to be located on the Land at Date of Policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **May 1, 2019**

Chicago Title Insurance Company

Countersigned:

By:_____
Authorized Signature

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

By:
Randy Quirk, President

Attest:
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AMERICAN LAND TITLE ASSOCIATION

ENDORSEMENT
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Issued by
Chicago Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of the invalidity or unenforceability of the lien of the Insured Mortgage on the ground that making the loan secured by the Insured Mortgage constituted a violation of the "doing business" laws of the State where the Land is located because of the failure of the Insured to qualify to do business under those laws.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

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ENDORSEMENT
Attached to Policy No. CA-FBSC-IMP-72307-1-19-00105941
Issued by
Chicago Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land as described in Schedule A to be the same as that identified on the survey prepared by or under the direction of Buckley D. Blew PLS 9272 of Blew and Associates, P.A. for GRS Group, dated April 12, 2019, last revised April 30, 2019, and designated Project/Job No. 19-39363.1.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

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ENDORSEMENT
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Issued by
Chicago Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land to constitute a lawfully created parcel according to the subdivision statutes and local subdivision ordinances applicable to the Land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **May 1, 2019**

Chicago Title Insurance Company

Countersigned:

By:_____
Authorized Signature

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

By:
Randy Quirk, President

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Michael Gravelle, Secretary

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ENDORSEMENT
Attached to Policy No. CA-FBSC-IMP-72307-1-19-00105941
Issued by
Chicago Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of the invalidity or unenforceability of the lien of the Insured Mortgage as security for the Indebtedness because the loan secured by the Insured Mortgage violates the usury law of the state where the Land is located.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

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ENDORSEMENT
Attached to Policy No. CA-FBSC-IMP-72307-1-19-00105941
Issued by
Chicago Title Insurance Company

The Company insures against loss or damage sustained by the Insured if the exercise of the granted or reserved rights to use or maintain the easement(s) referred to in Exception(s) 2, 5, 6, 11, 14, 15, 16, 17, 20, 31, 37, 51L, 60, 61, 63 and 73R of Schedule B results in:

(1) damage to an existing building located on the Land, or

(2) enforced removal or alteration of an existing building located on the Land,

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **May 1, 2019**

Chicago Title Insurance Company

Countersigned:

By:_____
Authorized Signature



By:
Randy Quirk, President

Attest:
Michael Gravelle, Secretary

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AMERICAN LAND TITLE ASSOCIATION

ENDORSEMENT
Attached to Policy No. CA-FBSC-IMP-72307-1-19-00105941
Issued By
Chicago Title Insurance Company

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.

2. For purposes of this endorsement only, "Improvement" means an existing building, located on either the Land or adjoining land at Date of Policy and that by law constitutes real property.

3. The Company insures against loss or damage sustained by the Insured by reason of:

   a. An encroachment of any Improvement located on the Land onto adjoining land or onto that portion of the Land subject to an easement, unless an exception in Schedule B of the policy identifies the encroachment;

   b. An encroachment of any Improvement located on adjoining land onto the Land at Date of Policy, unless an exception in Schedule B of the policy identifies the encroachment;

   c. Enforced removal of any Improvement located on the Land as a result of an encroachment by the Improvement onto any portion of the Land subject to any easement, in the event that the owners of the easement shall, for the purpose of exercising the right of use or maintenance of the easement, compel removal or relocation of the encroaching Improvement; or

   d. Enforced removal of any Improvement located on the Land that encroaches onto adjoining land.

4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from the encroachments listed as Exceptions (None) of Schedule B.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **May 1, 2019**

Chicago Title Insurance Company

Countersigned:

By: _____
Authorized Signature

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

By: _____
Randy Quirk, President

Attest: _____
Michael Gravelle, Secretary

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AMERICAN LAND TITLE ASSOCIATION

ENDORSEMENT
Attached to Policy No. CA-FBSC-IMP-72307-1-19-00105941
Issued By
Chicago Title Insurance Company

1. The insurance provided by this endorsement is subject to the exclusion in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.

2. For purposes of this endorsement only, "Improvement" means a building, structure located on the surface of the Land, and any paved road, walkway, parking area, driveway, or curb, affixed to the Land at Date of Policy and that by law constitutes real property, but excluding any crops, landscaping, lawn, shrubbery, or trees.

3. The Company insures against loss or damage sustained by the Insured by reason of the enforced removal or alteration of any Improvement, resulting from the future exercise of any right existing at Date of Policy to use the surface of the Land for the extraction or development of minerals or any other subsurface substances excepted from the description of the Land or excepted in Schedule B.

4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:

   a. contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence; or

   b. negligence by a person or an Entity exercising a right to extract or develop minerals or other subsurface substances; or

   c. the exercise of the rights described in (None).

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **May 1, 2019**

Chicago Title Insurance Company

Countersigned:

By:_____
Authorized Signature



By:
Randy Quirk, President

Attest:
Michael Gravelle, Secretary

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AMERICAN LAND TITLE ASSOCIATION

ENDORSEMENT
Attached to Policy No. CA-FBSC-IMP-72307-1-19-00105941
Issued By
Chicago Title Insurance Company

1. The insurance provided by this endorsement is subject to the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.

2. The Company insures against loss or damage sustained by the Insured by reason of:

   a. any defect in the execution of the Assignment of Leases and Rents and Amended and Restated Fee and Leasehold Assignment of Leases, Rents and Hotel Revenue referred to in Paragraph 1 (of Part II) of Schedule B; or

   b. any assignment of the lessor's interest in any lease or leases or any assignment of rents affecting the Title and recorded in the Public Records at Date of Policy other than as set forth in any instrument referred to in Schedule B.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **May 1, 2019**

Chicago Title Insurance Company

Countersigned:

By:_____
Authorized Signature



By:
Randy Quirk, President

Attest:
Michael Gravelle, Secretary

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AMERICAN LAND TITLE ASSOCIATION

ENDORSEMENT
Attached to Policy No. CA-FBSC-IMP-72307-1-19-00105941
Issued By
Chicago Title Insurance Company

When the policy is issued by the Company with a policy number and Date of Policy, the Company will not deny liability under the policy or any endorsements issued with the policy solely on the grounds that the policy or endorsements were issued electronically or lack signatures in accordance with the Conditions.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **May 1, 2019**

Chicago Title Insurance Company

Countersigned:

By:_____
Authorized Signature



By:
Randy Quirk, President

Attest:
Michael Gravelle, Secretary

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AMERICAN LAND TITLE ASSOCIATION

ENDORSEMENT
Attached to Policy No. CA-FBSC-IMP-72307-1-19-00105941
Issued By
Chicago Title Insurance Company

1. The insurance provided by this endorsement is subject to the exclusion in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.

2. For purposes of this endorsement only, "Improvement" means a building, structure located on the surface of the Land, and any paved road, walkway, parking area, driveway, or curb, affixed to the Land at Date of Policy and that by law constitutes real property, but excluding any crops, landscaping, lawn, shrubbery, or trees.

3. The Company insures against loss or damage sustained by the Insured by reason of the enforced removal or alteration of any Improvement, resulting from the future exercise of any right existing at Date of Policy to use the surface of the Land for the extraction or development of water excepted from the description of the Land or excepted in Schedule B.

4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:

   a. contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence; or
   b. negligence by a person or an Entity exercising a right to extract or develop water; or
   c. the exercise of the rights described in (None).

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **May 1, 2019**

Chicago Title Insurance Company

Countersigned:

By: _____
Authorized Signature



By: _____
Randy Quirk, President

Attest: _____
Michael Gravelle, Secretary

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AMERICAN LAND TITLE ASSOCIATION

ENDORSEMENT
Attached to Policy No. CA-FBSC-IMP-72307-1-19-00105941
Issued by
Chicago Title Insurance Company

The policy is hereby amended by deleting Paragraph 13 of the Conditions, relating to Arbitration.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **May 1, 2019**

Chicago Title Insurance Company

Countersigned:

By:_____
Authorized Signature

By:
Randy Quirk, President

Attest:
Michael Gravelle, Secretary

ENDORSEMENT
Attached to Policy No. CA-FBSC-IMP-72307-1-19-00105941
Issued by
Chicago Title Insurance Company

The Company insures against loss or damage sustained by reason of the establishment of priority over the lien of the Insured Mortgage upon Title of any statutory lien for services, labor or material arising out of any work of improvement under construction or completed at Date of Policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **May 1, 2019**

Chicago Title Insurance Company

Countersigned:

By: _____
Authorized Signature

By: _____
Randy Quirk, President

Attest: _____
Michael Gravelle, Secretary

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ENDORSEMENT
Attached to Policy No. CA-FBSC-IMP-72307-1-19-00105941
Issued By
Chicago Title Insurance Company

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.

2. For purposes of this endorsement only:

   a. "Covenant" means a covenant, condition, limitation or restriction in a document or instrument recorded in the Public Records at Date of Policy.

   b. "Private Right" means (i) a private charge or assessment; (ii) an option to purchase; (iii) a right of first refusal; or (iv) a right of prior approval of a future purchaser or occupant.

3. The Company insures against loss or damage sustained by the Insured under this Loan Policy if enforcement of a Private Right in a Covenant affecting the Title at Date of Policy (a) results in the invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage, or (b) causes a loss of the Insured's Title acquired in satisfaction or partial satisfaction of the Indebtedness.

4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:

   a. any Covenant contained in an instrument creating a lease;

   b. any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land;

   c. any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances :or

   d. any Private Right in an instrument identified in Exception(s) (None) in Schedule B.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **May 1, 2019**

Chicago Title Insurance Company

Countersigned:

By: _____
Authorized Signature

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

By: _____
Randy Quirk, President

Attest: _____
Michael Gravelle, Secretary

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AMERICAN LAND TITLE ASSOCIATION

ENDORSEMENT
Attached to Policy No. CA-FBSC-IMP-72307-1-19-00105941
Issued By
Chicago Title Insurance Company

1. The insurance provided by this endorsement is subject to the exclusions in Section 5 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.

2. For the purposes of this endorsement only:

   a. "Covenant" means a covenant, condition, limitation or restriction in a document or instrument in effect at Date of Policy.

   b. "Improvement" means an improvement, including any lawn, shrubbery, or trees, affixed to either the Land or adjoining land at Date of Policy that by law constitutes real property.

3. The Company insures against loss or damage sustained by the Insured by reason of:

   a. A violation of a Covenant that:

      i. divests, subordinates, or extinguishes the lien of the Insured Mortgage,

      ii. results in the invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage, or

      iii. causes a loss of the Insured's Title acquired in satisfaction or partial satisfaction of the Indebtedness;

   b. A violation on the Land at Date of Policy of an enforceable Covenant, unless an exception in Schedule B of the policy identifies the violation;

   c. Enforced removal of an Improvement located on the Land as a result of a violation, at Date of Policy, of a building setback line shown on a plat of subdivision recorded or filed in the Public Records, unless an exception in Schedule B of the policy identifies the violation; or

   d. A notice of a violation, recorded in the Public Records at Date of Policy, of an enforceable Covenant relating to environmental protection describing any part of the Land and referring to that Covenant, but only to the extent of the violation of the Covenant referred to in that notice, unless an exception in Schedule B of the policy identifies the notice of the violation.

4. The Company insures against loss or damage sustained by reason of:

   a. An encroachment of:

      i. an Improvement located on the Land, at Date of Policy, onto adjoining land or onto that portion of the Land subject to an easement; or

      ii. an Improvement located on adjoining land onto the Land at Date of Policy unless an exception in Schedule B of the policy identifies the encroachment otherwise insured against in Sections 4.a.i. or 4.a.ii.;

   b. A final court order or judgment requiring the removal from any land adjoining the Land of an encroachment identified in Schedule B; or

   c. Damage to an Improvement located on the Land, at Date of Policy:

      i. that is located on or encroaches onto that portion of the Land subject to an easement excepted in Schedule B, which damage results from the exercise of the right to maintain the easement for the purpose for which it was granted or reserved; or

      ii. resulting from the future exercise of a right to use the surface of the Land for the extraction or development of minerals or any other subsurface substances excepted from the description of the Land or excepted in Schedule B.

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AMERICAN LAND TITLE ASSOCIATION

5. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:

   a. any Covenant contained in an instrument creating a lease;

   b. any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land;

   c. except as provided in Section 3.d, any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances;

   d. contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence; or

   e. negligence by a person or an Entity exercising a right to extract or develop minerals or other subsurface substances.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **May 1, 2019**

Chicago Title Insurance Company

Countersigned:

By:_____
Authorized Signature

By:
Randy Quirk, President

Attest:
Michael Gravelle, Secretary

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ENDORSEMENT
Attached to Policy No. CA-FBSC-IMP-72307-1-19-00105941
Issued By
Chicago Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of:

1. Present violations of any restrictive covenants referred to in Schedule B that restrict the use of the Land or the forfeiture or reversion of Title by reason of any provision contained in the restrictive covenants. As used in this paragraph 1, the words "restrictive covenants" do not refer to or include any covenant, condition, or restriction (a) relating to obligations of any type to perform maintenance, repair, or remediation on the Land, or (b) pertaining to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances, except to the extent that a notice of a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy and is not excepted in Schedule B.

2. Any charges or assessments in favor of any association of owners, that are provided for in any document referred to in Schedule B, due and unpaid at Date of Policy.

3. The enforced removal of any existing structure on the Land (other than a boundary wall or fence) because it encroaches onto adjoining land or onto any easements.

4. The failure of the Title by reason of a right of first refusal to purchase the Land that was exercised or could have been exercised at Date of Policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: **May 1, 2019**

Chicago Title Insurance Company
Countersigned:

By:_____
Authorized Signature

By:
Randy Quirk, President

Attest:
Michael Gravelle, Secretary

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APPENDIX C
HISTORICAL MAPS DATA SEARCH RESULTS
Aerial Photographs
Topographic Maps
FIRE Insurance Report
Directory Searches

ENVIRONMENTAL RISK INFORMATION SERVICES

HISTORICAL AERIALS

Project Property: Pacific Edge Hotel
647 So Coast Highway
Laguna Beach CA 92651

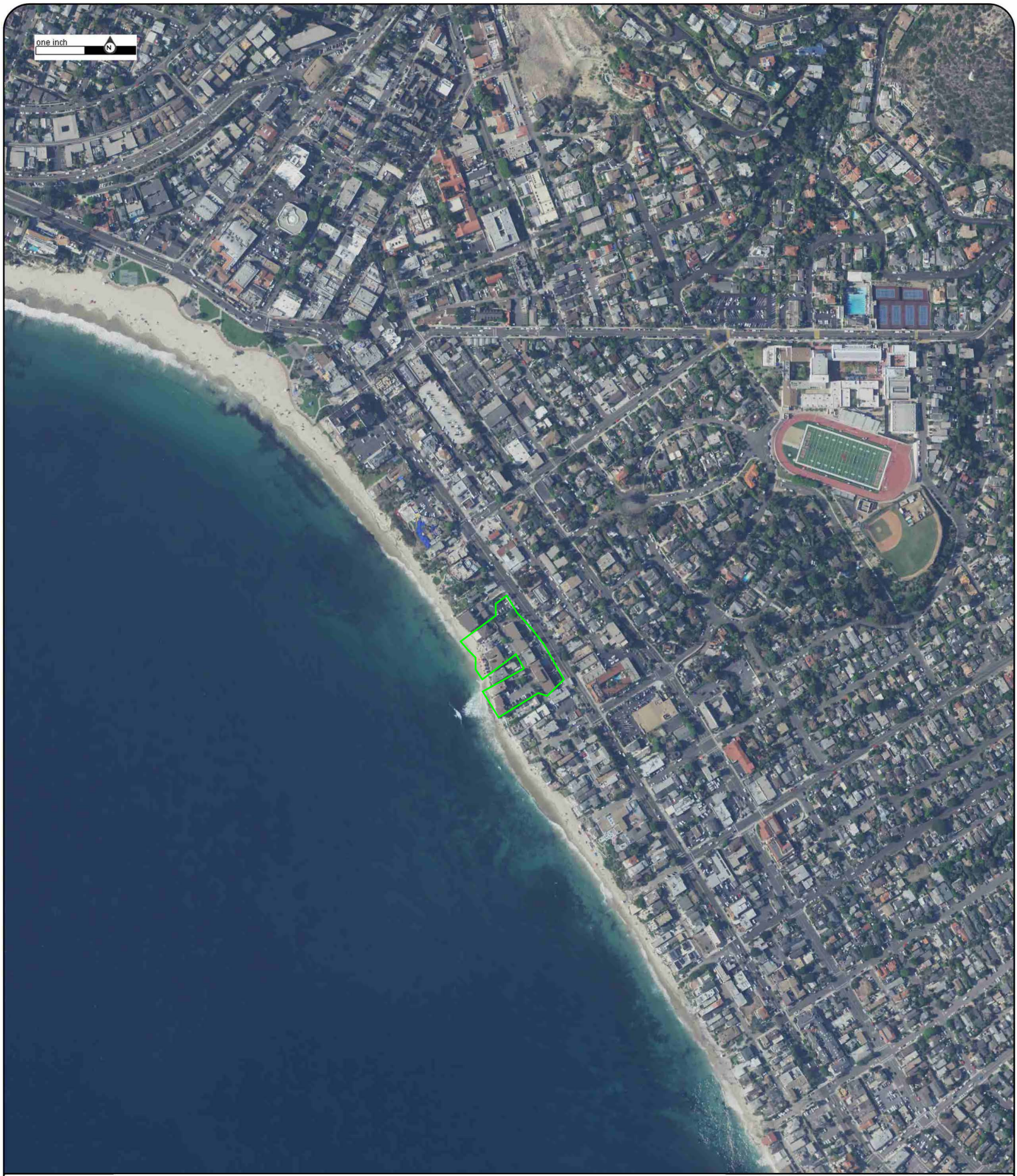
Requested By: TA-Group DD, LLC

Order No: 20200309372

Data Completed: March 11,2020

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Date	Source	Source Scale	Comments
2018	National Agriculture Information Program	1" to 500'	
2016	National Agriculture Information Program	1" to 500'	
2014	National Agriculture Information Program	1" to 500'	
2012	National Agriculture Information Program	1" to 500'	
2010	National Agriculture Information Program	1" to 500'	
2009	National Agriculture Information Program	1" to 500'	
2005	National Agriculture Information Program	1" to 500'	
2002	US Geological Survey	1" to 500'	
1994	US Geological Survey	1" to 500'	
1985	National High Altitude Photography	1" to 500'	
1972	US Geological Survey	1" to 500'	
1963	US Geological Survey	1" to 500'	
1952	Agriculture and Soil Conservation Service	1" to 500'	
1946	Agriculture and Soil Conservation Service	1" to 500'	
1938	Agriculture and Soil Conservation Service	1" to 500'	
1931	National Aeronautics Space Administration	1" to 500'	

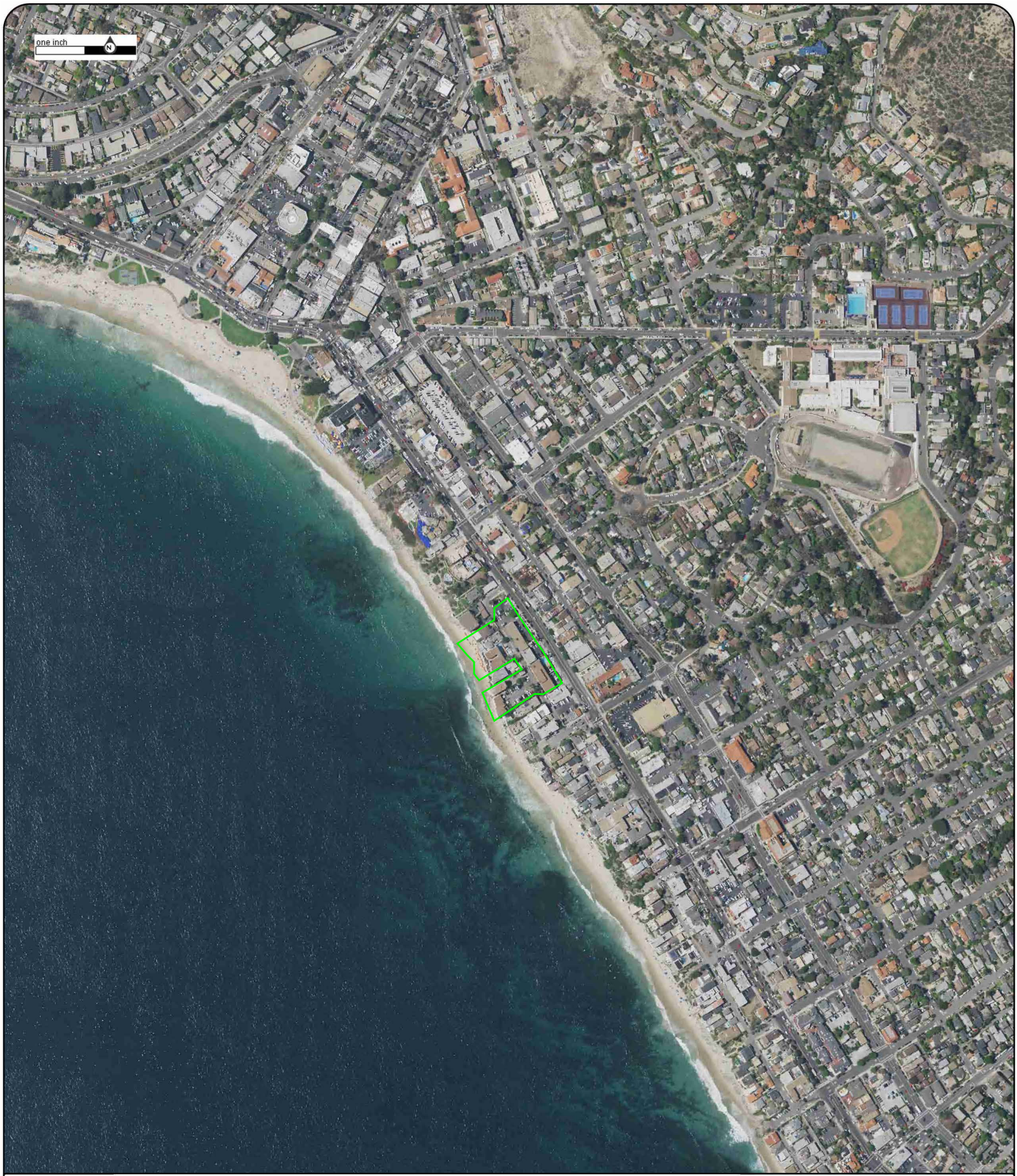


Year:2018
Source:NAIP
Scale:1" to 500'
Comment:

Address:647 So Coast Highway,Laguna Beach,CA
Approx Center:33.53830032/-117.78078231

Order No:20200309372

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

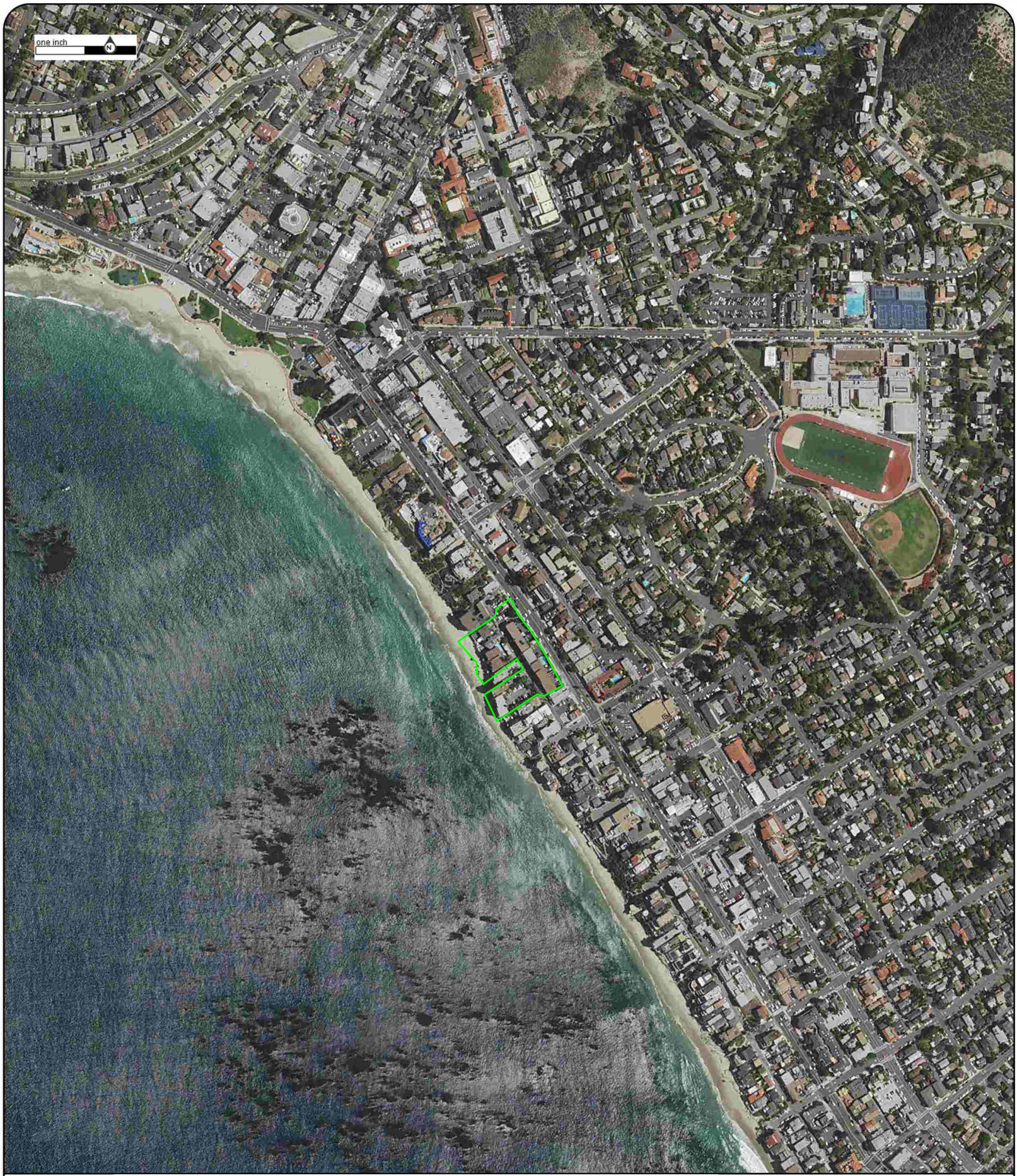


Year:2016
Source:NAIP
Scale:1" to 500'
Comment:

Address:647 So Coast Highway,Laguna Beach,CA
Approx Center:33.53830032/-117.78078231

Order No:20200309372

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



Year:2014
Source:NAIP
Scale:1" to 500'
Comment:

Address:647 So Coast Highway,Laguna Beach,CA
Approx Center:33.53830032/-117.78078231

Order No:20200309372

ENVIRONMENTAL RISK INFORMATION SERVICES

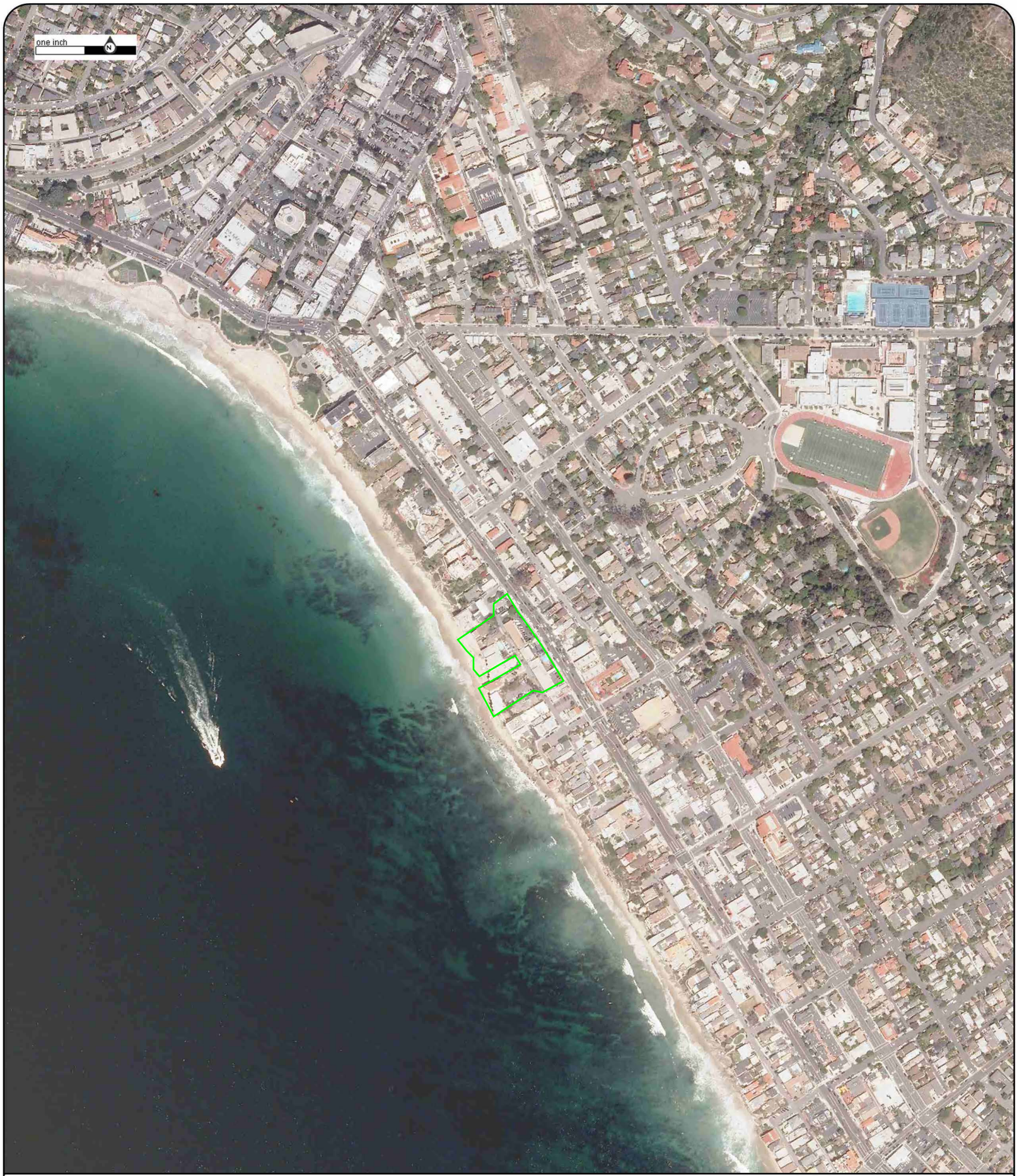


Year:2012
Source:NAIP
Scale:1" to 500'
Comment:

Address:647 So Coast Highway,Laguna Beach,CA
Approx Center:33.53830032/-117.78078231

Order No:20200309372

ENVIRONMENTAL RISK INFORMATION SERVICES

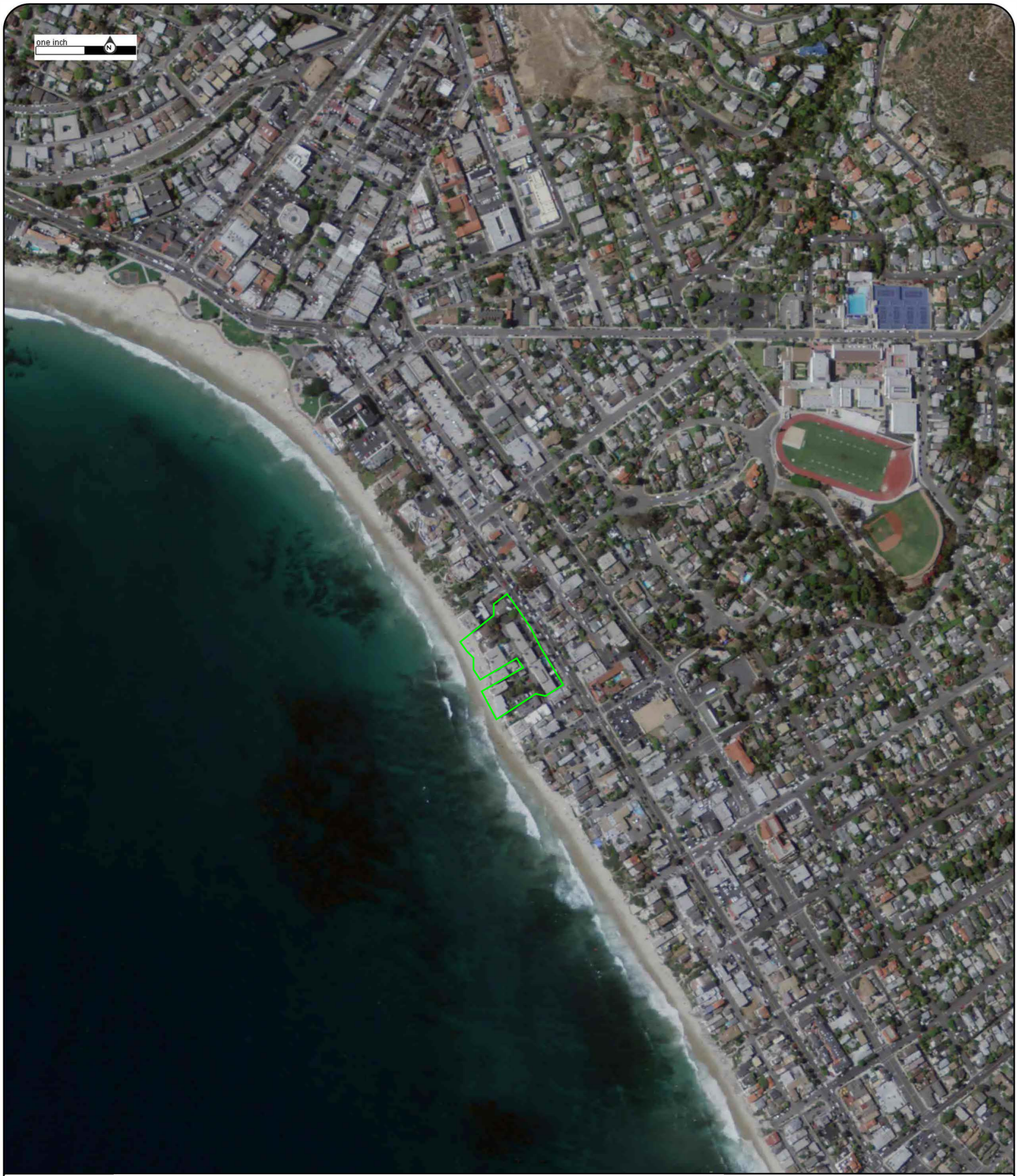


Year:2010
Source:NAIP
Scale:1" to 500'
Comment:

Address:647 So Coast Highway,Laguna Beach,CA
Approx Center:33.53830032/-117.78078231

Order No:20200309372

ENVIRONMENTAL RISK INFORMATION SERVICES

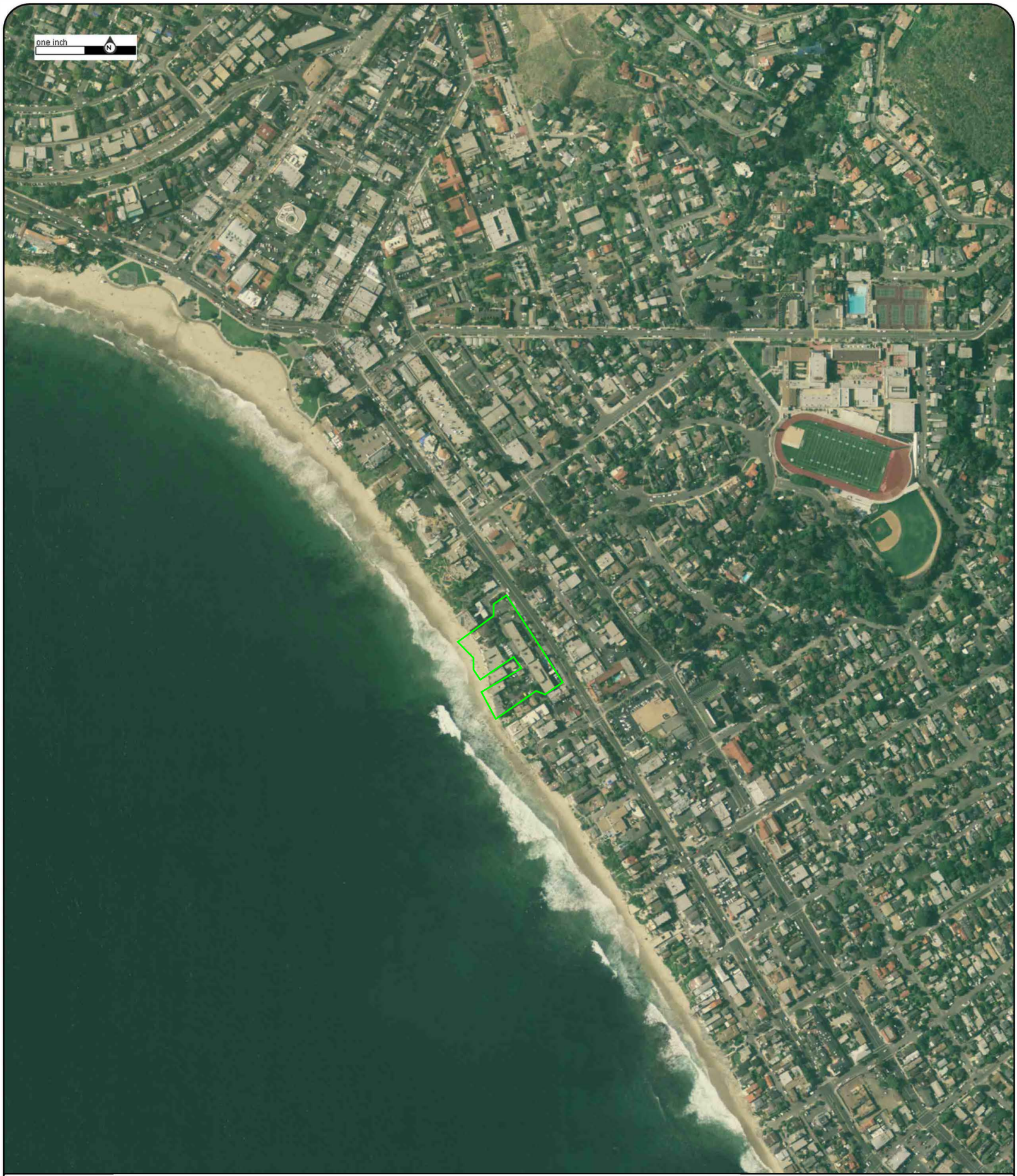


Year:2009
Source:NAIP
Scale:1" to 500'
Comment:

Address:647 So Coast Highway,Laguna Beach,CA Approx Center:33.53830032/-117.78078231

Order No:20200309372

ENVIRONMENTAL RISK INFORMATION SERVICES



Year:2005
Source:NAIP
Scale:1" to 500'
Comment:

Address:647 So Coast Highway,Laguna Beach,CA
Approx Center:33.53830032/-117.78078231

Order No:20200309372

ENVIRONMENTAL RISK INFORMATION SERVICES



Year:2002
Source:USGS
Scale:1" to 500'
Comment:

Address:647 So Coast Highway,Laguna Beach,CA
Approx Center:33.53830032/-117.78078231

Order No:20200309372

ENVIRONMENTAL RISK INFORMATION SERVICES



Year:1994
Source:USGS
Scale:1" to 500'
Comment:

Address:647 So Coast Highway,Laguna Beach,CA
Approx Center:33.53830032/-117.78078231

Order No:20200309372

ENVIRONMENTAL RISK INFORMATION SERVICES



Year:1985
Source:NHAP
Scale:1" to 500'
Comment:

Address:647 So Coast Highway,Laguna Beach,CA Approx
Center:33.53830032/-117.78078231

Order No:20200309372

ENVIRONMENTAL RISK INFORMATION SERVICES



Year:1972
Source:USGS
Scale:1" to 500'
Comment:

Address:647 So Coast Highway,Laguna Beach,CA
Approx Center:33.53830032/-117.78078231

Order No:20200309372

ENVIRONMENTAL RISK INFORMATION SERVICES



Year:1963
Source:USGS
Scale:1" to 500'
Comment:

Address:647 So Coast Highway,Laguna Beach,CA
Approx Center:33.53830032/-117.78078231

Order No:20200309372

ENVIRONMENTAL RISK INFORMATION SERVICES

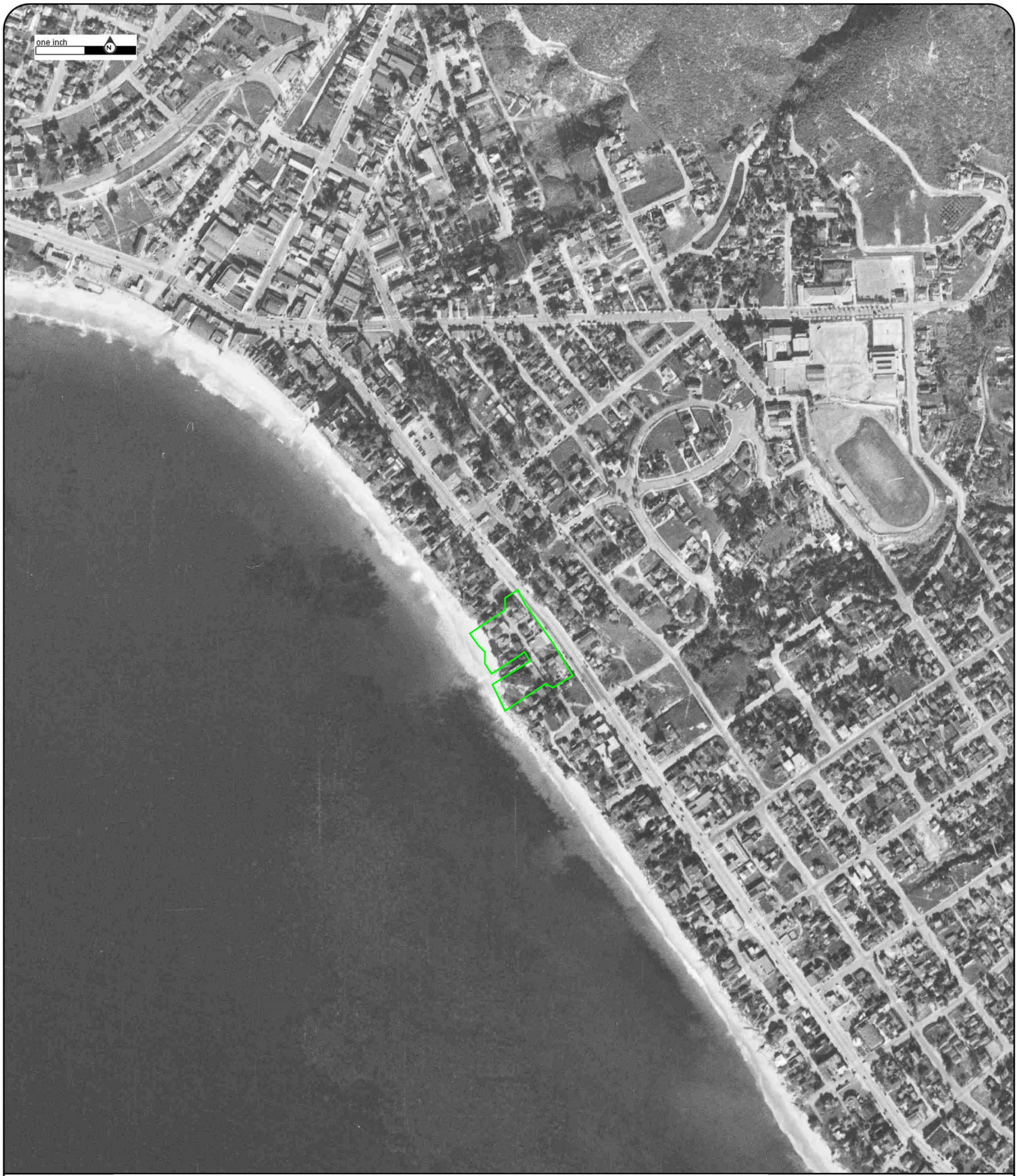


Year:1952
Source:ASCS
Scale:1" to 500'
Comment:

Address:647 So Coast Highway,Laguna Beach,CA
Approx Center:33.53830032/-117.78078231

Order No:20200309372

ENVIRONMENTAL RISK INFORMATION SERVICES



Year:1946
Source:ASCS
Scale:1" to 500'
Comment:

Address:647 So Coast Highway,Laguna Beach,CA
Approx Center:33.53830032/-117.78078231

Order No:20200309372

ENVIRONMENTAL RISK INFORMATION SERVICES



Year:1938
Source:ASCS
Scale:1" to 500'
Comment:

Address:647 So Coast Highway,Laguna Beach,CA
Approx Center:33.53830032/-117.78078231

Order No:20200309372

ENVIRONMENTAL RISK INFORMATION SERVICES



Year:1931
Source:NASA
Scale:1" to 500'
Comment:

Address:647 So Coast Highway,Laguna Beach,CA
Approx Center:33.53830032/-117.78078231

Order No:20200309372

ENVIRONMENTAL RISK INFORMATION SERVICES

ENVIRONMENTAL RISK INFORMATION SERVICES

TOPOGRAPHIC MAPS

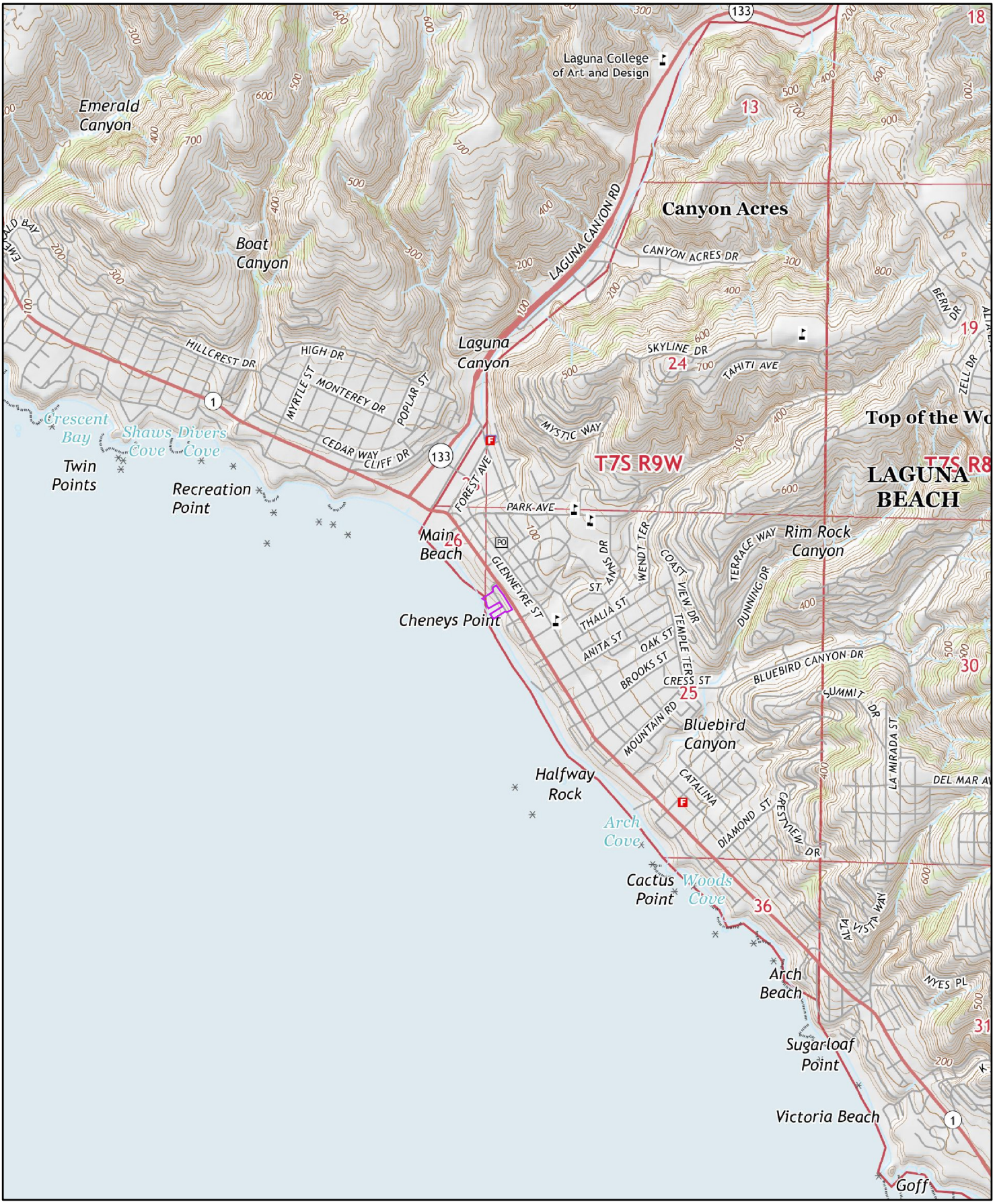
Project Property:	Pacific Edge Hotel 647 So Coast Highway Laguna Beach CA 92651
Project No:	0320003
Requested By:	TA-Group DD, LLC
Order No:	20200309372
Date Completed:	March 10, 2020

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

Year	Map Series
2015	7.5
1981	7.5
1974	7.5
1972	7.5
1965	7.5
1949	7.5
1948	7.5
1901	15
1896	15

Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.
No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Inc.(in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS', using Topographic Maps produced by the USGS. This maps contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.



2015

0 0.2 0.4 0.8 Miles

Order No. 20200309372

Quadrangle(s): Laguna Beach,CA

Source: USGS 7.5 Minute Topographic Map

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES



1981

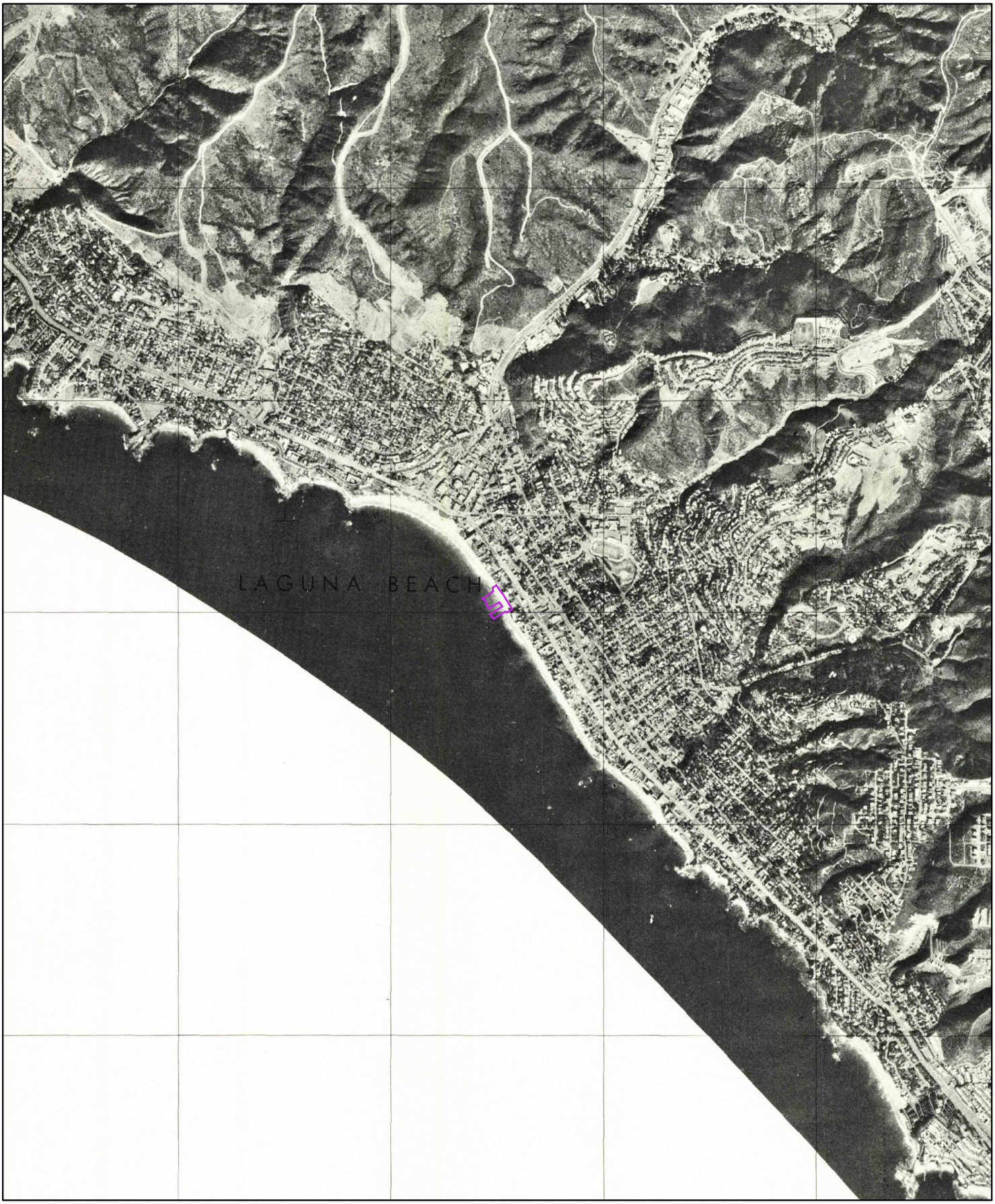
0 0.2 0.4 0.8 Miles

Order No. 20200309372

Quadrangle(s): Laguna Beach,CA

Source: USGS 7.5 Minute Topographic Map

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES



1974

0 0.2 0.4 0.8 Miles

Order No. 20200309372

Quadrangle(s): Laguna Beach,CA

Source: USGS 7.5 Minute Topographic Map

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ENVIRONMENTAL RISK INFORMATION SERVICES



1972

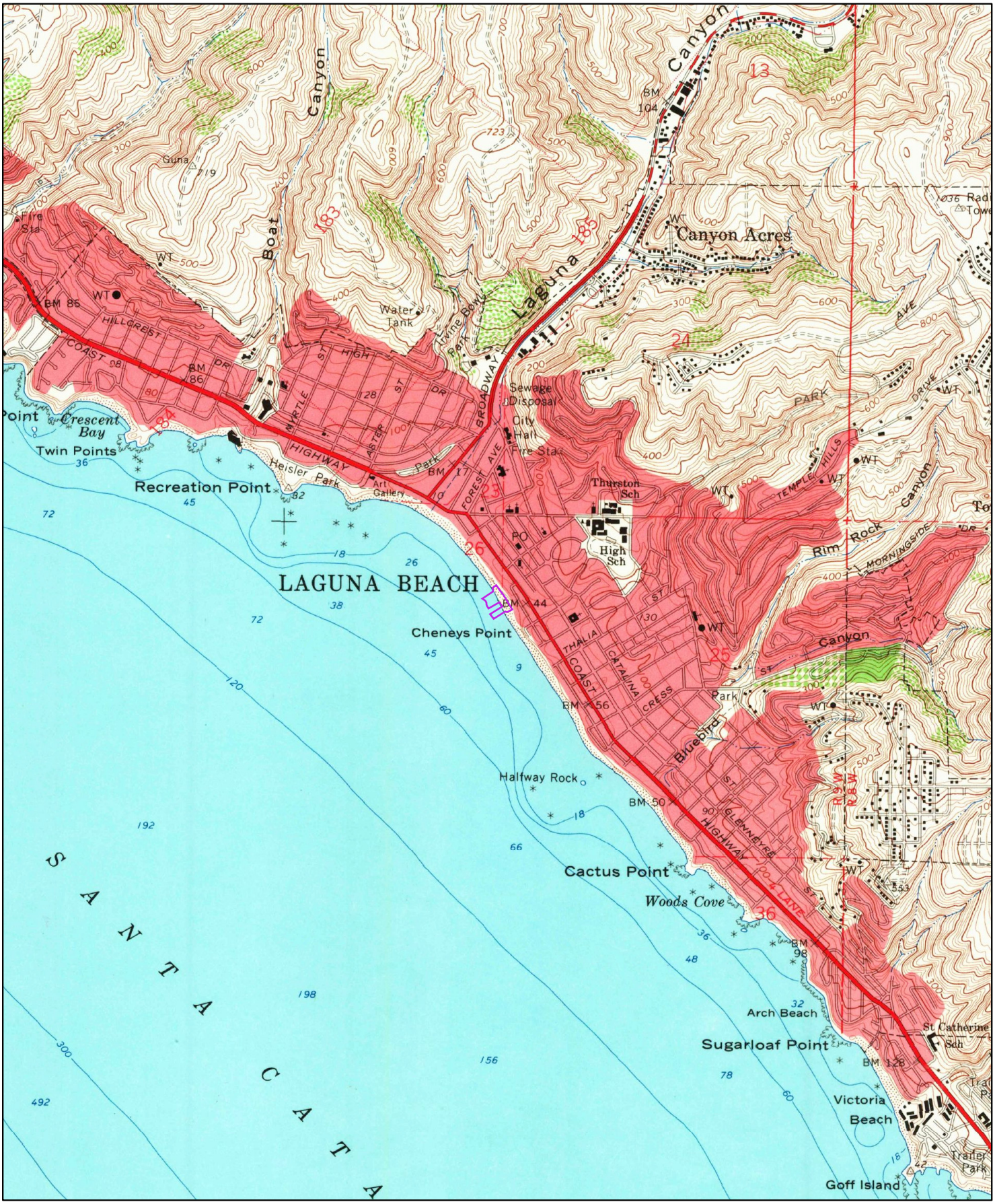
0 0.2 0.4 0.8 Miles

Order No. 20200309372

Quadrangle(s): Laguna Beach,CA

Source: USGS 7.5 Minute Topographic Map

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES



1965

Order No. 20200309372

Quadrangle(s): Laguna Beach,CA

Source: USGS 7.5 Minute Topographic Map

ENVIRONMENTAL RISK INFORMATION SERVICES



1949

0 0.2 0.4 0.8 Miles

Order No. 20200309372

Quadrangle(s): Laguna Beach,CA

Source: USGS 7.5 Minute Topographic Map

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES



1948

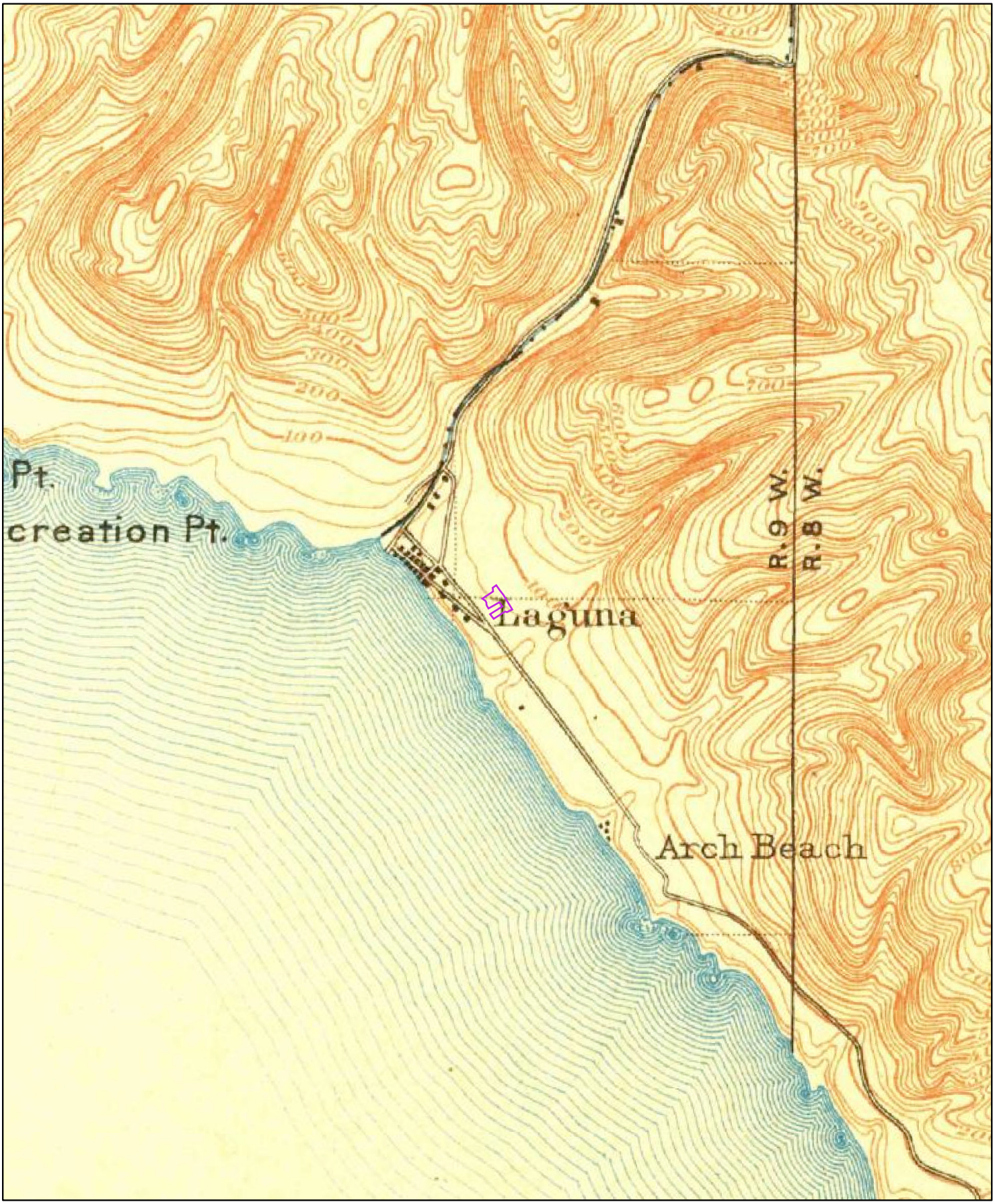
0 0.2 0.4 0.8 Miles

Order No. 20200309372

Quadrangle(s): Laguna Beach,CA

Source: USGS 7.5 Minute Topographic Map

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES



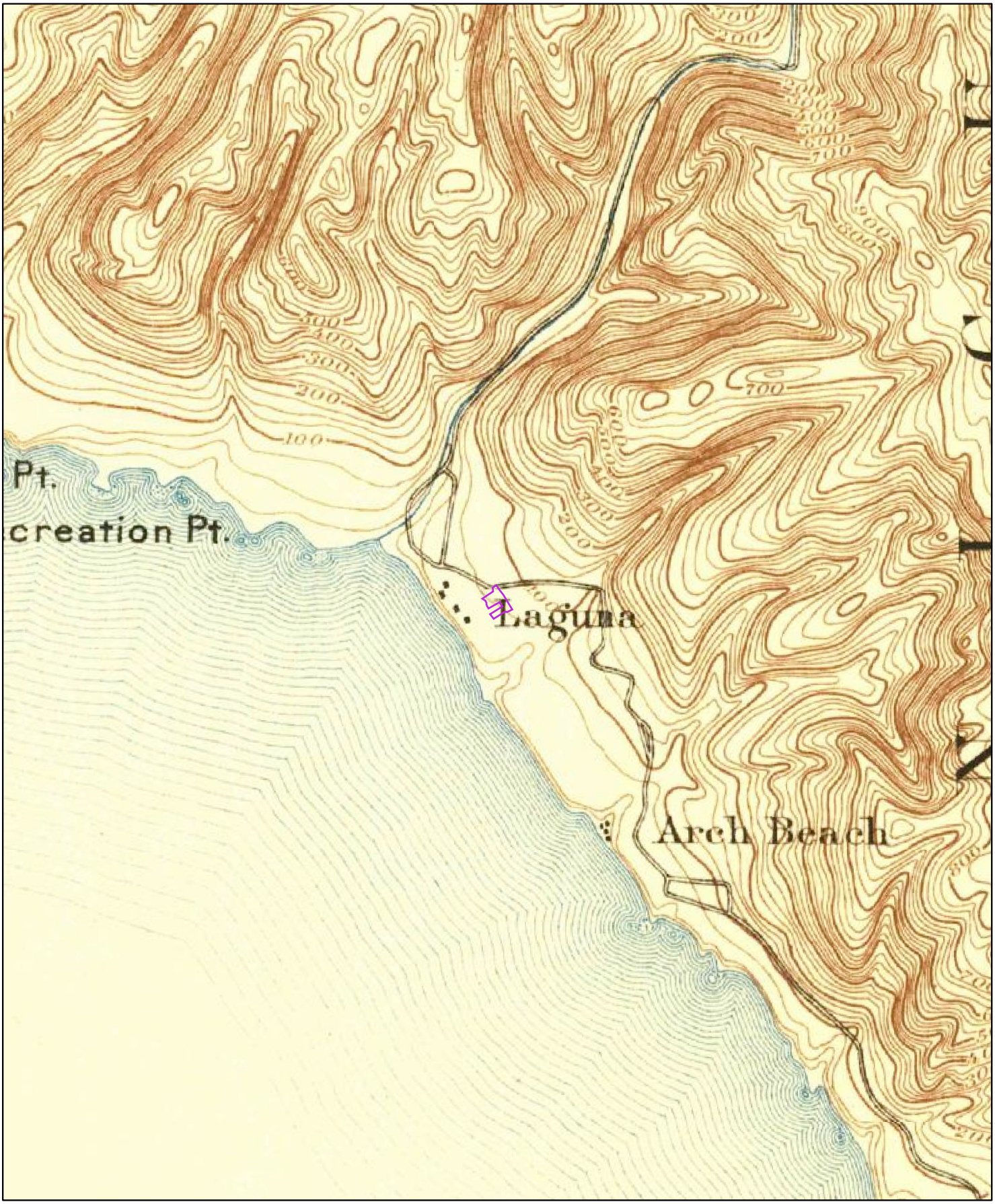
1901

Order No. 20200309372

Quadrangle(s): Santa Ana,CA

Source: USGS 15 Minute Topographic Map

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



1896

0 0.2 0.4 0.8 Miles

Order No. 20200309372

Quadrangle(s): Santa Ana,CA

Source: USGS 15 Minute Topographic Map

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ENVIRONMENTAL RISK INFORMATION SERVICES

ENVIRONMENTAL RISK INFORMATION SERVICES

CITY DIRECTORY

Project Property:	*Pacific Edge Hotel* *647 So Coast Highway* *Laguna Beach, CA 92651*
Project No:	*0320003*
Requested By:	*TA-Group DD, LLC*
Order No:	*20200309372*
Date Completed:	*March 12, 2020*

Environmental Risk Information Services
A division of Glacier Media Inc.
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March 12, 2020
RE: CITY DIRECTORY RESEARCH
Pacific Edge Hotel
647 So Coast Highway Laguna Beach, CA

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:

550-750 of S Coast Hwy
550-750 of Sleepy Hollow Ln

Search Results Summary

Date	Source	Comment
2018	DIGITAL BUSINESS DIRECTORY	
2014	DIGITAL BUSINESS DIRECTORY	
2010	DIGITAL BUSINESS DIRECTORY	
2006	DIGITAL BUSINESS DIRECTORY	
2002	DIGITAL BUSINESS DIRECTORY	
1998	DIGITAL BUSINESS DIRECTORY	
1991-1992	HAINES	
1987	HAINES	
1981	HAINES	
1974	HAINES	

550 **BELLA AT THE BEACH**...*Amusement & Recre*
550 **GARRY'S GIFTS TOO**...*Gift Shops*
550 **HAT BOX INC**...*Hats-retail*
550 **HUGO RIVERA GALLERY**...*Art Galleries &*
550 **SASHA**...*Women's Apparel-retail*
550 **SASHA**...*Boutique Items-retail<*
570 **ELENA FINE ART GALLERY**...*Art Centers*
570 **SHANE TOWNLEY FINE ARTS**...*Artists-fine*
574 **ELEVENTH MOON**...*Women's Apparel-retail*
577 **CINDY STALNAKER STUDIO**...*Glass-auto Pl*
577 **CLIFF**...*Foodscarry Out*
577 **CLIFF**...*Restaurants*
577 **COVE MERMAID**...*Gift Shops*
577 **FUSED GLASS & MORE**...*Chinaware & Glass*
577 **GEM MOUNTAIN STUDIO**...*Jewelers-retail<*
577 **LAS LAGUNA GALLERY**...*Art Galleries & D*
577 **NANCY TOLER CERAMICS**...*Ceramic Product*
577 **PRIMITIVES**...*Gift Shops*
590 **PCH OIL**...*Service Stations-gasoline &*
604 **LAGUNA BEACH OIL**...*Oil & Gas Producers*
604 **LAGUNA CHEVRON**...*Service Stations-gaso*
611 **ATHENA DAY SPA**...*Massage Therapists*
611 **ATHENA DAY SPA**...*Alternative Medicine<*
611 **LAGUNA GALLERY**...*Art Galleries & Deale*
611 **LAGUNA SURF**...*Resorts*
611 **LAGUNA SURF**...*Gift Shops*
611 **LAGUNA SURF INTERVAL OWNERS**...*Associat*
611 **LGOCA.COM**...*Advertising-computer*
611 **WILLIAM MERRILL GALLERY**...*Art Gallerie*
640 **TACO LOCO**...*Restaurants*
640 **TACO LOCO**...*Foodscarry Out*
640 **ZAMBORELLI ENTERPRISES**...*General Contr*
640 **ZAMBORELLI ENTERPRISES**...*Federal Gover*
640 **ZAMBORELLI ENTERPRISES**...*Contractors*
640 **ZAMBORELLI ENTERPRISES**...*Construction*
647 **DECK**...*Restaurants*
647 **PACIFIC EDGE HOTEL**...*Hotels & Motels*
647 **PACIFIC EDGE HOTEL**...*Ecommerce*
656 **LAGUNA TATTOO**...*Tattooing*
658 **ARTIST IN RECOVERY**...*Art Galleries & D*
660 **LAURA CARLEY DESIGNS**...*Gemologists*
664 **MYSTIC ARTS**...*Art Galleries & Dealers<*
670 **HAND BUY**...*Nonclassified Establishment*
688 **EXTREME FASHION**...*Clothing-retail*
689 **COSTA AZUL INTL INC**...*Surfboards*
696 **HOLIDAY INN**...*Hotels & Motels<*
696 **HOLIDAY INN**...*Ecommerce*
696 **MARE CULINARY LOUNGE**...*Restaurants*
699 **TACO BELL**...*Foods-carry Out*
699 **TACO BELL**...*Restaurants*
699 **TACO BELL**...*Cafes*
703 **ORANGE INN**...*Restaurants*
703 **ORANGE INN**...*Foodscarry Out*
711 **PLUG CLOTHING**...*Women's Apparel-retail*
729 **MILANO EYE BOUTIQUE**...*Boutique Items-r*
729 **MILANO EYE BOUTIQUE**...*Sunglasses & Sun*
735 **FLOATING CLOUD GALLERY**...*Art Galleries*
741 **SEVEN 4 ONE INC**...*Hotels & Motels*
750 **BLOW SALON SPA**...*Spas-beauty & Day*
750 **BLOW SALON SPA**...*Spas-beauty & Day*
750 **PARIS SALON**...*Beauty Salons*

619 **DRIFTWOOD KITCHEN**...*Restaurants*
619 **DRIFTWOOD KITCHEN**...*Foodscarry Out*
683 **SUNSET COVE VILLAS**...*Real Estate-renta*

Report ID: 20200309372 - 3/12/2020
www.erisinfo.com

67 total records. *Part 1 of 2*

550 **BELLA AT THE BEACH**...*ALL OTHER AM*
550 **COAST LINE WIRELESS**...*WIRELESS TE*
550 **COSIFANTUTTE NAIL LOUNGE**...*NAIL S*
550 **HAT BOX INC**...*CLOTHING ACCESSORIE*
550 **HUGO RIVERA GALLERY**...*ART DEALERS*
550 **LITTLE CLARK PHOTOGRAPHY**...*PHOTOG*
550 **SASHA**...*E-COMMERCE*
550 **SASHA**...*WOMEN S APPAREL-RETAIL*
550 **SASHA**...*WOMEN S CLOTHING STORES*
570 **PURE COLOR**...*ART DEALERS<*
570 **SHANE TOWNLEY FINE ARTS**...*INDEPEN*
574 **ELEVENTH MOON**...*WOMEN S CLOTHING*
577 **ATM**...*COMMERCIAL BANKING<*
577 **CINDY STALNAKER STUDIO**...*ALL OTHE*
577 **CLIFF**...*FULL-SERVICE RESTAURANTS<*
577 **CORBETT COLLEEN**...*INDEPENDENT AR*
577 **DELGADO WATER COLORS**...*ART DEALER*
577 **FUSED GLASS MORE**...*ALL OTHER HOM*
577 **GEM MOUNTAIN STUDIO**...*JEWELRY STO*
577 **HAVE A TIKI DAY**...*NONCLASSIFIED E*
577 **NANCY TOLER CERAMICS**...*HOBBY TOY*
577 **PRIMITIVES**...*GIFT NOVELTY & SOU*
577 **VISZOLAY WALTER**...*ART DEALERS*
590 **PCH OIL**...*OTHER GASOLINE STATIONS*
604 **ATM**...*COMMERCIAL BANKING<*
604 **LAGUNA CHEVRON**...*TIRE-DEALERS-RET*
604 **LAGUNA CHEVRON**...*BATTERIES-STORAG*
604 **LAGUNA CHEVRON**...*OTHER GASOLINE S*
604 **LAGUNA CHEVRON**...*SERVICE STATIONS*
611 **ATHENA DAY SPA**...*OTHER PERSONAL C*
611 **LAGUNA GALLERY**...*ART DEALERS*
611 **LAGUNA SURF**...*ALL OTHER TRAVELER*
611 **WILLIAM MERRILL GALLERY**...*ART DEA*
640 **TACO LOCO**...*FULL-SERVICE RESTAURA*
640 **ZAMBORELLI ENTERPRISES**...*ALL OTHE*
640 **ZAMBORELLI ENTERPRISES**...*FEDERAL*
647 **ATM**...*COMMERCIAL BANKING<*
647 **BEACH HOUSE RESTAURANT**...*FULL-SER*
647 **DECK**...*FULL-SERVICE RESTAURANTS*
647 **PACIFIC EDGE HOTEL**...*HOTELS & MOT*
652 **DONALD BERES JEWELERS**...*JEWELRY S*
656 **LAGUNA TATTOO**...*ALL OTHER PERSONA*
660 **LAURA CARLEY DESIGNS**...*JEWELRY ST*
670 **HAND BUY**...*NONCLASSIFIED ESTABLIS*
670 **PEARL CLOSET**...*FAMILY CLOTHING ST*
680 **MOSUN SUSHI SAKI BAR NIGHT**...*FUL*
682 **EUROPAPI MOTORCYCLE STREETWEAR**...
689 **COSTA AZUL**...*RESTAURANTS<*
689 **COSTA AZUL**...*SURFBOARDS*
689 **COSTA AZUL INTL INC**...*FAMILY CLOT*
690 **M 2 COASTAL LLC**...*NONCLASSIFIED E*
695 **URBUM**...*NONCLASSIFIED ESTABLISHME*
696 **HOLIDAY INN**...*HOTELS & MOTELS EX*

2014 S COAST HWY
SOURCE: DIGITAL BUSINESS DIRECTORY

Part 2 of 2

696 **MARE CULINARY LOUNGE**...*Full-service Re*
699 **TACO BELL**...*Full-service Restaurants*
699 **TACO BELL**...*Foods-carry Out*
700 **RALPHS**...*Supermarkets & Other Grocery*
703 **ORANGE INN**...*Full-service Restaurants<*
711 **PLUG CLOTHING**...*Women's Clothing Store*
729 **MILANO EYE BOUTIQUE**...*Optical Goods St*
731 **DIANE MICHAEL GALLERY**...*Gift, Novelty*
735 **BEAU MONDE INC**...*Nonclassified Establi*
735 **FLOATING CLOUD GALLERY**...*Art Dealers*
741 **HOTEL SEVEN 4 ONE**...*Hotels & Motels, E*
741 **SEVEN 4 ONE INC**...*Hotels & Motels, Exc*
750 **CA SURF ART**...*Art Dealers*
750 **PARIS SALON**...*Beauty Salons*

619 **BEACH HOUSE RESTAURANT**...*Cocktail Loun*
627 **DECK**...*Gift Shops*
683 **SUNSET COVE VILLAS**...*Offices Of Real E*

550 **ART CONNECTION**...*Gift, Novelty, & Souv*
550 **COAST LINE WIRELESS**...*Wireless Telecom*
550 **HAT BOX INC**...*Clothing Accessories Sto*
550 **LAGUNA CULINARY ARTS**...*Misc Schools &*
550 **OSTROVSKY FINE ART**...*Independent Artis*
550 **SASHA**...*Women's Clothing Stores*
570 **PURE COLOR**...*Art Dealers*
574 **INDIAN SUMMER**...*Family Clothing Stores*
577 **CINDY STALNAKER STUDIO**...*All Other Hom*
577 **CLIFF**...
577 **CORBETT, COLLEEN**...*Art Dealers*
577 **DELGADO WATER COLORS**...*Art Dealers*
577 **FUSED GLASS & MORE**...*All Other Home Fu*
577 **LAGUNA LEATHER**...*Men's Clothing Stores*
577 **NANCY TOLER CERAMICS**...*Hobby, Toy, & G*
577 **NOAHS ESSENTIALS**...*Pet & Pet Supplies*
577 **OCCASIONS AT LAGUNA VILLAGE**...
577 **OOH LA LA ACCESSORIES**...*Clothing Acces*
577 **PRIMITIVES**...*Gift, Novelty, & Souvenir*
577 **RUDIS SHELLS**...*Jewelry Stores<*
577 **SHELBYS**...*Jewelry Stores*
577 **VISZOLAY, WALTER**...*Art Dealers*
604 **LAGUNA CHEVRON**...*Other Gasoline Statio*
611 **ATHENA DAY SPA**...*Other Personal Care S*
611 **LAGUNA SURF**...*All Other Traveler Accom*
611 **WILLIAM MERRILL GALLERY**...*Art Dealers<*
618 **MARION MILNE REAL ESTATE**...*Offices Of*
640 **TACO LOCO**...*Full-service Restaurants*
640 **ZAMBORELLI ENTERPRISES**...*All Other Spe*
647 **VACATION VILLAGE**...*Hotels & Motels, Ex*
648 **TIPPECANOES**...*Used Merchandise Stores<*
652 **DONALD BERES JEWELERS**...*Jewelry Stores*
656 **LAGUNA TATTOO**...*All Other Personal Svc*
660 **SAM JOSEPH STUDIO**...*Jewelry Stores*
664 **MEGUSTA**...*Furniture Stores*
680 **MOSUN SUSHI SAKI BAR & NIGHT**...*Full-se*
688 **AMIN FINE ART**...*Art Dealers*
688 **B SAFE LOCKSMITH**...*Locksmiths<*
689 **COSTA AZUL INTL INC**...*Family Clothing*
690 **ATTA BOY**...*Data Processing & Related S*
690 **GOLFSWING PRODUCTS LLC**...*Administrativ*
695 **KFC**...*Full-service Restaurants*
696 **AVIAN PRINTING & COPY CTR**...*Other Busi*
696 **HOLIDAY INN-LAGUNA BEACH**...*Hotels & Mo*
699 **TACO BELL**...*Full-service Restaurants*
700 **RALPHS**...*Supermarkets & Other Grocery*
703 **ORANGE INN**...*Full-service Restaurants<*
711 **PLUG CLOTHING**...*Women's Clothing Store*
715 **BRENDAN GROUP LLC**...
729 **IVY BLUE BOUTIQUE**...*Women's Clothing S*
750 **GIRL IN THE CURL SURF SHOP**...*Sporting*

619 **BEACH HOUSE RESTAURANT**...*Full-service*

550 **ART CONNECTION**...*Gift, Novelty, & Souv*
550 **COAST LINE WIRELESS**...*Wireless Telecom*
550 **HAT BOX INC**...*Clothing Accessories Sto*
550 **LAGUNA CULINARY ARTS**...*Misc Schools &*
550 **OSTROVSKY FINE ART**...*Independent Artis*
550 **SASHA**...*Women's Clothing Stores*
570 **PURE COLOR**...*Art Dealers*
574 **INDIAN SUMMER**...*Family Clothing Stores*
577 **CINDY STALNAKER STUDIO**...*All Other Hom*
577 **CLIFF**...
577 **CORBETT, COLLEEN**...*Art Dealers*
577 **DELGADO WATER COLORS**...*Art Dealers*
577 **FUSED GLASS & MORE**...*All Other Home Fu*
577 **LAGUNA LEATHER**...*Men's Clothing Stores*
577 **NANCY TOLER CERAMICS**...*Hobby, Toy, & G*
577 **NOAHS ESSENTIALS**...*Pet & Pet Supplies*
577 **OCCASIONS AT LAGUNA VILLAGE**...
577 **OOH LA LA ACCESSORIES**...*Clothing Acces*
577 **PRIMITIVES**...*Gift, Novelty, & Souvenir*
577 **RUDIS SHELLS**...*Jewelry Stores<*
577 **SHELBYS**...*Jewelry Stores*
577 **VISZOLAY, WALTER**...*Art Dealers*
604 **LAGUNA CHEVRON**...*Other Gasoline Statio*
611 **ATHENA DAY SPA**...*Other Personal Care S*
611 **LAGUNA SURF**...*All Other Traveler Accom*
611 **WILLIAM MERRILL GALLERY**...*Art Dealers<*
618 **MARION MILNE REAL ESTATE**...*Offices Of*
640 **TACO LOCO**...*Full-service Restaurants*
640 **ZAMBORELLI ENTERPRISES**...*All Other Spe*
647 **VACATION VILLAGE**...*Hotels & Motels, Ex*
648 **TIPPECANOES**...*Used Merchandise Stores<*
652 **DONALD BERES JEWELERS**...*Jewelry Stores*
656 **LAGUNA TATTOO**...*All Other Personal Svc*
660 **SAM JOSEPH STUDIO**...*Jewelry Stores*
664 **MEGUSTA**...*Furniture Stores*
680 **MOSUN SUSHI SAKI BAR & NIGHT**...*Full-se*
688 **AMIN FINE ART**...*Art Dealers*
688 **B SAFE LOCKSMITH**...*Locksmiths<*
689 **COSTA AZUL INTL INC**...*Family Clothing*
690 **ATTA BOY**...*Data Processing & Related S*
690 **GOLFSWING PRODUCTS LLC**...*Administrativ*
695 **KFC**...*Full-service Restaurants*
696 **AVIAN PRINTING & COPY CTR**...*Other Busi*
696 **HOLIDAY INN-LAGUNA BEACH**...*Hotels & Mo*
699 **TACO BELL**...*Full-service Restaurants*
700 **RALPHS**...*Supermarkets & Other Grocery*
703 **ORANGE INN**...*Full-service Restaurants<*
711 **PLUG CLOTHING**...*Women's Clothing Store*
715 **BRENDAN GROUP LLC**...
729 **IVY BLUE BOUTIQUE**...*Women's Clothing S*
750 **GIRL IN THE CURL SURF SHOP**...*Sporting*

619 **BEACH HOUSE RESTAURANT**...*Full-service*

550 **ART CONNECTION**...
550 **GARRY'S GIFTS TOO**...
550 **LAGUNA CULINARY ARTS**...
570 **PURE COLOR**...
574 **CHICKEN LITTLE**...
577 **CORBETT COLLEEN**...
577 **DE FRANCO STUDIO**...
577 **DELGADO WATER COLORS**...
577 **JEWELRY BY SARKIS**...
577 **LAGUNA BEACH LEATHER CO**...
577 **LAGUNA VILLAGE ARTS & FLOWERS**...
577 **LI NAN CERAMICS**...
577 **NANCY TOLER CERAMICS**...
577 **PRIMITIVES**...
577 **Q CRAFTS**...
577 **RAKU BRENNAN GALLERY**...
577 **RUDI'S SHELLS**...
577 **SHELBY'S FOOT JEWELRY**...
577 **VILLAGE MARKET**...*Supermarkets<*
577 **VISZOLAY WALTER**...
604 **LAGUNA CHEVRON**...*Engine Repair*
611 **AHTENA DAY SPA**...
611 **GALLERY**...
611 **LAGUNA SURF**...
618 **MARION MILNE REAL ESTATE**...
640 **41 EXOTIC METAL WORKS**...
640 **HEMPSTEAD SALES**...
640 **ROCKET 3**...
640 **TACO LOCO**...*Steak And Barbecue Restaur*
640 **VISION ENTERTAINMENT**...
640 **XAYMACA HEMP & ISLAND WEAR**...<
647 **VACATION VILLAGE**...*Steak And Barbecue*
648 **TIPPECANOE'S**...*Office Furniture And St*
652 **DONALD BERES JEWELERS**...
652 **GREEN ERNESTINE R**...
652 **WORK SHOP**...
656 **LAGUNA TATTOO**...
658 **MEGUSTA**...
662 **SAM JOSEPH STUDIO**...
664 **LOCALS ONLY**...*Office Furniture And Sto*
670 **NIMA RUG GALLERY**...
680 **MOSUN SUSHI SAKI BAR & NIGHT**...*Steak A*
686 **INDIAN SUMMER STORE FOR MEN**...
689 **COSTA AZUL SURF CO INT**...
690 **ATTA BOY**...
690 **INDIAN SUMMER**...*Women's Specialty Clot*
695 **KFC**...*Steak And Barbecue Restaurants*
696 **HOLIDAY INN**...*Motels*
696 **LAGUNA BEACH HOLIDAY INN**...*Motels*
696 **MONTE CARLO**...*Steak And Barbecue Resta*
699 **TACO BELL**...*Steak And Barbecue Restaur*
700 **RALPHS GROCERY CO**...
703 **ORANGE INN**...*Steak And Barbecue Restau*
711 **VISIONS**...*Women's Specialty Clothing S*
715 **VITAMIN A DESIGN SVC**...*Uniforms And Wo*
729 **ESTATE SALE CO**...
735 **VELLADORA**...
741 **EILERS INN**...*Motels*
750 **SPOON CRAFT GALLERY**...

609 **VILLA MALLORCA**...
619 **BEACH HOUSE INN**...*Steak And Barbecue R*

65 total records. *Part 1 of 2*

550 **ALPS FINANCIAL SYSTEMS**...
550 **ANCIENT ARTS IMPORT**...*NONDURABLE*
550 **ART CONNECTION**...*GIFT NOVELTY A*
550 **HANDBAG ETC**...*FAMILY CLOTHING STO*
550 **MCI COMMERCIAL SERVICE AUTHORIZED A**<
550 **PACIFIC CELLULAR**...*ELECTRONIC PAR*
551 **NET GROUP THE**...
551 **THE NET GROUP**...
570 **MICKEYS SPORTS TAVERN**...*DRINKING*
574 **CHICKEN LITTLES**...*GIFT NOVELTY*
577 **ADORABLES**...*JEWELRY STORES*
577 **DE FRANCO STUDIO**...*MUSEUMS AND AR*
577 **DONNA COMPTON JEWELRY**...*JEWELRY*
577 **ELIXIR**...
577 **ENCHANTED HAMMER**...*JEWELRY STORES*
577 **JEWELRY BY SARKIS**...*JEWELRY STORE*
577 **LAGUNA VILLAGE ARTS & FLOWERS**...*M*
577 **LI NAN CERAMICS**...*GIFT NOVELTY*
577 **LITTLE BIT OF ITALY**...*GIFT NOVEL*
577 **Q CRAFTS**...*NONMETALLIC MINERAL PR*
577 **SHELBYS FOOT JEWELRY**...*JEWELRY ST*
577 **VILLAGE MARKET**...*GROCERY STORES*
604 **CAREY KENNETH CHEVRON**...*GENERAL A*
604 **CHEVRON STATIONS LAGUNA BEACH**...*G*
604 **LAGUNA CHEVRON SERVICE**...*GENERAL*
611 **LAGUNA SURF**...*HOTELS AND MOTELS*
618 **MARION MILNE REAL ESTATE**...*REAL E*
618 **MILNE LLOYD MARION MILNE REAL ESTAT**<
618 **MILNE MARION REAL ESTATE**...*REAL E*
640 **41 EXOTIC METAL WORKS**...*JEWELRY S*
640 **HEMP IN THE HOLLOW**...*FAMILY CLOTH*
640 **ROCKET 3**...*FAMILY CLOTHING STORES*
640 **TACO LOCO**...*EATING PLACES*
640 **TRADE WIND PUBLICATIONS**...*MISCELL*
647 **SEAS MOTEL & APTS THE**...*HOTELS AN*
647 **THE SEAS MOTEL & APTS**...*HOTELS AN*
647 **VACATION VILLAGE**...*HOTELS AND MOT*
647 **VACATION VILLAGE BY THE SEAS LAGUNA**<
647 **VACATION VILLAGE MOTEL**...*HOTELS A*
648 **TIPPECANOES**...*USED MERCHANDISE ST*
652 **BERES DONALD JEWELERS**...*JEWELRY S*
652 **WORK SHOP THE**...*JEWELRY STORES*
656 **LAGUNA TATTOO**...*MISCELLANEOUS PER*
658 **MILLENNIUM FEVER**...*GIFT NOVELTY*
664 **LOCALS ONLY CLTHNG**...*USED MERCHAN*
680 **ODESSA RESTAURANT & BAR**...*EATING*
686 **INDIAN SUMMER STORE FOR MEN**...*FAM*
689 **LEPN LIZARDS REPTILES**...<
690 **INDIAN SUMMER**...*WOMEN S CLOTHING*
695 **KENTUCKY FRIED CHICKEN**...*EATING P*
695 **KFC LAGUNA BEACH**...*EATING PLACES*<
696 **HOLIDAY INN LAGUNA BEACH**...*HOTELS*
696 **PASTAVINO RESTAURANTE E GALLERIA**.

Part 2 of 2

699 **TACO BELL**...*Eating Places*
699 **TACO BELL LAGUNA BEACH**...*Eating Places*
700 **ALBERTSONS FOOD CENTER**...*Grocery Store*
703 **ORANGE INN**...*Eating Places*
711 **VISIONS**...*Women's Clothing Stores*
729 **CARDOS FOOTWEAR**...*Miscellaneous Retail*
731 **DE LOS SANTOS COLLECTION**...*Household F*
735 **BALI ARTS & CRAFTS**...*Gift, Novelty, An*
741 **BED & BREAKFAST CALIFORNIA SO CALIF**...
741 **EILERS INN**...*Hotels And Motels*
750 **JOHN TOLLE DESIGNS**...*Jewelry, Precious*
750 **SPOON CRAFT GALLERY**...*Jewelry, Preciou*

609 **VILLA MALLORCA THE**...*Apartment Buildin*
619 **INN RESTRNT**...*Drinking Places<*

88 total records. *Part 1 of 2*

550	DICKSON WOLCOTT
550	DIXON WOLCOTT
550	FAYLOR CONSTRUCTION
550	HANDS PETER A AMY
550	MANOS
550	MAYER RUTH GALLERY
550	RUTH MAYER GALLERY
550	WALCOTT DIXON
550	WILCOTT DIXON
550	WILCOTT DIXON R
550	WOLCON DIXON ATTY
550	WOLCOTT DIXON ATTY
551	REAADON JOYCE
570	MICKEYS SPORTS TVRN
574	CHICKEN LITTLES
577	DEFRANCO STUDIO
577	ENCHANTED HAMMER
577	JEWELRY BY SARKIS
577	LAGUNA VLG ART & FLWA
577	LAGUNA VLG FLRST
577	RUDIS SHELLS
577	SUMMEYD
577	VILLAGE MARKET
577	VISZOLAY WALTER
577	VOYAGER LEATHER
577	WEEDS
590	XXXX
595	XXXX
603	XXXX
604	CAREY KENNETH C
604	CHEVRON STATIONS
604	LAGUNA CHEVRON SERY
611	LAGUNA SURF
618	MARION MILNE RL EST
618	MILNE LLOYD
618	MILNE MARION AL EST
627	HODKINSON TORBENSEN
629	MULTI TENANT RESIDENTIAL
640	BEST ELECTRONICS
640	COCAMO CAFE
640	PAC MINT
640	TACO LOCO
645	XXXX
647	FALZONE JOS
647	PFEIFFER BETSY E
647	SEAS MOTEL & APTS THE
647	THE SEAS MOTEL & APTS
647	VACATION VILLAGE
648	TIPPECANOES
652	BERES DONALD JWLRS
652	DON BERES JEWELER
652	GREEN ERNESTINE A
652	RAABGREEN ERNESTINE

1991-1992
SOURCE: HAINES
S COAST HWY

Part 2 of 2

652	WORK SHOP THE
656	LAGUNA TATTOO
656	PERMANENT EYES
658	LOCALS ONLY
658	PAVLIK PATRICIA
660	LAGUNA BIKINI SHOP
662	MULTI TENANT RESIDENTIAL
664	GARRETT WHITE QLLRY
664	KNOBLOCK KENT
664	RODRIGUEZ OCTAVIO
670	BEBOP FOR KIDS
670	INDIAN SUMMR CLLCTN
680	XXXX
686	INDIAN SUMMER STORE
689	YESTERDAY TODAY
690	ALVARADO RUBEN
690	APARTMENTS
690	HALEY LESLIE
690	INDIAN SUMMER
690	MACY WM H
690	MILES ROBI
690	PEREZ EFRAIN
695	KENTUCKY FRIED CHKN
696	HOTEL SAN MAARTEN
696	MARIGOT GRILLE
699	TACO BELL
700	ALBERTSONS FD
703	ORANGE INN
711	VISIONS
721	TAYLOR NANCY
729	LAGUNA GEAR
735	LAGUNA SCALE CO
735	TANGO
741	EILERS INN
750	SPOON CRAFT GALLERY

1991-1992
SOURCE: HAINES

SLEEPY HOLLOW LN

607 XXXX
608 XXXX
609 THE VILLA MALLORCA
619 BEACH HOUSE INN
647 CRABB R A
649 POSTMA JOHN 2D
653 XXXX
671 XXXX
685 ADAMS ELECTRA
689 HEALY LINDA
691 MILLER A W

1987
SOURCE: HAINES

S COAST HWY

79 total records. *Part 1 of 2*

550 MANOS
550 MAYER RUTH GALLERY
550 RUTH MAYER GALLERY
550 STUDIO OF ART
551 FALK JULIE ANN
570 MICKEYS SPORTS TVRN
574 CHICKEN LITTLES
577 AZHMERE CHOCLATIERE
577 JEWELRY BY SARKIS
577 LAGUNA VLG ART & FLWR
577 SCHNEIDER GLASS ART
577 VILLAGE MARKET
577 VOYAGER LEATHER
590 DONS AUTO SERVICE
595 XXXX
604 CAREY KENNETH C
604 CHEVRON STATIONS
604 LAGUNA CHEVRON SERV
611 FLOWER VISIONS
611 LAGUNA SURF
618 MARION MILNE RL EST
618 MILNE LLOYD
618 MILNE MARION AL EST
627 GLEN IVY FINANCIAL
629 JENS JOHN
645 LAGUNA BCH CSTM TR
645 PAC PROMOTIONS
647 SEAS HOTEL & APTS THE
647 THE SEAS MOTEL & APTS
647 VACATION VILLAGE
648 TIPPECANOES
650 XXXX
652 BERES DONALD JWLRS
652 DON BERES JEWELER
652 RAABGREEN ERNESTINE
652 WORK SHOP THE
656 LAGUNA TA¿O0
656 PERMANENT EYES
658 LOCALS ONLY
660 ENIE MEENI BIKINI
662 BEAR WITH ME
662 VIZCARRA CANDELARIO
664 ART A FAIR
664 KNOBLOCK KENT
664 MULTI TENANT RESIDENTIAL
670 INDIAN SUMMR CLCTNS
680 MASONIC TEMPLE
686 INDIAN SUMMER STORE
689 YESTERDAY TODAY
690 APARTMENTS
690 BEANIER ALVIN J
690 HALEY LESLIE
690 HEAD LORRAINE

1987
SOURCE: HAINES

S COAST HWY

Part 2 of 2

690 INDIAN SUMMER
690 MACY WM H
690 MANLEY CHUCK
690 ROBINSON H
690 SABIN ERIC H
690 SIMON MATILA
690 TEIVA HIRO
690 WILBUR JULIA
695 KENTUCKY FRIED CHKN
696 CHARIOT UMO SAV
696 GAUGUINS RESTAURANT
696 GAUGUINS RESTRNT
696 GOGANS RESTAURANT
696 HOTEL SAN MAARTEN
696 NEWPAT BCH UMO SV
696 SAN MAARTEN HOTEL
699 TACO BELL
703 XXXX
711 VISIONS
715 MASTER ARTISTS
721 HOFFNER M
729 SOUTH CHINA RAG CO
735 LAGUNA SCALE CO
735 LIMEBREAD CO
741 EILERS INN
750 SPOON CRAFT GALLERY

1987
SOURCE: HAINES

SLEEPY HOLLOW LN

607 XXXX
608 XXXX
609 MULTI TENANT RESIDENTIAL
609 THE VILLA MALLORCA
609 VILLA MALLORCA THE
619 BEACH HOUSE INN
645 DOUGLAS RONALD C
647 CRABB R A
649 POSTMA JOHN 2D
653 HANELINE JEFF
671 MULTI TENANT RESIDENTIAL
683 MULTI TENANT RESIDENTIAL
685 MULTI TENANT RESIDENTIAL
689 HEALY LINDA
691 MILLER A W

81 total records. *Part 1 of 2*

550	FPC & ASSOCIATES
550	HOME THOUGHTS ABRO
550	MANOS
550	MAYER RUTH GALLERY
550	MUSIC NOTES
550	PRYO BLOC
550	RUTH MAYER GALLERY
551	HARBORDT CARL O
563	XXXX
570	MOTHERS
574	CHICKEN LITTLES
577	XXXX
583	XXXX
590	DONS AUTO SERVICE
590	GLENNS RADIATOR SVC
595	MARTINS FLOWERS
603	XXXX
604	MULTI TENANT RESIDENTIAL
605	XXXX
611	KIRALY AL F
618	MARION MILNE RL EST
618	MILNE LLOYD
618	MILNE MARION AL EST
627	XXXX
629	ANDERSON WILLIAM MD
629	NEWELL PETER
629	WINTERBOTTOM JOHN
644	XXXX
645	KNITTY GRITTY SNIM
647	SEAS MOTEL & APTS
647	THE SEAS MOTEL & APTS
647	VACATION VILLAGE
647	VACATION VLG BY SEA
648	TIPPECANOES
650	MULTI TENANT RESIDENTIAL
652	BERES DONALD JWLRS
656	HAIR EXTRAORDINARY
656	PIGNOTTI ROBERT
658	GOLDSMITH THE
658	SCHMIDT BERNIE
660	EENI MEENI BIKINI
662	XXXX
664	MULTI TENANT RESIDENTIAL
664	QUINN LAUREEN
670	ORANGE CO HMN RGNL
670	SOUTH ORG CO HEALTH
680	MASONIC TEMPLES
685	XXXX
686	INDIAN SUMMER STR
687	XXXX
688	XXXX
689	GREEN MICHAEL D
690	APARTMENTS

1981
SOURCE: HAINES
S COAST HWY

Part 2 of 2

690	BEANIER ALVIN J
690	BROWNING RAY
690	CAMPBELL MOLLY
690	EAST INDIES WEST
690	HEAD LORRAINE
690	HELLERUD JEANNIE
690	MACY WM H
690	SALVADOAI CLEMENT
695	COLONEL SANDERS
695	KENTUCKY FRIED CHKN
696	HOTEL SAN MAARTEN
696	PLACE PIGALLE
696	SAN MAARTEN HOTEL
699	TACO BELL LAGUNA BH
700	ALBERTSONS FOOD CTR
703	SUNSHINE HEALTH BAR
711	VISIONS
713	XXXX
715	RONEES ANTIO ATTIC
729	SOUTH CHINA RAG CO
735	LAGUNA SCALE CO
735	LIMEBREAD CO
741	ASH RUTH JEWELER
741	EILERS INN
741	UPTON SKENDEALAN
750	JEWELAY MART
750	LAGUNA BCH JEWELRY
750	SPOON CRAFT GALLERY

1981
SOURCE: HAINES

SLEEPY HOLLOW LN

607 XXXX
608 MCKINLEY JOE W
609 MULTI TENANT RESIDENTIAL
609 THE VILLA MALLORCA
609 VILLA MALLORCA THE
619 BEACH HOUSE INN
619 LEON DOMINGO V
645 DOUGLAS RONALD C
647 CRABB R A
649 POSTMA JOHN 2D
653 XXXX
671 MULTI TENANT RESIDENTIAL
683 MULTI TENANT RESIDENTIAL
685 MULTI TENANT RESIDENTIAL
689 HEALY LINOA
691 MILLER A W

1974
SOURCE: HAINES

S COAST HWY

69 total records. *Part 1 of 2*
550 ANYTMING GOES
550 ORANGE JULIUS AMER
550 RECO DEVELOPMENT
550 RIVIERA REALTY
550 SMITHEMORGAN MINING
551 BROWN JOS E
563 XXXX
570 MOTHERS
574 CHICKEN LTTL EMPORM
590 DONS GULF SERVICE
603 GREGORY S J
604 CAREY RAY CHEVRN SV
604 RAY CAREY CHEVRON
611 OKADAS PLANT GALLRY
618 BOOT RUTH
618 MARTON MILNE RL EST
618 MILNE MARION RL EST
618 PROCTOR BARBARA
618 PROCTOR LOLA
618 TATUM JIM
627 LOS PADRES REAL EST
629 MULTI TENANT RESIDENTIAL
645 GILLENNATER TRVL SV
647 HANELINE LOREN
647 SEAS MOTEL & APTS THE
647 THE SEAS MOTEL & APTS
647 VACATION VILLAGE
647 VACATION VLG BY SEA
648 SMITH MARK PHOTO
650 PETERSE JOHN
652 JACOBUS FINE JEWLRY
652 XXXX
658 GOLDSMITH THE
658 SCHMIDT BERNIE
658 SNOW DOUGLAS AIA
660 EENI NEENI BIKINI
662 NESA MIGUEL
664 GRINDLE EVELYN
664 LLOYD M J
670 ORG CO MNTL ORG ABS
670 SOUTH ORNGE CO HLTH
685 LAGUNA BCH SURF CTRC
686 SAYANSIDI
687 XXXX
688 XXXX
689 ATTIC FANTASIES
690 DUGGER MAMIE
690 EHRENPREIS K
690 FOX RON E
690 KARJALA LUCILE
690 MARC THE
690 THE MARC APTS
695 COL SANDERS CHICKEN

1974
SOURCE: HAINES

S COAST HWY

Part 2 of 2

695 KENTUCKY FRIED CHKN
696 CALIF THEME RESRTS
696 FITZGERALD J M
696 REFRIED BEAN THE
696 VILLAGE INN MIR HIL
699 TACO BELL LAGNA BCH
700 ALBERTSONS FOOD CTR
703 SUNSHINE HEALTH BAR
711 VISIONS
713 XXXX
715 TRAVIS SANDALS
721 XXXX
729 CAROLS BOOK SHOP
741 CLIFT MOTEL THE
741 HI HO SILVER CO
750 BAYRAMLAN JOHN

1974
SOURCE: HAINES

SLEEPY HOLLOW LN

607 XXXX
609 MULTI TENANT RESIDENTIAL
609 THE VILLA MALLORCA
609 VILLA MALLORCA THE
619 BEACH HOUSE INN
645 XXXX
653 INWOOD R F
671 DANON DALTON
683 MULTI TENANT RESIDENTIAL
685 MULTI TENANT RESIDENTIAL
688 XXXX
689 CONSTANTINO PAUL R
691 MILLER A W

ENVIRONMENTAL RISK INFORMATION SERVICES

FIRE INSURANCE MAPS

Project Property:	Pacific Edge Hotel 647 So Coast Highway Laguna Beach CA 92651
Project No:	0320003
Requested By:	TA-Group DD, LLC
Order No:	20200309372
Date Completed:	March 10, 2020

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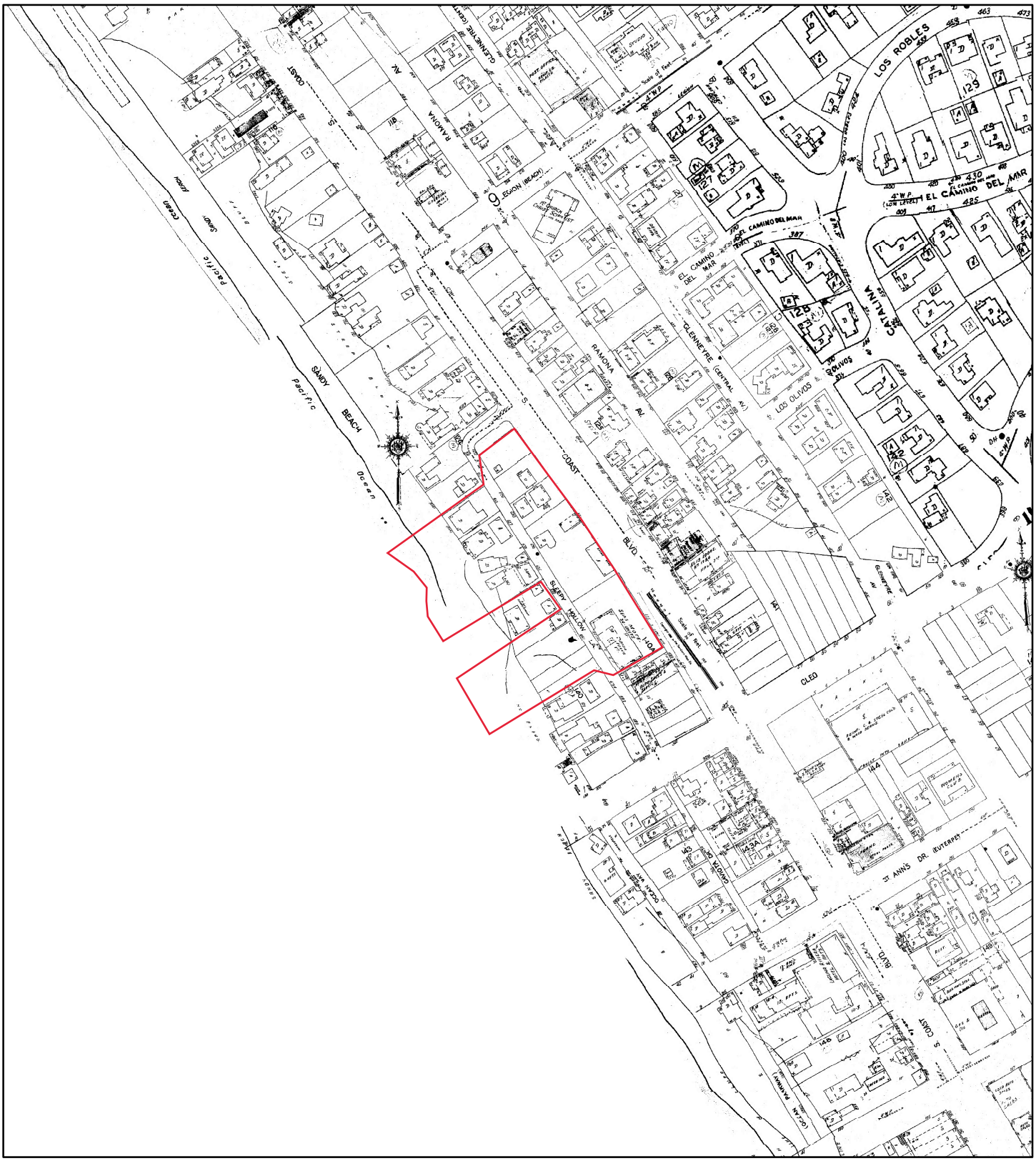
Listed below, please find the results of our search for historic fire insurance maps from our in-house collection, performed in conjuction with your ERIS report.

Date	City	State	Volume	Sheet Number(s)
1962	Laguna Beach	California		10, 15, 8, 9
1951	Laguna Beach	California		10, 15, 8, 9
1948	Laguna Beach	California		10, 15, 8, 9
1925	Laguna Beach	California		10, 8, 9

Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.

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Fire Insurance Map



1962

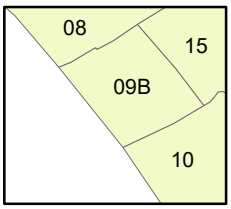
N

0 105 210 420 630 840

Feet

Address: 647 So Coast Highway Laguna Beach CA 92651

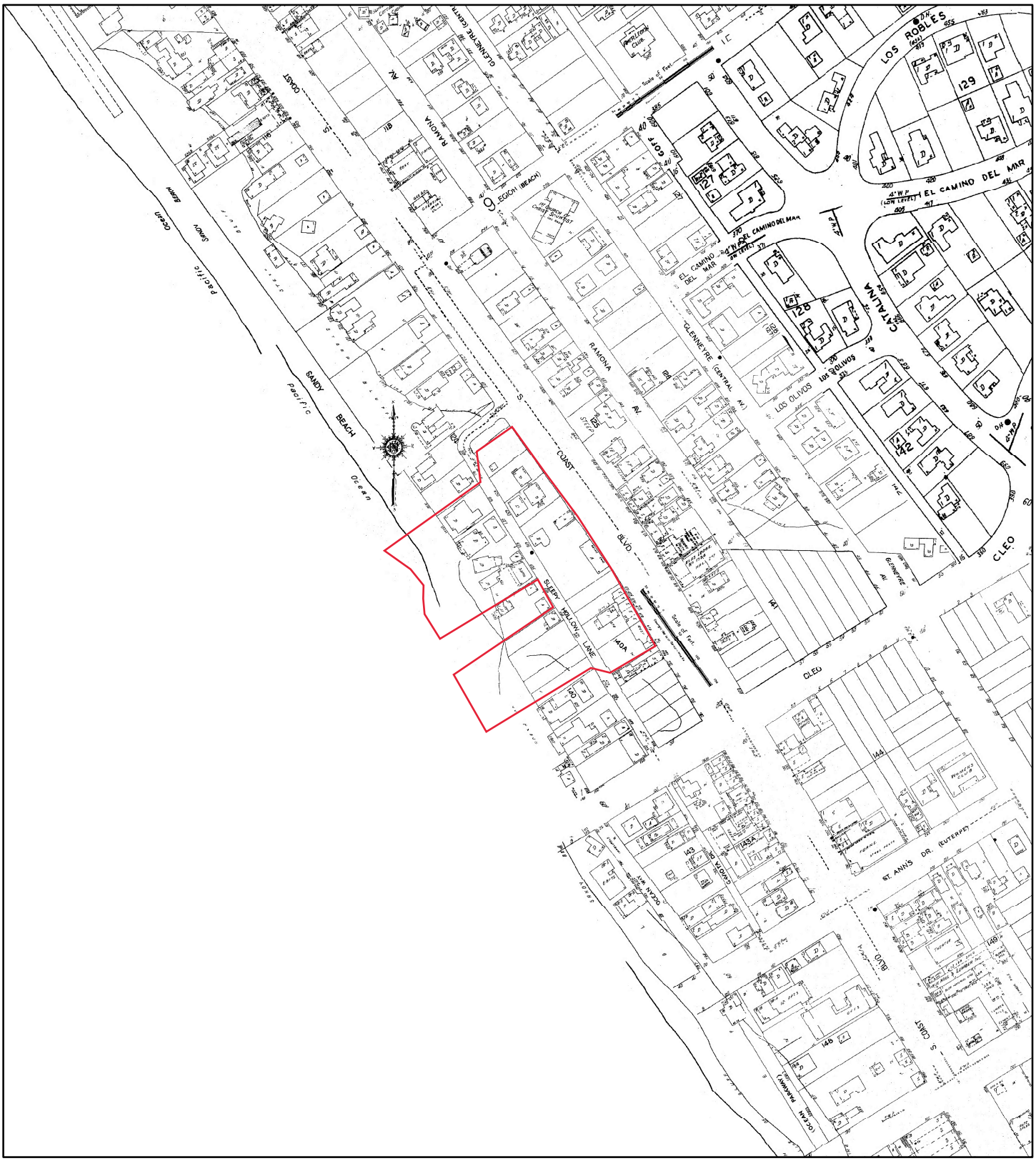
Order Number 20200309372



Map sheet(s):
Volume NA:10,15,8,9;

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Fire Insurance Map



1951

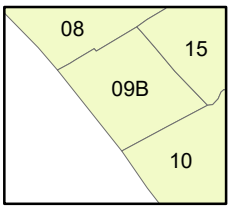
N

0 105 210 420 630 840

Feet

Address: 647 So Coast Highway Laguna Beach CA 92651

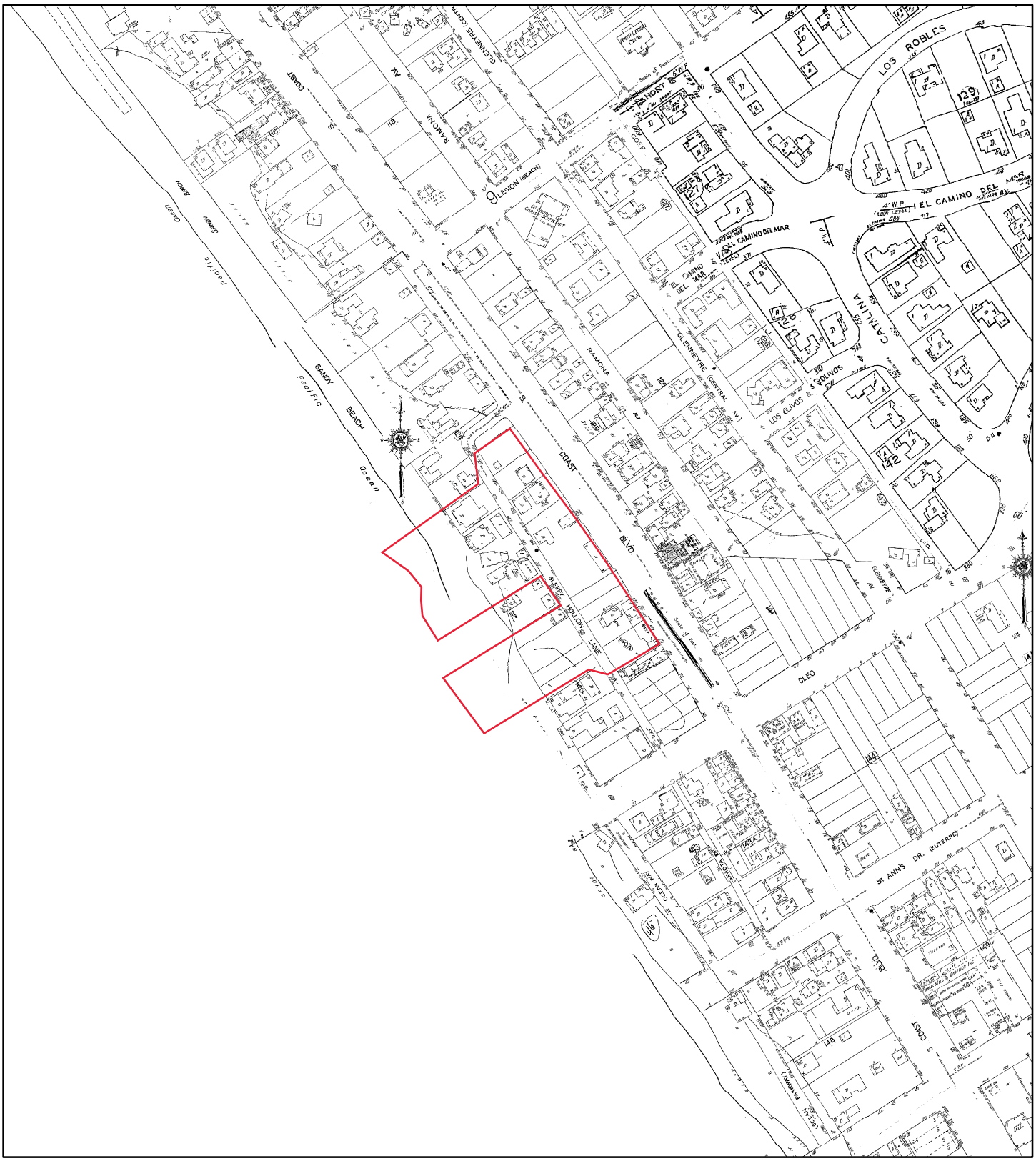
Order Number 20200309372



Map sheet(s):
Volume NA:10,15,8,9;

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Fire Insurance Map



1948

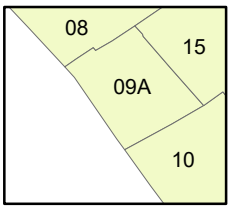
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0 105 210 420 630 840

Feet

Address: 647 So Coast Highway Laguna Beach CA 92651

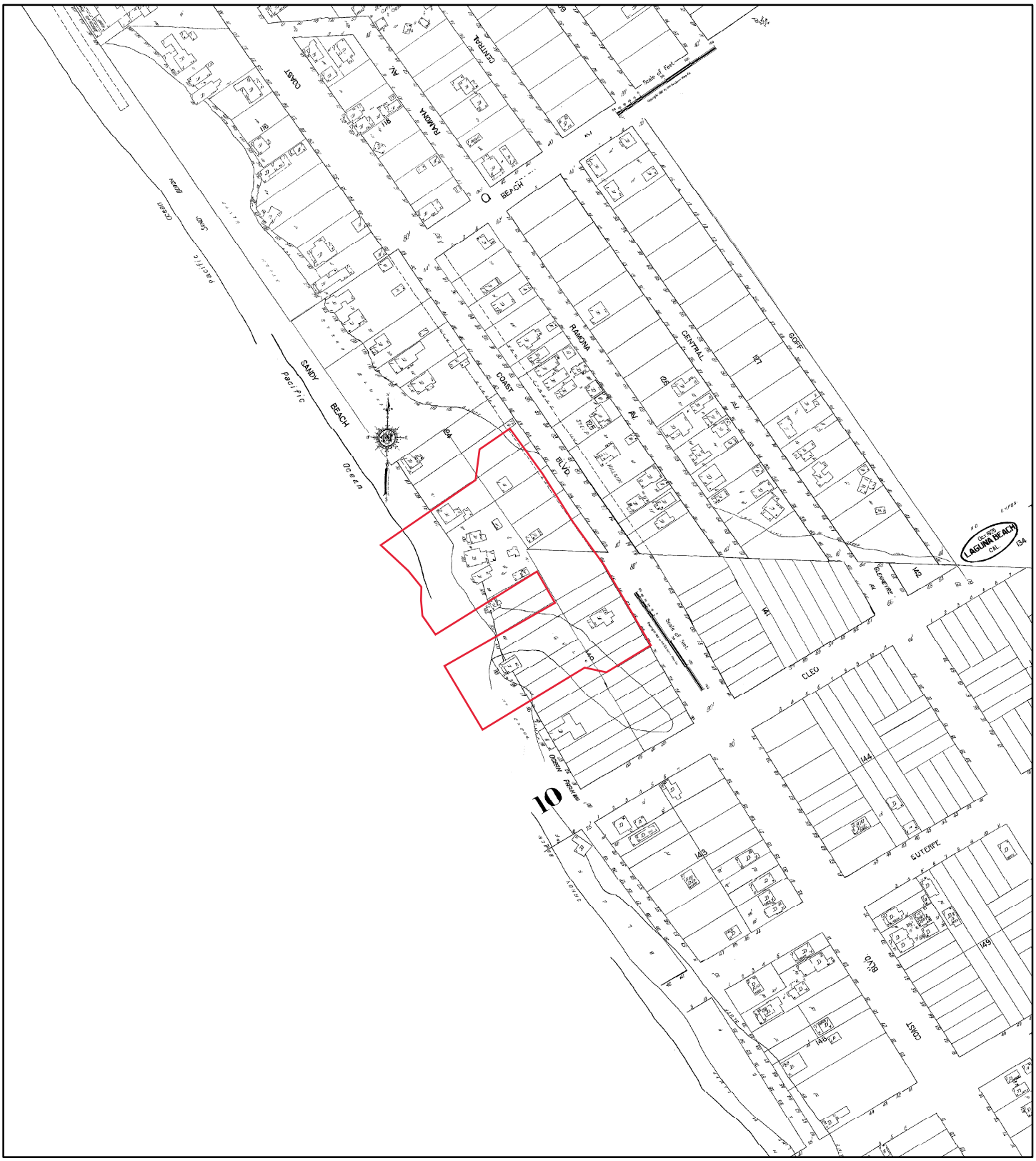
Order Number 20200309372



Map sheet(s):
Volume NA:10,15,8,9;

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ENVIRONMENTAL RISK INFORMATION SERVICES

Fire Insurance Map



1925

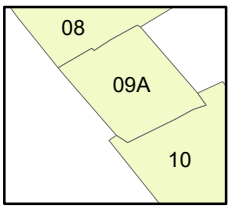
N

0 105 210 420 630 840

Feet

Address: 647 So Coast Highway Laguna Beach CA 92651

Order Number 20200309372



Map sheet(s):
Volume NA:10,8,9;

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

APPENDIX D
ENVIRONMENTAL RECORDS SEARCH

ENVIRONMENTAL RISK INFORMATION SERVICES

DATABASE REPORT

Project Property:	*Pacific Edge Hotel* *647 So Coast Highway* *Laguna Beach CA 92651*
Project No:	*0320003*
Report Type:	*Database Report*
Order No:	*20200309372*
Requested by:	*TA-Group DD, LLC*
Date Completed:	*March 11, 2020*

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Executive Summary

Property Information:

Project Property:		*Pacific Edge Hotel* *657 So Coast Highway Laguna Beach CA 92651*
Project No:		*0320003*
Coordinates:		
	Latitude:	*33.53830032*
	Longitude:	*-117.78078231*
	UTM Northing:	*3,711,238.46*
	UTM Easting:	*427,507.82*
	UTM Zone:	*11S*
Elevation:		*31 FT*

Order Information:

Order No:	*20200309372*
Date Requested:	*March 9, 2020*
Requested by:	*TA-Group DD, LLC*
Report Type:	*Database Report*

Historicals/Products:

Aerial Photographs	*Historical Aerials (Boundaries)*
City Directory Search	*CD - 2 Street Search*
ERIS Xplorer	*ERIS Xplorer*
Excel Add-On	*Excel Add-On*
Fire Insurance Maps	*US Fire Insurance Maps*
Product Summary	*Product Summary for Aerials, FIMs & Topos*
Topographic Map	*Topographic Maps*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	**2**	**3**	**3**	-	**8**
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	**2**	**1**	-	-	**3**
RCRA CESQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	**1**	**7**	**7**	-	-	**15**
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
State								
RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	0	0	0	0	0
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
SWAT	Y	0.5	0	0	0	0	-	0
LDS	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	**3**	**2**	**14**	-	**19**
DELISTED LST	Y	0.5	0	0	0	0	-	0
SWRCB SWF	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	**2**	0	-	-	**2**
UST CLOSURE	Y	0.5	0	0	0	0	-	0
HHSS	Y	0.25	0	**2**	**1**	-	-	**3**
AST	Y	0.25	0	0	0	-	-	0
TANK OIL GAS	Y	0.25	0	0	0	-	-	0
DELISTED TNK	Y	0.25	0	**4**	**1**	-	-	**5**
CERS TANK	Y	0.25	0	**2**	0	-	-	**2**
LUR	Y	0.5	0	0	0	0	-	0
HLUR	Y	0.5	0	0	0	0	-	0
DEED	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
CLEANUP SITES	Y	0.5	0	0	0	**2**	-	**2**
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0
DELISTED CTNK	Y	0.25	0	0	0	-	-	0
HIST TANK	Y	0.25	0	**2**	**1**	-	-	**3**
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED ILST	Y	0.5	0	0	0	0	-	0
DELISTED IUST	Y	0.25	0	0	0	-	-	0
County								
ORANGE ICP	Y	0.25	0	0	**1**	-	-	**1**
ORANGE LOP	Y	0.5	0	**3**	**2**	**12**	-	**17**

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
UST ORANGE CNTY	Y	0.25	0	**3**	0	-	-	**3**
ORANGE AST	Y	0.25	0	0	0	-	-	0
UST CLEANUP	Y	0.5	0	0	0	0	-	0
ANAHEIM UST	Y	0.25	0	0	0	-	-	0
ANAHEIM AST	Y	0.25	0	0	0	-	-	0

Additional Environmental Records

Federal

PFAS NPL	Y	0.5	0	0	0	0	-	0
FINDS/FRS	Y	PO	**1**	-	-	-	-	**1**
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER CONTAM	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	**1**	-	-	**1**
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
ALT FUELS	Y	0.25	0	0	**1**	-	-	**1**
SSTS	Y	0.25	0	0	0	-	-	0
PCB	Y	0.5	0	0	0	0	-	0

State

DRYCLEANERS	Y	0.25	0	0	**3**	-	-	**3**
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DRYC GRANT	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
PFAS	Y	0.5	0	0	0	0	-	0
PFAS GW	Y	0.5	0	0	0	0	-	0
HWSS CLEANUP	Y	0.5	0	0	0	0	-	0
DTSC HWF	Y	0.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	0	0
SCH	Y	1	0	0	0	0	0	0
CHMIRS	Y	PO	**1**	**6**	-	-	-	**7**
HAZNET	Y	PO	0	**2**	-	-	-	**2**
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HIST CORTESE	Y	0.5	0	0	0	0	-	0
CDO/CAO	Y	0.5	0	0	0	0	-	0
CERS HAZ	Y	0.125	0	**1**	-	-	-	**1**
DELISTED HAZ	Y	0.5	0	0	0	0	-	0
GEOTRACKER	Y	0.125	0	0	-	-	-	0
WASTE DISCHG	Y	0.25	0	0	0	-	-	0
EMISSIONS	Y	0.25	0	**3**	**2**	-	-	**5**
CDL	Y	0.125	0	0	-	-	-	0
Tribal	***No Tribal additional environmental record sources available for this State.***							
County								
ORANGE HW	Y	0.125	0	**3**	-	-	-	**3**
Total:			**3**	**47**	**26**	**31**	0	**107**

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	CHMIRS	City of Laguna Beach	647 Sleepy Hollow Laguna Beach CA 92651	ENE	0.00 / 0.00	8	34
2	RCRA NON GEN	LIFTECH ELEVATOR SERVICES	647 S. COAST HIGHWAY LAGUNA BEACH CA 92651 ***EPA Handler ID:*** *CAC002988532*	E	0.00 / 0.00	22	35
2	FINDS/FRS	LIFTECH ELEVATOR SERVICES	647 S. COAST HIGHWAY LAGUNA BEACH CA 92651	E	0.00 / 0.00	22	36

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
3	CHMIRS	City of Laguna Beach	658 South Coast Hwy Laguna Beach CA	NE	0.01 / 49.73	31	37
3	CHMIRS	City of Laguna Beach	658 South Coast Hwy Laguna Beach CA 92651	NE	0.01 / 49.73	31	38
3	CHMIRS	City Of Laguna Beach	658 South Coast Highway Laguna Beach CA	NE	0.01 / 49.73	31	39
4	HAZNET	DON BERRIS	652 S COAST HWY LAGUNA BEACH CA 92651	NE	0.01 / 50.07	31	40
4	HAZNET	DON BERRIS JEWELERS	652 S COAST HWY LAGUNA BEACH CA 926512416	NE	0.01 / 50.07	31	41
5	CHMIRS	City of Laguna Beach	680 South Coast Hwy Laguna Beach CA 92651	E	0.01 / 49.49	26	41
6	CHMIRS	City of Lagun Beach	600 blk Sleepy Hollow Lane Laguna Beach CA 92651	NNW	0.00 / 20.56	24	43
6	CHMIRS	City of Laguna Beach	600 Sleepy Hallow cross Cleo St Laguna Beach CA 92651	NNW	0.00 / 20.56	24	43
7	UST ORANGE CNTY	LAGUNA BEACH OIL	604 S COAST HWY LAGUNA BEACH CA 92651 ***Facility ID:*** FA0049043	NNW	0.05 / 247.69	37	45
7	ORANGE HW	LAGUNA BEACH OIL	604 S COAST HWY LAGUNA BEACH CA 92651	NNW	0.05 / 247.69	37	45
7	ORANGE LOP	CHEVRON #9-1966	604 S COAST HWY LAGUNA BEACH CA 92651 ***Record ID | Case Closed Date | Type of Closure:*** RO0000829 | 1/12/2018 | Referred to Regional Board	NNW	0.05 / 247.69	37	45
7	CERS TANK	Laguna Beach Oil, Inc.	604 S. COAST HIGHWAY LAGUNA BEACH CA 92651-2476 ***Site ID:*** 413456	NNW	0.05 / 247.69	37	45

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
7	HIST TANK	91966	604 S COAST HWY LAGUNA BEACH CA	NNW	0.05 / 247.69	37	62
7	RCRA NON GEN	LAGUNA BEACH OIL INC	604 S COAST HWY LAGUNA BEACH CA 92651-0000 ***EPA Handler ID:*** CAL000181958	NNW	0.05 / 247.69	37	62
7	EMISSIONS	LAGUNA BEACH OIL, FARZAN GHADOOSHAHY DBA	604 S PACIFIC COAST HWY LAGUNA BEACH CA 92651	NNW	0.05 / 247.69	37	63
7	RCRA TSD	CHEVRON STATION 91966	604 S COAST HWY LAGUNA BEACH CA 92651-2476 ***EPA Handler ID:*** CAR000117457	NNW	0.05 / 247.69	37	63
7	RCRA NON GEN	CHEVRON STATION 91966	604 S COAST HWY LAGUNA BEACH CA 92651-2476 ***EPA Handler ID:*** CAR000117457	NNW	0.05 / 247.69	37	65
8	LUST	CHEVRON #9-1966	604 SO. COAST HWY LAGUNA BEACH CA 92651	NNW	0.05 / 248.30	39	66
			Global ID | Status | Status Date: T0605902417 | OPEN - VERIFICATION MONITORING | 2014-10-20 00:00:00				
9	HHSS	91966	604 S COAST MWY LAGUNA BEACH CA 92651	NNW	0.05 / 259.22	37	83
10	DELISTED TNK	Laguna Beach Oil, Inc.	604 S. Coast Highway Laguna Beach CA 92651-2476	N	0.05 / 250.07	40	83
10	UST	Laguna Beach Oil, Inc.	604 S. Coast Highway Laguna Beach CA 92651-2476 ***Facility ID:*** FA0049043	N	0.05 / 250.07	40	83
11	UST ORANGE CNTY	LAGUNA CHEVRON # 1966	604 COAST LAGUNA BEACH CA 92651 ***Facility ID:*** FA25258	N	0.05 / 258.50	40	83
12	ORANGE HW	RALPHS GROCERY #004	700 S COAST HWY LAGUNA BEACH CA 92651	ESE	0.05 / 282.97	30	83
12	CERS HAZ	Ralphs Grocery #004	700 S. PACIFIC COAST HWY. LAGUNA BEACH CA 92651	ESE	0.05 / 282.97	30	83
12	RCRA NON GEN	RALPHS GROCERY #4	700 S COAST HWY LAGUNA BEACH CA 92651-2723 ***EPA Handler ID:*** CAL000320340	ESE	0.05 / 282.97	30	88

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
13	LUST	CHEVRON #11-1787	590 COAST LAGUNA BEACH CA 92651	NNW	0.06 / 337.52	37	89
			***Global ID	Status	Status Date:*** T0605902360	COMPLETED - CASE CLOSED	2015-06-30 00:00:00				
13	LUST	CHEVRON USA	590 COAST LAGUNA BEACH CA 92651	NNW	0.06 / 337.52	37	104
			***Global ID	Status	Status Date:*** T0605902492	COMPLETED - CASE CLOSED	1985-11-01 00:00:00				
14	RCRA SQG	CHEVRON STATION 61787	590 S COAST HWY LAGUNA BEACH CA 92651	NNW	0.08 / 424.38	35	105
			EPA Handler ID: CAD983668245				
14	RCRA SQG	ARCO FACILITY NO 09747	590 S PACIFIC COAST HWY LAGUNA BEACH CA 92653	NNW	0.08 / 424.38	35	106
			EPA Handler ID: CAR000101808				
14	UST ORANGE CNTY	TESORO 63388	590 S PACIFIC COAST HWY LAGUNA BEACH CA 92651	NNW	0.08 / 424.38	35	107
			Facility ID: FA0060117				
14	HHSS	SERVICE STATION	590 S. COAST HIGHWAY LAGUNA BEACH CA 92651	NNW	0.08 / 424.38	35	107
14	ORANGE HW	TESORO 63388	590 S PACIFIC COAST HWY LAGUNA BEACH CA 92651	NNW	0.08 / 424.38	35	107
14	UST	TESORO (SHELL) 63388	590 S Coast Hwy LAGUNA BEACH CA 92651	NNW	0.08 / 424.38	35	108
			Facility ID: FA0060117				
14	EMISSIONS	TES30O 63388	590 S PACIFIC COAST HWY LAGUNA BEACH CA 92651	NNW	0.08 / 424.38	35	108
14	ORANGE LOP	CHEVRON #11-1787	590 S COAST HWY LAGUNA BEACH CA 92651	NNW	0.08 / 424.38	35	108
			***Record ID	Case Closed Date	Type of Closure:*** RO0001669	6/30/2015	Closure certification issued				
14	ORANGE LOP	CHEVRON USA	590 S COAST HWY LAGUNA BEACH CA 92651	NNW	0.08 / 424.38	35	108
			***Record ID	Case Closed Date	Type of Closure:*** RO0002536	11/1/1985	Closure certification issued				
14	CERS TANK	TESORO (SHELL) 63388	590 S COAST HWY LAGUNA BEACH CA 92651	NNW	0.08 / 424.38	35	108
			Site ID: 74635				
14	HIST TANK	SERVICE STATION	590 S. COAST HIGHWAY LAGUNA BEACH CA	NNW	0.08 / 424.38	35	127
14	EMISSIONS	TESORO 63388	590 S PACIFIC COAST HWY LAGUNA BEACH CA 92651	NNW	0.08 / 424.38	35	127

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
14	RCRA NON GEN	TESORO USA 63388	590 S PACIFIC COAST HWY LAGUNA BEACH CA 92651 ***EPA Handler ID:*** CAL000372968	NNW	0.08 / 424.38	35	127
14	RCRA TSD	TESORO 63388	590 S COAST HWY LAGUNA BEACH CA 92651 ***EPA Handler ID:*** CAL000446225	NNW	0.08 / 424.38	35	128
14	RCRA NON GEN	TESORO 63388	590 S COAST HWY LAGUNA BEACH CA 92651 ***EPA Handler ID:*** CAL000446225	NNW	0.08 / 424.38	35	129
15	DELISTED TNK	THRIFTY STATION #388	590 S COAST HWY # 388 LAGUNA BEACH CA 92651	NNW	0.08 / 432.05	35	130
15	DELISTED TNK	ARCO #9747	590 S COAST HWY # 9747 LAGUNA BEACH CA 92651	NNW	0.08 / 432.05	35	130
15	DELISTED TNK	CHEVRON STATION #9-9476	590 S COAST HWY # 9-9476 LAGUNA BEACH CA 92651	NNW	0.08 / 432.05	35	131
16	RCRA NON GEN	AMTECH ELEVATOR-LAGUNA BEACH	540 S COAST HWY LAGUNA BEACH CA 92651 ***EPA Handler ID:*** CAC002963871	NNW	0.12 / 627.20	23	131
16	RCRA NON GEN	LAGUNA COLLECTION, LLC	540 S. COAST HIGHWAY LAGUNA BEACH CA 92651 ***EPA Handler ID:*** CAC002964371	NNW	0.12 / 627.20	23	132
17	ALT FUELS	LAGUNA BEACH	533 Glenneyre St Laguna Beach CA 92651	N	0.13 / 673.34	31	133
18	RCRA NON GEN	SANDY AND RALPH HANSON	510 GLENNEYRE ST UNIT 2 AND 3 LAGUNA BEACH CA 92651-2440 ***EPA Handler ID:*** CAC003030097	N	0.14 / 764.97	31	133
19	HHSS	JIFFY SERVICE STATION 514	890 SOUTH COAST HWY LAGUNA BEACH CA 92651	SE	0.15 / 798.30	38	134
19	HIST TANK	JIFFY SERVICE STATION #514	890 SOUTH COAST HWY LAGUNA BEACH CA	SE	0.15 / 798.30	38	135
20	LUST	ARCO STATION	890 COAST LAGUNA BEACH CA 92651	SE	0.16 / 824.48	40	135

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			***Global ID	Status	Status Date:*** T0605902359	COMPLETED - CASE CLOSED	1993-03-31 00:00:00				
20	LUST	JIFFY GAS STATION	890 COAST LAGUNA BEACH CA 92651	SE	0.16 / 824.48	40	137
			***Global ID	Status	Status Date:*** T0605902361	COMPLETED - CASE CLOSED	2012-07-03 00:00:00				
20	EMISSIONS	DESERT PETROLEUM #514	890 COAST HIGHWAY LAGUNA BEACH CA 92651	SE	0.16 / 824.48	40	145
20	ORANGE LOP	JIFFY GAS STATION	890 S COAST HWY LAGUNA BEACH CA 92651	SE	0.16 / 824.48	40	145
			***Record ID	Case Closed Date	Type of Closure:*** RO0000807	7/3/2012	Closure certification issued				
20	RCRA TSD	AUTO REPAIR OF LAGUNA BEACH	890 SOUTH COAST HWY LAGUNA BEACH CA 92651	SE	0.16 / 824.48	40	145
			EPA Handler ID: CAL000445193				
20	RCRA NON GEN	AUTO REPAIR OF LAGUNA BEACH	890 SOUTH COAST HWY LAGUNA BEACH CA 92651	SE	0.16 / 824.48	40	146
			EPA Handler ID: CAL000445193				
21	RCRA SQG	SNYDERS CLEANERS	506 GLENNEYRE LAGUNA BEACH CA 92651	N	0.15 / 808.88	26	147
			EPA Handler ID: CAD981641095				
21	DRYCLEANERS	SNYDERS CLEANERS	506 GLENNEYRE LAGUNA BEACH CA 926510000	N	0.15 / 808.88	26	149
21	DRYCLEANERS	SNYDER'S CLEANERS	506 GLENNEYRE ST LAGUNA BEACH CA 926510000	N	0.15 / 808.88	26	149
21	DRYCLEANERS	SNYDER CLEANERS	506 GLENNEYRE STREET LAGUNA BEACH CA 926510000	N	0.15 / 808.88	26	149
21	EMISSIONS	SNYDER'S CLEANERS & LAUNDRY, Y	506 GLENNEYRE ST. LAGUNA BEACH CA 92651	N	0.15 / 808.88	26	150
21	FED DRYCLEANERS	SNYDERS CLEANERS	506 GLENNEYRE LAGUNA BEACH CA 92651	N	0.15 / 808.88	26	150
22	DELISTED TNK	FRANKS AUTO SALES & SERVICE INC	900 S COAST HWY LAGUNA BEACH CA 92651	SE	0.17 / 915.29	36	150
23	ORANGE ICP	FORMER AHIMSA CARE FACILITY	450 GLENNEYRE ST LAGUNA BEACH CA 92651	NNW	0.17 / 903.40	21	150

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
24	ORANGE LOP	FRANKS MERCEDES	900 S PACIFIC COAST HWY LAGUNA BEACH CA 92651	SE	0.18 / 935.13	35	151
			Record ID* | *Case Closed Date* | *Type of Closure: RO0002405 | 3/14/1995 | Closure certification issued				
25	RCRA NON GEN	PILVI BINGHAM	527 CATALINA LAGUNA BEACH CA 92651	N	0.18 / 965.39	43	151
			EPA Handler ID: CAC003038985				
26	RCRA NON GEN	AGRIPPA CORPORATION	931 S COAST HWY LAGUNA BEACH CA 92651-2726 ***EPA Handler ID:*** CAC003042267	SE	0.20 / 1,054.34	35	152
27	RCRA TSD	VERIZON WIRELESS	401 GLENNEYRE STREET LAGUNA BEACH CA 92651	NNW	0.20 / 1,037.87	11	153
			EPA Handler ID: CAC003007280				
27	RCRA NON GEN	VERIZON WIRELESS	401 GLENNEYRE STREET LAGUNA BEACH CA 92651	NNW	0.20 / 1,037.87	11	154
			EPA Handler ID: CAC003007280				
28	RCRA TSD	FIRST TEAM ESTATE	900 GLENNEYRE STREET LAGUNA BEACH CA 92651	ESE	0.20 / 1,054.41	49	155
			EPA Handler ID: CAC003008121				
28	RCRA NON GEN	FIRST TEAM ESTATE	900 GLENNEYRE STREET LAGUNA BEACH CA 92651	ESE	0.20 / 1,054.41	49	156
			EPA Handler ID: CAC003008121				
29	RCRA NON GEN	C P CORNELL III DDS	920 GLENNEYRE ST LAGUNA BEACH CA 92651-0000 ***EPA Handler ID:*** CAL000115497	ESE	0.21 / 1,119.28	46	157
30	LUST	LAGUNA BMW	1009 PACIFIC COAST LAGUNA BEACH CA 92651	SE	0.26 / 1,349.59	34	158
			Global ID* | *Status* | *Status Date: T0605902413 | COMPLETED - CASE CLOSED | 2004-05-07 00:00:00				
31	ORANGE LOP	LAGUNA BMW	1009 S PACIFIC COAST HWY LAGUNA BEACH CA 92651	SE	0.27 / 1,435.89	33	161
			Record ID* | *Case Closed Date* | *Type of Closure: RO0002379 | 5/7/2004 | Closure certification issued				
32	LUST	GTE LAGUNA BEACH TFC	480 MERMAID LAGUNA BEACH CA 92651	N	0.28 / 1,476.99	6	161
			Global ID* | *Status* | *Status Date: T0605902608 | COMPLETED - CASE CLOSED | 1992-08-03 00:00:00				
32	ORANGE LOP	GTE LAGUNA BEACH TFC	480 S MERMAID ST LAGUNA BEACH CA 92651	N	0.28 / 1,476.99	6	163
			Record ID* | *Case Closed Date* | *Type of Closure: RO0002004 | 8/3/1992 | Closure certification issued				
33	RCRA TSD	LAGUNA BEACH CITY POOL	670 PARK AVE LAGUNA BEACH CA 92651	NE	0.29 / 1,553.99	112	163

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			EPA Handler ID: CAC003017327				
34	CLEANUP SITES	CITY CLEANERS	224 OCEAN AVENUE LAGUNA BEACH CA 92651	NW	0.32 / 1,714.32	-20	164
			***Site Facility Type	Status:*** CLEANUP PROGRAM SITE	COMPLETED - CASE CLOSED			
35	CLEANUP SITES	LIVE WIRE CLEANERS	439 FOREST AVENUE LAGUNA BEACH CA 92651	N	0.34 / 1,769.68	-2	174
			***Site Facility Type	Status:*** CLEANUP PROGRAM SITE	OPEN - ASSESSMENT & INTERIM REMEDIAL ACTION			
36	RCRA TSD	JESSICA COSTA	739 MANZANITA LAGUNA BEACH CA 92651	NE	0.35 / 1,867.98	141	217
			EPA Handler ID: CAC003017168				
37	LUST	UNOCAL #0807	120 PACIFIC COAST LAGUNA BEACH CA 92651	NW	0.35 / 1,848.35	-22	218
			***Global ID	Status	Status Date:*** T0605902431	COMPLETED - CASE CLOSED	2005-10-06 00:00:00			
37	ORANGE LOP	UNOCAL #0807	120 S PACIFIC COAST HWY LAGUNA BEACH CA 92651	NW	0.35 / 1,848.35	-22	221
			***Record ID	Case Closed Date	Type of Closure:*** RO0002251	10/6/2005	Closure certification issued			
38	LUST	ARCO #83031	105 PACIFIC COAST LAGUNA BEACH CA 92651	NW	0.36 / 1,914.11	-23	221
			***Global ID	Status	Status Date:*** T0605999083	COMPLETED - CASE CLOSED	2004-03-18 00:00:00			
39	LUST	MOBIL SERVICE STATION #18HJ6	104 PACIFIC COAST HWY LAGUNA BEACH CA 92651	NW	0.38 / 2,008.33	-19	224
			***Global ID	Status	Status Date:*** T0605902507	COMPLETED - CASE CLOSED	1988-07-28 00:00:00			
39	LUST	MOBIL #18-HJ6	104 SO. COAST HWY LAGUNA BEACH CA 92651	NW	0.38 / 2,008.33	-19	226
			***Global ID	Status	Status Date:*** T0605902540	OPEN - VERIFICATION MONITORING	2012-01-01 00:00:00			
39	ORANGE LOP	MOBIL #18-HJ6	104 N COAST HWY LAGUNA BEACH CA 92651	NW	0.38 / 2,008.33	-19	244
			***Record ID	Case Closed Date	Type of Closure:*** RO0001541	1/12/2018	Referred to Regional Board			
39	ORANGE LOP	MOBIL	104 COAST HWY LAGUNA BEACH CA 92651	NW	0.38 / 2,008.33	-19	244
			***Record ID	Case Closed Date	Type of Closure:*** RO0001804	3/17/1993	Closure certification issued			
40	ORANGE LOP	ARCO #83031	105 N PACIFIC COAST HWY LAGUNA BEACH CA 92651	NW	0.38 / 2,024.92	-21	244
			***Record ID	Case Closed Date	Type of Closure:*** RO0001650	3/18/2004	Closure certification issued			
41	ORANGE LOP	JOHN HEDGES INC	477 FOREST AVE LAGUNA BEACH CA 92652	N	0.39 / 2,069.79	3	244
			***Record ID	Case Closed Date	Type of Closure:*** RO0002535	12/22/1998	Closure certification issued			
42	LUST	GENERAL TELEPHONE CO	295 BROADWAY LAGUNA BEACH CA 92651	NNW	0.40 / 2,121.07	-16	244
			***Global ID	Status	Status Date:*** T0605902447	COMPLETED - CASE CLOSED	1990-02-27 00:00:00			

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
43	LUST	JOHN HEDGES INC	477 FOREST LAGUNA BEACH CA 92652	N	0.40 / 2,109.20	4	247
			***Global ID	Status	Status Date:*** T0605902484	COMPLETED - CASE CLOSED	1998-12-22 00:00:00				
44	LUST	CITY OF LAGUNA BEACH	175 COAST LAGUNA BEACH CA 92652	NW	0.41 / 2,182.72	-16	248
			***Global ID	Status	Status Date:*** T0605902491	COMPLETED - CASE CLOSED	1988-04-15 00:00:00				
44	ORANGE LOP	CITY OF LAGUNA BEACH	175 N COAST HWY LAGUNA BEACH CA 92651	NW	0.41 / 2,182.72	-16	250
			***Record ID	Case Closed Date	Type of Closure:*** RO0001045	4/15/1988	Closure certification issued				
45	LUST	MOBIL	104 COAST LAGUNA BEACH CA 92651	SE	0.41 / 2,189.20	30	250
			***Global ID	Status	Status Date:*** T0605902441	COMPLETED - CASE CLOSED	1993-03-17 00:00:00				
46	ORANGE LOP	GENERAL TELEPHONE CO	295 BROADWAY LAGUNA BEACH CA 92651	NNW	0.41 / 2,185.17	-13	252
			***Record ID	Case Closed Date	Type of Closure:*** RO0000815	2/27/1990	Closure certification issued				
47	ORANGE LOP	FDIC PROPERTY	310 BROADWAY LAGUNA BEACH CA 92651	NNW	0.41 / 2,181.40	-16	252
			***Record ID	Case Closed Date	Type of Closure:*** RO0002995	1/6/1994	Closure certification issued				
48	LUST	FDIC PROPERTY	310 BROADWAY LAGUNA BEACH CA 92651	NNW	0.43 / 2,269.41	6	252
			***Global ID	Status	Status Date:*** T0605902527	COMPLETED - CASE CLOSED	1994-01-06 00:00:00				
49	ORANGE LOP	SAIL AUTO CENTER	350 BROADWAY LAGUNA BEACH CA 92651	NNW	0.43 / 2,281.58	-7	254
			***Record ID	Case Closed Date	Type of Closure:*** RO0002260	12/18/1992	Closure certification issued				
50	LUST	SAIL AUTO CENTER	350 BROADWAY LAGUNA BEACH CA 92651	NNW	0.44 / 2,336.59	-4	255
			***Global ID	Status	Status Date:*** T0605902483	COMPLETED - CASE CLOSED	1992-12-18 00:00:00				
51	ORANGE LOP	CITY OF LAGUNA BEACH	505 FOREST AVE LAGUNA BEACH CA 92651	N	0.45 / 2,351.51	6	257
			***Record ID	Case Closed Date	Type of Closure:*** RO0002154	12/6/1990	Closure certification issued				
52	LUST	CITY OF LAGUNA BEACH	505 FOREST LAGUNA BEACH CA 92651	N	0.45 / 2,356.68	10	257
			***Global ID	Status	Status Date:*** T0605902385	COMPLETED - CASE CLOSED	1990-12-06 00:00:00				
53	RCRA TSD	PACIFICDIVERSIFIED	100 CLIFF DRIVE LAGUNA BEACH CA 92651	NNW	0.47 / 2,491.44	27	259
			EPA Handler ID: CAC003020490				
54	LUST	SHELL OIL	1342 PACIFIC COAST LAGUNA BEACH CA 92651	SE	0.48 / 2,544.78	34	260
			***Global ID	Status	Status Date:*** T0605963567	COMPLETED - CASE CLOSED	2005-07-08 00:00:00				

Executive Summary: Summary by Data Source

Standard

Federal

RCRA TSD - RCRA non-CORRACTS TSD Facilities

A search of the RCRA TSD database, dated Nov 18, 2019 has found that there are 8 RCRA TSD site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
CHEVRON STATION 91966	604 S COAST HWY LAGUNA BEACH CA 92651-2476 ***EPA Handler ID**: CAR000117457*	NNW	0.05 / 247.69	7
TESORO 63388	590 S COAST HWY LAGUNA BEACH CA 92651 ***EPA Handler ID**: CAL000446225*	NNW	0.08 / 424.38	14
AUTO REPAIR OF LAGUNA BEACH	890 SOUTH COAST HWY LAGUNA BEACH CA 92651 ***EPA Handler ID**: CAL000445193*	SE	0.16 / 824.48	20
VERIZON WIRELESS	401 GLENNEYRE STREET LAGUNA BEACH CA 92651 ***EPA Handler ID**: CAC003007280*	NNW	0.20 / 1,037.87	27
FIRST TEAM ESTATE	900 GLENNEYRE STREET LAGUNA BEACH CA 92651 ***EPA Handler ID**: CAC003008121*	ESE	0.20 / 1,054.41	28
LAGUNA BEACH CITY POOL	670 PARK AVE LAGUNA BEACH CA 92651 ***EPA Handler ID**: CAC003017327*	NE	0.29 / 1,553.99	33
JESSICA COSTA	739 MANZANITA LAGUNA BEACH CA 92651 ***EPA Handler ID**: CAC003017168*	NE	0.35 / 1,867.98	36
PACIFICDIVERSIFIED	100 CLIFF DRIVE LAGUNA BEACH CA 92651 ***EPA Handler ID**: CAC003020490*	NNW	0.47 / 2,491.44	53

RCRA SQG - RCRA Small Quantity Generators List

A search of the RCRA SQG database, dated Nov 18, 2019 has found that there are 3 RCRA SQG site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
CHEVRON STATION 61787	590 S COAST HWY LAGUNA BEACH CA 92651 ***EPA Handler ID**: CAD983668245*	NNW	0.08 / 424.38	14
ARCO FACILITY NO 09747	590 S PACIFIC COAST HWY LAGUNA BEACH CA 92653 ***EPA Handler ID**: CAR000101808*	NNW	0.08 / 424.38	14
SNYDERS CLEANERS	506 GLENNEYRE LAGUNA BEACH CA 92651 ***EPA Handler ID**: CAD981641095*	N	0.15 / 808.88	21

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Nov 18, 2019 has found that there are 15 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
LIFTECH ELEVATOR SERVICES	647 S. COAST HIGHWAY LAGUNA BEACH CA 92651 ***EPA Handler ID**: CAC002988532*	E	0.00 / 0.00	2
CHEVRON STATION 91966	604 S COAST HWY LAGUNA BEACH CA 92651-2476 ***EPA Handler ID**: CAR000117457*	NNW	0.05 / 247.69	7
LAGUNA BEACH OIL INC	604 S COAST HWY LAGUNA BEACH CA 92651-0000 ***EPA Handler ID**: CAL000181958*	NNW	0.05 / 247.69	7
RALPHS GROCERY #4	700 S COAST HWY LAGUNA BEACH CA 92651-2723 ***EPA Handler ID**: CAL000320340*	ESE	0.05 / 282.97	12
TESORO 63388	590 S COAST HWY LAGUNA BEACH CA 92651 ***EPA Handler ID**: CAL000446225*	NNW	0.08 / 424.38	14
TESORO USA 63388	590 S PACIFIC COAST HWY LAGUNA BEACH CA 92651 ***EPA Handler ID**: CAL000372968*	NNW	0.08 / 424.38	14
AMTECH ELEVATOR- LAGUNA BEACH	540 S COAST HWY LAGUNA BEACH CA 92651 ***EPA Handler ID**: CAC002963871*	NNW	0.12 / 627.20	16
LAGUNA COLLECTION, LLC	540 S. COAST HIGHWAY LAGUNA BEACH CA 92651 ***EPA Handler ID**: CAC002964371*	NNW	0.12 / 627.20	16
SANDY AND RALPH HANSON	510 GLENNEYRE ST UNIT 2 AND 3 LAGUNA BEACH CA 92651-2440	N	0.14 / 764.97	18

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***EPA Handler ID**: CAC003030097*			
AUTO REPAIR OF LAGUNA BEACH	890 SOUTH COAST HWY LAGUNA BEACH CA 92651	SE	0.16 / 824.48	20
	***EPA Handler ID**: CAL000445193*			
PILVI BINGHAM	527 CATALINA LAGUNA BEACH CA 92651	N	0.18 / 965.39	25
	***EPA Handler ID**: CAC003038985*			
AGRIPPA CORPORATION	931 S COAST HWY LAGUNA BEACH CA 92651-2726	SE	0.20 / 1,054.34	26
	***EPA Handler ID**: CAC003042267*			
VERIZON WIRELESS	401 GLENNEYRE STREET LAGUNA BEACH CA 92651	NNW	0.20 / 1,037.87	27
	***EPA Handler ID**: CAC003007280*			
FIRST TEAM ESTATE	900 GLENNEYRE STREET LAGUNA BEACH CA 92651	ESE	0.20 / 1,054.41	28
	***EPA Handler ID**: CAC003008121*			
C P CORNELL III DDS	920 GLENNEYRE ST LAGUNA BEACH CA 92651-0000	ESE	0.21 / 1,119.28	29
	***EPA Handler ID**: CAL000115497*			

State

LUST - Leaking Underground Fuel Tank Reports

A search of the LUST database, dated Nov 14, 2019 has found that there are 19 LUST site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
CHEVRON #9-1966	604 SO. COAST HWY LAGUNA BEACH CA 92651	NNW	0.05 / 248.30	8
	***Global ID**	**Status**	**Status Date**: T0605902417	OPEN - VERIFICATION MONITORING	2014-10-20 00:00:00*			
CHEVRON USA	590 COAST LAGUNA BEACH CA 92651	NNW	0.06 / 337.52	13
	***Global ID**	**Status**	**Status Date**: T0605902492	COMPLETED - CASE CLOSED	1985-11-01 00:00:00*			
CHEVRON #11-1787	590 COAST LAGUNA BEACH CA 92651	NNW	0.06 / 337.52	13
	***Global ID**	**Status**	**Status Date**: T0605902360	COMPLETED - CASE CLOSED	2015-06-30 00:00:00*			
JIFFY GAS STATION	890 COAST LAGUNA BEACH CA 92651	SE	0.16 / 824.48	20
	***Global ID**	**Status**	**Status Date**: T0605902361	COMPLETED - CASE CLOSED	2012-07-03 00:00:00*			
ARCO STATION	890 COAST LAGUNA BEACH CA 92651	SE	0.16 / 824.48	20

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	Global ID* | *Status* | *Status Date: *T0605902359* | *COMPLETED - CASE CLOSED* | *1993-03-31 00:00:00*			
LAGUNA BMW	1009 PACIFIC COAST LAGUNA BEACH CA 92651	SE	0.26 / 1,349.59	30
	Global ID* | *Status* | *Status Date: *T0605902413* | *COMPLETED - CASE CLOSED* | *2004-05-07 00:00:00*			
GTE LAGUNA BEACH TFC	480 MERMAID LAGUNA BEACH CA 92651	N	0.28 / 1,476.99	32
	Global ID* | *Status* | *Status Date: *T0605902608* | *COMPLETED - CASE CLOSED* | *1992-08-03 00:00:00*			
JOHN HEDGES INC	477 FOREST LAGUNA BEACH CA 92652	N	0.40 / 2,109.20	43
	Global ID* | *Status* | *Status Date: *T0605902484* | *COMPLETED - CASE CLOSED* | *1998-12-22 00:00:00*			
MOBIL	104 COAST LAGUNA BEACH CA 92651	SE	0.41 / 2,189.20	45
	Global ID* | *Status* | *Status Date: *T0605902441* | *COMPLETED - CASE CLOSED* | *1993-03-17 00:00:00*			
FDIC PROPERTY	310 BROADWAY LAGUNA BEACH CA 92651	NNW	0.43 / 2,269.41	48
	Global ID* | *Status* | *Status Date: *T0605902527* | *COMPLETED - CASE CLOSED* | *1994-01-06 00:00:00*			
CITY OF LAGUNA BEACH	505 FOREST LAGUNA BEACH CA 92651	N	0.45 / 2,356.68	52
	Global ID* | *Status* | *Status Date: *T0605902385* | *COMPLETED - CASE CLOSED* | *1990-12-06 00:00:00*			
SHELL OIL	1342 PACIFIC COAST LAGUNA BEACH CA 92651	SE	0.48 / 2,544.78	54
	Global ID* | *Status* | *Status Date: *T0605963567* | *COMPLETED - CASE CLOSED* | *2005-07-08 00:00:00*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
UNOCAL #0807	120 PACIFIC COAST LAGUNA BEACH CA 92651	NW	0.35 / 1,848.35	37
	Global ID* | *Status* | *Status Date: *T0605902431* | *COMPLETED - CASE CLOSED* | *2005-10-06 00:00:00*			
ARCO #83031	105 PACIFIC COAST LAGUNA BEACH CA 92651	NW	0.36 / 1,914.11	38
	Global ID* | *Status* | *Status Date: *T0605999083* | *COMPLETED - CASE CLOSED* | *2004-03-18 00:00:00*			
MOBIL SERVICE STATION #18HJ6	104 PACIFIC COAST HWY LAGUNA BEACH CA 92651	NW	0.38 / 2,008.33	39
	Global ID* | *Status* | *Status Date: *T0605902507* | *COMPLETED - CASE CLOSED* | *1988-07-28 00:00:00*			
MOBIL #18-HJ6	104 SO. COAST HWY LAGUNA BEACH CA 92651	NW	0.38 / 2,008.33	39
	Global ID* | *Status* | *Status Date: *T0605902540* | *OPEN - VERIFICATION MONITORING* | *2012-01-01 00:00:00*			
GENERAL TELEPHONE CO	295 BROADWAY LAGUNA BEACH CA 92651	NNW	0.40 / 2,121.07	42
	Global ID* | *Status* | *Status Date: *T0605902447* | *COMPLETED - CASE CLOSED* | *1990-02-27 00:00:00*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CITY OF LAGUNA BEACH	175 COAST LAGUNA BEACH CA 92652	NW	0.41 / 2,182.72	44
	Global ID* | *Status* | *Status Date: *T0605902491* | *COMPLETED - CASE CLOSED* | *1988-04-15 00:00:00*			
SAIL AUTO CENTER	350 BROADWAY LAGUNA BEACH CA 92651	NNW	0.44 / 2,336.59	50
	Global ID* | *Status* | *Status Date: *T0605902483* | *COMPLETED - CASE CLOSED* | *1992-12-18 00:00:00*			

UST - Permitted Underground Storage Tank (UST) in GeoTracker

A search of the UST database, dated Nov 14, 2019 has found that there are 2 UST site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Laguna Beach Oil, Inc.	604 S. Coast Highway Laguna Beach CA 92651-2476	N	0.05 / 250.07	10
	Facility ID: *FA0049043*			
TESORO (SHELL) 63388	590 S Coast Hwy LAGUNA BEACH CA 92651	NNW	0.08 / 424.38	14
	Facility ID: *FA0060117*			

HHSS - Historical Hazardous Substance Storage Information Database

A search of the HHSS database, dated Aug 27, 2015 has found that there are 3 HHSS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
91966	604 S COAST MWY LAGUNA BEACH CA 92651	NNW	0.05 / 259.22	9
SERVICE STATION	590 S. COAST HIGHWAY LAGUNA BEACH CA 92651	NNW	0.08 / 424.38	14
JIFFY SERVICE STATION 514	890 SOUTH COAST HWY LAGUNA BEACH CA 92651	SE	0.15 / 798.30	19

DELISTED TNK - Delisted Storage Tanks

A search of the DELISTED TNK database, dated Feb 21, 2020 has found that there are 5 DELISTED TNK site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Laguna Beach Oil, Inc.	604 S. Coast Highway Laguna Beach CA 92651-2476	N	0.05 / 250.07	10

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
THRIFTY STATION #388	590 S COAST HWY # 388 LAGUNA BEACH CA 92651	NNW	0.08 / 432.05	15
ARCO #9747	590 S COAST HWY # 9747 LAGUNA BEACH CA 92651	NNW	0.08 / 432.05	15
CHEVRON STATION #9-9476	590 S COAST HWY # 9-9476 LAGUNA BEACH CA 92651	NNW	0.08 / 432.05	15
FRANKS AUTO SALES & SERVICE INC	900 S COAST HWY LAGUNA BEACH CA 92651	SE	0.17 / 915.29	22

CERS TANK - California Environmental Reporting System (CERS) Tanks

A search of the CERS TANK database, dated Feb 18, 2020 has found that there are 2 CERS TANK site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Laguna Beach Oil, Inc.	604 S. COAST HIGHWAY LAGUNA BEACH CA 92651-2476	NNW	0.05 / 247.69	7
	***Site ID**: 413456*			
TESORO (SHELL) 63388	590 S COAST HWY LAGUNA BEACH CA 92651	NNW	0.08 / 424.38	14
	***Site ID**: 74635*			

CLEANUP SITES - GeoTracker Cleanup Program Sites

A search of the CLEANUP SITES database, dated Nov 14, 2019 has found that there are 2 CLEANUP SITES site(s) within approximately 0.50 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CITY CLEANERS	224 OCEAN AVENUE LAGUNA BEACH CA 92651	NW	0.32 / 1,714.32	34
	***Site Facility Type**	**Status**: CLEANUP PROGRAM SITE	COMPLETED - CASE CLOSED*		
LIVE WIRE CLEANERS	439 FOREST AVENUE LAGUNA BEACH CA 92651	N	0.34 / 1,769.68	35
	***Site Facility Type**	**Status**: CLEANUP PROGRAM SITE	OPEN - ASSESSMENT & INTERIM REMEDIAL ACTION*		

HIST TANK - Historical Hazardous Substance Storage Container Information - Facility Summary

A search of the HIST TANK database, dated May 27, 1988 has found that there are 3 HIST TANK site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
91966	604 S COAST HWY LAGUNA BEACH CA	NNW	0.05 / 247.69	7
SERVICE STATION	590 S. COAST HIGHWAY LAGUNA BEACH CA	NNW	0.08 / 424.38	14
JIFFY SERVICE STATION #514	890 SOUTH COAST HWY LAGUNA BEACH CA	SE	0.15 / 798.30	19

County

ORANGE ICP - Orange County - Industrial Cleanup Program Cases Listing

A search of the ORANGE ICP database, dated Jan 2, 2020 has found that there are 1 ORANGE ICP site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
FORMER AHIMSA CARE FACILITY	450 GLENNEYRE ST LAGUNA BEACH CA 92651	NNW	0.17 / 903.40	23

ORANGE LOP - Orange County - LOP Lead Cases List

A search of the ORANGE LOP database, dated Jan 2, 2020 has found that there are 17 ORANGE LOP site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
CHEVRON #9-1966	604 S COAST HWY LAGUNA BEACH CA 92651	NNW	0.05 / 247.69	7
	***Record ID | Case Closed Date | Type of Closure**: RO0000829 | 1/12/2018 | Referred to Regional Board*			
CHEVRON #11-1787	590 S COAST HWY LAGUNA BEACH CA 92651	NNW	0.08 / 424.38	14
	***Record ID | Case Closed Date | Type of Closure**: RO0001669 | 6/30/2015 | Closure certification issued*			
CHEVRON USA	590 S COAST HWY LAGUNA BEACH CA 92651	NNW	0.08 / 424.38	14
	***Record ID | Case Closed Date | Type of Closure**: RO0002536 | 11/1/1985 | Closure certification issued*			
JIFFY GAS STATION	890 S COAST HWY LAGUNA BEACH CA 92651	SE	0.16 / 824.48	20
	***Record ID | Case Closed Date | Type of Closure**: RO0000807 | 7/3/2012 | Closure certification issued*			
FRANKS MERCEDES	900 S PACIFIC COAST HWY LAGUNA BEACH CA 92651	SE	0.18 / 935.13	24
	***Record ID | Case Closed Date | Type of Closure**: RO0002405 | 3/14/1995 | Closure certification issued*			
LAGUNA BMW	1009 S PACIFIC COAST HWY LAGUNA BEACH CA 92651	SE	0.27 / 1,435.89	31

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	Record ID* | *Case Closed Date* | *Type of Closure: *RO0002379* | *5/7/2004* | *Closure certification issued*			
GTE LAGUNA BEACH TFC	480 S MERMAID ST LAGUNA BEACH CA 92651	N	0.28 / 1,476.99	32
	Record ID* | *Case Closed Date* | *Type of Closure: *RO0002004* | *8/3/1992* | *Closure certification issued*			
JOHN HEDGES INC	477 FOREST AVE LAGUNA BEACH CA 92652	N	0.39 / 2,069.79	41
	Record ID* | *Case Closed Date* | *Type of Closure: *RO0002535* | *12/22/1998* | *Closure certification issued*			
CITY OF LAGUNA BEACH	505 FOREST AVE LAGUNA BEACH CA 92651	N	0.45 / 2,351.51	51
	Record ID* | *Case Closed Date* | *Type of Closure: *RO0002154* | *12/6/1990* | *Closure certification issued*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
UNOCAL #0807	120 S PACIFIC COAST HWY LAGUNA BEACH CA 92651	NW	0.35 / 1,848.35	37
	Record ID* | *Case Closed Date* | *Type of Closure: *RO0002251* | *10/6/2005* | *Closure certification issued*			
MOBIL #18-HJ6	104 N COAST HWY LAGUNA BEACH CA 92651	NW	0.38 / 2,008.33	39
	Record ID* | *Case Closed Date* | *Type of Closure: *RO0001541* | *1/12/2018* | *Referred to Regional Board*			
MOBIL	104 COAST HWY LAGUNA BEACH CA 92651	NW	0.38 / 2,008.33	39
	Record ID* | *Case Closed Date* | *Type of Closure: *RO0001804* | *3/17/1993* | *Closure certification issued*			
ARCO #83031	105 N PACIFIC COAST HWY LAGUNA BEACH CA 92651	NW	0.38 / 2,024.92	40
	Record ID* | *Case Closed Date* | *Type of Closure: *RO0001650* | *3/18/2004* | *Closure certification issued*			
CITY OF LAGUNA BEACH	175 N COAST HWY LAGUNA BEACH CA 92651	NW	0.41 / 2,182.72	44
	Record ID* | *Case Closed Date* | *Type of Closure: *RO0001045* | *4/15/1988* | *Closure certification issued*			
GENERAL TELEPHONE CO	295 BROADWAY LAGUNA BEACH CA 92651	NNW	0.41 / 2,185.17	46
	Record ID* | *Case Closed Date* | *Type of Closure: *RO0000815* | *2/27/1990* | *Closure certification issued*			
FDIC PROPERTY	310 BROADWAY LAGUNA BEACH CA 92651	NNW	0.41 / 2,181.40	47
	Record ID* | *Case Closed Date* | *Type of Closure: *RO0002995* | *1/6/1994* | *Closure certification issued*			
SAIL AUTO CENTER	350 BROADWAY LAGUNA BEACH CA 92651	NNW	0.43 / 2,281.58	49
	Record ID* | *Case Closed Date* | *Type of Closure: *RO0002260* | *12/18/1992* | *Closure certification issued*			

UST ORANGE CNTY - Orange County - Underground Storage Tanks Listing

A search of the UST ORANGE CNTY database, dated Jan 2, 2020 has found that there are 3 UST ORANGE CNTY site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
LAGUNA BEACH OIL	604 S COAST HWY LAGUNA BEACH CA 92651 ***Facility ID**: FA0049043*	NNW	0.05 / 247.69	7
LAGUNA CHEVRON # 1966	604 COAST LAGUNA BEACH CA 92651 ***Facility ID**: FA25258*	N	0.05 / 258.50	11
TESORO 63388	590 S PACIFIC COAST HWY LAGUNA BEACH CA 92651 ***Facility ID**: FA0060117*	NNW	0.08 / 424.38	14

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Nov 6, 2019 has found that there are 1 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
LIFTECH ELEVATOR SERVICES	647 S. COAST HIGHWAY LAGUNA BEACH CA 92651	E	0.00 / 0.00	2

FED DRYCLEANERS - Drycleaner Facilities

A search of the FED DRYCLEANERS database, dated May 29, 2018 has found that there are 1 FED DRYCLEANERS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
SNYDERS CLEANERS	506 GLENNEYRE LAGUNA BEACH CA 92651	N	0.15 / 808.88	21

ALT FUELS - Alternative Fueling Stations

A search of the ALT FUELS database, dated Jan 8, 2020 has found that there are 1 ALT FUELS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
LAGUNA BEACH	533 Glenneyre St Laguna Beach CA 92651	N	0.13 / 673.34	17

State

DRYCLEANERS - Dry Cleaning Facilities

A search of the DRYCLEANERS database, dated Feb 3, 2020 has found that there are 3 DRYCLEANERS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
SNYDER'S CLEANERS	506 GLENNEYRE ST LAGUNA BEACH CA 926510000	N	0.15 / 808.88	21
SNYDER CLEANERS	506 GLENNEYRE STREET LAGUNA BEACH CA 926510000	N	0.15 / 808.88	21
SNYDERS CLEANERS	506 GLENNEYRE LAGUNA BEACH CA 926510000	N	0.15 / 808.88	21

CHMIRS - California Hazardous Material Incident Report System (CHMIRS)

A search of the CHMIRS database, dated Oct 23, 2019 has found that there are 7 CHMIRS site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
City of Laguna Beach	647 Sleepy Hollow Laguna Beach CA 92651	ENE	0.00 / 0.00	1
City Of Laguna Beach	658 South Coast Highway Laguna Beach CA	NE	0.01 / 49.73	3
City of Laguna Beach	658 South Coast Hwy Laguna Beach CA	NE	0.01 / 49.73	3
City of Laguna Beach	658 South Coast Hwy Laguna Beach CA 92651	NE	0.01 / 49.73	3
City of Laguna Beach	680 South Coast Hwy Laguna Beach CA 92651	E	0.01 / 49.49	5
City of Laguna Beach	600 Sleepy Hallow cross Cleo St Laguna Beach CA 92651	NNW	0.00 / 20.56	6
City of Lagun Beach	600 blk Sleepy Hollow Lane Laguna Beach CA 92651	NNW	0.00 / 20.56	6

HAZNET - Hazardous Waste Manifest Data

A search of the HAZNET database, dated Oct 24, 2016 has found that there are 2 HAZNET site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
DON BERRIS	652 S COAST HWY LAGUNA BEACH CA 92651	NE	0.01 / 50.07	4
DON BERRIS JEWELERS	652 S COAST HWY LAGUNA BEACH CA 926512416	NE	0.01 / 50.07	4

CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the CERS HAZ database, dated Feb 18, 2020 has found that there are 1 CERS HAZ site(s) within approximately 0.12 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Ralphs Grocery #004	700 S. PACIFIC COAST HWY. LAGUNA BEACH CA 92651	ESE	0.05 / 282.97	12

EMISSIONS - Toxic Pollutant Emissions Facilities

A search of the EMISSIONS database, dated Dec 31, 2017 has found that there are 5 EMISSIONS site(s) within approximately 0.25 miles of the project property.

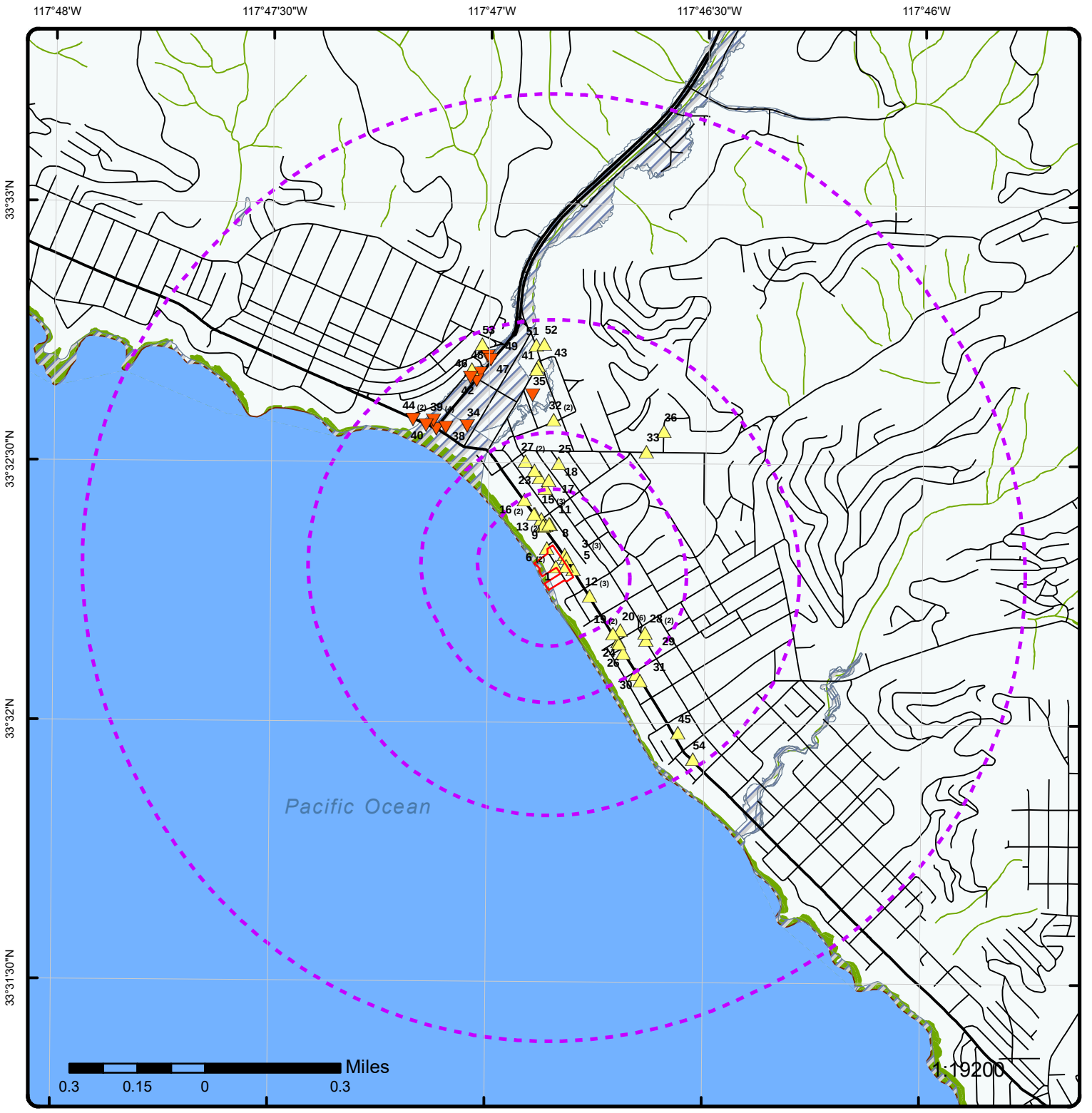
Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
LAGUNA BEACH OIL, FARZAN GHADOOSHAHY DBA	604 S PACIFIC COAST HWY LAGUNA BEACH CA 92651	NNW	0.05 / 247.69	7
TESORO 63388	590 S PACIFIC COAST HWY LAGUNA BEACH CA 92651	NNW	0.08 / 424.38	14
TES30O 63388	590 S PACIFIC COAST HWY LAGUNA BEACH CA 92651	NNW	0.08 / 424.38	14
DESERT PETROLEUM #514	890 COAST HIGHWAY LAGUNA BEACH CA 92651	SE	0.16 / 824.48	20
SNYDER'S CLEANERS & LAUNDRY, Y	506 GLENNEYRE ST. LAGUNA BEACH CA 92651	N	0.15 / 808.88	21

County

ORANGE HW - Orange County - Hazardous Waste Facilities

A search of the ORANGE HW database, dated Jan 2, 2020 has found that there are 3 ORANGE HW site(s) within approximately 0.12 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
LAGUNA BEACH OIL	604 S COAST HWY LAGUNA BEACH CA 92651	NNW	0.05 / 247.69	7
RALPHS GROCERY #004	700 S COAST HWY LAGUNA BEACH CA 92651	ESE	0.05 / 282.97	12
TESORO 63388	590 S PACIFIC COAST HWY LAGUNA BEACH CA 92651	NNW	0.08 / 424.38	14



Map : 1.0 Mile Radius

Order Number: 20200309372

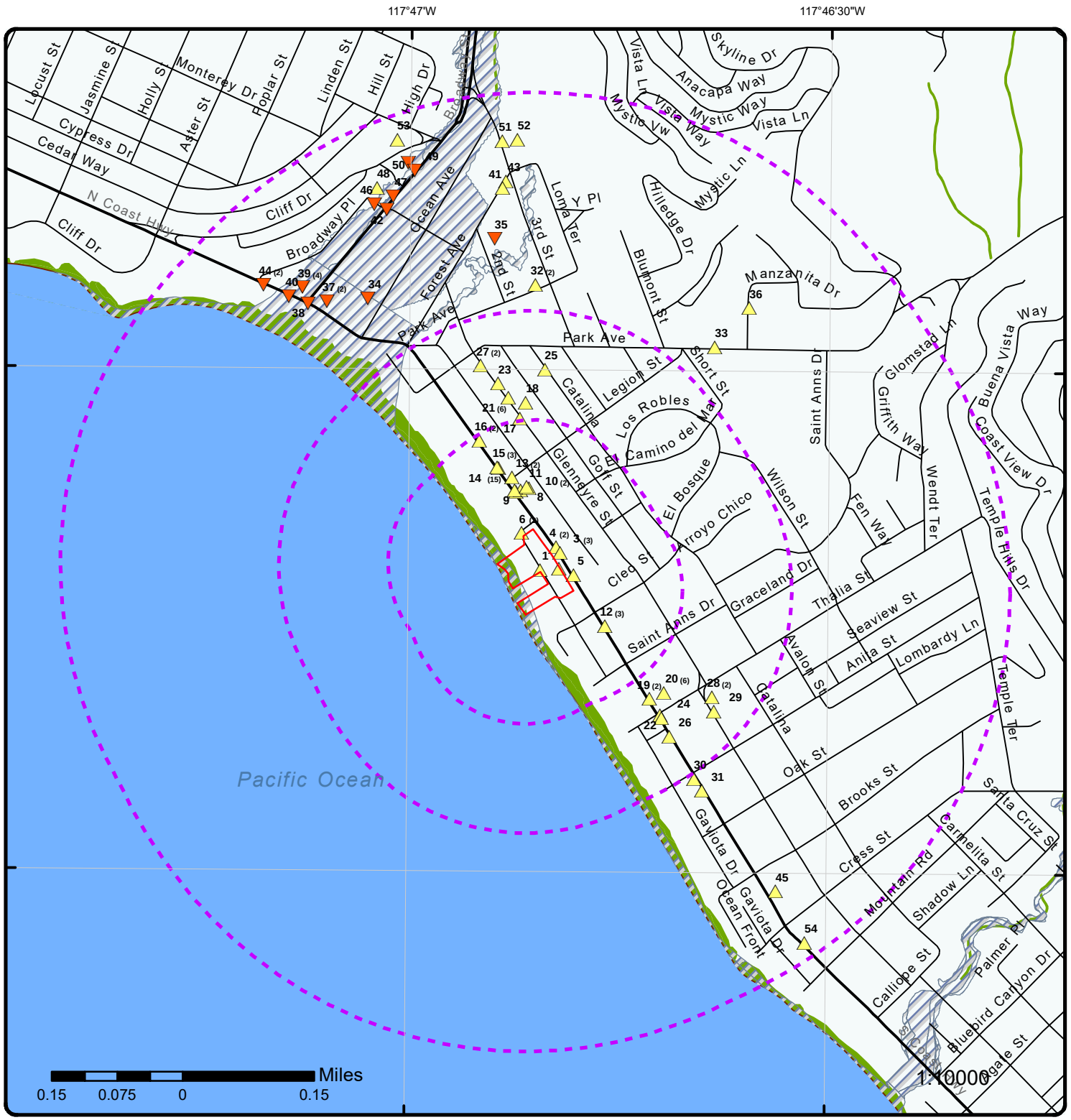
Address: 657 So Coast Highway, Laguna Beach, CA

ENVIRONMENTAL RISK INFORMATION SERVICES

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

© ERIS Information Inc.



Map : 0.5 Mile Radius

Order Number: 20200309372

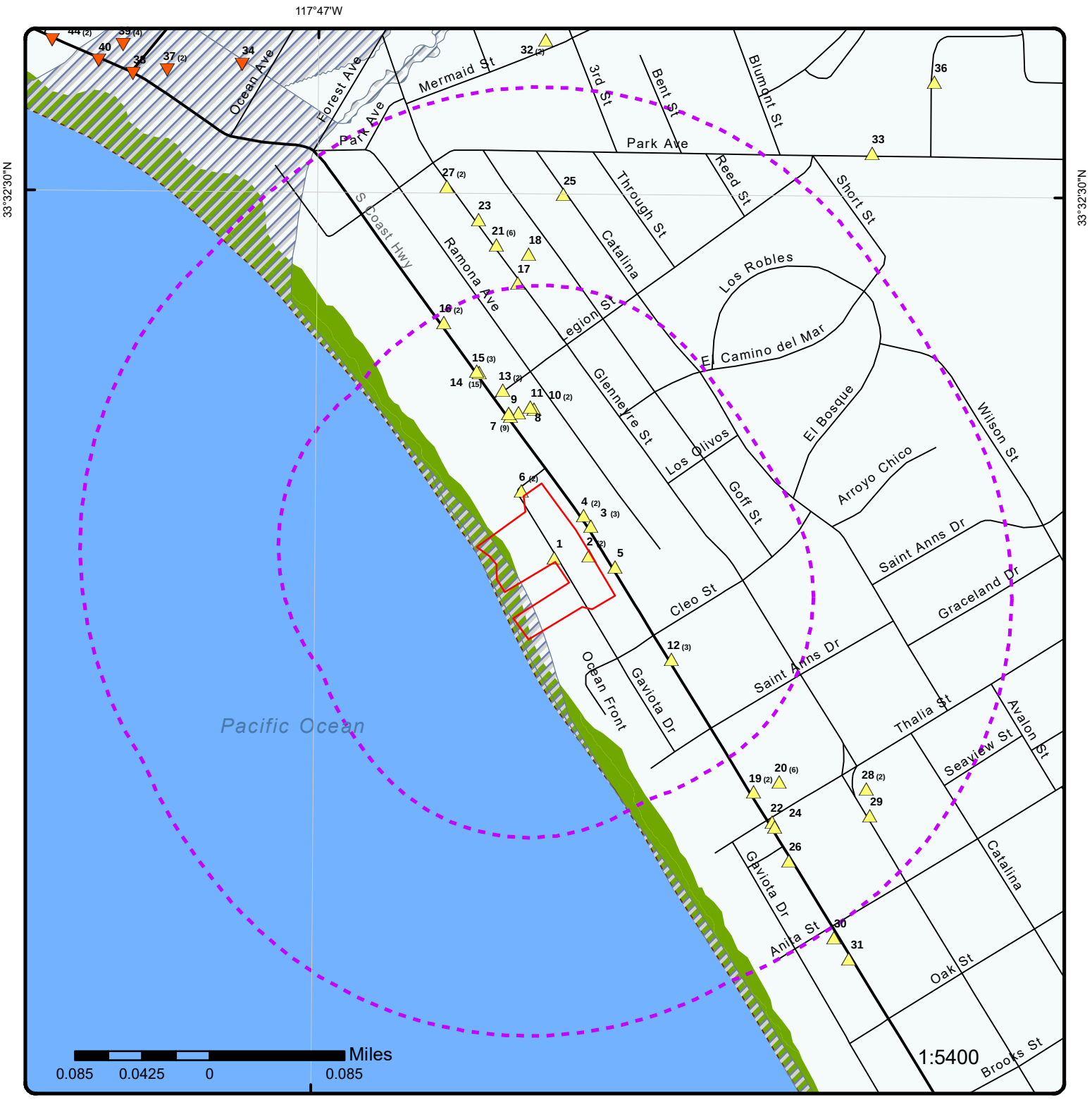
Address: 657 So Coast Highway, Laguna Beach, CA

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

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Map : 0.25 Mile Radius

Order Number: 20200309372

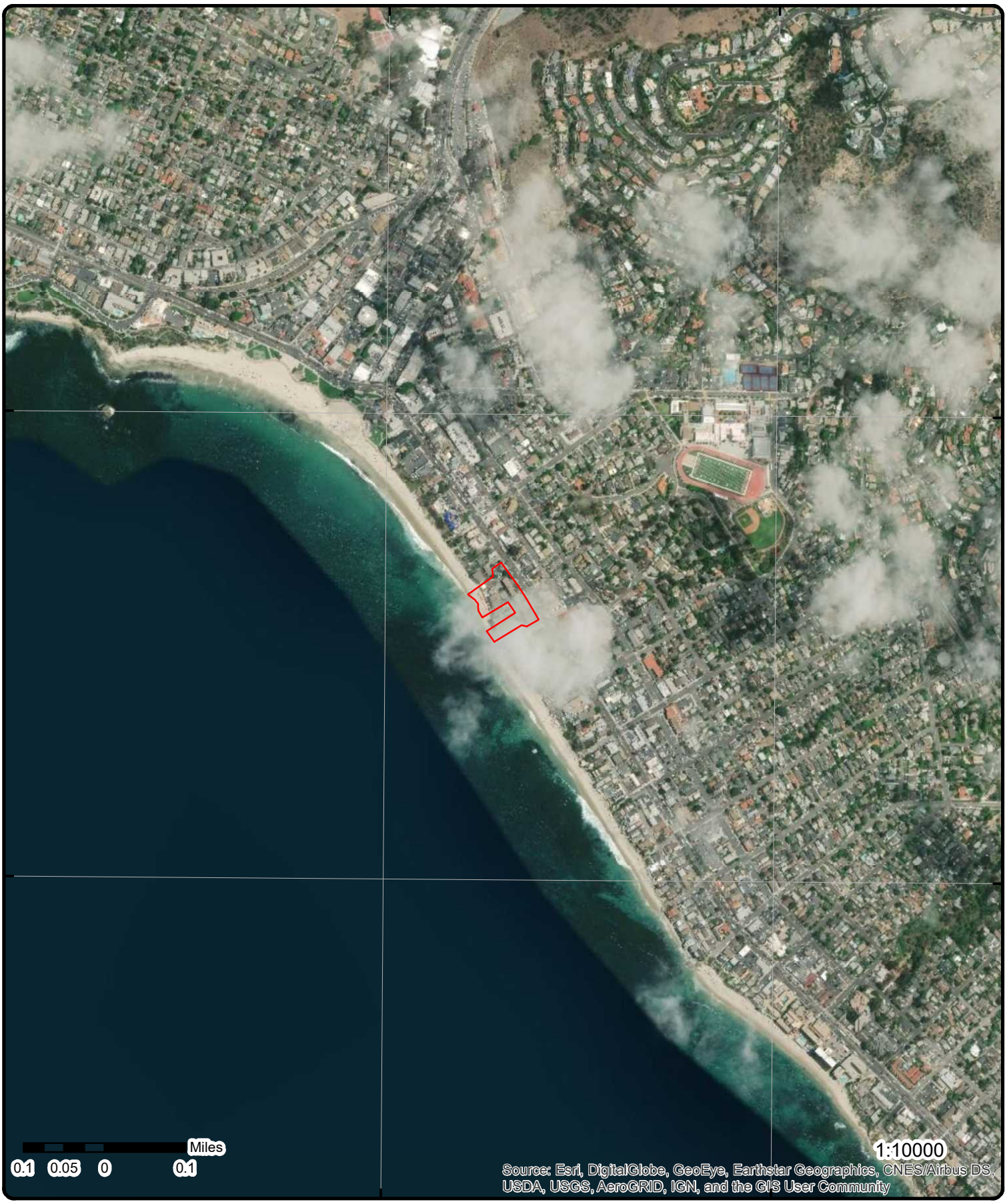
Address: 657 So Coast Highway, Laguna Beach, CA

ENVIRONMENTAL RISK INFORMATION SERVICES

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

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Aerial **Year: 2018**

Address: 657 So Coast Highway, Laguna Beach, CA

Source: ESRI World Imagery

Order Number: 20200309372

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES

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Topographic Map

Year: 2015

Address: 657 So Coast Highway, CA

Quadrangle(s): San Juan Capistrano,CA; Laguna Beach,CA

Source: USGS Topographic Map

Order Number: 20200309372

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

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Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 1	ENE	0.00 / 0.00	39.58 / 8	City of Laguna Beach 647 Sleepy Hollow Laguna Beach CA 92651	CHMIRS

Clean Control No: 09-3020
Notified Date:
Notified Date Time:
Year: 2009
County: Orange County
URL: https://w3.calema.ca.gov/operational/malhaz.nsf/f1841a103c102734882563e200760c4a/8f33ffc2468887588825759a00783553?OpenDocument

California Hazardous Material Incident Report System (as of 2006 to 2015)

Contained: Yes
1 Substance: Sewage
1 Measure: Gal(s)
1 Other:
1 Quantity: 15
1 Type: SEWAGE
1 Pipeline:
1 Vessel >= 300 Tons:
2 Substance:
2 Quantity:
2 Measure:
2 Type:
2 Other:
2 Pipeline:
2 Vessel >= 300 Tons:
3 Substance:
3 Quantity:
3 Measure:
3 Type:
3 Other:
3 Pipeline:
3 Ves >= 300 Tons:
Incident Date: 4/16/2009
Incident Time: 1344
Spill Site: Merchant/Business
Injuries?:
No of Injuries: 0
Fatals?:
No of Fatals: 0
Evacs?:
No of Evacs: 0
Cleanup: Reporting Party
Site:
Cause: Blockage
Cause Other:
Dog No:
Water: No
Water Way:
City: Laguna Beach
County: Orange County
Zip: 92651
Admin Agency: Orange County Emergency Managment Div
Notification Area: AA/CUPA,DFG-OSPR,DTSC,RWQCB,US EPA,USFWS
Location: 647 Sleepy Hollow
Description: Caller states substance released from the over flow system due to grease. Caller states substance released to a sandy area. Caller states clean-up has been completed.

Spill Report View

Amount 1:
Amount 2:
Amount 3:
Type: SEWAGE
Water:
On Scene:
Other on Scene:
Other Notified:
Document Title: SPILL Report
Spill Site: Merchant/Business
Cause Desc for Other:
Person Notifying Cal OES:
Creation Date: 04/16/2009 02:52 PM
Received By:
Admin Agency:
Admin Agency 2:
Additional County:
Phone No:
Ext:
Pag Cell:

Hazardous Materials Spill Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Control Cal OES:	09-3020	**Type 3:**	
Control NRC:		**Other 3:**	
Date :	04/16/2009	**Pipeline 3:**	No
Incident Date:	04/16/2009	**Ves >= 300 Tons 3:**	No
Time:	1452	**Name:**	
Incident Time:	1344	**Phone:**	
Water Involved:	No	**Ext:**	
Drink Wtr Impact:		**Pag Cell:**	
Qty 1:	=	**PRS Name:**	
Measure 1:	Gal(s)	**PRS Phone:**	
Type 1:	SEWAGE	**PRS Ext:**	
Pipeline 1:	No	**PRS Pag Cell:**	
Ves >= 300 Tons 1:	No	**Received By:**	
Qty 2:	=	**Header Unknown:**	SOUTH COAST AQMD
Amount 2:		**Incident Desc:**	
Measure 2:		**R R Crssing < 50 Ft:**	
Type 2:		**Uprr Rim :**	
Other 2:		**Notification Info:**	
Pipeline 2:	No	**Notification List:**	
Vessel >= 300 Tns 2:	No	**DOG Unit:**	
Qty 3:	=	**RWQCB Unit:**	9
Amount 3:		**Injuries:**	No
Measure 3:		**Fatality:**	No

Incident Location:	647 Sleepy Hollow
Reported Cause:	Blockage
Amount 1:	15
Substance 1:	Sewage
Substance 2:	
Substance 3:	
Waterway:	
Contained:	Yes
Known Impact:	None
Other 1:	
Detail for Other:	
Site:	Merchant/Business
On Scene:	
Other on Scene:	
Other Notified:	Orange Co Health
Evacuation:	No
Cleanup By:	Reporting Party
Agency:	City of Laguna Beach
PRS Agency:	
Admin Agency:	Orange County Emergency Managment Div
Sec Agency:	
Additional County:	
Admin Agency 2:	
Description:	Caller states substance released from the over flow system due to grease. Caller states substance released to a sandy area. Caller states clean-up has been completed.

2	*1 of 2*	*E*	*0.00 / 0.00*	*53.62 / 22*	***LIFTECH ELEVATOR SERVICES*** ***647 S. COAST HIGHWAY*** ***LAGUNA BEACH CA 92651***	***RCRA NON GEN***

EPA Handler ID:	CAC002988532
Gen Status Universe:	No Report
Contact Name:	MICHAEL PERKINS
Contact Address:	2897 GARDENA AVE , , SIGNAL HILL , CA, 90755 ,
Contact Phone No and Ext:	562-997-3639
Contact Email:	BECKY@HCIENV.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20181108

Violation/Evaluation Summary

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Note: NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20181108
Handler Name:	LIFTECH ELEVATOR SERVICES
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	2897 GARDENA AVE
Name:	DANIEL SIMON	***Street 2:***	
Date Became Current:		***City:***	SIGNAL HILL
Date Ended Current:		***State:***	CA
Phone:	562-997-3639	***Country:***	
Source Type:	Implementer	***Zip Code:***	90755

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	2897 GARDENA AVE
Name:	MICHAEL PERKINS	***Street 2:***	
Date Became Current:		***City:***	SIGNAL HILL
Date Ended Current:		***State:***	CA
Phone:	562-997-3639	***Country:***	
Source Type:	Implementer	***Zip Code:***	90755

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	*2 of 2*	*E*	*0.00 / 0.00*	*53.62 / 22*	***LIFTECH ELEVATOR SERVICES*** ***647 S. COAST HIGHWAY*** ***LAGUNA BEACH CA 92651***	***FINDS/FRS***

Registry ID:	110070442014
FIPS Code:	06059
HUC Code:	
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	02-JAN-2019 10:49:11
Update Date:	
Interest Types:	UNSPECIFIED UNIVERSE
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No:
Census Block Code:
EPA Region Code: 09
County Name: ORANGE
US/Mexico Border Ind:
Latitude:
Longitude:
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: http://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070442014
Program Acronyms:

RCRAINFO:CAC002988532

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	1 of 3	NE	0.01 / 49.73	62.04 / 31	City of Laguna Beach 658 South Coast Hwy Laguna Beach CA	CHMIRS

Clean Control No: 11-4003
Notified Date Time:
County: Orange County
URL: https://w3.calema.ca.gov/operational/malhaz.nsf/f1841a103c102734882563e200760c4a/ca5e6515ca9da1d2882578c2007aaad8?OpenDocument
Notified Date:
Year: 2011

California Hazardous Material Incident Report System (as of 2006 to 2015)

Contained: No
1 Substance: Sewage
1 Measure: Gal(s)
1 Other:
1 Quantity: 50
1 Type: SEWAGE
1 Pipeline:
1 Vessel >= 300 Tons: No
2 Substance:
2 Quantity:
2 Measure:
2 Type:
2 Other:
2 Pipeline:
2 Vessel >= 300 Tons: No
3 Substance:
3 Quantity:
3 Measure:
3 Type:
3 Other:
3 Pipeline:
3 Ves >= 300 Tons: No
Incident Date: 7/3/2011
Incident Time: 1336
Spill Site: Waterways
Injuries?: No
No of Injuries:
Fatals?: No
No of Fatals:
Evacs?: No
No of Evacs:
Cleanup: Reporting Party
Site: storm drain
Cause: Unknown
Cause Other:
Dog No:
Water: No
Water Way: storm drain
City: Laguna Beach
County: Orange County
Zip:
Admin Agency: Orange County Emergency Management Division
Notification Area: AA/CUPA,DFG-OSPR,DTSC,RWQCB,US EPA,USFWS,LANDS,PARKS & REC,USCG
Location: 658 South Coast Hwy
Description: The caller is reporting a sewage spill at a business. The sewage spilled into the gutter and a storm drain. 20 gallons of sewage was recovered.

Spill Report View

Amount 1:
Amount 2:
Creation Date: 07/03/2011 03:19 PM
Received By:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Amount 3:		**Admin Agency:**	
Type:	SEWAGE	**Admin Agency 2:**	
Water:		**Additional County:**	
On Scene:		**Phone No:**	
Other on Scene:		**Ext:**	
Other Notified:		**Pag Cell:**	
Document Title:	SPILL Report		
Spill Site:	Waterways		
Cause Desc for Other:			
Person Notifying Cal OES:			

Hazardous Materials Spill Report

Control Cal OES:	11-4003	**Type 3:**	
Control NRC:		**Other 3:**	
Date :	07/03/2011	**Pipeline 3:**	No
Incident Date:	07/03/2011	**Ves >= 300 Tons 3:**	No
Time:	1519	**Name:**	
Incident Time:	1336	**Phone:**	
Water Involved:	No	**Ext:**	
Drink Wtr Impact:	No	**Pag Cell:**	
Qty 1:	=	**PRS Name:**	
Measure 1:	Gal(s)	**PRS Phone:**	
Type 1:	SEWAGE	**PRS Ext:**	
Pipeline 1:	No	**PRS Pag Cell:**	
Ves >= 300 Tons 1:	No	**Received By:**	
Qty 2:	=	**Header Unknown:**	SOUTH COAST AQMD
Amount 2:		**Incident Desc:**	
Measure 2:		**R R Crssing < 50 Ft:**	
Type 2:		**Uprr Rim :**	
Other 2:		**Notification Info:**	
Pipeline 2:	No	**Notification List:**	
Vessel >= 300 Tns 2:	No	**DOG Unit:**	
Qty 3:	=	**RWQCB Unit:**	9
Amount 3:		**Injuries:**	No
Measure 3:		**Fatality:**	No
Incident Location:	658 South Coast Hwy		
Reported Cause:	Unknown		
Amount 1:	50		
Substance 1:	Sewage		
Substance 2:			
Substance 3:			
Waterway:	storm drain		
Contained:	No		
Known Impact:	Unknown		
Other 1:			
Detail for Other:			
Site:	Waterways		
On Scene:			
Other on Scene:			
Other Notified:	RWQCB, County Health		
Evacuation:	No		
Cleanup By:	Reporting Party		
Agency:	City of Laguna Beach		
PRS Agency:			
Admin Agency:	Orange County Emergency Management Division		
Sec Agency:			
Additional County:			
Admin Agency 2:			
Description:	The caller is reporting a sewage spill at a business. The sewage spilled into the gutter and a storm drain. 20 gallons of sewage was recovered.		

3	*2 of 3*	*NE*	*0.01 / 49.73*	*62.04 / 31*	***City of Laguna Beach*** ***658 South Coast Hwy*** ***Laguna Beach CA 92651***	***CHMIRS***

Clean Control No:		***Notified Date:***	7/28/200003:20:36 PM

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Notified Date Time: **Year:** 2000
County: Orange County
URL:

California Hazardous Material Incident Report System (as of 1997 to 2005)

Contained:	Yes	**Bbls:**	0
Substance:	Raw Sewage	**Cups:**	0
Incident Date:	7/26/200012:00:00 AM	**Cuft:**	0
No of Injuries:	0	**Gals:**	10
No of Fatals:	0	**Grams:**	0
No of Evacs:	0	**Lbs:**	0
Cleanup:	Reporting Party	**Liters:**	0
Water:	No	**Oz:**	0
Water Way:		**Pts:**	0
City:	Laguna Beach	**Qts:**	0
County:	Orange County	**Sheen:**	0
Zip:	92651	**Tons:**	0
Site:	Residence	**Unknown:**	0

Admin Agency: Orange County Emergency Managment Div
Location: 658 South Coast Hwy
Description: This occurred on 7/26/00 at 2000 hrs. Overflow ended at 2015 hrs. Spill was due to blockage in the line, tree roots. All info on this form obtained from a fax to OES on 7/28/00 at 1451 hrs.

3	3 of 3	NE	0.01 / 49.73	62.04 / 31	City Of Laguna Beach 658 South Coast Highway Laguna Beach CA	CHMIRS

Clean Control No: 08-7969 **Notified Date:**
Notified Date Time: **Year:** 2008
County: Orange County
URL: https://w3.calema.ca.gov/operational/malhaz.nsf/f1841a103c102734882563e200760c4a/39954721c80f3257882574f80065e022?OpenDocument

California Hazardous Material Incident Report System (as of 2006 to 2015)

Contained:	Yes	**3 Ves >= 300 Tons:**	
1 Substance:	Sewage	**Incident Date:**	11/5/2008
1 Measure:	Gal(s)	**Incident Time:**	930
1 Other:		**Spill Site:**	Residence
1 Quantity:	10	**Injuries?:**	
1 Type:	SEWAGE	**No of Injuries:**	0
1 Pipeline:		**Fatals?:**	
1 Vessel >= 300 Tons:		**No of Fatals:**	0
2 Substance:		**Evacs?:**	
2 Quantity:		**No of Evacs:**	0
2 Measure:		**Cleanup:**	Reporting Party
2 Type:		**Site:**	
2 Other:		**Cause:**	
2 Pipeline:		**Cause Other:**	
2 Vessel >= 300 Tons:		**Dog No:**	
3 Substance:		**Water:**	No
3 Quantity:		**Water Way:**	
3 Measure:		**City:**	Laguna Beach
3 Type:		**County:**	Orange County
3 Other:		**Zip:**	
3 Pipeline:			

Admin Agency: Orange County Emergency Managment Div
Notification Area: AA/CUPA,DFG-OSPR,DTSC,RWQCB,US EPA,USFWS
Location: 658 South Coast Highway
Description: The private lateral line was blocked resulting in an overflow out on to the gutter line.

Spill Report View

Amount 1: **Creation Date:** 11/05/2008 10:32 AM

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Amount 2:		**Received By:**	
Amount 3:		**Admin Agency:**	
Type:	SEWAGE	**Admin Agency 2:**	
Water:		**Additional County:**	
On Scene:		**Phone No:**	
Other on Scene:		**Ext:**	
Other Notified:		**Pag Cell:**	
Document Title:	SPILL Report		
Spill Site:	Residence		
Cause Desc for Other:			
Person Notifying Cal OES:			

Hazardous Materials Spill Report

Control Cal OES:	08-7969	**Type 3:**	
Control NRC:		**Other 3:**	
Date :	11/05/2008	**Pipeline 3:**	No
Incident Date:	11/05/2008	**Ves >= 300 Tons 3:**	No
Time:	1032	**Name:**	
Incident Time:	0930	**Phone:**	
Water Involved:	No	**Ext:**	
Drink Wtr Impact:		**Pag Cell:**	
Qty 1:	=	**PRS Name:**	
Measure 1:	Gal(s)	**PRS Phone:**	
Type 1:	SEWAGE	**PRS Ext:**	
Pipeline 1:	No	**PRS Pag Cell:**	
Ves >= 300 Tons 1:	No	**Received By:**	
Qty 2:	=	**Header Unknown:**	SOUTH COAST AQMD
Amount 2:		**Incident Desc:**	
Measure 2:		**R R Crssing < 50 Ft:**	
Type 2:		**Uprr Rim :**	
Other 2:		**Notification Info:**	
Pipeline 2:	No	**Notification List:**	
Vessel >= 300 Tns 2:	No	**DOG Unit:**	
Qty 3:	=	**RWQCB Unit:**	9
Amount 3:		**Injuries:**	No
Measure 3:		**Fatality:**	No
Incident Location:	658 South Coast Highway		
Reported Cause:			
Amount 1:	10		
Substance 1:	Sewage		
Substance 2:			
Substance 3:			
Waterway:			
Contained:	Yes		
Known Impact:			
Other 1:			
Detail for Other:			
Site:	Residence		
On Scene:			
Other on Scene:			
Other Notified:	Orange Co Environmental Health, San Diego RWQCB.		
Evacuation:	No		
Cleanup By:	Reporting Party		
Agency:	City Of Laguna Beach		
PRS Agency:			
Admin Agency:	Orange County Emergency Managment Div		
Sec Agency:			
Additional County:			
Admin Agency 2:			
Description:	The private lateral line was blocked resulting in an overflow out on to the gutter line.		

4	1 of 2	NE	0.01 / 50.07	62.39 / 31	**DON BERRIS** **652 S COAST HWY** **LAGUNA BEACH CA 92651**	HAZNET

SIC Code:		**Mailing City:**	LAGUNA BEACH

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

NAICS Code:		**Mailing State:**	CA
EPA ID:	CAC002575844	**Mailing Zip:**	92651
Create Date:	3/23/2004	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	DON BERRIS
Inact Date:	10/27/2004	**Owner Addr 1:**	652 S COAST HWY
County Code:	30	**Owner Addr 2:**	
County Name:	Orange	**Owner City:**	LAGUNA BEACH
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	652 S COAST HWY	**Owner Zip:**	92651
Mailing Addr 2:		**Owner Phone:**	9494973279
Owner Fax:			

Contact Information

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Contact Name:	DON BERRIS
Street Address 1:	652 S COAST HWY
Street Address 2:	
City:	LAGUNA BEACH
State:	CA
Zip:	92651
Phone:	9494973279
--	--

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
4	2 of 2	NE	0.01 / 50.07	62.39 / 31	DON BERRIS JEWELERS 652 S COAST HWY LAGUNA BEACH CA 926512416	HAZNET

SIC Code:		**Mailing City:**	LAGUNA BEACH
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAC002636611	**Mailing Zip:**	926512416
Create Date:	11/12/2008	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	DON BERRIS
Inact Date:	5/12/2009	**Owner Addr 1:**	652 S COAST HWY
County Code:	30	**Owner Addr 2:**	
County Name:	Orange	**Owner City:**	LAGUNA BEACH
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	652 S COAST HWY	**Owner Zip:**	926512416
Mailing Addr 2:		**Owner Phone:**	9494973279
Owner Fax:			

Contact Information

--	--
Contact Name:	DON BERRIS
Street Address 1:	652 S COAST HWY
Street Address 2:	
City:	LAGUNA BEACH
State:	CA
Zip:	926512416
Phone:	9494973279
--	--

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	1 of 1	E	0.01 / 49.49	57.21 / 26	City of Laguna Beach 680 South Coast Hwy Laguna Beach CA 92651	CHMIRS

Clean Control No:	13-3457	**Notified Date:**	
Notified Date Time:		**Year:**	2013
County:	Orange County		
URL:	https://w3.calema.ca.gov/operational/malhaz.nsf/f1841a103c102734882563e200760c4a/e8f586a779fd6b5688257b8300621579?OpenDocument		

California Hazardous Material Incident Report System (as of 2006 to 2015)

Contained:	Yes	**3 Yes >= 300 Tons:**	No
1 Substance:	Sewage	**Incident Date:**	6/7/2013
1 Measure:	Gal(s)	**Incident Time:**	930

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

1 Other:		**Spill Site:**	Road
1 Quantity:	30	**Injuries?:**	No
1 Type:	SEWAGE	**No of Injuries:**	
1 Pipeline:	No	**Fatals?:**	No
1 Vessel >= 300 Tons:	No	**No of Fatals:**	
2 Substance:		**Evacs?:**	No
2 Quantity:		**No of Evacs:**	
2 Measure:		**Cleanup:**	Reporting Party
2 Type:		**Site:**	
2 Other:		**Cause:**	Blockage
2 Pipeline:	No	**Cause Other:**	
2 Vessel >= 300 Tons:	No	**Dog No:**	
3 Substance:		**Water:**	No
3 Quantity:		**Water Way:**	
3 Measure:		**City:**	Laguna Beach
3 Type:		**County:**	Orange County
3 Other:		**Zip:**	92651
3 Pipeline:	No		

Admin Agency: Orange County Emergency Management Division
Notification Area: AA/CUPA,DFG-OSPR,DTSC,RWQCB,US EPA,USFWS,Co/Hlth,Co/E-Hlth
Location: 680 South Coast Hwy
Description: Caller states substance released from a manhole due to blockage. Caller states substance released to a storm drain box. Caller states a vacuum truck was used to recover the release from the box.

Spill Report View

Amount 1:		**Creation Date:**	06/07/2013 10:51 AM
Amount 2:		**Received By:**	
Amount 3:		**Admin Agency:**	
Type:	SEWAGE	**Admin Agency 2:**	
Water:		**Additional County:**	
On Scene:		**Phone No:**	
Other on Scene:		**Ext:**	
Other Notified:		**Pag Cell:**	

Document Title: SPILL Report
Spill Site: Road
Cause Desc for Other:
Person Notifying Cal OES:

Hazardous Materials Spill Report

Control Cal OES:	13-3457	**Type 3:**	
Control NRC:		**Other 3:**	
Date :	06/07/2013	**Pipeline 3:**	No
Incident Date:	06/07/2013	**Ves >= 300 Tons 3:**	No
Time:	1051	**Name:**	
Incident Time:	0930	**Phone:**	
Water Involved:	No	**Ext:**	
Drink Wtr Impact:		**Pag Cell:**	
Qty 1:	=	**PRS Name:**	
Measure 1:	Gal(s)	**PRS Phone:**	
Type 1:	SEWAGE	**PRS Ext:**	
Pipeline 1:	No	**PRS Pag Cell:**	
Ves >= 300 Tons 1:	No	**Received By:**	
Qty 2:	=	**Header Unknown:**	SOUTH COAST AQMD
Amount 2:		**Incident Desc:**	
Measure 2:		**R R Crssing < 50 Ft:**	
Type 2:		**Uprr Rim :**	
Other 2:		**Notification Info:**	
Pipeline 2:	No	**Notification List:**	
Vessel >= 300 Tns 2:	No	**DOG Unit:**	
Qty 3:	=	**RWQCB Unit:**	9
Amount 3:		**Injuries:**	No
Measure 3:		**Fatality:**	No

Incident Location: 680 South Coast Hwy
Reported Cause: Blockage
Amount 1: 30

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Substance 1: Sewage
Substance 2:
Substance 3:
Waterway:
Contained: Yes
Known Impact: None
Other 1:
Detail for Other:
Site: Road
On Scene:
Other on Scene:
Other Notified:
Evacuation: No
Cleanup By: Reporting Party
Agency: City of Laguna Beach
PRS Agency:
Admin Agency: Orange County Emergency Management Division
Sec Agency:
Additional County:
Admin Agency 2:
Description: Caller states substance released from a manhole due to blockage. Caller states substance released to a storm drain box. Caller states a vacuum truck was used to recover the release from the box.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	1 of 2	NNW	0.00 / 20.56	55.06 / 24	City of Lagun Beach 600 blk Sleepy Hollow Lane Laguna Beach CA 92651	CHMIRS

Clean Control No:
Notified Date: 2/29/200008:33:49 AM
Notified Date Time:
Year: 2000
County: Los Angeles County
URL:

California Hazardous Material Incident Report System (as of 1997 to 2005)

Contained: Yes
Substance: Sewage
Incident Date: 2/28/200012:00:00 AM
No of Injuries: 0
No of Fatals: 0
No of Evacs: 0
Cleanup: Contractor
Water: Yes
Water Way: Pacific Ocean
City: Laguna Beach
County: Los Angeles County
Zip: 92651
Site: Road
Bbls: 0
Cups: 0
Cuft: 0
Gals: 12,000
Grams: 0
Lbs: 0
Liters: 0
Oz: 0
Pts: 0
Qts: 0
Sheen: 0
Tons: 0
Unknown: 0
Admin Agency: Orange County Emergency Managment Div
Location: 600 blk Sleepy Hollow Lane
Description: A plug in by-pass system caused overflow in main line.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	2 of 2	NNW	0.00 / 20.56	55.06 / 24	City of Laguna Beach 600 Sleepy Hallow cross Cleo St Laguna Beach CA 92651	CHMIRS

Clean Control No: 10-0009
Notified Date:
Notified Date Time:
Year: 2010
County: Orange County
URL: https://w3.calema.ca.gov/operational/malhaz.nsf/f1841a103c102734882563e200760c4a/81c92c1eb4cd927e8825769e007582b2?OpenDocument

California Hazardous Material Incident Report System (as of 2006 to 2015)

Contained: Yes
1 Substance: Sewage
3 Yes >= 300 Tons:
Incident Date: 1/1/2010

1 Measure:	Gal(s)	**Incident Time:**	1223
1 Other:		**Spill Site:**	Road
1 Quantity:	1000	**Injuries?:**	No
1 Type:	SEWAGE	**No of Injuries:**	
1 Pipeline:		**Fatals?:**	No
1 Vessel >= 300 Tons:		**No of Fatals:**	
2 Substance:		**Evacs?:**	No
2 Quantity:		**No of Evacs:**	
2 Measure:		**Cleanup:**	Responsible Party
2 Type:		**Site:**	
2 Other:		**Cause:**	Mechanical
2 Pipeline:		**Cause Other:**	
2 Vessel >= 300 Tons:		**Dog No:**	
3 Substance:		**Water:**	No
3 Quantity:		**Water Way:**	
3 Measure:		**City:**	Laguna Beach
3 Type:		**County:**	Orange County
3 Other:		**Zip:**	92651
3 Pipeline:			

Admin Agency: Orange County Emergency Management Division
Notification Area: AA/CUPA,DFG-OSPR,DTSC,RWQCB,US EPA,USFWS
Location: 600 Sleepy Hallow cross Cleo St
Description: Power outage caused the pump station to stop working causing the release to the beach no water involved

Spill Report View

Amount 1:		**Creation Date:**	01/01/2010 01:23 PM
Amount 2:		**Received By:**	
Amount 3:		**Admin Agency:**	
Type:	SEWAGE	**Admin Agency 2:**	
Water:		**Additional County:**	
On Scene:		**Phone No:**	
Other on Scene:		**Ext:**	
Other Notified:		**Pag Cell:**	

Document Title: SPILL Report
Spill Site: Road
Cause Desc for Other:
Person Notifying Cal OES:

Hazardous Materials Spill Report

Control Cal OES:	10-0009	**Type 3:**	
Control NRC:		**Other 3:**	
Date :	01/01/2010	**Pipeline 3:**	No
Incident Date:	01/01/2010	**Ves >= 300 Tons 3:**	No
Time:	1323	**Name:**	
Incident Time:	1223	**Phone:**	
Water Involved:	No	**Ext:**	
Drink Wtr Impact:	No	**Pag Cell:**	
Qty 1:	=	**PRS Name:**	
Measure 1:	Gal(s)	**PRS Phone:**	
Type 1:	SEWAGE	**PRS Ext:**	
Pipeline 1:	No	**PRS Pag Cell:**	
Ves >= 300 Tons 1:	No	**Received By:**	
Qty 2:	=	**Header Unknown:**	SOUTH COAST AQMD
Amount 2:		**Incident Desc:**	
Measure 2:		**R R Crssing < 50 Ft:**	
Type 2:		**Uprr Rim :**	
Other 2:		**Notification Info:**	
Pipeline 2:	No	**Notification List:**	
Vessel >= 300 Tns 2:	No	**DOG Unit:**	
Qty 3:	=	**RWQCB Unit:**	9
Amount 3:		**Injuries:**	No
Measure 3:		**Fatality:**	No

Incident Location: 600 Sleepy Hallow cross Cleo St
Reported Cause: Mechanical
Amount 1: 1000

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Substance 1: Sewage
Substance 2:
Substance 3:
Waterway:
Contained: Yes
Known Impact: None
Other 1:
Detail for Other:
Site: Road
On Scene:
Other on Scene:
Other Notified:
Evacuation: No
Cleanup By: Responsible Party
Agency: City of Laguna Beach
PRS Agency:
Admin Agency: Orange County Emergency Management Division
Sec Agency:
Additional County:
Admin Agency 2:
Description: Power outage caused the pump station to stop working causing the release to the beach no water involved

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7	1 of 9	NNW	0.05 / 247.69	68.72 / 37	LAGUNA BEACH OIL 604 S COAST HWY LAGUNA BEACH CA 92651	UST ORANGE CNTY

Facility ID: FA0049043
SR No:
Notes:
Data Source: Permitted Underground Storage Tank (UST) Facilities Listing

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7	2 of 9	NNW	0.05 / 247.69	68.72 / 37	LAGUNA BEACH OIL 604 S COAST HWY LAGUNA BEACH CA 92651	ORANGE HW

Facility ID: FA0049043

7	3 of 9	NNW	0.05 / 247.69	68.72 / 37	CHEVRON #9-1966 604 S COAST HWY LAGUNA BEACH CA 92651	ORANGE LOP

Record ID: RO0000829
Case ID: 90UT159
Case Closed Date: 1/12/2018
Type of Closure: Referred to Regional Board
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded

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7	4 of 9	NNW	0.05 / 247.69	68.72 / 37	Laguna Beach Oil, Inc. 604 S. COAST HIGHWAY LAGUNA BEACH CA 92651-2476	CERS TANK

Site ID: 413456
Latitude: 33.539700
Longitude: -117.780930
County: Orange County

Regulated Programs

EI ID: 10516453
EI Description: Hazardous Waste Generator

EI ID: 10516453
EI Description: Underground Storage Tank

EI ID: 10516453
EI Description: Chemical Storage Facilities

Violations

Violation Date: 10/17/2017 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Orange County Environmental Health
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 07/05/2018. Please verify and update the location of the main water shut-off on the site map and re-submit via CERS within 30 days.

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 12/02/2015 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Notes:

Returned to compliance on 12/17/2015. The monitoring plan on site does not have correct sensor model numbers for the UDCs. Request for corrections on the monitoring plan was made in the inspection report dated 10/22/15 and comments via E-submit on 7/7/15. To date, revised monitoring plan has not been submitted electronically. Revised monitoring plan must be submitted by 12/16/15.

Violation Description:

Failure to maintain on site an approved monitoring plan.

Violations

Violation Date: 07/17/2015 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Notes:

Returned to compliance on 09/01/2015. Certification of Financial Responsibility (CFR) submitted electronically expired on 12/2/14 and a valid CFR has not been submitted. Valid CFR must be submitted electronically within 30 days of this inspection report.

Violation Description:

Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.

Violations

Violation Date: 10/20/2016 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: 23 CCR 16 2712(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)
Violation Notes:

Returned to compliance on 04/19/2017. Facility did not have maintenance records on site and available for review. Maintenance records for the past 3 years must be kept on site and be available for review during inspections. Facility must correct this violation immediately. A re-inspection will be conducted within 30 days of receiving this report.

Violation Description:

Failure to maintain records of repairs, lining, and upgrades on site, or off site if approved by the CUPA, for the life of the UST.

Violations

Violation Date: 05/04/2017 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: HSC 6.7 25290.1(c), 25290.2(c), 25291(a)(2), 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c), 25290.2(c), 25291(a)(2), 25292(e)
Violation Notes:

Returned to compliance on 10/06/2017. The following components did not pass secondary containment testing: Secondary Product Lines (87N, 87S), turbine Sumps (87N, 87S), and UDC (5/6). Facility must ensure secondary containment components are maintained tight and positively tested every 36 months. Violation must be corrected immediately.

Violation Description:

Failure to maintain secondary containment (e.g. failure of secondary containment testing).

Violations

Violation Date: 10/17/2017 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: 23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)
Violation Notes:

Returned to compliance on 10/18/2017. Designated operator training was not conducted annually. Last training records available for review on site was dated 6/26/2016. Please conduct the annual DO employee training and submit the training records to this Agency within 30 days.

Violation Description:

Failure to have at least one employee present during operating hours that has been trained in the proper operation and maintenance of the UST system by a designated operator (DO).

Violations

Violation Date: 10/17/2017 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Orange County Environmental Health
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Notes:

Employee training records were not available for review. All employees are required to be trained annually; new employees are required to be trained within 6 months. Please provide training records for the Hazardous Materials Business Plan with the following information documented: topic of training, date, employee name, employee signature. Violation must be corrected immediately and documents must be submitted to this Agency within 30 days.

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date: 12/02/2015 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: 23 CCR 16 2638 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638
Violation Notes:

Returned to compliance on 12/17/2015. A copy of monitoring system certification report for tests conducted on 10/21/15 has not been received by this agency. Test results must be submitted within 30 days of testing. A copy of the monitoring system certification must be submitted to this agency by 12/16/15.

Violation Description:

Failure to test leak detection equipment as required every 12 months (VPH, sensor, LLD, ATG, etc.) and/or submit monitoring system certification to the CUPA within 30 days of completion of the test

Violations

Violation Date: 12/02/2015 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: 23 CCR 16 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2711(a)(8)
Violation Notes:

Returned to compliance on 12/17/2015. The monitoring plan does not include sensor model numbers and/or key legend for symbols listed on site map. Request for correction on the monitoring plot plan was made in the inspection report dated 10/22/15 and comments via E-submit on 7/7/15. To date, revised monitoring plot plan has not been submitted electronically. Revised monitoring plan plot must be submitted by 12/16/15.

Violation Description:

Failure to submit, obtain approval, or maintain a complete/accurate plot plan.

Violations

Violation Date: 10/17/2018 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: 23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)
Violation Notes:

Returned to compliance on 11/16/2018. OBSERVATION: The 91 UST overfill flapper was observed to be missing when the drop tube was removed. CORRECTIVE ACTION: Repair and replace the flapper portion of the tube and re-test overfill within thirty (30) days.

Violation Description:

Failure to comply with one or more of the following overfill prevention equipment requirements:
Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or
Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or
Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or
Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling.

Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1, 2018.

For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter.

For USTs installed on and after October 1, 2018, perform an inspection at installation and every 36 months thereafter.

Inspected within 30 days after a repair to the overfill prevention equipment.

Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer.

Inspected by a certified UST service technician.

Maintain records of overfill prevention equipment inspection for 36 months.

Violations

Violation Date: 10/18/2019 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Notes:

OBSERVATION: Current financial responsibility documents have not been maintained on-site. Current financial responsibility documents are required to be submitted/maintained annually. CORRECTIVE ACTION: Complete and submit a copy of the financial responsibility within 30 days..

Violation Description:

Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.

Violations

Violation Date: 10/20/2016 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: 23 CCR 16 2641(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(a)
Violation Notes:

Returned to compliance on 04/19/2017. The leak sensor located in the turbine sump of the 91 tank was not located at the lowest point possible in the tank. The sensor was observed to be located on the high curve of the tank. Re-locate the sensor to the lowest possible point in the tank immediately. A re-inspection will be conducted within 30 days of this report.

Violation Description:

Failure of leak detection equipment to be located such that equipment is capable of detecting a leak at the earliest possible opportunity.

Violations

Violation Date: 12/02/2015 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: HSC 6.7 25286(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25286(a)
Violation Notes:

Returned to compliance on 01/05/2016. Information on tank pages (tank compartments) submitted electronically is not complete. Request for correction was made in the inspection dated 10/21/15. To date, revised tank information pages have not been submitted electronically. Revised tank information must be submitted by 12/16/15.

Violation Description:

Failure to submit an complete and accurate application for a permit to operate an underground storage tank, or for renewal of the permit.

Evaluations

Eval Date: 10/17/2019
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

On site to witness monitoring system certification testing activities and to conduct routine UST inspection. David Lopez of Clean Air Testing conducted the testing and has valid ICC and monitoring equipment manufacturing certifications. The facility operates three DW fuel 10k USTs (87, 91, 87aux) and one SW 10k diesel UST. The monitor is a Veeder-root system and is operating. Annulars (407) are "DRY". Sensors shut down respective turbine when submerged in water. One of these initially failed but was replaced with like for like. Sump and UDC sensors (205) shut down respective turbine when submerged in water. Fail-safe, sensor out and emergency shut off were tested and passed. Line leak detectors were tested and passed. Site has flappers for overfill prevention. Spill buckets were tested visually without any changes in water level. Diesel reports reviewed. Valid permit, designated operator documentation, monthly inspection reports, responses to [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/22/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Reviewed and accepted all outstanding UST submittals. All corrections have been made.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/26/2017
Violations Found: No

Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENT: Secondary containment testing re-test report received. The following components passed: UDC 5/6 Secondary Product Line 87 N (designated as W on report) Secondary Product Line 87 S (designated as E on report) Turbine Sump 87 N (designated as W on report) Turbine Sump 87 S (designated as E on report) Testers were unable to pull test boot back on the product lines after testing. Valves were opened and turned to the bottom. Violation I382 (Secondary containment maintained tight and has been confirmed by testing) has been corrected. Violation I651 (DO employee training performed, current, and is available for review) is still outstanding. Please correct violation immediately.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/11/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS The following were received this date and reviewed from JQ Engineering: - 10-17-18 UST Monitoring System Certification Results - 10-17-18 Spill Bucket Testing - 10-17-18 Overfill Equipment Testing All components pass. Overfill flapper for the 91 was in disrepair and needs to be replaced and re-tested. Violation issued on 10-17-18 I101 remains OUTSTANDING. Repair and re-test the 91 Overfill Protection Flapper Valve. Report mailed to the facility.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/21/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

Inspector Comments: On site to conduct routine hazardous waste inspection. Sandy Aguilar granted consent to conduct inspection. I walked the perimeter and inspected waste storage area in trash enclosure. I did not observe any hazardous waste in municipal trash. Fuel waste solids (1) and liquid (1) drums are stored closed and labeled. Manifests were reviewed. Business emergency plan is available on site. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 09/01/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Comments: Reviewed and accepted Certification Of Financial Responsibility (CFR) with coverage period from 8/14/15 to 8/14/16, submitted to E-submit on 8/14/15. Violation I583, regarding failure to maintain current CFR cited in the inspection report dated 7/17/15, has been corrected.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/17/2018
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS On site to conduct a routine Underground Storage Tank (UST) inspection and witness the annual monitoring system certification and spill bucket testing. Met this date with Fabby Millan, manager, who granted consent to conduct the inspection. On site was Jimmy

Quintanilla for JQ Engineering to conduct the testing. Overfill prevention testing was also conducted this date. TECHNICIAN Jimmy Quintanilla | JQ Engineering CERS ID 10516453 This facility contains four (4) USTs. Three (3) are Double Walled (DW) (87 North, 91 and 87 South) and one (1) is a Single Walled (SW) UST (Diesel). The system is monitored by a Veeder Root TLS 350 system. The monitored read "All Systems Normal". The sumps and UDCs are monitored by VR 205 sensors. The Annular Spaces on the DW tanks are monitored by VR 407 sensors. Leak Detection is VR PLLD which trigger shut down. All sensors were tested and shut down the turbines. Sensor out, fail safe and Emergency Shut Off were [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/17/2018
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS EPA ID CAL000181958 = ACTIVE Facility generates fuel waste solids and fuel waste liquid. Manifests from American Oil were available for review. On site to conduct a hazardous waste inspection. Met this date with Fabby Millan, manager, who granted consent to conduct the inspection. Inspected the facility and conducted perimeter walk. One drum of waste liquid had a faded label. The label was replaced this date. No signs of the hazardous waste disposal in the trash area. Reports emailed to Frank Ghadooshshy and mailed to the facility.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/28/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Received monitoring certification test results via email.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/12/2017
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENT: Secondary containment testing result received. The following components were tested and passed: Annular(87N, 87S, 91) Secondary Product Lines (91, Diesel) Turbine Sumps (91, Diesel) Fill Sumps (87N, 87S, 91, Diesel) UDCs (1/2, 3/4, 5/6) The following components did not passed and/or not tested: Secondary Product Lines (87N, 87S) Turbine Sumps (87N, 87S) UDC (5/6) All secondary containment components must be verified tight every 36 months. All failed components must be repaired and re-tested immediately. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/20/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

The DO, Jon Martin, called about the inspection. I informed him that the monitoring plan on site is not accurate and maintenance records are not available on site. Mr. Martin will make the updates next week.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/22/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health

Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Documents submitted to E-submit on 1/14/15 were reviewed and declined with the following considerations: Based observation made during onsite inspection conducted on 10/21/15, facility does not store 500 pounds or more of "Fuel Contaminated Waste Absorbent/Used Oil Filter." Please delete this material from reporting. Liquid From Spill Bucket, Sumps, UDCs And Test Water must be revised as follows: - "Toxic" is the only class that should be listed for "Fire Code Hazard Classes" - "Fire" is listed under Federal Hazard Categories. This material/waste is usually not flammable since it is mostly water. Please delete "Fire" in this section. - Information listed, "Possibly Fuel Contaminated" at 100%WT, in the "Mixture Components" section is incorrect/not accurate. The "Hazardous Component" name (gasoline), CAS# (86290-81-5) and % by weight (1 to 5) must be listed on the form. Unleaded Gasoline: "Fire Code Hazard Classes" should be "Flammable Liquid, Class I-A (3.3 [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/17/2018
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 10/20/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 12/17/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Comments: I received a copy of Monitoring System Certification and Spill Bucket Testing Report Form for activities conducted on 10/21/15. All components passed test. Violation I205 regarding failure to submit monitoring system certification to CUPA cited in this agency's inspection report dated 12/2/15, has been corrected. Revised monitoring plan submitted to E-submit on 12/14/15 was reviewed and accepted. Violation I421 regarding failure to maintain current monitoring plan cited in this agency's inspection report dated 12/2/15, has been corrected. Revised plot plan submitted to E-submit on 12/14/15 was reviewed and accepted. Violation I161 regarding failure to maintain current plot plan cited in this agency's inspection report dated 12/2/15, has been corrected. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/22/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS Received the re-test for the flapper valve on the 91 UST. The drop tube was replaced like for like and re-tested on 11-16-2018. Violation I101 = CORRECTED - Overfill Prevention Equipment Testing has been completed. Testing results received and sent to file. Report mailed to the facility.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/27/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health

Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Facility has complied with 2016 HMBEP reporting requirements. Facility has Certified their disclosure on E-submit.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/22/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Reviewed and accepted HMBEP submittal. All corrections have been made. Facility has disclosed 4 chemicals (1 = waste).; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/22/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Comments: The following documents were obtained during the routine inspection conducted on 10/22/15 and reviewed: - Secondary Containment Testing Report Form for activities conducted on 6/19/14. All components, except for the 87N and 87S secondary product line, 87S and 87N piping sump and UDC 5/6 failed testing. - Secondary Containment Testing Report Form for activities conducted on 7/31/14 after test boots and electrical clamps in UDC 5/6 were replaced. All components that failed initial test were tested and passed. Violation I296 regarding failure to submit SB989 test results within 30 days of testing cited on 10/23/14, has been corrected.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/27/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENT: Received DO employee training records dated 10/18/2017. Facility has corrected the following violation: I651 - DO employee training performed, current for at least one employee on site, and a log is kept. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/17/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Documents submitted on 12/22/14 were reviewed and declined with the following considerations: - Section "VII. Applicant Signature" must be filled out. - "Number Of Compartments In The Unit" (1) should be listed on UST Tank form for all tanks. - Annular sensor model numbers for gasoline tanks will be verified during onsite inspection since they are reported as both 407 and 409 in monitoring system certification reports. - Piping sump sensor model number is listed as 205 for all gasoline tanks. The 205 sensor in the in the 87S piping/turbine sump was replaced with a 208 sensor in October2014. Monitoring plan for gasoline tanks must be updated with the newly installed piping sump sensor model information. - Sensor model number 208 is listed for all UDCs. Monitoring system certification reports list model number 205 for UDC sensors. UDC sensor model number for all tanks must be corrected. Sensor model numbers are not listed on the site map. Also, a key/legend [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/21/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Comments: On site to witness monitoring system certification testing activities and to conduct routine UST inspection. All annular (gas tanks) and sump sensors alarmed properly (visual and audible) and shut down respective turbine when submerged in water. Diesel tank is single wall. All UDC sensors alarmed properly (visual and audible) and shut down all turbines when submerged in water. Fail-safe, sensor out and emergency shut off were tested and passed. Gasoline line leak detectors were tested and passed. Testing of the diesel line leak detector was not witnessed by this agency. Site has flappers for overfill prevention. Spill buckets were tested visually without any changes in water level. Valid permit is in the Permits bonder. Designated operator documentation, monthly inspection reports, monthly CSLD results, monitoring plan, response plan, employee training records, tank pages, certification of financial responsibility, copies of [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/17/2017
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by Sandra Aguilar, Manager. Observed the facility and inspected hazardous materials storage. The following materials were observed in amounts that meet or exceed the minimum volumes required for disclosure: - Gasoline (30,000 gallons) - Diesel (10,000 gallons) - Carbon Dioxide (75 gallons) - Sump Water, Hazardous Waste Liquid (55 gallons) Site map needs to be updated to show the correct location of the main water shut-off. An Emergency Response Plan was available on site for review. Employee training records are not current, past records were available for review. Please conduct annual employee training within 30 days of this report. REQUIREMENT FOR ELECTRONIC SUBMITTAL OF HMBEP DOCUMENTS: Facility has submitted the following elements in CERS: - Business Activities - Owner/Operator Information - Hazardous [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/21/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Reviewed documents submitted to E-submit; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/20/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

I was on site to conduct a routine inspection while an annual monitoring system certification was being performed. I was granted permission to inspect by the manager, Sandra Aguilar. A Veeder Root TLS 350 monitoring system is in use here to monitor the four USTs on site. The front panel of the Veeder Root has a sticker on it indicating it was last certified to be operating properly on 10/15/2014. The message displayed on the front panel of the monitoring system was, "ALL FUNCTIONS NORMAL." This facility has three double walled fiberglass Xerxes tanks and one single walled fiberglass Xerxes tank. The single walled tank is monitored by CSLD and results of monthly CSLD tests were on site, with all results viewed having "PASS" results. Overfill protection for all tanks is a flapper valve located in tank fill risers at 95% of tank capacity. There is no external alarm. Man hole covers for all USTs were removed by the technicians in order to test the tank systems and were [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/04/2015
Violations Found: No

Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Documents submitted to E-submit on 10/30/15 were reviewed and declined with the following consideration: Liquid From Spill Bucket, Sumps, UDCs And Test Water: The % by weight of this waste's Hazardous Component (gasoline) is reported at 100%. As stated previously, this material/waste consists of mostly water with gasoline at 1-5 % by weight. Please update the % by weight of gasoline.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/01/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

SB 989 test notification; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/05/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Monitor cert notification; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/17/2017
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENT: On site for routine UST inspection, monitoring system certification, and spill bucket testing. Permission to enter and inspection was granted Sandy Aguilar, Store Manager. Testing of monitoring equipment was performed by Jimmy Quintanilla; all certifications were current. The facility has four underground storage tanks, three of the tanks (87A, 87B, and 91) are double-walled, and one of the tanks (Diesel) is single-walled. The monitor was operational for audible and visual alarms. Leak sensors were all located at the lowest point possible in the sumps. Leak detectors for the turbines and UDCs were tested and determined to be operational. All annular and sump sensors shut down the respective turbine when submerged in water. The UDC sensors shut down all turbines when submerged in water. Sensor out, fail safe, and ESO was tested and passed. Flapper valves are used for overfill prevention. The spill buckets were tested; bucket test passed. The [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/08/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENT: The following violations have been corrected: I096 – Sensor not located in the proper position/location. The alarm sensor for the 91 turbine sump was located closer to the top curvature of the tank top than the lowest point. Facility sent a picture to prove the sensor has been relocated to the lowest point of the sump. I319 – Failure to maintain records of monitoring, repairs, linings, and upgrade for the proper time period and/or on site. A letter from the Store Manager, Sandy Aguilar, was sent to this office to certify that a copy of maintenance records will be kept on site, effective immediately. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/12/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Monitor Certification notification; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/20/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENT: On site for routine UST inspection, monitoring system certification, and spill bucket testing. Permission to enter and inspection was granted Sandy Aguilar, Store Manager. Testing of monitoring equipment was performed by Jimmy Quintanilla; all certifications were current. The facility has four underground storage tanks, three of the tanks (87A, 87B, and 91) are double-walled, and one of the tanks (Diesel) is single-walled. The monitor was operational for audible and visual alarms. Leak sensors were all located at the lowest point possible in the sumps, except for the turbine sump sensor on the 91 tank, which was resting on the high point of the tank. Leak detectors for the turbines and UDCs were tested and determined to be operational. All annular and sump sensors shut down the respective turbine when submerged in water. The UDC sensors shut down all turbines when submerged in water. Sensor out, fail safe, and ESO was tested and passed. Flapper [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/17/2018
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS On site to conduct a hazardous materials inspection. Met this date with Fabby Millan, manager, who granted consent to conduct the inspection. CERS ID 10516453 Facility stores gasoline, diesel, carbon dioxide. CERS submission is accurate and was accepted on 5.23.2018. Annual training is conducted. Site map and emergency plan available in the compliance binder. Reports emailed to Frank Ghadooshshy and mailed to the facility. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/20/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

A routine hazardous materials inspection was conducted. The manager on site, Sandra Aguilar, granted me permission to inspect accompanied me on the inspection. Inspected rear of store and hazardous materials storage area outside of store and verified hazardous materials inventory disclosed and site map. Current personnel training records for the business emergency plan were on site.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/18/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval Notes:

Documents submitted on 12/17/15 were reviewed and declined since "Number Of Compartments In The Unit" (1) for tank 4 does not appear on UST Tank form.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/13/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Refrigerated Liquid Carbon Dioxide should be reported in gallons. Please correct and resubmit. Please update and re-submit within 30 days. Minh Le. minh.le@ochca.com 714-720-1327.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/13/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Spoke with Sandy A. (Store Manager) and Jon Martin (DO) regarding outstanding violations. Mr. Martin will follow-up on the violations in one week. See summary email to Mr. Martin below: Hi Jon, Thank you for taking my call this morning. As a follow-up to our conversation, the summary of what needs to be corrected is below. I've also attached the inspection report for your convienence. 1. Please verify that the leak sensor for the 91 turbine sump is now in the correct placement. 2. Please locate maintenance records for this facility and submit it to this Agency. If unable to locate, please provide a written statement confirming a copy will be kept on site in the future and employees are aware of it. Any questions, please feel free to contact me. Sincerely, Minh U. Le Hazardous Materials Specialist Health Care Agency- Environmental Health Direct: 714-720-1327 Fax: 714-754-1768 http://www.ochealthinfo.com/ ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/17/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

Updated EPA ID# for this facility after verifying number on DTSC website. Purged file.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/21/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Inspector Comments: I walked through the facility and verified hazardous material reported in E-submit. Facility does not store 500 pounds or more of "Fuel Contaminated Waste Absorbent/Used Oil Filters". Please delete this material from future reporting. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/05/2018
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP

Eval Source: CERS
Eval Notes:

Site map submitted to CERS on 5/23/18 shows location of water shutoff. Violation I632 regarding failure to submit site map with all required content has been corrected.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/05/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Comments: Revised documents submitted to E-submit on 12/19/15 were reviewed and accepted. Violation I582 regarding failure to submit an accurate CUPA UST Operating Permit Application, cited in the inspection report dated 12/2/15, has been corrected.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/17/2015
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Comments: Certification of Financial Responsibility (CFR) submitted electronically expired on 12/2/14 and a valid CFR has not been submitted. Valid CFR must be submitted electronically within 30 days of this inspection report to comply with the violation listed above.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/10/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Reviewed and accepted revised documents submitted to E-submit on 11/6/15.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/22/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Documents submitted to E-submit on 12/22/14 were declined again (first review was done on 7/17/15) after routine inspection was conducted on site and reported information was verified. The annular sensor model numbers (407 or 409) cannot be verified since numbers on wiring have rubbed off. Therefore, annular sensor model numbers on monitoring plan does not have to be changed. Based on submitted test results and incorrect sensor model reported, for tests conducted on 10/20/14, in the inspection report dated 7/17/15 prepared after reviewing UST documents submitted to E-submit, this agency requested that the piping sump sensor model number in the 87S piping/turbine sump be changed from 205 to 208. The 87S fill sump sensor is 208. Therefore, piping/turbine sump sensor for the gasoline tanks does not have to be changed. The following corrections are necessary: - "Number Of Compartments In The Unit" (1) should be listed on UST Tank form for all tanks. - Sensor [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/02/2015
Violations Found: Yes
Eval General Type: Other/Unknown

Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Comments: Please be advised that a copy of monitoring system certification report for tests conducted on 10/21/15 has not been received by this agency. Test results must be submitted within 30 days of testing. A copy of the monitoring system certification must be submitted to this agency by 12/16/15. Information on tank pages (tank compartments) submitted electronically is not complete. Request for correction was made in the inspection report dated 10/21/15. To date, revised tank information pages have not been submitted electronically. The monitoring plan on site does not have correct sensor model numbers for the UDCs. Request for corrections on the monitoring plan was made in the inspection report dated 10/22/15 and comments via E-submit on 7/7/15. To date, revised monitoring plan has not been submitted electronically. The monitoring plan does not include sensor model numbers and/or key legend for symbols listed on site map. Request for correction [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/20/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

A routine hazardous waste inspection was conducted. The manager on site, Sandra Aguilar, granted me permission to inspect accompanied me on the inspection. The rear storage area of the store, outside perimeter of property, outside storage area and trash dumpster and were inspected. No hazardous waste observed in dumpster. A drum of hazardous waste is stored in the rear storage area and is closed and labeled with required hazardous waste information. Manifests for hazardous waste disposal were on site, available for review. A business emergency plan and absorbent material for spill response was on site. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/18/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Spoke with Ernie, site rep, regarding outstanding violation. He will email over a picture of the sensor placement to correct the violation.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/13/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

CERS submittal reviewed and was not accepted. See comments below. Hello, your UST submittal has been reviewed and was not accepted. See comments below: 1) Monitoring Plan: For the UDC Monitoring Section, please select "NO" for UDC Monitoring Stops Flow of Product at Dispenser. This should only be indicated "Yes" if flow is stopped at the individual dispensers regardless of whether or not the turbine is active (i.e. mechanical valves are closed or dispenser power is shut off). Indicate "No" if flow is not stopped at the individual dispensers (i.e. the turbine is shutdown). 2) Please indicate monthly CSLD test result are kept under Recordkeeping for the Diesel single-wall tank. Please re-submit within 30 days. Please update and re-submit within 30 days. Minh Le. minh.le@ochca.com 714-720-1327.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/15/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Documents submitted on 12/14/15 were reviewed and declined with the following considerations: - Number Of Compartments In The Unit (1) for tank 4 does not appear on UST Tank form. Please correct if it has not been listed on form previously. - A key/legend should be provided for sensor descriptions listed on site map. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Identification Signer
Entity Name: Frank Ghadooshahy
Entity Title: General Manager
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: CUPA District
Entity Name: Orange County Env Health
Entity Title:
Address: 1241 East Dyer RoadSuite 120
City: Santa Ana
State: CA
Country:
Zip Code: 92705-5611
Phone: (714) 433-6000

Affil Type Desc: Legal Owner
Entity Name: Laguna Beach Oil, Inc.
Entity Title:
Address: 10801 National Blvd., Suite 350
City: Los Angeles
State: CA
Country: United States
Zip Code: 90064-4153
Phone: (310) 801-1761

Affil Type Desc: Property Owner
Entity Name: Laguna Beach Oil, Inc.
Entity Title:
Address: 14791 Pacific Coast Highway
City: Santa Monica
State: CA
Country: United States
Zip Code: 90402-1218
Phone: (310) 890-1890

Affil Type Desc: Document Preparer
Entity Name: Rick Martin
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 604 S. Coast Highway
City: Laguna Beach
State: CA
Country:
Zip Code: 92651-2476
Phone:

Affil Type Desc:	UST Permit Applicant
Entity Name:	JON MARTIN
Entity Title:	CONSULTANT
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	(760) 889-1972

Affil Type Desc:	Environmental Contact
Entity Name:	Frank Ghadooshahy
Entity Title:	
Address:	14791 Pacific Coast Highway
City:	Santa Monica
State:	CA
Country:	
Zip Code:	90402-1218
Phone:	

Affil Type Desc:	UST Tank Operator
Entity Name:	Laguna Beach Oil, Inc.
Entity Title:	
Address:	604 S. Coast Highway
City:	Laguna Beach
State:	CA
Country:	United States
Zip Code:	92651-2476
Phone:	(949) 494-7140

Affil Type Desc:	UST Property Owner Name
Entity Name:	Laguna Beach Oil, Inc.
Entity Title:	
Address:	604 S. Coast Highway
City:	Laguna Beach
State:	CA
Country:	United States
Zip Code:	92651-2476
Phone:	(949) 494-7140

Affil Type Desc:	Operator
Entity Name:	Laguna Beach Oil, Inc.
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	(949) 494-7140

Affil Type Desc:	Parent Corporation
Entity Name:	Laguna Beach Oil, Inc. (Chevron 91966)
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	UST Tank Owner
Entity Name:	Laguna Beach Oil, Inc.
Entity Title:	
Address:	604 S. Coast Highway
City:	Laguna Beach
State:	CA
Country:	United States
Zip Code:	92651-2476
Phone:	(949) 494-7140

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
7	5 of 9	NNW	0.05 / 247.69	68.72 / 37	91966 604 S COAST HWY LAGUNA BEACH CA	HIST TANK

Owner Name: CHEVRON U.S.A. INC.
Owner Street: 575 MARKET
Owner City: SAN FRANCISCO
Owner State: CA
Owner Zip: 94105

No of Containers: 5
County: ORANGE
Facility State: CA
Facility Zip: 92651

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
7	6 of 9	NNW	0.05 / 247.69	68.72 / 37	LAGUNA BEACH OIL INC 604 S COAST HWY LAGUNA BEACH CA 92651-0000	RCRA NON GEN

EPA Handler ID: CAL000181958
Gen Status Universe: No Report
Contact Name: FARZAN GHADOOSHAHY - PRES
Contact Address: 604 S COAST HWY , , LAGUNA BEACH , CA, 92651 ,
Contact Phone No and Ext: 949-494-7140
Contact Email: FRK212@AOL.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 19991228

Violation/Evaluation Summary

Note: NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19991228
Handler Name: LAGUNA BEACH OIL INC
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other

Street No:
Street 1: 14791 PACIFIC COAST HWY

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Name:	FRANK GHADOOSHAHY	**Street 2:**	
Date Became Current:		**City:**	SANTA MONICA
Date Ended Current:		**State:**	CA
Phone:	310-459-0992	**Country:**	
Source Type:	Implementer	**Zip Code:**	90402
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	604 S COAST HWY
Name:	FARZAN GHADOOSHAHY - PRES	**Street 2:**	
Date Became Current:		**City:**	LAGUNA BEACH
Date Ended Current:		**State:**	CA
Phone:	949-494-7140	**Country:**	
Source Type:	Implementer	**Zip Code:**	92651

7	7 of 9	NNW	0.05 / 247.69	68.72 / 37	**LAGUNA BEACH OIL, FARZAN GHADOOSHAHY DBA** **604 S PACIFIC COAST HWY** **LAGUNA BEACH CA 92651**	EMISSIONS

2017 Toxic Data

Facility ID:	150461	**COID:**	ORA
Facility SIC Code:	5541	**DISN:**	SOUTH COAST AQMD
CO:	30	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

7	8 of 9	NNW	0.05 / 247.69	68.72 / 37	**CHEVRON STATION 91966** **604 S COAST HWY** **LAGUNA BEACH CA 92651-2476**	RCRA TSD

EPA Handler ID:	CAR000117457
Gen Status Universe:	No Report
Contact Name:	KWAME AWUKU
Contact Address:	6001 BOLLINGER CANYON RD. , , SAN RAMON , CA, 94583 ,
Contact Phone No and Ext:	877-386-6044
Contact Email:	NAWTDESK@CHEVRON.COM
Contact Country:	
Land Type:	
County Name:	ORANGE
EPA Region:	09
Receive Date:	20030304

Violation/Evaluation Summary

Note: NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No
Commercial TSD:	No
Used Oil Transporter:	No

Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20020516
Handler Name: CHEVRON STATION 91966
Generator Status Universe: No Report
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D018
Waste Code Description: BENZENE

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20030304
Handler Name: CHEVRON STATION 91966
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: KWAME AWUKU
Date Became Current:
Date Ended Current:
Phone: 877-386-6044
Source Type: Implementer
Street No:
Street 1: 6001 BOLLINGER CANYON RD.
Street 2:
City: SAN RAMON
State: CA
Country:
Zip Code: 94583

Owner/Operator Ind: Current Owner
Type: Other
Name: CHEVRON ENTERPRISE LLC DBA SHELL
Date Became Current:
Date Ended Current:
Phone: 877-386-6044
Source Type: Implementer
Street No:
Street 1: PO BOX 6004
Street 2:
City: SAN RAMON
State: CA
Country:
Zip Code: 94583-0000

Owner/Operator Ind: Current Owner
Type: Private
Name: CHEVRON PRODUCTS COMPANY
Date Became Current:
Date Ended Current:
Phone: 925-842-5931
Source Type: Notification
Street No:
Street 1: P O BOX 6004
Street 2:
City: SAN RAMON
State: CA
Country:
Zip Code: 94583

Historical Handler Details

Receive Dt: 20020516
Generator Code Description: Small Quantity Generator
Handler Name: CHEVRON STATION 91966

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
7	9 of 9	NNW	0.05 / 247.69	68.72 / 37	CHEVRON STATION 91966 604 S COAST HWY LAGUNA BEACH CA 92651-2476	RCRA NON GEN

EPA Handler ID: CAR000117457
Gen Status Universe: No Report
Contact Name: KWAME AWUKU
Contact Address: 6001 BOLLINGER CANYON RD. , , SAN RAMON , CA, 94583 ,
Contact Phone No and Ext: 877-386-6044
Contact Email: NAWTDESK@CHEVRON.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20030304

Violation/Evaluation Summary

Note: NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20020516
Handler Name: CHEVRON STATION 91966
Generator Status Universe: No Report
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D018
Waste Code Description: BENZENE

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20030304
Handler Name: CHEVRON STATION 91966
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	6001 BOLLINGER CANYON RD.
Name:	KWAME AWUKU	***Street 2:***	
Date Became Current:		***City:***	SAN RAMON
Date Ended Current:		***State:***	CA
Phone:	877-386-6044	***Country:***	
Source Type:	Implementer	***Zip Code:***	94583

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	PO BOX 6004
Name:	CHEVRON ENTERPRISE LLC DBA SHELL	***Street 2:***	
Date Became Current:		***City:***	SAN RAMON
Date Ended Current:		***State:***	CA
Phone:	877-386-6044	***Country:***	
Source Type:	Implementer	***Zip Code:***	94583-0000

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	P O BOX 6004
Name:	CHEVRON PRODUCTS COMPANY	***Street 2:***	
Date Became Current:		***City:***	SAN RAMON
Date Ended Current:		***State:***	CA
Phone:	925-842-5931	***Country:***	
Source Type:	Notification	***Zip Code:***	94583

Historical Handler Details

Receive Dt:	20020516
Generator Code Description:	Small Quantity Generator
Handler Name:	CHEVRON STATION 91966

8	***1 of 1***	***NNW***	***0.05 / 248.30***	***69.74 / 39***	***CHEVRON #9-1966 604 SO. COAST HWY LAGUNA BEACH CA 92651***	***LUST***

Global ID:	T0605902417	***County:***	ORANGE
Status:	OPEN - VERIFICATION MONITORING	***Latitude:***	33.5396644
Status Date:	2014-10-20 00:00:00	***Longitude:***	-117.7810972
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	9UT1697	***Potential COC:***	Gasoline
Local Case No:		***How Discovered:***	Nuisance Conditions
Begin Date:	1985-04-08 00:00:00	***Stop Method:***	Other Means
Lead Agency:	SAN DIEGO RWQCB (REGION 9)	***Stop Description:***	
Local Agency:		***Case Worker:***	LT
CUF Case:	YES	***File Location:***	Local Agency
Potential Media of Concern:	Aquifer used for drinking water supply, Other Groundwater (uses other than drinking water)		
How Discovered Description:			
Calwater Watershed Name:	San Juan - Laguna - Laguna Beach (901.12)		
DWR GW Subbasin Name:			
Disadvantaged Community:			
Site History:			

Please refer to recent Site Documents or Monitoring Reports in GeoTracker for site history. Orange County is not responsible for the accuracy of any professional interpretations provided in reports submitted by consultants for the responsible party.

Regulatory Activity

Action Type: RESPONSE
Date : 2019-10-14 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 2018-08-30 00:00:00
Action: Meeting

Action Type: ENFORCEMENT
Date : 2018-02-22 00:00:00
Action: Meeting

Action Type: ENFORCEMENT
Date : 2018-01-30 00:00:00
Action: Verbal Communication

Action Type: ENFORCEMENT
Date : 2018-01-10 00:00:00
Action: Referral to Regional Board

Action Type: ENFORCEMENT
Date : 2016-01-07 00:00:00
Action: Email Correspondence

Action Type: ENFORCEMENT
Date : 2014-12-29 00:00:00
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Action Type: ENFORCEMENT
Date : 2014-10-20 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2013-11-25 00:00:00
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Action Type: ENFORCEMENT
Date : 2013-07-02 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2012-06-25 00:00:00
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Action Type: ENFORCEMENT
Date : 2011-03-01 00:00:00
Action: File Review - Closure

Action Type: ENFORCEMENT
Date : 2010-12-28 00:00:00
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Action Type: ENFORCEMENT
Date : 2010-09-09 00:00:00
Action: File review

Action Type: ENFORCEMENT
Date : 2009-07-14 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2009-04-28 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2009-02-23 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2007-06-21 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2007-03-20 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2006-12-11 00:00:00
Action: Staff Letter

Action Type: REMEDIATION
Date : 1992-08-12 00:00:00
Action: Soil Vapor Extraction (SVE)

Action Type: Other
Date : 1985-04-08 00:00:00
Action: Leak Discovery

Action Type: Other
Date : 1985-04-08 00:00:00
Action: Leak Reported

Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: LALITHA THOTAKURA
City: SAN DIEGO
Organization Name: SAN DIEGO RWQCB (REGION 9)
Address: 2375 NORTHSIDE DRIVE, SUITE 100
Email: lalitha.thotakura@waterboards.ca.gov
Phone No: 6195213002

Status History

Status: Open - Verification Monitoring
Status Date: 2014-10-20 00:00:00

Status: Open - Verification Monitoring
Status Date: 1996-02-01 00:00:00

Status: Open - Case Begin Date
Status Date: 1985-04-08 00:00:00

LUST Sites from GeoTracker Search - Regulatory Profile(as of Oct 31, 2019)

Site Facility Name: CHEVRON #9-1966
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: OPEN - VERIFICATION MONITORING
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig: D
CUF Amount Paid: $945,235
Potential COC: GASOLINE
Facility Type:
Composting Method:
Address: 604 SO. COAST HWY
City: LAGUNA BEACH
Zip: 92651
County: ORANGE
CUF Claim: 4715
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605902417
Cleanup Status Detail: OPEN - VERIFICATION MONITORING AS OF 10/20/2014
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605902417&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY, OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER)
User Defined Beneficial Use:
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
Post Closure Site Management:
Future Land Use:

Cleanup Oversight Agencies: SAN DIEGO RWQCB (REGION 9) (LEAD) - CASE #: 9UT1697
CASEWORKER: LALITHA THOTAKURA
ORANGE COUNTY LOP - CASE #: 90UT159
Gndwater Monitoring Freque: # OF WELLS MONITORED - SEMI-ANNUALLY : 10
Site History:

Please refer to recent Site Documents or Monitoring Reports in GeoTracker for site history. Orange County is not responsible for the accuracy of any professional interpretations provided in reports submitted by consultants for the responsible party.

LUST Sites from GeoTracker Search - Cleanup Status History(as of Oct 31, 2019)

Status: Open - Verification Monitoring
Date : 10/20/2014

Status: Open - Verification Monitoring
Date : 2/1/1996

Status: Open - Case Begin Date
Date : 4/8/1985

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Oct 31, 2019)

Action Type: SOIL VAPOR EXTRACTION (SVE) ***Begin Date:*** 8/12/1992
Phase: ***End Date:*** 2/1/1996
Contaminant Mass Removed:
Description:

LUST Sites from GeoTracker Search - Regulatory Activities(as of Oct 31, 2019)

Action Type: Response Requested - Reports
Action Date: 10/14/2019
Received Issue Date: 10/14/2019
Action: Monitoring Report - Quarterly
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0605902417&doc_id=6006983
Title Description Comments:

91966 3Q19 SOCWA_FNL

Action Type: Other Regulatory Actions
Action Date: 8/30/2018
Received Issue Date: 8/30/2018
Action: Meeting
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902417&enforcement_id=6405177&temptable=ENFORCEMENT
Title Description Comments:

conference call with SOCWA to discuss permit modification - SOCWA will not modify permit, Chevron needs to work out with tenant on permit transfer.

Action Type: Other Regulatory Actions
Action Date: 2/22/2018
Received Issue Date: 2/22/2018
Action: Meeting
Doc Link:
Title Description Comments:

RB staff had a meeting with RP(Chevron) and its consultant (Arcadis) and conducted a field inspection on 2/22/2018. Based on available information, the on-site source area seems to have been cleaned up. There is an off-site TPH plume that may be the reason for an interception trench drain in the underground parking structure of the Laguna Surf Condominium. There is a city discharge permit for the drain system which Chevron is the owner. Chevron needs to address this nuisance issue before the site can be considered for closure. Chevron agreed to work with the city to either change permit language (remove discharge limits for BETX and other components) or remove the permit.

Action Type: Other Regulatory Actions
Action Date: 1/30/2018

Received Issue Date: 1/30/2018
Action: Verbal Communication
Doc Link:
Title Description Comments:

called consultant to schedule a meeting and field visit.

Action Type: Referral to Other Agency
Action Date: 1/10/2018
Received Issue Date: 1/10/2018
Action: Referral to Regional Board
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902417&enforcement_id=6345547&temptable=ENFORCEMENT
Title Description Comments:

SITE TRANSFER TO SDRWQCB

Action Type: Other Regulatory Actions
Action Date: 1/7/2016
Received Issue Date: 1/7/2016
Action: Email Correspondence
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902417&enforcement_id=6271953&temptable=ENFORCEMENT
Title Description Comments:

Correspondence - Request for Report Hardcopy Submittals

Action Type: Other Regulatory Actions
Action Date: 12/29/2014
Received Issue Date: 12/29/2014
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902417&enforcement_id=6388624&temptable=ENFORCEMENT
Title Description Comments:

Review Summary Report, March 2015

Action Type: Other Regulatory Actions
Action Date: 10/20/2014
Received Issue Date: 10/20/2014
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902417&enforcement_id=6225237&temptable=ENFORCEMENT
Title Description Comments:

Low-Threat Case Closure Review

Action Type: Other Regulatory Actions
Action Date: 11/25/2013
Received Issue Date: 11/25/2013
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902417&enforcement_id=6394977&temptable=ENFORCEMENT
Title Description Comments:

4715 4th 5 year review

Action Type: Other Regulatory Actions
Action Date: 7/2/2013
Received Issue Date: 7/2/2013
Action: Technical Correspondence / Assistance / Other
Doc Link:
Title Description Comments:

TELEPHONE CORRESPONDENCE WITH CONSULTANT

Action Type: Other Regulatory Actions
Action Date: 6/25/2012
Received Issue Date: 6/25/2012
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902417&enforcement_id=6394459&temptable=ENFORCEMENT
Title Description Comments:

Third 5-Year Review

Action Type: Other Regulatory Actions
Action Date: 3/1/2011
Received Issue Date: 3/1/2011
Action: File Review - Closure
Doc Link:
Title Description Comments:

CASE CLOSURE REVIEW - EMAIL CORRESPONDENCE

Action Type: Other Regulatory Actions
Action Date: 12/28/2010
Received Issue Date: 12/28/2010
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902417&enforcement_id=6389606&temptable=ENFORCEMENT
Title Description Comments:

Preliminary 5-Year Review

Action Type: Other Regulatory Actions
Action Date: 9/9/2010
Received Issue Date: 9/9/2010
Action: File review
Doc Link:
Title Description Comments:

FILE REVIEW

Action Type: Other Regulatory Actions
Action Date: 7/14/2009
Received Issue Date: 7/14/2009
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902417&enforcement_id=6020969&temptable=ENFORCEMENT
Title Description Comments:

REDUCED GROUNDWATER MONITORING REQUIREMENTS

Action Type: Other Regulatory Actions
Action Date: 4/28/2009
Received Issue Date: 4/28/2009
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902417&enforcement_id=6011534&temptable=ENFORCEMENT
Title Description Comments:

WORKPLAN APPROVAL

Action Type: Other Regulatory Actions
Action Date: 2/23/2009
Received Issue Date: 2/23/2009
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?

global_id=T0605902417&enforcement_id=6004297&temptable=ENFORCEMENT

Title Description Comments:

GW MONITORING AND PROGRESS REPORT

Action Type: Other Regulatory Actions
Action Date: 6/21/2007
Received Issue Date: 6/21/2007
Action: Staff Letter
Doc Link:
Title Description Comments:

COMMENTS TO 1Q07 GWM AND PROGRESS REPORT

Action Type: Other Regulatory Actions
Action Date: 3/20/2007
Received Issue Date: 3/20/2007
Action: Staff Letter
Doc Link:
Title Description Comments:

COMMENTS TO THE 4Q06 GWM AND PROGRESS REPORT

Action Type: Other Regulatory Actions
Action Date: 12/11/2006
Received Issue Date: 12/11/2006
Action: Staff Letter
Doc Link:
Title Description Comments:

COMMENTS TO THE 3Q06 GWM AND PROGRESS REPORT

Action Type: Cleanup Action
Action Date: 8/12/1992
Received Issue Date:
Action: Soil Vapor Extraction (SVE)
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 4/8/1985
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 4/8/1985
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Site Maps(as of Oct 31, 2019)

Title: GEO_BORE (BA-8)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8021138072/T0605902417.pdf
Size : 409 KB
Submitted By: LEIDOS (SAIC) (AUTH_RP)
Submitted: 3/4/2008*

Title: GEO_BORE (BA-8A)

Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4266615152/T0605902417.pdf
Size : 27 KB
Submitted By: LEIDOS (SAIC) (AUTH_RP)
Submitted: 3/4/2008*

Title: GEO_BORE (BA-2A)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1168044149/T0605902417.pdf
Size : 29 KB
Submitted By: LEIDOS (SAIC) (AUTH_RP)
Submitted: 3/4/2008*

Title: GEO_BORE (BA-2B)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4659087240/T0605902417.pdf
Size : 28 KB
Submitted By: LEIDOS (SAIC) (AUTH_RP)
Submitted: 3/4/2008*

Title: GEO_BORE (BA-10)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9898071765/T0605902417.pdf
Size : 418 KB
Submitted By: LEIDOS (SAIC) (AUTH_RP)
Submitted: 3/4/2008

Title: GEO_BORE (BA-1)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1281203329/T0605902417.pdf
Size : 416 KB
Submitted By: LEIDOS (SAIC) (AUTH_RP)
Submitted: 3/4/2008*

Title: GEO_BORE (BA-3)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6171740472/T0605902417.pdf
Size : 423 KB
Submitted By: LEIDOS (SAIC) (AUTH_RP)
Submitted: 3/4/2008*

Title: GEO_BORE (BA-2)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3590489268/T0605902417.pdf
Size : 428 KB
Submitted By: LEIDOS (SAIC) (AUTH_RP)
Submitted: 3/4/2008*

Title: GEO_BORE (BA-9)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5899554193/T0605902417.pdf
Size : 414 KB
Submitted By: LEIDOS (SAIC) (AUTH_RP)
Submitted: 3/4/2008*

Title: GEO_BORE (BA-5)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3367054820/T0605902417.pdf
Size : 408 KB
Submitted By: LEIDOS (SAIC) (AUTH_RP)
Submitted: 3/4/2008*

Title: GEO_BORE (BA-7A)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9510801553/T0605902417.pdf
Size : 28 KB
Submitted By: LEIDOS (SAIC) (AUTH_RP)
Submitted: 3/4/2008*

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/5240773081/T0605902417.pdf
Size : 167 KB
Submitted By: LEIDOS (SAIC) (AUTH_RP)
Submitted: 3/4/2008

Title: GEO_BORE (BA-4)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5767443597/T0605902417.pdf
Size : 447 KB
Submitted By: LEIDOS (SAIC) (AUTH_RP)

Submitted: 3/4/2008*

Title: GEO_BORE (BA-6)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7207339227/T0605902417.pdf
Size : 441 KB
Submitted By: LEIDOS (SAIC) (AUTH_RP)
Submitted: 3/4/2008*

Title: GEO_BORE (BA-7)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3728088200/T0605902417.pdf
Size : 420 KB
Submitted By: LEIDOS (SAIC) (AUTH_RP)
Submitted: 3/4/2008*

Title: GEO_BORE (BA-4A)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8892504632/T0605902417.pdf
Size : 28 KB
Submitted By: LEIDOS (SAIC) (AUTH_RP)
Submitted: 3/4/2008*

Title: GEO_BORE (BA-4A)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7056277215/T0605902417.pdf
Size : 17 KB
Submitted By: JASON LEE (RP)
Submitted: 9/6/2007

Title: GEO_BORE (BA-5)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5393345713/T0605902417.pdf
Size : 24 KB
Submitted By: JASON LEE (RP)
Submitted: 9/6/2007

Title: GEO_BORE (BA-7)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2979841470/T0605902417.pdf
Size : 42 KB
Submitted By: JASON LEE (RP)
Submitted: 9/6/2007

Title: GEO_BORE (BA-1)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6260455071/T0605902417.pdf
Size : 32 KB
Submitted By: JASON LEE (RP)
Submitted: 9/6/2007

Title: GEO_BORE (BA-2B)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8783039927/T0605902417.pdf
Size : 17 KB
Submitted By: JASON LEE (RP)
Submitted: 9/6/2007

Title: GEO_BORE (BA-9)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3293185174/T0605902417.pdf
Size : 35 KB
Submitted By: JASON LEE (RP)
Submitted: 9/6/2007

Title: GEO_BORE (BA-10)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6634154379/T0605902417.pdf
Size : 39 KB
Submitted By: JASON LEE (RP)
Submitted: 9/6/2007

Title: GEO_BORE (BA-2A)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1335173666/T0605902417.pdf
Size : 17 KB
Submitted By: JASON LEE (RP)
Submitted: 9/6/2007

Title: GEO_BORE (BA-6)

Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9246520817/T0605902417.pdf
Size : 41 KB
Submitted By: JASON LEE (RP)
Submitted: 9/6/2007

Title: GEO_BORE (BA-7A)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9129791080/T0605902417.pdf
Size : 16 KB
Submitted By: JASON LEE (RP)
Submitted: 9/6/2007

Title: GEO_BORE (BA-2)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4540547013/T0605902417.pdf
Size : 53 KB
Submitted By: JASON LEE (RP)
Submitted: 9/6/2007

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/8695753335/T0605902417.pdf
Size : 887 KB
Submitted By: JASON LEE (RP)
Submitted: 9/6/2007

Title: GEO_BORE (BA-3)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3724535882/T0605902417.pdf
Size : 32 KB
Submitted By: JASON LEE (RP)
Submitted: 9/6/2007

Title: GEO_BORE (BA-4)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7003446817/T0605902417.pdf
Size : 40 KB
Submitted By: JASON LEE (RP)
Submitted: 9/6/2007

Title: GEO_BORE (BA-8)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2295763909/T0605902417.pdf
Size : 37 KB
Submitted By: JASON LEE (RP)
Submitted: 9/6/2007

Title: GEO_BORE (BA-8A)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4101957559/T0605902417.pdf
Size : 15 KB
Submitted By: JASON LEE (RP)
Submitted: 9/6/2007

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/5675336539/T0605902417.pdf
Size : 68 KB
Submitted By: JASON LEE (RP)
Submitted: 8/29/2002

LUST Sites from GeoTracker Search - Documents(as of Oct 31, 2019)

Document Type: Monitoring Reports
Document Date: 10/10/2019
Type: MONITORING REPORT - QUARTERLY
Title: 91966 3Q19 SOCWA_FNL
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5861901342/T0605902417.PDF
Size : 731 KB
Submitted By: ARCADIS (CONTRACTOR)
Submitted:

Document Type: Monitoring Reports
Document Date: 6/27/2019*
Type: MONITORING REPORT - QUARTERLY
Title: 91966 2Q19 SOCWA_FNL
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7309316813/T0605902417.PDF
Size : 764 KB
Submitted By: ARCADIS (CONTRACTOR)
Submitted:

Document Type: Monitoring Reports
Size : 774 KB

Document Date: 3/27/2019* **Submitted By:** ARCADIS (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 91966 1Q19 SOCWA_FNL
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3119824349/T0605902417.PDF

Document Type: Monitoring Reports **Size :** 817 KB
Document Date: 1/14/2019* **Submitted By:** ARCADIS (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 91966 4Q18 SOCWA_FNL
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7429129481/T0605902417.PDF

Document Type: Monitoring Reports **Size :** 826 KB
Document Date: 10/15/2018* **Submitted By:** ARCADIS (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 91966 3Q18 SOCWA
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3018731892/T0605902417.PDF

Document Type: Site Documents **Size :**
Document Date: 8/30/2018 **Submitted By:** CHARLES CHENG (REGULATOR)
Type: MEETING **Submitted:**
Title: CONFERENCE CALL WITH SOCWA TO DISCUSS PERMIT MODIFICATION - SOCWA WILL NOT MODIFY PERMIT, CHEVRON NEEDS TO WORK OUT WITH TENANT ON PERMIT TRANSFER.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902417&enforcement_id=6405177

Document Type: Monitoring Reports **Size :** 858 KB
Document Date: 6/21/2018* **Submitted By:** ARCADIS (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 91966 2Q18 SOCWA_FNL
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5797851800/T0605902417.PDF

Document Type: Site Documents **Size :** 2,072 KB
Document Date: 5/2/2018* **Submitted By:** ARCADIS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: 91966 CHEVRON SWD PERMIT MODIFICATION REQUEST
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9091992318/T0605902417.PDF

Document Type: Monitoring Reports **Size :** 826 KB
Document Date: 4/23/2018* **Submitted By:** ARCADIS (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 91966 1Q18 SOCWA_FNL
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8801321864/T0605902417.PDF

Document Type: Monitoring Reports **Size :** 861 KB
Document Date: 1/15/2018 **Submitted By:** ARCADIS (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 91966 4Q17 SOCWA_FNL
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5889959931/T0605902417.PDF

Document Type: Site Documents **Size :**
Document Date: 1/10/2018 **Submitted By:** GENIECE HIGGINS (REGULATOR)
Type: REFERRAL TO REGIONAL BOARD **Submitted:**
Title: SITE TRANSFER TO SDRWQCB
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902417&enforcement_id=6345547

Document Type: Monitoring Reports **Size :** 865 KB
Document Date: 10/17/2017 **Submitted By:** ARCADIS (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 91966 3Q17 SOCWA_FNL
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5311166584/T0605902417.PDF

Document Type: Monitoring Reports **Size :** 854 KB
Document Date: 7/12/2017 **Submitted By:** ARCADIS (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 91966 2Q17 SOCWA_FNL
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9999330520/T0605902417.PDF

Document Type: Monitoring Reports **Size :** 1,037 KB
Document Date: 4/19/2017 **Submitted By:** ARCADIS (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**

Title: 91966 1Q17 SOCWA
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2806097626/T0605902417.PDF

Document Type: Monitoring Reports — **Size :** 3,673 KB
Document Date: 10/10/2016 — **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY — **Submitted:**
Title: 91966 3Q16 SOCWA_FNL_10102016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3885004401/T0605902417.PDF

Document Type: Monitoring Reports — **Size :** 877 KB
Document Date: 7/12/2016* — **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY — **Submitted:**
Title: 91966 2Q16 SOCWA_07122016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1545190632/T0605902417.PDF

Document Type: Monitoring Reports — **Size :** 825 KB
Document Date: 1/13/2016 — **Submitted By:** ARCADIS (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY — **Submitted:**
Title: 91966 4Q15 SOCWA_01132016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7409956514/T0605902417.PDF

Document Type: Site Documents — **Size :**
Document Date: 1/7/2016 — **Submitted By:** KEVIN LAMBERT (REGULATOR)
Type: EMAIL CORRESPONDENCE — **Submitted:**
Title: CORRESPONDENCE - REQUEST FOR REPORT HARDCOPY SUBMITTALS
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902417&enforcement_id=6271953

Document Type: Monitoring Reports — **Size :** 4,607 KB
Document Date: 9/11/2015 — **Submitted By:** ARCADIS (CONTRACTOR)
Type: MONITORING REPORT - OTHER — **Submitted:**
Title: 9-1966 2015 ASR_FNL- 09912015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2628257513/T0605902417.PDF

Document Type: Monitoring Reports — **Size :** 813 KB
Document Date: 7/20/2015 — **Submitted By:** ARCADIS (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY — **Submitted:**
Title: 91966 2Q15 SOCWA_071315
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9985389471/T0605902417.PDF

Document Type: Monitoring Reports — **Size :** 852 KB
Document Date: 4/15/2015 — **Submitted By:** ARCADIS (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY — **Submitted:**
Title: 91966 1Q15 SOCWA_032415
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1548071324/T0605902417.PDF

Document Type: Monitoring Reports — **Size :** 853 KB
Document Date: 1/12/2015 — **Submitted By:** ARCADIS (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY — **Submitted:**
Title: 91966 4Q14 SOCWA_FIN_01122015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8129112005/T0605902417.PDF

Document Type: Site Documents — **Size :**
Document Date: 12/29/2014 — **Submitted By:** KIRK T. LARSON (REGULATOR)
Type: CLEAN UP FUND - CASE CLOSURE REVIEW SUMMARY REPORT (RSR) — **Submitted:**
Title: REVIEW SUMMARY REPORT, MARCH 2015
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902417&enforcement_id=6388624

Document Type: Site Documents — **Size :**
Document Date: 10/20/2014 — **Submitted By:** KEVIN LAMBERT (REGULATOR)
Type: STAFF LETTER — **Submitted:**
Title: LOW-THREAT CASE CLOSURE REVIEW
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902417&enforcement_id=6225237

Document Type: Site Documents — **Size :**
Document Date: 11/25/2013 — **Submitted By:** (REGULATOR)
Type: CLEAN UP FUND - CASE CLOSURE REVIEW SUMMARY REPORT (RSR) — **Submitted:**
Title: 4715 4TH 5 YEAR REVIEW

Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902417&enforcement_id=6394977

Document Type: Site Documents | **Size :** 73 KB
Document Date: 4/19/2013* | **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: CORRESPONDENCE | **Submitted:**
Title: EMAIL AGENCY CORRESPONDENCE
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6837136447/T0605902417.PDF

Document Type: Monitoring Reports | **Size :** 8,185 KB
Document Date: 3/7/2013 | **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY | **Submitted:**
Title: 9-1966 4Q12&1Q13 SEMI-ANNUAL GMR
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7627609193/T0605902417.PDF

Document Type: Site Documents | **Size :** 216 KB
Document Date: 10/31/2012 | **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: CORRESPONDENCE | **Submitted:**
Title: AUS PM CHANGE LETTERS TO ALL PARTIES
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6655944108/T0605902417.PDF

Document Type: Monitoring Reports | **Size :** 6,416 KB
Document Date: 9/28/2012 | **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: MONITORING REPORT - OTHER | **Submitted:**
Title: 91966 FNL TPHD SPIKE LTR RPT 09282012
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2401502490/T0605902417.PDF

Document Type: Monitoring Reports | **Size :** 7,625 KB
Document Date: 8/9/2012 | **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY | **Submitted:**
Title: 9-1966 - 2Q3Q12 SEMI-ANNUAL GMR
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8941024720/T0605902417.PDF

Document Type: Site Documents | **Size :**
Document Date: 6/25/2012 | **Submitted By:** JAMES YOUNG (REGULATOR)
Type: CLEAN UP FUND - CASE CLOSURE REVIEW SUMMARY REPORT (RSR) | **Submitted:**
Title: THIRD 5-YEAR REVIEW
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902417&enforcement_id=6394459

Document Type: Site Documents | **Size :** 20 KB
Document Date: 5/24/2012 | **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: CORRESPONDENCE | **Submitted:**
Title: CHEVRON PM CHANGE NOTIFICATION
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2770043909/T0605902417.PDF

Document Type: Site Documents | **Size :** 20 KB
Document Date: 5/24/2012 | **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: CORRESPONDENCE | **Submitted:**
Title: CHEVRON PM CHANGE NOTIFICATION
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9355971574/T0605902417.PDF

Document Type: Site Documents | **Size :** 20 KB
Document Date: 5/24/2012 | **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: CORRESPONDENCE | **Submitted:**
Title: CHEVRON PM CHANGE NOTIFICATION
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7007746398/T0605902417.PDF

Document Type: Site Documents | **Size :** 20 KB
Document Date: 5/24/2012 | **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: CORRESPONDENCE | **Submitted:**
Title: CHEVRON PM CHANGE NOTIFICATION
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6131133973/T0605902417.PDF

Document Type: Monitoring Reports | **Size :** 3,478 KB
Document Date: 5/7/2012* | **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY | **Submitted:**
Title: 4Q11 & 1Q12 SASR
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5342803239/T0605902417.PDF

Document Type: Site Documents **Size :** 8,836 KB
Document Date: 9/29/2011* **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: CLOSURE REPORT **Submitted:**
Title: CASE CLOSURE REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8426091015/T0605902417.PDF

Document Type: Monitoring Reports **Size :** 3,493 KB
Document Date: 9/2/2011* **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 91966 2Q11&3Q11 SASR FIN 09022011.PDF
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8530685365/T0605902417.PDF

Document Type: Monitoring Reports **Size :** 4,857 KB
Document Date: 3/11/2011 **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 91966 4Q10 & 1Q11 SAMR
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4005933403/T0605902417.PDF

Document Type: Site Documents **Size :**
Document Date: 12/28/2010 **Submitted By:** PAT G. CULLEN (REGULATOR)
Type: CLEAN UP FUND - CASE CLOSURE REVIEW SUMMARY REPORT (RSR) **Submitted:**
Title: PRELIMINARY 5-YEAR REVIEW
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902417&enforcement_id=6389606

Document Type: Monitoring Reports **Size :** 5,025 KB
Document Date: 8/26/2010 **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 91966 2AND3Q10 SAMR FIN 08262010
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9958811461/T0605902417.PDF

Document Type: Site Documents **Size :** 4,227 KB
Document Date: 5/19/2010* **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: OTHER WORKPLAN **Submitted:**
Title: SOIL VAPOR SAMPLING WORK PLAN - RESPONSE LETTER REVISED
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7184052824/T0605902417.PDF

Document Type: Monitoring Reports **Size :** 4,938 KB
Document Date: 3/1/2010* **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: SEMI-ANNUAL MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7387594938/T0605902417.PDF

Document Type: Monitoring Reports **Size :** 14,065 KB
Document Date: 10/19/2009 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 3Q09 GWM REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2646386563/T0605902417.PDF

Document Type: Site Documents **Size :** 9,970 KB
Document Date: 10/6/2009 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: OPERATION AND MAINTENANCE PLAN/MONITORING REPORT **Submitted:**
Title: 3Q09 O&M REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6160912930/T0605902417.PDF

Document Type: Monitoring Reports **Size :** 15,220 KB
Document Date: 7/16/2009 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 2Q09 GWM REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9064034581/T0605902417.PDF

Document Type: Site Documents **Size :**
Document Date: 7/14/2009 **Submitted By:** KEVIN LAMBERT (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: REDUCED GROUNDWATER MONITORING REQUIREMENTS
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902417&enforcement_id=6020969

Document Type: Site Documents **Size :**

Document Date: 4/28/2009 **Submitted By:** KEVIN LAMBERT (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: WORKPLAN APPROVAL
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902417&enforcement_id=6011534

Document Type: Monitoring Reports **Size :** 5,305 KB
Document Date: 4/22/2009* **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 1Q09 GWM REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2026604771/T0605902417.PDF

Document Type: Site Documents **Size :** 1,372 KB
Document Date: 4/13/2009 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: SITE INVESTIGATION WORKPLAN **Submitted:**
Title: SOIL VAPOR SAMPLING WORKPLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6018090665/T0605902417.PDF

Document Type: Site Documents **Size :**
Document Date: 2/23/2009 **Submitted By:** KEVIN LAMBERT (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: GW MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902417&enforcement_id=6004297

Document Type: Monitoring Reports **Size :** 13,557 KB
Document Date: 2/2/2009 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 4TH QUARTER 2008 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6785982429/T0605902417.PDF

Document Type: Monitoring Reports **Size :** 11,673 KB
Document Date: 10/28/2008 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 3RD QUARTER 2008 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2410202503/T0605902417.PDF

Document Type: Site Documents **Size :** 465 KB
Document Date: 10/24/2008 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: CHANGE OF CONTACT INFORMATION FOR CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1243866443/T0605902417.PDF

Document Type: Monitoring Reports **Size :** 11,642 KB
Document Date: 8/8/2008 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 2ND QUARTER 2008 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5755352199/T0605902417.PDF

Document Type: Monitoring Reports **Size :** 3,387 KB
Document Date: 4/29/2008 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 1ST QUARTER 2008 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4978394031/T0605902417.PDF

Document Type: Site Documents **Size :** 368 KB
Document Date: 3/4/2008* **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: REPORTS - OTHER **Submitted:**
Title: SECOR BASELINE 2006 LABID 1012768
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1251362681/T0605902417.PDF

Document Type: Site Documents **Size :** 6,049 KB
Document Date: 3/4/2008* **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: REPORTS - OTHER **Submitted:**
Title: SECOR 2006 BASELINE SITE ASSESSMENT REPORT 2/3
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4134037852/T0605902417.PDF

Document Type: Site Documents **Size :** 375 KB
Document Date: 3/4/2008* **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: REPORTS - OTHER **Submitted:**
Title: SECOR BASELINE 2006 LABID 1012264

Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2925596475/T0605902417.PDF

Document Type: Site Documents | **Size :** 176 KB
Document Date: 3/4/2008* | **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: REPORTS - OTHER | **Submitted:**
Title: SECOR BASELINE 2006 LABID 103033
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8457858026/T0605902417.PDF

Document Type: Site Documents | **Size :** 10,147 KB
Document Date: 3/4/2008* | **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: REPORTS - OTHER | **Submitted:**
Title: SECOR 2006 BASELINE SITE ASSESSMENT REPORT 3/3
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9486342489/T0605902417.PDF

Document Type: Site Documents | **Size :** 391 KB
Document Date: 3/4/2008* | **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: REPORTS - OTHER | **Submitted:**
Title: SECOR BASELINE 2006 LABID 1012885
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2626905679/T0605902417.PDF

Document Type: Site Documents | **Size :** 9,227 KB
Document Date: 3/4/2008* | **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: REPORTS - OTHER | **Submitted:**
Title: SECOR 2006 BASELINE SITE ASSESSMENT REPORT 1/3
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2599713981/T0605902417.PDF

Document Type: Monitoring Reports | **Size :** 5,351 KB
Document Date: 1/30/2008 | **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY | **Submitted:**
Title: 4TH QUARTER 2007 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8640257894/T0605902417.PDF

Document Type: Site Documents | **Size :** 3,381 KB
Document Date: 1/14/2008 | **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: REPORTS - QUARTERLY STATUS REPORT | **Submitted:**
Title: QUARTERLY PUMP AND TREAT SYSTEM OPERATION AND MAINTENANCE PROGRESS REPORT OCTOBER THROUGH DECEMBER 2007
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7964297235/T0605902417.PDF

Document Type: Site Documents | **Size :** 96 KB
Document Date: 12/17/2007 | **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: CORRESPONDENCE - OTHER | **Submitted:**
Title: CHANGE OF CONTACT INFORMATION FOR CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6822035074/T0605902417.PDF

Document Type: Monitoring Reports | **Size :** 4,288 KB
Document Date: 11/5/2007 | **Submitted By:** JASON LEE (RP)
Type: MONITORING REPORT - QUARTERLY | **Submitted:**
Title: 3RD QUARTER 2007 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2256926596/T0605902417.PDF

Document Type: Site Documents | **Size :** 2,136 KB
Document Date: 10/24/2007 | **Submitted By:** JASON LEE (RP)
Type: REPORTS - REMEDIAL ACTION RPT. | **Submitted:**
Title: QUARTERLY PUMP AND TREAT SYSTEM OPERATION & MAINTENANCE PROGRESS REPORT- JULY THROUGH SEPTEMBER 2007
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7263081431/T0605902417.PDF

Document Type: Site Documents | **Size :** 54 KB
Document Date: 9/7/2007 | **Submitted By:** JASON LEE (RP)
Type: CORRESPONDENCE - OTHER | **Submitted:**
Title: CHANGE OF CONTACT INFORMATION
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1739567637/T0605902417.PDF

Document Type: Monitoring Reports | **Size :** 2,989 KB
Document Date: 8/14/2007 | **Submitted By:** JASON LEE (RP)
Type: MONITORING REPORT - QUARTERLY | **Submitted:**
Title: 2ND QUARTER 2007 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2676192343/T0605902417.PDF

Document Type: Monitoring Reports **Size :** 4,810 KB
Document Date: 5/14/2007 **Submitted By:** JASON LEE (RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 1ST QUARTER 2007 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8660006463/T0605902417.PDF

Document Type: Monitoring Reports **Size :** 4,298 KB
Document Date: 2/9/2007 **Submitted By:** JASON LEE (RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 4TH QUARTER 2006 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1968412637/T0605902417.PDF

Document Type: Site Documents **Size :** 694 KB
Document Date: 1/25/2007 **Submitted By:** JASON LEE (RP)
Type: REPORTS - QUARTERLY STATUS REPORT **Submitted:**
Title: 4TH QUARTER 2006 - PUMP AND TREAT SYSTEM OPERATION AND MAINTENANCE REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6908492863/T0605902417.PDF

Document Type: Monitoring Reports **Size :** 5,129 KB
Document Date: 11/13/2006 **Submitted By:** JASON LEE (RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 3RD QUARTER 2006 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3172102212/T0605902417.PDF

Document Type: Monitoring Reports **Size :** 3,888 KB
Document Date: 8/16/2006 **Submitted By:** JASON LEE (RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 2ND QUARTER 2006 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8928466618/T0605902417.PDF

Document Type: Site Documents **Size :** 1,028 KB
Document Date: 7/26/2006 **Submitted By:** JASON LEE (RP)
Type: REPORTS - OTHER **Submitted:**
Title: SECOND QUARTER 2006- PUMP AND TREAT SYSTEM OPERATION AND MAINTENANCE REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4978899896/T0605902417.PDF

Document Type: Monitoring Reports **Size :** 4,014 KB
Document Date: 5/1/2006 **Submitted By:** JASON LEE (RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FIRST QUARTER 2006 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6935468375/T0605902417.PDF

Document Type: Monitoring Reports **Size :** 3,954 KB
Document Date: 2/1/2006 **Submitted By:** JASON LEE (RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FOURTH QUARTER 2005 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9666610538/T0605902417.PDF

Document Type: Monitoring Reports **Size :** 4,173 KB
Document Date: 11/17/2005 **Submitted By:** JASON LEE (RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: THIRD QUARTER 2005 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8857251822/T0605902417.PDF

Document Type: Monitoring Reports **Size :** 253 KB
Document Date: 7/29/2005 **Submitted By:** JASON LEE (RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 2Q2005 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7023359000/T0605902417.PDF

Document Type: Site Documents **Size :** 40 KB
Document Date: 4/29/2005 **Submitted By:** JASON LEE (RP)
Type: CORRESPONDENCE - OTHER **Submitted:**
Title: CHANGE OF CONTACT INFORMATION FOR CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY AND SCIENCE APPLICATIONS INTERNATIONAL CORPORATION
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5821454703/T0605902417.PDF

Document Type: Monitoring Reports **Size :** 2,138 KB

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Document Date: 4/27/2005 **Submitted By:** JASON LEE (RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 1ST QUARTER 2005 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1386960685/T0605902417.PDF

9	1 of 1	NNW	0.05 / 259.22	67.89 / 37	91966 604 S COAST MWY LAGUNA BEACH CA 92651	HHSS

County: Orange
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002e6ef.pdf

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10	1 of 2	N	0.05 / 250.07	71.00 / 40	Laguna Beach Oil, Inc. 604 S. Coast Highway Laguna Beach CA 92651-2476	DELISTED TNK

Delisted Storage Tanks

Facility ID: FA0025258 **Latitude:** 33.5397
County: Orange **Longitude:** -117.78093
Permitting Agency: Orange County Environmental Health
Original Source: UST
Record Date: 13-MAR-2018

10	2 of 2	N	0.05 / 250.07	71.00 / 40	Laguna Beach Oil, Inc. 604 S. Coast Highway Laguna Beach CA 92651-2476	UST

Facility ID: FA0049043 **Latitude:** 33.5397
CERS ID: 10516453 **Longitude:** -117.78093
County: Orange
Permitting Agency: Orange County Environmental Health
Note: Information related to facilities can be searched on Geo Tracker Website: https://geotracker.waterboards.ca.gov/search

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11	1 of 1	N	0.05 / 258.50	71.00 / 40	LAGUNA CHEVRON # 1966 604 COAST LAGUNA BEACH CA 92651	UST ORANGE CNTY

Facility ID: FA25258
SR No:
Notes:
Data Source: Removed Underground Storage Tank (UST) Facilities

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12	1 of 3	ESE	0.05 / 282.97	60.78 / 30	RALPHS GROCERY #004 700 S COAST HWY LAGUNA BEACH CA 92651	ORANGE HW

Facility ID: FA0039840

12	2 of 3	ESE	0.05 / 282.97	60.78 / 30	Ralphs Grocery #004 700 S. PACIFIC COAST HWY. LAGUNA BEACH CA 92651	CERS HAZ

Site ID: 146231
Latitude: 33.537682
Longitude: -117.778900
County: Orange County

Regulated Programs

EI ID: 10160353 ***EI Description:*** Hazardous Waste Generator

EI ID: 10160353 ***EI Description:*** Chemical Storage Facilities

Violations

Violation Date: 01/26/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Orange County Environmental Health
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 03/06/2018. The facility has not submitted an updated Hazardous Materials Inventory Chemical Description page for Helium and Propane to the CUPA. CORRECTIVE ACTION: Complete and submit the Hazardous Materials Inventory Chemical Description page for all materials stored above the thresholds as listed above electronically in the California Environmental Reporting System (CERS).

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Evaluations

Eval Date: 01/26/2018
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

Walked the facility and did not observe any hazardous waste in the trash cans at the site. Hazardous Waste Emergency Response Plan is included in the binders by the Hazardous Waste Bins and in the office. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/24/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Reviewed hazmat disclosure submittal in CERS. Not accepted. Revise the Chemical Inventory page for Propane: Add Liquefied Petroleum Gas for the Fire Code Hazard Class. Revise site map to include the evacuation staging area. Revise Emergency/Contingency Plan to include the contact information for the Orange County CUPA 714-433-6000.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/26/2018
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Observed the following: - Helium, (4) 300 cubic feet cylinders - R-22 Refrigerant, 2036 cubic feet - Propane, (5) 3 gallon tanks Training verified on-site on their training website. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/29/2015

Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Documents submitted to CERS on 3/12/15 were reviewed and not accepted since the Fire Code Hazard Classes for Helium must be changed from "Toxic" to "Compressed Gas."; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/31/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Reviewed and accepted revised documents submitted to CERS on 3/30/16.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/09/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

CERS review; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/29/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Reviewed multiple (4) submittals in CERS for 2/19/16, 2/29/16 and 3/1/16. Documents were not accepted since propane volume reported is below disclosure quantities of 200 cubic feet.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/06/2018
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Email to follow up on violations needing correction; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/17/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Reviewed the facility's CERS HMBEP Submission. The facility has made required changes to their Hazardous Materials Inventory, all submittal elements accepted this date.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/09/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Reviewed the facility's CERS HMBEP Submission. Facility Information and Emergency Response and Training Plan accepted. Hazardous Materials Inventory DECLINED - Please note, the reporting thresholds of Hazardous Materials are as follows, 55 gallons of liquids, 500 pounds solids, 200 cubic feet of compressed gases with hazards other than asphyxiation, or 1,000 cubic feet of compressed gases where the only hazard is asphyxiation. The amounts of propane and lead acid batteries reported are below disclosure thresholds. Please review the inventor of lead acid batteries and propane at your facility, adjust your CERS inventory as necessary and resubmit.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/28/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Inspector Comments: On site to conduct hazardous materials chemical inventory and business emergency plan inspection. Michele Fisher granted consent to conduct inspection. I walked through the facility and inspected hazardous materials storage areas in receiving. I verified material and their location as reported in CERS. Facility has four helium cylinders in "Produce Backroom" and five propane cylinders (power for floor polishing machine) outside the Produce Backroom. Helium cylinders are chained to wall. Emergency plan and evacuation maps are posted in receiving. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/11/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

CERS review: No change to previous request to change chemical Fire Class. Other forms accepted; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/30/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

I received email from Ralph's stating that CERS does not have "compressed gas" and "non-flammable gas" to list for "Fire Code Hazard Class." I reviewed options in CERS and emailed contact requesting that "Other" be checked. I received another email stating that he can't find "other." I replied that he can just leave the field blank and accepted the submittal.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/28/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW

Eval Source: CERS
Eval Notes:

Ralphs Grocery #004 700 S. Pacific Coast Hwy. Laguna Beach, CA 92651 (949) 497-6410 Inspector Comments: On site to conduct new hazardous waste generator inspection. Michele Fisher granted consent to conduct inspection. EPA ID# for this facility is CAL000320340. I walked through the facility and inspected hazardous waste storage area in receiving. Hazardous waste is stored in plastic bins. Only universal waste is stored on site currently and container is stored closed and labeled. Manifests were reviewed. Weekly inspection log of the waste storage area is available for review. Emergency numbers are posted in hazardous waste storage area. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/08/2018
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Follow up on violation #I169, failure to submit a complete hazardous materials inventory on the California Environmental Reporting System (CERS). Review for the 2018 annual CERS submittal was performed. Hazardous Inventory has been updated, violation corrected.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: CUPA District
Entity Name: Orange County Env Health
Entity Title:
Address: 1241 East Dyer RoadSuite 120
City: Santa Ana
State: CA
Country:
Zip Code: 92705-5611
Phone: (714) 433-6000

Affil Type Desc: Legal Owner
Entity Name: Ralphs Grocery Company
Entity Title:
Address: P.O. Box 54143
City: Los Angeles
State: CA
Country: United States
Zip Code: 90054-0143
Phone: (310) 884-9000

Affil Type Desc: Parent Corporation
Entity Name: Ralphs Grocery Company
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: P.O. Box 54143
City: Los Angeles
State: CA
Country:
Zip Code: 90054-0143
Phone:

Affil Type Desc: Identification Signer
Entity Name: Matthew Eaton

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Entity Title: Manager Environmental Affairs
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Document Preparer
Entity Name: Ralphs Grocery Company
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Environmental Contact
Entity Name: Matthew Eaton
Entity Title:
Address: P.O. Box 54143
City: Los Angeles
State: CA
Country:
Zip Code: 90054-0143
Phone:

Affil Type Desc: Property Owner
Entity Name: Kroger Company
Entity Title:
Address: P.O. Box 54143
City: Los Angeles
State: CA
Country: United States
Zip Code: 90054-0143
Phone: (310) 884-9000

Affil Type Desc: Operator
Entity Name: Ralphs Grocery Company
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (310) 884-9000

12	3 of 3	ESE	0.05 / 282.97	60.78 / 30	RALPHS GROCERY #4 700 S COAST HWY LAGUNA BEACH CA 92651-2723	RCRA NON GEN

EPA Handler ID: CAL000320340
Gen Status Universe: No Report
Contact Name: SHERRIE WALTERS
Contact Address: 1100 W. ARTESIA BLVD. , , COMPTON , CA, 90220 ,
Contact Phone No and Ext: 310-884-4016
Contact Email: SHERRIE.WALTERS@RALPHS.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20070606

Violation/Evaluation Summary

Note: NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records

associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20070606
Handler Name:	RALPHS GROCERY #4
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	PO BOX 54143
Name:	RALPHS GROCERY CO	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	310-884-4016	***Country:***	
Source Type:	Implementer	***Zip Code:***	90054-0000
Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	1100 W. ARTESIA BLVD.
Name:	SHERRIE WALTERS	***Street 2:***	
Date Became Current:		***City:***	COMPTON
Date Ended Current:		***State:***	CA
Phone:	310-884-4016	***Country:***	
Source Type:	Implementer	***Zip Code:***	90220

13	*1 of 2*	*NNW*	*0.06 / 337.52*	*68.13 / 37*	***CHEVRON #11-1787*** ***590 COAST*** ***LAGUNA BEACH CA 92651***	***LUST***

Global ID:	T0605902360	***County:***	ORANGE
Status:	COMPLETED - CASE CLOSED	***Latitude:***	33.5398714
Status Date:	2015-06-30 00:00:00	***Longitude:***	-117.7812712
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	9UT104	***Potential COC:***	Gasoline
Local Case No:	85UT038	***How Discovered:***	Nuisance Conditions
Begin Date:	1985-04-08 00:00:00	***Stop Method:***	Other Means
Lead Agency:	ORANGE COUNTY LOP	***Stop Description:***	

Local Agency: ORANGE COUNTY LOP
Case Worker: KL
CUF Case: YES
File Location: Local Agency
Potential Media of Concern: Aquifer used for drinking water supply
How Discovered Description:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
DWR GW Subbasin Name:
Disadvantaged Community:
Site History:

Please refer to recent Site Documents or Monitoring Reports in GeoTracker for site history. Orange County is not responsible for the accuracy of any professional interpretations provided in reports submitted by consultants for the responsible party.

Regulatory Activity

Action Type: ENFORCEMENT
Date : 2015-11-24 00:00:00
Action: LOP Case Closure Summary to RB

Action Type: ENFORCEMENT
Date : 2015-06-30 00:00:00
Action: Closure/No Further Action Letter

Action Type: ENFORCEMENT
Date : 2014-12-30 00:00:00
Action: Notification - Preclosure

Action Type: ENFORCEMENT
Date : 2014-10-29 00:00:00
Action: Notification - Public Notice of Case Closure

Action Type: ENFORCEMENT
Date : 2014-10-28 00:00:00
Action: Notification - Public Participation Document

Action Type: RESPONSE
Date : 2014-10-22 00:00:00
Action: Request for Closure - Regulator Responded

Action Type: RESPONSE
Date : 2014-07-29 00:00:00
Action: Request for Closure - Regulator Responded

Action Type: RESPONSE
Date : 2014-06-19 00:00:00
Action: Request for Closure - Regulator Responded

Action Type: ENFORCEMENT
Date : 2014-03-17 00:00:00
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Action Type: RESPONSE
Date : 2014-03-10 00:00:00
Action: Request for Closure - Regulator Responded

Action Type: ENFORCEMENT
Date : 2013-11-05 00:00:00
Action: File review

Action Type: ENFORCEMENT
Date : 2013-04-01 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2013-03-28 00:00:00
Action: Request for Closure - Regulator Responded

Action Type: ENFORCEMENT

Date : 2012-03-17 00:00:00
Action: File review

Action Type: ENFORCEMENT
Date : 2011-05-16 00:00:00
Action: File review

Action Type: ENFORCEMENT
Date : 2009-07-14 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2008-12-19 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2006-12-15 00:00:00
Action: Other Report / Document

Action Type: ENFORCEMENT
Date : 2006-11-09 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2006-01-25 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2005-09-28 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2004-05-18 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2004-05-03 00:00:00
Action: Other Report / Document

Action Type: ENFORCEMENT
Date : 2004-04-21 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2003-08-25 00:00:00
Action: Other Report / Document

Action Type: ENFORCEMENT
Date : 2003-07-21 00:00:00
Action: Staff Letter

Action Type: REMEDIATION
Date : 1993-11-29 00:00:00
Action: Excavation

Action Type: REMEDIATION
Date : 1992-08-12 00:00:00
Action: Soil Vapor Extraction (SVE)

Action Type: REMEDIATION
Date : 1992-01-09 00:00:00
Action: Excavation

Action Type: Other
Date : 1985-04-08 00:00:00
Action: Leak Reported

Action Type: Other
Date : 1985-04-08 00:00:00

Action: Leak Discovery

Action Type: REMEDIATION
Date : 1985-04-01 00:00:00
Action: Free Product Removal

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: KEVIN LAMBERT
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E DYER ROAD SUITE 120
Email: klambert@ochca.com
Phone No: 7144336261

Status History

Status: Completed - Case Closed
Status Date: 2015-06-30 00:00:00

Status: Open - Eligible for Closure
Status Date: 2014-03-20 00:00:00

Status: Open - Site Assessment
Status Date: 2006-03-24 00:00:00

Status: Open - Verification Monitoring
Status Date: 1996-02-01 00:00:00

Status: Open - Case Begin Date
Status Date: 1985-04-08 00:00:00

LUST Sites from GeoTracker Search - Regulatory Profile(as of Oct 31, 2019)

Site Facility Name: CHEVRON #11-1787
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig: D
CUF Amount Paid: $622,544
Potential COC: GASOLINE
Facility Type:
Composting Method:
Address: 590 COAST
City: LAGUNA BEACH
Zip: 92651
County: ORANGE
CUF Claim: 4883
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605902360
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 6/30/2015
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605902360&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: ORANGE COUNTY LOP (LEAD) - CASE #: 85UT038
CASEWORKER: KEVIN LAMBERT
SAN DIEGO RWQCB (REGION 9) - CASE #: 9UT104
Gndwater Monitoring Freque: # OF WELLS MONITORED - SEMI-ANNUALLY : 10, OTHER : 2
Site History:

Please refer to recent Site Documents or Monitoring Reports in GeoTracker for site history. Orange County is not responsible for the accuracy of any professional interpretations provided in reports submitted by consultants for the responsible party.

LUST Sites from GeoTracker Search - Cleanup Status History(as of Oct 31, 2019)

Status: Completed - Case Closed
Date : 6/30/2015

Status: Open - Eligible for Closure
Date : 3/20/2014

Status: Open - Site Assessment
Date : 3/24/2006

Status: Open - Verification Monitoring
Date : 2/1/1996

Status: Open - Case Begin Date
Date : 4/8/1985

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Oct 31, 2019)

Action Type: EXCAVATION
Phase: Soil
Begin Date: 11/29/1993
End Date: 1/7/1994
Contaminant Mass Removed: 1,335 Tons
Description:

Action Type: SOIL VAPOR EXTRACTION (SVE)
Phase: Soil Vapor
Begin Date: 8/12/1992
End Date: 3/1/1996
Contaminant Mass Removed: 8,238 Pounds
Description: Remediation conducted in conjunction with adjacent site located at 604 Coast Hwy, Laguna Beach.

Action Type: EXCAVATION
Phase: Soil
Begin Date: 1/9/1992
End Date: 1/9/1992
Contaminant Mass Removed: 159,800 Pounds
Description:

Action Type: FREE PRODUCT REMOVAL
Phase: Liquid Waste
Begin Date: 4/1/1985
End Date: 1/31/1986
Contaminant Mass Removed: 50 Gallons
Description: Free product

LUST Sites from GeoTracker Search - Regulatory Activities(as of Oct 31, 2019)

Action Type: Other Regulatory Actions
Action Date: 11/24/2015
Received Issue Date: 11/24/2015
Action: LOP Case Closure Summary to RB
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902360&enforcement_id=6265101&temptable=ENFORCEMENT
Title Description Comments:

CCS

Action Type: Other Regulatory Actions
Action Date: 6/30/2015
Received Issue Date: 6/30/2015
Action: Closure/No Further Action Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902360&enforcement_id=6265100&temptable=ENFORCEMENT
Title Description Comments:

RACC

Action Type: Notices
Action Date: 12/30/2014
Received Issue Date: 12/30/2014
Action: Notification - Preclosure
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902360&enforcement_id=6232053&temptable=ENFORCEMENT

Title Description Comments:

Notification of Pre-Closure Requirements

Action Type: Notices
Action Date: 10/29/2014
Received Issue Date: 10/29/2014
Action: Notification - Public Notice of Case Closure
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902360&enforcement_id=6226144&temptable=ENFORCEMENT
Title Description Comments:

PUBLIC NOTIFICATION OF DRAFT CASE CLOSURE SUMMARY

Action Type: Notices
Action Date: 10/28/2014
Received Issue Date: 10/28/2014
Action: Notification - Public Participation Document
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902360&enforcement_id=6226146&temptable=ENFORCEMENT
Title Description Comments:

DRAFT CASE CLOSURE SUMMARY

Action Type: Response Requested - Other
Action Date: 10/22/2014
Received Issue Date: 10/22/2014
Action: Request for Closure - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0605902360&doc_id=5820607
Title Description Comments:

11-1787 CSM & Site Closure Request - Case Closure Report reuploaded at request of regulator. LTCP closure summary has been completed for the site.

Action Type: Response Requested - Other
Action Date: 7/29/2014
Received Issue Date: 7/29/2014
Action: Request for Closure - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0605902360&doc_id=5815003
Title Description Comments:

11-1787 Laguna Beach Closure Status Request Letter 07 29 2014 - Closure request for the site was responded to in a March 22, 2014 OCLOP letter. Case will be notified for closure prior to November 1, 2014.

Action Type: Response Requested - Other
Action Date: 6/19/2014
Received Issue Date: 6/19/2014
Action: Request for Closure - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0605902360&doc_id=5809786
Title Description Comments:

11-1787 Laguna Beach Closure Status Request Letter 06 19 2014 - Discussed Site Closure Status letter with new project manager Taura Nichols of Arcadis. Stated that closure request for the site was responded to in a March 22, 2014 OCLOP letter. It was agreed that the June 19, 2014 request would be linked to the OCLOP response in March 2014.

Action Type: Other Regulatory Actions
Action Date: 3/17/2014
Received Issue Date: 3/17/2014
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)
Doc Link:
Title Description Comments:

Review Summary Report, March 2014

Action Type: Other Regulatory Actions
Action Date: 3/17/2014
Received Issue Date: 3/17/2014
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902360&enforcement_id=6304714&temptable=ENFORCEMENT
Title Description Comments:

UST Cleanup Fund Case Review

Action Type: Response Requested - Other
Action Date: 3/10/2014
Received Issue Date: 3/10/2014
Action: Request for Closure - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0605902360&doc_id=5800538
Title Description Comments:

LOW THREAT CLOSURE RECOMMENDATION LETTER

Action Type: Other Regulatory Actions
Action Date: 11/5/2013
Received Issue Date: 11/5/2013
Action: File review
Doc Link:
Title Description Comments:

CORRESPONENCE WITH CONSULTANT CORRESPONDED VIA TELEPHONE WITH CONSULTANT ARCADIS REGARDING LTCP AND LTC CHECKLIST. COMPLETION OF PLUME ASSESSEMENT WAS DISCUSSED. TONI DEMAYO (ARCADIS) INDICATED THAT HE'D CONFER WITH CHEVRON REGARDING THIS ISSUE.

Action Type: Other Regulatory Actions
Action Date: 4/1/2013
Received Issue Date: 4/1/2013
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902360&enforcement_id=6153871&temptable=ENFORCEMENT
Title Description Comments:

LOW-THREAT CLOSURE REQUEST

Action Type: Response Requested - Other
Action Date: 3/28/2013
Received Issue Date: 3/28/2013
Action: Request for Closure - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0605902360&doc_id=5766018
Title Description Comments:

CSM & CLOSURE REQUEST REPORT - In accordance with SWRCB Resolution No. 2012-0016, a response letter was issued to RP stating case will be evaluated "...365 days from the Resolution effective date of August 17, 2012." See Agency Regulatory Action document dated 04/01/13. The case has been evaluated in accordance with the LTCP.

Action Type: Other Regulatory Actions
Action Date: 3/17/2012
Received Issue Date: 3/17/2012
Action: File review
Doc Link:
Title Description Comments:

CASE FILE REVIEW

Action Type: Other Regulatory Actions
Action Date: 5/16/2011
Received Issue Date: 5/16/2011
Action: File review
Doc Link:

Title Description Comments:

FILE REVIEW

Action Type: Other Regulatory Actions
Action Date: 7/14/2009
Received Issue Date: 7/14/2009
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902360&enforcement_id=6020967&temptable=ENFORCEMENT
Title Description Comments:

REDUCED GROUNDWATER MONITORING REQUIREMENTS

Action Type: Other Regulatory Actions
Action Date: 12/19/2008
Received Issue Date: 12/19/2008
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902360&enforcement_id=5997345&temptable=ENFORCEMENT
Title Description Comments:

QUARTERLY GROUNDWATER REPORT

Action Type: Response Requested - Other
Action Date: 12/15/2006
Received Issue Date: 1/1/1965
Action: Other Report / Document
Doc Link:
Title Description Comments:

Additional Information Report

Action Type: Other Regulatory Actions
Action Date: 11/9/2006
Received Issue Date: 11/9/2006
Action: Staff Letter
Doc Link:
Title Description Comments:

Comments to the 3rd qtr 2006 GWM Report and Case Status

Action Type: Other Regulatory Actions
Action Date: 1/25/2006
Received Issue Date: 1/25/2006
Action: Staff Letter
Doc Link:
Title Description Comments:

APPROVAL

Action Type: Other Regulatory Actions
Action Date: 9/28/2005
Received Issue Date: 9/28/2005
Action: Staff Letter
Doc Link:
Title Description Comments:

APPROVAL

Action Type: Other Regulatory Actions
Action Date: 5/18/2004
Received Issue Date: 5/18/2004
Action: Staff Letter

Doc Link:
Title Description Comments:

APPROVAL

Action Type: Response Requested - Other
Action Date: 5/3/2004
Received Issue Date: 1/1/1965
Action: Other Report / Document
Doc Link:
Title Description Comments:

Other Type of Submission by RP

Action Type: Other Regulatory Actions
Action Date: 4/21/2004
Received Issue Date: 4/21/2004
Action: Staff Letter
Doc Link:
Title Description Comments:

REQUEST FOR WOKPLAN AND UPDATE

Action Type: Response Requested - Other
Action Date: 8/25/2003
Received Issue Date: 1/1/1965
Action: Other Report / Document
Doc Link:
Title Description Comments:

Other Type of Submission by RP - ADDITIONAL CLOSURE INFORMATION OR WORKPLAN

Action Type: Other Regulatory Actions
Action Date: 7/21/2003
Received Issue Date: 7/21/2003
Action: Staff Letter
Doc Link:
Title Description Comments:

REQUEST FOR ADDITIONAL CLOSURE INFORMATION

Action Type: Cleanup Action
Action Date: 11/29/1993
Received Issue Date:
Action: Excavation
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 8/12/1992
Received Issue Date:
Action: Soil Vapor Extraction (SVE)
Doc Link:
Title Description Comments:

Remediation conducted in conjunction with adjacent site located at 604 Coast Hwy, Laguna Beach.

Action Type: Cleanup Action
Action Date: 1/9/1992
Received Issue Date:
Action: Excavation
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 4/8/1985
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 4/8/1985
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 4/1/1985
Received Issue Date:
Action: Free Product Removal
Doc Link:
Title Description Comments:

Free product

LUST Sites from GeoTracker Search - Site Maps(as of Oct 31, 2019)

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/3357317864/T0605902360.pdf
Size : 152 KB
Submitted By: JASON LEE (RP)
Submitted: 6/7/2006

Title: GEO_BORE (MW-16)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6693592667/T0605902360.pdf
Size : 110 KB
Submitted By: JASON LEE (RP)
Submitted: 5/10/2006

Title: GEO_BORE (B-07)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2007826089/T0605902360.pdf
Size : 154 KB
Submitted By: JASON LEE (RP)
Submitted: 5/10/2006

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/5601531803/T0605902360.pdf
Size : 152 KB
Submitted By: JASON LEE (RP)
Submitted: 5/10/2006

Title: GEO_BORE (B-08)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2186490714/T0605902360.pdf
Size : 159 KB
Submitted By: JASON LEE (RP)
Submitted: 5/10/2006

Title: GEO_BORE (B-09)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9088180363/T0605902360.pdf
Size : 157 KB
Submitted By: JASON LEE (RP)
Submitted: 5/10/2006

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/8948242008/T0605902360.PDF
Size : 108 KB

Submitted By: JASON LEE (RP)
Submitted: 12/9/2004

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/1196211099/T0605902360.pdf
Size : 64 KB
Submitted By: JASON LEE (RP)
Submitted: 3/3/2003

LUST Sites from GeoTracker Search - Documents(as of Oct 31, 2019)

Document Type: Site Documents
Document Date: 11/24/2015
Type: LOP CASE CLOSURE SUMMARY TO RB
Title: CCS
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902360&enforcement_id=6265101
Size :
Submitted By: KEVIN LAMBERT (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 6/30/2015
Type: CLOSURE/NO FURTHER ACTION LETTER
Title: RACC
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902360&enforcement_id=6265100
Size :
Submitted By: KEVIN LAMBERT (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 6/10/2015
Type: WELL DESTRUCTION REPORT
Title: WELL DESTRUCTION REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7797187566/T0605902360.PDF
Size : 1,015 KB
Submitted By: ARCADIS (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 12/30/2014
Type: NOTIFICATION - PRECLOSURE
Title: NOTIFICATION OF PRE-CLOSURE REQUIREMENTS
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902360&enforcement_id=6232053
Size :
Submitted By: KEVIN LAMBERT (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 10/29/2014
Type: NOTIFICATION - PUBLIC NOTICE OF CASE CLOSURE
Title: PUBLIC NOTIFICATION OF DRAFT CASE CLOSURE SUMMARY
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902360&enforcement_id=6226144
Size :
Submitted By: DENAMARIE BAKER (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 10/28/2014
Type: NOTIFICATION - PUBLIC PARTICIPATION DOCUMENT
Title: DRAFT CASE CLOSURE SUMMARY
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902360&enforcement_id=6226146
Size :
Submitted By: DENAMARIE BAKER (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 10/16/2014
Type: REQUEST FOR CLOSURE
Title: 11-1787 CSM & SITE CLOSURE REQUEST
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9442765712/T0605902360.PDF
Size : 8,523 KB
Submitted By: ARCADIS (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 7/29/2014
Type: REQUEST FOR CLOSURE
Title: 11-1787 LAGUNA BEACH CLOSURE STATUS REQUEST LETTER 07 29 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7997430026/T0605902360.PDF
Size : 104 KB
Submitted By: ARCADIS (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 6/19/2014
Type: REQUEST FOR CLOSURE
Title: 11-1787 LAGUNA BEACH CLOSURE STATUS REQUEST LETTER 06 19 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1270501315/T0605902360.PDF
Size : 98 KB
Submitted By: ARCADIS (CONTRACTOR)
Submitted:

Document Type: Site Documents
Size : 1,714 KB

Document Date: 4/4/2014* **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: CLOSURE MAILING INFO LETTER
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5295152187/T0605902360.PDF

Document Type: Site Documents **Size :**
Document Date: 3/17/2014 **Submitted By:** (REGULATOR)
Type: CLEAN UP FUND - CASE CLOSURE REVIEW SUMMARY REPORT (RSR) **Submitted:**
Title: UST CLEANUP FUND CASE REVIEW
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902360&enforcement_id=6304714

Document Type: Monitoring Reports **Size :** 6,598 KB
Document Date: 3/12/2014 **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 4Q13 & 1Q14 SAMR
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3289101779/T0605902360.PDF

Document Type: Site Documents **Size :**
Document Date: 3/10/2014 **Submitted By:** KEVIN LAMBERT (REGULATOR)
Type: REQUEST FOR CLOSURE **Submitted:**
Title: LOW THREAT CLOSURE RECOMMENDATION LETTER - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902360&document_id=5800538

Document Type: Site Documents **Size :** 1,119 KB
Document Date: 3/10/2014 **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: REQUEST FOR CLOSURE **Submitted:**
Title: LOW THREAT CLOSURE RECOMMENDATION LETTER
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2687029004/T0605902360.PDF

Document Type: Monitoring Reports **Size :** 5,353 KB
Document Date: 9/5/2013 **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 2&3QTR 2013 SASR
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9335976779/T0605902360.PDF

Document Type: Site Documents **Size :**
Document Date: 4/1/2013 **Submitted By:** KEVIN LAMBERT (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: LOW-THREAT CLOSURE REQUEST
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902360&enforcement_id=6153871

Document Type: Monitoring Reports **Size :** 9,703 KB
Document Date: 2/27/2013* **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 1ST QUARTER 2013 SASR
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3329166471/T0605902360.PDF

Document Type: Monitoring Reports **Size :** 8,101 KB
Document Date: 8/17/2012 **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 2&3QTR2012 SASR
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3866254687/T0605902360.PDF

Document Type: Site Documents **Size :** 97 KB
Document Date: 5/23/2012 **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: PM CHANGE NOTIFICATION LETTER
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9899534106/T0605902360.PDF

Document Type: Monitoring Reports **Size :** 6,092 KB
Document Date: 4/18/2012 **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 1Q12 SASR
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7383390307/T0605902360.PDF

Document Type: Monitoring Reports **Size :** 6,841 KB
Document Date: 11/10/2011 **Submitted By:** REBECCA ANDRESEN (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**

Title: 3Q11 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2807874321/T0605902360.PDF

Document Type: Monitoring Reports **Size :** 4,158 KB
Document Date: 3/3/2011 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 1Q11 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5556931495/T0605902360.PDF

Document Type: Monitoring Reports **Size :** 4,191 KB
Document Date: 8/24/2010 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 3Q10 GWM REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8276391565/T0605902360.PDF

Document Type: Site Documents **Size :** 437 KB
Document Date: 8/3/2010 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: CHANGE OF MANAGEMENT CONTACT INFORMATION FOR SAIC-BENHAM
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2001077115/T0605902360.PDF

Document Type: Monitoring Reports **Size :** 4,274 KB
Document Date: 2/15/2010 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 1Q10 GWM REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1730185270/T0605902360.PDF

Document Type: Site Documents **Size :** 1,760 KB
Document Date: 11/20/2009 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: WELL DESTRUCTION REPORT **Submitted:**
Title: WELL DESTRUCTION REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3863539755/T0605902360.PDF

Document Type: Monitoring Reports **Size :** 4,565 KB
Document Date: 10/19/2009 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 3Q09 GWM REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4576821744/T0605902360.PDF

Document Type: Monitoring Reports **Size :** 3,603 KB
Document Date: 7/16/2009 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 2Q09 GWM REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4188788175/T0605902360.PDF

Document Type: Site Documents **Size :**
Document Date: 7/14/2009 **Submitted By:** KEVIN LAMBERT (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: REDUCED GROUNDWATER MONITORING REQUIREMENTS
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902360&enforcement_id=6020967

Document Type: Site Documents **Size :** 2,085 KB
Document Date: 5/27/2009 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: WELL DESTRUCTION WORKPLAN **Submitted:**
Title: WELL DESTRUCTION WORKPLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6395180821/T0605902360.PDF

Document Type: Monitoring Reports **Size :** 4,055 KB
Document Date: 4/30/2009 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 1Q09 GWM REPORT REVISED
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5721106290/T0605902360.PDF

Document Type: Monitoring Reports **Size :** 3,838 KB
Document Date: 2/2/2009 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 4TH QUARTER 2008 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4480713367/T0605902360.PDF

Document Type: Site Documents **Size :**
Document Date: 12/19/2008 **Submitted By:** KEVIN LAMBERT (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: QUARTERLY GROUNDWATER REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902360&enforcement_id=5997345

Document Type: Monitoring Reports **Size :** 3,500 KB
Document Date: 10/28/2008 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 3RD QUARTER 2008 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2102173328/T0605902360.PDF

Document Type: Site Documents **Size :** 463 KB
Document Date: 10/24/2008 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: CHANGE OF CONTACT INFORMATION FOR CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6761337757/T0605902360.PDF

Document Type: Monitoring Reports **Size :** 3,988 KB
Document Date: 8/8/2008 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 2ND QUARTER 2008 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2216689169/T0605902360.PDF

Document Type: Monitoring Reports **Size :** 3,807 KB
Document Date: 4/29/2008 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 1ST QUARTER 2008 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7169067859/T0605902360.PDF

Document Type: Monitoring Reports **Size :** 2,643 KB
Document Date: 2/1/2008 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 4TH QUARTER 2007 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8311878800/T0605902360.PDF

Document Type: Site Documents **Size :** 95 KB
Document Date: 12/17/2007 **Submitted By:** LEIDOS (SAIC) (AUTH_RP)
Type: CORRESPONDENCE - OTHER **Submitted:**
Title: CHANGE OF CONTACT INFORMATION FOR CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5534789860/T0605902360.PDF

Document Type: Monitoring Reports **Size :** 9,539 KB
Document Date: 11/5/2007 **Submitted By:** JASON LEE (RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 3RD QUARTER 2007 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1891096353/T0605902360.PDF

Document Type: Site Documents **Size :** 100 KB
Document Date: 9/17/2007 **Submitted By:** JASON LEE (RP)
Type: CORRESPONDENCE - OTHER **Submitted:**
Title: CHANGE OF CONTACT INFORMATION
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9754656732/T0605902360.PDF

Document Type: Monitoring Reports **Size :** 4,097 KB
Document Date: 8/16/2007 **Submitted By:** JASON LEE (RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 2ND QUARTER 2007 GROUNDWATER MONITORING AND PROGRESS REPORT (REVISED VERSION)
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9961790323/T0605902360.PDF

Document Type: Site Documents **Size :** 5,522 KB
Document Date: 5/24/2007 **Submitted By:** JASON LEE (RP)
Type: CORRESPONDENCE - OTHER **Submitted:**
Title: RESPONSE LETTER TO 3RD QUARTER 2006 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2135679483/T0605902360.PDF

Document Type: Monitoring Reports **Size :** 5,500 KB
Document Date: 5/14/2007 **Submitted By:** JASON LEE (RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**

Title: 1ST QUARTER 2007 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1686141788/T0605902360.PDF

Document Type: Site Documents **Size :** 1,716 KB
Document Date: 3/20/2007* **Submitted By:** JASON LEE (RP)
Type: CORRESPONDENCE - CLOSURE RELATED **Submitted:**
Title: RESPONSE LETTER TO SITE CLOSURE REQUEST DATED JUNE 19, 2006
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5564787149/T0605902360.PDF

Document Type: Monitoring Reports **Size :** 4,243 KB
Document Date: 2/9/2007 **Submitted By:** JASON LEE (RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 4TH QUARTER 2006 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4027877628/T0605902360.PDF

Document Type: Monitoring Reports **Size :** 3,196 KB
Document Date: 11/13/2006 **Submitted By:** JASON LEE (RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 3RD QUARTER 2006 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9282010734/T0605902360.PDF

Document Type: Monitoring Reports **Size :** 3,735 KB
Document Date: 8/16/2006 **Submitted By:** JASON LEE (RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 2ND QUARTER 2006 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5659955680/T0605902360.PDF

Document Type: Site Documents **Size :** 1,602 KB
Document Date: 6/7/2006 **Submitted By:** JASON LEE (RP)
Type: REPORTS - CLOSURE RPT. **Submitted:**
Title: SITE CLOSURE REQUEST
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6403689324/T0605902360.PDF

Document Type: Site Documents **Size :** 5,596 KB
Document Date: 5/10/2006 **Submitted By:** JASON LEE (RP)
Type: REPORTS - OTHER **Submitted:**
Title: SOIL BORING AND WELL INSTALLATION REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3652831852/T0605902360.PDF

Document Type: Monitoring Reports **Size :** 3,992 KB
Document Date: 5/1/2006 **Submitted By:** JASON LEE (RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FIRST QUARTER 2006 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5075855851/T0605902360.PDF

Document Type: Monitoring Reports **Size :** 2,526 KB
Document Date: 2/1/2006 **Submitted By:** JASON LEE (RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FOURTH QUARTER 2005 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1518600285/T0605902360.PDF

Document Type: Site Documents **Size :** 1,763 KB
Document Date: 1/18/2006 **Submitted By:** JASON LEE (RP)
Type: WORKPLANS - OTHER WP **Submitted:**
Title: CONFIRMATION SOIL BORING WORKPLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6298495233/T0605902360.PDF

Document Type: Monitoring Reports **Size :** 3,245 KB
Document Date: 11/17/2005 **Submitted By:** JASON LEE (RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: THIRD QUARTER 2005 GROUNDWATER MONITORING AND PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3481916666/T0605902360.PDF

Document Type: Site Documents **Size :** 1,900 KB
Document Date: 9/19/2005 **Submitted By:** JASON LEE (RP)
Type: WORKPLANS - INVESTIGATION WP **Submitted:**
Title: TEMPORARY ASSESSMENT POINT INSTALLATION WORKPLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3689008414/T0605902360.PDF

Document Type:	Monitoring Reports	**Size :**	2,636 KB
Document Date:	7/29/2005	**Submitted By:**	JASON LEE (RP)
Type:	MONITORING REPORT - QUARTERLY	**Submitted:**	
Title:	2Q2005 GROUNDWATER MONITORING REPORT		
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4494933903/T0605902360.PDF		

Document Type:	Site Documents	**Size :**	39 KB
Document Date:	4/29/2005	**Submitted By:**	JASON LEE (RP)
Type:	CORRESPONDENCE - OTHER	**Submitted:**	
Title:	CHANGE OF CONTACT INFORMATION FOR CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY AND SCIENCE APPLICATIONS INTERNATIONAL CORPORATION		
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3231977164/T0605902360.PDF		

Document Type:	Monitoring Reports	**Size :**	2,184 KB
Document Date:	4/27/2005	**Submitted By:**	JASON LEE (RP)
Type:	MONITORING REPORT - QUARTERLY	**Submitted:**	
Title:	1ST QUARTER 2005 GROUNDWATER MONITORING AND PROGRESS REPORT		
Title Link:	https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3227445304/T0605902360.PDF		

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13 | **2 of 2** | **NNW** | **0.06 / 337.52** | **68.13 / 37** | **CHEVRON USA**
590 COAST
LAGUNA BEACH CA 92651 | **LUST**

Global ID:	T0605902492	**County:**	ORANGE
Status:	COMPLETED - CASE CLOSED	**Latitude:**	33.5398714
Status Date:	1985-11-01 00:00:00	**Longitude:**	-117.7812712
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	9UT2497	**Potential COC:**	Gasoline
Local Case No:	85UT073	**How Discovered:**	Tank Closure
Begin Date:	1985-11-01 00:00:00	**Stop Method:**	Close and Remove Tank
Lead Agency:	ORANGE COUNTY LOP	**Stop Description:**	
Local Agency:	ORANGE COUNTY LOP	**Case Worker:**	KL
CUF Case:	NO	**File Location:**	Local Agency
Potential Media of Concern:	Under Investigation		
How Discovered Description:			
Calwater Watershed Name:	San Juan - Laguna - Laguna Beach (901.12)		
DWR GW Subbasin Name:			
Disadvantaged Community:			
Site History:			

Regulatory Contacts

Contact Type:	Local Agency Caseworker	**Address:**	1241 E. DYER ROAD SUITE 120
Contact Name:	JAMES STROZIER	**Email:**	jstrozier@ochca.com
City:	SANTA ANA	**Phone No:**	7144336273
Organization Name:	ORANGE COUNTY LOP		

Contact Type:	Local Agency Caseworker	**Address:**	1241 E DYER ROAD SUITE 120
Contact Name:	KEVIN LAMBERT	**Email:**	klambert@ochca.com
City:	SANTA ANA	**Phone No:**	7144336261
Organization Name:	ORANGE COUNTY LOP		

Status History

Status:	Completed - Case Closed
Status Date:	1985-11-01 00:00:00

Status:	Open - Case Begin Date
Status Date:	1985-11-01 00:00:00

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

LUST Sites from GeoTracker Search - Regulatory Profile(as of Oct 31, 2019)

Site Facility Name:	CHEVRON USA	***Potential COC:***	GASOLINE
Site Facility Type:	LUST CLEANUP SITE	***Facility Type:***	
Cleanup Status:	COMPLETED - CASE CLOSED	***Composting Method:***	
Project Status:		***Address:***	590 COAST
WDR Place Type:		***City:***	LAGUNA BEACH
WDR File:		***Zip:***	92651
WDR Order:		***County:***	ORANGE
CUF Priority Assig:		***CUF Claim:***	
CUF Amount Paid:			

File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605902492
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 11/1/1985
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605902492&tabname=regulatoryhistory
Potential Media of Concern: UNDER INVESTIGATION
User Defined Beneficial Use:
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: ORANGE COUNTY LOP (LEAD) - CASE #: 85UT073
CASEWORKER: KEVIN LAMBERT
CASEWORKER: JAMES STROZIER
SAN DIEGO RWQCB (REGION 9) - CASE #: 9UT2497
Gndwater Monitoring Freque:
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History(as of Oct 31, 2019)

Status: Open - Case Begin Date
Date : 11/1/1985

Status: Completed - Case Closed
Date : 11/1/1985

14	*1 of 15*	*NNW*	*0.08 / 424.38*	*66.32 / 35*	***CHEVRON STATION 61787 590 S COAST HWY LAGUNA BEACH CA 92651***	***RCRA SQG***

EPA Handler ID: CAD983668245
Gen Status Universe: Small Quantity Generator
Contact Name: DESIREE CLOSS
Contact Address: P O BOX 2833 , , LA HABRA , CA, 90632 , US
Contact Phone No and Ext: 310-694-7452
Contact Email:
Contact Country: US
County Name: ORANGE
EPA Region: 09
Land Type: Private
Receive Date: 19930517

Violation/Evaluation Summary

Note: NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19930517
Handler Name:	CHEVRON STATION 61787
Generator Status Universe:	Small Quantity Generator
Source Type:	Notification

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	P O BOX 2833
Name:	CHEVRON USA PRODUCTS CO	***Street 2:***	
Date Became Current:		***City:***	LA HABRA
Date Ended Current:		***State:***	CA
Phone:	310-694-7452	***Country:***	
Source Type:	Notification	***Zip Code:***	90632

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
14	2 of 15	NNW	0.08 / 424.38	66.32 / 35	ARCO FACILITY NO 09747 590 S PACIFIC COAST HWY LAGUNA BEACH CA 92653	RCRA SQG

EPA Handler ID:	CAR000101808
Gen Status Universe:	Small Quantity Generator
Contact Name:	JACK OMAN
Contact Address:	P O BOX 6038 , , ARTESIA , CA, 90702-6038 , US
Contact Phone No and Ext:	714-690-2425
Contact Email:	
Contact Country:	US
County Name:	ORANGE
EPA Region:	09
Land Type:	Private
Receive Date:	20020715

Violation/Evaluation Summary

Note:	NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No

Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20020715
Handler Name:	ARCO FACILITY NO 09747
Generator Status Universe:	Small Quantity Generator
Source Type:	Notification

Waste Code Details

Hazardous Waste Code:	D000
Waste Code Description:	DESCRIPTION
Hazardous Waste Code:	D001
Waste Code Description:	IGNITABLE WASTE
Hazardous Waste Code:	D018
Waste Code Description:	BENZENE

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	P O BOX 6038
Name:	B P W COAST PRODUCTS LLC	**Street 2:**	
Date Became Current:		**City:**	ARTESIA
Date Ended Current:		**State:**	CA
Phone:	714-690-2425	**Country:**	
Source Type:	Notification	**Zip Code:**	90702-6038

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
14	3 of 15	NNW	0.08 / 424.38	66.32 / 35	TESORO 63388 590 S PACIFIC COAST HWY LAGUNA BEACH CA 92651	UST ORANGE CNTY

Facility ID:	FA0060117
SR No:	
Notes:	
Data Source:	Permitted Underground Storage Tank (UST) Facilities Listing

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
14	4 of 15	NNW	0.08 / 424.38	66.32 / 35	SERVICE STATION 590 S. COAST HIGHWAY LAGUNA BEACH CA 92651	HHSS

County:	Orange
Pdf File Url:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002e9a7.pdf

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
14	5 of 15	NNW	0.08 / 424.38	66.32 / 35	TESORO 63388 590 S PACIFIC COAST HWY LAGUNA BEACH CA 92651	ORANGE HW

Facility ID:	FA0060117

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
14	6 of 15	NNW	0.08 / 424.38	66.32 / 35	TESORO (SHELL) 63388 590 S Coast Hwy LAGUNA BEACH CA 92651	UST

Facility ID: FA0060117
CERS ID: 10404007
County: Orange
Latitude:
Longitude:
Permitting Agency: Orange County Environmental Health
Note: Information related to facilities can be searched on Geo Tracker Website: https://geotracker.waterboards.ca.gov/search

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
14	7 of 15	NNW	0.08 / 424.38	66.32 / 35	TES30O 63388 590 S PACIFIC COAST HWY LAGUNA BEACH CA 92651	EMISSIONS

2015 Toxic Data

Facility ID: 171639
Facility SIC Code: 5541
CO: 30
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: ORA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
14	8 of 15	NNW	0.08 / 424.38	66.32 / 35	CHEVRON #11-1787 590 S COAST HWY LAGUNA BEACH CA 92651	ORANGE LOP

Record ID: RO0001669
Case ID: 85UT038
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Case Closed Date: 6/30/2015
Type of Closure: Closure certification issued

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
14	9 of 15	NNW	0.08 / 424.38	66.32 / 35	CHEVRON USA 590 S COAST HWY LAGUNA BEACH CA 92651	ORANGE LOP

Record ID: RO0002536
Case ID: 85UT073
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Case Closed Date: 11/1/1985
Type of Closure: Closure certification issued

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
14	10 of 15	NNW	0.08 / 424.38	66.32 / 35	TESORO (SHELL) 63388 590 S COAST HWY LAGUNA BEACH CA 92651	CERS TANK

Site ID: 74635
Latitude: 33.540112
Longitude: -117.781288
County: Orange County

Regulated Programs

EI ID: 10404007
EI Description: Hazardous Waste Generator

EI ID: 10404007
EI Description: Underground Storage Tank

EI ID: 10404007
EI Description: Chemical Storage Facilities

Violations

Violation Date: 10/10/2018 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: 23 CCR 16 2632(d)(1)(c),2641(h),2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(c),2641(h),2711(a)(8)
Violation Notes:

Returned to compliance on 12/19/2018. Facility UST monitoring plot plan/site map, dated 2/11/2018, is inaccurate and was not updated with modifications made to site in 2017. Plot plan indicates Beaudreau sensors located in UDCs and need to verify annular sensors and sump sensors for all tanks are correct. Resubmit plans once verified and overfill modifications have been completed.

Violation Description:

Failure to submit or maintain a current facility plot plan.

Violations

Violation Date: 04/05/2017 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: HSC 6.7 25290.1(c), 25290.2(c), 25291(a)(2), 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c), 25290.2(c), 25291(a)(2), 25292(e)
Violation Notes:

Returned to compliance on 06/04/2018. Under dispenser 1/2 and 3/4 did not pass the triennial secondary containment test. Facility must make the appropriate repair and verify functionality as soon as possible.

Violation Description:

Failure to maintain secondary containment (e.g. failure of secondary containment testing).

Violations

Violation Date: 10/24/2014 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Notes:

Returned to compliance on 11/21/2014. TThe certification of financial responsibility (CFR) submitted 4/18/2014 to this Agency's e-Submit portal indicate the coverage amount is $500,000 per occurrence. The minimum coverage amount for Petroleum Marketers is $1,000,000. Correct this violation immediately by re-submitting a complete and current CFR form.

Violation Description:

Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.

Violations

Violation Date: 10/17/2017 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Notes:

Returned to compliance on 06/04/2018. The monitoring plan in CERS and on site is not accurate. Please update the UDC Monitoring Section to reflect the positive shut down of the VR208 sensors in the UDCs. Please re-submit within 30 days via CERS.

Violation Description:

Failure to have a UST Monitoring Plan available on site.

Violations

Violation Date: 10/10/2019 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Orange County Environmental Health
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

OBSERVATION: The business failed to complete and electronically submit a site map with all required content including: storm and sewer drains. CORRECTIVE ACTION: Complete and electronically submit a site map with all required content.

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 10/10/2019 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: 23 CCR 16 2716(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2716(f)
Violation Notes:

Returned to compliance on 10/11/2019. OBSERVATION: The 2018 designated operator monthly inspection report(s) were not found onsite. Designated operator monthly inspection reports for the previous twelve months shall be retained onsite. CORRECTIVE ACTION: Locate and ensure that copies of the previous twelve months of designated operator monthly inspection reports are maintained onsite. Submit copies to the CUPA within 30 days.

Violation Description:

"Failure to maintain on-site, or off-site at a readily available location if approved by the UPA, copies of Designated Operator inspection records as follows:

Designated operator monthly inspection records for inspections performed before October 1, 2018 must be kept for 12 months from the month of inspection.

For inspections performed on or after October 1, 2018, copies of the ""Designated Underground Storage Tank Operator Visual Inspection Report"" must be kept for 36 months from the month of inspection.
"

Evaluations

Eval Date: 12/30/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

This Agency received a monitoring system certification dated 11/17/2014 for the Veeder-Root TLS-350 monitoring system. The following equipment was certified to have been inspected/serviced in accordance with manufacturer's guidelines and was operational per manufacturer's specifications: in-tank gauging probes; annular space sensors; piping sump sensors; fill sump sensors; electronic line leak detectors, tank overfill/high-level sensors; shear valves; and, dispenser containment sensors. Also received was a spill bucket testing report form dated 11/17/2014 with "PASS" results for the fill spill buckets and a plot plan of the facility showing the location of tanks and monitoring equipment. .; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/06/2017
Violations Found: No
Eval General Type: Other/Unknown

Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Reviewed and accepted updated UST submittal. Facility has changed sensor information for sensors that were replaced during the recent plan check. All UDCs now have 208 sensors. Piping sensors have also been changed to 208s.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/17/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

prep for A01 - Run Report 7800, review status, etc.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/23/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 10/18/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Monitor cert notification; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/17/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

I was on site to conduct a routine UST inspection. A monitoring system certification was being conducted by Fastech at this time also, and the technician on site, Stephen Dobrowski, showed me his ICC UST Service Techincian card with expiration date of 5/10/2015, his Veeder Root Level Four certified technician card with expiration date of 1/30/2015 and his VMI Catastrophic Leak Detector Tester certification with expiration date of 6/06/2015. All sumps were open and no liquid in sumps and no raised sensors. The following was observed: The test button to the Veeder Root TLS 350 monitoring system was depressed and an audible and visual alarm was activated. The panel has a message, "ALL FUNCTIONS NORMAL." All Veeder Root sensors (annular space sensors, turbine sump sensors, and fill sump sensors) were placed in water to simulate a leak, and an audible and visual alarm was activated on the monitoring system. automatic shutdown of the turbine was activated when Root [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/21/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST

Eval Source: CERS
Eval Notes:

Received email from Tesoro with attached document to show correction of UST violation. I looked at the UST documents submitted to CERS and confirmed that the violation was corrected, then wrote an F04 report and sent to the representative at Tesoro. While reviewing the CERS submittals, I ACCEPTED previous submittals with the comment, "Submission accepted pending thorough review of most recent submittal."; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/09/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Reviewed and accepted revised documents submitted to CERS on 4/21/16.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/09/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Reviewed UST documents submitted to CERS portal. Reviewed today in the "CERS Portal": Business Activities form; UST Owner/Operator form; UST Facility form; UST Tank Information/Monitoring Plan – Tank 1; UST Tank Information/Monitoring Plan – Tank 2; UST Tank Information/Monitoring Plan – Tank 3; UST monitoring site plan; UST response plan; UST Owner/Operator Written Agreement; Owner Statement of Designated UST Operator Compliance Statement. The status of all documents after review today is "ACCEPT" in the ""CERS Portal." ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/26/2013
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

I was on site to conduct a routine hazardous waste inspection. Mohammad Khalid, Tesoro Area Superisor, was onsite during the inspection and granted me permission to inspect. Two drums on site were labeled with hazardous waste information and were stored closed and appeared to be in good condition. Manifests for hazardous waste disposal were onsite, available for review. A business emergency plan and spill response material was on site. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/24/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Monitor cert reschedule notification; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/29/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health

Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Documents submitted to CERS on 2/28/16, 2/29/16 and 3/2/16 were reviewed and not accepted with the following considerations: Sump Waste Clean-Up, Test Water must be revised as follows: - Fire Code Hazard Classes should be changed from "Flammable Liquid, Class I-B" to Toxic or Other Health Hazard since 98% of the mixture is reported as water. - "Fire" listed for Fire Hazard Categories is not correct since 98% of the mixture is reported as water. Storm drain is not shown on site map. Please add location of storm drain if there is one close to site. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/24/2014
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

The compliance status of this facility was reviewed and the violation above was noted. . ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/26/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

prep for A01; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/21/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

The Secondary Containment Testing Report, dated 9/13/17, and the Monitoring System Certification, dated 9/18/2017, were submitted. The following components were tested and passed: UDCs 1/2, 3/4, 5/6, 7/8 Leak sensors for UDCs 1/2, 3/4, 5/6, 7/8 A 6-month post installation test is required due to newly installed UDCs. Please make sure to notify this Agency 48 hours prior to conducting the test.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/13/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

CERS submittal reviewed. Submittal was accepted.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/21/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval Notes:

This Agency reviewed the UST financial responsibility documentation submitted to the CERS portal and a Certification of Financial Responsibility form dated 3/28/2014 with $1 million coverage per occurrence and $2 million annual aggregate was observed. Violation #I583 is now corrected. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/06/2018
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS SR0134579 Received and reviewed the following test reports: - Spill Bucket Testing - Overfill Prevention Equipment Testing (SR0134579, Approved 10-19-18) Spill Bucket Testing = PASS (Send to File) Overfill Prevention Testing = PASS (Send To File, New Flapper Installed) Violation I161 remains Outstanding. Update and upload a monitoring site plan that to indicate VR-208 sensors in UDCs, fill & STP sumps are all VR-208 sensors to the California Environmental Reporting System (CERS). Report emailed to Burke Albelda, Tesoro Compliance Supervisor.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/13/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

CERS submittal was accepted this date. Plot plan has been corrected to reflect the correct orientation of the tanks and sensor models. CFR expires in 3/3/2018 - Self-Insured DO is Belshire ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/19/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Processed A21.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/16/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Reviewed and accepted updated designated operator (DO) statement submitted to CERS on 6/13/16, naming Jackie Dougherty of Belshire Environmental as the primary DO for this site.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/17/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by Diego Gorlato, Manager. Observed the facility and inspected hazardous materials storage. The following materials were observed in amounts that meet or exceed the minimum volumes required for disclosure: - Gasoline (36,000 gallons) Site map was available for review. Please check to see if there is natural gas on site. A natural gas shut-off location is designated on the site map but none was found on site. An Emergency Response Plan was available on site for review. Employee training records are current and available for review. REQUIREMENT FOR ELECTRONIC SUBMITTAL OF HMBEP DOCUMENTS: Facility has submitted the following elements in CERS: - Business Activities - Owner/Operator Information - Hazardous Materials Inventory - Site Map (please check the natural gas shut-off location. Not able to locate during the [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/21/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

SR0130615 completed this date.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/10/2019
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Walked through the facility and around the perimeter. Confirmed that the hazardous materials inventory was consistent with what was disclosed in the California Environmental Reporting System (CERS) dated 4/9/19. The site map is missing the location of the storm drain that runs parallel to PCH along the sidewalk - please add to the site map within 30 days. Employee's are trained. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/20/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

prep for inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/04/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Comments: I received a copy of Monitoring System Certification, Line Leak Detector Test and Spill Bucket Testing Report Form for activities conducted on 11/2/15. All components passed test.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/06/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

This Agency received a monitoring system certification dated 11/26/2013 for the Veeder-Root TLS 350 monitoring system. The following equipment was certified to have been inspected/serviced in accordance with manufacturer's guidelines and was operational per manufacturer's specifications: in-tank gauging probes; annular space sensors; piping sump sensors; fill sump sensors; electronic line leak detectors; tank overfill/high level sensors; dispenser containment sensors; and, shear valves. Also included was a plot plan of facility showing location of tanks and monitoring equipment and a spill bucket testing report form dated 11/26/2013 2with all results "PASS." ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/02/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Comments: On site to witness monitoring system certification testing activities and to conduct routine UST inspection. Annular and sump sensors alarmed properly (visual and audible) and shut down respective turbine when submerged in water. UDC sensors are "stand alones" and shut down the dispenser when submerged in water. Fail-safe, sensor out and emergency shut off were tested and passed. Line leak detectors were tested and passed. ATGs were tested and passed test with the enunciator functioning properly. Spill buckets were tested visually without any changes in water level. Valid permit, designated operator documentation, monthly inspection reports, responses to alarms, monitoring plan, response plan, employee training records, tank pages, certification of financial responsibility, copies of monitoring system certification and secondary containment reports are available for review.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/28/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Received monitoring certification results via email.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/27/2018
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS Reviewed and ACCEPTED the 12-19-2018 CERS UST Forms submission. Violation I161 = CORRECTED - Plot plan submitted with updated VR 208 sensors in the UDCs. Report emailed to Burke Albelda and mailed to the facility.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/09/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENT: Annual monitoring certification test results received 10/28/2016. Monitoring System: PASSED Spill Bucket: PASSED Please makes any necessary reporting updates via CERS, cers.calepa.ca.gov ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 09/12/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Monitor Certification Notification (10/17/17); Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/09/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

SB 989 test reschedule notification; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/02/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

Inspector Comments: On site to conduct routine hazardous waste inspection. Petra Diaz granted consent to conduct inspecstion I walked the perimeter and inspected waste storage area. I did not observe any hazardous waste in municipal trash. Fuel waste solids (1) and liquid (1) drums are stored closed and labeled. Manifests were reviewed. Emergency contact information is posted in cashier's area. Business emergency plan is also available on site. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/25/2019
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS On site to conduct a Hazardous Waste inspection. Met this date with Claudia Pineda, who granted consent to enter and inspect. CAL000372968 = ACTIVE Facility generates: - Fuel Waste Solids - Fuel Waste Liquids Two drums on site and properly labeled and closed. Accumulation start date is 10-9-2018. Manifests were available for review (Belshire). Emergency and Contingency information posted in the cashier area. Inspected dumpster area. No signs of disposal to dumpster. Report mailed to the facility.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/18/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Received notification of mon. cert. to be 11/26/2013 @9:00 AM, put on calendars, sent email response to technician.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/07/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP

Eval Source: CERS
Eval Notes:

Reviewed status, as per direction of Darwin; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/26/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

Eval Date: 09/21/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Organized file; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/25/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 03/14/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

SB 989 test notification for 4-4-17; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/24/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Received notification of monitoring system certification scheduled for 11/17/2014, so ran Report 7800 and saved for later and looked at status of electronic submittal to either of the portals and found a submittal to the eSubmit portal with status "PENDING." I then looked at the status of the DO form and found that I reviewed and ACCEPTED the DO form submitted 4/17/2014 on 7/18/2014 and that the DO is John Domoslai with ICC certification expiration date of 1/24/2015. I next looked the status of the CFR form and found that the CFR form submitted 4/18/2014 on our Agencys e-Submit portal was DECLINED, as the coverage amount indicated is $500,000 per occurrence, and the minimum amount for Petroleum Marketers is $1,000,000. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/15/2014
Violations Found: No
Eval General Type: Other/Unknown

Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

This Agency received a secondary containment testing report dated 5/01/2014 with the following results: "PASS" for all tank annular testing; "PASS" for all secondary pipe testing; "PASS" for all piping sump testing; "PASS" for all dispenser all UDC testing; "PASS" for all fill riser sump testing. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/04/2018
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Reviewed six months post repair SB989 test results for activities conducted on 1/29/18. UDCs 1/2, 3/4, 5/6 and 7/8 were tested and passed test. Violation I382 regarding secondary containment components not passing test, has been corrected.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/07/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Monitor cert notification; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/18/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

CERS submittal reviewed and was not accepted: Please update the UDC section under the monitoring plan. On-site inspection conducted on 10/17/17 confirmed that this system is not a stand-alone. The VR208s in the UDCs are shutting down the dispensers. Update and re-submit within 30 days. Any questions, please feel free to contact me at minh.le@ochca.com or 714-720-1327. Thank you. Minh Le.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/17/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

This Agency received secondary containment test results dated 5/01/2014 with the following results: -"PASS" for 87-main tank annular; -"PASS" for 87-auxillary tank annular; -"PASS" for 91 tank annular; -"PASS" for 87-main secondary pipe; -"PASS" for 87-auxillary secondary pipe; -"PASS" for 91 secondary pipe; -"PASS" for 87-main piping sump; -"PASS" for 87-auxillary piping sump; -"PASS" for 91 piping sump; -"PASS" for UDC 1/2 containment; -"PASS" for UDC 3/4 containment; -"PASS" for UDC 5/6 containment; -"PASS" for UDC 7/8 containment; -"PASS" for 87-main fill riser containment sump; -"PASS" for 87-auxillary fill riser containment sump; -"PASS" for 91 fill riser containment sump. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/24/2014

Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Received notification of monitoring system certification scheduled for 11/17/2014, so I prepared for the annual routine inspection and ran Report 7800 and saved for later, looked at status of electronic submittal to either of the portals and found a submittal to CERS with status "PENDING."; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/26/2013
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

I was on site to conduct a routine UST inspection. Mohammad Khalid, Tesoro Area Superisor, was onsite during the inspection and granted me permission to inspect. A monitoring system certification was being conducted by Fastech at this time also, and the technician on site, Stephen Dobrowski, showed me current certifications for ICC UST Service Technician, Veeder-Root Level Four certified technician, VMI leak detector tester certification, and Beaudreau certification. All sumps were open and no liquid in sumps and no raised sensors. The following was observed: -The test button to the Veeder-Root TLS 350 monitoring system was depressed and an audible and visual alarm was activated. The panel has a message, "ALL FUNCTIONS NORMAL." -All Veeder-Root sensors (annular space sensors, turbine sump sensors, and fill sump sensors) were placed in water to simulate a leak, and an audible and visual alarm was activated on the monitoring system. -automatic shutdown of the [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/03/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

update waste stream page; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/29/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Reviewed and accepted documents submitted to CERS on 2/28/16 and 3/12/16 which included updated DO form naming Jackie Dougherty as the primary DO.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/26/2016
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENT: On site for routine UST inspection, monitoring system certification, and spill bucket testing. Testing of monitoring equipment was performed by Luis Navarro of Fastech; ICC, Veeder Root, and VMI certifications were verified and are current. The facility has three double-walled underground storage tanks, (87M, 87A, and 91). The monitor was operational for audible and visual alarms. Leak sensors were all located at the lowest point possible in the sumps. Leak detectors for the turbines and UDCs were tested and determined to be operational. All annular and sump sensors shut

down the respective turbine when submerged in water. Visual and audible alarm functioned properly. The UDC sensors are shut down the dispenser when submerged in water. Sensor out, fail safe, and ESO was tested and passed. ATGs external audible and visual alarm is used for overfill prevention, components were tested and passed. The spill buckets were tested; bucket test passed. [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/09/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Documents submitted to CERS on 4/19/16 that included the following documents were reviewed and accepted: - Certification of Financial Responsibility with coverage period from 3/31/16 to 3/31/17. - Owner Statement of Designated Underground Storage Tank (UST) Operator (DO) naming Jackie Dougherty of Belshire Environmental Services Inc., as the primary DO. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/21/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Monitor cert notification; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/04/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

SB 989 test notification; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/21/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

CERS submittal has not been updated. Contacted Burke Albelda of Tesoro to complete the UDC updates and informed Mr. Albelda of 6-mo post testing requirements.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/17/2017
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENT: On site for routine UST inspection, monitoring system certification, and spill bucket testing. Testing of monitoring equipment was performed by Steve Gallardo of Fastech; ICC, Veeder Root, and VMI certifications were verified and are current. The facility has three double-walled underground storage tanks, (87M, 87A, and 91). The monitor was operational for audible and visual alarms. Leak sensors were all located at the lowest point possible in the sumps. Leak detectors for the turbines and UDCs were tested and determined to be operational. All annular and sump

sensors shut down the respective turbine when submerged in water. Visual and audible alarm functioned properly. The UDC sensors are shut down the dispenser when submerged in water. Sensor out, fail safe, and ESO was tested and passed. ATGs external audible and visual alarm is used for overfill prevention, components were tested and passed. The spill buckets were tested; bucket test This [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/07/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Reviewed status, as per direction of Darwin; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/20/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

I was onsite to conduct a hazardous materials inspection. Petra Diaz, manager, granted me permission to inspect and accompanied me on the inspection. I verified that hazardous materials on site at, or above, disclosure levels, have been disclosed on their hazardous materials and business emergency plan submitted to the CERS portal on May 1, 2014. Also, the location of the hazardous materials disclosed was verified on the site map. Employee training records for the business emergency plan were on site.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/23/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

This Agency received a monitoring system certification dated 4/30/2013 for the Veeder-Root TLS 350R monitoring system. The following equipment was certified to have been inspected/serviced in accordance with manufacturer's guidelines and was operational per manufacturer's specifications: in-tank gauging probe; annular space sensor; piping sump sensor; fill sump sensor; electronic line leak detector; and, tank overfill/high-level sensor. Positive shut-down due to leaks and sensor failure/disconnection was confirmed. Also included was a plot plan of facility showing location of tanks and monitoring equipment and a spill bucket testing report form dated 4/30/2013 with "PASS" results for the fill spill buckets. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/20/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

I was onsite to conduct a routine hazardous waste inspection. Petra Diaz, manager, granted me permission to inspect and accompanied me on the inspection. One drum of hazardous waste was observed on site and was stored outside and was closed and labeled with required hazardous waste information. On site for review were manifests for past hazardous waste disposals and a business emergency plan.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/04/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Reviewed all outstanding UST submittals. Facility has corrected UDC monitoring information.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/10/2019
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

On site to witness monitoring system, spill bucket certification, and to conduct routine UST inspection. Aaron Medina, Fasttech, conducted test and has valid ICC and monitoring equipment manufacturing certifications. There are three 12K gallon USTs (regular - main and aux and premium) and 4 dispensers. The system uses a Veeder Root TLS-350R monitor which is located inside the back of the main building. Continuous electronic tank monitoring is used with an audible/visual alarm and fill tube valves are used for overfill protection. The tank annular space is "dry" and the leak sensor 420 or 460 alarmed properly (visual and audible) when submerged in water. The sumps were open for inspection and the sump sensors (208) were positioned correctly at the low point. Sump and UDC sensors (208) alarmed properly (visual and audible) and shut down respective turbine when submerged in water. Fail-safe, sensor out and emergency shut off were tested and [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/10/2018
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

On site for annual underground storage tank inspection - to inspect tank sumps, dispenser containment (UDC) sumps, sensor placement, and review required documentation during the monitoring system certification, leak detector and spill bucket testing. Met with Ramesh Reshad, Station Manager, who provided consent for inspection and documentation review. Testing of monitoring equipment was performed by Jim Simeone with FASTECH, all ICC and manufacturer certifications were current. Facility has 3 Joor double wall unleaded gasoline USTs: 1 - 12,000 gal. Regular Main, 1 - 12,000 gal. Regular Auxillary (no PLLD), and 1- 12,000 Premium, all continually monitored by the Veeder Root (VR) TLS-350 system. Monitoring sensors are: VR-420 for tank annulars and VR-208 for turbine/piping/UDC sumps. Prior to testing, verified tank sumps and UDCs were dry, sensors were at lowest point in sumps, and secondary piping was opened to the sumps. All turbines performed positive shutdown [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/16/2017
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENT: Secondary Containment Testing Report received. The following components PASSED testing: - Annular Spaces (87Main, 87Aux, 91) - STP Sumps (87Main, 87Aux, 91) - Fill Sumps (87Main, 87Aux, 91) - Secondary Product Lines (87Main, 87Aux, 91) - UDCs 5/6 & 7/8 The following components FAILED testing: - UDCs 1/2 & 3/4 A modification application has been submitted to this Agency for a repair/replacement and this plan has been approved. Please notify this Agency when a final testing date for the replaced components has been determined. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/18/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval Notes:

CERS submittal reviewed and was not accepted. See comment below regarding the site map: Site map states there is a natural gas shut-off on site. Per on-site inspection, facility representative could not locate the natural gas shut-off location and wasn't sure there is natural gas coming into the building. Please verify and update as needed and re-submit within 30 days. Any questions, please feel free to contact me at minh.le@ochca.com or 714-720-1327. Thank you. Minh Le.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/21/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Reviewed and ACCEPTED 5/01/2014 submittal of HazMat documents and Emergency Plan.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/26/2013
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 09/21/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Documents submitted to CERS on 7/7/14 and 3/31/15 were reviewed and accepted.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 09/21/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Documents submitted to CERS on 3/31/15 were reviewed and not accepted with the following considerations: Gasoline: Listed CAS# 96290-81-5 could not be found/confirmed. You may use CAS# 86290-81-5 or CAS# 8006-61-9. Sump Waste Clean-Up, Test Water: - Fire Code Hazard Classes should be changed from "Flammable Liquid, Class I-B" to Toxic or Other Health Hazard since 98% of the mixture is reported as water. - "Fire" listed for Fire Hazard Categories is not correct since 98% of the mixture is reported as water. - Listed CAS# 96290-81-5 in Mixture Component section could not be found/confirmed. You may use CAS# 86290-81-5 or CAS# 8006-61-9. Storm drain is not shown on site map. Please add location of storm drain if there is one close to site. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/21/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

The following notes were made in SR0130615. A report has been sent to the operator for 6-mo post modification testing. The Secondary Containment Testing Report, dated 9/13/17, and the Monitoring System Certification, dated 9/18/2017, were submitted. The following components were tested and passed: UDCs 1/2, 3/4, 5/6, 7/8 Leak sensors for UDCs 1/2, 3/4, 5/6, 7/8 A 6-month post installation test is required due to newly installed UDCs. Please make sure to notify this Agency 48 hours prior to conducting the test.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 19100 RIDGEWOOD PKWY, MS: TX1-022
City: SAN ANTONIO
State: TX
Country:
Zip Code: 78259
Phone:

Affil Type Desc: Document Preparer
Entity Name: BELSHIRE ENVIRONMENTAL SERVICES, INC
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: UST Property Owner Name
Entity Name: THRIFTY OIL COMPANY
Entity Title:
Address: 13116 IMPERIAL HIGHWAY
City: SANTA FE SPRINGS
State: CA
Country: United States
Zip Code: 90670
Phone: (562) 921-3581

Affil Type Desc: Identification Signer
Entity Name: TERESA A. MILES
Entity Title: ENVIRONMENTAL COMPLIANCE SUPERVISOR
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Property Owner
Entity Name: THRIFTY OIL COMPANY
Entity Title:
Address: 13116 IMPERIAL HIGHWAY
City: SANTA FE SPRINGS
State: CA
Country: United States
Zip Code: 90670
Phone: (562) 921-3581

Affil Type Desc: UST Tank Owner
Entity Name: Thrifty Oil Company
Entity Title:
Address: 13116 IMPERIAL HIGHWAY
City: SANTA FE SPRINGS
State: CA
Country: United States
Zip Code: 90670
Phone: (562) 921-3581

Affil Type Desc: CUPA District
Entity Name: Orange County Env Health
Entity Title:
Address: 1241 East Dyer RoadSuite 120
City: Santa Ana
State: CA
Country:
Zip Code: 92705-5611
Phone: (714) 433-6000

Affil Type Desc: UST Tank Operator
Entity Name: R&M PACIFIC RIM INC (SEUNG KIM)
Entity Title:
Address: 590 S. PACIFIC COAST HWY.
City: LAGUNA BEACH
State: CA
Country: United States
Zip Code: 92651
Phone: (562) 402-8080

Affil Type Desc: UST Permit Applicant
Entity Name: BURKE D. ALBELDA
Entity Title: ENVIRONMENTAL COMPLIANCE SUPERVISOR
Address:
City:
State:
Country:
Zip Code:
Phone: (310) 869-4096

Affil Type Desc: Environmental Contact
Entity Name: VESTA SLAYMAN
Entity Title:
Address: 301 E. OCEAN BLVD SUITE 1600
City: LONG BEACH
State: CA
Country:
Zip Code: 90802
Phone:

Affil Type Desc: Legal Owner
Entity Name: Tesoro Refining & Marketing Company LLC
Entity Title:
Address: 19100 RIDGEWOOD PKWY, MS: TX1-022
City: SAN ANTONIO
State: TX
Country: United States
Zip Code: 78259
Phone: (210) 626-6153

Affil Type Desc: Operator
Entity Name: Tesoro Refining & Marketing Company LLC
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (210) 626-6153

Affil Type Desc: Parent Corporation
Entity Name: Tesoro Refining and Marketing Company LLC
Entity Title:
Address:
City:
State:
Country:
Zip Code:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Phone:						

14	11 of 15	NNW	0.08 / 424.38	66.32 / 35	SERVICE STATION 590 S. COAST HIGHWAY LAGUNA BEACH CA	HIST TANK

Owner Name:	GULF OIL PRODUCTS CO	**No of Containers:**	4
Owner Street:	1301 MCKINNEY ST	**County:**	ORANGE
Owner City:	HOUSTON	**Facility State:**	CA
Owner State:	TX	**Facility Zip:**	92651
Owner Zip:	77001		

14	12 of 15	NNW	0.08 / 424.38	66.32 / 35	TESORO 63388 590 S PACIFIC COAST HWY LAGUNA BEACH CA 92651	EMISSIONS

2016 Toxic Data

Facility ID:	171639	**TS:**	
Facility SIC Code:	5541	**HRA:**	
CERR CODE:		**CH Index:**	
COID:	ORA	**AH Index:**	
CO:	30	**Air Basin:**	SC
DISN:	SOUTH COAST AQMD	**District:**	SC
CHAPIS:			

2017 Toxic Data

Facility ID:	171639	**COID:**	ORA
Facility SIC Code:	5541	**DISN:**	SOUTH COAST AQMD
CO:	30	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

14	13 of 15	NNW	0.08 / 424.38	66.32 / 35	TESORO USA 63388 590 S PACIFIC COAST HWY LAGUNA BEACH CA 92651	RCRA NON GEN

EPA Handler ID:	CAL000372968
Gen Status Universe:	No Report
Contact Name:	BRENDA RAMIREZ
Contact Address:	19100 RIDGEWOOD PKWY , , SAN ANTONIO , TX, 78259 ,
Contact Phone No and Ext:	210-626-5153
Contact Email:	BRENDA.RAMIREZ@TSOCORP.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20120322

Violation/Evaluation Summary

Note:	NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20120322
Handler Name:	TESORO USA 63388
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	19100 RIDGEWOOD PKWY
Name:	BRENDA RAMIREZ	***Street 2:***	
Date Became Current:		***City:***	SAN ANTONIO
Date Ended Current:		***State:***	TX
Phone:	210-626-5153	***Country:***	
Source Type:	Implementer	***Zip Code:***	78259
Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	19100 RIDGEWOOD PKWY
Name:	TESORO REFINING & MARKETING COMPANY	***Street 2:***	
Date Became Current:		***City:***	SAN ANTONIO
Date Ended Current:		***State:***	TX
Phone:	210-626-6153	***Country:***	
Source Type:	Implementer	***Zip Code:***	78259-0000

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
14	14 of 15	NNW	0.08 / 424.38	66.32 / 35	TESORO 63388 590 S COAST HWY LAGUNA BEACH CA 92651	RCRA TSD

EPA Handler ID:	CAL000446225
Gen Status Universe:	No Report
Contact Name:	BRENDA RAMIREZ
Contact Address:	19100 RIDGEWOOD PKWY TX1-022 , , SAN ANTIONIO , TX, 78259 ,
Contact Phone No and Ext:	562-495-6814
Contact Email:	BRENDA.RAMIREZ@ABDEAVOR.COM
Contact Country:	
Land Type:	
County Name:	ORANGE
EPA Region:	09
Receive Date:	20190523

Violation/Evaluation Summary

Note:	NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190523
Handler Name:	TESORO 63388
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	19100 RIDGEWOOD PKWY TX1-022
Name:	TESORO REFINING & MARKETING CO LLC	***Street 2:***	
Date Became Current:		***City:***	SAN ANTIONIO
Date Ended Current:		***State:***	TX
Phone:	562-495-6814	***Country:***	
Source Type:	Implementer	***Zip Code:***	78259
Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	19100 RIDGEWOOD PKWY TX1-022
Name:	BRENDA RAMIREZ	***Street 2:***	
Date Became Current:		***City:***	SAN ANTIONIO
Date Ended Current:		***State:***	TX
Phone:	562-495-6814	***Country:***	
Source Type:	Implementer	***Zip Code:***	78259

14	***15 of 15***	***NNW***	***0.08 / 424.38***	***66.32 / 35***	***TESORO 63388 590 S COAST HWY LAGUNA BEACH CA 92651***	***RCRA NON GEN***

EPA Handler ID:	CAL000446225
Gen Status Universe:	No Report
Contact Name:	BRENDA RAMIREZ
Contact Address:	19100 RIDGEWOOD PKWY TX1-022 , , SAN ANTIONIO , TX, 78259 ,
Contact Phone No and Ext:	562-495-6814
Contact Email:	BRENDA.RAMIREZ@ABDEAVOR.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20190523

Violation/Evaluation Summary

Note:	NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190523
Handler Name:	TESORO 63388
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	19100 RIDGEWOOD PKWY TX1-022
Name:	BRENDA RAMIREZ	***Street 2:***	
Date Became Current:		***City:***	SAN ANTIONIO
Date Ended Current:		***State:***	TX
Phone:	562-495-6814	***Country:***	
Source Type:	Implementer	***Zip Code:***	78259

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	19100 RIDGEWOOD PKWY TX1-022
Name:	TESORO REFINING & MARKETING CO LLC	***Street 2:***	
Date Became Current:		***City:***	SAN ANTIONIO
Date Ended Current:		***State:***	TX
Phone:	562-495-6814	***Country:***	
Source Type:	Implementer	***Zip Code:***	78259

15	***1 of 3***	***NNW***	***0.08 / 432.05***	***66.32 / 35***	***THRIFTY STATION #388 590 S COAST HWY # 388 LAGUNA BEACH CA 92651***	***DELISTED TNK***

Delisted Storage Tanks

Facility ID:	15785	***Latitude:***	33.54004
County:	Orange	***Longitude:***	-117.78156
Permitting Agency:	ORANGE COUNTY		
Original Source:	UST		
Record Date:	30-JAN-2017		

15	***2 of 3***	***NNW***	***0.08 / 432.05***	***66.32 / 35***	***ARCO #9747 590 S COAST HWY # 9747 LAGUNA BEACH CA 92651***	***DELISTED TNK***

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Delisted Storage Tanks

Facility ID: 18692
County: Orange
Permitting Agency: ORANGE COUNTY
Original Source: UST
Record Date: 30-JAN-2017
Latitude: 33.54004
Longitude: -117.78156

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
15	3 of 3	NNW	0.08 / 432.05	66.32 / 35	CHEVRON STATION #9-9476 590 S COAST HWY # 9-9476 LAGUNA BEACH CA 92651	DELISTED TNK

Delisted Storage Tanks

Facility ID: 4812
County: Orange
Permitting Agency: ORANGE COUNTY
Original Source: UST
Record Date: 30-JAN-2017
Latitude: 33.54004
Longitude: -117.78156

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
16	1 of 2	NNW	0.12 / 627.20	53.79 / 23	AMTECH ELEVATOR- LAGUNA BEACH 540 S COAST HWY LAGUNA BEACH CA 92651	RCRA NON GEN

EPA Handler ID: CAC002963871
Gen Status Universe: No Report
Contact Name: ALEJANDRA GARCIA
Contact Address: 540 S COAST HWY , , LAGUNA BEACH , CA, 92651 ,
Contact Phone No and Ext: 714-453-3164
Contact Email: KYLE.CURRAN@SAFETY-KLEEN.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20180530

Violation/Evaluation Summary

Note: NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20180530
Handler Name: AMTECH ELEVATOR- LAGUNA BEACH
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: ALEJANDRA GARCIA
Date Became Current:
Date Ended Current:
Phone: 714-453-3164
Source Type: Implementer
Street No:
Street 1: 540 S COAST HWY
Street 2:
City: LAGUNA BEACH
State: CA
Country:
Zip Code: 92651

Owner/Operator Ind: Current Owner
Type: Other
Name: ALEJANDRA GARCIA
Date Became Current:
Date Ended Current:
Phone: 714-453-3164
Source Type: Implementer
Street No:
Street 1: 540 S COAST HWY
Street 2:
City: LAGUNA BEACH
State: CA
Country:
Zip Code: 92651

16	2 of 2	NNW	0.12 / 627.20	53.79 / 23	LAGUNA COLLECTION, LLC 540 S. COAST HIGHWAY LAGUNA BEACH CA 92651	RCRA NON GEN

EPA Handler ID: CAC002964371
Gen Status Universe: No Report
Contact Name: GARY MULL
Contact Address: 2443 EAST COAST HIGHWAY , , CORONA DEL MAR , CA, 92625 ,
Contact Phone No and Ext: 949-673-9600
Contact Email: JSCAGNO@RELYONPROVIDENCE.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20180601

Violation/Evaluation Summary

Note: NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20180601
Handler Name: LAGUNA COLLECTION, LLC
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: LAGUNA COLLECTION, LLC
Date Became Current:
Date Ended Current:
Phone: 949-673-9600
Source Type: Implementer

Street No:
Street 1: 540 S. COAST HIGHWAY
Street 2:
City: LAGUNA BEACH
State: CA
Country:
Zip Code: 92651

Owner/Operator Ind: Current Operator
Type: Other
Name: GARY MULL
Date Became Current:
Date Ended Current:
Phone: 949-673-9600
Source Type: Implementer

Street No:
Street 1: 2443 EAST COAST HIGHWAY
Street 2:
City: CORONA DEL MAR
State: CA
Country:
Zip Code: 92625

17	1 of 1	N	0.13 / 673.34	62.40 / 31	***LAGUNA BEACH*** ***533 Glenneyre St*** ***Laguna Beach CA 92651***	***ALT FUELS***

ID: 76962
Federal Agency ID:
Federal Agency:
Fed Agency Name:
Status: Open: The station is open.
Facility Type:
Fuel Type Code: ELEC: Electric
Owner Type Desc:
Expected Date:
Dt Last Confirmed: 2020-01-08
Open Date:
Updated at: 2020-01-08 10:14:17 UTC
BD Blends:
NG PSI:
NG Fill Type Code:
NG Fill Type Desc:
NG Vehicle Class:
NG Vehicle Class Desc:
E85 Blender Pump:
E85 Blender Pump Desc:
E85 Other Ethanol Blends:
EV Pricing: $2 per hour
EV Pricing French:
EV on Site Renewable Source:
LPG Primary:
LPG Primary Desc:
Intersection Directions: GLENNEYRE PS 01; The dual port station is on the lower level of the Glenneyre parking structure.
Geocode Status Desc: The location is from a real GPS readout at the station.
Hydrogen Status Link:

CNG Dispenser No:
CNG Fill Type Code:
CNG Site Renew Src:
CNG PSI:
CNG Storage Cap:
CNG Tot Compr Cap:
CNG Vehicle Class:
LPG Nozzle Types:
LNG Site Renew Src:
LNG Vehicle Class:
Hydrogen is Retail:
Hydrogen Pressures:
Hydrogen Standards:
Station Phone: 888-758-4389
Latitude: 33.5409753
Longitude: -117.7813828

18	1 of 1	N	0.14 / 764.97	62.29 / 31	***SANDY AND RALPH HANSON*** ***510 GLENNEYRE ST UNIT 2 AND 3*** ***LAGUNA BEACH CA 92651-2440***	***RCRA NON GEN***

EPA Handler ID:	CAC003030097
Gen Status Universe:	No Report
Contact Name:	SANDY AND RALPH HANSON
Contact Address:	4324 MAGNOLIA DR , , ALBAQUERGUE , NM, 87111-4230 ,
Contact Phone No and Ext:	505-311-1456
Contact Email:	GENEVADEGUIRE@ALLIANCE-ENVIRO.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20190820

Violation/Evaluation Summary

Note:	NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190820
Handler Name:	SANDY AND RALPH HANSON
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	4324 MAGNOLIA DR
Name:	SANDY AND RALPH HANSON	***Street 2:***	
Date Became Current:		***City:***	ALBAQUERGUE
Date Ended Current:		***State:***	NM
Phone:	505-311-1456	***Country:***	
Source Type:	Implementer	***Zip Code:***	87111-4230
Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	4324 MAGNOLIA DR
Name:	SANDY AND RALPH HANSON	***Street 2:***	
Date Became Current:		***City:***	ALBAQUERGUE
Date Ended Current:		***State:***	NM
Phone:	505-311-1456	***Country:***	
Source Type:	Implementer	***Zip Code:***	87111-4230

19	*1 of 2*	*SE*	*0.15 /*	*68.77 /*	*JIFFY SERVICE STATION 514*	*HHSS*

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
			798.30	38	890 SOUTH COAST HWY LAGUNA BEACH CA 92651	

County: Orange
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002e853.pdf

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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
19	2 of 2	SE	0.15 / 798.30	68.77 / 38	JIFFY SERVICE STATION #514 890 SOUTH COAST HWY LAGUNA BEACH CA	HIST TANK

Owner Name: DESERT PETROLEUM, INC.
Owner Street: POST OFFICE BOX 1601
Owner City: OXNARD
Owner State: CA
Owner Zip: 93032
No of Containers: 4
County: ORANGE
Facility State: CA
Facility Zip: 92651

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
20	1 of 6	SE	0.16 / 824.48	71.04 / 40	ARCO STATION 890 COAST LAGUNA BEACH CA 92651	LUST

Global ID: T0605902359
Status: COMPLETED - CASE CLOSED
Status Date: 1993-03-31 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: ORANGE
Latitude: 33.5471921
Longitude: -117.7966988

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 9UT1027
Local Case No: 88UT156
Begin Date: 1988-04-01 00:00:00
Lead Agency: ORANGE COUNTY LOP
Local Agency: ORANGE COUNTY LOP
CUF Case: NO
Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: San Juan - Laguna - San Joaquin Hills (901.11)
DWR GW Subbasin Name:
Disadvantaged Community:
Site History:
Potential COC: Gasoline
How Discovered: Tank Closure
Stop Method: Close and Remove Tank
Stop Description:
Case Worker: KL
File Location: Local Agency

Regulatory Activity

Action Type: ENFORCEMENT
Date : 1993-04-01 00:00:00
Action: Closure/No Further Action Letter

Action Type: REMEDIATION
Date : 1990-08-27 00:00:00
Action: Other (Use Description Field)

Action Type: Other
Date : 1988-04-01 00:00:00
Action: Leak Discovery

Action Type: Other
Date : 1988-04-01 00:00:00
Action: Leak Reported

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: JAMES STROZIER
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E. DYER ROAD SUITE 120
Email: jstrozier@ochca.com
Phone No: 7144336273

Contact Type: Local Agency Caseworker
Contact Name: KEVIN LAMBERT
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E DYER ROAD SUITE 120
Email: klambert@ochca.com
Phone No: 7144336261

Status History

Status: Completed - Case Closed
Status Date: 1993-03-31 00:00:00

Status: Open - Case Begin Date
Status Date: 1988-04-01 00:00:00

LUST Sites from GeoTracker Search - Regulatory Profile(as of Oct 31, 2019)

Site Facility Name: ARCO STATION
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig:
CUF Amount Paid:
Potential COC: GASOLINE
Facility Type:
Composting Method:
Address: 890 COAST
City: LAGUNA BEACH
Zip: 92651
County: ORANGE
CUF Claim:
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605902359
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 3/31/1993
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605902359&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - San Joaquin Hills (901.11)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: ORANGE COUNTY LOP (LEAD) - CASE #: 88UT156
CASEWORKER: KEVIN LAMBERT
CASEWORKER: JAMES STROZIER
SAN DIEGO RWQCB (REGION 9) - CASE #: 9UT1027
Gndwater Monitoring Freque:
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History(as of Oct 31, 2019)

Status: Completed - Case Closed
Date : 3/31/1993

Status: Open - Case Begin Date
Date : 4/1/1988

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Oct 31, 2019)

Action Type: OTHER (USE DESCRIPTION FIELD)
Phase:
Contaminant Mass Removed:
Begin Date: 8/27/1990
End Date: 3/31/1993

Description:

LUST Sites from GeoTracker Search - Regulatory Activities(as of Oct 31, 2019)

Action Type: Other Regulatory Actions
Action Date: 4/1/1993
Received Issue Date: 4/1/1993
Action: Closure/No Further Action Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902359&enforcement_id=6326529&temptable=ENFORCEMENT
Title Description Comments:

RACC

Action Type: Cleanup Action
Action Date: 8/27/1990
Received Issue Date:
Action: Other (Use Description Field)
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 4/1/1988
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 4/1/1988
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Documents(as of Oct 31, 2019)

Document Type: Site Documents
Document Date: 4/1/1993
Type: CLOSURE/NO FURTHER ACTION LETTER
Title: RACC
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902359&enforcement_id=6326529
Size :
Submitted By: GENIECE HIGGINS (REGULATOR)
Submitted:

20	2 of 6	SE	0.16 / 824.48	71.04 / 40	JIFFY GAS STATION 890 COAST LAGUNA BEACH CA 92651	LUST

Global ID: T0605902361
Status: COMPLETED - CASE CLOSED
Status Date: 2012-07-03 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: ORANGE
Latitude: 33.5360476
Longitude: -117.7783051

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 9UT1123
Local Case No: 88UT178
Begin Date: 1988-02-02 00:00:00
Lead Agency: ORANGE COUNTY LOP
Local Agency: ORANGE COUNTY LOP
Potential COC: Gasoline
How Discovered: Nuisance Conditions
Stop Method: Close and Remove Tank
Stop Description:
Case Worker: KL

CUF Case: YES ***File Location:*** Local Agency
Potential Media of Concern: Aquifer used for drinking water supply
How Discovered Description:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
DWR GW Subbasin Name:
Disadvantaged Community:
Site History:

Please refer to recent Site Documents or Monitoring Reports in GeoTracker for site history. Orange County is not responsible for the accuracy of any professional interpretations provided in reports submitted by consultants for the responsible party. CASE CLOSED PURSUANT TO STATE WATER RESOURCES CONTROL BOARD ORDER.

Regulatory Activity

Action Type: ENFORCEMENT
Date : 2012-07-03 00:00:00
Action: State Water Board ? Closure Order

Action Type: ENFORCEMENT
Date : 2012-07-03 00:00:00
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Action Type: ENFORCEMENT
Date : 2012-05-11 00:00:00
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Action Type: ENFORCEMENT
Date : 2011-09-28 00:00:00
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Action Type: ENFORCEMENT
Date : 2011-03-09 00:00:00
Action: File review

Action Type: ENFORCEMENT
Date : 2011-01-26 00:00:00
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Action Type: REMEDIATION
Date : 2005-11-21 00:00:00
Action: Other (Use Description Field)

Action Type: ENFORCEMENT
Date : 2005-11-21 00:00:00
Action: * Historical Enforcement

Action Type: ENFORCEMENT
Date : 2005-06-27 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2004-10-25 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2004-07-01 00:00:00
Action: Corrective Action Plan / Remedial Action Plan

Action Type: ENFORCEMENT
Date : 2004-04-29 00:00:00
Action: * Historical Enforcement

Action Type: REMEDIATION
Date : 1989-05-18 00:00:00
Action: Pump & Treat (P&T) Groundwater

Action Type: REMEDIATION

Date : 1989-05-18 00:00:00
Action: Soil Vapor Extraction (SVE)

Action Type: Other
Date : 1988-11-01 00:00:00
Action: Leak Reported

Action Type: Other
Date : 1988-02-02 00:00:00
Action: Leak Discovery

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: KEVIN LAMBERT
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E DYER ROAD SUITE 120
Email: klambert@ochca.com
Phone No: 7144336261

Status History

Status: Completed - Case Closed
Status Date: 2012-07-03 00:00:00

Status: Open - Verification Monitoring
Status Date: 2009-06-05 00:00:00

Status: Open - Remediation
Status Date: 2005-11-21 00:00:00

Status: Open - Verification Monitoring
Status Date: 1991-10-31 00:00:00

Status: Open - Case Begin Date
Status Date: 1988-02-02 00:00:00

LUST Sites from GeoTracker Search - Regulatory Profile(as of Oct 31, 2019)

Site Facility Name: JIFFY GAS STATION
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig: C
CUF Amount Paid: $435,696
Potential COC: GASOLINE
Facility Type:
Composting Method:
Address: 890 COAST
City: LAGUNA BEACH
Zip: 92651
County: ORANGE
CUF Claim: 5168
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605902361
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 7/3/2012
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605902361&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: ORANGE COUNTY LOP (LEAD) - CASE #: 88UT178
CASEWORKER: KEVIN LAMBERT
SAN DIEGO RWQCB (REGION 9) - CASE #: 9UT1123
Gndwater Monitoring Freque:
Site History:

Please refer to recent Site Documents or Monitoring Reports in GeoTracker for site history. Orange County is not responsible for the accuracy of any professional interpretations provided in reports submitted by consultants for the responsible party.

CASE CLOSED PURSUANT TO STATE WATER RESOURCES CONTROL BOARD ORDER.

LUST Sites from GeoTracker Search - Cleanup Status History(as of Oct 31, 2019)

Status: Completed - Case Closed
Date : 7/3/2012

Status: Open - Verification Monitoring
Date : 6/5/2009

Status: Open - Remediation
Date : 11/21/2005

Status: Open - Verification Monitoring
Date : 10/31/1991

Status: Open - Case Begin Date
Date : 2/2/1988

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Oct 31, 2019)

Action Type: OTHER (USE DESCRIPTION FIELD) ***Begin Date:*** 11/21/2005
Phase: ***End Date:*** 9/9/9999
Contaminant Mass Removed:
Description: QUARTERLY VISUAL MONITORING OF BEACH COMBINED WITH LANDSCAPING OF BLUFF

Action Type: PUMP & TREAT (P&T) GROUNDWATER ***Begin Date:*** 5/18/1989
Phase: ***End Date:*** 9/9/9999
Contaminant Mass Removed:
Description:

Action Type: SOIL VAPOR EXTRACTION (SVE) ***Begin Date:*** 5/18/1989
Phase: ***End Date:*** 9/9/9999
Contaminant Mass Removed:
Description:

LUST Sites from GeoTracker Search - Regulatory Activities(as of Oct 31, 2019)

Action Type: Other Regulatory Actions
Action Date: 7/3/2012
Received Issue Date: 7/3/2012
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 7/3/2012
Received Issue Date: 7/3/2012
Action: State Water Board - Closure Order
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902361&enforcement_id=6137578&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 5/11/2012
Received Issue Date: 5/11/2012
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902361&enforcement_id=6393975&temptable=ENFORCEMENT
Title Description Comments:

Third 5-Year Review

Action Type: Other Regulatory Actions
Action Date: 9/28/2011
Received Issue Date: 9/28/2011
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902361&enforcement_id=6393167&temptable=ENFORCEMENT
Title Description Comments:

2nd 5-Year Review

Action Type: Other Regulatory Actions
Action Date: 3/9/2011
Received Issue Date: 3/9/2011
Action: File review
Doc Link:
Title Description Comments:

FILE REVIEW

Action Type: Other Regulatory Actions
Action Date: 1/26/2011
Received Issue Date: 1/26/2011
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902361&enforcement_id=6392196&temptable=ENFORCEMENT
Title Description Comments:

5-Year Review

Action Type: Other Regulatory Actions
Action Date: 1/26/2011
Received Issue Date: 1/26/2011
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)
Doc Link:
Title Description Comments:

2nd 5-Year Review

Action Type: Enforcement/Orders
Action Date: 11/21/2005
Received Issue Date: 11/21/2005
Action: * Historical Enforcement
Doc Link:
Title Description Comments:

CAP APPROVAL

Action Type: Other Regulatory Actions
Action Date: 6/27/2005
Received Issue Date: 6/27/2005
Action: Staff Letter
Doc Link:
Title Description Comments:

EXTENSION

Action Type: Other Regulatory Actions
Action Date: 10/25/2004
Received Issue Date: 10/25/2004
Action: Staff Letter
Doc Link:
Title Description Comments:

REQUEST

Action Type: Response Requested - Workplans
Action Date: 7/1/2004
Received Issue Date: 1/1/1965
Action: Corrective Action Plan / Remedial Action Plan
Doc Link:
Title Description Comments:

Corrective Action Plan / Remedial Action Plan - CAP

Action Type: Enforcement/Orders
Action Date: 4/29/2004
Received Issue Date: 4/29/2004
Action: * Historical Enforcement
Doc Link:
Title Description Comments:

REQUEST FOR CAP

Action Type: Cleanup Action
Action Date: 11/21/2005
Received Issue Date:
Action: Other (Use Description Field)
Doc Link:
Title Description Comments:

QUARTERLY VISUAL MONITORING OF BEACH COMBINED WITH LANDSCAPING OF BLUFF

Action Type: Cleanup Action
Action Date: 5/18/1989
Received Issue Date:
Action: Pump & Treat (P&T) Groundwater
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 5/18/1989
Received Issue Date:
Action: Soil Vapor Extraction (SVE)
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 11/1/1988
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 2/2/1988
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Documents(as of Oct 31, 2019)

Document Type: Site Documents
Document Date: 9/21/2012*
Size : 1,878 KB
Submitted By: JANE RICHARDSON (AUTH_RP)

Type: CLOSURE REPORT **Submitted:**
Title: SUMMARY OF BEACH BLUFF MONITORING, REQUEST FOR NFA, & SWRCB CASE CLOSURE
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8834964811/T0605902361.PDF

Document Type: Site Documents **Size :**
Document Date: 7/3/2012 **Submitted By:** PAT G. CULLEN (REGULATOR)
Type: STATE WATER BOARD - CLOSURE ORDER **Submitted:**
Title: UNKNOWN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902361&enforcement_id=6137578

Document Type: Site Documents **Size :**
Document Date: 5/11/2012 **Submitted By:** JAMES YOUNG (REGULATOR)
Type: CLEAN UP FUND - CASE CLOSURE REVIEW SUMMARY REPORT (RSR) **Submitted:**
Title: THIRD 5-YEAR REVIEW
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902361&enforcement_id=6393975

Document Type: Site Documents **Size :**
Document Date: 9/28/2011 **Submitted By:** PAT G. CULLEN (REGULATOR)
Type: CLEAN UP FUND - CASE CLOSURE REVIEW SUMMARY REPORT (RSR) **Submitted:**
Title: 2ND 5-YEAR REVIEW
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902361&enforcement_id=6393167

Document Type: Monitoring Reports **Size :** 624 KB
Document Date: 8/19/2011 **Submitted By:** JANE RICHARDSON (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 2ND QM 2011
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3264291346/T0605902361.PDF

Document Type: Monitoring Reports **Size :** 1,035 KB
Document Date: 7/20/2011 **Submitted By:** JANE RICHARDSON (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 1ST QM 2011
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1544554948/T0605902361.PDF

Document Type: Site Documents **Size :**
Document Date: 1/26/2011 **Submitted By:** PAT G. CULLEN (REGULATOR)
Type: CLEAN UP FUND - CASE CLOSURE REVIEW SUMMARY REPORT (RSR) **Submitted:**
Title: 5-YEAR REVIEW
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902361&enforcement_id=6392196

Document Type: Monitoring Reports **Size :** 644 KB
Document Date: 1/20/2011 **Submitted By:** JANE RICHARDSON (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 514 4TH Q 2010
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6733289361/T0605902361.PDF

Document Type: Monitoring Reports **Size :** 1,126 KB
Document Date: 10/20/2010 **Submitted By:** JANE RICHARDSON (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 514 3Q 2010
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1120309412/T0605902361.PDF

Document Type: Monitoring Reports **Size :** 1,371 KB
Document Date: 7/30/2010 **Submitted By:** JANE RICHARDSON (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 514 2Q 2010
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8340726494/T0605902361.PDF

Document Type: Monitoring Reports **Size :** 1,361 KB
Document Date: 4/23/2010 **Submitted By:** JANE RICHARDSON (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 514 1Q 2010
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6893876433/T0605902361.PDF

Document Type: Monitoring Reports **Size :** 1,806 KB
Document Date: 1/15/2010 **Submitted By:** JANE RICHARDSON (AUTH_RP)

Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 514 4Q 2009
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7006510436/T0605902361.PDF

Document Type: Monitoring Reports **Size :** 1,268 KB
Document Date: 9/18/2009 **Submitted By:** JANE RICHARDSON (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 514 3Q09
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3936377286/T0605902361.PDF

Document Type: Monitoring Reports **Size :** 2,814 KB
Document Date: 5/15/2009 **Submitted By:** JANE RICHARDSON (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 514 2QMR09
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1496202766/T0605902361.PDF

Document Type: Monitoring Reports **Size :** 1,183 KB
Document Date: 2/27/2009 **Submitted By:** JANE RICHARDSON (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 514 1QMR09
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7474712550/T0605902361.PDF

Document Type: Monitoring Reports **Size :** 844 KB
Document Date: 1/20/2009 **Submitted By:** JANE RICHARDSON (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 514 4QMR08
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8222502768/T0605902361.PDF

Document Type: Monitoring Reports **Size :** 710 KB
Document Date: 10/20/2008 **Submitted By:** JANE RICHARDSON (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 514 3QMR08
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6738765895/T0605902361.PDF

Document Type: Monitoring Reports **Size :** 1,210 KB
Document Date: 7/18/2008 **Submitted By:** JANE RICHARDSON (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 514 2QMR08
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9239254176/T0605902361.PDF

Document Type: Monitoring Reports **Size :** 959 KB
Document Date: 4/18/2008 **Submitted By:** JANE RICHARDSON (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 514 1QMR08
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1070513665/T0605902361.PDF

Document Type: Monitoring Reports **Size :** 673 KB
Document Date: 1/7/2008 **Submitted By:** JANE RICHARDSON (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 514 4TH QMR 2007
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4905016839/T0605902361.PDF

Document Type: Monitoring Reports **Size :** 1,004 KB
Document Date: 9/10/2007 **Submitted By:** JANE RICHARDSON (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 514 1ST QMR 2007
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5813710093/T0605902361.PDF

Document Type: Monitoring Reports **Size :** 527 KB
Document Date: 9/10/2007 **Submitted By:** JANE RICHARDSON (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 514 4TH QMR 2006
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2679736077/T0605902361.PDF

Document Type: Monitoring Reports **Size :** 873 KB
Document Date: 9/10/2007 **Submitted By:** JANE RICHARDSON (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 514 3RD QMR 2007
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4822482049/T0605902361.PDF

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Document Type: Monitoring Reports
Document Date: 9/10/2007
Type: MONITORING REPORT - QUARTERLY
Title: 514 JANUARY 26, 2006
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8526289224/T0605902361.PDF
Size : 162 KB
Submitted By: JANE RICHARDSON (AUTH_RP)
Submitted:

Document Type: Monitoring Reports
Document Date: 9/10/2007
Type: MONITORING REPORT - QUARTERLY
Title: 514 FEBRUARY 26, 2006
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5052782952/T0605902361.PDF
Size : 232 KB
Submitted By: JANE RICHARDSON (AUTH_RP)
Submitted:

Document Type: Monitoring Reports
Document Date: 9/10/2007
Type: MONITORING REPORT - QUARTERLY
Title: 514 2ND QMR 2007
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6288863956/T0605902361.PDF
Size : 1,323 KB
Submitted By: JANE RICHARDSON (AUTH_RP)
Submitted:

20	3 of 6	SE	0.16 / 824.48	71.04 / 40	**DESERT PETROLEUM #514** **890 COAST HIGHWAY** **LAGUNA BEACH CA 92651**	EMISSIONS

1990 Criteria Data

Facility ID: 69330
Facility SIC Code: 5541
CO: 30
Air Basin: SC
District: SC
COID: ORA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:
TOGT: .2
ROGT: .2
COT: 1.9
NOXT: .2
SOXT:
PMT:
PM10T:

1990 Toxic Data

Facility ID: 69330
Facility SIC Code: 5541
CO: 30
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: ORA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

20	4 of 6	SE	0.16 / 824.48	71.04 / 40	**JIFFY GAS STATION** **890 S COAST HWY** **LAGUNA BEACH CA 92651**	ORANGE LOP

Record ID: RO0000807
Case ID: 88UT178
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Case Closed Date: 7/3/2012
Type of Closure: Closure certification issued

20	5 of 6	SE	0.16 / 824.48	71.04 / 40	**AUTO REPAIR OF LAGUNA BEACH** **890 SOUTH COAST HWY** **LAGUNA BEACH CA 92651**	RCRA TSD

EPA Handler ID: CAL000445193
Gen Status Universe: No Report
Contact Name: RAFAEL CASTRO

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Contact Address: 890 SOUTH COAST HWY , , LAGUNA BEACH , CA, 92651 ,
Contact Phone No and Ext: 949-494-7408
Contact Email: LAGUNACORP890@OUTLOOK.COM
Contact Country:
Land Type:
County Name: ORANGE
EPA Region: 09
Receive Date: 20190412

Violation/Evaluation Summary

Note: NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190412
Handler Name: AUTO REPAIR OF LAGUNA BEACH
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: RAFAEL CASTRO
Date Became Current:
Date Ended Current:
Phone: 949-494-7408
Source Type: Implementer
Street No:
Street 1: 890 SOUTH COAST HWY
Street 2:
City: LAGUNA BEACH
State: CA
Country:
Zip Code: 92651

Owner/Operator Ind: Current Owner
Type: Other
Name: RAFAEL CASTRO
Date Became Current:
Date Ended Current:
Phone: 949-494-7408
Source Type: Implementer
Street No:
Street 1: 890 SOUTH COAST HWY
Street 2:
City: LAGUNA BEACH
State: CA
Country:
Zip Code: 92651

20	6 of 6	SE	0.16 / 824.48	71.04 / 40	AUTO REPAIR OF LAGUNA BEACH 890 SOUTH COAST HWY LAGUNA BEACH CA 92651	RCRA NON GEN

EPA Handler ID:	CAL000445193
Gen Status Universe:	No Report
Contact Name:	RAFAEL CASTRO
Contact Address:	890 SOUTH COAST HWY , , LAGUNA BEACH , CA, 92651 ,
Contact Phone No and Ext:	949-494-7408
Contact Email:	LAGUNACORP890@OUTLOOK.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20190412

Violation/Evaluation Summary

Note:	NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190412
Handler Name:	AUTO REPAIR OF LAGUNA BEACH
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	890 SOUTH COAST HWY
Name:	RAFAEL CASTRO	***Street 2:***	
Date Became Current:		***City:***	LAGUNA BEACH
Date Ended Current:		***State:***	CA
Phone:	949-494-7408	***Country:***	
Source Type:	Implementer	***Zip Code:***	92651

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	890 SOUTH COAST HWY
Name:	RAFAEL CASTRO	***Street 2:***	
Date Became Current:		***City:***	LAGUNA BEACH
Date Ended Current:		***State:***	CA
Phone:	949-494-7408	***Country:***	
Source Type:	Implementer	***Zip Code:***	92651

21	***1 of 6***	***N***	***0.15 / 808.88***	***56.89 / 26***	***SNYDERS CLEANERS 506 GLENNEYRE***	***RCRA SQG***

EPA Handler ID: CAD981641095
Gen Status Universe: Small Quantity Generator
Contact Name: ENVIRONMENTAL MANAGER
Contact Address: 506 GLENNEYRE , , LAGUNA BEACH , CA, 92651 , US
Contact Phone No and Ext: 714-494-5153
Contact Email:
Contact Country: US
County Name: ORANGE
EPA Region: 09
Land Type: Other
Receive Date: 19870102

Violation/Evaluation Summary

Note: NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19870102
Handler Name: SNYDERS CLEANERS
Generator Status Universe: Small Quantity Generator
Source Type: Notification

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Private
Name: NOT REQUIRED
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: Notification
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country:
Zip Code: 99999

Owner/Operator Ind: Current Owner
Type: Private
Name: JOEL SNYDER
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: Notification
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country:
Zip Code: 99999

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
21	2 of 6	N	0.15 / 808.88	56.89 / 26	SNYDERS CLEANERS 506 GLENNEYRE LAGUNA BEACH CA 926510000	DRYCLEANERS

EPA ID:	CAD981641095	**Owner Phone:**	0000000000
Create Date:	7/3/1987	**Owner Fax:**	
Facility Act Ind:	No	**Contact Name:**	--
Inact Date:	6/30/1996	**Contact Street 1:**	--
Reason:	Cleaners	**Contact Street 2:**	
County Name:	Orange	**Contact City:**	--
Region Code:	4	**Contact State:**	99
Owner Name:	--	**Contact Zip:**	--
Owner Street 1:	--	**Contact Phone:**	--
Owner Street 2:		**Mail Name:**	
Owner City:	--	**DD Latitude:**	33.541091
Owner State:	99	**DD Longitude:**	-117.78149
Owner Zip:	--		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
21	3 of 6	N	0.15 / 808.88	56.89 / 26	SNYDER'S CLEANERS 506 GLENNEYRE ST LAGUNA BEACH CA 926510000	DRYCLEANERS

EPA ID:	CAL000263701	**Owner Phone:**	9494945153
Create Date:	12/13/2002 4:12:49 PM	**Owner Fax:**	0000000000
Facility Act Ind:	No	**Contact Name:**	KRISTI TAE YEON YOON
Inact Date:	6/30/2017	**Contact Street 1:**	506 GLENNEYRE ST
Reason:	SIC/NAICS	**Contact Street 2:**	
County Name:	Orange	**Contact City:**	LAGUNA BEACH
Region Code:	4	**Contact State:**	CA
Owner Name:	TAEJOO CLEANERS, INC.	**Contact Zip:**	926510000
Owner Street 1:	506 GLENNEYRE ST	**Contact Phone:**	9494945153
Owner Street 2:		**Mail Name:**	
Owner City:	LAGUNA BEACH	**DD Latitude:**	33.541116
Owner State:	CA	**DD Longitude:**	-117.781355
Owner Zip:	926510000		

NAICS Details

NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
21	4 of 6	N	0.15 / 808.88	56.89 / 26	SNYDER CLEANERS 506 GLENNEYRE STREET LAGUNA BEACH CA 926510000	DRYCLEANERS

EPA ID:	CAL000041183	**Owner Phone:**	9494945153
Create Date:	2/15/1991	**Owner Fax:**	
Facility Act Ind:	No	**Contact Name:**	YONG & MI SHIN
Inact Date:	6/30/2002 10:17:35 AM	**Contact Street 1:**	4 GOLD BLUFF
Reason:	SIC/NAICS	**Contact Street 2:**	
County Name:	Orange	**Contact City:**	IRVINE
Region Code:	4	**Contact State:**	CA
Owner Name:	YONG K SHIN	**Contact Zip:**	926040000
Owner Street 1:	506 GLENNEYRE ST	**Contact Phone:**	9496511802
Owner Street 2:		**Mail Name:**	
Owner City:	LAGUNA BEACH	**DD Latitude:**	0
Owner State:	CA	**DD Longitude:**	0
Owner Zip:	923510000		

NAICS Details

NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial

21	5 of 6	N	0.15 / 808.88	56.89 / 26	SNYDER'S CLEANERS & LAUNDRY, Y 506 GLENNEYRE ST. LAGUNA BEACH CA 92651	EMISSIONS

1990 Criteria Data

Facility ID:	9448	**CERR Code:**	
Facility SIC Code:	7216	**TOGT:**	.8
CO:	30	**ROGT:**	0
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	ORA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1990 Toxic Data

Facility ID:	9448	**COID:**	ORA
Facility SIC Code:	7216	**DISN:**	SOUTH COAST AQMD
CO:	30	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

21	6 of 6	N	0.15 / 808.88	56.89 / 26	SNYDERS CLEANERS 506 GLENNEYRE LAGUNA BEACH CA 92651	FED DRYCLEANERS

FRS Facility ID:	110002735675
NPDES IDs:	
NAICS Codes:	81231
SIC Codes:	
Latitude:	33.54119
Longitude:	-117.78142

22	1 of 1	SE	0.17 / 915.29	67.32 / 36	FRANKS AUTO SALES & SERVICE INC 900 S COAST HWY LAGUNA BEACH CA 92651	DELISTED TNK

Delisted Storage Tanks

Facility ID:	6729	**Latitude:**	33.53594
County:	Orange	**Longitude:**	-117.7783
Permitting Agency:	ORANGE COUNTY		
Original Source:	UST		
Record Date:	30-JAN-2017		

23	1 of 1	NNW	0.17 / 903.40	52.62 / 21	FORMER AHIMSA CARE FACILITY 450 GLENNEYRE ST LAGUNA BEACH CA 92651	ORANGE ICP

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Record ID: RO0003126 **Status Description:** CLOSED
Case ID: 02IC024 **Case Closed Date:** 9/4/2003
Released Substance(s): PERCHLOROETHYLENE
Type of Closure: Closure certification issued

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
24	1 of 1	SE	0.18 / 935.13	66.29 / 35	FRANKS MERCEDES 900 S PACIFIC COAST HWY LAGUNA BEACH CA 92651	ORANGE LOP

Record ID: RO0002405 **Case Closed Date:** 3/14/1995
Case ID: 90UT126 **Type of Closure:** Closure certification issued
Released Substance: Waste oil/Used oil

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
25	1 of 1	N	0.18 / 965.39	74.69 / 43	PILVI BINGHAM 527 CATALINA LAGUNA BEACH CA 92651	RCRA NON GEN

EPA Handler ID: CAC003038985
Gen Status Universe: No Report
Contact Name: PILVI BINGHAM
Contact Address: 527 CATALINA , , LAGUNA BEACH , CA, 92651 ,
Contact Phone No and Ext: 949-759-2442
Contact Email: ANAB@PWSEI.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20191016

Violation/Evaluation Summary

Note: NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20191016
Handler Name: PILVI BINGHAM
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	527 CATALINA
Name:	M DARLENE MILLER TRUST	**Street 2:**	
Date Became Current:		**City:**	LAGUNA BEACH
Date Ended Current:		**State:**	CA
Phone:	949-759-2442	**Country:**	
Source Type:	Implementer	**Zip Code:**	92651

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	527 CATALINA
Name:	PILVI BINGHAM	**Street 2:**	
Date Became Current:		**City:**	LAGUNA BEACH
Date Ended Current:		**State:**	CA
Phone:	949-759-2442	**Country:**	
Source Type:	Implementer	**Zip Code:**	92651

26	1 of 1	SE	0.20 / 1,054.34	65.89 / 35	AGRIPPA CORPORATION 931 S COAST HWY LAGUNA BEACH CA 92651-2726	RCRA NON GEN

EPA Handler ID:	CAC003042267
Gen Status Universe:	No Report
Contact Name:	MARK WAKIM
Contact Address:	P.O. BOX 6910 , , LAGUNA NIGUEL , CA, 92607 ,
Contact Phone No and Ext:	949-715-0517
Contact Email:	KRISTINE.RAMOS@PEAS1.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20191107

Violation/Evaluation Summary

Note:	NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20191107
Handler Name:	AGRIPPA CORPORATION
Generator Status Universe:	No Report
Source Type:	Implementer

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	P.O. BOX 6910
Name:	WEST SIXTH PROPERTIES LLC	***Street 2:***	
Date Became Current:		***City:***	LAGUNA NIGUEL
Date Ended Current:		***State:***	CA
Phone:	949-715-0517	***Country:***	
Source Type:	Implementer	***Zip Code:***	92607

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	P.O. BOX 6910
Name:	MARK WAKIM	***Street 2:***	
Date Became Current:		***City:***	LAGUNA NIGUEL
Date Ended Current:		***State:***	CA
Phone:	949-715-0517	***Country:***	
Source Type:	Implementer	***Zip Code:***	92607

27	*1 of 2*	*NNW*	*0.20 / 1,037.87*	*41.91 / 11*	***VERIZON WIRELESS 401 GLENNEYRE STREET LAGUNA BEACH CA 92651***	***RCRA TSD***

EPA Handler ID:	CAC003007280
Gen Status Universe:	No Report
Contact Name:	MR. JOHN DANG
Contact Address:	15505 SAND CANYON AVENUE , , IRVINE , CA, 92618 ,
Contact Phone No and Ext:	949-286-8325
Contact Email:	WILLIAM.FELIX@CHUBB.COM
Contact Country:	
Land Type:	
County Name:	ORANGE
EPA Region:	09
Receive Date:	20190326

Violation/Evaluation Summary

Note:	NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190326
Handler Name:	VERIZON WIRELESS
Generator Status Universe:	No Report
Source Type:	Implementer

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	15505 SAND CANYON AVENUE
Name:	MR. JOHN DANG	***Street 2:***	
Date Became Current:		***City:***	IRVINE
Date Ended Current:		***State:***	CA
Phone:	949-286-8325	***Country:***	
Source Type:	Implementer	***Zip Code:***	92618

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	15505 SAND CANYON AVENUE
Name:	VERIZON ROSEIKRANZ	***Street 2:***	
Date Became Current:		***City:***	IRVINE
Date Ended Current:		***State:***	CA
Phone:	949-286-8325	***Country:***	
Source Type:	Implementer	***Zip Code:***	92618

27	*2 of 2*	*NNW*	*0.20 / 1,037.87*	*41.91 / 11*	***VERIZON WIRELESS 401 GLENNEYRE STREET LAGUNA BEACH CA 92651***	***RCRA NON GEN***

EPA Handler ID:	CAC003007280
Gen Status Universe:	No Report
Contact Name:	MR. JOHN DANG
Contact Address:	15505 SAND CANYON AVENUE , , IRVINE , CA, 92618 ,
Contact Phone No and Ext:	949-286-8325
Contact Email:	WILLIAM.FELIX@CHUBB.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20190326

Violation/Evaluation Summary

Note:	NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190326
Handler Name:	VERIZON WIRELESS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	15505 SAND CANYON AVENUE
Name:	VERIZON ROSEIKRANZ	**Street 2:**	
Date Became Current:		**City:**	IRVINE
Date Ended Current:		**State:**	CA
Phone:	949-286-8325	**Country:**	
Source Type:	Implementer	**Zip Code:**	92618

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	15505 SAND CANYON AVENUE
Name:	MR. JOHN DANG	**Street 2:**	
Date Became Current:		**City:**	IRVINE
Date Ended Current:		**State:**	CA
Phone:	949-286-8325	**Country:**	
Source Type:	Implementer	**Zip Code:**	92618

28	1 of 2	ESE	0.20 / 1,054.41	79.90 / 49	FIRST TEAM ESTATE 900 GLENNEYRE STREET LAGUNA BEACH CA 92651	RCRA TSD

EPA Handler ID: CAC003008121
Gen Status Universe: No Report
Contact Name: CHRISTINA CANTOR
Contact Address: 900 GLENNEYRE STREET , , LAGUNA BEACH , CA, 92651 ,
Contact Phone No and Ext: 949-375-8195
Contact Email: EROBLES@IDRENVIRONMENTAL.COM
Contact Country:
Land Type:
County Name: ORANGE
EPA Region: 09
Receive Date: 20190401

Violation/Evaluation Summary

Note: NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Receive Date: 20190401
Handler Name: FIRST TEAM ESTATE
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: FIRST TEAM ESTATE
Date Became Current:
Date Ended Current:
Phone: 949-375-8195
Source Type: Implementer
Street No:
Street 1: 900 GLENNEYRE STREET
Street 2:
City: LAGUNA BEACH
State: CA
Country:
Zip Code: 92651

Owner/Operator Ind: Current Operator
Type: Other
Name: CHRISTINA CANTOR
Date Became Current:
Date Ended Current:
Phone: 949-375-8195
Source Type: Implementer
Street No:
Street 1: 900 GLENNEYRE STREET
Street 2:
City: LAGUNA BEACH
State: CA
Country:
Zip Code: 92651

28	2 of 2	ESE	0.20 / 1,054.41	79.90 / 49	FIRST TEAM ESTATE 900 GLENNEYRE STREET LAGUNA BEACH CA 92651	RCRA NON GEN

EPA Handler ID: CAC003008121
Gen Status Universe: No Report
Contact Name: CHRISTINA CANTOR
Contact Address: 900 GLENNEYRE STREET , , LAGUNA BEACH , CA, 92651 ,
Contact Phone No and Ext: 949-375-8195
Contact Email: EROBLES@IDRENVIRONMENTAL.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20190401

Violation/Evaluation Summary

Note: NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Sequence No: 1
Receive Date: 20190401
Handler Name: FIRST TEAM ESTATE
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	900 GLENNEYRE STREET
Name:	FIRST TEAM ESTATE	**Street 2:**	
Date Became Current:		**City:**	LAGUNA BEACH
Date Ended Current:		**State:**	CA
Phone:	949-375-8195	**Country:**	
Source Type:	Implementer	**Zip Code:**	92651

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	900 GLENNEYRE STREET
Name:	CHRISTINA CANTOR	**Street 2:**	
Date Became Current:		**City:**	LAGUNA BEACH
Date Ended Current:		**State:**	CA
Phone:	949-375-8195	**Country:**	
Source Type:	Implementer	**Zip Code:**	92651

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
29	1 of 1	ESE	0.21 / 1,119.28	77.71 / 46	C P CORNELL III DDS 920 GLENNEYRE ST LAGUNA BEACH CA 92651-0000	RCRA NON GEN

EPA Handler ID: CAL000115497
Gen Status Universe: No Report
Contact Name: NICOLE CORNELL R.D.H
Contact Address: 920 GLENNEYRE ST SUITE N , , LAGUNA BEACH , CA, 92651 ,
Contact Phone No and Ext: 949-494-6581
Contact Email: CPCORNELLDDS@VERIZON.NET
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 19940209

Violation/Evaluation Summary

Note: NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19940209
Handler Name: C P CORNELL III DDS
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: CP CORNELL III DDS
Date Became Current:
Date Ended Current:
Phone: 949-494-6581
Source Type: Implementer
Street No:
Street 1: 920 GLENNEYRE ST STE N
Street 2:
City: LAGUNA BEACH
State: CA
Country:
Zip Code: 92651-0000

Owner/Operator Ind: Current Operator
Type: Other
Name: NICOLE CORNELL R.D.H
Date Became Current:
Date Ended Current:
Phone: 949-494-6581
Source Type: Implementer
Street No:
Street 1: 920 GLENNEYRE ST SUITE N
Street 2:
City: LAGUNA BEACH
State: CA
Country:
Zip Code: 92651

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30 | ***1 of 1*** | ***SE*** | ***0.26 / 1,349.59*** | ***64.81 / 34*** | ***LAGUNA BMW***
1009 PACIFIC COAST
LAGUNA BEACH CA 92651 | ***LUST***

Global ID: T0605902413
Status: COMPLETED - CASE CLOSED
Status Date: 2004-05-07 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: ORANGE
Latitude: 33.5348877
Longitude: -117.7776135

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 9UT1693
Local Case No: 90UT125
Begin Date: 1990-03-21 00:00:00
Lead Agency: ORANGE COUNTY LOP
Local Agency: ORANGE COUNTY LOP
CUF Case: NO
Potential Media of Concern: Other Groundwater (uses other than drinking water)
How Discovered Description:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
DWR GW Subbasin Name:
Disadvantaged Community:
Site History:
Potential COC: Gasoline
How Discovered: Tank Closure
Stop Method: Close and Remove Tank
Stop Description:
Case Worker: KL
File Location: Local Agency Warehouse

Regulatory Activity

Action Type: ENFORCEMENT
Date : 2004-05-07 00:00:00
Action: Closure/No Further Action Letter

Action Type: REMEDIATION
Date : 1990-03-21 00:00:00
Action:

Action Type: Other

Date : 1990-03-21 00:00:00
Action: Leak Reported

Action Type: Other
Date : 1990-03-21 00:00:00
Action: Leak Discovery

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: KEVIN LAMBERT
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E DYER ROAD SUITE 120
Email: klambert@ochca.com
Phone No: 7144336261

Contact Type: Local Agency Caseworker
Contact Name: JAMES STROZIER
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E. DYER ROAD SUITE 120
Email: jstrozier@ochca.com
Phone No: 7144336273

Status History

Status: Completed - Case Closed
Status Date: 2004-05-07 00:00:00

Status: Open - Site Assessment
Status Date: 1996-07-18 00:00:00

Status: Open - Case Begin Date
Status Date: 1990-03-21 00:00:00

LUST Sites from GeoTracker Search - Regulatory Profile(as of Oct 31, 2019)

Site Facility Name: LAGUNA BMW
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig:
CUF Amount Paid:
Potential COC: GASOLINE
Facility Type:
Composting Method:
Address: 1009 PACIFIC COAST
City: LAGUNA BEACH
Zip: 92651
County: ORANGE
CUF Claim:
File Location: LOCAL AGENCY WAREHOUSE
Designated Beneficial Use: MUN, AGR
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605902413
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 5/7/2004
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605902413&tabname=regulatoryhistory
Potential Media of Concern: OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER)
User Defined Beneficial Use:
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: ORANGE COUNTY LOP (LEAD) - CASE #: 90UT125
CASEWORKER: KEVIN LAMBERT
CASEWORKER: JAMES STROZIER
SAN DIEGO RWQCB (REGION 9) - CASE #: 9UT1693
Gndwater Monitoring Freque:
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History(as of Oct 31, 2019)

Status: Completed - Case Closed
Date : 5/7/2004

Status: Open - Site Assessment
Date : 7/18/1996

Status: Open - Case Begin Date
Date : 3/21/1990

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Oct 31, 2019)

Action Type: UNKNOWN
Phase:
Contaminant Mass Removed:
Description:
Begin Date: 3/21/1990
End Date: 3/21/1990

LUST Sites from GeoTracker Search - Regulatory Activities(as of Oct 31, 2019)

Action Type: Other Regulatory Actions
Action Date: 5/7/2004
Received Issue Date: 5/7/2004
Action: Closure/No Further Action Letter
Doc Link:
Title Description Comments:

CLOSURE LETTER

Action Type: Leak Action
Action Date: 3/21/1990
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 3/21/1990
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 3/21/1990
Received Issue Date:
Action:
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Site Maps(as of Oct 31, 2019)

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/2805570304/T0605902413.pdf
Size : 825 KB
Submitted By: JOE FREY (AUTH_RP)
Submitted: 1/30/2004

LUST Sites from GeoTracker Search - Documents(as of Oct 31, 2019)

Document Type: Site Documents
Document Date: 6/1/2004
Type:
Size : 1,868 KB
Submitted By: (REGULATOR)
Submitted:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Title: CASE CLOSURE SUMMARY
Title Link: https://geotracker.waterboards.ca.gov/site_documents/1790982902/90UT125%2Epdf

Document Type: Site Documents
Document Date: 6/1/2004
Type:
Title: REMEDIAL ACTION COMPLETION CERTIFICATION
Title Link: https://geotracker.waterboards.ca.gov/site_documents/6473355948/90UT125%2Epdf
Size : 136 KB
Submitted By: (REGULATOR)
Submitted:

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31 | 1 of 1 | SE | 0.27 / 1,435.89 | 64.22 / 33 | **LAGUNA BMW**
1009 S PACIFIC COAST HWY
LAGUNA BEACH CA 92651 | ORANGE LOP

Record ID: RO0002379
Case ID: 90UT125
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Case Closed Date: 5/7/2004
Type of Closure: Closure certification issued

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32 | 1 of 2 | N | 0.28 / 1,476.99 | 36.99 / 6 | **GTE LAGUNA BEACH TFC**
480 MERMAID
LAGUNA BEACH CA 92651 | LUST

Global ID: T0605902608
Status: COMPLETED - CASE CLOSED
Status Date: 1992-08-03 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: ORANGE
Latitude: 33.5431313
Longitude: -117.7807081

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 9UT761
Local Case No: 87UT141
Begin Date: 1987-06-27 00:00:00
Lead Agency: ORANGE COUNTY LOP
Local Agency: ORANGE COUNTY LOP
CUF Case: YES
Potential Media of Concern: Other Groundwater (uses other than drinking water)
How Discovered Description:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
DWR GW Subbasin Name:
Disadvantaged Community:
Site History:
Potential COC: Diesel
How Discovered: Tank Closure
Stop Method: Close and Remove Tank
Stop Description:
Case Worker: KL
File Location: Local Agency

Regulatory Activity

Action Type: ENFORCEMENT
Date : 1992-08-03 00:00:00
Action: Closure/No Further Action Letter

Action Type: REMEDIATION
Date : 1990-09-19 00:00:00
Action: Excavation

Action Type: Other
Date : 1987-06-27 00:00:00
Action: Leak Reported

Action Type: Other
Date : 1987-06-27 00:00:00
Action: Leak Discovery

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: KEVIN LAMBERT
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E DYER ROAD SUITE 120
Email: klambert@ochca.com
Phone No: 7144336261

Contact Type: Local Agency Caseworker
Contact Name: JAMES STROZIER
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E. DYER ROAD SUITE 120
Email: jstrozier@ochca.com
Phone No: 7144336273

Status History

Status: Completed - Case Closed
Status Date: 1992-08-03 00:00:00

Status: Open - Case Begin Date
Status Date: 1987-06-27 00:00:00

LUST Sites from GeoTracker Search - Regulatory Profile(as of Oct 31, 2019)

Site Facility Name: GTE LAGUNA BEACH TFC
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig: D
CUF Amount Paid:
Potential COC: DIESEL
Facility Type:
Composting Method:
Address: 480 MERMAID
City: LAGUNA BEACH
Zip: 92651
County: ORANGE
CUF Claim: 5145
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605902608
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 8/3/1992
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605902608&tabname=regulatoryhistory
Potential Media of Concern: OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER)
User Defined Beneficial Use:
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: ORANGE COUNTY LOP (LEAD) - CASE #: 87UT141
CASEWORKER: JAMES STROZIER
CASEWORKER: KEVIN LAMBERT
SAN DIEGO RWQCB (REGION 9) - CASE #: 9UT761
Gndwater Monitoring Freque:
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History(as of Oct 31, 2019)

Status: Completed - Case Closed
Date : 8/3/1992

Status: Open - Case Begin Date
Date : 6/27/1987

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Oct 31, 2019)

Action Type: EXCAVATION
Phase:
Contaminant Mass Removed:
Begin Date: 9/19/1990
End Date: 10/10/1990

Description:

LUST Sites from GeoTracker Search - Regulatory Activities(as of Oct 31, 2019)

Action Type: Other Regulatory Actions
Action Date: 8/3/1992
Received Issue Date: 8/3/1992
Action: Closure/No Further Action Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902608&enforcement_id=6326487&temptable=ENFORCEMENT
Title Description Comments:

RACC

Action Type: Cleanup Action
Action Date: 9/19/1990
Received Issue Date:
Action: Excavation
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 6/27/1987
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 6/27/1987
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Documents(as of Oct 31, 2019)

Document Type: Site Documents
Document Date: 8/3/1992
Type: CLOSURE/NO FURTHER ACTION LETTER
Title: RACC
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902608&enforcement_id=6326487
Size :
Submitted By: GENIECE HIGGINS (REGULATOR)
Submitted:

32	2 of 2	N	0.28 / 1,476.99	36.99 / 6	GTE LAGUNA BEACH TFC 480 S MERMAID ST LAGUNA BEACH CA 92651	ORANGE LOP

Record ID: RO0002004
Case ID: 87UT141
Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4
Case Closed Date: 8/3/1992
Type of Closure: Closure certification issued

33	1 of 1	NE	0.29 / 1,553.99	143.02 / 112	LAGUNA BEACH CITY POOL 670 PARK AVE LAGUNA BEACH CA 92651	RCRA TSD

EPA Handler ID: CAC003017327
Gen Status Universe: No Report
Contact Name: TIERNEY DORAN
Contact Address: 670 PARK AVENUE , , LAGUNA BEACH , CA, 92651 ,
Contact Phone No and Ext: 949-497-0788
Contact Email: TDORAN@LAGUNABEACHCITY.NET

Contact Country:
Land Type:
County Name: ORANGE
EPA Region: 09
Receive Date: 20190530

Violation/Evaluation Summary

Note: NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190530
Handler Name: LAGUNA BEACH CITY POOL
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: TIERNEY DORAN
Date Became Current:
Date Ended Current:
Phone: 949-497-0788
Source Type: Implementer
Street No:
Street 1: 670 PARK AVENUE
Street 2:
City: LAGUNA BEACH
State: CA
Country:
Zip Code: 92651

Owner/Operator Ind: Current Owner
Type: Other
Name: TIERNEY DORAN
Date Became Current:
Date Ended Current:
Phone: 949-497-0788
Source Type: Implementer
Street No:
Street 1: 505 FOREST AVENUE
Street 2:
City: LAGUNA BEACH
State: CA
Country:
Zip Code: 92651

34	1 of 1	NW	0.32 / 1,714.32	11.03 / -20	CITY CLEANERS 224 OCEAN AVENUE LAGUNA BEACH CA 92651	CLEANUP SITES

Global ID: SL0605959158
Status: COMPLETED - CASE CLOSED
Status Date: 2013-06-25 00:00:00
Longitude: -117.784147560596
Site Facility Type: CLEANUP PROGRAM SITE
County: ORANGE
Latitude: 33.542829903232

Data Source: Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 2090043
Local Case No:
Begin Date: 2005-07-05 00:00:00
Stop Method:
Lead Agency: SAN DIEGO RWQCB (REGION 9)
Local Agency: ORANGE COUNTY
Potential COC: Tetrachloroethylene (PCE), Trichloroethylene (TCE)
Potential Media of Concern: Other Groundwater (uses other than drinking water), Soil
How Discovered: * Other Means
How Discovered Description: CASE REFERRAL BY COUNTY OF ORANGE HEALTH CARE AGENCY LETTER DATED JUNE 29, 2005.
Stop Description:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
DWR GW Subbasin Name:
Disadvantaged Community: Disadvantaged Community
CUF Case: NO
Case Worker: SM
File Location: Regional Board Warehouse
Site History:

City Cleaners is a garment dry-cleaning and laundry business that has been in operation since 1974. The existing dry-cleaning equipment was installed in 1992. A limited soil assessment conducted in 2002 indicated that soil containing tetrachloroethylene (PCE), a dry cleaning solvent and tetrachloroethyene (TCE), a breakdown product of PCE, were present in soils at concentrations exceeding action levels based on vapor risk.

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Acitivity

Action Type: ENFORCEMENT
Date : 2015-01-26 00:00:00
Action: Notice of Termination

Action Type: ENFORCEMENT
Date : 2013-06-07 00:00:00
Action: Closure/No Further Action Letter

Action Type: ENFORCEMENT
Date : 2013-01-11 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2012-12-17 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: RESPONSE
Date : 2012-11-15 00:00:00
Action: Request for Closure

Action Type: ENFORCEMENT
Date : 2012-08-24 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2012-08-07 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: REMEDIATION
Date : 2012-05-01 00:00:00
Action: Soil Vapor Extraction (SVE)

Action Type: REMEDIATION
Date : 2011-05-01 00:00:00
Action: In Situ Physical/Chemical Treatment (other than SVE)

Action Type: ENFORCEMENT
Date : 2011-02-24 00:00:00
Action: Site Visit / Inspection / Sampling

Action Type: ENFORCEMENT
Date : 2011-02-18 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: RESPONSE
Date : 2011-01-28 00:00:00
Action: Correspondence

Action Type: ENFORCEMENT
Date : 2010-12-20 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2010-12-19 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2010-12-17 00:00:00
Action: Meeting

Action Type: ENFORCEMENT
Date : 2010-11-10 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2010-11-03 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2010-11-01 00:00:00
Action: Corrective Action Plan / Remedial Action Plan - Regulator Responded

Action Type: ENFORCEMENT
Date : 2010-09-29 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2010-09-15 00:00:00
Action: Corrective Action Plan / Remedial Action Plan

Action Type: ENFORCEMENT
Date : 2010-09-02 00:00:00
Action: Cost Recovery Agreement / N. of Reimbursement

Action Type: ENFORCEMENT
Date : 2010-09-01 00:00:00
Action: Meeting

Action Type: RESPONSE
Date : 2010-08-17 00:00:00
Action: Correspondence

Action Type: ENFORCEMENT
Date : 2010-08-16 00:00:00
Action: Verbal Enforcement

Action Type: Other
Date : 2005-07-05 00:00:00
Action: Leak Reported

Action Type: RESPONSE
Date : 2005-06-29 00:00:00
Action: Correspondence

Action Type: Other
Date : 2005-01-01 00:00:00
Action: Leak Began

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 2013-06-25 00:00:00

Status: Completed - Case Closed
Status Date: 2012-06-25 00:00:00

Status: Open - Assessment & Interim Remedial Action
Status Date: 2010-09-01 00:00:00

Status: Open - Inactive
Status Date: 2009-12-30 00:00:00

Status: Open - Case Begin Date
Status Date: 2005-07-05 00:00:00

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: LUIS LODRIGUEZA
Phone No:
Organization Name: ORANGE COUNTY
Email:
Address: 2009 E. EDINGER AVE.
City: SANTA ANA

Contact Type: Regional Board Caseworker
Contact Name: SEAN MCCLAIN
Phone No: 6195213374
Organization Name: SAN DIEGO RWQCB (REGION 9)
Email: sean.mcclain@waterboards.ca.gov
Address: 2375 NORTHSIDE DRIVE, SUITE 100
City: SAN DIEGO

Cleanup Program Sites from GeoTracker Search - Regulatory Profile(as of Oct 31, 2019)

Project Status:
CUF Claim:
CUF Priority Assign:
CUF Amount Paid:
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=SL0605959158
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 6/25/2013
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=SL0605959158&tabname=regulatoryhistory
Potential COC: TETRACHLOROETHYLENE (PCE), TRICHLOROETHYLENE (TCE)
Potential Media of Concern: OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER), SOIL
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN DIEGO RWQCB (REGION 9) (LEAD) - CASE #: 2090043
CASEWORKER: SEAN MCCLAIN
ORANGE COUNTY
CASEWORKER: LUIS LODRIGUEZA
WDR Place Type:
WDR File:
WDR Order:
File Location: REGIONAL BOARD WAREHOUSE

Site History:

City Cleaners is a garment dry-cleaning and laundry business that has been in operation since 1974. The existing dry-cleaning equipment was installed in 1992. A limited soil assessment conducted in 2002 indicated that soil containing tetrachloroethylene (PCE), a dry cleaning solvent and tetrachloroethyene (TCE), a breakdown product of PCE, were present in soils at concentrations exceeding action levels based on vapor risk.

Sites from GeoTracker Search - Cleanup Action Report (as of Oct 31, 2019)

Action Type: SOIL VAPOR EXTRACTION (SVE)
Phase: Soil
Description: Two VES wells were installed to extract COCs from shallow soil.
Begin Date: 5/1/2012
End Date: 8/1/2012

Contaminant Mass Removed:

Action Type: IN SITU PHYSICAL/CHEMICAL TREATMENT (OTHER THAN SVE) ***Begin Date:*** 5/1/2011
Phase: Water ***End Date:*** 12/1/2011
Description: Used CL-OUT for bioaugmentation. Pre and post groundwater monitoring indicated a 97% reduction in COC concentrations.
Contaminant Mass Removed:

Sites from GeoTracker Search - Regulatory Activities(as of Oct 31, 2019)

Action Type: Notices
Action Date: 1/26/2015
Received Issue Date: 1/26/2015
Action: Notice of Termination
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&enforcement_id=6234486&temptable=ENFORCEMENT
Title Description Comments:

Termination of enrollment in R9-2008-0081

Action Type: Other Regulatory Actions
Action Date: 6/7/2013
Received Issue Date: 6/7/2013
Action: Closure/No Further Action Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&enforcement_id=6172795&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 1/11/2013
Received Issue Date: 1/11/2013
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&enforcement_id=6146958&temptable=ENFORCEMENT
Title Description Comments:

e-mail train regarding Public notification

Action Type: Other Regulatory Actions
Action Date: 12/17/2012
Received Issue Date: 12/17/2012
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&enforcement_id=6145169&temptable=ENFORCEMENT
Title Description Comments:

Review Closure Report

Action Type: Response Requested - Other
Action Date: 11/15/2012
Received Issue Date: 11/15/2012
Action: Request for Closure
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605959158&doc_id=5759156
Title Description Comments:

Report presenting summary of all actions conducted at the site and reasons for granting site closure.

Action Type: Other Regulatory Actions
Action Date: 8/24/2012
Received Issue Date: 8/24/2012
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&enforcement_id=6138069&temptable=ENFORCEMENT

Title Description Comments:

Annual Estimation Letter

Action Type: Other Regulatory Actions
Action Date: 8/7/2012
Received Issue Date: 8/7/2012
Action: Technical Correspondence / Assistance / Other
Doc Link:
Title Description Comments:

Telephone call to discuss site remediation activiites

Action Type: Cleanup Action
Action Date: 5/1/2012
Received Issue Date:
Action: Soil Vapor Extraction (SVE)
Doc Link:
Title Description Comments:

Two VES wells were installed to extract COCs from shallow soil.

Action Type: Cleanup Action
Action Date: 5/1/2011
Received Issue Date:
Action: In Situ Physical/Chemical Treatment (other than SVE)
Doc Link:
Title Description Comments:

Used CL-OUT for bioaugmentation. Pre and post groundwater monitoring indicated a 97% reduction in COC concentrations.

Action Type: Other Regulatory Actions
Action Date: 2/24/2011
Received Issue Date: 2/24/2011
Action: Site Visit / Inspection / Sampling
Doc Link:
Title Description Comments:

Site visit to observe well installation.

Action Type: Other Regulatory Actions
Action Date: 2/18/2011
Received Issue Date: 2/18/2011
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&enforcement_id=6078435&temptable=ENFORCEMENT
Title Description Comments:

Scheduling E-mail correspondence regarding scheduling of installation of groundwater monitoring wells. The consultant could not get an access agreement to install the background well. They will proceed with the remaining wells as planned.

Action Type: Response Requested - Other
Action Date: 1/28/2011
Received Issue Date: 1/28/2011
Action: Correspondence
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605959158&doc_id=5707141
Title Description Comments:

Status Update

Action Type: Other Regulatory Actions
Action Date: 12/20/2010
Received Issue Date: 12/20/2010
Action: Technical Correspondence / Assistance / Other

Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&enforcement_id=6072312&temptable=ENFORCEMENT
Title Description Comments:

Sent e-mail to consultant asking that they submit a map with all the data collected to date with the workplan amendments.

Action Type: Other Regulatory Actions
Action Date: 12/19/2010
Received Issue Date: 12/19/2010
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&enforcement_id=6072229&temptable=ENFORCEMENT
Title Description Comments:

Sent e-mail to consultant asking them to consider deeper sampling to better define the vertical extent of VOC-bearing groundwater and to make sure all documents are uploaded to Geotracker.

Action Type: Other Regulatory Actions
Action Date: 12/17/2010
Received Issue Date: 12/17/2010
Action: Meeting
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&enforcement_id=6072228&temptable=ENFORCEMENT
Title Description Comments:

Telephone call with CP and Dave Bernier. DB gave us update on the results of the in situ groundwater sampling. VOC bearing soil extended deeper than originally thought. They will amend workplan for the installation of groundwater monitoring wells to drill deeper, collect insitu groundwater samples, and use an on site mobile lab to determine the vertical extent of VOC-bearing groundwater. Based on the data the well construction and location and construction of the injection wells may also change.

Action Type: Other Regulatory Actions
Action Date: 11/10/2010
Received Issue Date: 11/10/2010
Action: Staff Letter
Doc Link:
Title Description Comments:

Approval of Updated Workplan (PO Handle 206480)

Action Type: Other Regulatory Actions
Action Date: 11/3/2010
Received Issue Date: 11/3/2010
Action: Staff Letter
Doc Link:
Title Description Comments:

Email providing comments on revised workplan (PO Handle 215441)

Action Type: Response Requested - Workplans
Action Date: 11/1/2010
Received Issue Date: 11/1/2010
Action: Corrective Action Plan / Remedial Action Plan - Regulator Responded
Doc Link:
Title Description Comments:

Updated Workplan

Action Type: Other Regulatory Actions
Action Date: 9/29/2010
Received Issue Date: 9/29/2010
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&enforcement_id=6065433&temptable=ENFORCEMENT
Title Description Comments:

Comments to the Work Plan for Further Investigation and Remediation (PO Handle 196185)

Action Type: Response Requested - Workplans
Action Date: 9/15/2010
Received Issue Date: 9/15/2010
Action: Corrective Action Plan / Remedial Action Plan
Doc Link:
Title Description Comments:

Draft Site Remediation Workplan - Submitted via email, PO Handle 239534

Action Type: Agreements
Action Date: 9/2/2010
Received Issue Date: 9/2/2010
Action: Cost Recovery Agreement / N. of Reimbursement
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&enforcement_id=6071219&temptable=ENFORCEMENT
Title Description Comments:

Cost Recovery Agreement

Action Type: Other Regulatory Actions
Action Date: 9/1/2010
Received Issue Date: 9/1/2010
Action: Meeting
Doc Link:
Title Description Comments:

Meeting to discuss site progress and path to Closure. Attendees: Cheryl Prowell, John Odermatt, David Bernier, Mark Zeko, and Jason Smith. Jason Smith signed Cost Recovery approval form. Tentative Schedule, ECC provide workplan by 9/13, reponse from San Diego Water Board by 9/16/2010, if complete WDR Enrollment by 9/30. First injection by 10/11. Property owner wants closure within 6 months, likely not feasible. Order R9-2008-0081 requires one year of monitoring, may be able to write a letter to assure lenders if data supports it.

Action Type: Response Requested - Other
Action Date: 8/17/2010
Received Issue Date: 8/17/2010
Action: Correspondence
Doc Link:
Title Description Comments:

Email providing 2006 Report and recent GeoProbe data. - PO Handles 193406 and 193407. Discussed at meeting on 9/1

Action Type: Enforcement/Orders
Action Date: 8/16/2010
Received Issue Date: 8/16/2010
Action: Verbal Enforcement
Doc Link:
Title Description Comments:

Cheryl Prowell called David Bernier to request historic information and discuss how to proceed with case. City Cleaners is planing to inject CLOut and enroll under R9-2008-0081. Hoping to achieve closure in 6-9 months.

Action Type: Leak Action
Action Date: 7/5/2005
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 6/29/2005
Received Issue Date: 6/29/2005
Action: Correspondence
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605959158&doc_id=5753483

Title Description Comments:

Case Referral - OCHCA Case #02IC015, City Cleaners, 224 Ocean Ave, Laguna Beach, CA 92651

Action Type: Leak Action
Action Date: 1/1/2005
Received Issue Date:
Action: Leak Began
Doc Link:
Title Description Comments:

Sites from GeoTracker Search - Documents(as of Oct 31, 2019)

Document Type: Site Documents ***Submitted:***
Document Date: 1/26/2015 ***Submitted By:*** CHARLES CHENG (REGULATOR)
Size :
Title: TERMINATION OF ENROLLMENT IN R9-2008-0081
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&enforcement_id=6234486
Type: NOTICE OF TERMINATION

Document Type: Site Documents ***Submitted:***
Document Date: 8/1/2013 ***Submitted By:*** EEC ENVIRONMENTAL (AUTH_RP)
Size : 4,716 KB
Title: COMPLETION OF SITE CLOSURE REQUIREMENTS: DESTRUCTION OF GROUNDWATER MONITORING WELLS AT 41541 IVY STREET, MURRIETA
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7013563036/SL0605959158.PDF
Type: CLOSURE REPORT

Document Type: Site Documents ***Submitted:***
Document Date: 6/7/2013 ***Submitted By:*** (REGULATOR)
Size :
Title: UNKNOWN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&enforcement_id=6172795
Type: CLOSURE/NO FURTHER ACTION LETTER

Document Type: Site Documents ***Submitted:***
Document Date: 1/11/2013 ***Submitted By:*** (REGULATOR)
Size :
Title: E-MAIL TRAIN REGARDING PUBLIC NOTIFICATION
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&enforcement_id=6146958
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents ***Submitted:***
Document Date: 12/17/2012 ***Submitted By:*** (REGULATOR)
Size :
Title: REVIEW CLOSURE REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&enforcement_id=6145169
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents ***Submitted:***
Document Date: 11/15/2012* ***Submitted By:*** EEC ENVIRONMENTAL (AUTH_RP)
Size : 10,749 KB
Title: SITE CLOSURE REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3973920702/SL0605959158.PDF
Type: REQUEST FOR CLOSURE

Document Type: Site Documents ***Submitted:***
Document Date: 8/24/2012 ***Submitted By:*** (REGULATOR)
Size :
Title: ANNUAL ESTIMATION LETTER
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&enforcement_id=6138069
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents ***Submitted:***
Document Date: 2/18/2011 ***Submitted By:*** (REGULATOR)
Size :

Title: SCHEDULING
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&enforcement_id=6078435
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents ***Submitted:***
Document Date: 1/28/2011 ***Submitted By:*** (REGULATOR)
Size :
Title: STATUS UPDATE - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&document_id=5707141
Type: CORRESPONDENCE

Document Type: Site Documents ***Submitted:***
Document Date: 12/20/2010 ***Submitted By:*** (REGULATOR)
Size :
Title: UNKNOWN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&enforcement_id=6072312
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents ***Submitted:***
Document Date: 12/19/2010 ***Submitted By:*** (REGULATOR)
Size :
Title: UNKNOWN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&enforcement_id=6072229
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents ***Submitted:***
Document Date: 12/17/2010 ***Submitted By:*** (REGULATOR)
Size :
Title: UNKNOWN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&enforcement_id=6072228
Type: MEETING

Document Type: Site Documents ***Submitted:***
Document Date: 9/29/2010 ***Submitted By:*** CHERYL PROWELL (REGULATOR)
Size :
Title: COMMENTS TO THE WORK PLAN FOR FURTHER INVESTIGATION AND REMEDIATION (PO HANDLE 196185)
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&enforcement_id=6065433
Type: STAFF LETTER

Document Type: Site Documents ***Submitted:***
Document Date: 9/2/2010 ***Submitted By:*** (REGULATOR)
Size :
Title: COST RECOVERY AGREEMENT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&enforcement_id=6071219
Type: COST RECOVERY AGREEMENT / N. OF REIMBURSEMENT

Document Type: Site Documents ***Submitted:***
Document Date: 6/29/2005 ***Submitted By:*** JOHN P. ANDERSON (REGULATOR)
Size :
Title: CASE REFERRAL - OCHCA CASE #02IC015, CITY CLEANERS, 224 OCEAN AVE, LAGUNA BEACH, CA 92651 - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605959158&document_id=5753483
Type: CORRESPONDENCE

Sites from GeoTracker Search - Cleanup Status History (as of Oct 31, 2019)

Status: Completed - Case Closed
Date : 6/25/2013

Status: Completed - Case Closed
Date : 6/25/2012

Status: Open - Assessment & Interim Remedial Action
Date : 9/1/2010

Status: Open - Inactive
Date : 12/30/2009

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Status: Open - Case Begin Date
Date : 7/5/2005

35	1 of 1	N	0.34 / 1,769.68	29.52 / -2	LIVE WIRE CLEANERS 439 FOREST AVENUE LAGUNA BEACH CA 92651	CLEANUP SITES

Global ID: SL0605977728
Status: OPEN - ASSESSMENT & INTERIM REMEDIAL ACTION
Status Date: 2017-11-02 00:00:00
Longitude: -117.781641804894
Data Source: Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download
Site Facility Type: CLEANUP PROGRAM SITE
County: ORANGE
Latitude: 33.5438349958743

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 31002
Local Case No:
Begin Date: 2006-08-01 00:00:00
CUF Case: NO
Case Worker: BKM
File Location: All Files are on GeoTracker or in the Local Agency Database
Stop Method:
Lead Agency: SAN DIEGO RWQCB (REGION 9)
Local Agency:
Potential COC: * Chlorinated Hydrocarbons, Tetrachloroethylene (PCE), Trichloroethylene (TCE)
Potential Media of Concern: Other Groundwater (uses other than drinking water)
How Discovered:
How Discovered Description:
Stop Description:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
DWR GW Subbasin Name:
Disadvantaged Community: Disadvantaged Community
Site History:

Live Wire Cleaners operated at the site since 1937 but the dry cleaning facility has been in existence since circa 1928. The current layout of Live Wire Cleaners consists of clothes storage area and drop off and pick up area. The rear portion of the building which was built in mid-1950s, contained the dry cleaning machine, presses, spot cleaning areas, storage areas and laundry areas. Soil and groundwater investigations were completed as part of the source characterization in 2012.

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Acitivity

Action Type: RESPONSE
Date : 2020-02-01 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2019-11-26 00:00:00
Action: Soil Vapor Intrusion Investigation Report

Action Type: RESPONSE
Date : 2019-11-01 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 2019-10-10 00:00:00
Action: Email Correspondence

Action Type: ENFORCEMENT
Date : 2019-09-26 00:00:00
Action: Email Correspondence

Action Type: RESPONSE
Date : 2019-08-01 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2019-07-31 00:00:00
Action: Soil Vapor Intrusion Investigation Report

Action Type: RESPONSE
Date : 2019-07-31 00:00:00
Action: Other Workplan - Regulator Responded

Action Type: ENFORCEMENT
Date : 2019-05-14 00:00:00
Action: Letter - Notice

Action Type: ENFORCEMENT
Date : 2019-03-27 00:00:00
Action: Verbal Communication

Action Type: RESPONSE
Date : 2019-02-01 00:00:00
Action: Monitoring Report - Quarterly - Regulator Responded

Action Type: RESPONSE
Date : 2018-12-31 00:00:00
Action: Conceptual Site Model

Action Type: RESPONSE
Date : 2018-12-31 00:00:00
Action: Soil Vapor Intrusion Investigation Report - Regulator Responded

Action Type: RESPONSE
Date : 2018-11-01 00:00:00
Action: Monitoring Report - Quarterly - Regulator Responded

Action Type: ENFORCEMENT
Date : 2018-10-03 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2018-08-30 00:00:00
Action: Soil Vapor Intrusion Investigation Workplan - Regulator Responded

Action Type: RESPONSE
Date : 2018-08-30 00:00:00
Action: Remedial Investigation Report

Action Type: RESPONSE
Date : 2018-08-11 00:00:00
Action: Soil Vapor Intrusion Investigation Workplan - Regulator Responded

Action Type: RESPONSE
Date : 2018-08-01 00:00:00
Action: Monitoring Report - Quarterly - Regulator Responded

Action Type: ENFORCEMENT
Date : 2018-07-11 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2018-05-01 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 2018-02-28 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2018-02-14 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: RESPONSE

Date : 2018-02-01 00:00:00
Action: Monitoring Report - Semi-Annually - Regulator Responded

Action Type: RESPONSE
Date : 2018-01-30 00:00:00
Action: Conceptual Site Model

Action Type: RESPONSE
Date : 2017-12-31 00:00:00
Action: Pilot Study/ Treatability Report - Regulator Responded

Action Type: RESPONSE
Date : 2017-12-10 00:00:00
Action: Site Investigation - Regulator Responded

Action Type: ENFORCEMENT
Date : 2017-11-16 00:00:00
Action: Waste Discharge Requirements

Action Type: ENFORCEMENT
Date : 2017-11-16 00:00:00
Action: Staff Letter - #R9-2008-0081

Action Type: RESPONSE
Date : 2017-09-30 00:00:00
Action: Correspondence - Regulator Responded

Action Type: RESPONSE
Date : 2017-09-30 00:00:00
Action: Other Report / Document - Regulator Responded

Action Type: RESPONSE
Date : 2017-09-30 00:00:00
Action: Correspondence

Action Type: RESPONSE
Date : 2017-08-10 00:00:00
Action: Site Assessment Report - Regulator Responded

Action Type: ENFORCEMENT
Date : 2017-07-26 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2017-07-26 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2017-07-06 00:00:00
Action: Verbal Communication

Action Type: ENFORCEMENT
Date : 2017-05-24 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: RESPONSE
Date : 2017-05-18 00:00:00
Action: Site Investigation - Regulator Responded

Action Type: RESPONSE
Date : 2017-05-18 00:00:00
Action: Correspondence

Action Type: RESPONSE
Date : 2017-04-30 00:00:00
Action: Well Installation Workplan - Regulator Responded

Action Type: ENFORCEMENT
Date : 2017-02-03 00:00:00

Action: Email Correspondence

Action Type: ENFORCEMENT
Date : 2016-11-06 00:00:00
Action: Referral to Regional Board

Action Type: ENFORCEMENT
Date : 2016-08-11 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2016-06-30 00:00:00
Action: Annual Estimation Letter

Action Type: ENFORCEMENT
Date : 2016-05-03 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2016-03-08 00:00:00
Action: Email Correspondence

Action Type: ENFORCEMENT
Date : 2016-03-02 00:00:00
Action: 13267 Requirement

Action Type: ENFORCEMENT
Date : 2016-02-25 00:00:00
Action: Verbal Communication

Action Type: ENFORCEMENT
Date : 2016-02-09 00:00:00
Action: Verbal Communication

Action Type: ENFORCEMENT
Date : 2016-01-27 00:00:00
Action: Verbal Communication

Action Type: RESPONSE
Date : 2015-12-31 00:00:00
Action: Soil Vapor Intrusion Investigation Report - Regulator Responded

Action Type: RESPONSE
Date : 2015-12-31 00:00:00
Action: CAP/RAP - Final Remediation / Design Plan - Regulator Responded

Action Type: RESPONSE
Date : 2015-10-31 00:00:00
Action: Corrective Action Plan / Remedial Action Plan - Regulator Responded

Action Type: RESPONSE
Date : 2015-08-31 00:00:00
Action: Soil Vapor Intrusion Investigation Workplan - Regulator Responded

Action Type: ENFORCEMENT
Date : 2015-06-23 00:00:00
Action: Annual Estimation Letter

Action Type: ENFORCEMENT
Date : 2015-05-22 00:00:00
Action: Letter - Notice

Action Type: RESPONSE
Date : 2015-02-19 00:00:00
Action: Email Correspondence

Action Type: ENFORCEMENT
Date : 2015-02-19 00:00:00
Action: Verbal Communication

Action Type: ENFORCEMENT
Date : 2015-02-17 00:00:00
Action: Verbal Communication

Action Type: ENFORCEMENT
Date : 2015-02-09 00:00:00
Action: Verbal Communication

Action Type: ENFORCEMENT
Date : 2015-02-02 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2015-01-28 00:00:00
Action: Meeting

Action Type: ENFORCEMENT
Date : 2015-01-14 00:00:00
Action: Verbal Communication

Action Type: RESPONSE
Date : 2015-01-14 00:00:00
Action: Correspondence

Action Type: RESPONSE
Date : 2015-01-07 00:00:00
Action: Technical Memos

Action Type: ENFORCEMENT
Date : 2015-01-07 00:00:00
Action: Verbal Communication

Action Type: ENFORCEMENT
Date : 2014-12-31 00:00:00
Action: Verbal Communication

Action Type: ENFORCEMENT
Date : 2014-12-30 00:00:00
Action: Verbal Communication

Action Type: ENFORCEMENT
Date : 2014-12-29 00:00:00
Action: Verbal Communication

Action Type: ENFORCEMENT
Date : 2014-12-16 00:00:00
Action: Verbal Communication

Action Type: ENFORCEMENT
Date : 2014-12-10 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2014-12-09 00:00:00
Action: Verbal Communication

Action Type: ENFORCEMENT
Date : 2014-12-09 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2014-12-04 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: RESPONSE
Date : 2014-11-28 00:00:00
Action: Tank Removal Report / UST Sampling Report

Action Type: ENFORCEMENT
Date : 2014-11-25 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2014-11-17 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2014-11-14 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2014-10-28 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2014-10-23 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2014-10-17 00:00:00
Action: Verbal Communication

Action Type: ENFORCEMENT
Date : 2014-10-16 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2014-09-22 00:00:00
Action: Site Visit / Inspection / Sampling

Action Type: ENFORCEMENT
Date : 2014-09-16 00:00:00
Action: Verbal Communication

Action Type: ENFORCEMENT
Date : 2014-08-13 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2014-07-28 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2014-07-25 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2014-07-21 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2014-07-20 00:00:00
Action: Site Visit / Inspection / Sampling

Action Type: ENFORCEMENT
Date : 2014-07-16 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2014-07-15 00:00:00
Action: Verbal Communication

Action Type: ENFORCEMENT
Date : 2014-07-14 00:00:00
Action: Verbal Communication

Action Type: ENFORCEMENT

Date : 2014-06-24 00:00:00
Action: Annual Estimation Letter

Action Type: ENFORCEMENT
Date : 2014-05-12 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: RESPONSE
Date : 2014-05-12 00:00:00
Action: Correspondence

Action Type: RESPONSE
Date : 2014-05-08 00:00:00
Action: Correspondence

Action Type: ENFORCEMENT
Date : 2014-05-06 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2014-04-29 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2014-04-03 00:00:00
Action: Meeting

Action Type: ENFORCEMENT
Date : 2014-03-17 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2014-03-14 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2014-03-11 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2014-02-04 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2014-01-27 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2014-01-16 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2014-01-15 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2013-12-23 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2013-12-19 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2013-10-09 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2013-10-08 00:00:00

Action: Meeting

Action Type: ENFORCEMENT
Date : 2013-10-02 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2013-10-01 00:00:00
Action: Cost Recovery Agreement / N. of Reimbursement

Action Type: ENFORCEMENT
Date : 2013-09-30 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2013-09-16 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2013-08-14 00:00:00
Action: Meeting

Action Type: ENFORCEMENT
Date : 2013-07-24 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2012-10-31 00:00:00
Action: Site Assessment Report - Regulator Responded

Action Type: REMEDIATION
Date : 2012-01-01 00:00:00
Action: Excavation

Action Type: Other
Date : 2008-04-02 00:00:00
Action: Leak Reported

Action Type: Other
Date : 2006-08-01 00:00:00
Action: Leak Discovery

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Open - Remediation
Status Date: 2017-11-02 00:00:00

Status: Open - Assessment & Interim Remedial Action
Status Date: 2017-11-02 00:00:00

Status: Open - Site Assessment
Status Date: 2008-03-20 00:00:00

Status: Open - Case Begin Date
Status Date: 2006-08-01 00:00:00

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: BRIAN K. McDANIEL
Phone No: 6195215897
Organization Name: SAN DIEGO RWQCB (REGION 9)
Email: brian.mcdaniel@waterboards.ca.gov
Address: 2375 NORTHSIDE DRIVE, SUITE 100
City: SAN DIEGO

Cleanup Program Sites from GeoTracker Search - Regulatory Profile(as of Oct 31, 2019)

Project Status:
CUF Claim:
CUF Priority Assign:
CUF Amount Paid:
WDR Place Type:
WDR File:
WDR Order:
File Location: ALL FILES ARE ON GEOTRACKER OR IN THE LOCAL AGENCY DATABASE

User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=SL0605977728
Cleanup Status Detail: OPEN - ASSESSMENT & INTERIM REMEDIAL ACTION AS OF 11/2/2017
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=SL0605977728&tabname=regulatoryhistory
Potential COC: CHLORINATED HYDROCARBONS, TETRACHLOROETHYLENE (PCE), TRICHLOROETHYLENE (TCE)
Potential Media of Concern: OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER)
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN DIEGO RWQCB (REGION 9) (LEAD) - CASE #: 31002
CASEWORKER: BRIAN K. McDANIEL
ORANGE COUNTY - CASE #: 07IC022

Site History:

Live Wire Cleaners operated at the site since 1937 but the dry cleaning facility has been in existence since circa 1928. The current layout of Live Wire Cleaners consists of clothes storage area and drop off and pick up area. The rear portion of the building which was built in mid-1950s, contained the dry cleaning machine, presses, spot cleaning areas, storage areas and laundry areas. Soil and groundwater investigations were completed as part of the source characterization in 2012.

Sites from GeoTracker Search - Cleanup Action Report (as of Oct 31, 2019)

Action Type: EXCAVATION
Begin Date: 1/1/2012
Phase: Soil
End Date: 2/12/2018
Description: The rear portion of Live Wire Cleaners building was demolished in June 2013 and approximately 100 tons of highly contaminated soil removed from the site in August 2014. Two 500-gallon solvent USTs discovered during soil excavation were removed in August 2014.
Contaminant Mass Removed: 100 Tons

Sites from GeoTracker Search - Regulatory Activities(as of Oct 31, 2019)

Action Type: Enforcement - Other
Action Date:
Received Issue Date:
Action: Unknown
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 10/10/2019
Received Issue Date: 10/10/2019
Action: Email Correspondence
Doc Link:
Title Description Comments:

Email Inquiry to CDR Environmental regarding the 1st and 2nd quarterly reports.

Action Type: Other Regulatory Actions
Action Date: 9/26/2019
Received Issue Date: 9/26/2019
Action: Email Correspondence
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6417178&temptable=ENFORCEMENT
Title Description Comments:

San Diego Water Board Response Indoor Air Sampling Workplan

Action Type: Response Requested - Reports
Action Date: 7/31/2019
Received Issue Date: 8/28/2019
Action: Soil Vapor Intrusion Investigation Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5987360
Title Description Comments:

Revised Soil Vapor Investigation Report

Action Type: Response Requested - Workplans
Action Date: 7/31/2019
Received Issue Date: 9/19/2019
Action: Other Workplan - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5997377
Title Description Comments:

Indoor Air Evaluation Workplan

Action Type: Notices
Action Date: 5/14/2019
Received Issue Date: 5/14/2019
Action: Letter - Notice
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6404575&temptable=ENFORCEMENT
Title Description Comments:

Water Board Response to the Soil Vapor Site Investigation Report submitted by CDR Consultants.

Action Type: Other Regulatory Actions
Action Date: 3/27/2019
Received Issue Date: 3/27/2019
Action: Verbal Communication
Doc Link:
Title Description Comments:

Phone Conversation Call with Dinesh Rao, CDR Group. Requested the submittal of a work plan prior to the implementation of the full scale bioaugmentation treatment. Mr. Rao indicated that would be submitted by April 30, 2019. Discussed implementing the vapor intrusion mitigation system prior to the implementation of the treatment program due to concerns of increased VC. Discussed a review of the well purge logs submitted with the latest (Nov) groundwater report. Several fields including Dissolved O2 and Turbidity appear to be inaccurate.

Action Type: Response Requested - Reports
Action Date: 2/1/2019
Received Issue Date: 2/1/2019
Action: Monitoring Report - Quarterly - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5978245
Title Description Comments:

Report submitted pursuant to WDR R9-2008-0081 - Discussed with Dinesh Rao, CDR that although based on the results provided in the monitoring report the in-situ pilot test has decreased PCE and TCE levels at several well at the site. We are requesting a work plan prior to the implementation of a full scale treatment biotreatment program.

Action Type: Response Requested - Other
Action Date: *12/31/2018
Received Issue Date:
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 12/31/2018
Received Issue Date: 2/11/2019
Action: Soil Vapor Intrusion Investigation Report - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5978246

Title Description Comments:

Soil Vapor Site Investigation Report (Report)

Action Type: Response Requested - Reports
Action Date: 11/1/2018
Received Issue Date: 9/12/2018
Action: Monitoring Report - Quarterly - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5956871
Title Description Comments:

Agency Response - 3rd Quarter Monitoring Report

Action Type: Other Regulatory Actions
Action Date: 10/3/2018
Received Issue Date: 10/3/2018
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6371313&temptable=ENFORCEMENT
Title Description Comments:

Water Board Response to Revised Supplemental Soil Vapor Site Investigation Work Plan

Action Type: Other Regulatory Actions
Action Date: 10/3/2018
Received Issue Date: 10/3/2018
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6371311&temptable=ENFORCEMENT
Title Description Comments:

Agency Response Third Quarter 2018 Groundwater Monitoring Report

Action Type: Other Regulatory Actions
Action Date: 10/3/2018
Received Issue Date: 10/3/2018
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6371308&temptable=ENFORCEMENT
Title Description Comments:

Revised Second Semi-Annual Groundwater Monitoring Report

Action Type: Other Regulatory Actions
Action Date: 10/3/2018
Received Issue Date: 10/3/2018
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6371330&temptable=ENFORCEMENT
Title Description Comments:

Second Quarter 2018 Groundwater Monitoring Report

Action Type: Response Requested - Reports
Action Date: *8/30/2018
Received Issue Date:
Action: Remedial Investigation Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Workplans
Action Date: *8/30/2018
Received Issue Date: 9/13/2018
Action: Soil Vapor Intrusion Investigation Workplan - Regulator Responded

Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5886746
Title Description Comments:

Water Code Section 13267 Directive for Technical Reports Supplemental Soil Vapor Site Investigation Work Plan - Dinesh Rao, CDR Group 2914 East Katella Avenue, Suite 200, Orange, California 92867, Main: (714) 289 2255 Direct: (714) 728 2256 requested an additional 30 days to submit the report. I indicated that the Water Board would grant the extension. Brian

Action Type: Response Requested - Workplans
Action Date: 8/11/2018
Received Issue Date: 7/22/2018
Action: Soil Vapor Intrusion Investigation Workplan - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5969748
Title Description Comments:

Requested the submittal of a revised workplan.

Action Type: Response Requested - Reports
Action Date: 8/1/2018
Received Issue Date: 6/25/2018
Action: Monitoring Report - Quarterly - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5919791
Title Description Comments:

Agency Response Second Quarter Groundwater Monitoring Report

Action Type: Other Regulatory Actions
Action Date: 7/11/2018
Received Issue Date: 7/11/2018
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6363706&temptable=ENFORCEMENT
Title Description Comments:

SOIL VAPOR INTRUSION INVESTIGATION WORKPLAN

Action Type: Response Requested - Reports
Action Date: 5/1/2018
Received Issue Date: 4/23/2018
Action: Monitoring Report - Quarterly
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5919787
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 2/28/2018
Received Issue Date: 2/28/2018
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6350528&temptable=ENFORCEMENT
Title Description Comments:

Agency Response Second Semi-Annual Groundwater Monitoring Report 2017

Action Type: Other Regulatory Actions
Action Date: 2/14/2018
Received Issue Date: 2/14/2018
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6350530&temptable=ENFORCEMENT
Title Description Comments:

Agency Response Groundwater Remediation Bioaugmentation Pilot Test Report

Action Type: Response Requested - Reports
Action Date: 2/1/2018

Received Issue Date: 12/29/2017
Action: Monitoring Report - Semi-Annually - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5919784
Title Description Comments:

Second Semi-Annual 2017 Groundwater Monitoring Report

Action Type: Response Requested - Other
Action Date: *1/30/2018
Received Issue Date: 3/25/2019
Action: Conceptual Site Model
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5994998
Title Description Comments:

Conceptual Site Model

Action Type: Response Requested - Reports
Action Date: 12/31/2017
Received Issue Date: 12/29/2017
Action: Pilot Study/ Treatability Report - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5951426
Title Description Comments:

Groundwater Remediation Bioaugmentation Pilot Test Report

Action Type: Response Requested - Reports
Action Date: *12/10/2017
Received Issue Date: 11/7/2017
Action: Site Investigation - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5919754
Title Description Comments:

Site Characterization Report - PCE and TCE contamination has migrated vertically down to the depth of investigation which was at 70 feet bgs. Concur with the conclusions that additional wells are needed to fully delineate lateral and vertical extent of deeper contamination.

Action Type: Other Regulatory Actions
Action Date: 11/16/2017
Received Issue Date: 11/16/2017
Action: Staff Letter - #R9-2008-0081
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6342428&temptable=ENFORCEMENT
Title Description Comments:

Enrollment in Order No. R9-2008-0081

Action Type: Enforcement/Orders
Action Date: 11/16/2017
Received Issue Date: 11/16/2017
Action: Waste Discharge Requirements
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6347145&temptable=ENFORCEMENT
Title Description Comments:

Enrollment in Order No. R9-2008-0081

Action Type: Response Requested - Other
Action Date: 9/30/2017
Received Issue Date: 10/19/2017
Action: Other Report / Document - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5932331
Title Description Comments:

Report of Waste Discharge

Action Type: Response Requested - Other
Action Date: *9/30/2017
Received Issue Date: 9/12/2017
Action: Correspondence - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5887285
Title Description Comments:

Complete WDR application for In-Situ Application - Report of Waste Discharge submitted September 12, 2017. Discussed with consultant on 10/5/2017 additional items needed to complete the ROWD .i.e. certification statement. Revised ROWD to be submitted by 11/5/2017.

Action Type: Response Requested - Other
Action Date: *9/30/2017
Received Issue Date: 9/12/2017
Action: Correspondence
Doc Link:
Title Description Comments:

Conceptual Site Model- primary source, secondary source, fate & transport, exposure pathway, receptors, lateral and vertical extent. - Site Conceptual Model provided in the Report of Waste Discharge dated September 12, 2017.

Action Type: Response Requested - Reports
Action Date: *8/10/2017
Received Issue Date: 11/7/2017
Action: Site Assessment Report - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5887280
Title Description Comments:

Report on Vertical Delineation of Groundwater Contamination - Report indicated that PCE and TCE contamination has migrated vertically down to the depth of investigation which was at 70 feet bgs. Concur with the conclusion that additional wells are needed in discussions with Dinesh Rao, site consultant to fully delineate lateral and vertical extent of deeper contamination.

Action Type: Other Regulatory Actions
Action Date: 7/26/2017
Received Issue Date: 7/26/2017
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6327948&temptable=ENFORCEMENT
Title Description Comments:

Agency Response to Additional Offsite Downgradient Assessment Report

Action Type: Other Regulatory Actions
Action Date: 7/26/2017
Received Issue Date: 7/26/2017
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6342436&temptable=ENFORCEMENT
Title Description Comments:

Agency Response to Additional Offsite Downgradient Assessment Report The San Diego Water Board disagrees with the proposed recommendations to conduct additional investigations at this time.

Action Type: Other Regulatory Actions
Action Date: 7/6/2017
Received Issue Date: 7/6/2017
Action: Verbal Communication
Doc Link:
Title Description Comments:

Teleconference with CDR Consultants Discussion with Dinesh Rao, CDR, consultant for Live Wire Cleaners and John Anderson, San Diego Water Board regarding future scope of work at Live Wire Cleaners. The San Diego Water Board recommended the implementation of remedial actions to be conducted at the site prior to any additional plume delineation. Site is funded under the SCAP Program. Indicated to Mr. Rao that as SCAP Funds are limited, priority should be given to remedial action at the site given the elevated concentrations of COCs at the site.

Action Type: Other Regulatory Actions

Action Date: 5/24/2017
Received Issue Date: 5/24/2017
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6321109&temptable=ENFORCEMENT
Title Description Comments:

Agency Response - Additional Groundwater Investigation Work Plan Live Wire Cleaners

Action Type: Response Requested - Reports
Action Date: *5/18/2017
Received Issue Date: 5/30/2017
Action: Site Investigation - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5886747
Title Description Comments:

Offsite Down-Gradient Groundwater Investigation Report

Action Type: Response Requested - Other
Action Date: *5/18/2017
Received Issue Date: 9/21/2017
Action: Correspondence
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5887282
Title Description Comments:

Install intermediate and deep wells - Wells were installed September 21, 2017.

Action Type: Response Requested - Workplans
Action Date: 4/30/2017
Received Issue Date: 4/28/2017
Action: Well Installation Workplan - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5919756
Title Description Comments:

Work plan for Addition Monitoring Wells

Action Type: Other Regulatory Actions
Action Date: 2/3/2017
Received Issue Date: 2/3/2017
Action: Email Correspondence
Doc Link:
Title Description Comments:

Email from Dinesh Rao regarding setting up the Joint Execution meeting on Feb 15 2017 to review the latest SCAP Grant Agreement with Dayne Kendrick at State Board..

Action Type: Referral to Other Agency
Action Date: 11/6/2016
Received Issue Date: 11/6/2016
Action: Referral to Regional Board
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6349350&temptable=ENFORCEMENT
Title Description Comments:

Orange County Health Care Agency Referral to the San Diego Regional Water Board

Action Type: Other Regulatory Actions
Action Date: 8/11/2016
Received Issue Date: 8/11/2016
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6294766&temptable=ENFORCEMENT
Title Description Comments:

San Diego Water Board response to Well Installation and Sampling Report, Former Live Wire Cleaners

Action Type: Other Regulatory Actions
Action Date: 6/30/2016
Received Issue Date: 6/30/2016
Action: Annual Estimation Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6291448&temptable=ENFORCEMENT
Title Description Comments:

2016-2017 Annual Estimation Letter

Action Type: Other Regulatory Actions
Action Date: 5/3/2016
Received Issue Date: 5/3/2016
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6283681&temptable=ENFORCEMENT
Title Description Comments:

San Diego Water Board Response to Invoice #96715, Live Wire Cleaners

Action Type: Other Regulatory Actions
Action Date: 3/8/2016
Received Issue Date: 3/8/2016
Action: Email Correspondence
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6278436&temptable=ENFORCEMENT
Title Description Comments:

Email from Live Wire Consultants regarding upcoming well installation.

Action Type: Other Regulatory Actions
Action Date: 3/8/2016
Received Issue Date: 3/8/2016
Action: Email Correspondence
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6287217&temptable=ENFORCEMENT
Title Description Comments:

Well Drilling Notification Wells Drilled March 17 and 18, 2016

Action Type: Enforcement/Orders
Action Date: 3/2/2016
Received Issue Date: 3/2/2016
Action: 13267 Requirement
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6277880&temptable=ENFORCEMENT
Title Description Comments:

Water Code Section 13267 Directive

Action Type: Other Regulatory Actions
Action Date: 2/25/2016
Received Issue Date: 2/25/2016
Action: Verbal Communication
Doc Link:
Title Description Comments:

13267 Directive Julie has indicated that she has finished her review of the draft 13267 letter and has returned the letter for revision.

Action Type: Other Regulatory Actions
Action Date: 2/9/2016
Received Issue Date: 2/9/2016
Action: Verbal Communication

Doc Link:
Title Description Comments:

13267 Request to Live Wire 13267 Letter to Live Wire sent to Julie Chan for review.

Action Type: Other Regulatory Actions
Action Date: 1/27/2016
Received Issue Date: 1/27/2016
Action: Verbal Communication
Doc Link:
Title Description Comments:

13267 Directive to Live Wire Discussed site with previous case worker Sue Pease.

Action Type: Response Requested - Workplans
Action Date: 12/31/2015
Received Issue Date: 1/14/2016
Action: CAP/RAP - Final Remediation / Design Plan - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5869645
Title Description Comments:

Revised Groundwater Remedial Action Plan

Action Type: Response Requested - Reports
Action Date: *12/31/2015
Received Issue Date: 12/31/2015
Action: Soil Vapor Intrusion Investigation Report - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5862541
Title Description Comments:

Technical Report related to Soil Vapor Investigation

Action Type: Response Requested - Workplans
Action Date: *10/31/2015
Received Issue Date: 10/5/2015
Action: Corrective Action Plan / Remedial Action Plan - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5842123
Title Description Comments:

Remedial Action Plan - Email from consultant regarding out of town for 2 weeks. Upcoming teleconference to be rescheduled., Received call from Live Wire consultant requesting a revision to the submittal date due to internal review with the property owner. Property owner is a Church and Church staff will resume meetings after the summer. Requested Mr. Rao to submit the document by October 31, 2015.

Action Type: Response Requested - Workplans
Action Date: 8/31/2015
Received Issue Date: 8/26/2015
Action: Soil Vapor Intrusion Investigation Workplan - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5842125
Title Description Comments:

Work Plan to conduct a soil vapor survey - Discussed San Diego Water Board comments to the submitted workplan and overall site with Live Wire Consultant Dinesh Rao. Discussed revisions to the workplan. Mr. Rao provided a Health Risk Assessment previously completed in January 2015. Decided quickest path to provide comments on the workplan with consideration of existing risk assessment and submittal of results by December 15, 2015.

Action Type: Other Regulatory Actions
Action Date: 6/23/2015
Received Issue Date: 6/23/2015
Action: Annual Estimation Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6250417&temptable=ENFORCEMENT
Title Description Comments:

Annual Estimation Letter for Site Cleanup Cost Recovery Program Site ID 2090058

Action Type: Notices
Action Date: 5/22/2015
Received Issue Date: 5/22/2015
Action: Letter - Notice
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6245897&temptable=ENFORCEMENT
Title Description Comments:

Staff Review Offsite Downgradient Groundwater Assessment Report

Action Type: Other Regulatory Actions
Action Date: 2/19/2015
Received Issue Date: 2/19/2015
Action: Verbal Communication
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6237323&temptable=ENFORCEMENT
Title Description Comments:

Email to Dinesh about Soil Excavation Workplan.

Action Type: Response Requested - Other
Action Date: 2/19/2015
Received Issue Date: 2/19/2015
Action: Email Correspondence
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5907049
Title Description Comments:

Email from Steve Speer

Action Type: Other Regulatory Actions
Action Date: 2/17/2015
Received Issue Date: 2/17/2015
Action: Verbal Communication
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6237324&temptable=ENFORCEMENT
Title Description Comments:

Email to Dinesh about denied Geotracker upload.

Action Type: Other Regulatory Actions
Action Date: 2/9/2015
Received Issue Date: 2/9/2015
Action: Verbal Communication
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6237322&temptable=ENFORCEMENT
Title Description Comments:

Email to Dinesh about Geotracker uploads.

Action Type: Other Regulatory Actions
Action Date: 2/2/2015
Received Issue Date: 2/2/2015
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6306749&temptable=ENFORCEMENT
Title Description Comments:

RWQCB Comment Letter on Offsite Downgradient Groundwater Assessment Workplan Feb_2015

Action Type: Other Regulatory Actions
Action Date: 1/28/2015
Received Issue Date: 1/28/2015
Action: Meeting
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?

global_id=SL0605977728&enforcement_id=6237321&temptable=ENFORCEMENT

Title Description Comments:

Jan. 28, 2015 Meeting Notes.

Action Type: Other Regulatory Actions
Action Date: 1/14/2015
Received Issue Date: 1/14/2015
Action: Verbal Communication
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6237317&temptable=ENFORCEMENT
Title Description Comments:

Email from Steve Speer to Dinesh Rao about PCE levels.

Action Type: Response Requested - Other
Action Date: 1/14/2015
Received Issue Date: 1/14/2015
Action: Correspondence
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5907048
Title Description Comments:

Letter from Ed Sauls

Action Type: Other Regulatory Actions
Action Date: 1/14/2015
Received Issue Date: 1/14/2015
Action: Verbal Communication
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6237320&temptable=ENFORCEMENT
Title Description Comments:

Email from Steve Speer about PCE levels.

Action Type: Other Regulatory Actions
Action Date: 1/7/2015
Received Issue Date: 1/7/2015
Action: Verbal Communication
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6237315&temptable=ENFORCEMENT
Title Description Comments:

Phone messages about possible dates for meeting.

Action Type: Response Requested - Reports
Action Date: 1/7/2015
Received Issue Date: 1/7/2015
Action: Technical Memos
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5984129
Title Description Comments:

Preliminary Indoor Air Evaluation - Primary Use of Parlor Room of the Laguna Presbyterian Church

Action Type: Other Regulatory Actions
Action Date: 12/31/2014
Received Issue Date: 12/31/2014
Action: Verbal Communication
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6237313&temptable=ENFORCEMENT
Title Description Comments:

Email from Steve Speer about Lumber Yard.

Action Type: Other Regulatory Actions

Action Date: 12/30/2014
Received Issue Date: 12/30/2014
Action: Verbal Communication
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6237312&temptable=ENFORCEMENT
Title Description Comments:

Email to request possible dates for meeting.

Action Type: Other Regulatory Actions
Action Date: 12/29/2014
Received Issue Date: 12/29/2014
Action: Verbal Communication
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6237310&temptable=ENFORCEMENT
Title Description Comments:

Email from Brian Kelley

Action Type: Other Regulatory Actions
Action Date: 12/16/2014
Received Issue Date: 12/16/2014
Action: Verbal Communication
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6232127&temptable=ENFORCEMENT
Title Description Comments:

Phone conversation with Ed Sauls about why we are preparing Cleanup & Abatement Order.

Action Type: Other Regulatory Actions
Action Date: 12/10/2014
Received Issue Date: 12/10/2014
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6232126&temptable=ENFORCEMENT
Title Description Comments:

Email to Dinesh to upload report, Geo_Well, Geo_Map, EDF, and Geo_Bore to Geotracker.

Action Type: Other Regulatory Actions
Action Date: 12/9/2014
Received Issue Date: 12/9/2014
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6232124&temptable=ENFORCEMENT
Title Description Comments:

Email to Dinesh that I do not concur with proposal to monitor groundwater.

Action Type: Other Regulatory Actions
Action Date: 12/9/2014
Received Issue Date: 12/9/2014
Action: Verbal Communication
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6232125&temptable=ENFORCEMENT
Title Description Comments:

Phone conversation with Ed about report submittal and proposal to monitor groundwater.

Action Type: Other Regulatory Actions
Action Date: 12/4/2014
Received Issue Date: 12/4/2014
Action: Technical Correspondence / Assistance / Other
Doc Link:
Title Description Comments:

Well Installation Report submitted.

Action Type: Other Regulatory Actions
Action Date: 12/4/2014
Received Issue Date: 12/4/2014
Action: Technical Correspondence / Assistance / Other
Doc Link:
Title Description Comments:

Well Installation Report submitted

Action Type: Response Requested - Reports
Action Date: 11/28/2014
Received Issue Date: 3/9/2015
Action: Tank Removal Report / UST Sampling Report
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5833314
Title Description Comments:

UST Removal Report

Action Type: Other Regulatory Actions
Action Date: 11/25/2014
Received Issue Date: 11/25/2014
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6232120&temptable=ENFORCEMENT
Title Description Comments:

Email to Ed that I would like to receive workplan for groundwater plume delineation by Dec. 1, 2014.

Action Type: Other Regulatory Actions
Action Date: 11/25/2014
Received Issue Date: 11/25/2014
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6232123&temptable=ENFORCEMENT
Title Description Comments:

Email from Ed that the reports will be submitted by Dec. 1, 2014.

Action Type: Other Regulatory Actions
Action Date: 11/25/2014
Received Issue Date: 11/25/2014
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6232122&temptable=ENFORCEMENT
Title Description Comments:

Email from Steve Speer that he needs report of excavation & installationn of wells.

Action Type: Other Regulatory Actions
Action Date: 11/17/2014
Received Issue Date: 11/17/2014
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6228955&temptable=ENFORCEMENT
Title Description Comments:

Email from Ed Sauls about report and workplan.

Action Type: Other Regulatory Actions
Action Date: 11/14/2014
Received Issue Date: 11/14/2014

Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6228836&temptable=ENFORCEMENT
Title Description Comments:

Email to Dinesh: where is report and workplan?

Action Type: Other Regulatory Actions
Action Date: 10/28/2014
Received Issue Date: 10/28/2014
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6228835&temptable=ENFORCEMENT
Title Description Comments:

Email from Steve Speer about PCE/TCE in vapor from 2008, and Human Health Risk Assessment results from that data.

Action Type: Other Regulatory Actions
Action Date: 10/23/2014
Received Issue Date: 10/23/2014
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6228834&temptable=ENFORCEMENT
Title Description Comments:

Email to Steve Speer about PCE levels & conversation with Dinesh.

Action Type: Other Regulatory Actions
Action Date: 10/17/2014
Received Issue Date: 10/17/2014
Action: Verbal Communication
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6228832&temptable=ENFORCEMENT
Title Description Comments:

Phone conversation with Dinesh about submitting report and workplan.

Action Type: Other Regulatory Actions
Action Date: 10/16/2014
Received Issue Date: 10/16/2014
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6228831&temptable=ENFORCEMENT
Title Description Comments:

Email about PCE levels temporary wells

Action Type: Other Regulatory Actions
Action Date: 9/22/2014
Received Issue Date: 9/22/2014
Action: Site Visit / Inspection / Sampling
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6221899&temptable=ENFORCEMENT
Title Description Comments:

Site Visit

Action Type: Other Regulatory Actions
Action Date: 9/16/2014
Received Issue Date: 9/16/2014
Action: Verbal Communication
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6228830&temptable=ENFORCEMENT
Title Description Comments:

Phone conversation with Dinesh

Action Type: Other Regulatory Actions
Action Date: 8/13/2014
Received Issue Date: 8/13/2014
Action: Technical Correspondence / Assistance / Other
Doc Link:
Title Description Comments:

Email from Dinesh Rao that installation of temporary wells postponed till mid-September.

Action Type: Other Regulatory Actions
Action Date: 7/28/2014
Received Issue Date: 7/28/2014
Action: Technical Correspondence / Assistance / Other
Doc Link:
Title Description Comments:

Email from Ed Sauls with photo of other Prop 65 sign.

Action Type: Other Regulatory Actions
Action Date: 7/25/2014
Received Issue Date: 7/25/2014
Action: Technical Correspondence / Assistance / Other
Doc Link:
Title Description Comments:

Email from Ed Sauls with photo of Prop 65 sign.

Action Type: Other Regulatory Actions
Action Date: 7/21/2014
Received Issue Date: 7/21/2014
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6213469&temptable=ENFORCEMENT
Title Description Comments:

Email to Brian Kelley about site visit.

Action Type: Other Regulatory Actions
Action Date: 7/20/2014
Received Issue Date: 7/20/2014
Action: Site Visit / Inspection / Sampling
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6221018&temptable=ENFORCEMENT
Title Description Comments:

Site visit

Action Type: Other Regulatory Actions
Action Date: 7/16/2014
Received Issue Date: 7/16/2014
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6213470&temptable=ENFORCEMENT
Title Description Comments:

Email from/to Geniece Higgins about historical vapor risk assessment, prop 65 warning, whether consultant gave information to church.

Action Type: Other Regulatory Actions
Action Date: 7/15/2014
Received Issue Date: 7/15/2014
Action: Verbal Communication
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?

global_id=SL0605977728&enforcement_id=6305884&temptable=ENFORCEMENT

Title Description Comments:

Phone conversation with Steve Speer

Action Type: Other Regulatory Actions
Action Date: 7/14/2014
Received Issue Date: 7/14/2014
Action: Verbal Communication
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?
global_id=SL0605977728&enforcement_id=6305885&temptable=ENFORCEMENT
Title Description Comments:

Phone conversation with Dinesh Rao

Action Type: Other Regulatory Actions
Action Date: 6/24/2014
Received Issue Date: 6/24/2014
Action: Annual Estimation Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?
global_id=SL0605977728&enforcement_id=6210061&temptable=ENFORCEMENT
Title Description Comments:

Annual Estimation Letter

Action Type: Other Regulatory Actions
Action Date: 5/12/2014
Received Issue Date: 5/12/2014
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?
global_id=SL0605977728&enforcement_id=6213468&temptable=ENFORCEMENT
Title Description Comments:

Email to/from Ed Sauls and Dinesh Rao about Investigative Workplan.

Action Type: Response Requested - Other
Action Date: 5/12/2014
Received Issue Date: 5/12/2014
Action: Correspondence
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5907047
Title Description Comments:

Orange County Health Dept. Letter

Action Type: Other Regulatory Actions
Action Date: 5/12/2014
Received Issue Date: 5/12/2014
Action: Technical Correspondence / Assistance / Other
Doc Link:
Title Description Comments:

Email to Ed Sauls to clarify that SDRWQCB concurs with their approach for groundwater delineation. We agree with points Steve Speer made about proposed well locations, and I reminded Ed that his consultant should find best location to delineate groundwater plume and make most cost effective decisions.

Action Type: Other Regulatory Actions
Action Date: 5/12/2014
Received Issue Date: 5/12/2014
Action: Technical Correspondence / Assistance / Other
Doc Link:
Title Description Comments:

Brian and I concur with proposed approach for groundwater delineation with additional response to comments submitted May 6, 2014.

Action Type: Response Requested - Other
Action Date: 5/8/2014
Received Issue Date: 5/8/2014
Action: Correspondence
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5907046
Title Description Comments:

Orange County Health Dept. Letter

Action Type: Other Regulatory Actions
Action Date: 5/6/2014
Received Issue Date: 5/6/2014
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6203193&temptable=ENFORCEMENT
Title Description Comments:

Response to SDRWQCB comments

Action Type: Other Regulatory Actions
Action Date: 4/29/2014
Received Issue Date: 4/29/2014
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6203192&temptable=ENFORCEMENT
Title Description Comments:

SDRWQCB comments on Groundwater Assessment Workplan

Action Type: Other Regulatory Actions
Action Date: 4/3/2014
Received Issue Date: 4/3/2014
Action: Meeting
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6221134&temptable=ENFORCEMENT
Title Description Comments:

Meeting notes

Action Type: Other Regulatory Actions
Action Date: 4/3/2014
Received Issue Date: 4/3/2014
Action: Meeting
Doc Link:
Title Description Comments:

Meeting with Ed Sauls, Dinesh Rao & Orange County Health Care Agency to discuss need for workplans on this site.

Action Type: Other Regulatory Actions
Action Date: 3/17/2014
Received Issue Date: 3/17/2014
Action: Technical Correspondence / Assistance / Other
Doc Link:
Title Description Comments:

Email to all to have meeting to define roles of each agency & expectations. Steve responded that need to wait till beginnning April. At meeting we need to discuss technical issues of excavation, treatment, & groundwater assessment.

Action Type: Other Regulatory Actions
Action Date: 3/17/2014
Received Issue Date: 3/17/2014
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6197355&temptable=ENFORCEMENT
Title Description Comments:

Email from Dinesh about bids for soil disposal.

Action Type: Other Regulatory Actions
Action Date: 3/14/2014
Received Issue Date: 3/14/2014
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6197350&temptable=ENFORCEMENT
Title Description Comments:

Email from Dinesh about groundwater investigation.

Action Type: Other Regulatory Actions
Action Date: 3/14/2014
Received Issue Date: 3/14/2014
Action: Technical Correspondence / Assistance / Other
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6197352&temptable=ENFORCEMENT
Title Description Comments:

2nd email from Dinesh about groundwater investigation.

Action Type: Other Regulatory Actions
Action Date: 3/11/2014
Received Issue Date: 3/11/2014
Action: Technical Correspondence / Assistance / Other
Doc Link:
Title Description Comments:

Email from Dinesh that they are starting on groundwater investigation. Want to bring in limited access rig for sampling points. I emailed Ed that he needs to send me a workplan before they begin field work. I reminded him that I could issue a Cleanup and Abatement Order.

Action Type: Other Regulatory Actions
Action Date: 3/11/2014
Received Issue Date: 3/11/2014
Action: Technical Correspondence / Assistance / Other
Doc Link:
Title Description Comments:

Email to Ed asking about status of site. He responded that trying to finalize bids on soil removal & disposal.

Action Type: Other Regulatory Actions
Action Date: 2/4/2014
Received Issue Date: 2/4/2014
Action: Technical Correspondence / Assistance / Other
Doc Link:
Title Description Comments:

Email to Ed to discuss excavation with Steve Speer and groundwater issues with me.

Action Type: Other Regulatory Actions
Action Date: 1/27/2014
Received Issue Date: 1/27/2014
Action: Technical Correspondence / Assistance / Other
Doc Link:
Title Description Comments:

Email from Ed Sauls with drawing of limits of excavation. Confirming disposal source, engineer & transportation contractor.

Action Type: Other Regulatory Actions
Action Date: 1/16/2014
Received Issue Date: 1/16/2014
Action: Technical Correspondence / Assistance / Other

Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6197339&temptable=ENFORCEMENT
Title Description Comments:

Email from Ed Sauls. On track to excavate in February 2014.

Action Type: Other Regulatory Actions
Action Date: 1/15/2014
Received Issue Date: 1/15/2014
Action: Technical Correspondence / Assistance / Other
Doc Link:
Title Description Comments:

Email from Steve Speer that structure had been razed, only thing left is concrete pad. Excavation of contaminated soil seems to be stalled.

Action Type: Other Regulatory Actions
Action Date: 12/23/2013
Received Issue Date: 12/23/2013
Action: Technical Correspondence / Assistance / Other
Doc Link:
Title Description Comments:

Ed Sauls emailed that they are proceeding with excavation as soon as possible. They cancelled agreement with Encon and are proceeding with RFP for removal of highest contaminated soil & hope to start late January or early February, weather permitting. I told him to make sure he lets Steve and I review workplans for what they want to do.

Action Type: Other Regulatory Actions
Action Date: 12/19/2013
Received Issue Date: 12/19/2013
Action: Technical Correspondence / Assistance / Other
Doc Link:
Title Description Comments:

I sent email to John Gabbard to find out status of finding environmental consultant.

Action Type: Other Regulatory Actions
Action Date: 10/9/2013
Received Issue Date: 10/9/2013
Action: Technical Correspondence / Assistance / Other
Doc Link:
Title Description Comments:

I sent email to John Gabbard with link to San Diego Regional Board's Basin Plan and California Water Code.

Action Type: Other Regulatory Actions
Action Date: 10/8/2013
Received Issue Date: 10/8/2013
Action: Meeting
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6221133&temptable=ENFORCEMENT
Title Description Comments:

Meeting notes

Action Type: Other Regulatory Actions
Action Date: 10/8/2013
Received Issue Date: 10/8/2013
Action: Meeting
Doc Link:
Title Description Comments:

Meeting with Orange County Health Care Agency, John Gabbard and Ed Sauls to discuss what will happen with this site.

Action Type: Other Regulatory Actions

Action Date: 10/2/2013
Received Issue Date: 10/2/2013
Action: Technical Correspondence / Assistance / Other
Doc Link:
Title Description Comments:

I told Geniece they could set up a meeting and that my concerns were high levels of PCE, TCE, and vinyl chloride in the groundwater.

Action Type: Agreements
Action Date: 10/1/2013
Received Issue Date: 10/1/2013
Action: Cost Recovery Agreement / N. of Reimbursement
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6179144&temptable=ENFORCEMENT
Title Description Comments:

Signed Cost Recovery Form

Action Type: Other Regulatory Actions
Action Date: 9/30/2013
Received Issue Date: 9/30/2013
Action: Technical Correspondence / Assistance / Other
Doc Link:
Title Description Comments:

Steve received another email asking about a meeting. Steve wanted to see the soil sampling data. Ed Sauls sent 2 pages of data. I responded that I needed a signed cost recovery form before I could attend a meeting.

Action Type: Other Regulatory Actions
Action Date: 9/16/2013
Received Issue Date: 9/16/2013
Action: Technical Correspondence / Assistance / Other
Doc Link:
Title Description Comments:

Email from Steve Speer (Orange County) that they requested a meeting and wanted to know if I could attend. I told Steve I needed a signed cost recovery agreement before I could attend a meeting, and I was trying to get that done.

Action Type: Other Regulatory Actions
Action Date: 8/14/2013
Received Issue Date: 8/14/2013
Action: Meeting
Doc Link:
Title Description Comments:

Internal discussion with Brian Kelley about getting r.p. to sign cost recovery agreement.

Action Type: Other Regulatory Actions
Action Date: 7/24/2013
Received Issue Date: 7/24/2013
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6168998&temptable=ENFORCEMENT
Title Description Comments:

Reimbursement Letter and Cost Recovery Acknowledgement

Action Type: Response Requested - Reports
Action Date: 10/31/2012
Received Issue Date: 10/31/2012
Action: Site Assessment Report - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0605977728&doc_id=5757194
Title Description Comments:

Response to Additional Soil and Groundwater Site Assessment Report

Action Type: Cleanup Action
Action Date: 1/1/2012
Received Issue Date:
Action: Excavation
Doc Link:
Title Description Comments:

The rear portion of Live Wire Cleaners building was demolished in June 2013 and approximately 100 tons of highly contaminated soil removed from the site in August 2014. Two 500-gallon solvent USTs discovered during soil excavation were removed in August 2014.

Action Type: Leak Action
Action Date: 4/2/2008
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 8/1/2006
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Sites from GeoTracker Search - Documents(as of Oct 31, 2019)

Document Type: Site Documents ***Submitted:***
Document Date: 9/26/2019 ***Submitted By:*** BRIAN MCDANIEL (REGULATOR)
Size :
Title: SAN DIEGO WATER BOARD RESPONSE INDOOR AIR SAMPLING WORKPLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6417178
Type: EMAIL CORRESPONDENCE

Document Type: Monitoring Reports ***Submitted:***
Document Date: 9/26/2019 ***Submitted By:*** CDR GROUP (AUTH_RP)
Size : 8,156 KB
Title: 3RD QTR 2019 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2022976815/SL0605977728.PDF
Type: MONITORING REPORT - QUARTERLY

Document Type: Site Documents ***Submitted:***
Document Date: 9/16/2019 ***Submitted By:*** CDR GROUP (AUTH_RP)
Size : 1,430 KB
Title: INDOOR AIR SAMPLING WORKPLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3938607275/SL0605977728.PDF
Type: OTHER WORKPLAN

Document Type: Site Documents ***Submitted:***
Document Date: 8/28/2019 ***Submitted By:*** CDR GROUP (AUTH_RP)
Size : 108 KB
Title: SOIL VAPOR SITE INVESTIGATION REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3501488745/SL0605977728.PDF
Type: SITE INVESTIGATION

Document Type: Site Documents ***Submitted:***
Document Date: 8/28/2019 ***Submitted By:*** CDR GROUP (AUTH_RP)
Size : 13,676 KB
Title: SOIL VAPOR SITE INVESTIGATION REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9140084326/SL0605977728.PDF
Type: SITE INVESTIGATION

Document Type: Site Documents ***Submitted:***
Document Date: 5/14/2019 ***Submitted By:*** BRIAN MCDANIEL (REGULATOR)
Size :

Title: WATER BOARD RESPONSE TO THE SOIL VAPOR SITE INVESTIGATION REPORT SUBMITTED BY CDR CONSULTANTS.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6404575
Type: LETTER - NOTICE

Document Type: Site Documents **Submitted:**
Document Date: 3/25/2019* **Submitted By:** CDR GROUP (AUTH_RP)
Size : 7,315 KB
Title: CONCEPTUAL SITE MODEL
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4849184513/SL0605977728.PDF
Type: CONCEPTUAL SITE MODEL

Document Type: Site Documents **Submitted:**
Document Date: 2/11/2019 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 17,405 KB
Title: SOIL VAPOR SITE INVESTIGATION REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3364619374/SL0605977728.PDF
Type: SOIL VAPOR INTRUSION INVESTIGATION REPORT

Document Type: Monitoring Reports **Submitted:**
Document Date: 2/1/2019 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 11,495 KB
Title: FOURTH QUARTER 2018 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6309456884/SL0605977728.PDF
Type: MONITORING REPORT - QUARTERLY

Document Type: Site Documents **Submitted:**
Document Date: 10/3/2018 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: AGENCY RESPONSE THIRD QUARTER 2018 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6371311
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 10/3/2018 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: WATER BOARD RESPONSE TO REVISED SUPPLEMENTAL SOIL VAPOR SITE INVESTIGATION WORK PLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6371313
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 10/3/2018 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: REVISED SECOND SEMI-ANNUAL GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6371308
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 10/3/2018 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: SECOND QUARTER 2018 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6371330
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 9/13/2018 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 6,330 KB
Title: SUPPLEMENTAL SOIL VAPOR INVESTIGATION WORKPLAN REVISED
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8405072152/SL0605977728.PDF
Type: SITE INVESTIGATION WORKPLAN

Document Type: Monitoring Reports **Submitted:**
Document Date: 9/12/2018 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 9,405 KB
Title: 3RD QTR GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1178952157/SL0605977728.PDF
Type: MONITORING REPORT - QUARTERLY

Document Type: Site Documents **Submitted:**
Document Date: 7/11/2018 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: SOIL VAPOR INTRUSION INVESTIGATION WORKPLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6363706
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 6/22/2018 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 3,215 KB
Title: SUPPLEMENTAL SOIL VAPOR INVESTIGATION WORKPLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2522003412/SL0605977728.PDF
Type: SOIL VAPOR INTRUSION INVESTIGATION WORKPLAN

Document Type: Monitoring Reports **Submitted:**
Document Date: 6/20/2018* **Submitted By:** CDR GROUP (AUTH_RP)
Size : 13,559 KB
Title: SECOND QUARTER 2018 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8347238361/SL0605977728.PDF
Type: MONITORING REPORT - QUARTERLY

Document Type: Monitoring Reports **Submitted:**
Document Date: 4/23/2018 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 15,584 KB
Title: FIRST QUARTER 2018 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9759393513/SL0605977728.PDF
Type: MONITORING REPORT - QUARTERLY

Document Type: Monitoring Reports **Submitted:**
Document Date: 3/23/2018 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 6,361 KB
Title: REVISED SECOND SEMI ANNUAL MONITORING REPORT 2017
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9742453217/SL0605977728.PDF
Type: MONITORING REPORT - SEMI-ANNUALLY

Document Type: Site Documents **Submitted:**
Document Date: 2/28/2018 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: AGENCY RESPONSE SECOND SEMI-ANNUAL GROUNDWATER MONITORING REPORT 2017
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6350528
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents **Submitted:**
Document Date: 2/14/2018 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: AGENCY RESPONSE GROUNDWATER REMEDIATION BIOAUGMENTATION PILOT TEST REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6350530
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Monitoring Reports **Submitted:**
Document Date: 12/28/2017 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 17,469 KB
Title: 2ND SEMI ANNUAL 2017 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2818015754/SL0605977728.PDF
Type: MONITORING REPORT - SEMI-ANNUALLY

Document Type: Site Documents **Submitted:**
Document Date: 12/27/2017 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 7,738 KB
Title: BIOREMEDIATION PILOT TEST REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8874161005/SL0605977728.PDF
Type: INTERIM REMEDIAL ACTION REPORT

Document Type: Site Documents **Submitted:**
Document Date: 11/16/2017 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: ENROLLMENT IN ORDER NO. R9-2008-0081
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6347145
Type: WASTE DISCHARGE REQUIREMENTS

Document Type: Site Documents **Submitted:**
Document Date: 11/16/2017 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: ENROLLMENT IN ORDER NO. R9-2008-0081
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6342428
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 11/7/2017 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 3,061 KB
Title: DEEP GROUNDWATER INVESTIGATION REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7072018563/SL0605977728.PDF
Type: SOIL AND WATER INVESTIGATION REPORT

Document Type: Site Documents **Submitted:**
Document Date: 10/13/2017 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 7,310 KB
Title: REPORT OF WASTE DISCHARGE
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9766388177/SL0605977728.PDF
Type: REPORT

Document Type: Site Documents **Submitted:**
Document Date: 9/12/2017 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 6,980 KB
Title: REPORT OF WASTE DISCHARGE
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4721466302/SL0605977728.PDF
Type: PROPOSED PLAN

Document Type: Site Documents **Submitted:**
Document Date: 7/26/2017 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: AGENCY RESPONSE TO ADDITIONAL OFFSITE DOWNGRADIENT ASSESSMENT REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6342436
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 7/26/2017 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: AGENCY RESPONSE TO ADDITIONAL OFFSITE DOWNGRADIENT ASSESSMENT REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6327948
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents **Submitted:**
Document Date: 6/29/2017 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 22,519 KB
Title: ADDITIONAL GROUNDWATER INVESTIGATION REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8836422860/SL0605977728.PDF
Type: SOIL AND WATER INVESTIGATION REPORT

Document Type: Site Documents **Submitted:**
Document Date: 5/24/2017 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: AGENCY RESPONSE - ADDITIONAL GROUNDWATER INVESTIGATION WORK PLAN LIVE WIRE CLEANERS
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6321109
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents **Submitted:**
Document Date: 5/19/2017 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 8,313 KB
Title: ADDITIONAL OFFSITE DOWNGRADIENT GROUNDWATER ASSESSMENT REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1922384858/SL0605977728.PDF
Type: SITE INVESTIGATION

Document Type: Site Documents **Submitted:**
Document Date: 4/28/2017 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 2,798 KB
Title: ADDITONAL GROUNDWATER INVESTIGATION WORKPLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7055442512/SL0605977728.PDF

Type: WELL INSTALLATION WORKPLAN

Document Type: Site Documents **Submitted:**
Document Date: 11/7/2016 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 45 KB
Title: OCHCA OVERSIGHT TERMINATION
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5514365911/SL0605977728.PDF
Type: CORRESPONDENCE

Document Type: Site Documents **Submitted:**
Document Date: 11/6/2016 **Submitted By:** JOHN P. ANDERSON (REGULATOR)
Size :
Title: ORANGE COUNTY HEALTH CARE AGENCY REFERRAL TO THE SAN DIEGO REGIONAL WATER BOARD
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6349350
Type: REFERRAL TO REGIONAL BOARD

Document Type: Site Documents **Submitted:**
Document Date: 8/11/2016 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: SAN DIEGO WATER BOARD RESPONSE TO WELL INSTALLATION AND SAMPLING REPORT, FORMER LIVE WIRE CLEANERS
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6294766
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 6/30/2016 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: 2016-2017 ANNUAL ESTIMATION LETTER
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6291448
Type: ANNUAL ESTIMATION LETTER

Document Type: Site Documents **Submitted:**
Document Date: 5/3/2016 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: SAN DIEGO WATER BOARD RESPONSE TO INVOICE #96715, LIVE WIRE CLEANERS
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6283681
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 4/14/2016 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 7,237 KB
Title: WELL INSTALLATION AND SAMPLING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4035238683/SL0605977728.PDF
Type: SITE INVESTIGATION

Document Type: Site Documents **Submitted:**
Document Date: 3/8/2016 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: EMAIL FROM LIVE WIRE CONSULTANTS REGARDING UPCOMING WELL INSTALLATION.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6278436
Type: EMAIL CORRESPONDENCE

Document Type: Site Documents **Submitted:**
Document Date: 3/8/2016 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: WELL DRILLING NOTIFICATION WELLS DRILLED MARCH 17 AND 18, 2016
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6287217
Type: EMAIL CORRESPONDENCE

Document Type: Site Documents **Submitted:**
Document Date: 3/2/2016 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: WATER CODE SECTION 13267 DIRECTIVE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6277880
Type: 13267 REQUIREMENT

Document Type: Site Documents **Submitted:**
Document Date: 1/14/2016 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :

Title: REVISED GROUNDWATER REMEDIAL ACTION PLAN - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&document_id=5869645
Type: CAP/RAP - FINAL REMEDIATION / DESIGN PLAN

Document Type: Site Documents **Submitted:**
Document Date: 1/14/2016 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 7,868 KB
Title: REVISED GROUNDWATER REMEDIAL ACTION PLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4086729586/SL0605977728.PDF
Type: CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN

Document Type: Site Documents **Submitted:**
Document Date: 12/31/2015 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 3,298 KB
Title: SOIL VAPOR SURVEY REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5010416388/SL0605977728.PDF
Type: SITE ASSESSMENT REPORT

Document Type: Site Documents **Submitted:**
Document Date: 12/31/2015 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: TECHNICAL REPORT RELATED TO SOIL VAPOR INVESTIGATION - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&document_id=5862541
Type: SOIL VAPOR INTRUSION INVESTIGATION REPORT

Document Type: Site Documents **Submitted:**
Document Date: 10/5/2015 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: REMEDIAL ACTION PLAN - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&document_id=5842123
Type: CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN

Document Type: Site Documents **Submitted:**
Document Date: 10/5/2015 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 7,524 KB
Title: GROUNDWATER REMEDIAL ACTION PLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9913154363/SL0605977728.PDF
Type: CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN

Document Type: Site Documents **Submitted:**
Document Date: 10/2/2015 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 1,299 KB
Title: HUMAN HEALTH RISK ASSESSMENT REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9282335281/SL0605977728.PDF
Type: RISK ASSESSMENT REPORT

Document Type: Site Documents **Submitted:**
Document Date: 8/26/2015 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 2,864 KB
Title: SOL VAPOR SURVEY WORKPLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3309584200/SL0605977728.PDF
Type: SOIL VAPOR INTRUSION INVESTIGATION WORKPLAN

Document Type: Site Documents **Submitted:**
Document Date: 8/26/2015 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: WORK PLAN TO CONDUCT A SOIL VAPOR SURVEY - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&document_id=5842125
Type: SOIL VAPOR INTRUSION INVESTIGATION WORKPLAN

Document Type: Site Documents **Submitted:**
Document Date: 6/23/2015 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: ANNUAL ESTIMATION LETTER FOR SITE CLEANUP COST RECOVERY PROGRAM SITE ID 2090058
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6250417
Type: ANNUAL ESTIMATION LETTER

Document Type: Site Documents **Submitted:**
Document Date: 5/22/2015 **Submitted By:** BRIAN MCDANIEL (REGULATOR)

Size :
Title: STAFF REVIEW OFFSITE DOWNGRADIENT GROUNDWATER ASSESSMENT REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6245897
Type: LETTER - NOTICE

Document Type: Site Documents **Submitted:**
Document Date: 3/24/2015 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 9,105 KB
Title: OFFSITE GROUNDWATER ASSESSMENT REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1274115860/SL0605977728.PDF
Type: SOIL AND WATER INVESTIGATION REPORT

Document Type: Site Documents **Submitted:**
Document Date: 3/9/2015 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: UST REMOVAL REPORT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&document_id=5833314
Type: TANK REMOVAL REPORT / UST SAMPLING REPORT

Document Type: Site Documents **Submitted:**
Document Date: 2/19/2015 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL FROM STEVE SPEER - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&document_id=5907049
Type: EMAIL CORRESPONDENCE

Document Type: Site Documents **Submitted:**
Document Date: 2/19/2015 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL TO DINESH ABOUT SOIL EXCAVATION WORKPLAN.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6237323
Type: VERBAL COMMUNICATION

Document Type: Site Documents **Submitted:**
Document Date: 2/17/2015 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL TO DINESH ABOUT DENIED GEOTRACKER UPLOAD.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6237324
Type: VERBAL COMMUNICATION

Document Type: Site Documents **Submitted:**
Document Date: 2/9/2015 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL TO DINESH ABOUT GEOTRACKER UPLOADS.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6237322
Type: VERBAL COMMUNICATION

Document Type: Site Documents **Submitted:**
Document Date: 2/2/2015 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: RWQCB COMMENT LETTER ON OFFSITE DOWNGRADIENT GROUNDWATER ASSESSMENT WORKPLAN FEB_2015
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6306749
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 1/28/2015 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: JAN. 28, 2015 MEETING NOTES.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6237321
Type: MEETING

Document Type: Site Documents **Submitted:**
Document Date: 1/27/2015 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 3,843 KB
Title: OFFSITE DOWNGRADIENT GROUNDWATER ASSESSMENT WORKPLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8162482976/SL0605977728.PDF
Type: SOIL AND WATER INVESTIGATION WORKPLAN

Document Type: Site Documents **Submitted:**
Document Date: 1/14/2015 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL FROM STEVE SPEER ABOUT PCE LEVELS.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6237320
Type: VERBAL COMMUNICATION

Document Type: Site Documents **Submitted:**
Document Date: 1/14/2015 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL FROM STEVE SPEER TO DINESH RAO ABOUT PCE LEVELS.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6237317
Type: VERBAL COMMUNICATION

Document Type: Site Documents **Submitted:**
Document Date: 1/14/2015 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: LETTER FROM ED SAULS - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&document_id=5907048
Type: CORRESPONDENCE

Document Type: Site Documents **Submitted:**
Document Date: 1/7/2015 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: PHONE MESSAGES ABOUT POSSIBLE DATES FOR MEETING.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6237315
Type: VERBAL COMMUNICATION

Document Type: Site Documents **Submitted:**
Document Date: 1/7/2015 **Submitted By:** BRIAN MCDANIEL (REGULATOR)
Size :
Title: PRELIMINARY INDOOR AIR EVALUATION - PRIMARY USE OF PARLOR ROOM OF THE LAGUNA PRESBYTERIAN CHURCH
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&document_id=5984129
Type: TECHNICAL MEMOS

Document Type: Site Documents **Submitted:**
Document Date: 12/31/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL FROM STEVE SPEER ABOUT LUMBER YARD.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6237313
Type: VERBAL COMMUNICATION

Document Type: Site Documents **Submitted:**
Document Date: 12/30/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL TO REQUEST POSSIBLE DATES FOR MEETING.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6237312
Type: VERBAL COMMUNICATION

Document Type: Site Documents **Submitted:**
Document Date: 12/29/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL FROM BRIAN KELLEY
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6237310
Type: VERBAL COMMUNICATION

Document Type: Site Documents **Submitted:**
Document Date: 12/16/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: PHONE CONVERSATION WITH ED SAULS ABOUT WHY WE ARE PREPARING CLEANUP & ABATEMENT ORDER.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6232127
Type: VERBAL COMMUNICATION

Document Type: Site Documents **Submitted:**
Document Date: 12/10/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL TO DINESH TO UPLOAD REPORT, GEO_WELL, GEO_MAP, EDF, AND GEO_BORE TO

GEOTRACKER.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6232126
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents **Submitted:**
Document Date: 12/9/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL TO DINESH THAT I DO NOT CONCUR WITH PROPOSAL TO MONITOR GROUNDWATER.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6232124
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents **Submitted:**
Document Date: 12/9/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: PHONE CONVERSATION WITH ED ABOUT REPORT SUBMITTAL AND PROPOSAL TO MONITOR GROUNDWATER.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6232125
Type: VERBAL COMMUNICATION

Document Type: Site Documents **Submitted:**
Document Date: 11/28/2014 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 5,487 KB
Title: SOIL EXCAVATION REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5630731940/SL0605977728.PDF
Type: REMOVAL ACTION COMPLETE

Document Type: Site Documents **Submitted:**
Document Date: 11/28/2014 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 2,252 KB
Title: WELL INSTALLATION REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6785956680/SL0605977728.PDF
Type: WELL INSTALLATION REPORT

Document Type: Site Documents **Submitted:**
Document Date: 11/25/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL FROM ED THAT THE REPORTS WILL BE SUBMITTED BY DEC. 1, 2014.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6232123
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents **Submitted:**
Document Date: 11/25/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL FROM STEVE SPEER THAT HE NEEDS REPORT OF EXCAVATION & INSTALLATIONN OF WELLS.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6232122
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents **Submitted:**
Document Date: 11/25/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL TO ED THAT I WOULD LIKE TO RECEIVE WORKPLAN FOR GROUNDWATER PLUME DELINEATION BY DEC. 1, 2014.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6232120
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents **Submitted:**
Document Date: 11/17/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL FROM ED SAULS ABOUT REPORT AND WORKPLAN.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6228955
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents **Submitted:**
Document Date: 11/14/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL TO DINESH: WHERE IS REPORT AND WORKPLAN?
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6228836
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents **Submitted:**
Document Date: 10/28/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL FROM STEVE SPEER ABOUT PCE/TCE IN VAPOR FROM 2008, AND HUMAN HEALTH RISK ASSESSMENT RESULTS FROM THAT DATA.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6228835
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents **Submitted:**
Document Date: 10/23/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL TO STEVE SPEER ABOUT PCE LEVELS & CONVERSATION WITH DINESH.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6228834
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents **Submitted:**
Document Date: 10/17/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: PHONE CONVERSATION WITH DINESH ABOUT SUBMITTING REPORT AND WORKPLAN.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6228832
Type: VERBAL COMMUNICATION

Document Type: Site Documents **Submitted:**
Document Date: 10/16/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL ABOUT PCE LEVELS TEMPORARY WELLS
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6228831
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents **Submitted:**
Document Date: 9/22/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: SITE VISIT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6221899
Type: SITE VISIT / INSPECTION / SAMPLING

Document Type: Site Documents **Submitted:**
Document Date: 9/16/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: PHONE CONVERSATION WITH DINESH
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6228830
Type: VERBAL COMMUNICATION

Document Type: Site Documents **Submitted:**
Document Date: 7/21/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL TO BRIAN KELLEY ABOUT SITE VISIT.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6213469
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents **Submitted:**
Document Date: 7/20/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: SITE VISIT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6221018
Type: SITE VISIT / INSPECTION / SAMPLING

Document Type: Site Documents **Submitted:**
Document Date: 7/16/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL FROM/TO GENIECE HIGGINS ABOUT HISTORICAL VAPOR RISK ASSESSMENT, PROP 65 WARNING, WHETHER CONSULTANT GAVE INFORMATION TO CHURCH.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6213470
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents **Submitted:**
Document Date: 7/15/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: PHONE CONVERSATION WITH STEVE SPEER

Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6305884
Type: VERBAL COMMUNICATION

Document Type: Site Documents **Submitted:**
Document Date: 7/14/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: PHONE CONVERSATION WITH DINESH RAO
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6305885
Type: VERBAL COMMUNICATION

Document Type: Site Documents **Submitted:**
Document Date: 6/24/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: ANNUAL ESTIMATION LETTER
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6210061
Type: ANNUAL ESTIMATION LETTER

Document Type: Site Documents **Submitted:**
Document Date: 5/12/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: ORANGE COUNTY HEALTH DEPT. LETTER
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&document_id=5907047
Type: CORRESPONDENCE

Document Type: Site Documents **Submitted:**
Document Date: 5/12/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL TO/FROM ED SAULS AND DINESH RAO ABOUT INVESTIGATIVE WORKPLAN.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6213468
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents **Submitted:**
Document Date: 5/8/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: ORANGE COUNTY HEALTH DEPT. LETTER - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&document_id=5907046
Type: CORRESPONDENCE

Document Type: Site Documents **Submitted:**
Document Date: 5/6/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: RESPONSE TO SDRWQCB COMMENTS
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6203193
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents **Submitted:**
Document Date: 4/30/2014 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 440 KB
Title: ADDENDUM TO SOIL EXCAVATION WORKPLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4033403515/SL0605977728.PDF
Type: REMOVAL ACTION WORK PLAN

Document Type: Site Documents **Submitted:**
Document Date: 4/29/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: SDRWQCB COMMENTS ON GROUNDWATER ASSESSMENT WORKPLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6203192
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents **Submitted:**
Document Date: 4/25/2014 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 265 KB
Title: OCHCA REQUEST FOR WORKPLAN ADDENDUM
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6614295303/SL0605977728.PDF
Type: EMAIL CORRESPONDENCE

Document Type: Site Documents **Submitted:**
Document Date: 4/15/2014 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 3,597 KB

Title: SOIL EXCAVATION WORKPLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6507936596/SL0605977728.PDF
Type: REMOVAL ACTION WORK PLAN

Document Type: Site Documents **Submitted:**
Document Date: 4/15/2014 **Submitted By:** CDR GROUP (AUTH_RP)
Size : 2,997 KB
Title: GROUNDWATER ASSESSMENT WORKPLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9433738470/SL0605977728.PDF
Type: SOIL AND WATER INVESTIGATION WORKPLAN

Document Type: Site Documents **Submitted:**
Document Date: 4/3/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: MEETING NOTES
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6221134
Type: MEETING

Document Type: Site Documents **Submitted:**
Document Date: 3/17/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL FROM DINESH ABOUT BIDS FOR SOIL DISPOSAL.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6197355
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents **Submitted:**
Document Date: 3/14/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL FROM DINESH ABOUT GROUNDWATER INVESTIGATION.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6197350
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents **Submitted:**
Document Date: 3/14/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: 2ND EMAIL FROM DINESH ABOUT GROUNDWATER INVESTIGATION.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6197352
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents **Submitted:**
Document Date: 1/16/2014 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: EMAIL FROM ED SAULS. ON TRACK TO EXCAVATE IN FEBRUARY 2014.
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6197339
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER

Document Type: Site Documents **Submitted:**
Document Date: 10/8/2013 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: MEETING NOTES
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6221133
Type: MEETING

Document Type: Site Documents **Submitted:**
Document Date: 10/1/2013 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: SIGNED COST RECOVERY FORM
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6179144
Type: COST RECOVERY AGREEMENT / N. OF REIMBURSEMENT

Document Type: Site Documents **Submitted:**
Document Date: 7/24/2013 **Submitted By:** SUSAN PEASE (REGULATOR)
Size :
Title: REIMBURSEMENT LETTER AND COST RECOVERY ACKNOWLEDGEMENT
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&enforcement_id=6168998
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 10/31/2012 **Submitted By:** JOHN P. ANDERSON (REGULATOR)

Size :
Title: RESPONSE TO ADDITIONAL SOIL AND GROUNDWATER SITE ASSESSMENT REPORT - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0605977728&document_id=5757194
Type: SITE ASSESSMENT REPORT

Sites from GeoTracker Search - Site Maps(as of Oct 31, 2019)

Title: SOIL VAPOR SITE INVESTIGATION REPORT (SV17) ***Submitted By:*** CDR GROUP (AUTH_RP)
Size : 191 KB ***Submitted:*** 2/11/2019
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9347149789/SL0605977728.PDF

Title: SOIL VAPOR SITE INVESTIGATION REPORT (SV20) ***Submitted By:*** CDR GROUP (AUTH_RP)
Size : 188 KB ***Submitted:*** 2/11/2019
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9321331918/SL0605977728.PDF

Title: SOIL VAPOR SITE INVESTIGATION REPORT (SV22) ***Submitted By:*** CDR GROUP (AUTH_RP)
Size : 174 KB ***Submitted:*** 2/11/2019
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3083198249/SL0605977728.PDF

Title: SOIL VAPOR SITE INVESTIGATION REPORT (SV19) ***Submitted By:*** CDR GROUP (AUTH_RP)
Size : 189 KB ***Submitted:*** 2/11/2019
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2440319955/SL0605977728.PDF

Title: SOIL VAPOR SITE INVESTIGATION REPORT (SV16) ***Submitted By:*** CDR GROUP (AUTH_RP)
Size : 195 KB ***Submitted:*** 2/11/2019
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2323067724/SL0605977728.PDF

Title: SOIL VAPOR SITE INVESTIGATION REPORT (SV18) ***Submitted By:*** CDR GROUP (AUTH_RP)
Size : 182 KB ***Submitted:*** 2/11/2019
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3567654550/SL0605977728.PDF

Title: SOIL VAPOR SITE INVESTIGATION REPORT (SV21) ***Submitted By:*** CDR GROUP (AUTH_RP)
Size : 204 KB ***Submitted:*** 2/11/2019
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6468237757/SL0605977728.PDF

Title: SOIL VAPOR SITE INVESTIGATION REPORT (SV14) ***Submitted By:*** CDR GROUP (AUTH_RP)
Size : 237 KB ***Submitted:*** 2/11/2019
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7590133905/SL0605977728.PDF

Title: SOIL VAPOR SITE INVESTIGATION REPORT (SV15) ***Submitted By:*** CDR GROUP (AUTH_RP)
Size : 191 KB ***Submitted:*** 2/11/2019
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3219088077/SL0605977728.PDF

Title: GEO_MAP ***Submitted By:*** CDR GROUP (AUTH_RP)
Size : 158 KB ***Submitted:*** 11/9/2017
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/3054153680/SL0605977728.PDF

Title: DEEP GROUNDWATER INVESTIGATION REPORT (DW2) ***Submitted By:*** CDR GROUP (AUTH_RP)
Size : 540 KB ***Submitted:*** 11/9/2017
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2631463825/SL0605977728.PDF

Title: DEEP GROUNDWATER INVESTIGATION REPORT (DW1) ***Submitted By:*** CDR GROUP (AUTH_RP)
Size : 1,529 KB ***Submitted:*** 11/9/2017
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7223360061/SL0605977728.PDF

Title: ADDITIONAL GROUNDWATER INVESTIGATION REPORT (MW13) ***Submitted By:*** CDR GROUP (AUTH_RP)

Size : 506 KB **Submitted:** 6/27/2017
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3922494709/SL0605977728.PDF

Title: ADDITIONAL GROUNDWATER INVESTIGATION REPORT (MW12) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 513 KB **Submitted:** 6/27/2017
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1980798542/SL0605977728.PDF

Title: GEO_MAP **Submitted By:** CDR GROUP (AUTH_RP)
Size : 40 KB **Submitted:** 6/27/2017
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/8885078132/SL0605977728.PDF

Title: ADDITIONAL GROUNDWATER INVESTIGATION REPORT (MW10) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 479 KB **Submitted:** 6/27/2017
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2242547810/SL0605977728.PDF

Title: ADDITIONAL GROUNDWATER INVESTIGATION REPORT (MW11) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 482 KB **Submitted:** 6/27/2017
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5728509724/SL0605977728.PDF

Title: GEO_MAP **Submitted By:** CDR GROUP (AUTH_RP)
Size : 254 KB **Submitted:** 5/19/2017
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/9307306647/SL0605977728.PDF

Title: BORING LOG (HP-11) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 489 KB **Submitted:** 5/19/2017
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5586671829/SL0605977728.PDF

Title: BORING LOG (HP-12) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 497 KB **Submitted:** 5/19/2017
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7075561761/SL0605977728.PDF

Title: BORING LOG (HP-8) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 463 KB **Submitted:** 5/19/2017
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9402609288/SL0605977728.PDF

Title: BORING LOG (HP-9) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 510 KB **Submitted:** 5/19/2017
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2655967414/SL0605977728.PDF

Title: BORING LOG (HP-10) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 465 KB **Submitted:** 5/19/2017
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1013200759/SL0605977728.PDF

Title: GEO_MAP **Submitted By:** CDR GROUP (AUTH_RP)
Size : 154 KB **Submitted:** 4/17/2016
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/9647333502/SL0605977728.PDF

Title: MW8 (MW8) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 626 KB **Submitted:** 4/16/2016
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7353376924/SL0605977728.PDF

Title: MW4 (MW4) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 579 KB **Submitted:** 4/16/2016
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2879888951/SL0605977728.PDF

Title: MW7 (MW7) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 581 KB **Submitted:** 4/16/2016
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8953947603/SL0605977728.PDF

Title: MW5 (MW5) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 593 KB **Submitted:** 4/16/2016
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6788824498/SL0605977728.PDF

Title: MW6 (MW6) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 573 KB **Submitted:** 4/16/2016
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9996832311/SL0605977728.PDF

Title: MW9 (MW9) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 574 KB **Submitted:** 4/16/2016
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1900484085/SL0605977728.PDF

Title: BORING LOG (HP4) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 338 KB **Submitted:** 4/3/2015
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7845664739/SL0605977728.PDF

Title: BORING LOG (HP5) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 367 KB **Submitted:** 4/3/2015
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9023673772/SL0605977728.PDF

Title: BORING LOG HP2 (HP2) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 357 KB **Submitted:** 4/3/2015
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4900549352/SL0605977728.PDF

Title: OFFSITE GROUNDWATER ASSESSMENT REPORT (HP1) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 371 KB **Submitted:** 4/3/2015
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8158495068/SL0605977728.PDF

Title: BORING LOG (HP3) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 328 KB **Submitted:** 4/3/2015
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2252387762/SL0605977728.PDF

Title: BORING LOG (HP6) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 362 KB **Submitted:** 4/3/2015
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6655481696/SL0605977728.PDF

Title: GEO_MAP **Submitted By:** CDR GROUP (AUTH_RP)
Size : 182 KB **Submitted:** 4/3/2015
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/4938043951/SL0605977728.PDF

Title: BORING LOG (HP7) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 341 KB **Submitted:** 4/3/2015
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6575843155/SL0605977728.PDF

Title: BORING LOG (TW1) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 1,011 KB **Submitted:** 2/9/2015
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3662208318/SL0605977728.PDF

Title: BORING LOG (TW2) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 360 KB **Submitted:** 2/9/2015
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7383338272/SL0605977728.PDF

Title: BORING LOG (TW3) **Submitted By:** CDR GROUP (AUTH_RP)
Size : 1,011 KB **Submitted:** 2/9/2015
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8652610540/SL0605977728.PDF

Title: GEO_MAP **Submitted By:** CDR GROUP (AUTH_RP)
Size : 169 KB **Submitted:** 1/23/2015
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/5654985547/SL0605977728.PDF

Sites from GeoTracker Search - Cleanup Status History (as of Oct 31, 2019)

Status: Open - Assessment & Interim Remedial Action
Date : 11/2/2017

Status: Open - Remediation
Date : 11/2/2017

Status: Open - Site Assessment
Date : 3/20/2008

Status: Open - Case Begin Date
Date : 8/1/2006

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
36	1 of 1	NE	0.35 / 1,867.98	171.79 / 141	JESSICA COSTA 739 MANZANITA LAGUNA BEACH CA 92651	RCRA TSD

EPA Handler ID: CAC003017168
Gen Status Universe: No Report
Contact Name: JESSICA COSTA
Contact Address: 739 MANZANITA , , LAGUNA BEACH , CA, 92651 ,
Contact Phone No and Ext: 949-735-9776
Contact Email: KRISTEN@DRYMASTER.COM
Contact Country:
Land Type:
County Name: ORANGE
EPA Region: 09
Receive Date: 20190529

Violation/Evaluation Summary

Note: NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190529
Handler Name: JESSICA COSTA
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: JESSICA COSTA
Date Became Current:
Date Ended Current:
Phone: 949-735-9776
Source Type: Implementer
Street No:
Street 1: 739 MANZANITA
Street 2:
City: LAGUNA BEACH
State: CA
Country:
Zip Code: 92651

Owner/Operator Ind: Current Operator
Type: Other
Name: JESSICA COSTA
Date Became Current:
Date Ended Current:
Phone: 949-735-9776
Street No:
Street 1: 739 MANZANITA
Street 2:
City: LAGUNA BEACH
State: CA
Country:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Source Type:	Implementer			**Zip Code:**	92651	

37	1 of 2	NW	0.35 / 1,848.35	9.11 / -22	**UNOCAL #0807** **120 PACIFIC COAST** **LAGUNA BEACH CA 92651**	LUST

Global ID: T0605902431
Status: COMPLETED - CASE CLOSED
Status Date: 2005-10-06 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: ORANGE
Latitude: 33.5426736
Longitude: -117.7850813

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 9UT1804
Local Case No: 89UT057
Begin Date: 1989-03-13 00:00:00
Lead Agency: ORANGE COUNTY LOP
Local Agency: ORANGE COUNTY LOP
CUF Case: YES
Potential Media of Concern: Other Groundwater (uses other than drinking water)
How Discovered Description:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
DWR GW Subbasin Name:
Disadvantaged Community:
Site History:
Potential COC: Diesel, Gasoline
How Discovered: UST System Modification
Stop Method: Other Means
Stop Description:
Case Worker: KL
File Location: Local Agency

Regulatory Activity

Action Type: ENFORCEMENT
Date : 2005-10-06 00:00:00
Action: Closure/No Further Action Letter

Action Type: ENFORCEMENT
Date : 2004-03-03 00:00:00
Action: Staff Letter

Action Type: REMEDIATION
Date : 1994-11-01 00:00:00
Action: Excavation

Action Type: Other
Date : 1989-04-05 00:00:00
Action: Leak Reported

Action Type: Other
Date : 1989-03-13 00:00:00
Action: Leak Discovery

Action Type: REMEDIATION
Date : 1989-03-13 00:00:00
Action: Free Product Removal

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: KEVIN LAMBERT
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E DYER ROAD SUITE 120
Email: klambert@ochca.com
Phone No: 7144336261

Contact Type: Local Agency Caseworker
Contact Name: JAMES STROZIER
City: SANTA ANA
Address: 1241 E. DYER ROAD SUITE 120
Email: jstrozier@ochca.com
Phone No: 7144336273

Organization Name: ORANGE COUNTY LOP

Status History

Status: Completed - Case Closed
Status Date: 2005-10-06 00:00:00

Status: Open - Site Assessment
Status Date: 1991-01-07 00:00:00

Status: Open - Case Begin Date
Status Date: 1989-03-13 00:00:00

LUST Sites from GeoTracker Search - Regulatory Profile(as of Oct 31, 2019)

Site Facility Name: UNOCAL #0807
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig: D
CUF Amount Paid:
Potential COC: DIESEL, GASOLINE
Facility Type:
Composting Method:
Address: 120 PACIFIC COAST
City: LAGUNA BEACH
Zip: 92651
County: ORANGE
CUF Claim: 13502
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605902431
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 10/6/2005
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605902431&tabname=regulatoryhistory
Potential Media of Concern: OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER)
User Defined Beneficial Use:
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: ORANGE COUNTY LOP (LEAD) - CASE #: 89UT057
CASEWORKER: KEVIN LAMBERT
CASEWORKER: JAMES STROZIER
SAN DIEGO RWQCB (REGION 9) - CASE #: 9UT1804
Gndwater Monitoring Freque:
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History(as of Oct 31, 2019)

Status: Completed - Case Closed
Date : 10/6/2005

Status: Open - Site Assessment
Date : 1/7/1991

Status: Open - Case Begin Date
Date : 3/13/1989

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Oct 31, 2019)

Action Type: EXCAVATION
Phase:
Contaminant Mass Removed:
Description:
Begin Date: 11/1/1994
End Date: 9/9/9999

Action Type: FREE PRODUCT REMOVAL
Begin Date: 3/13/1989

Phase: ***End Date:*** 4/4/2002
Contaminant Mass Removed:
Description:

LUST Sites from GeoTracker Search - Regulatory Activities(as of Oct 31, 2019)

Action Type: Other Regulatory Actions
Action Date: 10/6/2005
Received Issue Date: 10/6/2005
Action: Closure/No Further Action Letter
Doc Link:
Title Description Comments:

CLOSURE LETTER

Action Type: Other Regulatory Actions
Action Date: 3/3/2004
Received Issue Date: 3/3/2004
Action: Staff Letter
Doc Link:
Title Description Comments:

APPROVAL

Action Type: Cleanup Action
Action Date: 11/1/1994
Received Issue Date:
Action: Excavation
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 4/5/1989
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 3/13/1989
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 3/13/1989
Received Issue Date:
Action: Free Product Removal
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Site Maps(as of Oct 31, 2019)

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/4359861075/T0605902431.pdf
Size : 257 KB
Submitted By: DENNIS ENGLAND (CONTRACTOR)
Submitted: 5/17/2005

LUST Sites from GeoTracker Search - Documents(as of Oct 31, 2019)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Document Type: Site Documents
Document Date: 10/12/2005
Type:
Title: REMEDIAL ACTION COMPLETION CERTIFICATION
Title Link: https://geotracker.waterboards.ca.gov/site_documents/8310093522/89UT057%2Epdf
Size : 135 KB
Submitted By: (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 10/12/2005
Type:
Title: CASE CLOSURE SUMMARY
Title Link: https://geotracker.waterboards.ca.gov/site_documents/5702488541/89UT057%2Epdf
Size : 5,649 KB
Submitted By: (REGULATOR)
Submitted:

Document Type: Monitoring Reports
Document Date: 8/16/2005
Type: MONITORING REPORT - QUARTERLY
Title: QUARTERLY STATUS REPORT - SECOND QUARTER 2005
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5929670035/T0605902431.PDF
Size : 179 KB
Submitted By: DENNIS ENGLAND (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 7/12/2005
Type: REPORTS - CLOSURE RPT.
Title: CASE CLOSURE EVALUATION REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7952253043/T0605902431.PDF
Size : 9,141 KB
Submitted By: DENNIS ENGLAND (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 5/31/2005
Type: REPORTS - OTHER
Title: QUARTERLY SITE STATUS REPORT - FOURTH QUARTER 2004
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8442517936/T0605902431.PDF
Size : 143 KB
Submitted By: DENNIS ENGLAND (CONTRACTOR)
Submitted:

Document Type: Monitoring Reports
Document Date: 5/23/2005
Type: MONITORING REPORT - QUARTERLY
Title: QUARTERLY SITE STATUS REPORT - FIRST QUARTER 2005
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2047317326/T0605902431.PDF
Size : 149 KB
Submitted By: DENNIS ENGLAND (CONTRACTOR)
Submitted:

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37 | **2 of 2** | **NW** | **0.35 / 1,848.35** | **9.11 / -22** | **UNOCAL #0807**
120 S PACIFIC COAST HWY
LAGUNA BEACH CA 92651 | **ORANGE LOP**

Record ID: RO0002251
Case ID: 89UT057
Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4
Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Case Closed Date: 10/6/2005
Type of Closure: Closure certification issued

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38 | **1 of 1** | **NW** | **0.36 / 1,914.11** | **8.28 / -23** | **ARCO #83031**
105 PACIFIC COAST
LAGUNA BEACH CA 92651 | **LUST**

Global ID: T0605999083
Status: COMPLETED - CASE CLOSED
Status Date: 2004-03-18 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: ORANGE
Latitude: 33.5427379
Longitude: -117.785335

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 9UT4074
Local Case No: 00UT022
Begin Date: 2000-07-05 00:00:00
Lead Agency: ORANGE COUNTY LOP
Local Agency: ORANGE COUNTY LOP
CUF Case: NO
Potential COC: Gasoline
How Discovered: * SA
Stop Method: Other Means
Stop Description:
Case Worker: KL
File Location: Local Agency Warehouse

Potential Media of Concern: Other Groundwater (uses other than drinking water)
How Discovered Description:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
DWR GW Subbasin Name:
Disadvantaged Community:
Site History:

Regulatory Activity

Action Type: ENFORCEMENT
Date : 2004-03-18 00:00:00
Action: Closure/No Further Action Letter

Action Type: Other
Date : 2000-07-05 00:00:00
Action: Leak Reported

Action Type: Other
Date : 2000-07-05 00:00:00
Action: Leak Discovery

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: JAMES STROZIER
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E. DYER ROAD SUITE 120
Email: jstrozier@ochca.com
Phone No: 7144336273

Contact Type: Local Agency Caseworker
Contact Name: KEVIN LAMBERT
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E DYER ROAD SUITE 120
Email: klambert@ochca.com
Phone No: 7144336261

Status History

Status: Completed - Case Closed
Status Date: 2004-03-18 00:00:00

Status: Open - Remediation
Status Date: 2000-07-05 00:00:00

Status: Open - Case Begin Date
Status Date: 2000-07-05 00:00:00

LUST Sites from GeoTracker Search - Regulatory Profile(as of Oct 31, 2019)

Site Facility Name: ARCO #83031
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig:
CUF Amount Paid:
Potential COC: GASOLINE
Facility Type:
Composting Method:
Address: 105 PACIFIC COAST
City: LAGUNA BEACH
Zip: 92651
County: ORANGE
CUF Claim:
File Location: LOCAL AGENCY WAREHOUSE
Designated Beneficial Use: MUN, AGR
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605999083
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 3/18/2004
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605999083&tabname=regulatoryhistory
Potential Media of Concern: OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER)
User Defined Beneficial Use:

DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: ORANGE COUNTY LOP (LEAD) - CASE #: 00UT022
CASEWORKER: JAMES STROZIER
CASEWORKER: KEVIN LAMBERT
SAN DIEGO RWQCB (REGION 9) - CASE #: 9UT4074
Gndwater Monitoring Freque:
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History(as of Oct 31, 2019)

Status: Completed - Case Closed
Date : 3/18/2004

Status: Open - Case Begin Date
Date : 7/5/2000

Status: Open - Remediation
Date : 7/5/2000

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Oct 31, 2019)

Action Type: UNKNOWN
Phase:
Contaminant Mass Removed:
Description:
Begin Date: 1/1/1965
End Date: 1/1/1965

LUST Sites from GeoTracker Search - Regulatory Activities(as of Oct 31, 2019)

Action Type: Other Regulatory Actions
Action Date: 3/18/2004
Received Issue Date: 3/18/2004
Action: Closure/No Further Action Letter
Doc Link:
Title Description Comments:

CLOSURE LETTER

Action Type: Leak Action
Action Date: 7/5/2000
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 7/5/2000
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Site Maps(as of Oct 31, 2019)

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/4186414420/T0605999083.pdf
Size : 41 KB

Submitted By: DELTA ENVIRONMENTAL (CONTRACTOR)
Submitted: 12/9/2003

LUST Sites from GeoTracker Search - Documents(as of Oct 31, 2019)

Document Type: Site Documents
Document Date: 4/21/2004
Type:
Title: CASE CLOSURE SUMMARY
Title Link: https://geotracker.waterboards.ca.gov/site_documents/1477597892/00UT022%2Epdf
Size : 3,860 KB
Submitted By: (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 4/21/2004
Type:
Title: REMEDIAL ACTION COMPLETION CERTIFICATION
Title Link: https://geotracker.waterboards.ca.gov/site_documents/1226697623/00UT022%2Epdf
Size : 136 KB
Submitted By: (REGULATOR)
Submitted:

39	1 of 4	NW	0.38 / 2,008.33	11.92 / -19	MOBIL SERVICE STATION #18HJ6 104 PACIFIC COAST HWY LAGUNA BEACH CA 92651	LUST

Global ID: T0605902507
Status: COMPLETED - CASE CLOSED
Status Date: 1988-07-28 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: ORANGE
Latitude: 33.5427213
Longitude: -117.7852982

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 9UT289
Local Case No:
Begin Date: 1986-09-24 00:00:00
Lead Agency: SAN DIEGO RWQCB (REGION 9)
Local Agency: ORANGE COUNTY LOP
CUF Case: NO
Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
DWR GW Subbasin Name:
Disadvantaged Community:
Site History:
Potential COC: Waste Oil / Motor / Hydraulic / Lubricating
How Discovered: Other Means
Stop Method:
Stop Description:
Case Worker:
File Location:

Regulatory Activity

Action Type: Other
Date : 1986-09-24 00:00:00
Action: Leak Reported

Action Type: Other
Date : 1986-09-24 00:00:00
Action: Leak Discovery

Action Type: Other
Date : 1986-09-24 00:00:00
Action: Leak Stopped

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: JAMES STROZIER
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E. DYER ROAD SUITE 120
Email: jstrozier@ochca.com
Phone No: 7144336273

Contact Type: Local Agency Caseworker
Contact Name: KEVIN LAMBERT
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E DYER ROAD SUITE 120
Email: klambert@ochca.com
Phone No: 7144336261

Status History

Status: Completed - Case Closed
Status Date: 1988-07-28 00:00:00

Status: Open - Site Assessment
Status Date: 1986-10-29 00:00:00

Status: Open - Case Begin Date
Status Date: 1986-09-24 00:00:00

LUST Sites from GeoTracker Search - Regulatory Profile(as of Oct 31, 2019)

Site Facility Name: MOBIL SERVICE STATION #18HJ6
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig:
CUF Amount Paid:
File Location:
Potential COC: WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING
Facility Type:
Composting Method:
Address: 104 PACIFIC COAST HWY
City: LAGUNA BEACH
Zip: 92651
County: ORANGE
CUF Claim:
Designated Beneficial Use: MUN, AGR
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605902507
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 7/28/1988
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605902507&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN DIEGO RWQCB (REGION 9) (LEAD) - CASE #: 9UT289
Gndwater Monitoring Freque:
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History(as of Oct 31, 2019)

Status: Completed - Case Closed
Date : 7/28/1988

Status: Open - Site Assessment
Date : 10/29/1986

Status: Open - Case Begin Date
Date : 9/24/1986

LUST Sites from GeoTracker Search - Regulatory Activities(as of Oct 31, 2019)

Action Type: Leak Action
Action Date: 9/24/1986
Received Issue Date:
Action: Leak Discovery

Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 9/24/1986
Received Issue Date:
Action: Leak Stopped
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 9/24/1986
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
39	2 of 4	NW	0.38 / 2,008.33	11.92 / -19	MOBIL #18-HJ6 104 SO. COAST HWY LAGUNA BEACH CA 92651	LUST

Global ID: T0605902540
Status: OPEN - VERIFICATION MONITORING
Status Date: 2012-01-01 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: ORANGE
Latitude: 33.5429215204267
Longitude: -117.785509799508

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 9UT3247
Local Case No:
Begin Date: 1996-05-06 00:00:00
Lead Agency: SAN DIEGO RWQCB (REGION 9)
Local Agency:
CUF Case: NO
Potential Media of Concern: Aquifer used for drinking water supply
How Discovered Description:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
DWR GW Subbasin Name:
Disadvantaged Community: Disadvantaged Community
Site History:
Potential COC: Gasoline
How Discovered: * SA
Stop Method: Repair Vent/Vapor Recovery Piping
Stop Description:
Case Worker: LT
File Location: Local Agency

Please refer to recent Site Documents or Monitoring Reports in GeoTracker for site history. Orange County is not responsible for the accuracy of any professional interpretations provided in reports submitted by consultants for the responsible party.

Regulatory Activity

Action Type: RESPONSE
Date : 2019-05-10 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2018-10-05 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 2018-08-22 00:00:00
Action: Email Correspondence

Action Type: ENFORCEMENT
Date : 2018-01-10 00:00:00
Action: Referral to Regional Board

Action Type: ENFORCEMENT
Date : 2016-08-16 00:00:00
Action: File review

Action Type: ENFORCEMENT
Date : 2015-08-03 00:00:00
Action: File review

Action Type: RESPONSE
Date : 2014-04-11 00:00:00
Action: Well Installation Workplan - Regulator Responded

Action Type: ENFORCEMENT
Date : 2014-04-10 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2013-07-03 00:00:00
Action: Notice of Responsibility

Action Type: ENFORCEMENT
Date : 2012-10-18 00:00:00
Action: File review

Action Type: ENFORCEMENT
Date : 2011-05-20 00:00:00
Action: File review

Action Type: ENFORCEMENT
Date : 2011-05-04 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2011-03-07 00:00:00
Action: Site Visit / Inspection / Sampling

Action Type: ENFORCEMENT
Date : 2009-07-14 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2008-03-21 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2007-10-18 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2007-07-23 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2006-12-22 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2005-03-14 00:00:00
Action: Staff Letter

Action Type: REMEDIATION
Date : 2001-02-06 00:00:00
Action: In Situ Physical/Chemical Treatment (other than SVE)

Action Type: REMEDIATION
Date : 1999-10-12 00:00:00
Action: In Situ Physical/Chemical Treatment (other than SVE)

Action Type: Other
Date : 1996-06-20 00:00:00
Action: Leak Reported

Action Type: Other
Date : 1996-05-06 00:00:00
Action: Leak Discovery

Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: LALITHA THOTAKURA
City: SAN DIEGO
Organization Name: SAN DIEGO RWQCB (REGION 9)
Address: 2375 NORTHSIDE DRIVE, SUITE 100
Email: lalitha.thotakura@waterboards.ca.gov
Phone No: 6195213002

Status History

Status: Open - Verification Monitoring
Status Date: 2012-01-01 00:00:00

Status: Open - Remediation
Status Date: 2007-06-21 00:00:00

Status: Open - Site Assessment
Status Date: 1998-06-26 00:00:00

Status: Open - Case Begin Date
Status Date: 1996-05-06 00:00:00

LUST Sites from GeoTracker Search - Regulatory Profile(as of Oct 31, 2019)

Site Facility Name: MOBIL #18-HJ6
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: OPEN - VERIFICATION MONITORING
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig:
CUF Amount Paid:
Potential COC: GASOLINE
Facility Type:
Composting Method:
Address: 104 SO. COAST HWY
City: LAGUNA BEACH
Zip: 92651
County: ORANGE
CUF Claim:
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605902540
Cleanup Status Detail: OPEN - VERIFICATION MONITORING AS OF 1/1/2012
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605902540&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: SAN DIEGO RWQCB (REGION 9) (LEAD) - CASE #: 9UT3247
CASEWORKER: LALITHA THOTAKURA
ORANGE COUNTY LOP - CASE #: 96UT023
Gndwater Monitoring Freque: # OF WELLS MONITORED - SEMI-ANNUALLY : 12
Site History:

Please refer to recent Site Documents or Monitoring Reports in GeoTracker for site history. Orange County is not responsible for the accuracy of any professional interpretations provided in reports submitted by consultants for the responsible party.

LUST Sites from GeoTracker Search - Cleanup Status History(as of Oct 31, 2019)

Status: Open - Verification Monitoring

Date : 1/1/2012

Status: Open - Remediation
Date : 6/21/2007

Status: Open - Site Assessment
Date : 6/26/1998

Status: Open - Case Begin Date
Date : 5/6/1996

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Oct 31, 2019)

Action Type: IN SITU PHYSICAL/CHEMICAL TREATMENT (OTHER THAN SVE)
Begin Date: 2/6/2001
Phase:
End Date: 2/11/2001
Contaminant Mass Removed:
Description:

Action Type: IN SITU PHYSICAL/CHEMICAL TREATMENT (OTHER THAN SVE)
Begin Date: 10/12/1999
Phase:
End Date: 10/12/1999
Contaminant Mass Removed:
Description:

LUST Sites from GeoTracker Search - Regulatory Activities(as of Oct 31, 2019)

Action Type: Response Requested - Reports
Action Date: 5/10/2019
Received Issue Date: 5/10/2019
Action: Monitoring Report - Semi-Annually
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0605902540&doc_id=5993438
Title Description Comments:

Groundwater Monitoring Report - 1Q19

Action Type: Response Requested - Reports
Action Date: 10/5/2018
Received Issue Date: 10/5/2018
Action: Monitoring Report - Quarterly
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0605902540&doc_id=5976483
Title Description Comments:

Groundwater Monitoring Report - 3Q18

Action Type: Other Regulatory Actions
Action Date: 8/22/2018
Received Issue Date: 8/22/2018
Action: Email Correspondence
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902540&enforcement_id=6372840&temptable=ENFORCEMENT
Title Description Comments:

Case update

Action Type: Referral to Other Agency
Action Date: 1/10/2018
Received Issue Date: 1/10/2018
Action: Referral to Regional Board
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902540&enforcement_id=6345549&temptable=ENFORCEMENT
Title Description Comments:

SITE TRANSFER TO SDRWQCB

Action Type: Other Regulatory Actions
Action Date: 8/16/2016
Received Issue Date: 8/16/2016
Action: File review
Doc Link:
Title Description Comments:

Monitoring Report Review

Action Type: Other Regulatory Actions
Action Date: 8/3/2015
Received Issue Date: 8/3/2015
Action: File review
Doc Link:
Title Description Comments:

Review Case File, GW Monitoring Report

Action Type: Response Requested - Workplans
Action Date: 4/11/2014
Received Issue Date: 4/11/2014
Action: Well Installation Workplan - Regulator Responded
Doc Link: https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0605902540&doc_id=5802374
Title Description Comments:

Quarterly Overpurge Events and Groundwater Monitoring/Extraction Well Installation

Action Type: Other Regulatory Actions
Action Date: 4/10/2014
Received Issue Date: 4/10/2014
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902540&enforcement_id=6199323&temptable=ENFORCEMENT
Title Description Comments:

GROUNDWATER MONITORING WELL WORK PLAN

Action Type: Notices
Action Date: 7/3/2013
Received Issue Date: 7/3/2013
Action: Notice of Responsibility
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902540&enforcement_id=6165937&temptable=ENFORCEMENT
Title Description Comments:

NOR

Action Type: Other Regulatory Actions
Action Date: 10/18/2012
Received Issue Date: 10/18/2012
Action: File review
Doc Link:
Title Description Comments:

CASE FILE REVIEW

Action Type: Other Regulatory Actions
Action Date: 5/20/2011
Received Issue Date: 5/20/2011
Action: File review
Doc Link:
Title Description Comments:

FILE REVIEW

Action Type: Other Regulatory Actions
Action Date: 5/4/2011
Received Issue Date: 5/4/2011
Action: Technical Correspondence / Assistance / Other
Doc Link:
Title Description Comments:

RECEIVED CORRESPONDENCE FROM NEW CONSULTANT PM

Action Type: Other Regulatory Actions
Action Date: 3/7/2011
Received Issue Date: 3/7/2011
Action: Site Visit / Inspection / Sampling
Doc Link:
Title Description Comments:

SITE VISIT

Action Type: Other Regulatory Actions
Action Date: 7/14/2009
Received Issue Date: 7/14/2009
Action: Staff Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902540&enforcement_id=6020971&temptable=ENFORCEMENT
Title Description Comments:

REDUCED GROUNDWATER MONITORING REQUIREMENTS

Action Type: Other Regulatory Actions
Action Date: 3/21/2008
Received Issue Date: 3/21/2008
Action: Staff Letter
Doc Link:
Title Description Comments:

APPROVAL OF DPE EVENT PROPOSED IN SITE ASSESSMENT REPORT

Action Type: Other Regulatory Actions
Action Date: 10/18/2007
Received Issue Date: 10/18/2007
Action: Staff Letter
Doc Link:
Title Description Comments:

WORK PLAN APPROVAL LETTER

Action Type: Other Regulatory Actions
Action Date: 7/23/2007
Received Issue Date: 7/23/2007
Action: Staff Letter
Doc Link:
Title Description Comments:

RESPONSE TO CAP

Action Type: Other Regulatory Actions
Action Date: 12/22/2006
Received Issue Date: 12/22/2006
Action: Staff Letter
Doc Link:
Title Description Comments:

RESPONSE TO THIRD QUARTER 2006 REPORT AND REQUEST FOR CAP

Action Type: Other Regulatory Actions
Action Date: 3/14/2005
Received Issue Date: 3/14/2005
Action: Staff Letter
Doc Link:
Title Description Comments:

CLOSURE DENIAL LETTER

Action Type: Cleanup Action
Action Date: 2/6/2001
Received Issue Date:
Action: In Situ Physical/Chemical Treatment (other than SVE)
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 10/12/1999
Received Issue Date:
Action: In Situ Physical/Chemical Treatment (other than SVE)
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 6/20/1996
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 5/6/1996
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Site Maps(as of Oct 31, 2019)

Title: GROUNDWATER MONITORING WELL CONSTRUCTION REPORT (MW13)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2356499850/T0605902540.PDF
Size : 176 KB
Submitted By: AECOM (CONTRACTOR)
Submitted: 6/17/2014

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/6076179265/T0605902540.PDF
Size : 61 KB
Submitted By: AECOM (CONTRACTOR)
Submitted: 6/17/2014

Title: GEO_BORE (MW10)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6654713511/T0605902540.pdf
Size : 68 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 2/20/2008

Title: GEO_BORE (MW11)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5612851798/T0605902540.pdf
Size : 57 KB
Submitted By: ETIC PASADENA (AUTH_RP)

Submitted: 2/20/2008

Title: GEO_BORE (MW12)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2844654917/T0605902540.pdf
Size : 60 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 2/20/2008

Title: GEO_BORE (B31)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5290636956/T0605902540.pdf
Size : 56 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 2/20/2008

Title: GEO_BORE (MW9)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4176389396/T0605902540.pdf
Size : 65 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 2/20/2008

Title: GEO_BORE (B24)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1659970939/T0605902540.pdf
Size : 59 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 6/19/2007

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/6846562266/T0605902540.pdf
Size : 159 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 6/19/2007

Title: GEO_BORE (B22)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2985155999/T0605902540.pdf
Size : 62 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 6/19/2007

Title: GEO_BORE (B25)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6727964639/T0605902540.pdf
Size : 62 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 6/19/2007

Title: GEO_BORE (B28)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7444273233/T0605902540.pdf
Size : 55 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 6/19/2007

Title: GEO_BORE (B29)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4264815390/T0605902540.pdf
Size : 54 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 6/19/2007

Title: GEO_BORE (B23)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1865649163/T0605902540.pdf
Size : 62 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 6/19/2007

Title: GEO_BORE (B26)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6094973504/T0605902540.pdf
Size : 54 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 6/19/2007

Title: GEO_BORE (B27)

Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3858870565/T0605902540.pdf
Size : 59 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 6/19/2007

Title: GEO_BORE (B20)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7309690177/T0605902540.pdf
Size : 63 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 6/19/2007

Title: GEO_BORE (B21)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8059310734/T0605902540.pdf
Size : 62 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 6/19/2007

Title: GEO_BORE (MW2)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5724873185/T0605902540.pdf
Size : 74 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 8/8/2005

Title: GEO_BORE (B16)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2667279899/T0605902540.pdf
Size : 59 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 8/8/2005

Title: GEO_BORE (MW3)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3107694327/T0605902540.pdf
Size : 78 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 8/8/2005

Title: GEO_BORE (B13)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8783368766/T0605902540.pdf
Size : 62 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 8/8/2005

Title: GEO_BORE (B15)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7178266227/T0605902540.pdf
Size : 62 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 8/8/2005

Title: GEO_BORE (MW4)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6397000968/T0605902540.pdf
Size : 58 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 8/8/2005

Title: GEO_BORE (B7)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3025434195/T0605902540.pdf
Size : 68 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 8/8/2005

Title: GEO_BORE (B14)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5117231070/T0605902540.pdf
Size : 60 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 8/8/2005

Title: GEO_BORE (B8)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9181976139/T0605902540.pdf
Size : 66 KB
Submitted By: ETIC PASADENA (AUTH_RP)

Submitted: 8/8/2005

Title: GEO_BORE (MW1)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1728910148/T0605902540.pdf
Size : 71 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 8/8/2005

Title: GEO_BORE (MW5)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5449979484/T0605902540.pdf
Size : 61 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 8/8/2005

Title: GEO_BORE (B1)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5545835196/T0605902540.pdf
Size : 56 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 8/8/2005

Title: GEO_BORE (B2)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6776303946/T0605902540.pdf
Size : 55 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 8/8/2005

Title: GEO_BORE (B3)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2734669327/T0605902540.pdf
Size : 52 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 8/8/2005

Title: GEO_BORE (B4)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6585141837/T0605902540.pdf
Size : 66 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 8/8/2005

Title: GEO_BORE (B10)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5952878654/T0605902540.pdf
Size : 59 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 8/8/2005

Title: GEO_BORE (B11)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9135617911/T0605902540.pdf
Size : 64 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 8/8/2005

Title: GEO_BORE (B12)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4217254459/T0605902540.pdf
Size : 69 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 8/8/2005

Title: GEO_BORE (MW7)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6269147574/T0605902540.pdf
Size : 75 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 8/8/2005

Title: GEO_BORE (B5)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1798398673/T0605902540.pdf
Size : 61 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 8/8/2005

Title: GEO_BORE (B9)

Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6463742911/T0605902540.pdf
Size : 65 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 8/8/2005

Title: GEO_BORE (MW6)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8331693351/T0605902540.pdf
Size : 62 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 8/8/2005

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/8362455070/T0605902540.pdf
Size : 76 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 8/4/2005

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/8687336564/T0605902540.pdf
Size : 85 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 8/4/2005

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/5837934195/T0605902540.pdf
Size : 53 KB
Submitted By: ETIC PASADENA (AUTH_RP)
Submitted: 1/21/2003

LUST Sites from GeoTracker Search - Documents(as of Oct 31, 2019)

Document Type: Monitoring Reports **Size :** 9,327 KB
Document Date: 5/10/2019 **Submitted By:** DANIEL M. BLAES (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: GROUNDWATER MONITORING REPORT - 1Q19
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6836224496/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 10,061 KB
Document Date: 10/5/2018 **Submitted By:** DANIEL M. BLAES (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: GROUNDWATER MONITORING REPORT - 3Q18
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8919150233/T0605902540.PDF

Document Type: Site Documents **Size :**
Document Date: 8/22/2018 **Submitted By:** LALITHA THOTAKURA (REGULATOR)
Type: EMAIL CORRESPONDENCE **Submitted:**
Title: CASE UPDATE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902540&enforcement_id=6372840

Document Type: Site Documents **Size :**
Document Date: 1/10/2018 **Submitted By:** GENIECE HIGGINS (REGULATOR)
Type: REFERRAL TO REGIONAL BOARD **Submitted:**
Title: SITE TRANSFER TO SDRWQCB
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902540&enforcement_id=6345549

Document Type: Monitoring Reports **Size :** 5,829 KB
Document Date: 1/19/2017 **Submitted By:** AECOM (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: GROUNDWATER MONITORING REPORT - FOURTH QUARTER 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6088037848/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 6,143 KB
Document Date: 10/28/2016 **Submitted By:** AECOM (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: GROUNDWATER MONITORING REPORT - THIRD QUARTER 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7566923677/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 5,558 KB

Document Date: 8/4/2016 **Submitted By:** AECOM (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: GROUNDWATER MONITORING REPORT - SECOND QUARTER 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4590349197/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 3,245 KB
Document Date: 4/7/2016* **Submitted By:** AECOM (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: GROUNDWATER MONITORING REPORT - FIRST QUARTER 2016
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1806105196/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 4,882 KB
Document Date: 1/28/2016 **Submitted By:** AECOM (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: GROUNDWATER MONITORING REPORT - FOURTH QUARTER 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3323692083/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 6,557 KB
Document Date: 10/30/2015 **Submitted By:** AECOM (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: GROUNDWATER MONITORING REPORT - THIRD QUARTER 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1897302985/T0605902540.PDF

Document Type: Site Documents **Size :** 384 KB
Document Date: 9/10/2015 **Submitted By:** AECOM (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: WASTE MANIFEST SUBMITTAL
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2466394782/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 5,614 KB
Document Date: 7/30/2015 **Submitted By:** AECOM (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: GROUNDWATER MONITORING REPORT - SECOND QUARTER 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4708693087/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 3,451 KB
Document Date: 4/30/2015 **Submitted By:** AECOM (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: GROUNDWATER MONITORING REPORT - FIRST QUARTER 2015
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9512335240/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 3,532 KB
Document Date: 1/30/2015 **Submitted By:** AECOM (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: GROUNDWATER MONITORING REPORT - FOURTH QUARTER 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8268424332/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 4,346 KB
Document Date: 10/22/2014 **Submitted By:** AECOM (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: GROUNDWATER MONITORING REPORT - THIRD QUARTER 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5098962008/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 3,333 KB
Document Date: 7/25/2014* **Submitted By:** AECOM (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: GROUNDWATER MONITORING REPORT - SECOND QUARTER 2014
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1135094821/T0605902540.PDF

Document Type: Site Documents **Size :** 2,344 KB
Document Date: 6/13/2014 **Submitted By:** AECOM (CONTRACTOR)
Type: WELL INSTALLATION REPORT **Submitted:**
Title: GROUNDWATER MONITORING WELL CONSTRUCTION REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8267875015/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 6,617 KB
Document Date: 4/30/2014 **Submitted By:** AECOM (CONTRACTOR)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: GROUNDWATER MONITORING REPORT - FIRST QUARTER 2014

Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5781394302/T0605902540.PDF

Document Type: Site Documents
Size :
Document Date: 4/11/2014
Submitted By: KEVIN LAMBERT (REGULATOR)
Type: WELL INSTALLATION WORKPLAN
Submitted:
Title: QUARTERLY OVERPURGE EVENTS AND GROUNDWATER MONITORING/EXTRACTION WELL INSTALLATION - REGULATOR RESPONSE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902540&document_id=5802374

Document Type: Site Documents
Size :
Document Date: 4/10/2014
Submitted By: KEVIN LAMBERT (REGULATOR)
Type: STAFF LETTER
Submitted:
Title: GROUNDWATER MONITORING WELL WORK PLAN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902540&enforcement_id=6199323

Document Type: Site Documents
Size : 113 KB
Document Date: 4/4/2014
Submitted By: AECOM (CONTRACTOR)
Type: WELL INSTALLATION WORKPLAN
Submitted:
Title: QUARTERLY OVERPURGE EVENTS AND GROUNDWATER MONITORING/EXTRACTION WELL INSTALLATION
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4856966137/T0605902540.PDF

Document Type: Monitoring Reports
Size : 4,925 KB
Document Date: 1/30/2014
Submitted By: AECOM (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY
Submitted:
Title: FOURTH QUARTER 2013 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2040368258/T0605902540.PDF

Document Type: Monitoring Reports
Size : 8,018 KB
Document Date: 10/30/2013*
Submitted By: AECOM (CONTRACTOR)
Type: MONITORING REPORT - SEMI-ANNUALLY
Submitted:
Title: GROUNDWATER MONITORING REPORT- THIRD QUARTER 2013
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8729537904/T0605902540.PDF

Document Type: Site Documents
Size : 339 KB
Document Date: 8/23/2013*
Submitted By: AECOM (CONTRACTOR)
Type: CORRESPONDENCE
Submitted:
Title: CHANGE OF OWNER NOTIFICATION
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2409371554/T0605902540.PDF

Document Type: Site Documents
Size :
Document Date: 7/3/2013
Submitted By: KEVIN LAMBERT (REGULATOR)
Type: NOTICE OF RESPONSIBILITY
Submitted:
Title: NOR
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902540&enforcement_id=6165937

Document Type: Monitoring Reports
Size : 4,136 KB
Document Date: 5/13/2013
Submitted By: ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY
Submitted:
Title: 2Q 2013 GWM & REMEDIAL PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3220580995/T0605902540.PDF

Document Type: Monitoring Reports
Size : 7,517 KB
Document Date: 3/11/2013
Submitted By: ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY
Submitted:
Title: 1Q 2013 SITE STATUS, GWM & REMEDIAL PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9463475048/T0605902540.PDF

Document Type: Monitoring Reports
Size : 15,352 KB
Document Date: 12/14/2012
Submitted By: ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY
Submitted:
Title: 4Q 2012 GWM & REMEDIAL PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5830186367/T0605902540.PDF

Document Type: Monitoring Reports
Size : 6,739 KB
Document Date: 10/25/2012
Submitted By: ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY
Submitted:
Title: 3Q 2012 GWM & REMEDIAL PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9788160204/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 8,703 KB
Document Date: 7/26/2012 **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 2Q 2012 GWM AND REMEDIAL PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4424723327/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 7,930 KB
Document Date: 5/2/2012 **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 1Q 2012 SITE STATUS, GWM AND REMEDIAL PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8467069268/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 4,794 KB
Document Date: 8/25/2011 **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 3Q 2011 GWM & REMEDIAL PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5950449645/T0605902540.PDF

Document Type: Site Documents **Size :** 11,400 KB
Document Date: 6/9/2011 **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: SITE INVESTIGATION **Submitted:**
Title: DUAL-PHASE EXTRACTION EVENT REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4187693297/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 6,282 KB
Document Date: 2/25/2011 **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 1Q 2011 SITE STATUS, GWM AND REMEDIAL PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4025300025/T0605902540.PDF

Document Type: Site Documents **Size :** 4,915 KB
Document Date: 2/14/2011 **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: SITE INVESTIGATION WORKPLAN **Submitted:**
Title: NOTIFICATION OF DUAL-PHASE EXTRACTION EVENT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6494336724/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 4,285 KB
Document Date: 10/27/2010 **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 3Q 2010 GROUNDWATER MONITORING AND REMEDIAL PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5311936378/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 6,319 KB
Document Date: 2/25/2010 **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 1Q10 QM & REMEDIAL PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4381598234/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 5,506 KB
Document Date: 9/21/2009 **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 3Q09 QM & REMEDIAL PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8654344856/T0605902540.PDF

Document Type: Site Documents **Size :**
Document Date: 7/14/2009 **Submitted By:** KEVIN LAMBERT (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: REDUCED GROUNDWATER MONITORING REQUIREMENTS
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902540&enforcement_id=6020971

Document Type: Monitoring Reports **Size :** 2,553 KB
Document Date: 6/22/2009 **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 2Q09 QM & REMEDIAL PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3208147346/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 4,670 KB
Document Date: 5/4/2009 **Submitted By:** ETIC PASADENA (AUTH_RP)

Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 1Q09 QM & REMEDIAL PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9993166267/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 11,496 KB
Document Date: 12/30/2008 **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 4Q08 QM & REMEDIAL PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6437990486/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 8,694 KB
Document Date: 10/21/2008 **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 3Q08 QM & REMEDIAL PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7151764392/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 7,230 KB
Document Date: 7/25/2008 **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 2Q08 QM & REMEDIAL PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9596996486/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 9,676 KB
Document Date: 5/14/2008 **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 1ST QUARTER 2008 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1867201089/T0605902540.PDF

Document Type: Site Documents **Size :** 3,101 KB
Document Date: 4/30/2008 **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: WORKPLANS - REMEDIAL ACTION PLAN **Submitted:**
Title: OXYGEN EMITTER FEASIBILITY STUDY
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5662550985/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 8,799 KB
Document Date: 1/25/2008 **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 4TH QUARTER 2007 GROUNDWATER MONITORING & REMEDIAL PROGRESS REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1780257284/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 5,485 KB
Document Date: 10/26/2007 **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 3RD QUARTER 2007 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7315870523/T0605902540.PDF

Document Type: Site Documents **Size :** 2,029 KB
Document Date: 8/23/2007* **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: WORKPLANS - INVESTIGATION WP **Submitted:**
Title: WORK PLAN FOR SITE ASSESSMENT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4174563348/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 3,954 KB
Document Date: 7/26/2007 **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 2ND QUARTER 2007 SITE STATUS & GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1273623406/T0605902540.PDF

Document Type: Site Documents **Size :** 7,045 KB
Document Date: 6/18/2007* **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: REPORTS - REMEDIAL ACTION RPT. **Submitted:**
Title: CORRECTIVE ACTION PLAN
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3421038568/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 4,954 KB
Document Date: 4/27/2007 **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 1ST QUARTER 2007 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3782475352/T0605902540.PDF

Document Type: Site Documents | **Size :** 7,526 KB
Document Date: 3/1/2007* | **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: REPORTS - REMEDIAL ACTION RPT. | **Submitted:**
Title: DPE EVENT REPORT, WORK PLAN FOR SITE ASSESSMENT, AND RAP
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8331089854/T0605902540.PDF

Document Type: Monitoring Reports | **Size :** 4,300 KB
Document Date: 1/25/2007 | **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY | **Submitted:**
Title: 4TH QUARTER 2006 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7994550943/T0605902540.PDF

Document Type: Monitoring Reports | **Size :** 2,454 KB
Document Date: 11/13/2006 | **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY | **Submitted:**
Title: 3RD QUARTER 2006 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7485567986/T0605902540.PDF

Document Type: Monitoring Reports | **Size :** 5,101 KB
Document Date: 8/14/2006 | **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY | **Submitted:**
Title: 2ND QUARTER 2006 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6559461832/T0605902540.PDF

Document Type: Monitoring Reports | **Size :** 4,020 KB
Document Date: 5/15/2006 | **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY | **Submitted:**
Title: 1ST QUARTER 2006 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2775710880/T0605902540.PDF

Document Type: Monitoring Reports | **Size :** 3,974 KB
Document Date: 2/13/2006 | **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY | **Submitted:**
Title: 4TH QUARTER 2005 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6842771768/T0605902540.PDF

Document Type: Monitoring Reports | **Size :** 3,801 KB
Document Date: 11/11/2005 | **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY | **Submitted:**
Title: 3RD QUARTER 2005 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4457717716/T0605902540.PDF

Document Type: Monitoring Reports | **Size :** 5,630 KB
Document Date: 8/12/2005 | **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY | **Submitted:**
Title: 2ND QUARTER 2005 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7441388785/T0605902540.PDF

Document Type: Monitoring Reports | **Size :** 2,914 KB
Document Date: 8/4/2005 | **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY | **Submitted:**
Title: 1ST QUARTER 2004 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4809162735/T0605902540.PDF

Document Type: Monitoring Reports | **Size :** 5,264 KB
Document Date: 8/4/2005 | **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY | **Submitted:**
Title: 2ND QUARTER 2003 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2315403580/T0605902540.PDF

Document Type: Monitoring Reports | **Size :** 3,401 KB
Document Date: 8/4/2005 | **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY | **Submitted:**
Title: 1ST QUARTER 2003 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7821613907/T0605902540.PDF

Document Type: Monitoring Reports | **Size :** 1,971 KB
Document Date: 8/4/2005 | **Submitted By:** ETIC PASADENA (AUTH_RP)

Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 4TH QUARTER 2003 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9227294743/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 1,588 KB
Document Date: 8/4/2005 **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 3RD QUARTER 2003 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4284133732/T0605902540.PDF

Document Type: Site Documents **Size :** 11,760 KB
Document Date: 8/4/2005 **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: REPORTS - CLOSURE RPT. **Submitted:**
Title: CASE CLOSURE REQUEST
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3276020646/T0605902540.PDF

Document Type: Monitoring Reports **Size :** 5,018 KB
Document Date: 7/8/2005 **Submitted By:** ETIC PASADENA (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 1ST QUARTER 2005 GROUNDWATER MONITORING REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8649610221/T0605902540.PDF

Document Type: Site Documents **Size :** 4,570 KB
Document Date: 6/4/2003* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 2Q03 SITE STATUS AND GROUNDWATER MONITORING REPORT DATED 06/2003
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8555228114/T0605902540.PDF

Document Type: Site Documents **Size :** 2,162 KB
Document Date: 2/13/2003* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 1Q03 SITE STATUS AND GROUNDWATER MONITORING REPORT DATED 02/2003
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5776923060/T0605902540.PDF

Document Type: Site Documents **Size :** 3,859 KB
Document Date: 11/8/2002* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 4Q02 SITE STATUS AND GROUNDWATER MONITORING REPORT DATED 11/2002
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5569748163/T0605902540.PDF

Document Type: Site Documents **Size :** 4,115 KB
Document Date: 9/26/2002* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL WELL INSTALLATION AND TIDAL STUDY REPORT DATED 09/2002
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3851569056/T0605902540.PDF

Document Type: Site Documents **Size :** 1,880 KB
Document Date: 9/5/2002* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 3Q02 SITE STATUS AND GROUNDWATER MONITORING REPORT DATED 09/2002
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5333816766/T0605902540.PDF

Document Type: Site Documents **Size :** 934 KB
Document Date: 7/17/2002* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 2Q02 STATUS REPORT DATED 07/2002
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8612603247/T0605902540.PDF

Document Type: Site Documents **Size :** 2,705 KB
Document Date: 6/12/2002* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 2Q02 GROUNDWATER MONITORING REPORT DATED 06/2002
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5931418299/T0605902540.PDF

Document Type: Site Documents **Size :** 561 KB
Document Date: 5/16/2002* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 1Q02 STATUS REPORT DATED 05/2002
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4129193246/T0605902540.PDF

Document Type: Site Documents **Size :** 2,557 KB
Document Date: 3/28/2002* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 1Q02 GROUNDWATER MONITORING REPORT DATED 03/2002
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7668557941/T0605902540.PDF

Document Type: Site Documents **Size :** 316 KB
Document Date: 2/20/2002* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 4Q01 STATUS REPORT DATED 02/2002
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6930596411/T0605902540.PDF

Document Type: Site Documents **Size :** 3,243 KB
Document Date: 10/30/2001* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL REMEDIATION BY NATURAL ATTENUATION REPORT DATED 10/2001
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3348339974/T0605902540.PDF

Document Type: Site Documents **Size :** 2,393 KB
Document Date: 10/29/2001* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 4Q01 GROUNDWATER MONITORING AND PROGRESS REPORT DATED 10/2001
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6373314917/T0605902540.PDF

Document Type: Site Documents **Size :** 1,949 KB
Document Date: 4/27/2001* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 2Q01 GROUNDWATER MONITORING AND PROGRESS REPORT DATED 04/2001
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1760705053/T0605902540.PDF

Document Type: Site Documents **Size :** 4,450 KB
Document Date: 11/15/2000* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL INTERIM REMEDIAL ACTION PLAN DATED 11/2000
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7372384130/T0605902540.PDF

Document Type: Site Documents **Size :** 2,777 KB
Document Date: 8/18/2000* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL INTERIM REMEDIAL ACTION PLAN DATED 08/2000
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1540127694/T0605902540.PDF

Document Type: Site Documents **Size :** 1,031 KB
Document Date: 1/31/2000* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 4Q99 DUAL PHASE EXTRACTION PROGRESS REPORT DATED 01/2000
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5172729730/T0605902540.PDF

Document Type: Site Documents **Size :** 4,143 KB
Document Date: 10/7/1999* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL ADDENDUM TO INTERIM REPORT DATED 10/1999
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4955889225/T0605902540.PDF

Document Type: Site Documents **Size :** 5,967 KB
Document Date: 5/12/1999* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL INTERIM REPORT FOR SUPPLEMENTARY SITE ASSESSMENT ACTIVITIES DATED 05/12/1999
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3229193568/T0605902540.PDF

Document Type: Site Documents **Size :** 740 KB
Document Date: 11/13/1998* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL WORK PLAN FOR SUPPLEMENTARY SITE ASSESSMENT ACTIVITIES DATED 11/1998
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9242834925/T0605902540.PDF

Document Type: Site Documents **Size :** 4,387 KB
Document Date: 8/30/1998* **Submitted By:** PINNACLE EMS (CONTRACTOR)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL SUPPLEMENTARY SITE ASSESSMENT REPORT DATED 08/1998
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7735842227/T0605902540.PDF

Document Type: Site Documents **Size :** 1,221 KB
Document Date: 8/12/1998* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 2Q98 GROUNDWATER MONITORING AND SAMPLING REPORT DATED 8/12/1998
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2214468836/T0605902540.PDF

Document Type: Site Documents **Size :** 2,058 KB
Document Date: 10/3/1997* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL SUPPLEMENTARY SITE ASSESSMENT REPORT DATED 10/1997
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4243643641/T0605902540.PDF

Document Type: Site Documents **Size :** 1,074 KB
Document Date: 7/9/1996* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL SUBSURFACE SOIL INVESTIGATION REPORT DATED 07/1996
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2201889276/T0605902540.PDF

39	3 of 4	NW	0.38 / 2,008.33	11.92 / -19	MOBIL #18-HJ6 104 N COAST HWY LAGUNA BEACH CA 92651	ORANGE LOP

Record ID: RO0001541 **Case Closed Date:** 1/12/2018
Case ID: 96UT023 **Type of Closure:** Referred to Regional Board
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded

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39	4 of 4	NW	0.38 / 2,008.33	11.92 / -19	MOBIL 104 COAST HWY LAGUNA BEACH CA 92651	ORANGE LOP

Record ID: RO0001804 **Case Closed Date:** 3/17/1993
Case ID: 91UT038 **Type of Closure:** Closure certification issued
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded

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40	1 of 1	NW	0.38 / 2,024.92	9.97 / -21	ARCO #83031 105 N PACIFIC COAST HWY LAGUNA BEACH CA 92651	ORANGE LOP

Record ID: RO0001650 **Case Closed Date:** 3/18/2004
Case ID: 00UT022 **Type of Closure:** Closure certification issued
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded

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41	1 of 1	N	0.39 / 2,069.79	34.71 / 3	JOHN HEDGES INC 477 FOREST AVE LAGUNA BEACH CA 92652	ORANGE LOP

Record ID: RO0002535 **Case Closed Date:** 12/22/1998
Case ID: 92UT066 **Type of Closure:** Closure certification issued
Released Substance: Paint thinner

42	1 of 1	NNW	0.40 / 2,121.07	15.69 / -16	GENERAL TELEPHONE CO 295 BROADWAY LAGUNA BEACH CA 92651	LUST

Global ID: T0605902447 **County:** ORANGE
Status: COMPLETED - CASE CLOSED **Latitude:** 33.5443003
Status Date: 1990-02-27 00:00:00 **Longitude:** -117.7837851

Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 9UT195
Local Case No: 88UT008
Begin Date: 1986-04-07 00:00:00
Lead Agency: ORANGE COUNTY LOP
Local Agency: ORANGE COUNTY LOP
CUF Case: NO
Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
DWR GW Subbasin Name:
Disadvantaged Community:
Site History:

Potential COC: Diesel
How Discovered: Tank Closure
Stop Method: Close and Remove Tank
Stop Description:
Case Worker: KL
File Location: Local Agency

Regulatory Activity

Action Type: ENFORCEMENT
Date : 1990-02-28 00:00:00
Action: Closure/No Further Action Letter

Action Type: Other
Date : 1986-04-07 00:00:00
Action: Leak Discovery

Action Type: Other
Date : 1986-04-07 00:00:00
Action: Leak Reported

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: KEVIN LAMBERT
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP

Address: 1241 E DYER ROAD SUITE 120
Email: klambert@ochca.com
Phone No: 7144336261

Contact Type: Local Agency Caseworker
Contact Name: JAMES STROZIER
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP

Address: 1241 E. DYER ROAD SUITE 120
Email: jstrozier@ochca.com
Phone No: 7144336273

Status History

Status: Completed - Case Closed
Status Date: 1990-02-27 00:00:00

Status: Open - Case Begin Date
Status Date: 1986-04-07 00:00:00

LUST Sites from GeoTracker Search - Regulatory Profile(as of Oct 31, 2019)

Site Facility Name: GENERAL TELEPHONE CO
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:

Potential COC: DIESEL
Facility Type:
Composting Method:
Address: 295 BROADWAY
City: LAGUNA BEACH
Zip: 92651
County: ORANGE

CUF Priority Assig: ***CUF Claim:***
CUF Amount Paid:
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605902447
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 2/27/1990
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605902447&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: ORANGE COUNTY LOP (LEAD) - CASE #: 88UT008
CASEWORKER: KEVIN LAMBERT
CASEWORKER: JAMES STROZIER
SAN DIEGO RWQCB (REGION 9) - CASE #: 9UT195
Gndwater Monitoring Freque:
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History(as of Oct 31, 2019)

Status: Completed - Case Closed
Date : 2/27/1990

Status: Open - Case Begin Date
Date : 4/7/1986

LUST Sites from GeoTracker Search - Regulatory Activities(as of Oct 31, 2019)

Action Type: Other Regulatory Actions
Action Date: 2/28/1990
Received Issue Date: 2/28/1990
Action: Closure/No Further Action Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902447&enforcement_id=6325429&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Leak Action
Action Date: 4/7/1986
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 4/7/1986
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Documents(as of Oct 31, 2019)

Document Type: Site Documents ***Size :***
Document Date: 2/28/1990 ***Submitted By:*** GENIECE HIGGINS (REGULATOR)
Type: CLOSURE/NO FURTHER ACTION LETTER ***Submitted:***
Title: UNKNOWN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902447&enforcement_id=6325429

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
43	1 of 1	N	0.40 / 2,109.20	35.48 / 4	JOHN HEDGES INC 477 FOREST LAGUNA BEACH CA 92652	LUST

Global ID: T0605902484
Status: COMPLETED - CASE CLOSED
Status Date: 1998-12-22 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: ORANGE
Latitude: 33.5447934
Longitude: -117.7814355

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 9UT2478
Local Case No: 92UT066
Begin Date: 1992-05-22 00:00:00
Lead Agency: ORANGE COUNTY LOP
Local Agency: ORANGE COUNTY LOP
CUF Case: NO
Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
DWR GW Subbasin Name:
Disadvantaged Community:
Site History:
Potential COC: Stoddard solvent / Mineral Spriits / Distillates
How Discovered: Tank Closure
Stop Method: Close and Remove Tank
Stop Description:
Case Worker: KL
File Location: Local Agency

Regulatory Activity

Action Type: Other
Date : 1992-05-22 00:00:00
Action: Leak Discovery

Action Type: Other
Date : 1992-05-22 00:00:00
Action: Leak Reported

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: KEVIN LAMBERT
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E DYER ROAD SUITE 120
Email: klambert@ochca.com
Phone No: 7144336261

Contact Type: Local Agency Caseworker
Contact Name: JAMES STROZIER
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E. DYER ROAD SUITE 120
Email: jstrozier@ochca.com
Phone No: 7144336273

Status History

Status: Completed - Case Closed
Status Date: 1998-12-22 00:00:00

Status: Open - Case Begin Date
Status Date: 1992-05-22 00:00:00

LUST Sites from GeoTracker Search - Regulatory Profile(as of Oct 31, 2019)

Site Facility Name: JOHN HEDGES INC
Potential COC: STODDARD SOLVENT / MINERAL SPRIITS / DISTILLATES

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig:
CUF Amount Paid:
Facility Type:
Composting Method:
Address: 477 FOREST
City: LAGUNA BEACH
Zip: 92652
County: ORANGE
CUF Claim:
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605902484
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 12/22/1998
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605902484&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: ORANGE COUNTY LOP (LEAD) - CASE #: 92UT066
CASEWORKER: KEVIN LAMBERT
CASEWORKER: JAMES STROZIER
SAN DIEGO RWQCB (REGION 9) - CASE #: 9UT2478
Gndwater Monitoring Freque:
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History(as of Oct 31, 2019)

Status: Completed - Case Closed
Date : 12/22/1998

Status: Open - Case Begin Date
Date : 5/22/1992

LUST Sites from GeoTracker Search - Regulatory Activities(as of Oct 31, 2019)

Action Type: Leak Action
Action Date: 5/22/1992
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 5/22/1992
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
44	1 of 2	NW	0.41 / 2,182.72	15.61 / -16	CITY OF LAGUNA BEACH 175 COAST LAGUNA BEACH CA 92652	LUST

Global ID: T0605902491
Status: COMPLETED - CASE CLOSED
Status Date: 1988-04-15 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: ORANGE
Latitude: 33.5430691
Longitude: -117.7861861

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 9UT2496
Local Case No: 88UT011
Begin Date: 1988-04-15 00:00:00
Lead Agency: ORANGE COUNTY LOP
Local Agency: ORANGE COUNTY LOP
CUF Case: NO
Potential Media of Concern: Under Investigation
How Discovered Description:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
DWR GW Subbasin Name:
Disadvantaged Community:
Site History:

Potential COC: Waste Oil / Motor / Hydraulic / Lubricating
How Discovered: Tank Closure
Stop Method: Close and Remove Tank
Stop Description:
Case Worker: KL
File Location: Local Agency

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: KEVIN LAMBERT
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP

Address: 1241 E DYER ROAD SUITE 120
Email: klambert@ochca.com
Phone No: 7144336261

Contact Type: Local Agency Caseworker
Contact Name: JAMES STROZIER
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP

Address: 1241 E. DYER ROAD SUITE 120
Email: jstrozier@ochca.com
Phone No: 7144336273

Status History

Status: Completed - Case Closed
Status Date: 1988-04-15 00:00:00

Status: Open - Case Begin Date
Status Date: 1988-04-15 00:00:00

LUST Sites from GeoTracker Search - Regulatory Profile(as of Oct 31, 2019)

Site Facility Name: CITY OF LAGUNA BEACH
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig:
CUF Amount Paid:
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605902491
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 4/15/1988
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605902491&tabname=regulatoryhistory
Potential Media of Concern: UNDER INVESTIGATION
User Defined Beneficial Use:
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: ORANGE COUNTY LOP (LEAD) - CASE #: 88UT011
CASEWORKER: KEVIN LAMBERT
CASEWORKER: JAMES STROZIER
SAN DIEGO RWQCB (REGION 9) - CASE #: 9UT2496

Potential COC: WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING
Facility Type:
Composting Method:
Address: 175 COAST
City: LAGUNA BEACH
Zip: 92652
County: ORANGE
CUF Claim:

Gndwater Monitoring Freque:
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History(as of Oct 31, 2019)

Status: Completed - Case Closed
Date : 4/15/1988

Status: Open - Case Begin Date
Date : 4/15/1988

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44 | ***2 of 2*** | ***NW*** | ***0.41 / 2,182.72*** | ***15.61 / -16*** | ***CITY OF LAGUNA BEACH***
175 N COAST HWY
LAGUNA BEACH CA 92651 | ***ORANGE LOP***

Record ID: RO0001045
Case ID: 88UT011
Released Substance: Waste oil/Used oil
Case Closed Date: 4/15/1988
Type of Closure: Closure certification issued

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45 | ***1 of 1*** | ***SE*** | ***0.41 / 2,189.20*** | ***61.55 / 30*** | ***MOBIL***
104 COAST
LAGUNA BEACH CA 92651 | ***LUST***

Global ID: T0605902441
Status: COMPLETED - CASE CLOSED
Status Date: 1993-03-17 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: ORANGE
Latitude: 33.543357
Longitude: -117.785205

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 9UT1926
Local Case No: 91UT038
Begin Date: 1991-03-20 00:00:00
Lead Agency: ORANGE COUNTY LOP
Local Agency: ORANGE COUNTY LOP
CUF Case: NO
Potential Media of Concern: Other Groundwater (uses other than drinking water)
How Discovered Description:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
DWR GW Subbasin Name:
Disadvantaged Community:
Site History:
Potential COC: Gasoline
How Discovered: Tank Closure
Stop Method: Close and Remove Tank
Stop Description:
Case Worker: KL
File Location: Local Agency

Regulatory Activity

Action Type: ENFORCEMENT
Date : 1993-03-17 00:00:00
Action: Closure/No Further Action Letter

Action Type: Other
Date : 1991-03-20 00:00:00
Action: Leak Discovery

Action Type: Other
Date : 1991-03-20 00:00:00
Action: Leak Reported

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: JAMES STROZIER
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E. DYER ROAD SUITE 120
Email: jstrozier@ochca.com
Phone No: 7144336273

Contact Type: Local Agency Caseworker
Contact Name: KEVIN LAMBERT
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E DYER ROAD SUITE 120
Email: klambert@ochca.com
Phone No: 7144336261

Status History

Status: Completed - Case Closed
Status Date: 1993-03-17 00:00:00

Status: Open - Case Begin Date
Status Date: 1991-03-20 00:00:00

LUST Sites from GeoTracker Search - Regulatory Profile(as of Oct 31, 2019)

Site Facility Name: MOBIL
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig:
CUF Amount Paid:
Potential COC: GASOLINE
Facility Type:
Composting Method:
Address: 104 COAST
City: LAGUNA BEACH
Zip: 92651
County: ORANGE
CUF Claim:
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605902441
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 3/17/1993
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605902441&tabname=regulatoryhistory
Potential Media of Concern: OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER)
User Defined Beneficial Use:
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: ORANGE COUNTY LOP (LEAD) - CASE #: 91UT038
CASEWORKER: KEVIN LAMBERT
CASEWORKER: JAMES STROZIER
SAN DIEGO RWQCB (REGION 9) - CASE #: 9UT1926
Gndwater Monitoring Freque:
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History(as of Oct 31, 2019)

Status: Completed - Case Closed
Date : 3/17/1993

Status: Open - Case Begin Date
Date : 3/20/1991

LUST Sites from GeoTracker Search - Regulatory Activities(as of Oct 31, 2019)

Action Type: Other Regulatory Actions
Action Date: 3/17/1993
Received Issue Date: 3/17/1993
Action: Closure/No Further Action Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902441&enforcement_id=6326531&temptable=ENFORCEMENT
Title Description Comments:

RACC

Action Type: Leak Action
Action Date: 3/20/1991
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 3/20/1991
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Documents(as of Oct 31, 2019)

Document Type: Site Documents
Document Date: 3/17/1993
Type: CLOSURE/NO FURTHER ACTION LETTER
Title: RACC
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902441&enforcement_id=6326531
Size :
Submitted By: GENIECE HIGGINS (REGULATOR)
Submitted:

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46 | **1 of 1** | **NNW** | **0.41 / 2,185.17** | **18.40 / -13** | **GENERAL TELEPHONE CO**
295 BROADWAY
LAGUNA BEACH CA 92651
ORANGE LOP

Record ID: RO0000815
Case ID: 88UT008
Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4
Case Closed Date: 2/27/1990
Type of Closure: Closure certification issued

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47 | **1 of 1** | **NNW** | **0.41 / 2,181.40** | **15.70 / -16** | **FDIC PROPERTY**
310 BROADWAY
LAGUNA BEACH CA 92651
ORANGE LOP

Record ID: RO0002995
Case ID: 93UT086
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Case Closed Date: 1/6/1994
Type of Closure: Closure certification issued

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48 | **1 of 1** | **NNW** | **0.43 / 2,269.41** | **37.60 / 6** | **FDIC PROPERTY**
310 BROADWAY
LAGUNA BEACH CA 92651
LUST

Global ID: T0605902527
Status: COMPLETED - CASE CLOSED
Status Date: 1994-01-06 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: ORANGE
Latitude: 33.544671
Longitude: -117.783988

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 9UT3192
Local Case No: 93UT086
Begin Date: 1993-11-24 00:00:00
Lead Agency: ORANGE COUNTY LOP
Local Agency: ORANGE COUNTY LOP
CUF Case: NO
Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
DWR GW Subbasin Name:
Disadvantaged Community:
Site History:

Potential COC: Gasoline
How Discovered: Tank Closure
Stop Method: Close and Remove Tank
Stop Description:
Case Worker: KL
File Location: Local Agency

Regulatory Activity

Action Type: ENFORCEMENT
Date : 1994-01-06 00:00:00
Action: Closure/No Further Action Letter

Action Type: Other
Date : 1993-11-24 00:00:00
Action: Leak Discovery

Action Type: Other
Date : 1993-11-24 00:00:00
Action: Leak Reported

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: KEVIN LAMBERT
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP

Address: 1241 E DYER ROAD SUITE 120
Email: klambert@ochca.com
Phone No: 7144336261

Contact Type: Local Agency Caseworker
Contact Name: JAMES STROZIER
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP

Address: 1241 E. DYER ROAD SUITE 120
Email: jstrozier@ochca.com
Phone No: 7144336273

Status History

Status: Completed - Case Closed
Status Date: 1994-01-06 00:00:00

Status: Open - Case Begin Date
Status Date: 1993-11-24 00:00:00

LUST Sites from GeoTracker Search - Regulatory Profile(as of Oct 31, 2019)

Site Facility Name: FDIC PROPERTY
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig:
CUF Amount Paid:
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605902527

Potential COC: GASOLINE
Facility Type:
Composting Method:
Address: 310 BROADWAY
City: LAGUNA BEACH
Zip: 92651
County: ORANGE
CUF Claim:

Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 1/6/1994
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605902527&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: ORANGE COUNTY LOP (LEAD) - CASE #: 93UT086
CASEWORKER: JAMES STROZIER
CASEWORKER: KEVIN LAMBERT
SAN DIEGO RWQCB (REGION 9) - CASE #: 9UT3192
Gndwater Monitoring Freque:
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History(as of Oct 31, 2019)

Status: Completed - Case Closed
Date : 1/6/1994

Status: Open - Case Begin Date
Date : 11/24/1993

LUST Sites from GeoTracker Search - Regulatory Activities(as of Oct 31, 2019)

Action Type: Other Regulatory Actions
Action Date: 1/6/1994
Received Issue Date: 1/6/1994
Action: Closure/No Further Action Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902527&enforcement_id=6326515&temptable=ENFORCEMENT
Title Description Comments:

RACC

Action Type: Leak Action
Action Date: 11/24/1993
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 11/24/1993
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Documents(as of Oct 31, 2019)

Document Type: Site Documents
Document Date: 1/6/1994
Type: CLOSURE/NO FURTHER ACTION LETTER
Title: RACC
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902527&enforcement_id=6326515
Size :
Submitted By: GENIECE HIGGINS (REGULATOR)
Submitted:

49	1 of 1	NNW	0.43 / 2,281.58	23.95 / -7	SAIL AUTO CENTER 350 BROADWAY	ORANGE LOP

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					LAGUNA BEACH CA 92651	

Record ID: RO0002260
Case ID: 92UT100
Released Substance: Waste oil/Used oil
Case Closed Date: 12/18/1992
Type of Closure: Closure certification issued

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
50	1 of 1	NNW	0.44 / 2,336.59	26.75 / -4	SAIL AUTO CENTER 350 BROADWAY LAGUNA BEACH CA 92651	LUST

Global ID: T0605902483
Status: COMPLETED - CASE CLOSED
Status Date: 1992-12-18 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: ORANGE
Latitude: 33.545082
Longitude: -117.783365

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 9UT2477
Local Case No: 92UT100
Begin Date: 1992-08-21 00:00:00
Lead Agency: ORANGE COUNTY LOP
Local Agency: ORANGE COUNTY LOP
CUF Case: NO
Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
DWR GW Subbasin Name:
Disadvantaged Community:
Site History:
Potential COC: Waste Oil / Motor / Hydraulic / Lubricating
How Discovered: Tank Closure
Stop Method: Close and Remove Tank
Stop Description:
Case Worker: KL
File Location: Local Agency

Regulatory Activity

Action Type: ENFORCEMENT
Date : 1992-12-17 00:00:00
Action: Closure/No Further Action Letter

Action Type: Other
Date : 1992-08-21 00:00:00
Action: Leak Discovery

Action Type: Other
Date : 1992-08-21 00:00:00
Action: Leak Reported

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: JAMES STROZIER
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E. DYER ROAD SUITE 120
Email: jstrozier@ochca.com
Phone No: 7144336273

Contact Type: Local Agency Caseworker
Contact Name: KEVIN LAMBERT
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E DYER ROAD SUITE 120
Email: klambert@ochca.com
Phone No: 7144336261

Status History

Status: Completed - Case Closed

Status Date: 1992-12-18 00:00:00

Status: Open - Case Begin Date
Status Date: 1992-08-21 00:00:00

LUST Sites from GeoTracker Search - Regulatory Profile(as of Oct 31, 2019)

Site Facility Name: SAIL AUTO CENTER
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig:
CUF Amount Paid:
Potential COC: WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING
Facility Type:
Composting Method:
Address: 350 BROADWAY
City: LAGUNA BEACH
Zip: 92651
County: ORANGE
CUF Claim:
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605902483
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 12/18/1992
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605902483&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: ORANGE COUNTY LOP (LEAD) - CASE #: 92UT100
CASEWORKER: KEVIN LAMBERT
CASEWORKER: JAMES STROZIER
SAN DIEGO RWQCB (REGION 9) - CASE #: 9UT2477
Gndwater Monitoring Freque:
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History(as of Oct 31, 2019)

Status: Completed - Case Closed
Date : 12/18/1992

Status: Open - Case Begin Date
Date : 8/21/1992

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Oct 31, 2019)

Action Type: EXCAVATION
Phase:
Contaminant Mass Removed:
Description:
Begin Date: 1/1/1965
End Date: 1/1/1965

LUST Sites from GeoTracker Search - Regulatory Activities(as of Oct 31, 2019)

Action Type: Other Regulatory Actions
Action Date: 12/17/1992
Received Issue Date: 12/17/1992
Action: Closure/No Further Action Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902483&enforcement_id=6326537&temptable=ENFORCEMENT
Title Description Comments:

RACC

Action Type: Leak Action
Action Date: 8/21/1992
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 8/21/1992
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Documents(as of Oct 31, 2019)

Document Type: Site Documents
Document Date: 12/17/1992
Type: CLOSURE/NO FURTHER ACTION LETTER
Title: RACC
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902483&enforcement_id=6326537
Size :
Submitted By: GENIECE HIGGINS (REGULATOR)
Submitted:

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51 | **1 of 1** | **N** | **0.45 / 2,351.51** | **36.85 / 6** | **CITY OF LAGUNA BEACH**
505 FOREST AVE
LAGUNA BEACH CA 92651
ORANGE LOP

Record ID: RO0002154
Case ID: 88UT136
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Case Closed Date: 12/6/1990
Type of Closure: Closure certification issued

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52 | **1 of 1** | **N** | **0.45 / 2,356.68** | **41.27 / 10** | **CITY OF LAGUNA BEACH**
505 FOREST
LAGUNA BEACH CA 92651
LUST

Global ID: T0605902385
Status: COMPLETED - CASE CLOSED
Status Date: 1990-12-06 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: ORANGE
Latitude: 33.545488
Longitude: -117.781205

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 9UT1461
Local Case No: 88UT136
Begin Date: 1988-06-09 00:00:00
Lead Agency: ORANGE COUNTY LOP
Local Agency: ORANGE COUNTY LOP
CUF Case: NO
Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
DWR GW Subbasin Name:
Disadvantaged Community:
Site History:
Potential COC: Gasoline
How Discovered: Tank Closure
Stop Method: Close and Remove Tank
Stop Description:
Case Worker: KL
File Location: Local Agency

Regulatory Activity

Action Type: ENFORCEMENT
Date : 1990-12-06 00:00:00
Action: Closure/No Further Action Letter

Action Type: Other
Date : 1988-06-09 00:00:00
Action: Leak Reported

Action Type: Other
Date : 1988-06-09 00:00:00
Action: Leak Discovery

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: JAMES STROZIER
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E. DYER ROAD SUITE 120
Email: jstrozier@ochca.com
Phone No: 7144336273

Contact Type: Local Agency Caseworker
Contact Name: KEVIN LAMBERT
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E DYER ROAD SUITE 120
Email: klambert@ochca.com
Phone No: 7144336261

Status History

Status: Completed - Case Closed
Status Date: 1990-12-06 00:00:00

Status: Open - Case Begin Date
Status Date: 1988-06-09 00:00:00

LUST Sites from GeoTracker Search - Regulatory Profile(as of Oct 31, 2019)

Site Facility Name: CITY OF LAGUNA BEACH
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig:
CUF Amount Paid:
Potential COC: GASOLINE
Facility Type:
Composting Method:
Address: 505 FOREST
City: LAGUNA BEACH
Zip: 92651
County: ORANGE
CUF Claim:
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605902385
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 12/6/1990
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605902385&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: ORANGE COUNTY LOP (LEAD) - CASE #: 88UT136
CASEWORKER: KEVIN LAMBERT
CASEWORKER: JAMES STROZIER
SAN DIEGO RWQCB (REGION 9) - CASE #: 9UT1461
Gndwater Monitoring Freque:
Site History:

No site history available

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

LUST Sites from GeoTracker Search - Cleanup Status History(as of Oct 31, 2019)

Status: Completed - Case Closed
Date : 12/6/1990

Status: Open - Case Begin Date
Date : 6/9/1988

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Oct 31, 2019)

Action Type: EXCAVATION
Phase:
Contaminant Mass Removed:
Description:
Begin Date: 1/1/1965
End Date: 1/1/1965

LUST Sites from GeoTracker Search - Regulatory Activities(as of Oct 31, 2019)

Action Type: Other Regulatory Actions
Action Date: 12/6/1990
Received Issue Date: 12/6/1990
Action: Closure/No Further Action Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902385&enforcement_id=6325439&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Leak Action
Action Date: 6/9/1988
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 6/9/1988
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Documents(as of Oct 31, 2019)

Document Type: Site Documents
Document Date: 12/6/1990
Type: CLOSURE/NO FURTHER ACTION LETTER
Title: UNKNOWN
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902385&enforcement_id=6325439
Size :
Submitted By: GENIECE HIGGINS (REGULATOR)
Submitted:

53	1 of 1	NNW	0.47 / 2,491.44	57.90 / 27	PACIFICDIVERSIFIED 100 CLIFF DRIVE LAGUNA BEACH CA 92651	RCRA TSD

EPA Handler ID: CAC003020490
Gen Status Universe: No Report
Contact Name: TASHA BELL
Contact Address: 813 N EUCLID AVE , , ONTARIO , CA, 91762 ,
Contact Phone No and Ext: 909-988-4253
Contact Email: DONNA@PACIFICDIVERSIFIED.NET
Contact Country:
Land Type:
County Name: ORANGE
EPA Region: 09
Receive Date: 20190619

Violation/Evaluation Summary

Note: NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190619
Handler Name:	PACIFICDIVERSIFIED
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	813 N EUCLID AVE
Name:	TASHA BELL	***Street 2:***	
Date Became Current:		***City:***	ONTARIO
Date Ended Current:		***State:***	CA
Phone:	909-988-4253	***Country:***	
Source Type:	Implementer	***Zip Code:***	91762
Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	PO BOX 1846
Name:	PACIFIC DIVERSIFIED	***Street 2:***	
Date Became Current:		***City:***	UPLAND
Date Ended Current:		***State:***	CA
Phone:	909-988-4253	***Country:***	
Source Type:	Implementer	***Zip Code:***	91786

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
54	1 of 1	SE	0.48 / 2,544.78	65.41 / 34	SHELL OIL 1342 PACIFIC COAST LAGUNA BEACH CA 92651	LUST

Global ID:	T0605963567	***County:***	ORANGE
Status:	COMPLETED - CASE CLOSED	***Latitude:***	33.5321764
Status Date:	2005-07-08 00:00:00	***Longitude:***	-117.7753965
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:
Local Case No: 02UT014
Begin Date: 2001-11-06 00:00:00
Lead Agency: ORANGE COUNTY LOP
Local Agency: ORANGE COUNTY LOP
CUF Case: NO
Potential COC: Gasoline
How Discovered: Tank Closure
Stop Method: Close and Replace Tank
Stop Description:
Case Worker: KL
File Location: Local Agency
Potential Media of Concern: Other Groundwater (uses other than drinking water)
How Discovered Description:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
DWR GW Subbasin Name:
Disadvantaged Community:
Site History:

Regulatory Activity

Action Type: ENFORCEMENT
Date : 2005-07-08 00:00:00
Action: Closure/No Further Action Letter

Action Type: RESPONSE
Date : 2003-10-27 00:00:00
Action: Soil and Water Investigation Report

Action Type: ENFORCEMENT
Date : 2003-07-14 00:00:00
Action: * Historical Enforcement

Action Type: Other
Date : 2002-05-08 00:00:00
Action: Leak Reported

Action Type: REMEDIATION
Date : 2001-11-12 00:00:00
Action: Excavation

Action Type: Other
Date : 2001-11-06 00:00:00
Action: Leak Discovery

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: JAMES STROZIER
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E. DYER ROAD SUITE 120
Email: jstrozier@ochca.com
Phone No: 7144336273

Contact Type: Local Agency Caseworker
Contact Name: KEVIN LAMBERT
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E DYER ROAD SUITE 120
Email: klambert@ochca.com
Phone No: 7144336261

Status History

Status: Completed - Case Closed
Status Date: 2005-07-08 00:00:00

Status: Open - Site Assessment
Status Date: 2003-01-07 00:00:00

Status: Open - Site Assessment
Status Date: 2001-11-06 00:00:00

Status: Open - Case Begin Date
Status Date: 2001-11-06 00:00:00

LUST Sites from GeoTracker Search - Regulatory Profile(as of Oct 31, 2019)

Site Facility Name: SHELL OIL
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig:
CUF Amount Paid:
Potential COC: GASOLINE
Facility Type:
Composting Method:
Address: 1342 PACIFIC COAST
City: LAGUNA BEACH
Zip: 92651
County: ORANGE
CUF Claim:
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605963567
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 7/8/2005
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605963567&tabname=regulatoryhistory
Potential Media of Concern: OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER)
User Defined Beneficial Use:
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Laguna Beach (901.12)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: ORANGE COUNTY LOP (LEAD) - CASE #: 02UT014
CASEWORKER: JAMES STROZIER
CASEWORKER: KEVIN LAMBERT
SAN DIEGO RWQCB (REGION 9)
Gndwater Monitoring Freque:
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History(as of Oct 31, 2019)

Status: Completed - Case Closed
Date : 7/8/2005

Status: Open - Site Assessment
Date : 1/7/2003

Status: Open - Case Begin Date
Date : 11/6/2001

Status: Open - Site Assessment
Date : 11/6/2001

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Oct 31, 2019)

Action Type: EXCAVATION
Phase:
Contaminant Mass Removed:
Description:
Begin Date: 11/12/2001
End Date: 11/13/2001

LUST Sites from GeoTracker Search - Regulatory Activities(as of Oct 31, 2019)

Action Type: Other Regulatory Actions
Action Date: 7/8/2005
Received Issue Date: 7/8/2005
Action: Closure/No Further Action Letter
Doc Link:
Title Description Comments:

CLOSURE LETTER

Action Type: Response Requested - Reports
Action Date: 10/27/2003
Received Issue Date: 1/1/1965
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Soil and Water Investigation Report - OFFSITE ASSESSMENT REPORT

Action Type: Enforcement/Orders
Action Date: 7/14/2003
Received Issue Date: 7/14/2003
Action: * Historical Enforcement
Doc Link:
Title Description Comments:

APPROVAL LETTER FOR OFFSITE ASSESSMENT WORKPLAN

Action Type: Leak Action
Action Date: 5/8/2002
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 11/12/2001
Received Issue Date:
Action: Excavation
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 11/6/2001
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Site Maps(as of Oct 31, 2019)

Title: GEO_BORE (DP-3)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5059141397/T0605963567.pdf
Size : 41 KB
Submitted By: NORTHSHORE ENGINEERING (CONTRACTOR)
Submitted: 6/28/2005

Title: GEO_BORE (MW-04)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3773681461/T0605963567.pdf
Size : 55 KB
Submitted By: NORTHSHORE ENGINEERING (CONTRACTOR)
Submitted: 6/28/2005

Title: GEO_BORE (DP-2)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8205762565/T0605963567.pdf
Size : 39 KB
Submitted By: NORTHSHORE ENGINEERING (CONTRACTOR)
Submitted: 6/28/2005

Title: GEO_BORE (MW-02)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1624402701/T0605963567.pdf
Size : 49 KB

Submitted By: NORTHSHORE ENGINEERING (CONTRACTOR)
Submitted: 6/28/2005

Title: GEO_BORE (MW-01)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4689038932/T0605963567.pdf
Size : 52 KB
Submitted By: NORTHSHORE ENGINEERING (CONTRACTOR)
Submitted: 6/28/2005

Title: GEO_BORE (MW-03)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6441593766/T0605963567.pdf
Size : 53 KB
Submitted By: NORTHSHORE ENGINEERING (CONTRACTOR)
Submitted: 6/28/2005

Title: GEO_BORE (DP-1)
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7807096183/T0605963567.pdf
Size : 60 KB
Submitted By: NORTHSHORE ENGINEERING (CONTRACTOR)
Submitted: 6/28/2005

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/7898832023/T0605963567.pdf
Size : 214 KB
Submitted By: NORTHSHORE ENGINEERING (CONTRACTOR)
Submitted: 5/24/2005

Title: GEO_MAP
Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_map/1819959342/T0605963567.pdf
Size : 61 KB
Submitted By: NORTHSHORE ENGINEERING (CONTRACTOR)
Submitted: 7/2/2004

LUST Sites from GeoTracker Search - Documents(as of Oct 31, 2019)

Document Type: Site Documents
Document Date: 10/21/2005*
Type: REPORTS - CLOSURE RPT.
Title: SITE CLOSURE REPORT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5765287101/T0605963567.PDF
Size : 1,490 KB
Submitted By: NORTHSHORE ENGINEERING (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 8/1/2005
Type:
Title: CASE CLOSURE SUMMARY
Title Link: https://geotracker.waterboards.ca.gov/site_documents/6772556900/02UT014%2Epdf
Size : 5,124 KB
Submitted By: (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 7/29/2005
Type:
Title: REMEDIAL ACTION COMPLETION CERTIFICATION
Title Link: https://geotracker.waterboards.ca.gov/site_documents/5255619645/02UT014%2Epdf
Size : 138 KB
Submitted By: (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 6/27/2005
Type: REPORTS - INVESTIGATION RPT.
Title: RESULTS OF VAPOR EXPLOSION SURVEY
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4057187736/T0605963567.PDF
Size : 115 KB
Submitted By: NORTHSHORE ENGINEERING (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 6/2/2005
Type: REPORTS - OTHER
Title: EVALUATION OF DISSOLVED-PHASE PLUME CONDITIONS, STABILITY, LONGEVITY, AND POTENTIAL BENEFICIAL USE GROUNDWATER IMPAIRMENT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4242856681/T0605963567.PDF
Size : 840 KB
Submitted By: NORTHSHORE ENGINEERING (CONTRACTOR)
Submitted:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Unplottable Summary

Total: 15 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
CERCLIS	LAGUNA BEACH 2	LAGUNA BEACH ***Site EPA ID:*** CAD981622194	LAGUNA BEACH CA	92651	805444744
CERCLIS	LAGUNA BEACH	LAGUNA BEACH ***Site EPA ID:*** CAD981622137	LAGUNA BEACH CA	92651	805439106
CERCLIS NFRAP	LAGUNA BEACH 2	LAGUNA BEACH ***Site EPA ID:*** CAD981622194	LAGUNA BEACH CA	92651	805494357
CERCLIS NFRAP	LAGUNA BEACH	LAGUNA BEACH ***Site EPA ID:*** CAD981622137	LAGUNA BEACH CA	92651	805478466
ENVIROSTOR	MT. LAGUNA AIR FORCE STATION	MOUNT LAGUNA ***Estor/EPA ID	Cleanup Status:*** 71000041 | REFER: RWQCB AS OF 11/17/2005	MOUNT LAGUNA CA	91948	820298219
HHSS	DONLON RANCH	LAGUNA RD PLEASANT VALLEY RD.	OXNARD CA	93033	822968907
HIST TANK	DONLON RANCH	LAGUNA RD	OXNARD CA		865066292
ORANGE ICP	LA PAZ RESTAURANT	UNK GAVIOTA & PCH	LAGUNA BEACH CA	92651	860197920
RCRA NON GEN	PACIFIC BELL TELEPHONE CO DBA AT&T CALIF	MT LAGUNA SAGE ***EPA Handler ID:*** CAT080030471	MOUNT LAGUNA CA	92048-0000	873946083
RCRA NON GEN	PACIFIC BELL TELEPHONE CO DBA AT&T CALIF	MT LAGUNA RADIO ***EPA Handler ID:*** CAT080030489	MOUNT LAGUNA CA	92048-0000	878168737
RCRA TSD	PACIFIC BELL TELEPHONE CO DBA AT&T CALIF	MT LAGUNA RADIO	MOUNT LAGUNA CA	92048-0000	877584049

		EPA Handler ID: CAT080030489			
SEMS ARCHIVE	LAGUNA BEACH	LAGUNA BEACH ***EPA ID:*** CAD981622137	LAGUNA BEACH CA	92651	828886187
SEMS ARCHIVE	LAGUNA BEACH 2	LAGUNA BEACH ***EPA ID:*** CAD981622194	LAGUNA BEACH CA	92651	828878457
SWF/LF	Arnold Road Dump	End Of Arnold Road & The Pacific Ocean ***Operational Status | Activity:*** Closed | Solid Waste Disposal Site	Oxnard CA		820221027
SWF/LF	Oxnard 1962	Perkins Rd. and Ormond Beach Wildlife ***Operational Status | Activity:*** Closed | Solid Waste Disposal Site	Oxnard CA		820220842

Unplottable Report

Site: ***LAGUNA BEACH 2***
LAGUNA BEACH LAGUNA BEACH CA 92651

CERCLIS

Site ID:	0902474	***RNPL Status Code:***	N
Site EPA ID:	CAD981622194	***NPL Status:***	Not on the NPL
Site Street Address 2:		***RFED Facility Code:***	N
Site County Name:	ORANGE	***RFED Facility Desc:***	Not a Federal Facility
Site FIPS Code:	06059	***USGS Hydro Unit No.:***	
Region Code:	09	***Site Cong. Dist. Code:***	40
Site SMSA No.:	0360	***ROT Desc:***	Unknown
Site Prim. Latitude:	33D33M00S	***FR NPL Update No.:***	
Site Prim. Longitude:	117D48M18S	***RFRA Code:***	
Lat Long Source:			
RNON NPL Status Desc:	Removal Only Site (No Site Assessment Work Needed)		

CERCLIS Assess History

OU ID:	00	***RALT Short Name:***	EPA In-House
Act Code ID:	001	***Act Start Date:***	
RAT Code:	VS	***Act Complete Date:***	1/23/1996 00:00:00
RAT Short Name:	ARCH SITE	***AGT Order No.:***	1500
RAT Name:	ARCHIVE SITE	***SH OU:***	
RAT Hist. Only Flag:		***SH Code:***	
RAT NSI Indicator:	B	***SH Seq:***	
RAT Level:	1	***SH Start Date:***	
RAT DEF OU:	00	***SH Complete Date:***	
RFBS Code:		***SH Lead:***	
SPA Code:	13		
RAT Def:	The decision is made that no further activity is planned at the site.		
Site Desc:			
Site Alias:			

CERCLIS Assess History

OU ID:	00	***RALT Short Name:***	
Act Code ID:		***Act Start Date:***	
RAT Code:		***Act Complete Date:***	
RAT Short Name:		***AGT Order No.:***	0
RAT Name:		***SH OU:***	
RAT Hist. Only Flag:		***SH Code:***	
RAT NSI Indicator:		***SH Seq:***	
RAT Level:		***SH Start Date:***	
RAT DEF OU:		***SH Complete Date:***	
RFBS Code:		***SH Lead:***	
SPA Code:			
RAT Def:			
Site Desc:	No description available .		
Site Alias:	No alias data available		

CERCLIS Assess History

OU ID:	00	***RALT Short Name:***	Coast Guard
Act Code ID:	001	***Act Start Date:***	4/28/1984 00:00:00
RAT Code:	RV	***Act Complete Date:***	4/29/1984 00:00:00
RAT Short Name:	RMVL	***AGT Order No.:***	70
RAT Name:	REMOVAL	***SH OU:***	
RAT Hist. Only Flag:		***SH Code:***	
RAT NSI Indicator:	B	***SH Seq:***	

RAT Level:	1	***SH Start Date:***	
RAT DEF OU:	00	***SH Complete Date:***	
RFBS Code:	V	***SH Lead:***	
SPA Code:	08		

RAT Def: Response action that requires expeditious attention to reduce imminent and substantial dangers to human health, welfare, or the environment or an emergency response required within hours or days to address acute situations involving actual or potential threat to human health, the environment, or real or personal property due to the release of a hazardous substance. Characterization of a removal action as removal, not immediate removal or planned removal, started at the beginning of FY 1987. This code now takes the place of immediate removal (IR) and planned removal (PR).

Site Desc:
Site Alias:

Site: ***LAGUNA BEACH***
LAGUNA BEACH LAGUNA BEACH CA 92651

CERCLIS

Site ID:	0902472	***RNPL Status Code:***	N
Site EPA ID:	CAD981622137	***NPL Status:***	Not on the NPL
Site Street Address 2:		***RFED Facility Code:***	N
Site County Name:	ORANGE	***RFED Facility Desc:***	Not a Federal Facility
Site FIPS Code:	06059	***USGS Hydro Unit No.:***	
Region Code:	09	***Site Cong. Dist. Code:***	40
Site SMSA No.:	0360	***ROT Desc:***	Unknown
Site Prim. Latitude:	33D33M00S	***FR NPL Update No.:***	
Site Prim. Longitude:	117D48M18S	***RFRA Code:***	
Lat Long Source:			

RNON NPL Status Desc: Removal Only Site (No Site Assessment Work Needed)

CERCLIS Assess History

OU ID:	00	***RALT Short Name:***	Coast Guard
Act Code ID:	001	***Act Start Date:***	3/1/1983 00:00:00
RAT Code:	RV	***Act Complete Date:***	3/2/1983 00:00:00
RAT Short Name:	RMVL	***AGT Order No.:***	70
RAT Name:	REMOVAL	***SH OU:***	
RAT Hist. Only Flag:		***SH Code:***	
RAT NSI Indicator:	B	***SH Seq:***	
RAT Level:	1	***SH Start Date:***	
RAT DEF OU:	00	***SH Complete Date:***	
RFBS Code:	V	***SH Lead:***	
SPA Code:	08		

RAT Def: Response action that requires expeditious attention to reduce imminent and substantial dangers to human health, welfare, or the environment or an emergency response required within hours or days to address acute situations involving actual or potential threat to human health, the environment, or real or personal property due to the release of a hazardous substance. Characterization of a removal action as removal, not immediate removal or planned removal, started at the beginning of FY 1987. This code now takes the place of immediate removal (IR) and planned removal (PR).

Site Desc:
Site Alias:

CERCLIS Assess History

OU ID:	00	***RALT Short Name:***	EPA In-House
Act Code ID:	001	***Act Start Date:***	
RAT Code:	VS	***Act Complete Date:***	1/23/1996 00:00:00
RAT Short Name:	ARCH SITE	***AGT Order No.:***	1500
RAT Name:	ARCHIVE SITE	***SH OU:***	
RAT Hist. Only Flag:		***SH Code:***	
RAT NSI Indicator:	B	***SH Seq:***	
RAT Level:	1	***SH Start Date:***	
RAT DEF OU:	00	***SH Complete Date:***	
RFBS Code:		***SH Lead:***	
SPA Code:	13		

RAT Def: The decision is made that no further activity is planned at the site.

Site Desc:
Site Alias:

CERCLIS Assess History

OU ID:	00	***RALT Short Name:***	
Act Code ID:		***Act Start Date:***	
RAT Code:		***Act Complete Date:***	
RAT Short Name:		***AGT Order No.:***	0
RAT Name:		***SH OU:***	
RAT Hist. Only Flag:		***SH Code:***	
RAT NSI Indicator:		***SH Seq:***	
RAT Level:		***SH Start Date:***	
RAT DEF OU:		***SH Complete Date:***	
RFBS Code:		***SH Lead:***	
SPA Code:			
RAT Def:			

Site Desc: No description available
.

Site Alias: No alias data available

Site: ***LAGUNA BEACH 2***
LAGUNA BEACH LAGUNA BEACH CA 92651

CERCLIS NFRAP

Site ID:	902474	***Site FIPS Code:***	6059
Site EPA ID:	CAD981622194	***Region Code:***	9
Site Parent ID:		***Site Cong. Dist. Code:***	40
Site County Name:	ORANGE	***Federal Facility:***	
Parent Site Name:			

CERCLIS-NFRAP Assess History

OU ID:	0	***Act Start Date:***	4/28/1984
Act Code ID:	1	***Act Complete Date:***	4/29/1984
RAT Code:	RV	***AGT Order No.:***	70
RAT Short Name:	RMVL	***SH OU:***	
RAT Name:	REMOVAL	***SH Code:***	
RAT Hist. Only Flag:		***SH Seq:***	
RAT NSI Indicator:	B	***SH Start Date:***	
RAT Level:	1	***SH Complete Date:***	
RAT DEF OU:	00	***SH Lead:***	
RFBS Code:	V	***SH Qual:***	
SPA Code:	08	***RAQ Act. Qual Short:***	Cleaned Up
RALT Short Name:	Coast Guard	***RNPL Status Code:***	N

RAT Def: Response action that requires expeditious attention to reduce imminent and substantial dangers to human health, welfare, or the environment or an emergency response required within hours or days to address acute situations involving actual or potential threat to human health, the environment, or real or personal property due to the release of a hazardous substance. Characterization of a removal action as removal, not immediate removal or planned removal, started at the beginning of FY 1987. This code now takes the place of immediate removal (IR) and planned removal (PR).

RNON NPL Status Desc: Removal Only Site (No Site Assessment Work Needed)

CERCLIS-NFRAP Assess History

OU ID:	0	***Act Start Date:***	
Act Code ID:	1	***Act Complete Date:***	1/23/1996
RAT Code:	VS	***AGT Order No.:***	1500
RAT Short Name:	ARCH SITE	***SH OU:***	
RAT Name:	ARCHIVE SITE	***SH Code:***	
RAT Hist. Only Flag:		***SH Seq:***	
RAT NSI Indicator:	B	***SH Start Date:***	
RAT Level:	1	***SH Complete Date:***	
RAT DEF OU:	00	***SH Lead:***	
RFBS Code:		***SH Qual:***	
SPA Code:	13	***RAQ Act. Qual Short:***	
RALT Short Name:	EPA In-House	***RNPL Status Code:***	N

RAT Def: The decision is made that no further activity is planned at the site.

RNON NPL Status Desc: Removal Only Site (No Site Assessment Work Needed)

Site: ***LAGUNA BEACH***
LAGUNA BEACH LAGUNA BEACH CA 92651

CERCLIS NFRAP

Site ID:	902472	***Site FIPS Code:***	6059
Site EPA ID:	CAD981622137	***Region Code:***	9
Site Parent ID:		***Site Cong. Dist. Code:***	40
Site County Name:	ORANGE	***Federal Facility:***	
Parent Site Name:			

CERCLIS-NFRAP Assess History

OU ID:	0	***Act Start Date:***	3/1/1983
Act Code ID:	1	***Act Complete Date:***	3/2/1983
RAT Code:	RV	***AGT Order No.:***	70
RAT Short Name:	RMVL	***SH OU:***	
RAT Name:	REMOVAL	***SH Code:***	
RAT Hist. Only Flag:		***SH Seq:***	
RAT NSI Indicator:	B	***SH Start Date:***	
RAT Level:	1	***SH Complete Date:***	
RAT DEF OU:	00	***SH Lead:***	
RFBS Code:	V	***SH Qual:***	
SPA Code:	08	***RAQ Act. Qual Short:***	Cleaned Up
RALT Short Name:	Coast Guard	***RNPL Status Code:***	N

RAT Def: Response action that requires expeditious attention to reduce imminent and substantial dangers to human health, welfare, or the environment or an emergency response required within hours or days to address acute situations involving actual or potential threat to human health, the environment, or real or personal property due to the release of a hazardous substance. Characterization of a removal action as removal, not immediate removal or planned removal, started at the beginning of FY 1987. This code now takes the place of immediate removal (IR) and planned removal (PR).

RNON NPL Status Desc: Removal Only Site (No Site Assessment Work Needed)

CERCLIS-NFRAP Assess History

OU ID:	0	***Act Start Date:***	
Act Code ID:	1	***Act Complete Date:***	1/23/1996
RAT Code:	VS	***AGT Order No.:***	1500
RAT Short Name:	ARCH SITE	***SH OU:***	
RAT Name:	ARCHIVE SITE	***SH Code:***	
RAT Hist. Only Flag:		***SH Seq:***	
RAT NSI Indicator:	B	***SH Start Date:***	
RAT Level:	1	***SH Complete Date:***	
RAT DEF OU:	00	***SH Lead:***	
RFBS Code:		***SH Qual:***	
SPA Code:	13	***RAQ Act. Qual Short:***	
RALT Short Name:	EPA In-House	***RNPL Status Code:***	N

RAT Def: The decision is made that no further activity is planned at the site.

RNON NPL Status Desc: Removal Only Site (No Site Assessment Work Needed)

Site: ***MT. LAGUNA AIR FORCE STATION***
MOUNT LAGUNA MOUNT LAGUNA CA 91948

ENVIROSTOR

Estor/EPA ID:	71000041	***Assembly District:***	66
Site Code:	400549	***Senate District:***	
Nat Priority List:	NO	***Permit Renewal Lead:***	
APN:	NONE SPECIFIED	***Public Partici Spclst:***	
Census Tract:		***Project Manager:***	
Site Type:	OPEN BASE	***County:***	SAN DIEGO
Address Description:	MOUNT LAGUNA	***Latitude:***	
Office:	CLEANUP CYPRESS	***Longitude:***	
Special Program:		***Acres:***	NONE SPECIFIED
Funding:	DERA	***Supervisor:***	

Cleanup Status: REFER: RWQCB AS OF 11/17/2005

Cleanup Oversight Agencies: RWQCB 9 - SAN DIEGO - LEAD AGENCY

School District:

Past Use that Caused Contam: NONE SPECIFIED

Potential Media Affected: NONE SPECIFIED

Potential Contamin of Concern:

NONE SPECIFIED

Site History:

Status: REFER: RWQCB
Program Type: MILITARY EVALUATION
CalEnviroScreen Score:
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=71000041

Site: ***DONLON RANCH***
LAGUNA RD PLEASANT VALLEY RD. OXNARD CA 93033

HHSS

County: Ventura
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002d126.pdf

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Site: ***DONLON RANCH***
LAGUNA RD OXNARD CA

HIST TANK

Owner Name: VUJOVICH & VUJOVICH INC.
Owner Street: 3150 HAILES RD.
Owner City: OXNARD
Owner State: CA
Owner Zip: 93033
No of Containers: 1
County: VENTURA
Facility State: CA
Facility Zip: 93033

Site: ***LA PAZ RESTAURANT***
UNK GAVIOTA & PCH LAGUNA BEACH CA 92651

ORANGE ICP

Record ID: RO0000231
Case ID: 89IC053
Released Substance(s):
Type of Closure: Invalidated
Status Description: CLOSED
Case Closed Date: 11/21/1989

Site: ***PACIFIC BELL TELEPHONE CO DBA AT&T CALIF***
MT LAGUNA SAGE MOUNT LAGUNA CA 92048-0000

RCRA NON GEN

EPA Handler ID: CAT080030471
Gen Status Universe: No Report
Contact Name: DERONICA LAMB
Contact Address: 308 S. AKARD ST. , 17TH FLOOR , DALLAS , TX, 75202 ,
Contact Phone No and Ext: 214-741-0464
Contact Email: EHSRRC@LIST.ATT.COM
Contact Country:
County Name: SAN DIEGO
EPA Region: 09
Land Type:
Receive Date: 19820723

Violation/Evaluation Summary

Note: NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No

Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19820723
Handler Name: PACIFIC BELL TELEPHONE CO DBA AT&T CALIF
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: AT&T OF TOXIC SUBSTANCES CONTROL
Date Became Current:
Date Ended Current:
Phone: 214-741-0464
Source Type: Implementer
Street No:
Street 1: 308 S. AKARD ST.
Street 2: 17TH FLOOR
City: DALLAS
State: TX
Country:
Zip Code: 75202-0000

Owner/Operator Ind: Current Operator
Type: Other
Name: DERONICA LAMB
Date Became Current:
Date Ended Current:
Phone: 214-741-0464
Source Type: Implementer
Street No:
Street 1: 308 S. AKARD ST.
Street 2: 17TH FLOOR
City: DALLAS
State: TX
Country:
Zip Code: 75202

Site: ***PACIFIC BELL TELEPHONE CO DBA AT&T CALIF***
MT LAGUNA RADIO MOUNT LAGUNA CA 92048-0000

RCRA NON GEN

EPA Handler ID: CAT080030489
Gen Status Universe: No Report
Contact Name: DERONICA LAMB
Contact Address: 308 S. AKARD ST. , 17TH FLOOR , DALLAS , TX, 75202 ,
Contact Phone No and Ext: 214-741-0464
Contact Email: DR1429@ATT.COM
Contact Country:
County Name: SAN DIEGO
EPA Region: 09
Land Type:
Receive Date: 19820723

Violation/Evaluation Summary

Note: NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19810223
Handler Name: PACIFIC BELL
Generator Status Universe: No Report
Source Type: Notification

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19820723
Handler Name: PACIFIC BELL TELEPHONE CO DBA AT&T CALIF
Generator Status Universe: No Report
Source Type: Implementer

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19900409
Handler Name: PACIFIC BELL
Generator Status Universe: No Report
Source Type: Annual/Biennial Report

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: THE PACIFIC TELEPHONE AND TELEGRAPH CO
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: Notification
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country:
Zip Code: 99999

Owner/Operator Ind: Current Operator
Type: Other
Name: DERONICA LAMB
Date Became Current:
Date Ended Current:
Phone: 214-741-0464
Source Type: Implementer
Street No:
Street 1: 308 S. AKARD ST.
Street 2: 17TH FLOOR
City: DALLAS
State: TX
Country:
Zip Code: 75202

Owner/Operator Ind: Current Owner
Type: Other
Name: PACIFIC BELL
Date Became Current:
Date Ended Current:
Phone: 214-741-0464
Source Type: Implementer
Street No:
Street 1: 308 S. AKARD ST. 17TH
Street 2: 17TH FLOOR
City: DALLAS
State: TX
Country:
Zip Code: 75202-0000

Historical Handler Details

Receive Dt: 19900409
Generator Code Description: Large Quantity Generator
Handler Name: PACIFIC BELL

Receive Dt: 19810223
Generator Code Description: Large Quantity Generator
Handler Name: PACIFIC BELL

Site: ***PACIFIC BELL TELEPHONE CO DBA AT&T CALIF***
MT LAGUNA RADIO MOUNT LAGUNA CA 92048-0000

RCRA TSD

EPA Handler ID: CAT080030489

Gen Status Universe: No Report
Contact Name: DERONICA LAMB
Contact Address: 308 S. AKARD ST. , 17TH FLOOR , DALLAS , TX, 75202 ,
Contact Phone No and Ext: 214-741-0464
Contact Email: DR1429@ATT.COM
Contact Country:
Land Type:
County Name: SAN DIEGO
EPA Region: 09
Receive Date: 19820723

Violation/Evaluation Summary

Note: NO RECORDS: As of November 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19810223
Handler Name: PACIFIC BELL
Generator Status Universe: No Report
Source Type: Notification

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19820723
Handler Name: PACIFIC BELL TELEPHONE CO DBA AT&T CALIF
Generator Status Universe: No Report
Source Type: Implementer

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19900409
Handler Name: PACIFIC BELL
Generator Status Universe: No Report
Source Type: Annual/Biennial Report

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: DERONICA LAMB
Date Became Current:
Date Ended Current:
Phone: 214-741-0464
Street No:
Street 1: 308 S. AKARD ST.
Street 2: 17TH FLOOR
City: DALLAS
State: TX
Country:

Source Type:	Implementer	***Zip Code:***	75202
Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	308 S. AKARD ST. 17TH
Name:	PACIFIC BELL	***Street 2:***	17TH FLOOR
Date Became Current:		***City:***	DALLAS
Date Ended Current:		***State:***	TX
Phone:	214-741-0464	***Country:***	
Source Type:	Implementer	***Zip Code:***	75202-0000
Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	NOT REQUIRED
Name:	THE PACIFIC TELEPHONE AND TELEGRAPH CO	***Street 2:***	
Date Became Current:		***City:***	NOT REQUIRED
Date Ended Current:		***State:***	ME
Phone:	415-555-1212	***Country:***	
Source Type:	Notification	***Zip Code:***	99999

Historical Handler Details

Receive Dt:	19900409
Generator Code Description:	Large Quantity Generator
Handler Name:	PACIFIC BELL
Receive Dt:	19810223
Generator Code Description:	Large Quantity Generator
Handler Name:	PACIFIC BELL

Site: ***LAGUNA BEACH***
LAGUNA BEACH LAGUNA BEACH CA 92651

SEMS ARCHIVE

Site ID:	0902472	***FIPS Code:***	06059
EPA ID:	CAD981622137	***Cong District:***	40
NPL:	Not on the NPL	***Region:***	09
Federal Facility:	No	***County:***	ORANGE
Superfund Alt Agmt:	No		
Non NPL Status:	Removal Only Site (No Site Assessment Work Needed)		

Action Information

Operable Units:	00	***Start Actual:***	
Action Code:	VS	***Finish Actual:***	01/23/1996
Action Name:	ARCH SITE	***Qual:***	
SEQ:	1	***Curr Action Lead:***	EPA Perf In-Hse
Operable Units:	00	***Start Actual:***	03/01/1983
Action Code:	RV	***Finish Actual:***	03/02/1983
Action Name:	RMVL	***Qual:***	C
SEQ:	1	***Curr Action Lead:***	USCG

Site: ***LAGUNA BEACH 2***
LAGUNA BEACH LAGUNA BEACH CA 92651

SEMS ARCHIVE

Site ID:	0902474	***FIPS Code:***	06059
EPA ID:	CAD981622194	***Cong District:***	40
NPL:	Not on the NPL	***Region:***	09
Federal Facility:	No	***County:***	ORANGE
Superfund Alt Agmt:	No		
Non NPL Status:	Removal Only Site (No Site Assessment Work Needed)		

Action Information

Operable Units:	00	***Start Actual:***	
Action Code:	VS	***Finish Actual:***	01/23/1996
Action Name:	ARCH SITE	***Qual:***	
SEQ:	1	***Curr Action Lead:***	EPA Perf In-Hse

Operable Units:	00	***Start Actual:***	04/28/1984
Action Code:	RV	***Finish Actual:***	04/29/1984
Action Name:	RMVL	***Qual:***	C
SEQ:	1	***Curr Action Lead:***	USCG

Site: ***Arnold Road Dump***
End Of Arnold Road & The Pacific Ocean Oxnard CA

SWF/LF

SWIS No:	56-CR-0056	***Last Updated on:***	9/13/2006
Permit Status:		***Permit Date:***	
Operator Phone:	8056542889	***County:***	Ventura
Operator Addr 1:		***Latitude:***	34.1215
Operator Addr 2:	800 South Victoria Avenue	***Longitude:***	-119.1578
Operator City:	Ventura	***GIS Source:***	Map
Operator State:	CA	***Latitude (GIS):***	34.121499999999997
Operator Zip:	93009	***Longitude (GIS):***	-119.15779999999999
Operator:	County Of Ventura		
Land Use Name:	Open Space - Irrigated		
File Description:	SWIS Data File - Includes basic information on each facility in the database; SWIS GIS Data File is designed for inclusion into GIS software as a data table - Includes basic information on each facility in the database		

Owner Information

Owner:	State Coastal Conservancy
Owner Phone:	5102864162
Owner Address1:	Peter S, Brand
Owner Address2:	1330 Broadway, 13th Floor
Owner City:	Oakland
Owner State:	CA
Owner Zip:	94612-2530
Last Updated on:	9/13/2006 2:52:04 PM

Owner Information (GIS)

Site ID:	5196
Unit ID:	5283
Owner:	State Coastal Conservancy
Enfor Agent:	County of Ventura
County ID:	56
Zip:	93033

Unit Information

Unit No:	01	***Throughput:***	
WDR No:		***Throughput Units:***	
Regulatory Status:	Pre-regulations	***Capacity:***	
Operational Status:	Closed	***Capacity Units:***	
Inspect Frequency:	Annual	***Acreage:***	0
Category:	Disposal	***Disposal Acreage:***	0
Closure Date:	3/7/1960	***Remaining Capacity:***	
Closure Type:	Actual	***Last Updated on:***	11/30/2004
Activity:	Solid Waste Disposal Site		
Program Type:			
Accepted Waste:			

Site: ***Oxnard 1962***
Perkins Rd. and Ormond Beach Wildlife Oxnard CA

SWF/LF

SWIS No:	56-CR-0032	***Last Updated on:***	4/12/2012
Permit Status:		***Permit Date:***	
Operator Phone:	8053857950	***County:***	Ventura
Operator Addr 1:	Michael Henderson	***Latitude:***	34.13975
Operator Addr 2:	1060 Pacific Ave., Building 3	***Longitude:***	-119.18456
Operator City:	Oxnard	***GIS Source:***	External
Operator State:	CA	***Latitude (GIS):***	34.139749999999999
Operator Zip:	93033	***Longitude (GIS):***	-119.18456

Operator:	City of Oxnard
Land Use Name:	Open Space - Irrigated,Agricultural
File Description:	SWIS Data File - Includes basic information on each facility in the database; SWIS GIS Data File is designed for inclusion into GIS software as a data table - Includes basic information on each facility in the database

Owner Information

Owner:	City of Oxnard
Owner Phone:	8053857950
Owner Address1:	Michael Henderson
Owner Address2:	1060 Pacific Ave., Building 3
Owner City:	Oxnard
Owner State:	CA
Owner Zip:	93033
Last Updated on:	1/19/2012 11:39:44 AM

Owner Information (GIS)

Site ID:	5173
Unit ID:	5260
Owner:	City of Oxnard
Enfor Agent:	County of Ventura
County ID:	56
Zip:	93033

Unit Information

Unit No:	01	***Throughput:***	0
WDR No:		***Throughput Units:***	
Regulatory Status:	Pre-regulations	***Capacity:***	0
Operational Status:	Closed	***Capacity Units:***	
Inspect Frequency:	Quarterly	***Acreage:***	0
Category:	Disposal	***Disposal Acreage:***	0
Closure Date:		***Remaining Capacity:***	0
Closure Type:		***Last Updated on:***	12/16/1998
Activity:	Solid Waste Disposal Site		
Program Type:			
Accepted Waste:			

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List: NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Jan 30, 2020

National Priority List - Proposed: PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Jan 30, 2020

Deleted NPL: DELETED NPL

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.

Government Publication Date: Jan 30, 2020

SEMS List 8R Active Site Inventory: SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Nov 25, 2019

SEMS List 8R Archive Sites: SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Nov 25, 2019

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means 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). 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.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info 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. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Nov 18, 2019

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info 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. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Nov 18, 2019

RCRA Generator List: RCRA LQG

RCRA Info 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Nov 18, 2019

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Nov 18, 2019

RCRA Conditionally Exempt and Very Small Quantity Generators List: RCRA CESQG

RCRA Info is the 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. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt and Very Small Quantity Generators (VSQG and CESQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG and CESQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Nov 18, 2019

RCRA Non-Generators: RCRA NON GEN

RCRA Info 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Nov 18, 2019

Federal Engineering Controls-ECs: FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jun 11, 2019

Federal Institutional Controls- ICs: FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Jun 11, 2019

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Nov 25, 2019

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

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 protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Sep 3, 2019

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Petroleum Refineries: REFN

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Oct 8, 2019

Petroleum Product and Crude Oil Rail Terminals: BULK TERMINAL

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Jan 13, 2020

LIEN on Property: SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

Government Publication Date: Nov 25, 2019

Superfund Decision Documents: SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: Jan 30, 2020

State

State Response Sites: RESPONSE

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

Government Publication Date: Jan 15, 2020

EnviroStor Database: ENVIROSTOR

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

Government Publication Date: Jan 15, 2020

Delisted State Response Sites: DELISTED ENVS

Sites removed from the list of State Response Sites made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

Government Publication Date: Jan 15, 2020

Solid Waste Information System (SWIS): SWF/LF

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

Government Publication Date: Feb 5, 2020

EnviroStor Hazardous Waste Facilities: HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

Government Publication Date: Jan 15, 2020

Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report: SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

Government Publication Date: Dec 31, 1995

Land Disposal Sites: LDS

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

Government Publication Date: Nov 14, 2019

Leaking Underground Fuel Tank Reports: LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

Government Publication Date: Nov 14, 2019

Delisted Leaking Storage Tanks: DELISTED LST

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

Government Publication Date: Jan 13, 2020

Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels: SWRCB SWF

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

Government Publication Date: Sep 20, 2006

Permitted Underground Storage Tank (UST) in GeoTracker: UST

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

Government Publication Date: Nov 14, 2019

Proposed Closure of Underground Storage Tank Cases: UST CLOSURE

List of UST cases that are being considered for closure by either the California Environmental Protection Agency, State Water Resources Control Board or the Executive Director that have been posted for a 60-day public comment period.

Government Publication Date: Jan 13, 2020

Historical Hazardous Substance Storage Information Database: HHSS

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

Government Publication Date: Aug 27, 2015

Aboveground Storage Tanks: AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Government Publication Date: Aug 31, 2009

Oil and Gas Facility Tanks: TANK OIL GAS

Locations of oil and gas tanks that fall under the jurisdiction of the Geologic Energy Management Division of the California Department of Conservation (CalGEM) (CCR 1760). CalGEM was formerly the Division of Oil, Gas, and Geothermal Resources (DOGGR).

Government Publication Date: Jan 30, 2020

Delisted Storage Tanks: DELISTED TNK

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

Government Publication Date: Feb 21, 2020

California Environmental Reporting System (CERS) Tanks: CERS TANK

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. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Feb 18, 2020

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions: LUR

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Jan 15, 2020

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions: HLUR

The Department of Toxic Substances Control (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.

Government Publication Date: Jan 13, 2020

Deed Restrictions and Land Use Restrictions: DEED

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Nov 14, 2019

Voluntary Cleanup Program: VCP

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Jan 15, 2020

GeoTracker Cleanup Program Sites: CLEANUP SITES

A list of Cleanup Program sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: Nov 14, 2019

Delisted County Records: DELISTED COUNTY

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Mar 3, 2020

Delisted California Environmental Reporting System (CERS) Tanks: DELISTED CTNK

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

Government Publication Date: Feb 18, 2020

Historical Hazardous Substance Storage Container Information - Facility Summary: HIST TANK

The State Water Resources Control Board maintained the Hazardous Substance Storage Containers listing and inventory in th 1980s. This facility summary lists historic tank sites where the following container types were present: farm motor vehicle fuel tanks; waste tanks; sumps; pits, ponds, lagoons, and others; and all other product tanks. This set, published in May 1988, lists facility and owner information, as well as the number of containers. This data is historic and will not be updated.

Government Publication Date: May 27, 1988

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands: INDIAN LUST

LUSTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Apr 8, 2019

Underground Storage Tanks (USTs) on Indian Lands: INDIAN UST

USTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Apr 8, 2019

Delisted Tribal Leaking Storage Tanks: DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: May 2, 2019

Delisted Tribal Underground Storage Tanks: DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: May 2, 2019

County

Orange County - Industrial Cleanup Program Cases Listing: ORANGE ICP

Orange County Health Care Agency's Environmental Health Division has an Industrial Cleanup (IC) program which oversees the voluntary cleanup of contaminated property. This is a list of cases (by city) which the IC program has overseen in the past, or is currently overseeing.

Government Publication Date: Jan 2, 2020

Orange County - LOP Lead Cases List: ORANGE LOP

The Local Oversight Program of the County of Orange provides regulatory cleanup oversight for cleanup of leaking underground storage tanks (USTs). This dataset is provided by the Orange County Health Care Agency.

Government Publication Date: Jan 2, 2020

Orange County - Underground Storage Tanks Listing: UST ORANGE CNTY

A list of registered Underground Storage Tank (UST) sites in Orange County. This list is made available by Orange County Health Care Agency (OCHCA), Environmental Health Division which oversees the underground storage tank inspection program in most of the cities of Orange County, with the exception of Anaheim, Fullerton, and Orange.

Government Publication Date: Jan 2, 2020

Orange County - Aboveground Petroleum Storage Tank Listing: ORANGE AST

A list of Aboveground Petroleum Storage Tank (APST) facilities inspected by Orange County Certified Unified Program Agency (CUPA) Under the Aboveground Petroleum Storage Act (APSA). This list is made available by the Environmental Health Division of Orange County Health Care Agency.

Government Publication Date: Jan 2, 2020

Orange County - Anaheim City UST Cleanup Cases: UST CLEANUP

A list of UST Cleanup Cases in the City of Anaheim in Orange County. As part of its Groundwater Protection Program, the City of Anaheim managed the UST Cleanup Oversight Program from April 1991 to June 2014. This list is published by the City of Anaheim Underground Storage Tank Cleanup Program.

Government Publication Date: May 26, 2015

Orange County - Anaheim City UST List: ANAHEIM UST

A list of Underground Storage Tanks in Anaheim City, Orange County. This list is made available by Anaheim Fire & Rescue Department.

Government Publication Date: Jan 14, 2020

Orange County - Anaheim City AST List: ANAHEIM AST

List of Aboveground Storage Tanks (ASTs) in Anaheim City, Orange County made available by Anaheim Fire & Rescue.

Government Publication Date: Jan 14, 2020

Additional Environmental Record Sources

Federal

PFOA/PFOS Contaminated Sites: PFAS NPL

List of sites where PFOA or PFOS contaminants have been found in drinking water or soil. Made available by the Federal Environmental Protection Agency (EPA).

Government Publication Date: Nov 15, 2019

Facility Registry Service/Facility Index: FINDS/FRS

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

Government Publication Date: Nov 6, 2019

Toxics Release Inventory (TRI) Program: TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U. S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Dec 31, 2017

Perfluorinated Alkyl Substances (PFAS) Releases: PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Dec 31, 2017

Perfluorinated Alkyl Substances (PFAS) Water Contamination: PFAS WATER CONTAM

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances.

Government Publication Date: Dec 20, 2019

Hazardous Materials Information Reporting System: HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Jan 8, 2020

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department") provides this data 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.

Government Publication Date: Sep 26, 2019

Toxic Substances Control Act: TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).
Government Publication Date: Jun 30, 2017

Hist TSCA: HIST TSCA
The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.
Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN
An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.
Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP
An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.
Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP
Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.
Government Publication Date: Oct 25, 2019

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER
The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.
Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS
The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.
Government Publication Date: Nov 18, 2016

Drycleaner Facilities: FED DRYCLEANERS
A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.
Government Publication Date: May 29, 2018

Delisted Drycleaner Facilities: DELISTED FED DRY
List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).
Government Publication Date: May 29, 2018

Formerly Used Defense Sites: FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: Oct 23, 2018

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: Nov 1, 2018

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: Nov 6, 2019

Alternative Fueling Stations: ALT FUELS

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: Jan 8, 2020

Registered Pesticide Establishments: SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: May 31, 2019

Polychlorinated Biphenyl (PCB) Notifiers: PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Oct 9, 2019

State

Dry Cleaning Facilities: DRYCLEANERS

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

Government Publication Date: Feb 3, 2020

Delisted Drycleaners: DELISTED DRYCLEANERS

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

Government Publication Date: Feb 3, 2020

Non-Toxic Dry Cleaning Incentive Program: DRYC GRANT

A list of grant recipients of the Non-Toxic Dry Cleaning Incentive Program made available by the California Air Resources Board (CARB). The program provides grants to eligible dry cleaning businesses to assist them in transitioning away from PERC machines to alternative non-toxic and non-smog forming technologies.

Government Publication Date: Feb 28, 2018

Per- and Polyfluoroalkyl Substances (PFAS): PFAS

List of sites from the State Water Resources Control Board (SWRCB)'s GeoTracker at which one or more of the potential contaminants of concern are in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Nov 14, 2019

PFOA/PFOS Groundwater: PFAS GW

A list of water wells from the Groundwater Ambient Monitoring and Assessment Program (GAMA) Groundwater Information System with the groundwater chemical perfluorooctanoic acid (PFOA) (NL = 0.014 UG/L) or perfluorooctanoic sulfonate (PFOS) (NL = 0.013 UG/L). The GAMA Groundwater Information System search is made available by California Water Boards.Y

Government Publication Date: Jan 15, 2020

Hazardous Waste and Substances Site List - Site Cleanup: HWSS CLEANUP

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

Government Publication Date: Feb 25, 2020

List of Hazardous Waste Facilities Subject to Corrective Action: DTSC HWF

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

Government Publication Date: Jul 18, 2016

EnviroStor Inspection, Compliance, and Enforcement: INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked in the Department of Toxic Substance Control (DTSC) EnviroStor.

Government Publication Date: Jan 16, 2020

School Property Evaluation Program Sites: SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

Government Publication Date: Jan 15, 2020

California Hazardous Material Incident Report System (CHMIRS): CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Oct 23, 2019

Hazardous Waste Manifest Data: HAZNET

A list of hazardous waste manifests received each year by Department of Toxic Substances Control (DTSC). The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Oct 24, 2016

Historical California Hazardous Material Incident Report System (CHMIRS): HIST CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jan 1, 1993

Historical Hazardous Waste Manifest Data: HIST MANIFEST

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Dec 31, 1992

Historical Cortese List: HIST CORTESE

List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.

Government Publication Date: Nov 13, 2008

Cease and Desist Orders and Cleanup and Abatement Orders: CDO/CAO

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

Government Publication Date: Feb 16, 2012

California Environmental Reporting System (CERS) Hazardous Waste Sites: CERS HAZ

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Feb 18, 2020

Delisted Environmental Reporting System (CERS) Hazardous Waste Sites: DELISTED HAZ

This database contains a list of sites that were removed from the California Environmental Protection Agency (CalEPA) in the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator.

Government Publication Date: Nov 29, 2018

Sites in GeoTracker: GEOTRACKER

GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. This is a list of sites in GeoTracker that aren't otherwise categorized as LUST, Land Disposal Sites (LDS), Cleanup Sites, or sites having Waste Discharge Requirements (WDR). This listing includes program types such as Underground Injection Control (UIC), Confined Animal Facilities (CAF), Irrigated Lands Regulatory Program, plans, and non-case information.

Government Publication Date: Nov 14, 2019

Waste Discharge Requirements: WASTE DISCHG

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Government Publication Date: Nov 14, 2019

Toxic Pollutant Emissions Facilities: EMISSIONS

A list of criteria and toxic pollutant emissions data for facilities in California made available by the California Environmental Protection Agency - Air Resources Board (ARB). Risk data may be based on previous inventory submittals. The toxics data are submitted to the ARB by the local air districts as requirement of the Air Toxics "Hot Spots" Program. This program requires emission inventory updates every four years.

Government Publication Date: Dec 31, 2017

Clandestine Drug Lab Sites: CDL

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/clandestine drug laboratories.

Government Publication Date: Jun 30, 2018

Tribal

No Tribal additional environmental record sources available for this State.

County

Orange County - Hazardous Waste Facilities: ORANGE HW

A list of Hazardous Waste Facilities in Orange County. This list is made available by Orange County Environmental Health Department.

Government Publication Date: Jan 2, 2020

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX E
ASTM QUESTIONNAIRES

ASTM E1527-13
OWNER/LANDLORD/OCCUPANT INTERVIEW QUESTIONS

Project Number / Name: 0320003 / HCI Laguna Owner LP
Assessor Parcel Number (APN): 644-021-01, -02, -03, -04, and -05, and 644-022-01, -02, -07, -16, and -17
Project Address: 647 S. Coast Highway
Laguna Beach, Orange County, California

1. What is/are the Current Use(s) of the Property, to the best of your knowledge?

Hotel

2. What was/were the Past Use(s) of the Property, to the best of your knowledge?

Hotel/Residences

3. Are there now or were there ever present any aboveground storage tanks, underground storage tanks or vent pipes, fill pipes or accessways indicating underground storage tanks?

Not applicable

4. Are there any areas of the site with strong, pungent, or noxious odors?

Not applicable

5. Are there any areas of standing surface water, including Pools or sumps?

2 pools

6. Are there any Hazardous Substances and/or Petroleum Product Containers currently stored on site?

Not applicable

7. Are there any unlabelled Drums or any Unidentified Substance Containers stored on the property?

Not applicable

8. Is there any Electrical or hydraulic equipment known to contain PCBs or likely to contain PCBs?

Not applicable

9. Do you know of any spills or other chemical releases that have taken place at the property?

Not applicable

10. Do you know of any environmental cleanups that have taken place at the property?

Not applicable

11. Are you aware of any deed restrictions or other activity or land use restrictions that have been placed on the property as a result of an environmental issue?

Not applicable

12. Are you aware of any environmental liens, unresolved notices of violation, or litigation related to a contamination issue at the property?

Not applicable

13. Are you aware of any previous assessments conducted at the subject property?

Phase 1 reports: ATC report dated 5/26/17; EEI report dated 4/5/17; ESA report dated 8/29/11

Preparer:

Name: Alan Kusov

Address: 647 S. Coast Highway, Laguna Beach CA

Signature: 

Date: 3/11/2020

ASTM E1527-13
USER SPECIFIC QUESTIONNAIRE

Project Number / Name: 0320003 / HCI Laguna Owner LP
Assessor Parcel Number (APN): 644-021-01, -02, -03, -04, and -05, and 644-022-01, -02, -07, -16, and -17
Project Address: 647 S. Coast Highway
Laguna Beach, Orange County, California

In order to comply with the ASTM E1527-13 Standard and 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 conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *user* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete. Please provide the following information (if available). Your answers will be incorporated into the final Phase I ESA under the section "User-supplied Information."

(1.) Environmental cleanup liens that are filed or recorded against the property (40 CFR 312.25).
Did a search of *recorded land title records* (or judicial records where appropriate, see NOTE below) identify any environmental liens filed or recorded against the *property* under federal, tribal, state or local law? (NOTE - In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.

Not aware of of environmental liens

(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).
Did a search of *recorded land title records* (or judicial records where appropriate, see NOTE above) identify any AULs, such as *engineering controls*, land use restrictions, or *institutional controls* that are in place at the *property* and/or have been filed or recorded against the *property* under federal, tribal, state or local law?

Not aware of land use limitations

(3.) Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (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? (self-explanatory)

Not applicable

(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*?

Not applicable

(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*?

Yes - hotel and short term residences

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

No

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

No

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

No

(6.) 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*?

No

In addition, certain information should be collected, if available, and provided to the e*nvironmental professional* selected to conduct the Phase I. This information is intended to assist the *environmental professional* but is not necessarily required to qualify for one of the *LLPs*. The information includes:

(a) the reason why the Phase I is required,

Part of requirement by the planning department for submission for renovation

(b) the type of *property* and type of *property* transaction, for example, sale, purchase, exchange, etc.,

Not applicable

(c) the complete and correct address for the *property* (a map or other documentation showing *property* location and boundaries is helpful),

647 S Coast Hwy, Laguna Beach, CA 92651

(d) the scope of services desired for the Phase I (including whether any parties to the *property* transaction may have a required standard scope of services on whether any considerations beyond the requirements of Practice E 1527 are to be considered),

No

(e) identification of all parties who will rely on the Phase I *report*,

Laguna Beach Planning Commission

(f) identification of the site contact and how the contact can be reached,

George Unseld (949) 494-8566 gunseld@pacificedgehotel.com

(g) any special terms and conditions which must be agreed upon by the *environmental professional*, and

No

(h) any other knowledge or experience with the *property* that may be pertinent to the *environmental professional* (for example, copies of any available prior *environmental site assessment reports*, documents, correspondence, etc., concerning the *property* and its environmental condition).

prior reports attached

Preparer:

Name: Alan Kusov

Address: 647 S Coast Hwy, Laguna Beach, CA 92651

Signature:

Date: 3/11/2020

ASTM E2600-15
VAPOR ENCROACHMENT SCREENING – USER QUESTIONNAIRE

Project Number / Name: 0320003 / HCI Laguna Owner LP
Assessor Parcel Number (APN): 644-021-01, -02, -03, -04, and -05, and 644-022-01, -02, -07, -16, and -17
Project Address: 647 S. Coast Highway
Laguna Beach, Orange County, California

1. Property type: [ ] Commercial [ ] Industrial [X] Multi-Tenant [ ] Vacant Land
2. Are there any buildings/ structures on the property? Yes [X] No [ ] Unknown [ ]
If yes, type construction Wood framing
3. Will buildings/structures be constructed on the property in the future? Yes [X] No [ ] Unknown [ ]
If yes, type construction Conventional concrete & wood framing
4. If buildings exist or are proposed, do/will they have elevators? Yes [X] No [ ]
5. Type of level below grade (existing or proposed)? [ ] Full Basement [ ] Crawl Space [ ] Slab on grade
[X] Parking Garage [ ] Multi-level
6. Ventilation in level below grade? Yes [X] No [ ] Unknown [ ]
7. Sump pumps, floor drains, or trenches (existing or proposed)? Yes [X] No [ ] Unknown [ ]
8. Radon or methane mitigation system installed? Yes [ ] No [ ] Unknown [X]
9. Heating system type (existing or proposed)? (CHECK ALL THAT APPLY)
[ ] Hot Air Circulation [ ] Electric Baseboard [ ] Hot Air Radiation [X] Heat Pump [ ] Hot Water Radiation
[ ] Wood Stove [ ] Kerosene Heater [ ] Steam Radiation [ ] Fireplace [ ] Coal Furnace [ ] Radiant Floor Heat
[ ] Hot Water Circulation [ ] Fuel Oil Furnace [ ] Gas Furnace [ ] Other
10. Type of fuel energy (existing or proposed)? (CHECK ALL THAT APPLY)
[ ] Natural Gas [X] Electric [ ] Propane [ ] Fuel Oil [ ] Kerosene [ ] Wood [ ] Coal [ ] Solar [ ] Other
11. Have there ever been any environmental problems at the property? Yes [ ] No [ ] Unknown [X]
If yes, describe)_____

12. Does/will a gas station or dry cleaner operate anywhere on the property? Yes [ ] No [X] Unknown [ ]

13. Do any tenants use hazardous chemicals in relatively large quantities on the property? Yes [ ] No [X] Unknown [ ]

If yes, describe_____

14. Have any tenants ever complained about odors in the building or experienced health-related problems that may have been associated with the building? Yes [ ] No [X] Unknown [ ]

15. Are the operations (or proposed operations to be performed) on the property OSHA regulated? Yes [X] No [ ] Unknown [ ]

16. Are there any existing or proposed underground storage tanks (USTs) or above ground storage tanks (ASTs)? Yes. [ ] No [ ] Unknown [X]

17. Are there any sensitive receptors (for example, children, elderly, people in poor health, and so forth) that occupy or will occupy the property? Yes [X] No [ ] Unknown [ ]

Preparer:

Name: Alan Kusov

Address: 647 S. Coast Hwy, Laguna Beach, CA

Signature: 

Date: 3/11/2020

APPENDIX F
PHOTOGRAPHIC LOG



Photo 1: View W end along S. Coast Highway



Photo 2: View West at South Property Line



Photo 3: 7477 View West at northern property line



Photo 4: View to East across highway



Photo 5: View North along Sleepy Hollow



Photo 6: Well South along Sleepy Hollow



Photo 7: Transformer immediately south



Photo 8:View northwest past Surf building



Photo 9: Cottage



Photo 10: Lobby Office



Photo 11: Bahia east side balcony

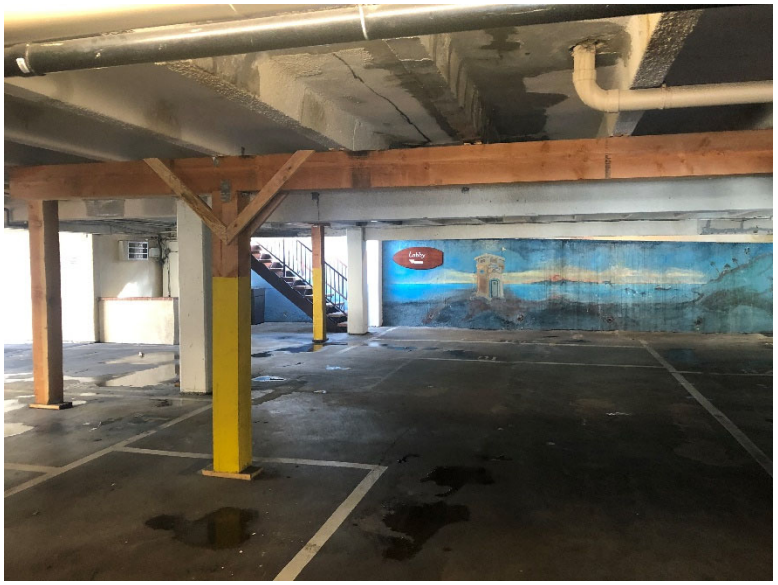


Photo 12: Lobby/Bahia underground parking



Photo 13: Typical Bahia Room



Photo 14: Sea west side balcony



Photo 15: Typical Sea east room



Photo 16: Sea west room



Photo 17: Haz/Paint Storage south end Sea building



Photo 18: Rolled asphalt roofing east end Sea building



Photo 19: Flammable storage Sea building



Photo 20: Paint storage Sea building



Photo 21: Bahia basement laundry aera w/gas heater



Photo 22: Bahia basement



Photo 23: Bahia basement elevator motor



Photo 24: Bahia basement laundry and electrical



Photo 25: Surf building pool equipment area



Photo 26: East side Driftwood

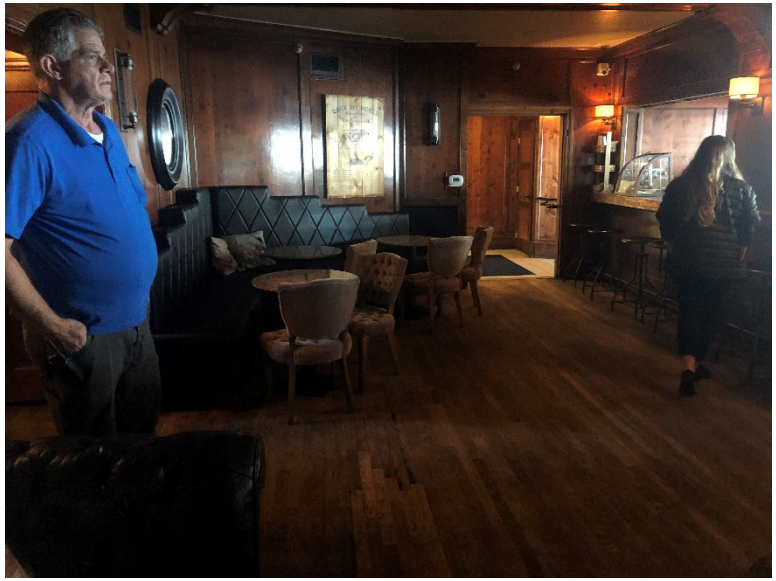


Photo 27: Driftwood Bar



Photo 28: Driftwood dining area (619 Sleepy Hollow)



Photo 29: West end view North



Photo 30: Driftwood Kitchen



Photo 31: Septic in Driftwood basement



Photo 32: Deck (617 Sleepy Hollow) kitchen



Photo 33: Deck kitchen suspended ceiling



Photo 34: Driftwood bathroom



Photo 35: Northeast corner Surf building



Photo 36: Surf room



Photo 37: Northeast end Reef Tower



Photo 38: Reef Tower elec. Room w/paint storage



Photo 39: Reef Tower Elevator motor



Photo 40: Reef Tower room



Photo 41: Reef tower room

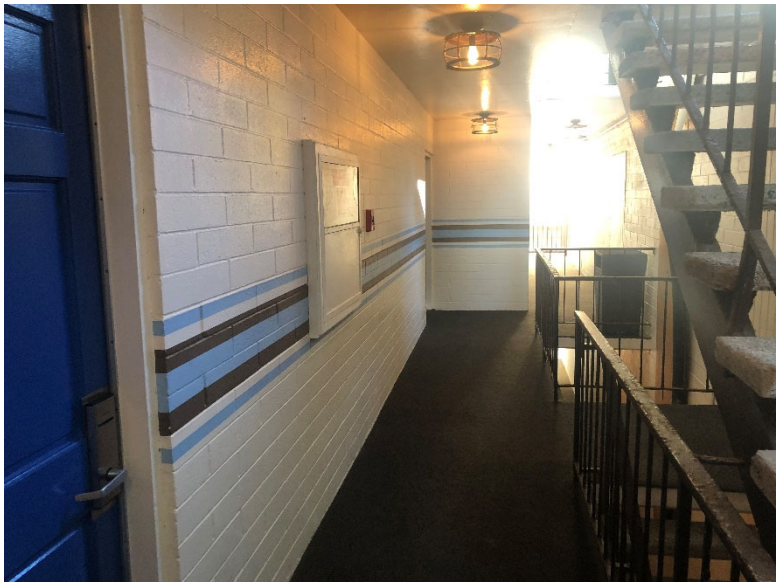


Photo 42: Reef building balcony



Photo 43: Reef building room



Photo 44: Reef building bathroom



Photo 45: Cottage room



Photo 46: Cottage 2nd floor



Photo 47: Cottage bathroom

Appendix G

Coastal Hazards and Wave Run-up Study

647 SCH

GeoSoils Inc.

RECEIVED
APR 08 2019
ZONING DIVISION
CITY OF LAGUNA BEACH

March 18, 2019

Pacific Edge Hotel
c/o Morris Skenderian & Associates
2094 South Coast Highway, #3
Laguna Beach, CA 92651

Subject: Discussion of Coastal Hazards and Wave Runup, Pacific Edge Hotel, City of Laguna Beach, Orange County, California

Dear Sirs:

At your request and authorization, we are pleased to present the following report describing the coastal hazards and wave runup at Pacific Edge Hotel, Laguna Beach in consideration of the proposed remodel project. The analysis is based upon our site inspection, existing published reports concerning the local coastal processes, site elevations, the proposed development, and our knowledge of local coastal conditions. This report constitutes an investigation of the wave and water level conditions expected at the site in consequence of extreme storm, wave action, and future sea level rise (SLR). The purpose of this report is to provide the necessary coastal engineering information to the City of Laguna Beach and the California Coastal Commission in support of the proposed remodel project. It provides conclusions and recommendations for the susceptibility of the site to wave attack, shoreline erosion and flooding.

SCOPE OF SERVICES

1. Review of available site oceanographic reports, including the recent Coast of California Storm and Tidal Wave Study (CCSTWS) US Army Corps of Engineers (USACOE) report(s), review of latest California Coastal Commission (CCC) Sea-Level Rise Policy Guidance (November 2018), and site development plans by Rockefeller Kemper, Architects, the lead project architect.

2. Research of historical aerial photographs of the site, and using historical aerial photographs and other available information determine historical shoreline changes.

3. Perform a site reconnaissance to inspect the condition of the site, and to assess the general condition of the shoreline and building footings.

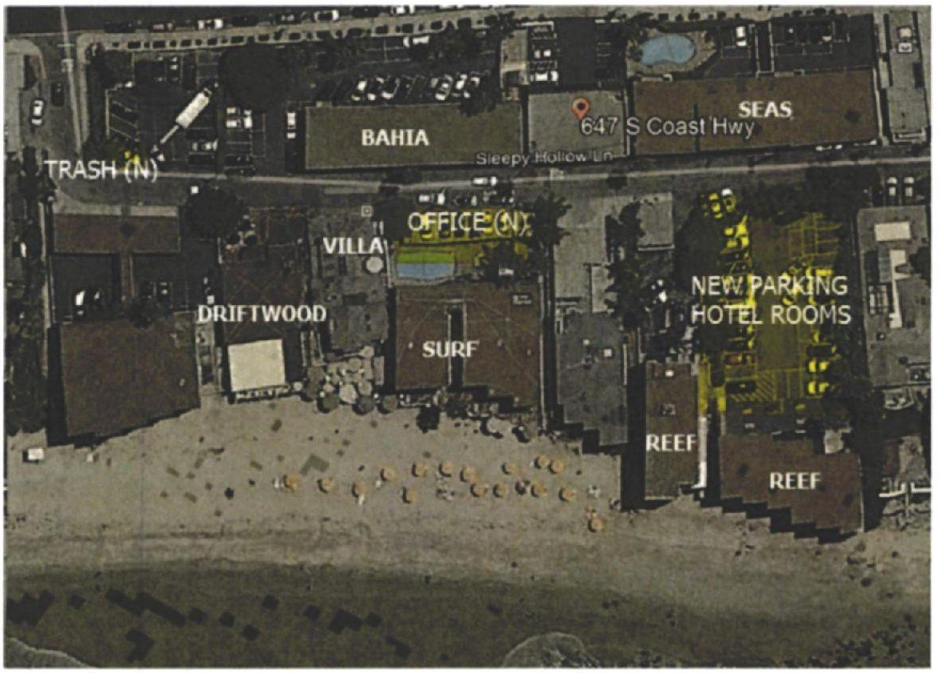
4. Engineering analysis and preparation of this report that includes a review of the available oceanographic information, a discussion of past and future erosion rates, and calculation of wave runup.

SITE VISIT

The shoreline fronting the site was inspected on March 11, 2019 by GSI personnel. Photograph 1 is an aerial photograph taken in September 2013 downloaded with permission from the Coastal Records Project web site (http://www.californiacoastline.org/). Photograph 2 is a recent site photograph from Google Earth. The site visit/inspection focused on the back beach, the existing foundations, the present shoreline conditions, and site geology. The seaward portion of the site is located at the very back of a long pocket beach, and is about 100 feet from the Mean High Tide (MHT) line. The shoreline along this stretch of beach has bedrock outcroppings in the surf zone and nearshore, which is typical of the Laguna Beach near shore area. The beach is located to the southeast of Main Beach. The site elevations vary from about +~13 feet NAVD88 at the back beach to about elevation +55 feet NAVD88 at South Coast Highway. The back beach area of the site is located at the building foundations. The bedrock is an resistant material (Topanga Formation), with the visible bedrock at about elevation +11 feet NAVD88, also shown in Photograph 1 fronting the Reef Building. The existing foundations are in good condition and well maintained. The foundations should function as intended for the next 75 years provided the maintenance efforts are continued.



Photograph 1. Subject site in September 2013. The shore front buildings consist of the Driftwood and Villa Restaurants, the Surf Building, the Reef Tower, and Reef Building. Note the bedrock at the back beach in front of the Reef Building.



Photograph 2. Google Earth vertical aerial of the site on June 18, 2018. The beach width in the photograph (about 100 feet) is typical of the beach width. Note the exposed bedrock (Topanga Formation) at the back of the beach in front of the Reef Building.

PROPOSED DEVELOPMENT

The proposed development is a remodel to the existing development. There is no new development (new structures) along the shoreline portions of the site. A summary project description is as follows:

- Driftwood Restaurant, remodel and landscaping, no new square footage or foundations.
- Villa Restaurant, remodel interior and exterior, create a new lobby.
- Surf Building, remodel interior and exterior, no new building foundations.
- Reef Tower, remodel interior and exterior, landscape upgrades, no new building foundations.
- Reef Building, add new hotel rooms and new underground parking landward of the building, no new foundations for the existing building.

The majority of this remodel work doesn't not require any new foundations. The potential new foundation work will not be at any of the shore side buildings, but rather further inland. The improvements that may require new foundations are located well above and well back from potential coastal hazards in the next 75 years. The lowest finished floor (FF) elevation of Driftwood Restaurant is at about +25 feet NAVD88. The lowest finished floor (FF) elevation of Villas Restaurant is at about +20.7 feet NAVD88. The lowest finished floor (FF) elevation of Surf Building is at about +20.5 feet NAVD88. The lowest finished floor (FF) elevation of Reef Tower is at about +21.7 feet NAVD88. The lowest finished floor (FF) elevation of Reef Building is at about +21.5 feet NAVD88.

COASTAL PROCESSES

The Pacific Edge Hotel site is fronted by a sand beach and lies within the Laguna Beach Mini Littoral Cells, one of the eight coastal segments defined and studied in the USACOE CCSTWS South Coast Region Orange County (USACOE, 2002). A littoral cell is a coastal compartment that contains a complete cycle of littoral sedimentation including sources, transport pathways, and sediment sinks. The term mini littoral cell is used by the USACOE to describe the small, but discrete coastal compartments along this section of southern California shoreline. The USACOE report provides a comprehensive investigation of the shoreline conditions, past and present, for southern Orange County and some site specific information about the Pacific Edge Hotel shoreline.

The Laguna Beach Mini Littoral Cells extend from the east jetty of Newport Harbor to the Dana Headlands, a distance of about 14.1 miles. This shoreline is characterized by a series of conservative pocket beaches. The pocket beaches are characteristically narrow and backed by seacliffs composed of erosion resistant bedrock below more erosive formations. The pocket beach size varies with wave conditions and shoreline orientation, but the mean beach widths have been relatively stable (USACOE, 2002). The pocket beaches are bounded by either rock noses extending into the surf zone, or natural headland reefs. The Pacific Edge Hotel is in the Main Beach mini cell which extends from Bird Rock to Sleepy Hollow. Main Beach is a long pocket beach that is backed by sea cliffs and the low lying area at the ocean terminus of Laguna Canyon. The beach is subject to seasonal erosion and accretion but is, in general, quasi stable.

Main Beach segment has been the subject of historic shoreline change studies. UASCOE 2002 contains a summary of some of these studies. USACOE repeatedly describes the Laguna Beach Mini Littoral Cells are relatively stable and quasi stable. The site specific analysis at Main Beach determined a shoreline change rate of about 0 feet/year. It notes that the retreat rate is "within the uncertainty of the method used to estimate change rates." Main Beach segment can be characterized as a stable shoreline with little or no retreat over the last 80 years. Photograph 3 shows the site and adjacent shoreline in 1972. By comparing Photographs 1, 2, and 3, it becomes clear that the shoreline looks much the

same today as it did in 1972. USACOE 2002 provides a budget of sediment for the Main Beach mini cell. The sediment budget represent a conceptual model in which the conservation of mass is applied to the fluxes of sediment into and out of the littoral cell. If all of the fluxes are properly accounted for the fluxes should sum to zero. Currently, the input of sediment into this mini cell is about 90% from the Laguna Canyon Channel and about 10% from sea cliff erosion. The sediment budget is balanced which accounts for the stable beach.



Photograph 3. The subject site in 1972. Note the beach is about the same width as in the 2013 photograph (Photograph 1).

WAVES & WATER LEVELS

Waves of all periods approach the Laguna Beach shoreline, however, almost all of the energy is contained in the medium and long period waves (approximately 5 to 20 seconds). These waves approach the Southern California Bight and encounter the offshore islands. The offshore islands such as Santa Cruz, Santa Rosa, Santa Catalina and San Clemente partially shelter this section of coast from ocean swells. Between these islands are the windows that waves can pass through and approach the Laguna Beach shoreline. Waves can approach the study area through wave windows from the west and northwest and from the south. However, due to the sheltering effect of the shoreline geometry, the predominant wave energy arrives to the site from the south. Wave conditions in the Laguna Beach area have been thoroughly investigated by the USACOE and others.

As waves travel into shallower and shallower water, the wave crest is bent and becomes nearly parallel to shore, and the wave heights are modified depending on whether waves are being focused or de-focused at a particular location along the shoreline. This process is called refraction and it is dependent upon the bathymetry, the wave height, period, and direction. Extreme wave conditions in shallow water have been calculated using historical wave data. The California Department of Boating and Waterways in partnership with the USACOE maintain wave recording buoys throughout Southern California. The record of historical waves for this region, both from direct observation or recording and from hindcast analysis, is very extensive (USACOE 1988). Waves as high as 20 feet were recorded on January 17, 1988, and 14- to 16-foot high waves with period in excess of 20 seconds were recorded during the 1982-83 El Niño winter.

The National Oceanographic and Atmospheric Administration (NOAA) National Ocean Survey (NOAA, 2012) tidal data station closest to Bluebird Canyon Beach is located at Newport Beach (Station 9410580). The tidal datum elevations are as follows:

MEAN HIGHER HIGH WATER (MHHW) = 5.25
MEAN HIGH WATER (MHW) = 4.49
MEAN TIDE LEVEL (MTL) = 2.62
MEAN SEA LEVEL (MSL) = 2.59
MEAN LOW WATER (MLW) = 0.74
NORTH AMERICAN VERTICAL DATUM-1988 (NAVD) = 0.0
MEAN LOWER LOW WATER (MLLW) = -0.18

The maximum observed historical water elevation is 7.5 feet (January 28, 1983).

OCEANOGRAPHIC DESIGN PARAMETERS

There are several factors that are important to the analysis of the vulnerability of a development along the shoreline. Some of the factors are based upon the existing topography/bathymetry and elevation of the existing and proposed structures at the site. The offshore slope is relatively steep at 1/35 (V/H). The beach berm is at about elevation +12 feet NAVD88, and the visible base of the bedrock elevation in some locations is at about elevation +9 feet NAVD88. The back beach is at about elevation +~13 feet NAVD88. Other factors are based upon extreme oceanographic conditions, or the coincidence of several extreme conditions. In order to determine design wave characteristics for the runup and overtopping analysis, it is necessary to determine the design water level. The design water level will need to account for the expected future rise in sea level over the life of the structure in accordance with the CCC Sea-Level Rise Policy Guidance document.

Sea Level Rise

The California Coastal Commission (CCC) SLR Guidance document recommends that a project designer determine the range of SLR using the "best available science." When the SLR Guidance document was adopted by the CCC in 2015, it stated that the best available science for quantifying future SLR was the 2012 National Research Council (NRC) report (NRC, 2012). The NRC (2012) is no longer considered the state of the art for assessing the magnitude of SLR in the marine science communities. The California Ocean Protection Council (COPC) adopted an update to the State's Sea-Level Rise Guidance in March 2018. These new estimates are based upon a 2014 report entitled "Probabilistic 21st and 22nd century sea-level projections at a global network of tide-gauge sites" (Kopp el at, 2014). The November 2018 CCC SLR Guidance Update uses these SLR estimates. The COPC provides SLR estimates based upon various carbon emission scenarios known as a "representative concentration pathway" or RCP. The La Jolla estimates are valid for Laguna Beach. Figure 1 provides the COPC table of latest SLR adopted estimates (in feet) and the probabilities of those estimate to meet or exceed the 1991-2009 mean, based upon the best available science.

LA JOLLA STATION		Probabilistic Projections (in feet) (based on Kopp et al. 2014)					H++ scenario (Sweet et al 2017) *Single scenario
		MEDIAN	LIKELY RANGE		1-IN-20 CHANCE	1-IN-200 CHANCE	
		50% probability sea-level rise meets or exceeds...	66% probability sea-level rise is between...		5% probability sea-level rise meets or exceeds...	0.5% probability sea-level rise meets or exceeds...	
				LOW Risk Aversion		Medium - High Risk Aversion	Extreme Risk Aversion
High emissions	2030	0.5	0.4 -	0.6	0.7	0.9	1.1
	2040	0.7	0.5 -	0.9	1.0	1.3	1.8
	2050	0.9	0.7 -	1.2	1.4	2.0	2.8
Low emissions	2060	1.0	0.7 -	1.3	1.7	2.5	
High emissions	2060	1.2	0.9 -	1.6	1.9	2.7	3.9
Low emissions	2070	1.2	0.9 -	1.6	2.0	3.1	
High emissions	2070	1.5	1.1 -	2.0	2.5	3.6	5.2
Low emissions	2080	1.4	1.0 -	1.9	2.4	4.0	
High emissions	2080	1.9	1.3 -	2.5	3.1	4.6	6.7
Low emissions	2090	1.6	1.0 -	2.2	2.9	4.8	
High emissions	2090	2.2	1.6 -	3.0	3.8	5.7	8.3
Low emissions	2100	1.7	1.1 -	2.5	3.3	5.8	
High emissions	2100	2.6	1.8 -	3.6	4.6	7.1	10.2

Figure 1. Table from COPC 2018 (Kopp et al., 2014), providing updated SLR estimates and probabilities.

This table illustrates that SLR in the year 2100 for the "likely range", and considering the most onerous RCP (8.5), is 1.8 feet to 3.6 feet above the 1991-2009 mean. This can be interpolated to be a maximum of about 3.4 feet above the 2019 mean over the next 75

years. There is a 5% probability that SLR could exceed 4.6 feet in the year 2100. Based upon these SLR estimates, the maximum likely SLR for the project life is estimated to be 3.4 with a 5% chance that it is about 4.2 feet. The design historical water elevation in the site area is elevation ~+7.5 feet NAVD88. This actual high water record period includes the 1982-83 severe El Niño, and the 1997 El Niño events, and is therefore consistent with the methodology outlined in the CCC Sea-Level Rise Policy Guidance document. If 3.4 4.2 feet are added to this 7.5 feet NAVD88 elevation, then future design maximum water levels of 10.8 feet NAVD88 and 11.7 feet NAVD88 are determined.

Determination of the maximum scour depth at the toe of the beach enables the engineer to determine the actual water depth at the toe of the beach and wave breaking point under the design water level conditions. The design scour elevation is estimated based upon the erode-ability of the materials at the toe of the building foundation. A conservative estimate of the scour elevation at the toe of the foundation in 75 years is about +5.0 feet NAVD88. This is reasonable based upon the variation of the bedrock elevation at the site proper. It also assumes that the sand beach is entirely gone. Using the maximum still water elevation and the maximum scour of +5.0 feet NAVD88 yields a total water depth of 5.8 feet and 6.7 feet at the toe.

As discussed above, waves from distant storms and nearby hurricanes (chubascos) have pounded the coastline of Laguna Beach several times within the last few centuries. However, these extreme waves break further offshore and lose a significant portion of their energy before they reach the shoreline. The relatively steep offshore area allows for energy from large waves to come relatively close to the shoreline. Once a wave reaches a water depth that is about 1.28 times the wave height, the wave breaks and runs up onto the shore. The design wave height at the toe of the beach is the maximum unbroken wave at the toe when the beach/bedrock is at the maximum scour condition. The total water depth is 5.8 feet and 6.7 feet which would yield design wave heights of 4.5 feet and 5.2 feet.

WAVE RUNUP AND OVERTOPPING ANALYSIS

As waves approach the shoreline and the site, they break and water rushes up the beach, and sometimes to the back beach area to the foundation. Wave runup is defined as the vertical height above the still water level to which a wave will rise on a structure (the foundation) of infinite height. Overtopping is the flow rate of water over the top of the building foundation as a result of wave runup.

Wave runup and overtopping at the proposed structure is calculated using the USACOE Automated Coastal Engineering System (ACES). The methods to calculate runup and overtopping implemented within this ACES application are discussed in greater detail in

the Coastal Engineering Manual (2004). The overtopping estimates calculated herein are corrected for the effect of onshore winds. Figure 2 from the ACES manual shows some of the variables involved in the runup and overtopping analysis.

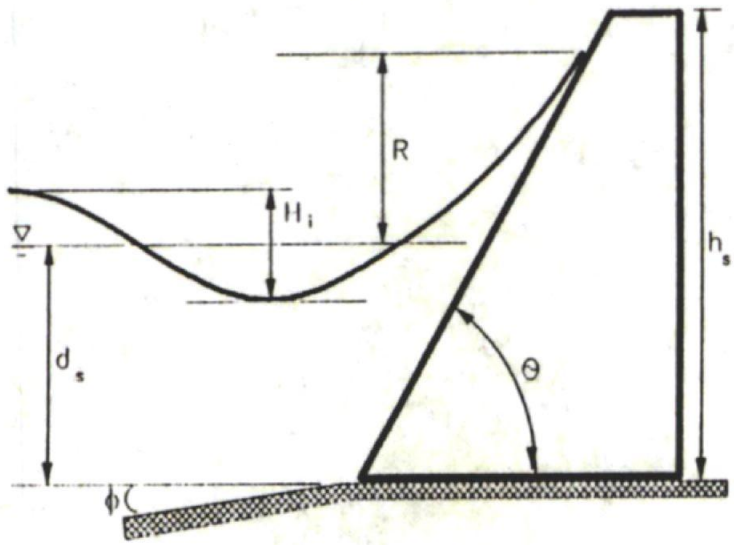


Figure 2. Wave runup terms from ACES analysis.

- d_s is the depth of the water at the break point on of the beach slope
- H_i is the design breaking wave height
- R is the height of the wave runup above the still water elevation
- h_s is the height of the foundation above the toe
- Θ is the ~slope of the foundation
- ϕ is the nearshore slope or slope from the shoreline to beyond the breakers. This variable is only used to back calculate the deepwater wave height for comparison to wave height statistics.

Two SLR cases for wave runup will be considered. The analysis will use the lowest top of foundation which is below the Surf Building at about elevation +20 feet NAVD88. By using the lowest top of foundation the most onerous potential hazard conditions will be analyzed. If the analysis shows that the lowest top of foundation will not be subject to significant impacts then the same conclusion can logically be extended to the higher foundations and FF for the other buildings. The design wave at this location will be based upon maximum design SLR which is the largest wave that can reach the structure before breaking. As stated before, the wave that has the greatest runup and overtopping is the wave that

breaks just at or before the foundation. **Table I** and **Table II** below are the output for of the two SLR cases.

TABLE I

ACES	Mode: Single Case	Functional Area: Wave - Structure Interaction

Application: Wave Runup and Overtopping on Impermeable Structures

Item		Unit	Value
Incident Wave Height	Hi:	ft	4.500
Wave Period	T:	sec	15.000
COTAN of Nearshore Slope	COT(ø):		50.000
Water Depth at Structure Toe	ds:	ft	5.800
COTAN of Structure Slope	COT(θ):		0.000
Structure Height Above Toe	hs:	ft	16.500
Wave Runup	R:	ft	18.796
Onshore Wind Velocity	U:	ft/sec	1.688
Deepwater Wave Height	H0:	ft	2.663
Relative Height	ds/H0:		2.178
Wave Steepness	H0/(gT^2):		0.000368
Overtopping Coefficient	α:		0.070000
Overtopping Coefficient	Qstar0:		0.050000
Overtopping Rate	Q:	ft^3/s-ft	0.743

Smooth Slope Runup and Overtopping

PACIFIC EDGE HOTEL

3.4 FT SLR

WAVE RUNUP

TABLE II

ACES	Mode: Single Case	Functional Area: Wave - Structure Interaction

Application: Wave Runup and Overtopping on Impermeable Structures

Item		Unit	Value
Incident Wave Height	Hi:	ft	5.200
Wave Period	T:	sec	15.000
COTAN of Nearshore Slope	COT(ø):		50.000
Water Depth at Structure Toe	ds:	ft	6.700
COTAN of Structure Slope	COT(θ):		0.000
Structure Height Above Toe	hs:	ft	16.500
Wave Runup	R:	ft	19.612
Onshore Wind Velocity	U:	ft/sec	1.688
Deepwater Wave Height	H0:	ft	3.186
Relative Height	ds/H0:		2.103
Wave Steepness	H0/(gT^2):		0.000440
Overtopping Coefficient	α:		0.070000
Overtopping Coefficient	Qstar0:		0.050000
Overtopping Rate	Q:	ft^3/s-ft	1.316

Smooth Slope Runup and Overtopping

PACIFIC EDGE HOTEL

4.2 FT SLR

WAVE RUNUP

For the two SLR case the ACES calculated wave runup on the vertical foundation is above the top of the lowest foundation. The calculated overtopping rate for the eroded beach conditions on the foundation is 0.74 ft^3/s-ft for 3.4 feet SLR and 1.3 ft^3/s-ft for 4.2 feet SLR. For the calculated overtopping rate, the height of water and the velocity of this water can be calculated using the following empirical formulas provided by the USACOE (Protection Alternatives for Levees and Floodwalls in Southeast Louisiana, May 2006, equations 3.1 and 3.6) based upon the calculated overtopping rate Q for each SLR case.

$$q = 0.5443\sqrt{g}\,h_1^{3/2} \qquad v_c = \sqrt{\frac{2}{3}gh_1}$$

Therefore, with an overtopping rate of 1.3 ft^3/s-ft, the water height h_1= 0.56 feet and the velocity, v_c = 3.5 ft/sec. This small amount of water is directed back offshore by the decks which cantilever over the top of the foundation. The potential force of the overtopping water at the top of the foundation per horizontal liner foot is calculated using CEM equation VI-5-184.

$$F_{surge} \approx 4.5\rho g H^2 = (4.5)(64)(0.56)(0.56) = \sim 100 \text{ lbs/ft}$$

This wave when striking the deck/floor will be reflected back towards the ocean but some will be directed up vertically. A conservative analysis would assume that 75% of the force is directed up into the bottom of the deck. Therefore, the uplift force per linear horizontal (parallel to the shoreline) foot of decking, is ~75 lbs/ft. It should be noted that this force should be considered as a temporary, short duration, force on the foundation by the structural engineer.

HAZARD ANALYSIS

There are three different potential oceanographic hazards identified at this site; shoreline erosion, coastal flooding, and waves. For ease of review each of these hazards will be analyzed and discussed separately followed by a summary of the analysis including conclusions and recommendations, if necessary.

Erosion Hazard

In an effort to determine typical changes in the shoreline position aerial photographs from the early 1970s to 2017 were reviewed. Due to the differences in tide levels and oblique angles of the photos, it is difficult to determine the exact location of the shoreline. However a visual comparison of the photographs shows little or no change in the shoreline position over the last five decades. A beach is visible in the 1972 Coastal Records photograph (Photograph 3) and is visible with about the same width in any subsequent photographs. The future shoreline changes over the next 75 years can be assumed to be the same as in the previous few decades. This conclusion is also verified in the 2002 USACOE report. Sea level rise alone will not change the erosion rate of the shoreline. The erosion rate of the shoreline is dependent upon waves and currents which are independent of SLR. Based upon the steep slope of the beach, a rise in sea level may result in a landward movement of the high water line and loss of sand beach area.

The beach at the site in question, and extending for considerable distances in either direction, is a veneer of sand over erosion resistant bedrock. The nearshore rock reefs are important to the erosion resistance of the shoreline because they remove energy from the waves. Rather than being inundated by sea level rise, the beach and the nearshore will readjust to the new sea level over time such that waves and tides will see the same profile that exists today, albeit at a higher elevation. This is the principle of beach equilibrium and is the reason why we have beaches today even though sea level has risen over 200 feet in the last 10,000 years (Dean, 1991). This principal is illustrated in Figure 3 below.

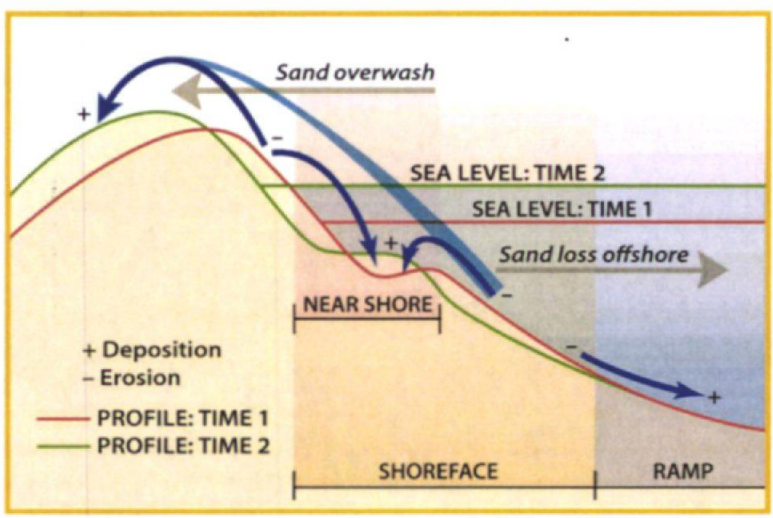


Figure 3. A graphic showing the equilibrium beach profile concept with SLR.

The current erosion rate of the beach and bedrock based upon historical aerial photographs is about 0.0 ft/yr. To predict how future sea level rise, of any magnitude, will change the erosion rate of the bedrock at the back of the beach is not as difficult as one may think. Let us assume that sea level rises 5.0 feet over the next 75 years (maximum sea level rise), most of this rise will occur from the year 2040 to the year 2092. Under this future sea level elevation, it is easy to predict the beach sand may move up-slope or disappear, and that wave action will continuously act higher on the bedrock material. The Topanga Formation is very erosion resistant as evidence by the shore zone rock outcroppings in front of and near the site. Even if wave action reaches a higher elevation on the site the erosion rate will not significantly increase due to the erosion resistant material that makes up the shore zone.

Flooding Hazard

The flooding hazard discussed in this section is due to water level changes in the ocean. Flooding due to waters other than from the ocean is mitigated through the site drainage plan designed by the project civil engineer. The primary hazard due to flooding from ocean waters would be due to a super-elevation of the ocean. The NOAA Ocean Survey tidal data station closest to the site is located at the Newport Bay Entrance station (NOAA, 2019). The elevations relative to NAVD88 are provided on page 6 of this report.

Allowing for a 4.5 feet rise in sea level over the next 75 years, the mean higher high water will be at +9.75 feet NAVD88. The highest observed water elevation was on January 28, 1983 during the severe El Niño winter. This elevation was +7.5 feet NAVD88. If a sea level rise of 4.5 feet is added to this elevation, it is about +12.0 feet NAVD88. This would be considered in excess of a 75-year recurrence interval water level. The existing proposed site improvements are all above +20.5 feet NAVD88, which is well above any potential ocean flood elevation. The site improvements are safe from flooding from the ocean over the next 75 years. Potential flooding associated with wave runup is considered in the next section.

Wave Runup

Wave runup will certainly reach the back beach at elevation +~13 feet NAVD88 over the next 75 years. However, due to the elevation of the improvements (above +20.5 feet NAVD88) the wave runup will not significantly impact the improvements. Essentially the erosion resistant bedrock will become natural shore protection with the existing foundations preventing further movement of the shoreline landward even under the highest SLR estimate over the next 75 years.

It should be noted that the site is mapped at the landward limit of the California Office of Emergency Services (CalOES) tsunami innundation map, Laguna Beach Quadrangle (State of California, 2009). The tsunami inundation maps are very specific as to their use. Their use is for evacuation planning only. The limitation on the use of the maps is clearly

stated in the **PURPOSE OF THIS MAP** on every quadrangle of California coastline. In addition, the following two paragraphs were taken from the CalOES Local Planning Guidance on Tsunami Response concerning the use of the tsunami inundation maps.

> *In order to avoid the conflict over tsunami origin, inundation projections are based on worst-case scenarios. Since the inundation projections are intended for emergency and evacuation planning, flooding is based on the highest projection of inundation regardless of the tsunami origin. As such, projections are not an assessment of the probability of reaching the projected height (probabilistic hazard assessment) but only a planning tool.*
>
> *Inundation projections and resulting planning maps are to be used for emergency planning purposes only. They are not based on a specific earthquake and tsunami. Areas actually inundated by a specific tsunami can vary from those predicted. The inundation maps are not a prediction of the performance, in an earthquake or tsunami, of any structure within or outside of the projected inundation area.*

The CalOES maps model the inundation of a tsunami with an approximate 1,000 year recurrence interval (0.1% event). The CalOES inundation map is shown on the Google Earth underlay in Figure 4. This analysis uses a coarse topographic model which will not take into account the impact of bldg.fnd. such as fronts the subject site. These structures would additionally limit the inundation extent in the real world. Finally, Laguna Beach and Orange County have clearly marked tsunami evacuation routes for the entire coastal Area. Due to the infrequent nature and the relatively low 500-year recurrence interval tsunami wave height, and the elevation of the improvements, the site is reasonably safe from tsunami hazards.

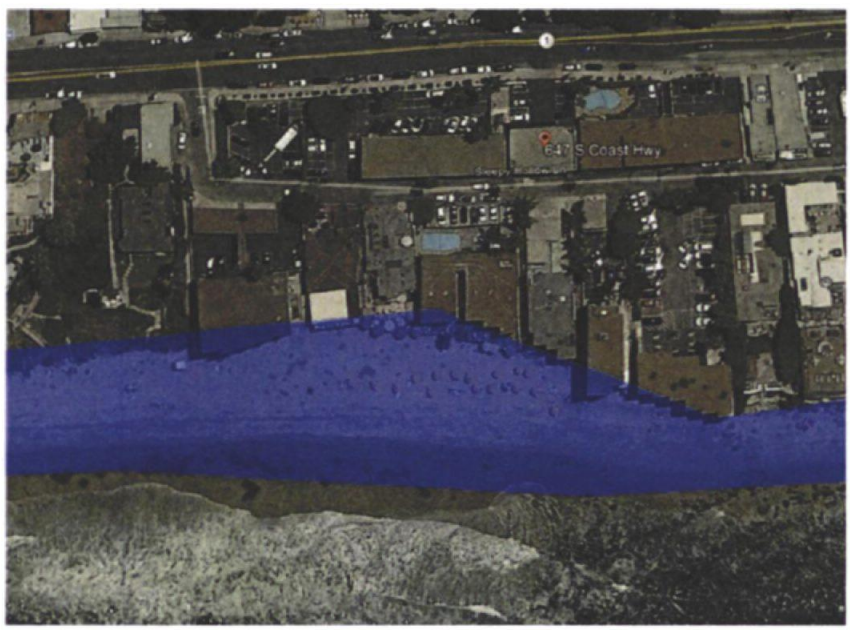


Figure 4. CalOES map showing most of the site is outside the tsunami inundation zone.

GeoSoils Inc.

USGS 100 YEAR STORM

A tool for site hazard determination (often used by the California Coastal Commission) is the United States Geologic Survey (USGS) model called the Coastal Storm Modeling System (CoSMoS) for assessment of the vulnerability of coastal areas to SLR & the 100-year storm, http://walrus.wr.usgs.gov/coastal_processes/cosmos/. Using the most current refined modeling program, the vulnerability of the site to different SLR scenarios and the 100-year storm can be assessed. The model output includes wave runup, flooding, and shoreline erosion. The output of CoSMoS provides an additional validation of the conclusions and recommendations of this report. Figure 5 below is the output for the CoSMoS for the Pacific Edge Hotel site for no SLR. Figure 5 shows that under current conditions the site is safe from coastal hazards. Figure 6 shows the area of potential flooding with 4.1 feet of SLR (125 cm). It appears that the seaward portions of the site will be subject to spray and splash from waves during the 100 year storm and 4.1 feet SLR. This is in agreement with the GSI analysis herein. It should be noted that even under 4.1 feet of SLR the majority of the development is not in the flooding or inundation zone.



Figure 5. CoSMoS output for the subject site with no SLR.



Figure 6. CoSMoS output for the subject site with 4.1 feet of SLR.

CONCLUSIONS

The potential coastal hazards associated with the remodel development at Pacific Edge Hotel, Laguna Beach, include shoreline erosion, wave runup, and coastal flooding. This report uses the guidelines in the latest CCC Sea-Level Rise Policy Guidance document for determination and discussion of coastal hazards. As demonstrated in USACOE (2002) the shoreline fronting the site is stable over the long-term. However, the beach is subject to temporary but visible wave runup and beach erosion. During the coincidence of an eroded beach, high tides, and high waves, the back beach area fronting the site may be subject to wave runup. The analysis herein looked at the wave runup on the lowest existing improvement and determined that the impact of wave runup, including SLR is not significant. The proposed development, in the area where coastal hazards may occur, is just remodeling of the existing structure. Based upon our analysis, and because the existing and proposed improvements are located well above the beach, the development is safe from coastal hazards. It should also be noted that there are bedrock outcroppings in the surf zone near this site and adjacent properties that act as a breakwater to incoming waves. There are no recommendations necessary to mitigate potential coastal hazards. New shore protection will not be required to protect the development over the next 75 years. The proposed development will neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or adjacent area.

CALIFORNIA COASTAL COMMISSION SLR POLICY GUIDANCE INFORMATION

Step 1. Establish the projected sea level rise range for the proposed project's planning horizon using the best available science, which is currently the 2014 Kopp et al. report.

Using the latest likely SLR estimate over the project design life, that range in the year ~2096 is between 1.8 feet and 4.2 feet. This is the sea level rise range for the project.

Step 2. Determine how physical impacts from sea level rise may constrain the project site, including erosion, structural and geologic stability, flooding, and inundation.

This report demonstrates the proposed development is reasonably safe to SLR related coastal hazards.

Step 3. Determine how the project may impact coastal resources, considering the influence of future sea level rise upon the landscape as well as potential impacts of sea level rise adaptation strategies that may be used over the lifetime of the project.

As sea level rises, the beach may get narrower and rise in elevation to the point where there is limited public access.

Step 4. Identify alternatives to avoid resource impacts and minimize risks throughout the expected life of the development.

Based upon the analysis herein, there is no anticipated impacts on public resources due to the project. The project minimizes risk over the design life due to the project setback from the ocean and the elevation above the ocean.

Step 5. Finalize project design and submit CDP application.

GSI is the coastal engineer for the projects and not the project designer or the applicant.

GeoSoils Inc.

LIMITATIONS

Coastal engineering is characterized by uncertainty. Professional judgements presented herein are based partly on our evaluation of the technical information gathered, partly on our understanding of the proposed construction, and partly on our general experience. Our engineering work and judgements have been prepared in accordance with current accepted standards of engineering practice; we do not guarantee the performance of the project in any respect. This warranty is in lieu of all other warranties express or implied.

Respectfully submitted,





GeoSoils, Inc.
David W. Skelly MS
RCE#47857

GeoSoils Inc.

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Appendix H

Transportation Analyses

CARLSBAD
FRESNO
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

MEMORANDUM

DATE: June 15, 2020

TO: Martina Caron, City of Laguna Beach

FROM: Arthur Black, LSA

SUBJECT: Response to Comments – Traffic Study and Parking Analysis Peer Review for Pacific Edge Hotel

LSA reviewed the technical memorandum prepared by KOA on May 6, 2020, providing peer review comments to the Traffic Study and Parking Analysis for the Pacific Edge Hotel project. The following are LSA's responses to the peer review comments.

Traffic Study

The peer review concurred with the analysis methodology.

- *In Figure 1, consider identifying the location of the relocated hotel lobby.*

  Response: Figure 1 displays the location of the existing hotel lobby with an "L" and the location of the future hotel lobby at the existing valet stand with a "V."

- *In Figure 2, show traffic volumes at the proposed driveway closure. The document did not reference the source of the driveway volumes, nor consider proving the source.*

  Response: Driveway volumes were calculated based on the hotel trip generation rate and information from the hotel operator regarding the typical number of first-day check-ins. These volumes are illustrated on Figure 2.

- *In Figure 2, westbound volumes (Cleo Street) and northbound right-turn volumes were not shown.*

  Response: Figure 2 was revised to add these turn movements.

- *In Figure 3, the net project trips do not match the project trip generation table. For example, the trip generation table shows 7 a.m. inbound trips, and Figure 3 showed [5] a.m. inbound trips.*

  Response: LSA reviewed and revised Figure 3.

- *In Figure 3, due to the driveway closure, consider showing the driveway trips as negative trips.*

  Response: Figure 3 does show negative trips at the driveway on South Coast Highway that would be closed as part of the proposed project.

- *Are the project trips on Cleo Street going to/from another driveway access (e.g., Cleo Street)? The study should clearly identify the access points to the site. Currently, it is not apparent that site access is also available on Cleo Street. This issue can be resolved by showing the project trips at all driveways.*

  Response: Text was added on page 3 of the Access Analysis to clarify that the existing valet stand is accessed from Sleepy Hollow Lane using either of the study intersections. Access points and the valet stand are identified on the figures.

- *All opening year traffic volumes in [Attachment] B did not reflect the traffic growth of 3 percent over the three years from 2018 to 2021.*

  Response: As stated on page 5 of the Access Analysis, a 3 percent growth rate was part of the analysis of opening year scenarios in the Synchro analysis software. The increased volumes are reflected in the analysis worksheets on the line reading "Adjusted Flow Rate, veh/h."

- *Trip Generation Table: Remove the #2 footnote; the table does not refer to this footnote and remove the "TSF" footnote; all the units used were either room or seats.*

  Response: These adjustments were made.

- *In Table A: Existing Intersection LOS Summary, delay values did not match KOA's LOS results, which are shown below. The existing LOS worksheets are provided in Attachment A.*

  Response: The differences in LOS results related to the selection of which peak-hour factor to apply. Peak-hour factors applied in the LSA analysis match the peak-hour factors identified on the existing traffic volume data sheets that were provided as an attachment to the analysis. No changes to the analysis were made.

- *Based on the comments in the Volumes bullet point, LOS tables for Table B, Table D, and Table E will change accordingly.*

  Response: The analysis worksheets have been updated, but the small changes to traffic volume did not result in a change to the reported delay.

- *Page 3: In the last paragraph, the third sentence, remove "...or all-way stop-controlled…"*

  Response: This sentence was revised for clarity.

- *Page 5: The following sentence is confusing and should be revised: "This LOS specific to the northbound approach of Sleep[y] Hollow Lane, which is stop-controlled at South Coast Highway." Sleep[y] Hollow Lane is considered an east-west direction.*

  Response: The report now identifies this approach as eastbound.

- *Page 7: Clarify which LOS values are satisfactory or unsatisfactory.*

  Response: Text was added consistent with this comment.

- *Page 7: The last sentence in Paragraph 4 is confusing. It should be revised: "The added delay would be less than the established threshold, and the impacts to either intersection would be less than significant."*

  Response: The comma was added.

- *The document does not have any analysis describing how the existing project trips at the main driveway will shift to the adjacent intersection as a result of the driveway closure. Paragraph 4 of page 1 briefly discusses how the driveway closure will impact existing traffic. However, the analysis did not show how the new traffic pattern would impact adjacent streets and intersections. The analysis shows the net increase of the hotel and restaurant trips, as shown in Figure 3. Consider including a discussion on how it will impact the adjacent intersections with the proposed driveway closure.*

  Response: Several sections of the Access Analysis discuss that the driveway closure will shift first-time check-in traffic to adjacent intersections and will eliminate valet trips that are generated at the existing lobby. Figure 3 illustrates the net project trips resulting from additional trip generation and the relocation of the hotel lobby, including some areas of trip reduction. The results presented in the Access Analysis include the combined effects of additional trip generation and trip relocation. These combined effects have a less than significant impact on the adjacent intersections.

Parking Analysis

The peer review concurred that the future parking demand could be accommodated within the 220 off-street parking spaces supplied with the proposed project.

LSA revised the Parking Analysis consistent with many of the recommendations, including identifying that the Pacific Edge Hotel has been operating with 220 parking spaces, that the municipal code identifies the parking requirement, and that an off-site parking lot is occasionally used at the convenience of the valet operator to facilitate faster service. Because any vehicles parked in the off-site lot originate from the on-site valet stands, LSA included the off-site lot in the surveys of on-site parking demand. However, it would not be appropriate to state that the existing parking supply will remain, as suggested by the comments, because the location of some parking spaces will be reconfigured as part of the proposed project.

Attachments: A: Revised Trip Generation and Access Analysis for the Pacific Edge Hotel, Laguna Beach, California
B: Revised Parking Analysis for the Pacific Edge Hotel, Laguna Beach, California

ATTACHMENT A

REVISED TRIP GENERATION AND ACCESS ANALYSIS FOR THE PACIFIC EDGE HOTEL, LAGUNA BEACH, CALIFORNIA

CARLSBAD
FRESNO
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

June 11, 2020

PJ Cleary, Project Manager
Cumming Corporation
523 West Sixth Street, Suite 1001
Los Angeles, CA 90014

Subject: Trip Generation and Access Analysis for Pacific Edge Hotel, Laguna Beach, California

Dear Mr. Cleary:

LSA is pleased to submit this access analysis for the proposed renovation of the Pacific Edge Hotel (project) in Laguna Beach. As shown in Figure 1, many buildings and parking lots make up the Pacific Edge Hotel. The hotel currently has a total of 131 hotel rooms and 2 restaurants within the various buildings. Both hotel guests and customers not staying at the hotel patronize the two restaurants.

In the current condition, guests arrive at the lobby entrance at 647 South Coast Highway, check in, and transfer their vehicles to a valet attendant. The valet attendant then moves the vehicle to an available parking space within one of the parking lots. All vehicles are retrieved from the valet stand on Sleepy Hollow Lane between the Villa and Surf buildings. All restaurant customers exclusively use this valet stand to drop-off and pick-up vehicles. Hotel guests also return their vehicles to this valet stand after their first day at the hotel. With the current valet operation, the hotel lobby parking lot is only used to drop off vehicles at the valet when first checking into the hotel.

Even though the lobby's driveway is used in limited circumstances, the use of the driveway can slow traffic on South Coast Highway if a northbound vehicle is waiting to turn left into the driveway. On-street parking is permitted up to the curb return of this driveway, which may limit sight distance for vehicles exiting the driveway. The use of this driveway also adds valet traffic to the intersections of South Coast Highway/Sleepy Hollow Lane and South Coast Highway/Cleo Street.

This access analysis examines the effects of new traffic generated by the project and the relocation of traffic volume due to circulation changes resulting from the project (i.e., the closure of the driveway on South Coast Highway) to ensure adequate operation of adjacent intersections. LSA has prepared this analysis consistent with applicable provisions of the California Environmental Quality Act (CEQA) and the requirements of the City of Laguna Beach (City) provided in the City of Laguna Beach CEQA Implementation Handbook.

Project Description

The project proposes to remodel the Coast building to provide a fitness center and a café. The parking lot in front of the Coast building would be removed and replaced with an amenity deck and seating. As part of the conversion of the parking lot to an amenity deck, the existing driveway on South Coast Highway would be removed. The fitness center would allow only hotel guests, but the public would have access to the café and some seating within the amenity deck.



LSA

FIGURE 1

LEGEND

- Hotel Buildings
- **V** - Valet Stand and new Check-in Lobby
- **L** - Existing Check-in Lobby

N

0 60 120

FEET

SOURCE: Google Earth

Pacific Edge Hotel

Project Location

I:\CUM1701\G\Project Location.cdr (10/10/2019)

The hotel lobby would be relocated to the Villa Building, adjacent to the existing valet stand. The new hotel lobby would be located where the first floor of the Deck on Laguna Beach restaurant is currently. Access to the new hotel lobby will be possible along Sleepy Hollow Lane from the intersections of South Coast Highway/Sleepy Hollow Lane and South Coast Highway/Cleo Street. The existing valet stand at this location has been accessible from these intersections and is used by all restaurant customers and all hotel guests after their initial check in. The Deck on Laguna Beach restaurant would be remodeled and the seating rearranged, but the total seating in the restaurant would be reduced by 48 seats from 163 to 115 seats as a result of relocating the hotel lobby. A net additional 62 seats would be added/permitted within the Driftwood Kitchen restaurant as part of the project.

Within the Surf building, the swimming pool would be demolished and the existing valet stand would be improved with a porte cochere. Renovations at the Reef building would include a parking garage, a new swimming pool, and new hotel rooms. Remodeling and renovation at the remaining buildings will also result in new hotel rooms.

In total, the project would result in 25 new hotel rooms, 14 more seats at the restaurants, new amenities for hotel guests (e.g., a swimming pool, a fitness center, and a new lobby), new hotel operations facilities (e.g., a porte cochere and new offices), and a new café with public seating on South Coast Highway. The project would also repave Sleepy Hollow Lane and remove the existing driveway on South Coast Highway resulting in a relocation of those trips to the adjacent intersections.

Existing Intersection Level of Service Analysis

To understand traffic conditions with the existing hotel driveway on South Coast Highway, vehicle traffic volumes were collected for the intersections of South Coast Highway/Sleepy Hollow Lane and South Coast Highway/Cleo Street during the peak morning (7:00 a.m.–9:00 a.m.) and evening (4:00 p.m.–6:00 p.m.) commute periods. Peak-hour intersection turn volumes were surveyed on a typical weekday (Wednesday, June 8, 2018). The calendar for the Laguna Beach Unified School District showed that schools were in session on this day. These volumes were taken in 15-minute increments and then totaled as hourly volumes, which is the standard procedure for volume data collection. Figure 2 presents the existing a.m. and p.m. peak-hour turn movement volumes for the study area intersections as determined by this method. Traffic volume data are provided as an attachment.

Level of service (LOS) is calculated according to the Highway Capacity Manual (HCM) methodology as specified by the City. The HCM calculates the delay experienced by all movements through an intersection. At a traffic signal (such as South Coast Highway/Cleo Street) or all-way stop-controlled intersection, reported delay is the average for all vehicles traveling through the intersections. At a two-way, stop-controlled intersection (such as South Coast Highway/Sleepy Hollow Lane), delay is reported for the most delayed approach. The relationship between LOS and the delay (in seconds) is as follows:

Level of Service	Unsignalized Intersections Delay (seconds)	Signalized Intersections Delay (seconds)
A	≤10.0	≤10.0
B	>10.0 and ≤15.0	>10.0 and ≤20.0
C	>15.0 and ≤25.0	>20.0 and ≤35.0
D	>25.0 and ≤35.0	>35.0 and ≤55.0
E	>35.0 and ≤50.0	>55.0 and ≤80.0
F	>50.0	>80.0

Source: Highway Capacity Manual



LSA

FIGURE 2

LEGEND

- Hotel Buildings

XX/YY - AM/PM Peak Hour Volumes

N

0 60 120

FEET

SOURCE: Google Earth

Pacific Edge Hotel

Existing Volumes

I:\CUM1701\G\Existing Volumes.cdr (6/10/2020)

Table A summarizes the results of the existing a.m. and p.m. peak-hour level of service (LOS) analysis for the study area intersections. LOS analysis worksheets are provided as an attachment. As Table A indicates, intersection of South Coast Highway/Sleepy Hollow Lane operates at LOS E. This LOS is specific to the eastbound approach of Sleepy Hollow Lane, which is stop controlled at South Coast Highway. Vehicles traveling along South Coast Highway at this location experience less delay.

Table A: Existing Intersection Level of Service Summary

Study Area No.	Intersections	AM Peak Hour		PM Peak Hour	
		Delay	LOS	Delay	LOS
1	South Coast Highway/Sleepy Hollow Lane	44.3 sec[1]	E	37.2 sec[1]	E
2	South Coast Highway/Cleo Street	4.6 sec	A	5.7 sec	A

[1] Delay expressed for stop controlled approach on Sleepy Hollow Lane
= unsatisfactory LOS
LOS = level of service
sec = seconds

Opening Year Intersection Level of Service Analysis

The proposed project is anticipated to be completed by 2021. To account for ambient traffic growth in the absence of cumulative development projects anticipated to be completed by 2021, existing roadway and intersection volumes were escalated 1 percent per year, for a total of 3 percent over the 3 years from the volume data collected in 2018, to 2021.

Intersection geometrics at the study area intersections are not anticipated to change by the project opening year. Table B summarizes the results of the future a.m. and p.m. peak-hour LOS analysis for study intersections. LOS worksheets are provided as an attachment. As this table indicates, intersection LOS is not anticipated to change by the project opening year.

Table B: Opening Year (2021) Intersection Level of Service Summary

Study Area No.	Intersections	AM Peak Hour		PM Peak Hour	
		Delay	LOS	Delay	LOS
1	South Coast Highway/Sleepy Hollow Lane	48.2 sec[1]	E	41.1 sec[1]	E
2	South Coast Highway/Cleo Street	4.8 sec	A	5.9 sec	A

[1] Delay expressed for stop controlled approach on Sleepy Hollow Lane
= unsatisfactory LOS
LOS = level of service
sec = seconds

Trip Generation

As stated previously, the project would result in 25 new hotel rooms, 14 more seats at the restaurants, new amenities for hotel guests, and a new café with public seating on South Coast Highway. The Institute of Transportation Engineers (ITE) *Trip Generation Manual*, Tenth Edition (2017) provides trip generation rates for these land uses. Further, the ITE *Trip Generation Handbook*, Third Edition (2017) provides information regarding the calculation of internal trip capture between uses and the rate of trips to a land use would already be on the roadway network and divert to the land use as they pass by.

In reviewing the *Trip Generation Manual*, LSA found that trip generation for ancillary uses such as the new café are included in the trip generation rate calculated for hotels. Based on information conveyed by the applicant, LSA considered that the café would primarily serve hotel guests, pedestrian traffic on South Coast Highway, and others already in the vicinity for other purposes. Because the potential trip generation for the café is included in the trip generation rate provided for a hotel and the café is unlikely to generate new vehicular traffic not already on South Coast Highway, separate trip generation for the café was not calculated.

LSA calculated internal trip capture between hotel and restaurant uses and pass-by trips to the restaurants using methodology provided in the *Trip Generation Handbook*. However, the quantity of internal trips and pass-by trips were the same without or with the project and new trip generation would not be affected. Therefore, internal trip capture and pass-by trips were not included in the trip generation summary.

Table C summarizes the trip generation comparison for the proposed project. As Table C indicates, the proposed project is anticipated to generate 245 net new daily trips, 11 net new a.m. peak-hour trips (7 inbound and 4 outbound), and 18 net new p.m. peak-hour trips (11 inbound and 7 outbound).

Table C: Trip Generation Comparison

Land Use (ITE Land Use Code)	Size	Unit	ADT	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Trip Rates[1]									
Hotel (310)		Room	8.36	0.28	0.19	0.47	0.31	0.29	0.60
Quality Restaurant (931)		Seats	2.60	0.01	0.01	0.02	0.19	0.09	0.28
Existing Land Uses									
Existing Hotel	131	Room	1,095	37	25	62	41	38	79
Driftwood Kitchen	100	Seats	260	1	1	2	19	9	28
Villa Restaurant (Deck on Laguna Beach)	163	Seats	424	2	2	4	31	15	46
Total Existing Trip Generation			*1,779*	*40*	*28*	*68*	*91*	*62*	*153*
Proposed Project Trip Generation									
Existing Hotel	131	Room	1,095	37	25	62	41	38	79
Driftwood Kitchen	100	Seats	260	1	1	2	19	9	28
Reduced Villa Restaurant	115	Seats	299	1	1	2	22	10	32
Driftwood Kitchen Additional Seating	62	Seats	161	1	0	1	12	5	17
Net New Hotel Rooms	25	Room	209	7	5	12	8	7	15
Total Proposed Trip Generation			*2,024*	*47*	*32*	*79*	*102*	*69*	*171*
Net Trip Generation (Proposed - Existing)			**245**	**7**	**4**	**11**	**11**	**7**	**18**

[1] Trip rates based on the Institute of Transportation Engineers (ITE) *Trip Generation* Manual, 10th Edition (2017).
ADT = average daily traffic

Trip Distribution and Assignment

LSA estimated trip distribution for the hotel and restaurant trips based on existing travel patterns and access to regional travel facilities. Approximately 60 percent of hotel or restaurant trips would originate from the north and approximately 40 percent from the south. LSA assigned hotel and restaurant trips between the two intersections with South Coast Highway based on proximity to origin/destination and the potential reduced travel time when making a left-turn at a signalized intersection compared to an

unsignalized intersection. LSA completed the exercise of assigning traffic volumes for both the existing hotel (with trips to the lobby by guests checking in) and the proposed project. Figure 3 shows the net trips resulting from subtracting existing trips from trips with the proposed project.

Existing Plus Project Condition

LSA added net project traffic illustrated on Figure 3 to existing traffic volumes and calculated intersection performance for the existing plus project traffic volumes. LOS worksheets are provided as an attachment. Table D summarizes the results of the existing plus project LOS analysis.

Table D: Existing Plus Project Intersection Level of Service Summary

Study Area No.	Intersections	Baseline				Plus Project			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1	South Coast Hwy/Sleepy Hollow Lane	44.3 sec	E	37.2 sec	E	44.3 sec	E	39.0sec	E
2	South Coast Hwy/Cleo Street	4.6 sec	A	5.7 sec	A	4.6 sec	A	5.8 sec	A

= unsatisfactory LOS
LOS = level of service
sec = seconds

According to the City's established thresholds of significance, at a signalized intersection (such as South Coast Highway/Cleo Street), a significant impact would occur if the project adds 6 seconds or more to the delay of an intersection operating at satisfactory LOS (i.e., LOS A, B, C, or D) or 2 seconds or more to the delay of an intersection operating at unsatisfactory LOS (i.e., LOS E or F). At a one-way stop-controlled intersection (such as South Coast Highway/Sleepy Hollow Lane), a significant impact would occur if the intersection is operating at an unsatisfactory LOS (i.e., LOS E or F) and the project would increase delay by 4 seconds or more.

As shown in Table D, the project would increase average vehicle delay at the signalized intersection of South Coast Highway/Cleo Street by 1.8 seconds during either the a.m. or p.m. peak hour. Delay at the stop-controlled approach of South Coast Highway/Sleepy Hollow Lane would be anticipated to increase by up to 0.1 second per vehicle. The added delay would be less than the established threshold, and the impacts to either intersection would be less than significant.

Opening Year (2021) Plus Project Condition

LSA added net project traffic to forecast opening year (2021) traffic volumes and calculated intersection performance for the opening year plus project traffic volumes. LOS worksheets are provided as an attachment. Table E summarizes the results of the existing plus project LOS analysis. As Table E shows, the project's contribution to delay is below the established thresholds and would therefore be less than significant.



LSA

FIGURE 3

LEGEND

- Hotel Buildings

XX/YY - AM/PM Peak Hour Volumes

N

0 60 120

FEET

SOURCE: Google Earth

Pacific Edge Hotel

Net Project Trips

I:\CUM1701\G\Net Project Trips.cdr (6/10/2020)

Table E: Future (2021) Plus Project Intersection Level of Service Summary

Study Area No.	Intersections	Baseline				Plus Project			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1	South Coast Hwy/Sleepy Hollow Lane	48.2 sec	E	41.1 sec	E	48.2 sec	E	42.2 sec	E
2	South Coast Hwy/Cleo Street	4.8 sec	A	5.9 sec	A	4.8 sec	A	6.0 sec	A

= unsatisfactory LOS
LOS = level of service
sec = seconds

Conclusion

This analysis estimated the new traffic that the project would generate. The project would result in 25 new hotel rooms, 14 more seats at the restaurants, new amenities for hotel guests, and a new café with public seating on South Coast Highway. These new uses are anticipated to generate 245 net new daily trips, 11 net new a.m. peak-hour trips (7 inbound and 4 outbound), and 18 net new p.m. peak-hour trips (11 inbound and 7 outbound).

The effect of moving the hotel lobby was also considered. Delay and level of service at the intersections adjacent to the hotel (South Coast Highway/Sleepy Hollow Lane and South Coast Highway/Cleo Street) were calculated without and with the project for existing and opening year (2021) conditions. While the stop controlled approach of South Coast Highway/Sleepy Hollow Lane was shown to operate at an unsatisfactory level of service, traffic traveling along South Coast Highway at this location and traffic at the signalized intersection of South Coast Highway/Cleo Street experience less delay. The project's impact to vehicle delay was found to be less than significant at both intersections.

LSA appreciates the opportunity to provide its services. If you have any questions, please call me at (949) 553-0666.

Sincerely,

LSA Associates, Inc.

Arthur Black
Associate

Attachments: A: Existing Traffic Volumes
B: Level of Service Worksheets

ATTACHMENT A

EXISTING TRAFFIC VOLUMES

Prepared by National Data & Surveying Services

S Coast Hwy & Sleepy Hollow Ln

Peak Hour Turning Movement Count

ID: 18-01125-001
City: Laguna Beach

Day: Wednesday
Date: 06/06/2018

PEAK HOURS

AM: 07:30 AM - 08:30 AM
NOON: NONE
PM: 04:45 PM - 05:45 PM

COUNT PERIODS

AM: 07:00 AM - 09:00 AM
NOON: NONE
PM: 04:00 PM - 06:00 PM

S Coast Hwy — SOUTHBOUND

AM	5	1083	0	0	1536	AM
NOON	0	0	0	0	0	NOON
PM	17	1575	0	0	1229	PM

Sleepy Hollow Ln — EASTBOUND

AM	NOON	PM	
5	0	21	
0	0	0	0
4	0	1	0
0	0	0	1
4	0	4	0
AM	NOON	PM	

Sleepy Hollow Ln — WESTBOUND

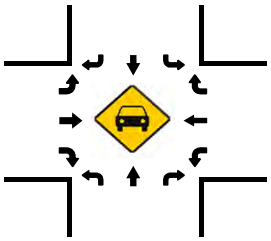
PM	NOON	AM	
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	
PM	NOON	AM	

S Coast Hwy — NORTHBOUND

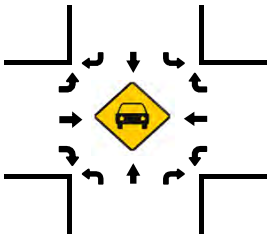
PM	1580	1	4	1228	0	PM
NOON	0	0	0	0	0	NOON
AM	1087	0	0	1532	0	AM

CONTROL			
1-Way Stop (EB)			
TEV	2628	0	2830
	AM	NOON	PM
PHF	0.95		0.97

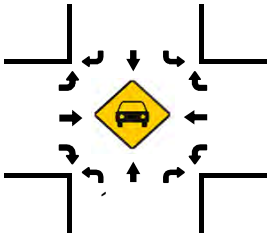
Total Vehicles (AM)



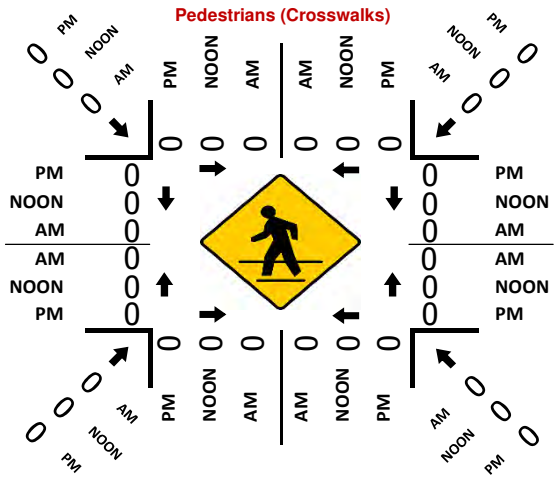
Total Vehicles (NOON)



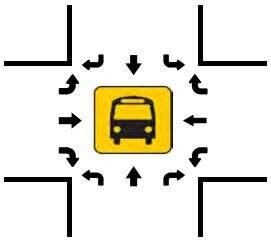
Total Vehicles (PM)



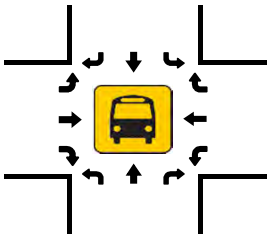
Pedestrians (Crosswalks)



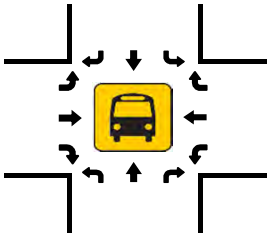
Total Vehicles (AM)



Total Vehicles (NOON)



Total Vehicles (PM)



Prepared by National Data & Surveying Services

S Coast Hwy & Cleo St

Peak Hour Turning Movement Count

ID: 18-01125-002
City: Laguna Beach

Day: Wednesday
Date: 06/06/2018

PEAK HOURS

AM: 07:30 AM - 08:30 AM
NOON: NONE
PM: 05:00 PM - 06:00 PM

COUNT PERIODS

AM: 07:00 AM - 09:00 AM
NOON: NONE
PM: 04:00 PM - 06:00 PM

S Coast Hwy — SOUTHBOUND

AM	7	988	74	3	1538	AM
NOON	0	0	0	0	0	NOON
PM	24	1458	110	4	1221	PM
	0	2	1	0		

EASTBOUND — Cleo St

AM	NOON	PM	
22	0	46	
0	0	0	0
15	0	33	0
3	0	14	1
6	0	25	0
AM	NOON	PM	

WESTBOUND — Cleo St

PM	NOON	AM	
33	0	42	0
8	0	4	1
37	0	22	0
0	0	0	0
188	0	154	
PM	NOON	AM	

CONTROL

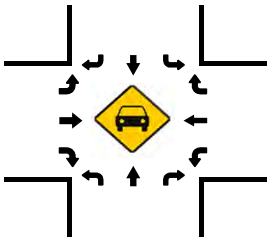
Signalized

TEV	2730	0	2975
	AM	NOON	PM
PHF	0.96		0.95

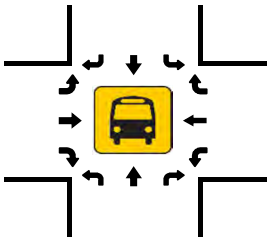
NORTHBOUND — S Coast Hwy

PM	1520	0	14	1151	64	PM
NOON	0	0	0	0	0	NOON
AM	1016	0	11	1478	77	AM
		0	1	2	0	

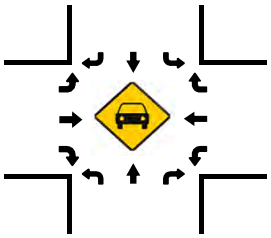
Total Vehicles (AM)



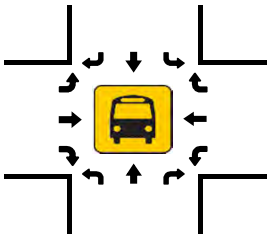
Total Vehicles (AM)



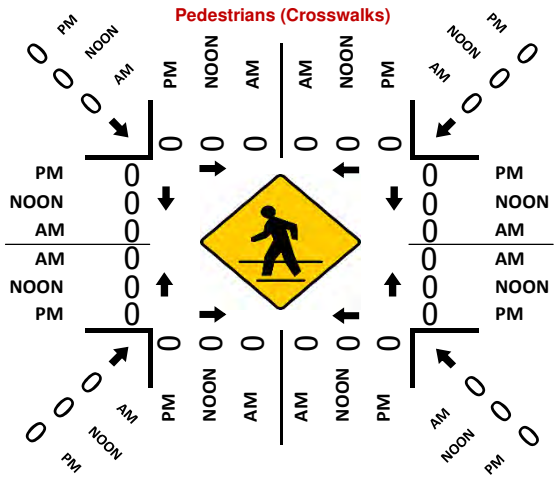
Total Vehicles (NOON)



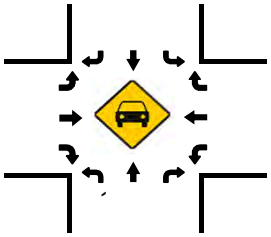
Total Vehicles (NOON)



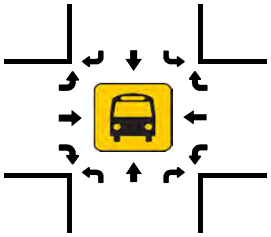
Pedestrians (Crosswalks)



Total Vehicles (PM)



Total Vehicles (PM)



ATTACHMENT B

LEVEL OF SERVICE WORKSHEETS

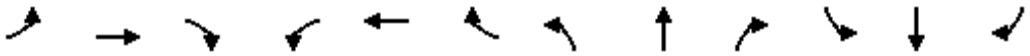
Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	4	0	1532	1083	5
Future Vol, veh/h	4	4	0	1532	1083	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	4	0	1613	1140	5

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1950	573	1145	0	-	0
Stage 1	1143	-	-	-	-	-
Stage 2	807	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	56	463	606	-	-	-
Stage 1	266	-	-	-	-	-
Stage 2	399	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	56	463	606	-	-	-
Mov Cap-2 Maneuver	56	-	-	-	-	-
Stage 1	266	-	-	-	-	-
Stage 2	399	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	44.3	0	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	606	-	100	-	-
HCM Lane V/C Ratio	-	-	0.084	-	-
HCM Control Delay (s)	0	-	44.3	-	-
HCM Lane LOS	A	-	E	-	-
HCM 95th %tile Q(veh)	0	-	0.3	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	15	3	6	22	4	42	11	1478	77	77	988	7
Future Volume (veh/h)	15	3	6	22	4	42	11	1478	77	77	988	7
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	16	3	6	23	4	44	11	1540	80	80	1029	7
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	144	28	26	100	10	62	498	2735	142	305	2879	20
Arrive On Green	0.06	0.06	0.06	0.06	0.06	0.06	0.80	0.80	0.80	0.80	0.80	0.80
Sat Flow, veh/h	857	431	407	438	162	977	545	3437	178	312	3618	25
Grp Volume(v), veh/h	25	0	0	71	0	0	11	793	827	80	505	531
Grp Sat Flow(s),veh/h/ln	1695	0	0	1577	0	0	545	1777	1838	312	1777	1866
Q Serve(g_s), s	0.0	0.0	0.0	2.0	0.0	0.0	0.4	10.9	11.1	8.5	5.4	5.4
Cycle Q Clear(g_c), s	0.9	0.0	0.0	2.9	0.0	0.0	5.8	10.9	11.1	19.6	5.4	5.4
Prop In Lane	0.64		0.24	0.32		0.62	1.00		0.10	1.00		0.01
Lane Grp Cap(c), veh/h	197	0	0	173	0	0	498	1414	1463	305	1414	1485
V/C Ratio(X)	0.13	0.00	0.00	0.41	0.00	0.00	0.02	0.56	0.57	0.26	0.36	0.36
Avail Cap(c_a), veh/h	500	0	0	492	0	0	498	1414	1463	305	1414	1485
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	29.4	0.0	0.0	30.3	0.0	0.0	2.8	2.5	2.5	6.1	1.9	1.9
Incr Delay (d2), s/veh	0.3	0.0	0.0	1.6	0.0	0.0	0.1	1.6	1.6	2.1	0.7	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.0	0.0	1.1	0.0	0.0	0.0	1.9	2.0	0.6	0.9	0.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	29.7	0.0	0.0	31.9	0.0	0.0	2.8	4.1	4.1	8.2	2.6	2.6
LnGrp LOS	C	A	A	C	A	A	A	A	A	A	A	A
Approach Vol, veh/h		25			71			1631			1116	
Approach Delay, s/veh		29.7			31.9			4.1			3.0	
Approach LOS		C			C			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		57.4		8.8		57.4		8.8				
Change Period (Y+Rc), s		* 4.7		4.6		* 4.7		4.6				
Max Green Setting (Gmax), s		* 53		18.0		* 53		18.0				
Max Q Clear Time (g_c+I1), s		13.1		2.9		21.6		4.9				
Green Ext Time (p_c), s		17.9		0.0		10.6		0.2				

Intersection Summary	
HCM 6th Ctrl Delay	4.6
HCM 6th LOS	A

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

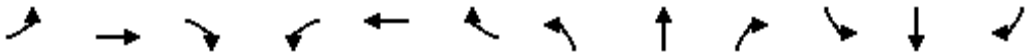
Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	4	5	1228	1575	17
Future Vol, veh/h	1	4	5	1228	1575	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	4	5	1266	1624	18

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2276	821	1642	0	-	0
Stage 1	1633	-	-	-	-	-
Stage 2	643	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	34	318	390	-	-	-
Stage 1	145	-	-	-	-	-
Stage 2	485	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	33	318	390	-	-	-
Mov Cap-2 Maneuver	33	-	-	-	-	-
Stage 1	139	-	-	-	-	-
Stage 2	485	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	37.2	0.4	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	390	-	117	-	-
HCM Lane V/C Ratio	0.013	-	0.044	-	-
HCM Control Delay (s)	14.4	0.3	37.2	-	-
HCM Lane LOS	B	A	E	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	33	14	25	37	8	33	14	1151	64	114	1458	24
Future Volume (veh/h)	33	14	25	37	8	33	14	1151	64	114	1458	24
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	35	15	26	39	8	35	15	1212	67	120	1535	25
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	160	38	50	163	21	61	315	2508	138	393	2621	43
Arrive On Green	0.09	0.09	0.09	0.09	0.09	0.09	0.73	0.73	0.73	0.73	0.73	0.73
Sat Flow, veh/h	665	432	570	692	246	699	330	3424	189	432	3578	58
Grp Volume(v), veh/h	76	0	0	82	0	0	15	628	651	120	761	799
Grp Sat Flow(s),veh/h/ln	1667	0	0	1637	0	0	330	1777	1836	432	1777	1860
Q Serve(g_s), s	0.0	0.0	0.0	0.2	0.0	0.0	1.1	7.5	7.6	8.2	10.3	10.4
Cycle Q Clear(g_c), s	2.1	0.0	0.0	2.3	0.0	0.0	11.5	7.5	7.6	15.8	10.3	10.4
Prop In Lane	0.46		0.34	0.48		0.43	1.00		0.10	1.00		0.03
Lane Grp Cap(c), veh/h	247	0	0	246	0	0	315	1301	1345	393	1301	1362
V/C Ratio(X)	0.31	0.00	0.00	0.33	0.00	0.00	0.05	0.48	0.48	0.31	0.59	0.59
Avail Cap(c_a), veh/h	646	0	0	638	0	0	315	1301	1345	393	1301	1362
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	22.4	0.0	0.0	22.5	0.0	0.0	5.9	2.9	2.9	6.1	3.2	3.2
Incr Delay (d2), s/veh	0.7	0.0	0.0	0.8	0.0	0.0	0.3	1.3	1.2	2.0	1.9	1.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	0.0	0.0	0.9	0.0	0.0	0.1	1.4	1.4	0.7	1.9	2.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	23.1	0.0	0.0	23.3	0.0	0.0	6.2	4.1	4.1	8.1	5.2	5.1
LnGrp LOS	C	A	A	C	A	A	A	A	A	A	A	A
Approach Vol, veh/h		76			82			1294			1680	
Approach Delay, s/veh		23.1			23.3			4.1			5.3	
Approach LOS		C			C			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		42.4		9.1		42.4		9.1				
Change Period (Y+Rc), s		* 4.7		4.6		* 4.7		4.6				
Max Green Setting (Gmax), s		* 38		18.0		* 38		18.0				
Max Q Clear Time (g_c+I1), s		13.5		4.1		17.8		4.3				
Green Ext Time (p_c), s		10.3		0.2		13.1		0.3				

Intersection Summary												
HCM 6th Ctrl Delay			5.7									
HCM 6th LOS			A									

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	4	0	1535	1083	9
Future Vol, veh/h	4	4	0	1535	1083	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	4	0	1616	1140	9

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1953	575	1149	0	-	0
Stage 1	1145	-	-	-	-	-
Stage 2	808	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	56	461	604	-	-	-
Stage 1	265	-	-	-	-	-
Stage 2	399	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	56	461	604	-	-	-
Mov Cap-2 Maneuver	56	-	-	-	-	-
Stage 1	265	-	-	-	-	-
Stage 2	399	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	44.3	0	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	604	-	100	-	-
HCM Lane V/C Ratio	-	-	0.084	-	-
HCM Control Delay (s)	0	-	44.3	-	-
HCM Lane LOS	A	-	E	-	-
HCM 95th %tile Q(veh)	0	-	0.3	-	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	17	3	8	22	4	42	14	1478	77	77	988	7
Future Volume (veh/h)	17	3	8	22	4	42	14	1478	77	77	988	7
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	18	3	8	23	4	44	15	1540	80	80	1029	7
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	143	24	30	100	11	63	497	2733	141	304	2877	20
Arrive On Green	0.06	0.06	0.06	0.06	0.06	0.06	0.80	0.80	0.80	0.80	0.80	0.80
Sat Flow, veh/h	847	377	466	438	164	983	545	3437	178	312	3618	25
Grp Volume(v), veh/h	29	0	0	71	0	0	15	793	827	80	505	531
Grp Sat Flow(s),veh/h/ln	1690	0	0	1586	0	0	545	1777	1838	312	1777	1866
Q Serve(g_s), s	0.0	0.0	0.0	1.8	0.0	0.0	0.5	10.9	11.1	8.5	5.4	5.4
Cycle Q Clear(g_c), s	1.0	0.0	0.0	2.9	0.0	0.0	5.9	10.9	11.1	19.6	5.4	5.4
Prop In Lane	0.62		0.28	0.32		0.62	1.00		0.10	1.00		0.01
Lane Grp Cap(c), veh/h	197	0	0	174	0	0	497	1413	1462	304	1413	1484
V/C Ratio(X)	0.15	0.00	0.00	0.41	0.00	0.00	0.03	0.56	0.57	0.26	0.36	0.36
Avail Cap(c_a), veh/h	499	0	0	492	0	0	497	1413	1462	304	1413	1484
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	29.5	0.0	0.0	30.3	0.0	0.0	2.8	2.5	2.5	6.2	1.9	1.9
Incr Delay (d2), s/veh	0.3	0.0	0.0	1.5	0.0	0.0	0.1	1.6	1.6	2.1	0.7	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.0	0.0	1.1	0.0	0.0	0.1	1.9	2.0	0.6	0.9	0.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	29.8	0.0	0.0	31.8	0.0	0.0	2.9	4.1	4.1	8.3	2.6	2.6
LnGrp LOS	C	A	A	C	A	A	A	A	A	A	A	A
Approach Vol, veh/h		29			71			1635			1116	
Approach Delay, s/veh		29.8			31.8			4.1			3.0	
Approach LOS		C			C			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		57.4		8.9		57.4		8.9				
Change Period (Y+Rc), s		* 4.7		4.6		* 4.7		4.6				
Max Green Setting (Gmax), s		* 53		18.0		* 53		18.0				
Max Q Clear Time (g_c+I1), s		13.1		3.0		21.6		4.9				
Green Ext Time (p_c), s		18.0		0.1		10.5		0.2				

Intersection Summary												
HCM 6th Ctrl Delay			4.6									
HCM 6th LOS			A									

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	4	7	1233	1573	25
Future Vol, veh/h	1	4	7	1233	1573	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	4	7	1271	1622	26

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2285	824	1648	0	-	0
Stage 1	1635	-	-	-	-	-
Stage 2	650	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	33	316	388	-	-	-
Stage 1	144	-	-	-	-	-
Stage 2	481	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	31	316	388	-	-	-
Mov Cap-2 Maneuver	31	-	-	-	-	-
Stage 1	135	-	-	-	-	-
Stage 2	481	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	39	0.5	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	388	-	111	-	-
HCM Lane V/C Ratio	0.019	-	0.046	-	-
HCM Control Delay (s)	14.5	0.4	39	-	-
HCM Lane LOS	B	A	E	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	38	14	27	37	8	33	20	1150	64	114	1459	21
Future Volume (veh/h)	38	14	27	37	8	33	20	1150	64	114	1459	21
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	40	15	28	39	8	35	21	1211	67	120	1536	22
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	166	34	49	164	22	62	315	2505	138	393	2624	38
Arrive On Green	0.09	0.09	0.09	0.09	0.09	0.09	0.73	0.73	0.73	0.73	0.73	0.73
Sat Flow, veh/h	711	388	560	694	251	704	331	3424	189	433	3587	51
Grp Volume(v), veh/h	83	0	0	82	0	0	21	628	650	120	760	798
Grp Sat Flow(s),veh/h/ln	1659	0	0	1649	0	0	331	1777	1836	433	1777	1861
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	1.6	7.6	7.6	8.2	10.3	10.4
Cycle Q Clear(g_c), s	2.3	0.0	0.0	2.2	0.0	0.0	12.0	7.6	7.6	15.8	10.3	10.4
Prop In Lane	0.48		0.34	0.48		0.43	1.00		0.10	1.00		0.03
Lane Grp Cap(c), veh/h	249	0	0	248	0	0	315	1300	1343	393	1300	1362
V/C Ratio(X)	0.33	0.00	0.00	0.33	0.00	0.00	0.07	0.48	0.48	0.31	0.58	0.59
Avail Cap(c_a), veh/h	644	0	0	638	0	0	315	1300	1343	393	1300	1362
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	22.5	0.0	0.0	22.5	0.0	0.0	6.1	2.9	2.9	6.2	3.2	3.2
Incr Delay (d2), s/veh	0.8	0.0	0.0	0.8	0.0	0.0	0.4	1.3	1.2	2.0	1.9	1.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	0.0	0.0	0.9	0.0	0.0	0.1	1.4	1.4	0.7	2.0	2.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	23.2	0.0	0.0	23.2	0.0	0.0	6.5	4.2	4.1	8.2	5.2	5.1
LnGrp LOS	C	A	A	C	A	A	A	A	A	A	A	A
Approach Vol, veh/h		83			82			1299			1678	
Approach Delay, s/veh		23.2			23.2			4.2			5.4	
Approach LOS		C			C			A			A	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	42.4	9.1	42.4	9.1
Change Period (Y+Rc), s	* 4.7	4.6	* 4.7	4.6
Max Green Setting (Gmax), s	* 38	18.0	* 38	18.0
Max Q Clear Time (g_c+I1), s	14.0	4.3	17.8	4.2
Green Ext Time (p_c), s	10.4	0.3	13.0	0.3

Intersection Summary	
HCM 6th Ctrl Delay	5.8
HCM 6th LOS	A

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	4	0	1532	1083	5
Future Vol, veh/h	4	4	0	1532	1083	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	4	0	1661	1174	5

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2008	590	1179	0	-	0
Stage 1	1177	-	-	-	-	-
Stage 2	831	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	51	451	588	-	-	-
Stage 1	255	-	-	-	-	-
Stage 2	388	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	51	451	588	-	-	-
Mov Cap-2 Maneuver	51	-	-	-	-	-
Stage 1	255	-	-	-	-	-
Stage 2	388	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	48.2	0	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	588	-	92	-	-
HCM Lane V/C Ratio	-	-	0.094	-	-
HCM Control Delay (s)	0	-	48.2	-	-
HCM Lane LOS	A	-	E	-	-
HCM 95th %tile Q(veh)	0	-	0.3	-	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	15	3	6	22	4	42	11	1478	77	77	988	7
Future Volume (veh/h)	15	3	6	22	4	42	11	1478	77	77	988	7
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	16	3	6	24	4	45	12	1586	83	83	1060	8
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	144	29	27	101	11	64	483	2729	142	292	2871	22
Arrive On Green	0.07	0.07	0.07	0.07	0.07	0.07	0.79	0.79	0.79	0.79	0.79	0.79
Sat Flow, veh/h	843	446	407	441	163	970	528	3436	179	297	3615	27
Grp Volume(v), veh/h	25	0	0	73	0	0	12	817	852	83	521	547
Grp Sat Flow(s),veh/h/ln	1695	0	0	1574	0	0	528	1777	1838	297	1777	1865
Q Serve(g_s), s	0.0	0.0	0.0	2.1	0.0	0.0	0.4	11.6	11.8	9.9	5.7	5.7
Cycle Q Clear(g_c), s	0.9	0.0	0.0	3.0	0.0	0.0	6.1	11.6	11.8	21.7	5.7	5.7
Prop In Lane	0.64		0.24	0.33		0.62	1.00		0.10	1.00		0.01
Lane Grp Cap(c), veh/h	200	0	0	175	0	0	483	1411	1460	292	1411	1482
V/C Ratio(X)	0.12	0.00	0.00	0.42	0.00	0.00	0.02	0.58	0.58	0.28	0.37	0.37
Avail Cap(c_a), veh/h	499	0	0	491	0	0	483	1411	1460	292	1411	1482
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	29.4	0.0	0.0	30.3	0.0	0.0	2.9	2.6	2.6	6.8	2.0	2.0
Incr Delay (d2), s/veh	0.3	0.0	0.0	1.6	0.0	0.0	0.1	1.7	1.7	2.4	0.7	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.0	0.0	1.2	0.0	0.0	0.0	2.1	2.1	0.7	1.0	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	29.7	0.0	0.0	31.9	0.0	0.0	3.0	4.3	4.3	9.2	2.7	2.7
LnGrp LOS	C	A	A	C	A	A	A	A	A	A	A	A
Approach Vol, veh/h		25			73			1681			1151	
Approach Delay, s/veh		29.7			31.9			4.3			3.2	
Approach LOS		C			C			A			A	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	57.4	9.0	57.4	9.0
Change Period (Y+Rc), s	* 4.7	4.6	* 4.7	4.6
Max Green Setting (Gmax), s	* 53	18.0	* 53	18.0
Max Q Clear Time (g_c+I1), s	13.8	2.9	23.7	5.0
Green Ext Time (p_c), s	18.8	0.0	10.9	0.2

Intersection Summary	
HCM 6th Ctrl Delay	4.8
HCM 6th LOS	A

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	4	5	1228	1575	17
Future Vol, veh/h	1	4	5	1228	1575	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	4	5	1304	1672	18

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2343	845	1690	0	-	0
Stage 1	1681	-	-	-	-	-
Stage 2	662	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	30	306	374	-	-	-
Stage 1	136	-	-	-	-	-
Stage 2	475	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	29	306	374	-	-	-
Mov Cap-2 Maneuver	29	-	-	-	-	-
Stage 1	129	-	-	-	-	-
Stage 2	475	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	41.1	0.5	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	374	-	105	-	-
HCM Lane V/C Ratio	0.014	-	0.051	-	-
HCM Control Delay (s)	14.8	0.4	41.1	-	-
HCM Lane LOS	B	A	E	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	33	14	25	37	8	33	14	1151	64	114	1458	24
Future Volume (veh/h)	33	14	25	37	8	33	14	1151	64	114	1458	24
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	36	15	27	40	9	36	15	1248	69	124	1581	26
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	161	37	51	163	23	61	304	2506	138	381	2618	43
Arrive On Green	0.09	0.09	0.09	0.09	0.09	0.09	0.73	0.73	0.73	0.73	0.73	0.73
Sat Flow, veh/h	670	422	578	689	258	695	316	3424	189	417	3578	59
Grp Volume(v), veh/h	78	0	0	85	0	0	15	647	670	124	784	823
Grp Sat Flow(s),veh/h/ln	1670	0	0	1642	0	0	316	1777	1836	417	1777	1860
Q Serve(g_s), s	0.0	0.0	0.0	0.2	0.0	0.0	1.2	7.9	7.9	9.2	10.9	11.0
Cycle Q Clear(g_c), s	2.1	0.0	0.0	2.4	0.0	0.0	12.2	7.9	7.9	17.1	10.9	11.0
Prop In Lane	0.46		0.35	0.47		0.42	1.00		0.10	1.00		0.03
Lane Grp Cap(c), veh/h	249	0	0	247	0	0	304	1300	1344	381	1300	1361
V/C Ratio(X)	0.31	0.00	0.00	0.34	0.00	0.00	0.05	0.50	0.50	0.33	0.60	0.60
Avail Cap(c_a), veh/h	645	0	0	638	0	0	304	1300	1344	381	1300	1361
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	22.4	0.0	0.0	22.5	0.0	0.0	6.3	2.9	2.9	6.5	3.3	3.3
Incr Delay (d2), s/veh	0.7	0.0	0.0	0.8	0.0	0.0	0.3	1.4	1.3	2.3	2.1	2.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	0.0	0.0	1.0	0.0	0.0	0.1	1.5	1.5	0.8	2.1	2.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	23.1	0.0	0.0	23.3	0.0	0.0	6.6	4.3	4.2	8.8	5.4	5.3
LnGrp LOS	C	A	A	C	A	A	A	A	A	A	A	A
Approach Vol, veh/h		78			85			1332			1731	
Approach Delay, s/veh		23.1			23.3			4.3			5.6	
Approach LOS		C			C			A			A	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	42.4	9.1	42.4	9.1
Change Period (Y+Rc), s	* 4.7	4.6	* 4.7	4.6
Max Green Setting (Gmax), s	* 38	18.0	* 38	18.0
Max Q Clear Time (g_c+I1), s	14.2	4.1	19.1	4.4
Green Ext Time (p_c), s	10.6	0.3	12.9	0.3

Intersection Summary	
HCM 6th Ctrl Delay	5.9
HCM 6th LOS	A

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	4	0	1535	1083	9
Future Vol, veh/h	4	4	0	1535	1083	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	4	0	1664	1174	10

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2011	592	1184	0	-	0
Stage 1	1179	-	-	-	-	-
Stage 2	832	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	51	449	586	-	-	-
Stage 1	254	-	-	-	-	-
Stage 2	388	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	51	449	586	-	-	-
Mov Cap-2 Maneuver	51	-	-	-	-	-
Stage 1	254	-	-	-	-	-
Stage 2	388	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	48.2	0	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	586	-	92	-	-
HCM Lane V/C Ratio	-	-	0.094	-	-
HCM Control Delay (s)	0	-	48.2	-	-
HCM Lane LOS	A	-	E	-	-
HCM 95th %tile Q(veh)	0	-	0.3	-	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	17	3	8	22	4	42	14	1478	77	77	988	7
Future Volume (veh/h)	17	3	8	22	4	42	14	1478	77	77	988	7
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	18	3	9	24	4	45	15	1586	83	83	1060	8
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	140	25	34	101	11	65	483	2727	142	291	2869	22
Arrive On Green	0.07	0.07	0.07	0.07	0.07	0.07	0.79	0.79	0.79	0.79	0.79	0.79
Sat Flow, veh/h	805	378	507	442	166	977	528	3436	179	297	3615	27
Grp Volume(v), veh/h	30	0	0	73	0	0	15	817	852	83	521	547
Grp Sat Flow(s),veh/h/ln	1690	0	0	1584	0	0	528	1777	1838	297	1777	1865
Q Serve(g_s), s	0.0	0.0	0.0	1.9	0.0	0.0	0.6	11.7	11.8	9.9	5.7	5.7
Cycle Q Clear(g_c), s	1.1	0.0	0.0	2.9	0.0	0.0	6.2	11.7	11.8	21.7	5.7	5.7
Prop In Lane	0.60		0.30	0.33		0.62	1.00		0.10	1.00		0.01
Lane Grp Cap(c), veh/h	199	0	0	177	0	0	483	1410	1459	291	1410	1481
V/C Ratio(X)	0.15	0.00	0.00	0.41	0.00	0.00	0.03	0.58	0.58	0.28	0.37	0.37
Avail Cap(c_a), veh/h	498	0	0	491	0	0	483	1410	1459	291	1410	1481
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	29.4	0.0	0.0	30.3	0.0	0.0	2.9	2.6	2.6	6.8	2.0	2.0
Incr Delay (d2), s/veh	0.3	0.0	0.0	1.5	0.0	0.0	0.1	1.7	1.7	2.4	0.7	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.0	0.0	1.2	0.0	0.0	0.1	2.1	2.1	0.7	1.0	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	29.8	0.0	0.0	31.8	0.0	0.0	3.0	4.4	4.4	9.3	2.7	2.7
LnGrp LOS	C	A	A	C	A	A	A	A	A	A	A	A
Approach Vol, veh/h		30			73			1684			1151	
Approach Delay, s/veh		29.8			31.8			4.3			3.2	
Approach LOS		C			C			A			A	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	57.4	9.0	57.4	9.0
Change Period (Y+Rc), s	* 4.7	4.6	* 4.7	4.6
Max Green Setting (Gmax), s	* 53	18.0	* 53	18.0
Max Q Clear Time (g_c+I1), s	13.8	3.1	23.7	4.9
Green Ext Time (p_c), s	18.8	0.1	10.9	0.2

Intersection Summary	
HCM 6th Ctrl Delay	4.8
HCM 6th LOS	A

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

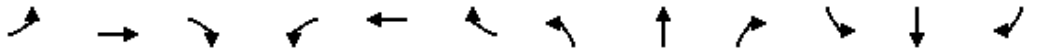
Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	4	7	1233	1573	25
Future Vol, veh/h	1	4	7	1233	1573	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	4	7	1309	1670	27

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2353	849	1697	0	-	0
Stage 1	1684	-	-	-	-	-
Stage 2	669	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	30	304	372	-	-	-
Stage 1	136	-	-	-	-	-
Stage 2	471	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	28	304	372	-	-	-
Mov Cap-2 Maneuver	28	-	-	-	-	-
Stage 1	127	-	-	-	-	-
Stage 2	471	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	42.2	0.6	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	372	-	102	-	-
HCM Lane V/C Ratio	0.02	-	0.052	-	-
HCM Control Delay (s)	14.9	0.5	42.2	-	-
HCM Lane LOS	B	A	E	-	-
HCM 95th %tile Q(veh)	0.1	-	0.2	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	38	14	27	37	8	33	19	1150	64	114	1459	21
Future Volume (veh/h)	38	14	27	37	8	33	19	1150	64	114	1459	21
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	41	15	29	40	9	36	21	1247	69	124	1582	23
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	167	34	50	164	23	62	304	2503	138	380	2622	38
Arrive On Green	0.09	0.09	0.09	0.09	0.09	0.09	0.73	0.73	0.73	0.73	0.73	0.73
Sat Flow, veh/h	715	380	567	690	263	700	316	3424	189	417	3586	52
Grp Volume(v), veh/h	85	0	0	85	0	0	21	646	670	124	783	822
Grp Sat Flow(s),veh/h/ln	1662	0	0	1653	0	0	316	1777	1836	417	1777	1861
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	1.8	7.9	8.0	9.2	10.9	11.0
Cycle Q Clear(g_c), s	2.3	0.0	0.0	2.3	0.0	0.0	12.7	7.9	8.0	17.2	10.9	11.0
Prop In Lane	0.48		0.34	0.47		0.42	1.00		0.10	1.00		0.03
Lane Grp Cap(c), veh/h	251	0	0	249	0	0	304	1299	1343	380	1299	1361
V/C Ratio(X)	0.34	0.00	0.00	0.34	0.00	0.00	0.07	0.50	0.50	0.33	0.60	0.60
Avail Cap(c_a), veh/h	643	0	0	638	0	0	304	1299	1343	380	1299	1361
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	22.5	0.0	0.0	22.5	0.0	0.0	6.4	2.9	2.9	6.6	3.3	3.3
Incr Delay (d2), s/veh	0.8	0.0	0.0	0.8	0.0	0.0	0.4	1.4	1.3	2.3	2.1	2.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	0.0	0.0	1.0	0.0	0.0	0.1	1.5	1.5	0.8	2.1	2.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	23.3	0.0	0.0	23.3	0.0	0.0	6.8	4.3	4.3	8.8	5.4	5.3
LnGrp LOS	C	A	A	C	A	A	A	A	A	A	A	A
Approach Vol, veh/h		85			85			1337			1729	
Approach Delay, s/veh		23.3			23.3			4.3			5.6	
Approach LOS		C			C			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		42.4		9.2		42.4		9.2				
Change Period (Y+Rc), s		* 4.7		4.6		* 4.7		4.6				
Max Green Setting (Gmax), s		* 38		18.0		* 38		18.0				
Max Q Clear Time (g_c+I1), s		14.7		4.3		19.2		4.3				
Green Ext Time (p_c), s		10.6		0.3		12.8		0.3				

Intersection Summary		
HCM 6th Ctrl Delay	6.0	
HCM 6th LOS	A	

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

ATTACHMENT B

REVISED PARKING ANALYSIS FOR THE PACIFIC EDGE HOTEL, LAGUNA BEACH, CALIFORNIA

CARLSBAD
FRESNO
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

June 11, 2020

PJ Cleary, Project Manager
Cumming Corporation
523 West Sixth Street, Suite 1001
Los Angeles, CA 90014

Subject: Parking Analysis for Pacific Edge Hotel, Laguna Beach, California

Dear Mr. Cleary:

LSA is pleased to submit this parking study for the proposed renovation of the Pacific Edge Hotel (project) in Laguna Beach. As shown in Figure 1 (attached), many buildings and parking lots make up the Pacific Edge Hotel. The hotel currently has a total of 131 hotel rooms and 2 restaurants within the various buildings. Both hotel guests and customers not staying at the hotel patronize the two restaurants.

The current configuration of the hotel was approved by the City of Laguna Beach (City) in 2011. The *Pacific Edge Hotel Project Parking Analysis* (RBF, May 2011) analyzed the parking demand associated with 131 hotel rooms, one 4,757 square foot (sf) restaurant with 163 seats, and another 5,438 sf restaurant providing 100 seats. This parking analysis included an 11 percent reduction in parking demand for the ancillary on-site uses, although it noted that documented ancillary interaction would suggest a greater reduction in parking demand. Applying the lower, 11-percent reduction, the May 2011 parking study concluded that 220 parking spaces were required for the Pacific Edge Hotel. The Pacific Edge Hotel has been operating with 220 on-site parking spaces consistent with this parking study since 2011.

Along with the modifications to the hotel buildings in 2011, parking at the Pacific Edge Hotel was modified to a valet-only model. Two valet stands are currently used and both are within hotel property. When first arriving at the hotel, hotel guests arrive at the lobby entrance at 647 South Coast Highway, check in, and transfer their vehicles to a valet attendant. The valet attendant then moves the vehicle to an available parking space within one of the parking lots. The valet operator occasionally uses an off-site lot to temporarily store vehicles during surges of demand to enhance the pace of vehicle delivery. This parking analysis does not consider the occasionally used off-site valet lot to be part of the Pacific Edge Hotel parking supply. All vehicles are retrieved from the valet stand on Sleepy Hollow Lane between the Villa and Surf buildings. All restaurant customers exclusively use this valet stand to drop-off and pick-up vehicles. Hotel guests also return their vehicles to this valet stand after their first day at the hotel. With the current valet operation, the hotel lobby parking lot is only used to drop-off vehicles at the valet when first checking into the hotel.

Project Description

The project proposes to remodel the Coast building to provide a fitness center and a café. The parking lot in front of the Coast building would be removed and replaced with an amenity deck and a public patio. As part of the conversion of the parking lot to an amenity deck, the existing driveway on South Coast Highway would be removed. The fitness center is intended for hotel guests only, but the public would have access to the café and the patio within the amenity deck.

The hotel lobby would be relocated to the Villa Building, adjacent to the existing valet stand. The project would consolidate valet drop-off and pick-up at this single valet stand. The new hotel lobby would be located where the first floor of the Deck on Laguna Beach restaurant is currently. The restaurant would be remodeled and the seating rearranged, but the total seating in the restaurant would be reduced by 48 seats from 163 to 115 seats as a result of relocating the hotel lobby. A net additional 62 seats would be added/permitted within the Driftwood Kitchen restaurant as part of the project.

Within the Surf building, the swimming pool would be demolished and the existing valet stand would be improved with a porte cochere. Renovations at the Reef building would include a parking garage, a new swimming pool, and new hotel rooms. Remodeling and renovation at the remaining buildings will also result in new hotel rooms.

In total, the project would result in 25 new hotel rooms, 14 more seats at the restaurants, new amenities for hotel guests (e.g., a swimming pool, a fitness center, and a new lobby), new hotel operations facilities (e.g., a porte cochere and new offices), and a new 2,100 sf café (the interior and including the exterior patio) with 63 total seats. Project plans attached to this report show that a total of 220 parking spaces would be provided on site.

Off-Street Parking Requirement

The off-street parking requirements for Laguna Beach are found in Laguna Beach Municipal Code (LBMC) Section 25.52.012 (G). The off-street parking requirements state that hotels must provide one space per guest room, an additional space for every 15 guest rooms, plus two spaces per residence. Food uses, such as the two existing restaurants and the proposed café, require 1 parking space for each 100 sf of gross floor area or 1 space for each 3 seats, whichever is greater. The LBMC recognizes that food uses located within a hotel are likely to attract some of their customers from the hotel and requiring an additional parking space for those customers is not necessary. LBMC Section 25.52.012 (G) states that "a 20 percent reduction from the total parking required for ancillary uses may be granted subject to approval authority's approval" and that a greater reduction may be allowed. Many of the customers of the existing restaurants are hotel guests and most of the customers of the proposed café are expected to be either hotel guests or walk-up customers from South Coast Highway.

Table A presents the off-street parking spaces required per the LBMC. Table A shows that the food use parking requirement is based on seating or gross floor area (whichever results in higher parking required) for each food use. The LBMC ancillary use reduction of 20 percent was applied to the total 114 parking spaces associated with food uses at the hotel. As Table A shows, straight application of the parking requirements would require 257.6 parking spaces.

Table A: Municipal Code Parking Requirements

Land Use	Parking Space Rates per Laguna Beach Municipal Code 25.52.012	Project Parking Requirements		
		Size	Unit	Required Parking Spaces
Pacific Edge Hotel				
Hotel	1 space/guest room plus 1 space per 15 rooms	156	Room	166.4
Villa Bar	1 space/100 sf or 1 space per 3 seats, whichever is greater	115 3,883	Seats sf	38.3 **38.8**
Driftwood Kitchen Restaurant	1 space/100 sf or 1 space per 3 seats, whichever is greater	162 5,415	Seats sf	54.0 **54.2**
Café	1 space/100 sf or 1 space per 3 seats, whichever is greater	63 2,100	Seats sf	**21.0** 21.0
Hotel with integrated restaurant uses	20 percent reduction (per LBMC)	114.0	Spaces	-22.8
			Total Proposed Pacific Edge Hotel	**257.6**

sf = square feet

The project proposes to provide 220 parking spaces, which is less than the 257.6 parking spaces required by straight application of the LBMC. However, this parking study shows that the 220 parking spaces is anticipated to be sufficient to accommodate typical parking demand.

Existing Parking Demand

LSA contracted with an independent data collection company to survey parking demand for the existing hotel. Parking surveys were conducted on Saturday, September 23, 2017, during the anticipated time of peak parking demand for the hotel and restaurants (5:00 p.m. to 12:00 a.m.). This date was selected to represent a period of high parking demand during the majority of the year (i.e., September to June). Parking data was collected in each of the Pacific Edge Hotel parking areas and in the off-site parking lot the valet operator uses as a buffer against surges in parking demand. The total parking demand in all of these areas was counted as the parking demand for the Pacific Edge Hotel with its two restaurants. Parking survey data is included as an attachment to this report. The surveys of existing parking demand identified a peak parking demand for 166 parking spaces, which is lower than the LBMC requirement for 220 parking spaces for the existing uses.

Observed parking demand less than the anticipated parking demand could be a result of several factors. Paid, valet-only hotel guest and restaurant customer parking may reduce visitor parking demand. Interaction between hotel guests and ancillary uses may be higher than 20 percent. And the hotel's employee parking incentives may help to control employee parking demand.

Employee Parking Incentive

LSA discussed employee parking with the hotel operator. The hotel operator reported that the ability of the hotel to park employees on site is used to attract qualified candidates for job openings. At the same, the hotel provides employees incentives to reduce the total number of employee vehicles. For example, the hotel has a policy to post employee shifts with sufficient lead time for employees to arrange carpools. The hotel is also conscientious about scheduling regular carpool

partners to facilitate continued carpooling. Many of the hotel staff commute using public transportation and employee recognition programs (e.g., employee of the month) that include Orange County Transportation Authority and Laguna Beach Transit passes are highly prized. The effectiveness of the employee parking incentives is reflected in the reduced parking demand observed when parking surveys were conducted. The hotel operator plans to continue its incentive programs to control employee parking demand, while also continuing to park employee vehicles on site.

Future Parking Demand

LSA applied the LBMC parking requirements to the modifications included in the proposed project to determine how much additional parking demand will be generated by the proposed project compared to existing conditions. Table B presents this calculation. The project is increasing the total number of seats in the Villa Bar and Driftwood Kitchen restaurants from 263 approved seats today to 277 total seats, which has the potential to increase parking demand above existing conditions. Table B also applied the LBMC parking rate to the proposed café, even though the majority of the café customers are anticipated to be hotel guests or walk-up customers from South Coast Highway. Table B takes the ancillary use reduction for both of the restaurant and café uses into account. In total, the net new parking demand anticipated to be generated by the proposed project's changes to the hotel is 47.3 parking spaces.

Table B: Parking Requirements for New Uses

Land Use	Parking Space Rates per Laguna Beach Municipal Code 25.52.012	Project Parking Requirements		
		Size	Unit	Required Parking Spaces
Proposed Project Parking Demand				
New Hotel Rooms	1 space/guest room plus 1 space per 15 rooms	25	Room	26.7
Net Restaurant Seats	1 space/100 sf or 1 space per 3 seats, whichever is greater	14	Seats	4.7
Café With Patio	1 space/100 sf or 1 space per 3 seats, whichever is greater	63	Seats	21.0
Hotel with integrated restaurant uses	20 percent reduction (per LBMC)	25.7	Spaces	-5.1
			Net New Parking Demand	**47.3**
			Existing Parking Demand	**166**
			Future Parking Demand	**213.3**

sf = square feet

Because the existing parking demand was observed to be 166 parking spaces and the proposed project is anticipated to increase parking demand by 47.3 parking spaces, the future anticipated parking demand for the Pacific Edge Hotel is 213.3 parking spaces. The 220 on-site parking spaces provided by the hotel can accommodate this future parking demand.

Conclusion

The Pacific Edge Hotel is currently entitled for 131 hotel rooms and 263 seats in the two restaurants. The existing hotel has a lobby on South Coast Highway where guests initially check-in, but all restaurant and hotel parking other than initial check-in is provided by a valet-only operation. The proposed project would relocate the hotel lobby, construct a net of 25 new hotel rooms, increase the number of entitled seats in the existing restaurants from 263 to 277, add hotel amenities, and add a 2,100 sf café with a patio (63 total indoor/outdoor seats). The hotel currently provides 220 parking spaces and, upon completion of the project, the hotel will continue to provide 220 parking spaces.

The hotel operator is diligent in managing employee parking demand and parks employee vehicles on site. Incentives that have been effective in managing employee parking will continue after the hotel renovations.

Existing parking demand was surveyed on a Saturday evening when restaurant and hotel parking demand was anticipated to be highest. Surveys revealed an existing peak parking demand for 166 parking spaces. The modifications associated with the hotel renovations are anticipated to increase parking demand by 47.3 parking spaces. Therefore, future parking demand is anticipated to be 213.3 parking spaces, which can be accommodated within the proposed 220 on-site parking spaces.

Thank you for the opportunity to assist with the Pacific Edge Hotel project.

Sincerely,

LSA Associates, Inc.

Arthur Black
Associate/Senior Transportation Planner

Attachments:
A. Figure 1: Project Location
B. Project Parking Plans
C. Existing Parking Surveys

ATTACHMENT A

FIGURE 1: PROJECT LOCATION



LSA

FIGURE 1

LEGEND

- Hotel Buildings

V - Valet Stand

L - Existing Check-in Lobby

N

0 60 120

FEET

SOURCE: Google Earth

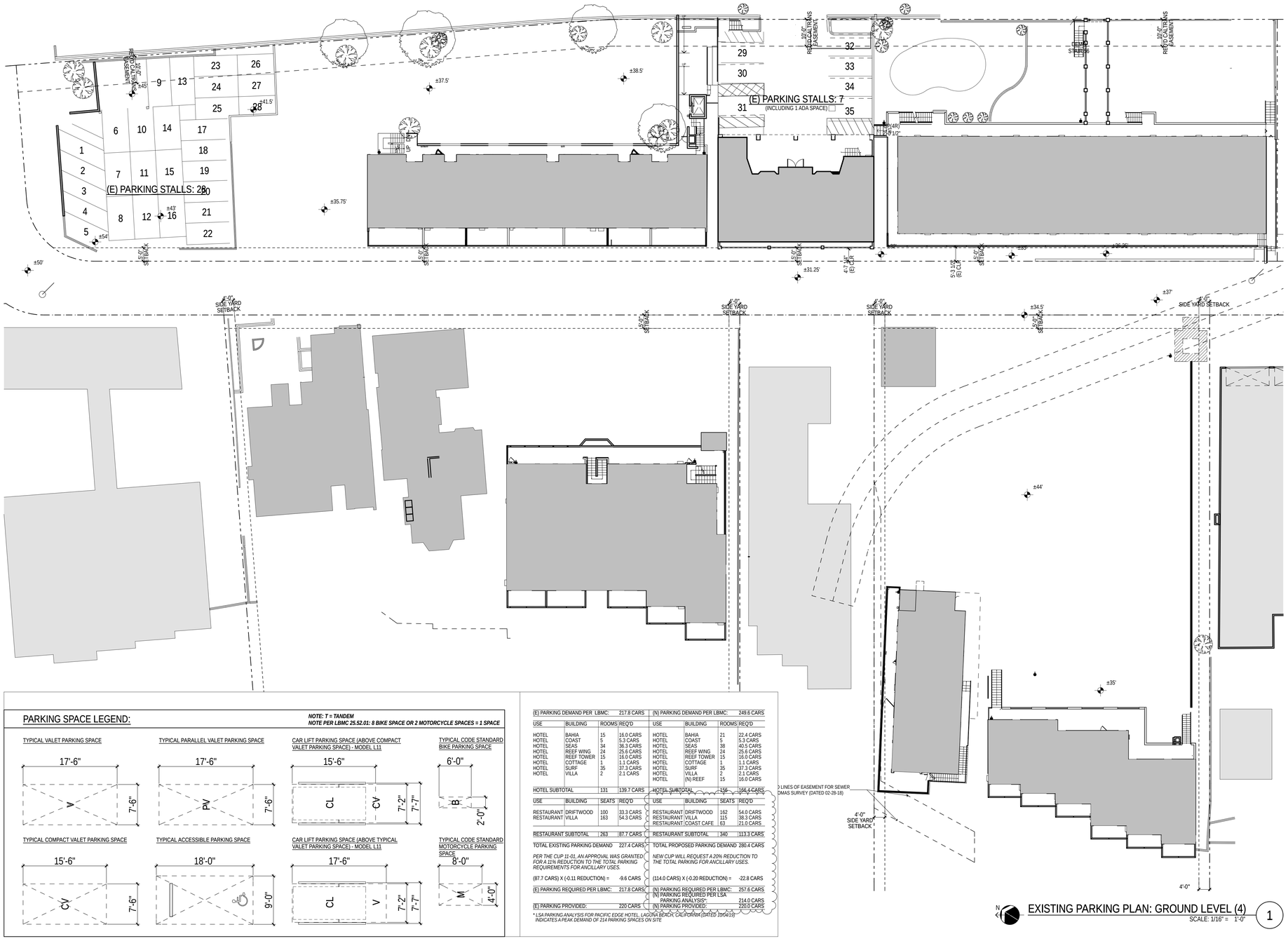
Pacific Edge Hotel

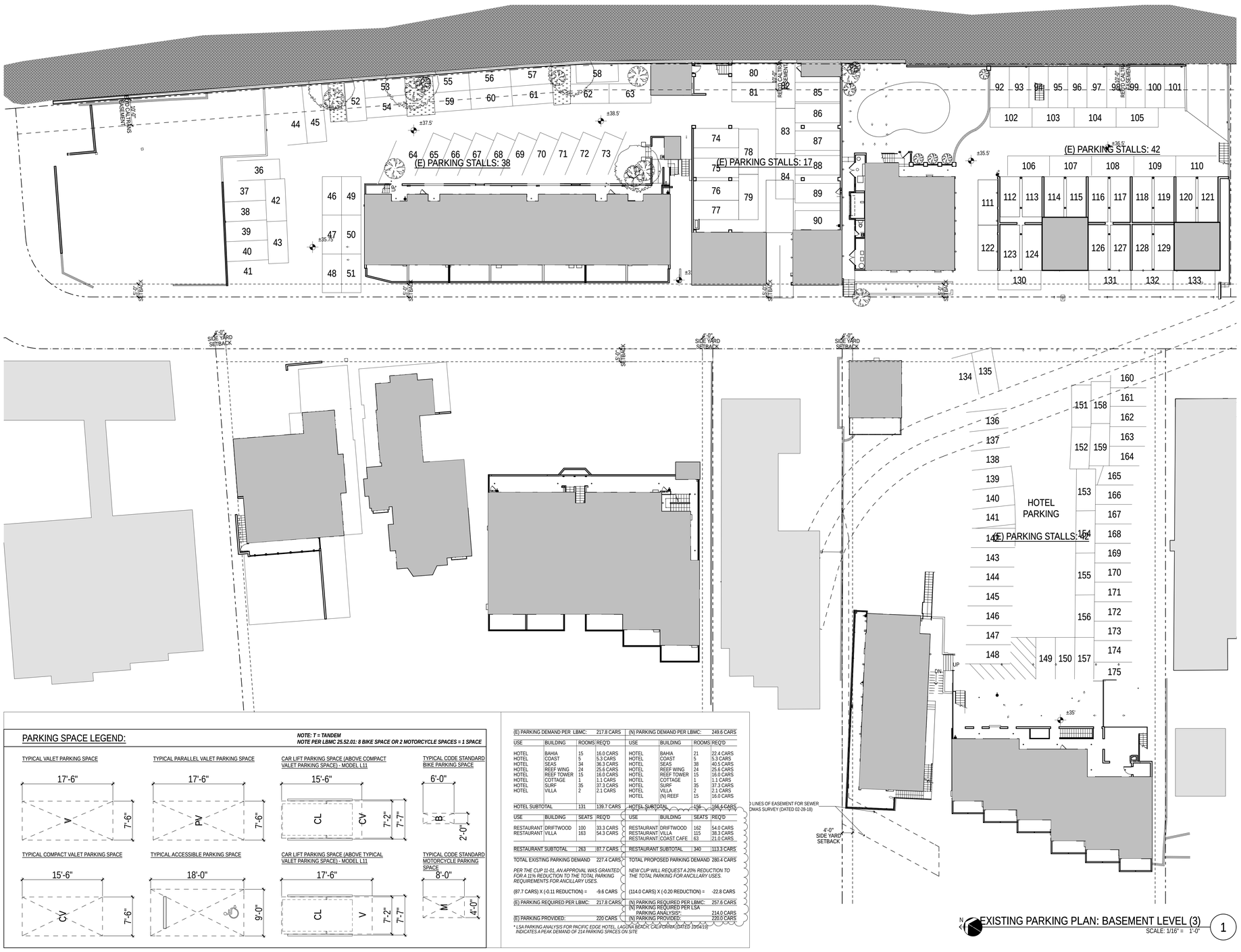
Project Location

I:\CUM1701\G\Project Location.cdr (10/10/2019)

ATTACHMENT B

PROJECT PARKING PLANS


(E) PARKING STALLS: 28
(E) PARKING STALLS: 7
(INCLUDING 1 ADA SPACE)
10'-0" RETD CALTRANS EASEMENT
DEVID STAIRS
SIDE YARD SETBACK
5'-0" SETBACK
4'-0" SIDE YARD SETBACK
4'-0" SIDE YARD SETBACK
4'-0" SIDE YARD



PARKING SPACE LEGEND:

NOTE: T = TANDEM
NOTE PER LBMC 25.52.01: 8 BIKE SPACE OR 2 MOTORCYCLE SPACES = 1 SPACE

TYPICAL VALET PARKING SPACE

TYPICAL PARALLEL VALET PARKING SPACE

CAR LIFT PARKING SPACE (ABOVE COMPACT VALET PARKING SPACE) - MODEL L11

TYPICAL CODE STANDARD BIKE PARKING SPACE

TYPICAL COMPACT VALET PARKING SPACE

TYPICAL ACCESSIBLE PARKING SPACE

CAR LIFT PARKING SPACE (ABOVE TYPICAL VALET PARKING SPACE) - MODEL L11

TYPICAL CODE STANDARD MOTORCYCLE PARKING SPACE

(E) PARKING DEMAND PER LBMC:			217.8 CARS	(N) PARKING DEMAND PER LBMC:			249.6 CARS
USE	BUILDING	ROOMS	REQ'D	USE	BUILDING	ROOMS	REQ'D
HOTEL	BAHIA	15	16.0 CARS	HOTEL	BAHIA	21	22.4 CARS
HOTEL	COAST	5	5.3 CARS	HOTEL	COAST	5	5.3 CARS
HOTEL	SEAS	34	36.3 CARS	HOTEL	SEAS	38	40.5 CARS
HOTEL	REEF WING	24	25.6 CARS	HOTEL	REEF WING	24	25.6 CARS
HOTEL	REEF TOWER	15	16.0 CARS	HOTEL	REEF TOWER	15	16.0 CARS
HOTEL	COTTAGE	1	1.1 CARS	HOTEL	COTTAGE	1	1.1 CARS
HOTEL	SURF	35	37.3 CARS	HOTEL	SURF	35	37.3 CARS
HOTEL	VILLA	2	2.1 CARS	HOTEL	VILLA	2	2.1 CARS
				HOTEL	(N) REEF	15	16.0 CARS
HOTEL SUBTOTAL		131	139.7 CARS	HOTEL SUBTOTAL		156	166.4 CARS
USE	BUILDING	SEATS	REQ'D	USE	BUILDING	SEATS	REQ'D
RESTAURANT	DRIFTWOOD	100	33.3 CARS	RESTAURANT	DRIFTWOOD	162	54.0 CARS
RESTAURANT	VILLA	163	54.3 CARS	RESTAURANT	VILLA	115	38.3 CARS
				RESTAURANT	COAST CAFE	63	21.0 CARS
RESTAURANT SUBTOTAL		263	87.7 CARS	RESTAURANT SUBTOTAL		340	113.3 CARS
TOTAL EXISTING PARKING DEMAND			227.4 CARS	TOTAL PROPOSED PARKING DEMAND			280.4 CARS
PER THE CUP 11-01, AN APPROVAL WAS GRANTED FOR A 11% REDUCTION TO THE TOTAL PARKING REQUIREMENTS FOR ANCILLARY USES.				*NEW CUP WILL REQUEST A 20% REDUCTION TO THE TOTAL PARKING FOR ANCILLARY USES.*			
(87.7 CARS) X (-0.11 REDUCTION) =			-9.6 CARS	(114.0 CARS) X (-0.20 REDUCTION) =			-22.8 CARS
(E) PARKING REQUIRED PER LBMC:			217.8 CARS	(N) PARKING REQUIRED PER LBMC:			257.6 CARS
				(N) PARKING REQUIRED PER LSA PARKING ANALYSIS*:			214.0 CARS
(E) PARKING PROVIDED:			220 CARS	(N) PARKING PROVIDED:			220.0 CARS

*LSA PARKING ANALYSIS FOR PACIFIC EDGE HOTEL, LAGUNA BEACH, CALIFORNIA (DATED 10/14/19)
INDICATES A PEAK DEMAND OF 214 PARKING SPACES ON SITE

N

EXISTING PARKING PLAN: BASEMENT LEVEL (3)
SCALE: 1/16" = 1'-0"

1

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PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
1	05.21.18	Zoning Review Submittal
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
9	10.10.19	Zoning & Fire Dept Review Slip Sheets

LICENSED ARCHITECT DARRELL S. ROCKEFELLER C-14927 4-30-21 RENEWAL CALIFORNIA

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DATE 10/10/19

SCALE AS SHOWN

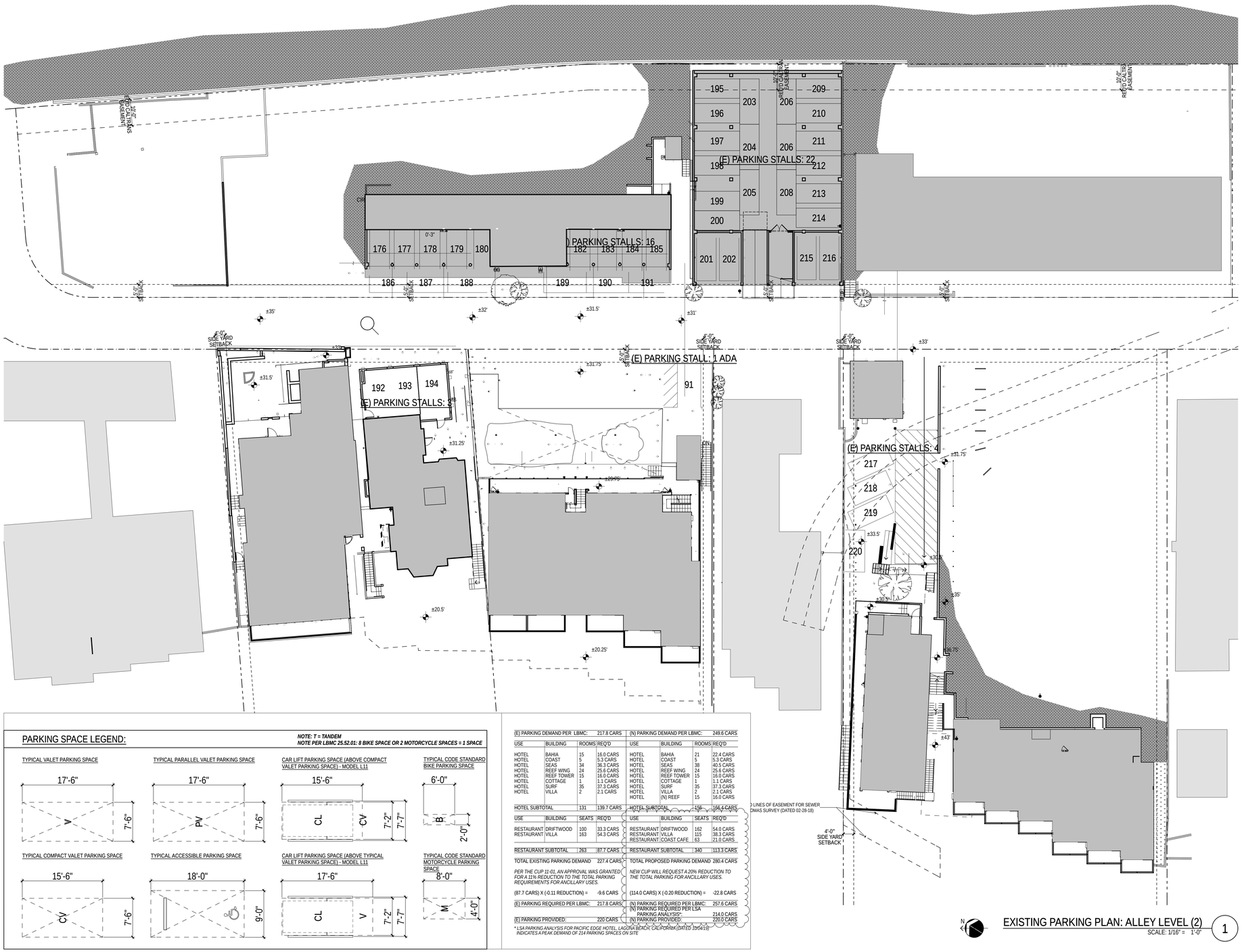
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SHEET TITLE

EXISTING PARKING PLAN: BASEMENT LEVEL (3)

SHEET NO. A1.11

Last Plotted By: Jessica Lozano
On: Friday, October 11, 2019 10:27 AM



PARKING SPACE LEGEND:

NOTE: T = TANDEM
NOTE PER LBMC 25.52.01: 8 BIKE SPACE OR 2 MOTORCYCLE SPACES = 1 SPACE

TYPICAL VALET PARKING SPACE

TYPICAL PARALLEL VALET PARKING SPACE

CAR LIFT PARKING SPACE (ABOVE COMPACT VALET PARKING SPACE) - MODEL L11

TYPICAL CODE STANDARD BIKE PARKING SPACE

TYPICAL COMPACT VALET PARKING SPACE

TYPICAL ACCESSIBLE PARKING SPACE

CAR LIFT PARKING SPACE (ABOVE TYPICAL VALET PARKING SPACE) - MODEL L11

TYPICAL CODE STANDARD MOTORCYCLE PARKING SPACE

(E) PARKING DEMAND PER LBMC:			217.8 CARS	(N) PARKING DEMAND PER LBMC:			249.6 CARS
USE	BUILDING	ROOMS	REQ'D	USE	BUILDING	ROOMS	REQ'D
HOTEL	BAHIA	15	16.0 CARS	HOTEL	BAHIA	21	22.4 CARS
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HOTEL	COTTAGE	1	1.1 CARS	HOTEL	COTTAGE	1	1.1 CARS
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(87.7 CARS) X (-0.11 REDUCTION) =			-9.6 CARS	(114.0 CARS) X (-0.20 REDUCTION) =			-22.8 CARS
(E) PARKING REQUIRED PER LBMC:			217.8 CARS	(N) PARKING REQUIRED PER LBMC:			257.6 CARS
				(N) PARKING REQUIRED PER LSA PARKING ANALYSIS*:			214.0 CARS
(E) PARKING PROVIDED:			220 CARS	(N) PARKING PROVIDED:			220.0 CARS

*LSA PARKING ANALYSIS FOR PACIFIC EDGE HOTEL, LAGUNA BEACH, CALIFORNIA (DATED 10/14/19)
INDICATES A PEAK DEMAND OF 214 PARKING SPACES ON SITE

LOT LINES OF EASEMENT FOR SEWER PER TOMAS SURVEY (DATED 02-28-18)

4'-0" SIDE YARD SETBACK

EXISTING PARKING PLAN: ALLEY LEVEL (2)

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

1

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DRAWING LOG

No.	Date	
1	05.21.18	Zoning Review Submittal
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DATE 10/10/19

SCALE AS SHOWN

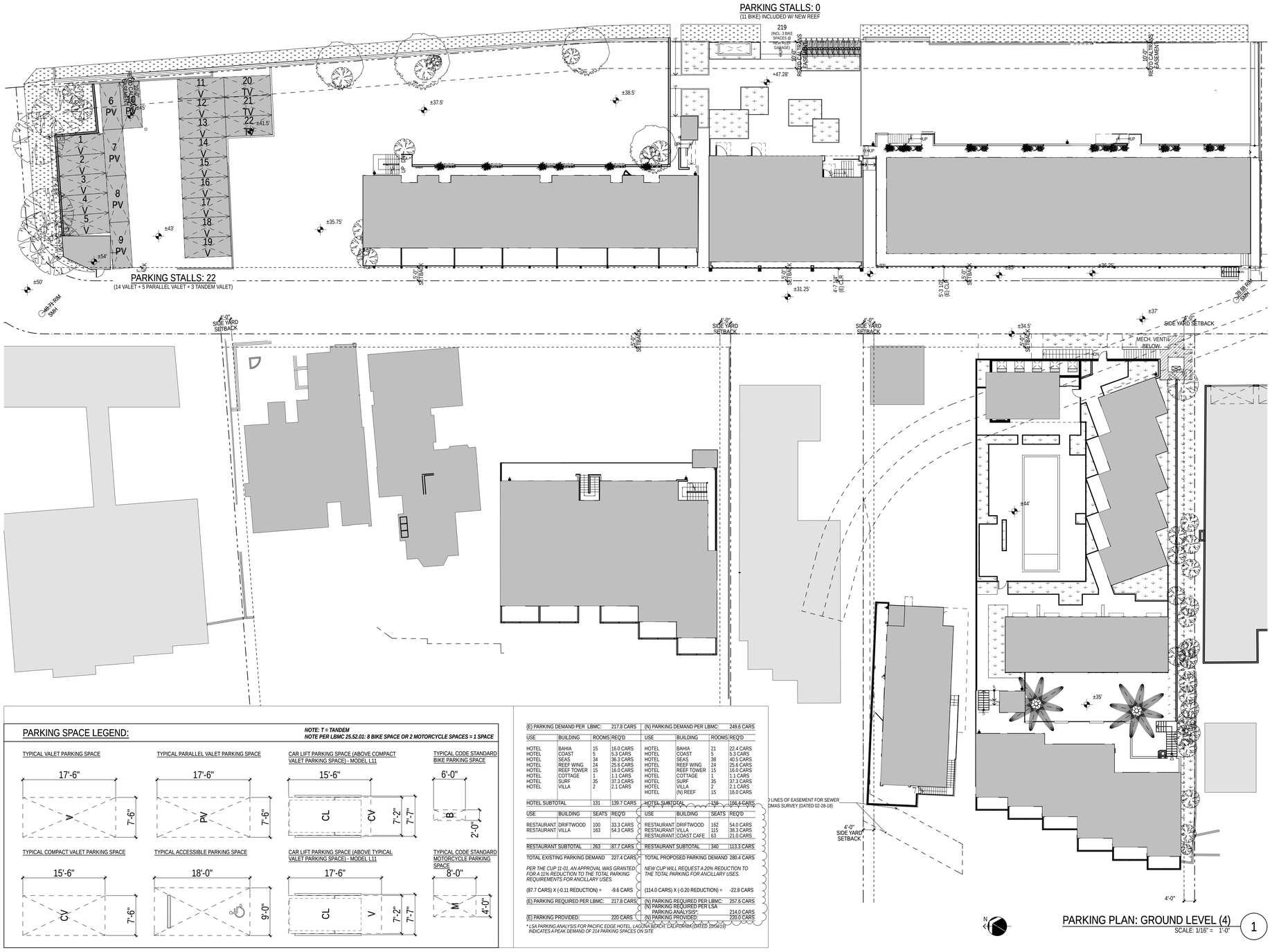
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SHEET TITLE

EXISTING PARKING PLAN: ALLEY LEVEL (2)

SHEET NO. A1.12

Last Printed By: Jessica Lozano
On: Friday, October 11, 2019 10:27 AM



PARKING SPACE LEGEND:

NOTE: T = TANDEM
NOTE PER LBMC 25.52.01: 8 BIKE SPACE OR 2 MOTORCYCLE SPACES = 1 SPACE

PROPOSED PARKING TOTAL:			220 CARS
LEVEL	PARKING SPACE TYPE		CARS
GROUND (PCH)	ACCESSIBLE		0 CARS
	STANDARD VALET		14 CARS
	TANDEM VALET		3 CARS
	COMPACT VALET		0 CARS
	COMPACT TANDEM VALET		0 CARS
	PARALLEL VALET		5 CARS
	VALET LIFT		0 CARS
	MOTORCYCLE	0/2 =	0 CARS
	BICYCLE	7/8 =	9 CARS
GROUND LEVEL SUBTOTAL			22.9 CARS
LEVEL	PARKING SPACE TYPE		CARS
BASEMENT (SHL)	ACCESSIBLE		0 CARS
	STANDARD VALET		33 CARS
	TANDEM VALET		5 CARS
	COMPACT VALET		33 CARS
	COMPACT TANDEM VALET		0 CARS
	PARALLEL VALET		17 CARS
	VALET LIFT		0 CARS
	MOTORCYCLE	16/2 =	8 CARS
	BICYCLE	0/8 =	0 CARS
BASEMENT LEVEL SUBTOTAL			96 CARS
LEVEL	PARKING SPACE TYPE		CARS
ALLEY (SHL)	ACCESSIBLE		7 CARS
	STANDARD VALET		20 CARS
	TANDEM VALET		7 CARS
	COMPACT VALET		32 CARS
	COMPACT TANDEM VALET		5 CARS
	PARALLEL VALET		11 CARS
	VALET LIFT		15 CARS
	MOTORCYCLE	2/2 =	1 CAR
	BICYCLE	25/8 =	3.1 CARS
ALLEY LEVEL SUBTOTAL			101.1 CARS

(E) PARKING DEMAND PER LBMC:			217.8 CARS
USE	BUILDING	ROOMS	REQ'D
HOTEL	BAHIA	15	16.0 CARS
HOTEL	COAST	5	5.3 CARS
HOTEL	SEAS	34	36.3 CARS
HOTEL	REEF WING	24	25.6 CARS
HOTEL	REEF TOWER	15	16.0 CARS
HOTEL	COTTAGE	1	1.1 CARS
HOTEL	SURF	35	37.3 CARS
HOTEL	VILLA	2	2.1 CARS
HOTEL SUBTOTAL		131	139.7 CARS
USE	BUILDING	SEATS	REQ'D
RESTAURANT	DRIFTWOOD	100	33.3 CARS
RESTAURANT	VILLA	163	54.3 CARS
RESTAURANT SUBTOTAL		263	87.7 CARS
TOTAL EXISTING PARKING DEMAND			227.4 CARS

PER THE CUP 11-01, AN APPROVAL WAS GRANTED FOR A 11% REDUCTION TO THE TOTAL PARKING REQUIREMENTS FOR ANCILLARY USES.

(87.7 CARS) X (-0.11 REDUCTION) =	-9.6 CARS
(E) PARKING REQUIRED PER LBMC:	217.8 CARS
(E) PARKING PROVIDED:	220 CARS

(N) PARKING DEMAND PER LBMC:			249.6 CARS
USE	BUILDING	ROOMS	REQ'D
HOTEL	BAHIA	21	22.4 CARS
HOTEL	COAST	5	5.3 CARS
HOTEL	SEAS	38	40.5 CARS
HOTEL	REEF WING	24	25.6 CARS
HOTEL	REEF TOWER	15	16.0 CARS
HOTEL	COTTAGE	1	1.1 CARS
HOTEL	SURF	35	37.3 CARS
HOTEL	VILLA	2	2.1 CARS
HOTEL	(N) REEF	15	16.0 CARS
HOTEL SUBTOTAL		156	166.4 CARS
USE	BUILDING	SEATS	REQ'D
RESTAURANT	DRIFTWOOD	162	54.0 CARS
RESTAURANT	VILLA	115	38.3 CARS
RESTAURANT	COAST CAFE	63	21.0 CARS
RESTAURANT SUBTOTAL		340	113.3 CARS
TOTAL PROPOSED PARKING DEMAND			280.4 CARS

NEW CUP WILL REQUEST A 20% REDUCTION TO THE TOTAL PARKING FOR ANCILLARY USES.

(114.0 CARS) X (-0.20 REDUCTION) =	-22.8 CARS
(N) PARKING REQUIRED PER LBMC:	257.6 CARS
(N) PARKING REQUIRED PER LSA PARKING ANALYSIS*:	214.0 CARS
(N) PARKING PROVIDED:	220.0 CARS

** LSA PARKING ANALYSIS FOR PACIFIC EDGE HOTEL, LAGUNA BEACH, CALIFORNIA (DATED 10/14/19)*
INDICATES A PEAK DEMAND OF 214 PARKING SPACES ON SITE

N

PARKING PLAN: GROUND LEVEL (4)

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

1

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SCALE AS SHOWN

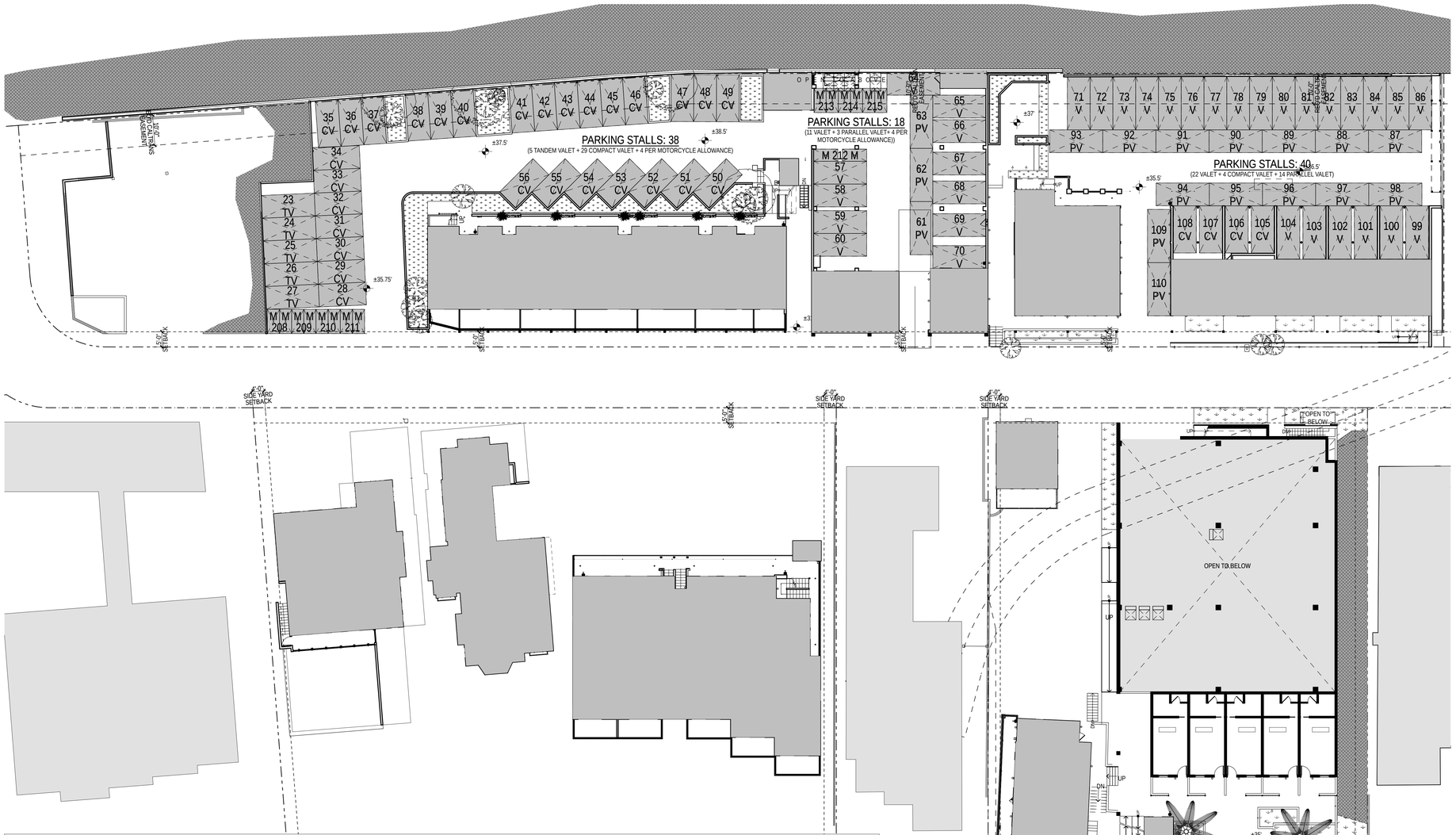
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SHEET TITLE

PROPOSED PARKING PLAN: GROUND LEVEL (4)

SHEET NO. A1.13

Last Printed By: Jessica Lozano
On: Friday, October 11, 2019 10:27 AM



PROPOSED PARKING TOTAL:			220 CARS
LEVEL	PARKING SPACE TYPE		CARS
GROUND (PCH)	ACCESSIBLE		0 CARS
	STANDARD VALET		14 CARS
	TANDEM VALET		3 CARS
	COMPACT VALET		0 CARS
	COMPACT TANDEM VALET		0 CARS
	PARALLEL VALET		5 CARS
	VALET LIFT		0 CARS
	MOTORCYCLE	0/2 =	0 CARS
	BICYCLE	7/8 =	9 CARS
GROUND LEVEL SUBTOTAL			22.9 CARS
LEVEL	PARKING SPACE TYPE		CARS
BASEMENT (SHL)	ACCESSIBLE		0 CARS
	STANDARD VALET		33 CARS
	TANDEM VALET		5 CARS
	COMPACT VALET		33 CARS
	COMPACT TANDEM VALET		0 CARS
	PARALLEL VALET		17 CARS
	VALET LIFT		0 CARS
	MOTORCYCLE	16/2 =	8 CARS
	BICYCLE	0/8 =	0 CARS
BASEMENT LEVEL SUBTOTAL			96 CARS
LEVEL	PARKING SPACE TYPE		CARS
ALLEY (SHL)	ACCESSIBLE		7 CARS
	STANDARD VALET		20 CARS
	TANDEM VALET		7 CARS
	COMPACT VALET		32 CARS
	COMPACT TANDEM VALET		5 CARS
	PARALLEL VALET		11 CARS
	VALET LIFT		15 CARS
	MOTORCYCLE	2/2 =	1 CAR
	BICYCLE	25/8 =	3.1 CARS
ALLEY LEVEL SUBTOTAL			101.1 CARS

PARKING SPACE LEGEND:

NOTE: T = TANDEM
NOTE PER LBMC 25.52.01: 8 BIKE SPACE OR 2 MOTORCYCLE SPACES = 1 SPACE

TYPICAL VALET PARKING SPACE — 17'-6" × 7'-6" (V)

TYPICAL PARALLEL VALET PARKING SPACE — 17'-6" × 7'-6" (PV)

CAR LIFT PARKING SPACE (ABOVE COMPACT VALET PARKING SPACE) - MODEL L11 — 15'-6" × 7'-2" / 7'-7" (CL / CV)

TYPICAL CODE STANDARD BIKE PARKING SPACE — 6'-0" × 2'-0" (B)

TYPICAL COMPACT VALET PARKING SPACE — 15'-6" × 7'-6" (CV)

TYPICAL ACCESSIBLE PARKING SPACE — 18'-0" × 9'-0"

CAR LIFT PARKING SPACE (ABOVE TYPICAL VALET PARKING SPACE) - MODEL L11 — 17'-6" × 7'-2" / 7'-7" (CL / V)

TYPICAL CODE STANDARD MOTORCYCLE PARKING SPACE — 8'-0" × 4'-0" (M)

(E) PARKING DEMAND PER LBMC:			217.8 CARS
USE	BUILDING	ROOMS	REQ'D
HOTEL	BAHIA	15	16.0 CARS
HOTEL	COAST	5	5.3 CARS
HOTEL	SEAS	34	36.3 CARS
HOTEL	REEF WING	24	25.6 CARS
HOTEL	REEF TOWER	15	16.0 CARS
HOTEL	COTTAGE	1	1.1 CARS
HOTEL	SURF	35	37.3 CARS
HOTEL	VILLA	2	2.1 CARS
HOTEL SUBTOTAL		131	139.7 CARS

USE	BUILDING	SEATS	REQ'D
RESTAURANT	DRIFTWOOD	100	33.3 CARS
RESTAURANT	VILLA	163	54.3 CARS
RESTAURANT SUBTOTAL		263	87.7 CARS

TOTAL EXISTING PARKING DEMAND 227.4 CARS

PER THE CUP 11-01, AN APPROVAL WAS GRANTED FOR A 11% REDUCTION TO THE TOTAL PARKING REQUIREMENTS FOR ANCILLARY USES.

(87.7 CARS) X (-0.11 REDUCTION) = -9.6 CARS

(E) PARKING REQUIRED PER LBMC: 217.8 CARS

(E) PARKING PROVIDED: 220 CARS

(N) PARKING DEMAND PER LBMC:			249.6 CARS
USE	BUILDING	ROOMS	REQ'D
HOTEL	BAHIA	21	22.4 CARS
HOTEL	COAST	5	5.3 CARS
HOTEL	SEAS	38	40.5 CARS
HOTEL	REEF WING	24	25.6 CARS
HOTEL	REEF TOWER	15	16.0 CARS
HOTEL	COTTAGE	1	1.1 CARS
HOTEL	SURF	35	37.3 CARS
HOTEL	VILLA	2	2.1 CARS
HOTEL	(N) REEF	15	16.0 CARS
HOTEL SUBTOTAL		156	166.4 CARS

USE	BUILDING	SEATS	REQ'D
RESTAURANT	DRIFTWOOD	162	54.0 CARS
RESTAURANT	VILLA	115	38.3 CARS
RESTAURANT	COAST CAFE	63	21.0 CARS
RESTAURANT SUBTOTAL		340	113.3 CARS

TOTAL PROPOSED PARKING DEMAND 280.4 CARS

NEW CUP WILL REQUEST A 20% REDUCTION TO THE TOTAL PARKING FOR ANCILLARY USES.

(114.0 CARS) X (-0.20 REDUCTION) = -22.8 CARS

(N) PARKING REQUIRED PER LBMC: 257.6 CARS
(N) PARKING REQUIRED PER LSA PARKING ANALYSIS*: 214.0 CARS
(N) PARKING PROVIDED: 220.0 CARS

**LSA PARKING ANALYSIS FOR PACIFIC EDGE HOTEL, LAGUNA BEACH, CALIFORNIA (DATED 10/14/19) INDICATES A PEAK DEMAND OF 214 PARKING SPACES ON SITE*

1 LINES OF EASEMENT FOR SEWER PER LMAS SURVEY (DATED 02-28-18)

4'-0" SIDE YARD SETBACK

N

PARKING PLAN: BASEMENT LEVEL (3)

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

1

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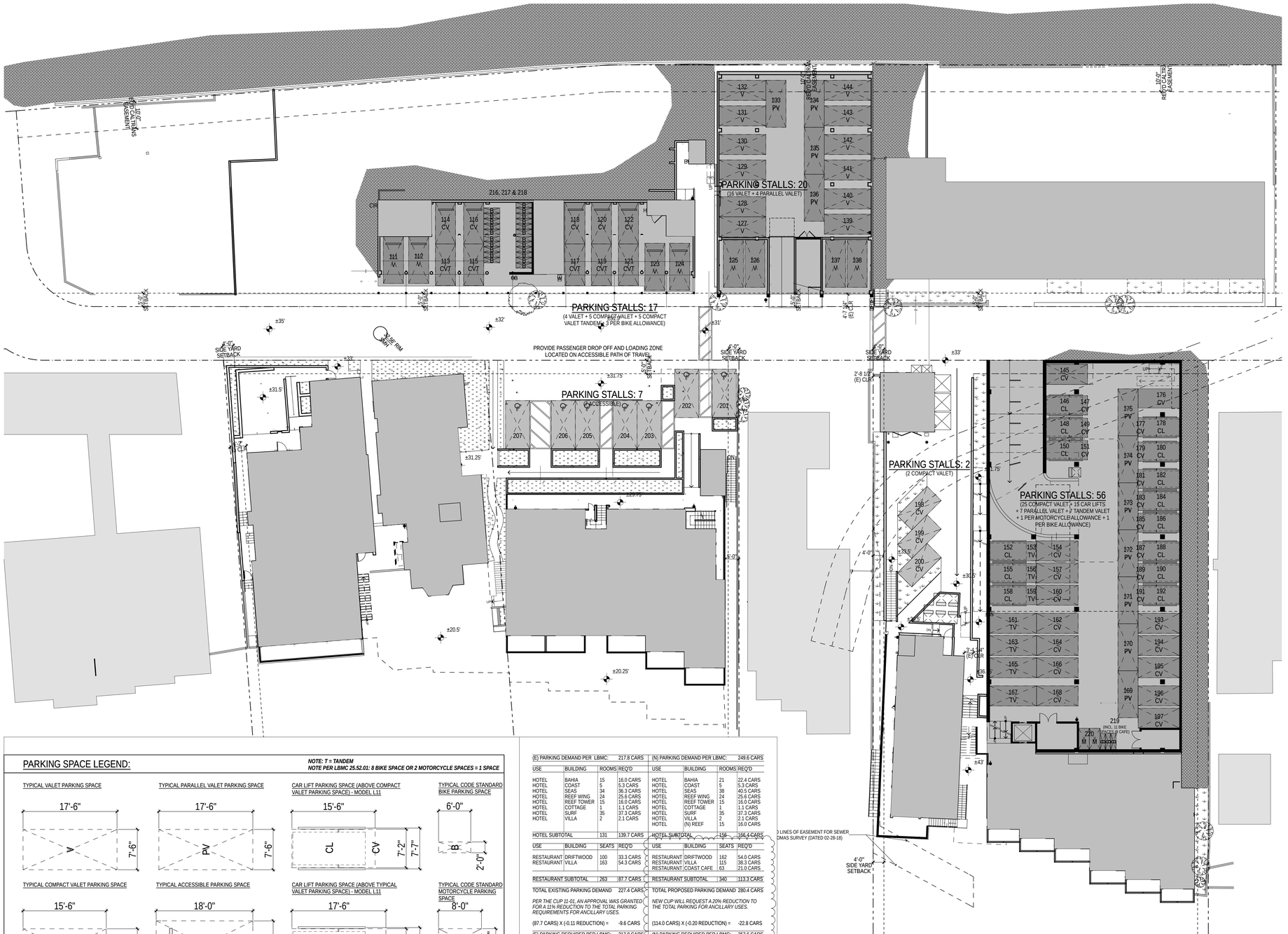
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SHEET TITLE

PROPOSED PARKING PLAN: BASEMENT LEVEL (3)

SHEET NO. A1.14



PROPOSED PARKING TOTAL:			220 CARS
LEVEL	PARKING SPACE TYPE		CARS
GROUND (PCH)	ACCESSIBLE		0 CARS
	STANDARD VALET		14 CARS
	TANDEM VALET		3 CARS
	COMPACT VALET		0 CARS
	COMPACT TANDEM VALET		0 CARS
	PARALLEL VALET		5 CARS
	VALET LIFT		0 CARS
	MOTORCYCLE	0/2 =	0 CARS
	BICYCLE	7/8 =	.9 CARS
GROUND LEVEL SUBTOTAL			22.9 CARS
LEVEL	PARKING SPACE TYPE		CARS
BASEMENT (SHL)	ACCESSIBLE		0 CARS
	STANDARD VALET		33 CARS
	TANDEM VALET		5 CARS
	COMPACT VALET		33 CARS
	COMPACT TANDEM VALET		0 CARS
	PARALLEL VALET		17 CARS
	VALET LIFT		0 CARS
	MOTORCYCLE	16/2 =	8 CARS
	BICYCLE	0/8 =	0 CARS
BASEMENT LEVEL SUBTOTAL			96 CARS
LEVEL	PARKING SPACE TYPE		CARS
ALLEY (SHL)	ACCESSIBLE		7 CARS
	STANDARD VALET		20 CARS
	TANDEM VALET		7 CARS
	COMPACT VALET		32 CARS
	COMPACT TANDEM VALET		5 CARS
	PARALLEL VALET		11 CARS
	VALET LIFT		15 CARS
	MOTORCYCLE	2/2 =	1 CAR
	BICYCLE	25/8 =	3.1 CARS
ALLEY LEVEL SUBTOTAL			101.1 CARS

PARKING SPACE LEGEND:

NOTE: T = TANDEM
NOTE PER LBMC 25.52.01: 8 BIKE SPACE OR 2 MOTORCYCLE SPACES = 1 SPACE

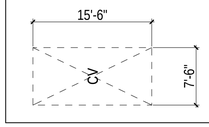
TYPICAL VALET PARKING SPACE

TYPICAL PARALLEL VALET PARKING SPACE

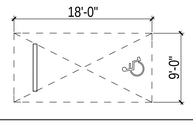
CAR LIFT PARKING SPACE (ABOVE COMPACT VALET PARKING SPACE) - MODEL L11

TYPICAL CODE STANDARD BIKE PARKING SPACE

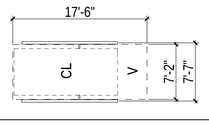
TYPICAL COMPACT VALET PARKING SPACE



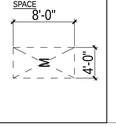
TYPICAL ACCESSIBLE PARKING SPACE



CAR LIFT PARKING SPACE (ABOVE TYPICAL VALET PARKING SPACE) - MODEL L11



TYPICAL CODE STANDARD MOTORCYCLE PARKING SPACE



(E) PARKING DEMAND PER LBMC:			217.8 CARS	(N) PARKING DEMAND PER LBMC:			249.6 CARS
USE	BUILDING	ROOMS	REQ'D	USE	BUILDING	ROOMS	REQ'D
HOTEL	BAHIA	15	16.0 CARS	HOTEL	BAHIA	21	22.4 CARS
HOTEL	COAST	5	5.3 CARS	HOTEL	COAST	5	5.3 CARS
HOTEL	SEAS	34	36.3 CARS	HOTEL	SEAS	38	40.5 CARS
HOTEL	REEF WING	24	25.6 CARS	HOTEL	REEF WING	24	25.6 CARS
HOTEL	REEF TOWER	15	16.0 CARS	HOTEL	REEF TOWER	15	16.0 CARS
HOTEL	COTTAGE	1	1.1 CARS	HOTEL	COTTAGE	1	1.1 CARS
HOTEL	SURF	35	37.3 CARS	HOTEL	SURF	35	37.3 CARS
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HOTEL SUBTOTAL		131	139.7 CARS	HOTEL SUBTOTAL		158	166.4 CARS
USE	BUILDING	SEATS	REQ'D	USE	BUILDING	SEATS	REQ'D
RESTAURANT	DRIFTWOOD	100	33.3 CARS	RESTAURANT	DRIFTWOOD	162	54.0 CARS
RESTAURANT	VILLA	163	54.3 CARS	RESTAURANT	VILLA	115	38.3 CARS
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RESTAURANT SUBTOTAL		263	87.7 CARS	RESTAURANT SUBTOTAL		340	113.3 CARS
TOTAL EXISTING PARKING DEMAND			227.4 CARS	TOTAL PROPOSED PARKING DEMAND			280.4 CARS
PER THE CUP 11-01, AN APPROVAL WAS GRANTED FOR A 11% REDUCTION TO THE TOTAL PARKING REQUIREMENTS FOR ANCILLARY USES.				*NEW CUP WILL REQUEST A 20% REDUCTION TO THE TOTAL PARKING FOR ANCILLARY USES.*			
(87.7 CARS) X (-0.11 REDUCTION) =			-9.6 CARS	(114.0 CARS) X (-0.20 REDUCTION) =			-22.8 CARS
(E) PARKING REQUIRED PER LBMC:			217.8 CARS	(N) PARKING REQUIRED PER LBMC:			257.6 CARS
				(N) PARKING REQUIRED PER LSA PARKING ANALYSIS*:			214.0 CARS
(E) PARKING PROVIDED:			220 CARS	(N) PARKING PROVIDED:			220.0 CARS

** LSA PARKING ANALYSIS FOR PACIFIC EDGE HOTEL, LAGUNA BEACH, CALIFORNIA (DATED 10/04/19) INDICATES A PEAK DEMAND OF 214 PARKING SPACES ON SITE*

2 LINES OF EASEMENT FOR SEWER PER DMAS SURVEY (DATED 02-28-18)

4'-0" SIDE YARD SETBACK

PARKING PLAN: ALLEY LEVEL (2)

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

1

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37011.00

DATE
10/10/19

SCALE
AS SHOWN

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BK

SHEET TITLE

PROPOSED PARKING PLAN: ALLEY LEVEL (2)

SHEET NO.
A1.15

ATTACHMENT C

EXISTING PARKING SURVEYS

Prepared by National Data & Surveying Services

Parking Study

Location: Pacific Edge Hotel
City: Laguna Beach,CA

Day: Saturday
Date: 9/23/2017

Time	001 (Street)	002	003	004 (Car Ports)		005		006		007	008 (Car Ports)	009	Off-Site	Grand Total
	Metered	Reg	Reg	Reg	Hotel Staff	Reg	HC	Reg	HC	Reg	Reg	Reg	Lot	
Spaces	**14**	**24**	**40**	**46**	**3**	**6**	**1**	**6**	**1**	**13**	**28**	**38**		
5:00 PM	12	18	26	31	3	6	1	5	0	7	11	29	12	**149**
6:00 PM	13	21	31	34	3	6	1	5	1	8	11	34	11	**166**
7:00 PM	13	16	32	31	3	6	1	6	1	8	11	34	13	**162**
8:00 PM	13	9	32	28	3	6	1	6	1	9	10	33	10	**148**
9:00 PM	12	9	24	27	3	4	1	6	1	9	9	28	7	**128**
10:00 PM	9	9	24	28	3	3	1	6	0	9	9	28	2	**122**
11:00 PM	3	8	22	14	3	2	1	6	0	6	9	25	0	**96**
12:00 AM	2	3	20	6	3	1	1	5	0	5	9	19	0	**72**

Appendix I

Noise and Vibration Study



Pacific Edge Hotel Remodel Project

Noise and Vibration Study

prepared for

City of Laguna Beach
479 Ocean Avenue
Laguna Beach, California 92651

prepared by

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

May 2021

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
rinconconsultants.com

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Appendix G Construction Noise Barrier Specifications
Appendix H Noise Barrier Calculations
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1 Project Description and Impact Summary

1.1 Introduction

This study analyzes the potential noise and vibration impacts of the proposed Pacific Edge Hotel Remodel Project (project) in the City of Laguna Beach (City), Orange County, California. Rincon Consultants, Inc. (Rincon) prepared this study under contract to the City in support of the environmental documentation being prepared pursuant to the California Environmental Quality Act (CEQA). The purpose of this study is to analyze the project's noise and vibration impacts related to both temporary construction activity and long-term operation of the project. Table 1 provides a summary of project impacts.

Table 1 Summary of Impacts

Impact Statement	Proposed Project Level of Significance	Applicable Recommendations
Would the proposed project generate 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 impact with mitigation	Mitigation Measure NOI-1 (Construction Noise Reductions) Mitigation Measure NOI-2 (Operational Noise Abatement)
Would the proposed project generate excessive groundborne vibration or groundborne noise levels?	Less than significant impact	None
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 proposed project expose people residing or working in the project area to excessive noise levels?	No impact	None

1.2 Project Summary

Project Location

The project site is located west of Coast Highway between Sleepy Hollow Lane and Cleo Street in the City of Laguna Beach, County of Orange, California. The project site includes the following addresses:

- 610 Sleepy Hollow Lane (Assessor Parcel Number [APN]: 644-021-01)
- 619 Sleepy Hollow Lane (APN: 644-022-02)
- 620 Sleepy Hollow Lane (APN: 644-021-02)
- 627 Sleepy Hollow Lane (APN: 644-022-016)
- 633 Sleepy Hollow Lane (APN: 644-022-017)
- 636 Sleepy Hollow Lane (APN: 644-021-03)
- 635 Sleepy Hollow Lane (APN: 644-022-04)
- 647 South Coast Highway (APN: 644-021-04)

- 653 Sleepy Hollow Lane (APN: 644-022-06)
- 667 Sleepy Hollow Lane (APN: 644-022-07)
- 668 Sleepy Hollow Lane (APN: 644-021-05)

The project site has a General Plan land use designation of Commercial/Tourist Corridor (CTC) and is zoned Local Business District (C-1) on APNs 644-021-01 through -05 and Commercial Hotel-Motel (CH-M) on APNs 644-022-02, 644-022-04, 644-022-06, 644-022-07, 644-022-16, and 644-022-17. The project is within the City's Coastal Zone and Local Coastal Program.

The project site is accessed via Coast Highway and Sleepy Hollow Lane and is surrounded by commercial development and an apartment complex to the north, Coast Highway and commercial development to the east, a single-family residence and commercial development to the south, and Sleepy Hollow Lane and the Pacific Ocean to the west. There is also a condominium building located at 647 Sleepy Hollow Lane between two of the project parcels. Figure 1 shows the regional location of the site, and Figure 2 shows the project site within the existing neighborhood context.

Project Description

The proposed project involves interior remodeling of nine existing buildings on the project site; the addition of fifteen hotel rooms, a pool/lounge and subsurface parking garage to the existing building located at 667 Sleepy Hollow Lane; landscape and exterior lighting updates throughout the project site; the demolition of an existing swimming pool; the addition of a porte cochère at the building located at 633-635 Sleepy Hollow Lane; and repaving and restriping of existing parking lots. All existing buildings would include some interior remodeling (to varying degrees, including the replacement of mechanical, electrical, and plumbing (MEP) systems as needed.

Project construction is estimated to begin in January 2021 and to be completed in December 2021. Construction phases would include demolition, site preparation, grading, building construction, architectural coating (painting), and paving. Approximately 5,370 cubic yards (cy) of soil will be cut, of which 4,920 cy would be exported from the project site; no soil would be imported. Detailed construction phasing and equipment assumptions are summarized in Section 3.1, *Methodology*.

Figure 1 Regional Location



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Project Location

N

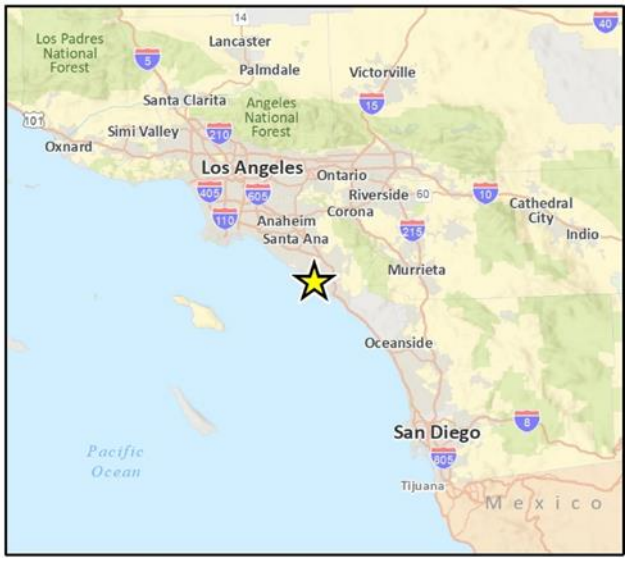
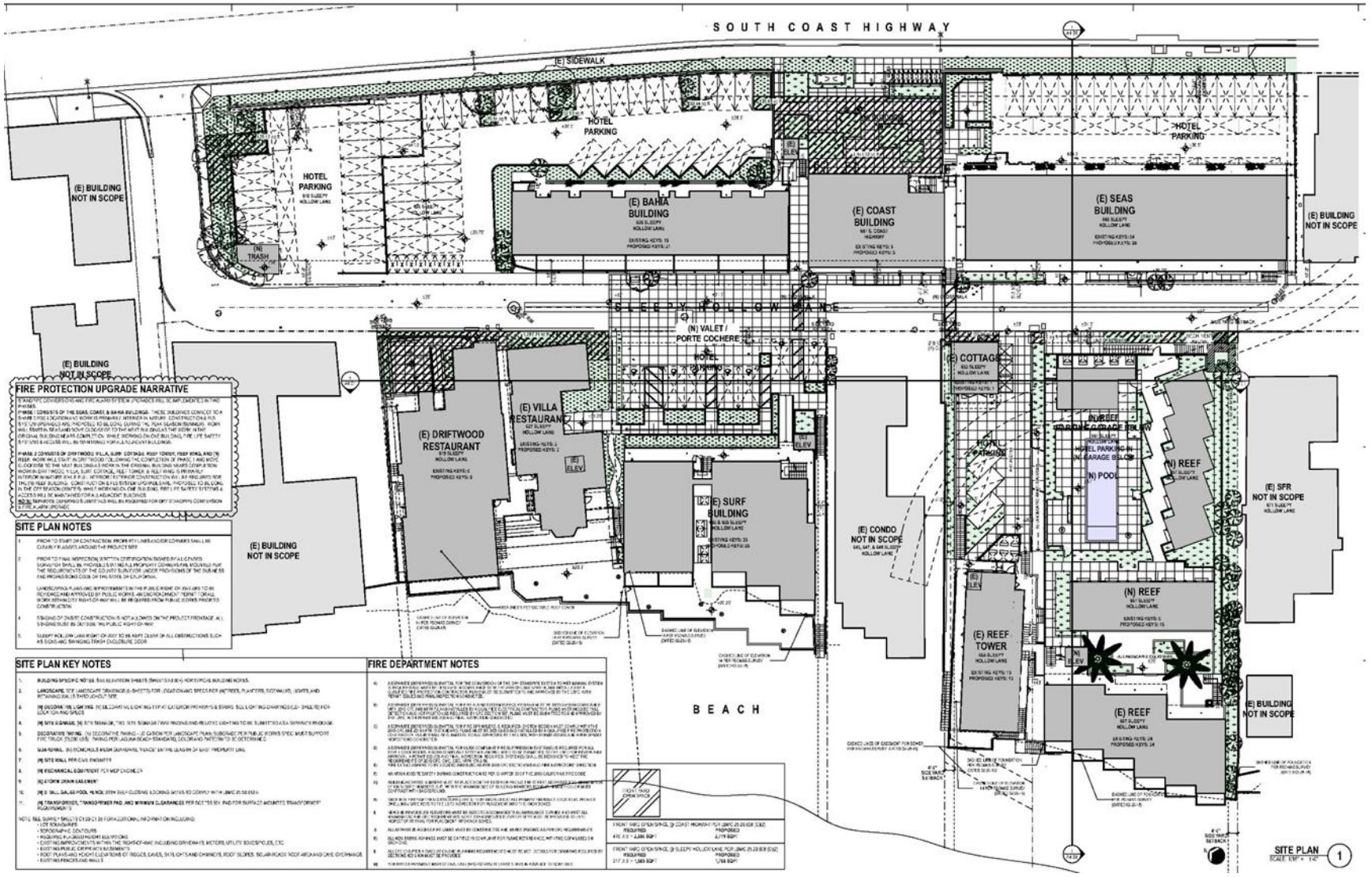


Figure 2 Project Location



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Figure 3 Site Plan



2 Background

2.1 Noise

Sound is a vibratory disturbance created by a moving or vibrating source, which is capable of being detected by the hearing organs (e.g., the human ear). Noise is defined as sound that is loud, unpleasant, unexpected, or undesired and may therefore be classified as a more specific group of sounds. The effects of noise on people can include general annoyance, interference with speech communication, sleep disturbance, and, in the extreme, hearing impairment (California Department of Transportation [Caltrans] 2013).

Noise levels are commonly measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels so that they are consistent with the human hearing response, which is most sensitive to frequencies around 4,000 Hertz (Hz) and less sensitive to frequencies around and below 100 Hz (Kinsler, et. al. 1999). Decibels are measured on a logarithmic scale that quantifies sound intensity in a manner similar to the Richter scale used to measure earthquake magnitudes. A doubling of the energy of a noise source, such as a doubling of traffic volume, would increase the noise level by 3 dB; similarly, dividing the energy in half would result in a decrease of 3 dB (Crocker 2007).

Human perception of noise has no simple correlation with sound energy: the perception of sound is not linear in terms of dBA or in terms of sound energy. Two sources do not "sound twice as loud" as one source. It is widely accepted that the average healthy ear can barely perceive an increase (or decrease) of up to 3 dBA in noise levels (i.e., twice [or half] the sound energy); that a change of 5 dBA is readily perceptible (8 times the sound energy); and that an increase (or decrease) of 10 dBA sounds twice (or half) as loud (10.5 times the sound energy) (Crocker 2007).

Sound changes in both level and frequency spectrum as it travels from the source to the receiver. The most obvious change is the decrease in sound level as the distance from the source increases. The manner in which noise drops with distance depends on factors such as the type of sources (e.g., point or line), the path the sound will travel, site conditions, and obstructions. Noise levels from a point source (e.g., construction, industrial machinery, ventilation units) typically attenuate, or drop off, at a rate of 6 dBA per doubling of distance. Noise from a line source (e.g., roadway, pipeline, railroad) typically attenuates at about 3 dBA per doubling of distance (Caltrans 2013). The propagation of noise is also affected by the intervening ground, known as ground absorption. A hard site, such as a parking lot or smooth body of water, receives no additional ground attenuation and the changes in noise levels with distance (drop-off rate) result simply from the geometric spreading of the source. An additional ground attenuation value of 1.5 dBA per doubling of distance applies to a soft site (e.g., soft dirt, grass, or scattered bushes and trees) (Caltrans 2013). Noise levels may also be reduced by intervening structures. The amount of attenuation provided by this "shielding" depends on the size of the object and the frequencies of the noise levels. Natural terrain features, such as hills and dense woods, and man-made features, such as buildings and walls, can substantially alter noise levels. Generally, any large structure blocking the line of sight will provide at least a 5-dBA reduction in source noise levels at the receiver (Federal Highway Administration [FHWA] 2011). Structures can substantially reduce occupants' exposure to noise as well. The

FHWA's guidelines indicate that modern building construction generally provides an exterior-to-interior noise level reduction of 20 to 35 dBA with closed windows.

Descriptors

The impact of noise is not a function of loudness alone. The time of day when noise occurs, its frequency, and the duration of the noise are also important. In addition, most noise that lasts for more than a few seconds is variable in its intensity. Consequently, a variety of noise descriptors have been developed.

One of the most frequently used noise metrics that considers both duration and intensity is the equivalent noise level (L_{eq}). The L_{eq} is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time. Typically, L_{eq} is equivalent to a one-hour period, even when measured for shorter durations as the noise level of a 10- to 30-minute period would be the same as the hour if the noise source is relatively steady. L_{max} is the highest Root Mean Squared (RMS) sound pressure level within the measurement period, and L_{min} is the lowest RMS sound pressure level within the measurement period (Crocker 2007). Normal conversational levels at three feet are in the 60 to 65-dBA Leq range, and ambient noise levels greater than 65 dBA L_{eq} can interrupt conversations (Federal Transit Administration [FTA] 2018).

Noise that occurs at night tends to be more disturbing than that which occurs during the day. Community noise is usually measured using Day-Night Average Level (L_{dn} or DNL), which is a 24-hour average noise level with a +10 dBA penalty for noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours, or Community Noise Equivalent Level (CNEL), which is the 24-hour average noise level with a +5 dBA penalty for noise occurring from 7:00 p.m. to 10:00 p.m. and a +10 dBA penalty for noise occurring from 10:00 p.m. to 7:00 a.m. (Caltrans 2013). Noise levels described by DNL and CNEL usually differ by about 0.5 dBA. Quiet suburban areas typically have a CNEL in the range of 40 to 50 dBA, while areas near arterial streets are typically in the 50 to 70+ CNEL range.

Propagation

Sound from a small, localized source (approximating a "point" source) radiates uniformly outward as it travels away from the source in a spherical pattern, known as geometric spreading. The sound level decreases or drops off at a rate of approximately 6 dBA for each doubling of distance.

Traffic noise is not a single, stationary point source of sound. Rather, the movement of vehicles makes the source of the sound appear to emanate from a line (line source) rather than a point. The drop-off rate for a line source is approximately 3 dBA for each doubling of distance.

2.2 Vibration

Groundborne vibration of concern in environmental analysis consists of the oscillatory waves that move from a source through the ground to adjacent structures. The number of cycles per second of oscillation makes up the vibration frequency, described in terms of hertz (Hz). The frequency of a vibrating object describes how rapidly it oscillates. The normal frequency range of most groundborne vibration that can be felt by the human body starts from a low frequency of less than 1 Hz and goes to a high of about 200 Hz (Crocker 2007).

While people have varying sensitivities to vibrations at different frequencies, in general people are most sensitive to low-frequency vibration. Vibration in buildings, such as from nearby construction

activities, may cause windows, items on shelves, and pictures on walls to rattle. Vibration of building components can also take the form of an audible low-frequency rumbling noise, referred to as groundborne noise. Groundborne noise is usually only a problem when the originating vibration spectrum is dominated by frequencies in the upper end of the range (60 to 200 Hz), or when foundations or utilities, such as sewer and water pipes, physically connect the structure and the vibration source (FTA 2018). Although groundborne vibration is sometimes noticeable in outdoor environments, it is almost never annoying to people who are outdoors. The primary concern from vibration is that it can be intrusive and annoying to building occupants and vibration-sensitive land uses.

Descriptors

Vibration amplitudes are usually expressed in peak particle velocity (PPV) or RMS vibration velocity. The PPV and RMS velocity are normally described in inches per second (in./sec.). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. PPV is often used in monitoring of blasting vibration because it is related to the stresses that are experienced by buildings (Caltrans 2020).

Response to Vibration

Vibration associated with construction of the project has the potential to be an annoyance to nearby land uses. Caltrans has developed limits for the assessment of vibrations from transportation and construction sources. The Caltrans vibration limits are reflective of standard practice for analyzing vibration impacts on structures. The Caltrans Transportation and Construction Vibration Guidance Manual (Caltrans 2020) identifies impact criteria for buildings and additional impact criteria for humans from transient and continuous/frequent sources: Table 2 presents the impact criteria for buildings, and Table 3 presents the impact criteria for humans.

Table 2 Vibration Damage Potential

Building Type	Maximum PPV (in./sec.)
Historic sites and other critical locations	0.1
Historic and some old buildings	0.5
Older residential structures	0.5
New residential structures	1.0
Modern industrial/commercial buildings	2.0

PPV = peak particle velocity; in./sec. = inches per second

Source: Caltrans 2020

Table 3 Vibration Annoyance Potential

Human Response	Maximum PPV (in/sec.)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Severe/Disturbing	2.00	0.70
Strongly perceptible	0.90	0.10
Distinctly perceptible	0.240	0.035
Barely perceptible	0.035	0.012

Note: Transient sources create a single isolated vibration event, such as blasting or drop balls (i.e., a loose steel ball that is dropped onto structures or rock to reduce them to a manageable size). Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

PPV = peak particle velocity; in./sec. = inches per second

Source: Caltrans 2020

Propagation

Vibration energy spreads out as it travels through the ground, causing the vibration level to diminish with distance away from the source. High-frequency vibration diminishes much more rapidly than low frequency vibration, so low frequencies tend to dominate the spectrum at large distances from the source. Variability in the soil strata can also cause diffractions or channeling effects that affect the propagation of vibration over long distances (Caltrans 2020). When a building is exposed to vibration, a ground-to-foundation coupling loss (the loss that occurs when energy is transferred from one medium to another) will usually reduce the overall vibration level. However, under rare circumstances, the ground-to-foundation coupling may amplify the vibration level due to structural resonances of the floors and walls.

2.3 Sensitive Receivers

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with those uses. Generally, a sensitive receiver is identified as a location where human populations (especially children, senior citizens, and sick persons) are present, and where there is a reasonable expectation of continuous human exposure to noise. According to the Noise Element of the Laguna Beach General Plan (2005), noise-sensitive land uses include residences, schools, hospitals, retirement homes, and daycare centers.

Vibration-sensitive receivers, which are similar to noise-sensitive receivers, include residences and institutional uses, such as schools, churches, and hospitals. However, vibration-sensitive receivers also include buildings where vibrations may interfere with vibration-sensitive equipment that is affected by vibration levels that may be well below those associated with human annoyance (e.g., recording studies or medical facilities with sensitive equipment).

As shown in Figure 2, the nearest sensitive receivers to the site are multi-family residences immediately to the north, and single- and multi-family residences immediately to the south. There is also a multi-family condominium building located at 647 Sleepy Hollow Lane between two of the project parcels.

2.4 Project Noise Setting

The primary offsite noise sources in the project area are motor vehicles (e.g., automobiles, buses, and trucks), particularly along Coast Highway. Ambient noise levels would be expected to be highest during the daytime and rush hour unless congestion slows speeds substantially.

According to the community noise contour maps included in the Noise Element of the Laguna Beach General Plan (2005), land uses along Coast Highway are exposed to noise levels in the range of 60 and 70 CNEL. Topography and intervening buildings or barriers would have an additional effect on the propagation of noise. However, the noise contours presented in the Noise Element are based on a flat model and do not include topographic effects. The purpose of the Noise Element contours is to provide a screening method where areas with high noise levels that may affect future land uses. These contours represent a reasonable estimate of noise exposure but are not necessarily representative of site-specific conditions (Laguna Beach 2005).

To characterize ambient sound levels at and near the project site, three 15-minute sound level measurements were conducted on April 15, 2021, and one long-term measurement was conducted April 15 through April 16, 2021. Short-term Measurement 1 (ST-1) was taken at the northern terminus of Sleepy Hollow Lane (near 629 Sleepy Hollow Lane); ST-2 was captured on Sleepy Hollow Lane near the northern border of the New Reef building location with the condominiums at 645-649 Sleepy Hollow Lane; and ST-3 was measured on Sleepy Hollow Lane in front of the residence at 683 Sleepy Hollow Lane. The microphone was pointed towards vehicular traffic on Sleepy Hollow Lane and SR-1, which is the primary source of noise in the project site vicinity. Table 4 summarizes the results of the short-term noise measurements. Measurement locations are shown in Figure 4.

Table 4 Short-term Ambient Noise Measurements – Rincon Consultants

Measurement	Sample Period	Location	dBA L_{eq}	dBA L_{max}	Notes
ST-1	11:46 a.m. – 12:01 p.m.	Northern terminus of Sleepy Hollow Lane (near 629 Sleepy Hollow Lane	57.8	69.9	Primary noise source: vehicular traffic (low to moderate traffic flow) Secondary noise sources: beach (waves) and pedestrians
ST-2	12:06 – 12:22 p.m.	Northern border between the New Reef Building site and the condominiums at 645-649 Sleepy Hollow Lane	57.8	75.9	Primary noise source: vehicular traffic (low traffic flow) Secondary noise sources: beach (waves) and pedestrians
ST-3	12:41 – 12:56 p.m.	In front of the residence at 683 Sleepy Hollow Lane	59.4	72.7	Primary noise source: vehicular traffic (low to moderate traffic flow) Secondary noise sources: beach (waves) and pedestrians

Source: Rincon Consultants Analyst on April 15, 2021. See Appendix A for raw data.

Figure 4 Noise Measurement Locations



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Table 5 shows the results of the long-term noise measurement. The long-term measurement was conducted near the location of ST-2 near the northern border between the New Reef Building site and the condominiums at 645 through649 Sleepy Hollow Lane. The microphone was attached to a stop sign and pointed towards vehicular traffic on Sleepy Hollow Lane and SR-1, which is the primary source of noise in the project site vicinity. The data was recorded in four-minute intervals. Several of the data points recorded at these intervals recorded high noise levels that were determined to be unrepresentative of ambient noise levels (i.e., noise levels that were approximately 5 dBA or higher than preceding or subsequent data points). The measurement was unmonitored; therefore, the reasoning for these unusually elevated noise levels could not be determined. However, to be conservative, these noise levels were removed from the calculations of ambient noise levels to avoid skewing the ambient noise level higher than is expected for the area. The removed values are shown in the footnotes to Table 5. As shown in Table 5, the ambient noise level was measured as 59.8 and 61.5 dBA L_{eq} during the Municipal Code daytime hours (7:00 a.m. to 10:00 p.m.) and 54.6 dBA L_{eq} during the Municipal Code nighttime hours (10:00 p.m. to 7:00 a.m.).

Table 5 Long-term Ambient Noise Measurements – Rincon Consultants

Sample Period	Sample Average (dBA L_{eq})	Lowest dBA L_{eq} (4-minute)	Highest dBA L_{eq} (4-minute)
April 15-16: 1:25 p.m. to 1:25 p.m.	59.1	51.4	71.2
April 15, Daytime: 1:25 p.m. to 10:00 p.m.	59.8	51.4	69.8
April 15-16, Nighttime: 10:01 p.m. to 7:00 a.m.	54.6	51.4	64.3
April 16, Daytime: 7:01 a.m. to 1:25 p.m.	61.5	52.9	71.2

Source: Rincon Consultants Analyst on April 15 through April 16, 2021. See Appendix A for raw data.

The following data points were removed from the ambient noise level calculations because they are 5 dBA or more above than preceding or subsequent recorded data points:

April 15, 2021

- 70.3 dBA at 2:29 p.m. to 2:33 p.m.
- 64.8 dBA at 4:17 p.m. to 4:21 p.m.
- 71.8 dBA at 4:53 p.m. to 4:57 p.m.
- 73.4 dBA at 4:57 p.m. to 5:01 p.m.
- 69.5 dBA at 5:17 p.m. to 5:21 p.m.
- 90.6 dBA at 9:13 p.m. to 9:17 p.m.
- 63.3 dBA at 9:37 p.m. to 9:41 p.m.
- 63.5 dBA at 11:17 p.m. to 11:21 p.m.

April 16, 2021

- 70.2 dBA at 7:33 a.m. to 7:37 a.m.
- 66.1 dBA at 7:57 a.m. to 8:01 a.m.
- 70.0 dBA at 8:01 a.m. to 8:05 a.m.
- 70.2 dBA at 8:05 a.m. to 8:09 a.m.
- 70.2 dBA at 8:09 a.m. to 8:13 a.m.
- 70.4 dBA at 10:01 a.m. to 10:05 a.m.
- 77.5 dBA at 10:37 a.m. to 10:41 a.m.
- 67.3 dBA at 11:09 a.m. to 11:13 a.m.
- 66.0 dBA at 1:05 p.m. to 1:09 p.m.

As part of the New Swimming Pool Noise Study conducted for the project, a long-term noise measurement was conducted at the hotel property line adjacent to the residence at 671 Sleepy Hollow Lane from 12:12 p.m. on September 29, 2020 to 1:51 p.m. on October 1, 2020 (Newsom Brown Acoustics LLC 2020). Results from this measurement are shown in Table 6. A graph of the measurement is shown in Figure 2 of Appendix B.

Table 6 Ambient Noise Measurements – Newsom Brown Acoustics LLC

Sample Period	Sample Average (dBA L_{eq})	Lowest dBA L_{eq} (15-minute)	Highest dBA L_{eq} (15-minute)
September 29, 2020: 12:12 p.m. to 10:00 pm.	55.4	50.8	62.4
September 29-30, 2020, Nighttime: 10:00 p.m. to 7:00 a.m.	51.7	49.9	55.8
September 30, 2020, Daytime: 7:00 a.m. to 10:00 p.m.	55.7	52.2	60.1
September 30-October 1, 2020, Nighttime: 10:00 p.m. to 7:00 a.m.	51.4	49.4	54.4
October 1, 2020, Daytime: 7:00 a.m. to 1:51 p.m.	54.1	50.8	56.9

Source: Newsom Brown Acoustics LLC 2020 (see Appendix B)

2.5 Regulatory Setting

State of California

California's Green Building Standards Code (CALGreen), Standard 5.507.4, requires that all non-residential buildings with property lines within sound levels regularly exceeding 65 dBA L_{eq} verify the interior noise levels within occupied nonresidential space do not exceed 50 dBA L_{eq}.

City of Laguna Beach Noise Element

The goals, policies, and implementation actions contained in the Noise Element of the Laguna Beach General Plan (2005) focus on establishing regulations and applying criteria for acceptable noise levels for different land uses in order to minimize the negative impacts of noise, especially at sensitive receiver locations. In support of these goals and policies, the Noise Element contains a land use and noise compatibility matrix (shown in Table 7) that identifies normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable noise levels for various land uses to guide planning decisions. In addition, the Noise Element identifies an interior noise standard of 45 CNEL for hotel uses.

Table 7 Land Use and Noise Compatibility Matrix (CNEL)

Land Use	Normally Acceptable[1]	Conditionally Acceptable[2]	Normally Unacceptable[3]	Clearly Unacceptable[4]
Single-Family, Duplex, Mobile Homes	50 – 60	60 – 70	70 – 75	75+
Multi-Family	50 – 65	65 – 70	70 – 75	75+
Motel, Hotel	50 – 65	65 – 70	70 – 80	80+
School, Library, Church, Hospital, Nursing Home	50 – 70	–	70 – 80	80+
Auditorium, Concert Hall, Amphitheater	–	50 – 70	–	70+
Sports Arena, Outdoor Spectator Sports	–	50 – 75	–	75+
Playground, Neighborhood Park	50 – 70	70 – 75	–	75+
Golf Course, Riding Stable, Water Recreation, Cemetery	50 – 75	–	75 – 80	80+
Office Building, Business Commercial, Professional	50 – 70	70 – 75	75+	–
Agriculture, Industrial, Manufacturing, Utilities	50 – 75	75 – 80	80+	–

[1] Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.

[2] Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning would normally suffice.

[3] Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

[4] Clearly Unacceptable: New construction or development should generally not be undertaken.

Note: Noise levels are provided in CNEL.

Source: Laguna Beach 2005

City of Laguna Beach Municipal Code

Chapter 7.25, *Noise*, of the Laguna Beach Municipal Code (LBMC) establishes a series of regulations and standards to prevent excessive noise that may jeopardize the health, welfare or safety of the citizens or degrade their quality of life. Specifically, LBMC Section 7.25.040(A), *Exterior Noise Standards*, establishes exterior noise standards categorized by five noise zones in the City. As shown in Table 8, the noise standards for these zones differ between daytime (7:00 a.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) hours.

Table 8 Exterior Noise Level Standards

Noise Zone	Land Use	Noise Level (L_{eq}, dBA[1]) Daytime (7:00 a.m. to 10:00 p.m.)	Noise Level (L_{eq}, dBA[1]) Nighttime (10:00 p.m. to 7:00 a.m.)
I	Residential	60 dBA	50 dBA
II	Commercial	65 dBA	65 dBA
III	Mixed-Use - Residential	65 dBA	55 dBA
IV	Downtown Specific Plan	70 dBA	70 dBA
V	Manufacturing, Industrial	70 dBA	60 dBA

[1] A-weighted decibel (dBA) is defined as a decibel (dB) adjusted to be consistent with human response.

Source: LBMC Section 7.25.040

According to LBMC Section 7.25.040(B), it is unlawful for any person at any location within the City to create noise which causes the noise level when measured on any other property to: 1) exceed the noise standard for the applicable zone for any 15-minute period, or 2) a maximum instantaneous (single instance) noise level equal to the noise standard plus 20 dBA for any period of time.

LBMC Section 7.25.050(E) exempts noise sources associated with construction, repair, remodeling, demolition or grading of any real property from compliance with the noise level limits contained in the LBMC. This section indicates that such noise-generating activities are subject to the provisions of LBMC Section 7.25.080, Construction Activity Noise Regulations, which prohibits the operation of any tool or equipment used for construction activities or any other related building activity between the hours of 6:00 p.m. and 7:30 a.m. on weekdays, whereas such construction activities are prohibited entirely on weekends and federal holidays.

As listed in LBMC Section 7.25.060, *Loud and Disturbing Noise*, any loud, excessive, impulsive or intrusive noise, disturbance or commotion, which disturbs the peace or quiet of any area or which causes discomfort or annoyance to any reasonable person of normal sensitivities in the area, is prohibited from any person or property owner. The types of loud, disturbing, excessive, impulsive or intrusive noise may include, but is not limited to, yelling, shouting, hooting, whistling, singing, playing a musical instrument, and emitting or transmitting any loud music or noise from any mechanical or electrical sound making or sound-amplifying device.

LBMC Section 7.25.130, *Heating, venting, pool/spa and air conditioning—Special Provisions*, includes specific noise standards for regulating heating, venting and air conditions (HVAC), and pool/spa equipment in or adjacent to residential areas. According to Section 7.25.130(a), permits for HVAC, and pool/spa equipment in or adjacent to residential areas are issued only after the installation contractor signs an acknowledgment that the installation will meet the noise limits established in LBMC Section 7.25.040.

3 Impact Analysis

3.1 Methodology

Construction Noise

Construction noise impacts were estimated using the FHWA Roadway Construction Noise Model (RCNM) (2006). RCNM predicts construction noise levels for a variety of construction operations based on empirical data and the application of acoustical propagation formulas. Using RCNM, construction noise levels were estimated at potential noise-sensitive receivers near future development. RCNM provides reference noise levels for standard construction equipment, with an attenuation of 6 dBA per doubling of distance.

Construction equipment operates in two modes: stationary and mobile. As a rule, stationary equipment operates in a single location for one or more days at a time, with either fixed-power operation (e.g., pumps, generators, and compressors) or variable-power operation (e.g., pile drivers, rock drills, and pavement breakers). Mobile equipment moves around the construction site with power applied in cyclic fashion, such as bulldozers, graders, and loaders (FTA 2018). Noise impacts from stationary equipment are assessed from the center of the equipment, while noise impacts from mobile construction equipment are assessed from the center of the equipment activity area (e.g., construction site).

Variation in power imposes additional complexity in characterizing the noise source level from construction equipment. Power variation is accounted for by describing the noise at a reference distance from the equipment operating at full power and adjusting it based on the duty cycle, or percent of operational time, of the activity to determine the L_{eq} of the operation (FTA 2018).

Each phase of construction has a specific equipment mix, depending on the work to be accomplished during that phase. Each phase also has its own noise characteristics; some will have higher continuous noise levels than others, and some may have high-impact noise levels. In typical construction projects, grading activities generate the highest noise levels because grading involves the largest equipment and covers the greatest area. Foundation excavation and construction is often the second loudest phase, followed by paving and building construction.

Construction phases generally include demolition, site preparation, grading, building construction, architectural coating, and paving of a project site. It is assumed that diesel engines would power all construction equipment. For assessment purposes, the loudest phase has been used for this assessment (i.e., demolition, grading, and building construction), and has been modeled under the conservative assumption that a dozer, an excavator, and a jackhammer would be operating simultaneously. This equipment mix for the loudest phases has been assumed for construction of the new Reef building and the motor court and porte cochère. This equipment mix is a conservative assumption because it is not anticipated that it would be physically feasible to simultaneously operate a dozer, excavator, and jackhammer in the relatively small construction sites for the proposed project. RCNM construction equipment noise values are based on extensive noise measurements conducted during construction of the Central Artery/Tunnel project in Boston, Massachusetts, which occurred in the 1990s and 2000s. In Table 1 of the RCNM User Guide, the measured noise levels used in the model (and therefore the project's analysis) are detailed, including the number of data samples for each piece of equipment. The reference noise level for a

dozer is based on 55 measured samples; the reference noise level for a dozer is based on 170 measured samples; and the reference noise level for a jackhammer is based on 133 measured samples. These samples include all operational aspects of this equipment (e.g., idling, moving, digging, backup alarm usage). The reference noise levels in RCNM are therefore based on an extensive sampling program; therefore, these reference noise levels are a reliable source for a construction noise analysis and are supported by substantial evidence.

Construction equipment would be continuously moving across the site, coming near and then moving further away from individual receivers; due to the dynamic nature of construction, noise levels over an 8-hour construction day are calculated at various distances from the center of on-site construction activity to the nearest receivers. This approach is recommended by the FTA in the 2018 Transit Noise and Vibration Impact Assessment document on page 177, which states that the distance variable in the construction noise calculation "assumes that all equipment operates at the center of the project." Construction equipment would also be spaced apart throughout the site while operating due to the large size of equipment and site dimension constraints. Therefore, using the FHWA RCNM, construction noise was modeled assuming construction equipment would average 45 feet from adjacent residences over an 8-hour construction day. For a conservative analysis, construction noise modeling does not account for noise reduction from existing noise barriers (e.g., masonry walls or topographical attenuation). RCNM calculations are included in Appendix C.

Land Use Compatibility

The FHWA Traffic Noise Prediction Model was used to model traffic noise along Coast Highway, the primary roadway by which the site is accessed, under Existing Plus Project traffic conditions to determine noise levels upon implementation of the project in comparison to the City's Noise Element and noise compatibility matrix shown in Table 7. According to Caltrans traffic counts for Coast Highway, the annual average daily traffic (AADT) volume in the project vicinity is approximately 40,000 vehicles and the average peak hour volume is 3,000 vehicles (Caltrans 2018). For modeling purposes, a vehicle mix of 95 percent passenger cars, three percent medium-duty trucks, and two percent heavy-duty trucks was assumed for Coast Highway. A speed limit of 30 miles per hour was also included in the model based on the posted speed limit for the segment of Coast Highway nearest to the project site. Traffic Noise Prediction Model results are included in Appendix D.

Traffic Noise

The project would generate vehicle trips, thereby increasing traffic on area roadways. LSA Associates, Inc. (LSA) prepared a Trip Generation and Access Analysis for the proposed project, which determined that the increase in hotel rooms and new amenities would result in a net increase of 245 daily trips (LSA 2019). Roadway noise impacts were assessed on Coast Highway because this road would collect most project-related traffic heading to and from the project site.

Groundborne Vibration

Operation of the project would not include any substantial vibration sources. Therefore, construction activities have the greatest potential to generate groundborne vibration affecting nearby receivers and structures. A quantitative assessment of potential vibration impacts from construction activities has been conducted using the methodology and vibration levels provided by Caltrans (Caltrans 2020). The greatest vibratory sources during construction would be from operation of jackhammers, bulldozers, and loaded trucks. Table 9 shows typical vibration levels for

various pieces of construction equipment used in the assessment of construction vibration (FTA 2018).

Table 9 Typical Vibration Levels during Construction Activities

Equipment	Vibration Levels at 25 Feet (in./sec. PPV)
Large bulldozer	0.089
Loaded trucks	0.076
Jack Hammer	0.035
Small bulldozer	0.003

Source: FTA 2018

Because groundborne vibration could cause physical damage to structures and is measured in an instantaneous period, vibration impacts were modeled based on the distance from the location of vibration-intensive construction activities, conservatively assumed to be at the edge of a construction site, to the edge of nearby off-site structures. Therefore, the groundborne vibration analysis differs from the construction noise analysis in that modeled distances for vibration impacts are those distances between a project site to nearest off-site structures (regardless of sensitivity) whereas modeled distances for construction noise impacts are those distances between the center of on-site construction activity and the property line of the nearest off-site sensitive receivers.

3.2 Significance Thresholds

To determine whether a project would have a significant noise impact under CEQA, Appendix G of the CEQA Guidelines requires consideration of whether a project would result in:

1. 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
2. Generation of excessive groundborne vibration or groundborne noise levels
3. 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, expose people residing or working in the project area to excessive noise levels

Construction Noise

The City does not have specific noise level criteria for assessing construction impacts because it exempts construction noise that occurs between the hours of 7:30 a.m. and 6:00 p.m. on weekdays from compliance with the noise level limits contained in the LBMC. In addition, while Table 3 of the Noise Element of the City's General Plan permits exterior noise levels up to 65 CNEL for low-density single-family, two-family, and multi-family residences as well as mobile homes, these are design standards to be used during planning of noise exposure to future land use projects and are not applicable to construction noise. Specifically, these standards are referred to in Action 2.1 of the City's Noise Element as standards recommended to define City Policies related to land uses and acceptable noise levels. Action 2.1 falls under Goal 2, which states, "Incorporate noise considerations into land use planning decisions. These measures will be achieved through the following policies as they apply to completed projects, **not construction actions**" (emphasis added). In other words, these standards are appropriate for use in evaluating the project's operational noise

impacts, but not its construction noise impacts. These types of operational noise standards are consistently not used for evaluating construction noise by nearly all California jurisdictions.

Therefore, in accordance with CEQA Guidelines Section 15064.7(c), the City has chosen to use thresholds of significance recommended by another public agency (i.e., the FTA) because these thresholds are supported by substantial evidence as outlined in the FTA's 2018 *Transit Noise and Vibration Impact Assessment* document. In that document, the FTA has developed guidance for determining whether construction of a project would result in a substantial temporary increase in ambient noise levels. The FTA provides guidance for construction noise thresholds that indicates a significant impact would occur if construction noise levels at the nearest residences exceed an eight-hour 80 dBA L_{eq} noise limit during the day (7:00 a.m. to 10:00 p.m.) or an eight-hour 70 dBA L_{eq} noise limit during the night (10:00 p.m. to 7:00 a.m.; FTA 2018).

Land Use Compatibility

The City has adopted noise guidelines that identify normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable noise levels for different land uses in the Noise Element. According to the City's noise compatibility matrix shown in Table 7, ambient noise levels up to 65 CNEL are normally acceptable for hotel uses and ambient noise levels up to 70 CNEL are conditionally acceptable for hotel uses. In addition, the Noise Element identifies an interior noise standard of 45 CNEL for hotel uses. Furthermore, CALGreen, Standard 5.507.4, requires that all non-residential buildings with property lines within sound levels regularly exceeding 65 dBA L_{eq} verify the interior noise levels within occupied nonresidential space do not exceed 50 dBA L_{eq}.

Operational Noise

Operational noise from the project would be significant if it would exceed exterior noise standards listed in LBMC Section 7.25.040(A) and as shown in Table 8, or would exceed 5 dBA over the ambient noise level. As stated above, noise standards in Table 3 of the Noise Element of the City's General Plan are design standards to be used during planning of noise exposure to future land use projects, and are not used to regulate operational noise generated from proposed projects.

Traffic Noise

Traffic noise (i.e., roadway noise) associated with project development would result in a significant impact if it would cause the ambient noise level measured at the property line of affected uses to increase by 3 dBA, which would be a perceptible increase in traffic noise.

Groundborne Vibration

The City has not adopted specific standards for vibration impacts during construction. Therefore, in accordance with CEQA Guidelines Section 15064.7(c), the City has chosen to use thresholds of significance recommended by another public agency (i.e., Caltrans) because these thresholds are supported by substantial evidence as outlined in the Caltrans Transportation and Construction Vibration Guidance Manual (2020). The criteria recommended by Caltrans are used to evaluate potential construction vibration impacts related to both potential building damage and human annoyance. Caltrans criteria were selected because Caltrans is a State agency and expert on vibration analysis. Based on the Caltrans criteria shown in Table 2 and Table 3, construction vibration impacts would be significant if vibration levels exceed 0.5 in./sec. PPV for residential structures and 2.0 in./sec. PPV for industrial and commercial structures, which is the limit at which minor cosmetic (i.e., non-structural) damage may occur to these types of buildings. In addition,

construction vibration impacts would cause human annoyance at nearby receivers if vibration levels exceed 0.24 in./sec. PPV, which is the limit above which temporary vibration-generating activities become distinctly perceptible.

Consideration of Ambient Noise

The significance of the magnitude of an ambient noise level increase is inherently evaluated by the absolute noise limits utilized for the noise analysis in the IS-MND, which are described in the preceding subsections. The absolute noise limits used in this analysis to evaluate the project's construction and operational noise impacts are set at reasonable levels at which a substantial noise level increase as compared to existing ambient noise levels would occur. This fact is evident in that operational noise limits are lower than construction noise limits to account for the fact that permanent noise level increases associated with continuous operational noise sources typically result in adverse community reaction at lower magnitudes of increase than temporary noise level increases associated with construction activities that occur during daytime hours and do not affect sleep. In addition, the noise standards are lower for nighttime hours to account for the differences in ambient noise levels for daytime hours as compared to nighttime hours. For example, the FTA noise standard for construction activities is 80 dBA L_{eq} (8-hour) for daytime hours and 70 dBA L_{eq} (8-hour) for nighttime hours, whereas the City's exterior noise level standards for operational noise at receiving residential uses is 60 dBA L_{eq} during daytime hours and 50 dBA L_{eq} during nighttime hours (FTA 2018; LBMC Section 7.25.040(B)). Furthermore, the fact that the thresholds used in the analysis inherently integrate the ambient noise level is evident in that the noise limits are tailored to specific land uses. Both the FTA's construction noise limits and the City's operational noise limits are stricter for residential land uses as compared to commercial or industrial land uses because of the typically lower ambient noise levels associated with residential land uses. Therefore, these absolute noise limits account for typical ambient noise levels associated with each land use such that an increase in ambient noise levels that exceeds these limits would be considered a substantial increase above ambient noise levels.

3.3 Impact Analysis

CEQA Appendix G Noise Threshold 1 Would the proposed project generate 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)*

Construction Noise Impacts

Construction activity would result in temporary increases in ambient noise in the project area on an intermittent basis and, as such, would expose surrounding noise sensitive receivers to increased noise. As discussed under Section 3.2, *Methodology*, RCNM was used to calculate maximum noise associated with construction equipment at 45 feet from the average center of on-site construction activities. RCNM calculations are included in Appendix C and are shown in Table 10.

Table 10 Maximum Construction Noise Levels at Receivers

Construction Equipment	Approximate L_{eq}, dBA
	45 Feet
Bulldozer, Excavator, Jackhammer	85

See Appendix C for RCNM results.

As shown in Table 10, noise levels during construction were calculated at 85 dBA $L_{eq\ (8\text{-}hour)}$ at the nearest noise-sensitive receivers, consisting of the condominium building at 645 through 649 Sleepy Hollow Lane and the single-family residence at 671 Sleepy Hollow Lane. Therefore, construction noise levels would exceed the FTA's daytime noise criterion of 80 dBA L_{eq} (8-hour) at the nearest residences during construction of the New Reef building and the motor court and porte cochère. Noise impacts from daytime construction would be potentially significant. Therefore, implementation of Mitigation Measure NOI-1 would be required.

Pursuant to LBMC Section 7.25.080, construction activities are prohibited between the hours of 6:00 p.m. and 7:30 a.m. on weekdays, and entirely prohibited on weekends and federal holidays. Because construction activities would not occur during these hours (as described under *Project Description*), construction noise levels would not exceed the nighttime noise criterion of 70 dBA L_{eq} (8-hour) (FTA 2018). Nighttime construction noise levels would be less than significant.

Combined Construction Noise Levels

If construction of the New Reef building and the motor court/porte cochère occur simultaneously, sensitive receivers at the 645 through 649 Sleepy Hollow Lane condominiums may be exposed to combined noise from both construction sites due to the positioning of these residences in between both sites. The distance from the center of the New Reef building site to the 645 through 649 Sleepy Hollow Lane condominiums would be approximately 80 feet, which would result in a noise level of approximately 80 dBA $L_{eq\ (8\text{-}hour)}$ at these condominiums using the construction equipment list described previously (i.e., dozer, excavator, and dozer). The distance between the center of construction activity at the motor court/porte cochère construction site to the 645 through 649 Sleepy Hollow Lane condominiums would be approximately 55 feet. The existing intervening hotel structure located between the motor court/porte cochère construction site and the condominiums would provide substantial attenuation. For example, barriers that break the line-of-sight between a noise source and a receiver can provide approximately 5 to 15 dB reductions in noise levels.[1] However, to be conservative, this attenuation was not accounted for in the calculations. Therefore, it is conservatively estimated that construction activities at the motor court/porte cochère site would generate a noise level of approximately 83 dBA $L_{eq\ (8\text{-}hour)}$ at the condominiums.

Assuming a worst-case scenario in which construction at both the new Reef building and motor court/porte cochère sites would be occurring simultaneously and in which a receiver at the 645 through 649 Sleepy Hollow Lane condominiums is exposed to direct line-of-sight construction noise from both activities simultaneously, construction noise levels at these condominiums would be approximately 85 dBA $L_{eq\ (8\text{-}hour)}$. Therefore, combined construction noise levels at the 645 through 649 Sleepy Hollow Lane condominiums would exceed the FTA's daytime noise criterion of 80 dBA L_{eq}

[1] New Hampshire Department of Transportation. Noise Barrier Programs. Available at: http://www.everettturnpikewidening.com/documents/NHDOT%20Noise%20Barrier%20Programs.pdf

$_{(8\text{-hour})}$. Similar to impacts from individual construction activities at each construction site, noise impacts from combined daytime construction activities would be potentially significant. Implementation of Mitigation Measure NOI-1 would be required.

Land Use Compatibility

The most predominant source of noise on and around the project site is vehicular traffic on Coast Highway. According to the City's noise compatibility matrix shown in Table 8, ambient noise levels up to 65 CNEL are normally acceptable for hotel uses while ambient noise levels up to 70 CNEL are conditionally acceptable for hotel uses. Based on Caltrans' AADT traffic volumes for Coast Highway and Traffic Noise Prediction Model (Appendix D) calculations for the Existing plus Project traffic volume scenario, the project's northern façade facing Coast Highway would be exposed to an ambient noise level of approximately 70 CNEL. According to the City's noise compatibility matrix, the project would be exposed to noise levels within the "conditionally acceptable" range, which means that new construction or development should be undertaken only after needed noise insulation features are included in the design (Laguna Beach 2005).

Generally, any large structure blocking the line of sight will provide at least a 5-dBA reduction in source noise levels at the receiver (FHWA 2011). Structures can substantially reduce occupants' exposure to noise as well. The FHWA's guidelines indicate that modern building construction generally provides an exterior-to-interior noise level reduction of 20 to 35 dBA with closed windows (FHWA 2011). Modern nonresidential buildings are typically constructed with storm windows, single- or double-glazed, which provide an exterior-to-interior noise level reduction of at least 20 dBA. Based on a noise exposure level of up to 70 CNEL and a noise attenuation of at least 20 dBA, the interior noise level within northern habitable rooms facing Coast Highway would be up to 50 CNEL. Therefore, interior noise levels for northern hotel units with direct line-of-sight to Coast Highway could exceed the City's interior noise standard of 45 CNEL for hotel uses.

CALGreen, Standard 5.507.4, also requires verification that interior noise levels within occupied nonresidential space of all non-residential buildings with property lines where sound levels regularly exceed 65 dBA L_{eq} do not exceed 50 dBA L_{eq}. Based on Caltrans' peak hour traffic volumes for Coast Highway and Traffic Noise Prediction Model (Appendix D) calculations for the Existing plus Project traffic volume scenario, the project's northern façade facing Coast Highway would be exposed to an ambient noise level of approximately 69 dBA L_{eq}. Therefore, northern hotel development would be exposed to noise levels that exceed 65 dBA L_{eq} and would require noise insulation features to reduce interior noise levels to below 50 dBA L_{eq}. However, as noted previously, typical construction materials of modern buildings (e.g., storm windows, single- or double-glazed) provide an exterior-to-interior noise level reduction of at least 20 dBA. Based on modeled noise level of 69 dBA L_{eq} and a noise attenuation of at least 20 dBA, the interior noise level at non-residential areas of hotel development would not exceed the State's interior noise standard of 50 dBA L_{eq}.

Nonetheless, the following noise insulation technique is recommended for northern hotel units with direct line-of-sight to Coast Highway to comply with the City's interior noise standard of 45 CNEL for hotel uses:

- **Exterior-to-Interior Sound Insulation:** For northern hotel units with direct line-of-sight to Coast Highway, the project applicant should coordinate with project architects and other contractors to incorporate design measures for windows, walls, doors, and any other openings in the building shell that could reduce noise levels to the applicable limit. All An acoustical analysis should be performed prior to the issuance of an occupancy permit to demonstrate that noise

levels do not exceed the interior noise standard of 45 CNEL in any habitable room as set forth by the City. Possible noise reduction techniques include:

- Exterior doors (including sliding glass doors) and windows would be installed such that there are no air gaps or perforations.
- Exterior doors and windows would be mounted in low air infiltration rate frames (0.5 cubic feet per minute or less, per ANSI specifications).
- Exterior doors would have a solid core with perimeter weather-stripping and threshold seals with a Sound Transmission Class (STC) rating of at least 31, with a potential for STC rating of 36 or higher if necessary.
- Exterior walls would include minimum of 5/8-inch of stucco or brick veneer over a minimum 1/2-inch plywood or OSB shear panel, R11 insulation and interior 5/8-inch gypsum board.
- Exterior walls would have a STC rating of at least 46.
- Dual-paned windows would be installed with a STC rating of at least 31, with the potential for STC rating of 36 or higher if necessary.
- If exterior sliding glass doors are included, high-performance glazing would be installed with a minimum STC rating of 36.
- Air conditioning or mechanical ventilation systems would be installed to allow windows and doors to remain closed for extended intervals of time so that acceptable interior noise levels can be maintained. The mechanical ventilation system would meet the criteria of the International Building Code (Chapter 12, Section 1203.3 of the 2001 California Building Code) and the provisions of LBMC Section 7.25.130**.**

If implemented, the sound insulation technique described above would reduce exterior noise levels such that the project's interior noise levels in the habitable hotel rooms do not exceed 45 CNEL.

Operational Noise Impacts

For purposes of the operational noise analysis, the lowest average measured ambient noise levels in the area during the daytime and nighttime were used to represent existing ambient noise levels in the project site vicinity. These noise levels are 54.1 dBA L_{eq} during the daytime hours of 7:00 a.m. to 10:00 p.m. and 51.4 dBA L_{eq} during the nighttime hours of 10:00 p.m. to 7:00 a.m. as shown in Table 6. As discussed under Significance Thresholds, a more than 5 dBA increase over ambient would be a significant noise increase. Therefore, a more than 5 dBA increase over daytime ambient noise levels would be a noise level exceeding 59.7 dBA L_{eq} from 7:00 a.m. to 10:00 p.m. or 56.4 dBA L_{eq} from 10:00 p.m. to 7:00 a.m.

Operation of the project would generate noise from new heating, ventilation, and air conditioning (HVAC) equipment, parking garage exhaust fans, delivery- and trash-hauling trucks, trash compactors, and light outdoor recreation such as that from balcony and pool use and associated music.

Heating, Ventilation, and Air Conditioning (HVAC) Equipment

The project would replace in-wall Package Terminal Air Conditioner (PTAC) units at rooms at the Seas, Bahia, and Cottage buildings, as well as replace HVAC units at the Driftwood and Villa buildings; these units would likely improve existing ambient noise conditions because the existing PTAC units would be replaced with more efficient, modern units that generate lower noise levels. In addition, HVAC units added to the Coast and Surf buildings will be enclosed in concrete structures

on all sides with minimal openings HVAC units for the Coast building would be located in the underground parking garage and HVAC units for the Surf building would be located in a narrow gap in the middle of the building that would have no line of sight to off-site uses. Therefore, these PTAC and HVAC units are not analyzed further because they do not have the potential to generate a substantial permanent increase in ambient noise levels in the project site vicinity.

The project would add new air conditioning units to the New Reef building and Reef Tower building. At the New Reef building, five 5-ton HVAC units would be installed adjacent to the north of the proposed bar area on the rooftop deck. These units would be Mitsubishi PUMY-P60NKMU3(-BS) units, which have sound pressure levels of 58.0 to 59.0 dBA at one meter (see Appendix E). These units would be installed on rubber vibration pads and would be located in an open-air mechanical yard surrounded by four-foot-high concrete walls. These units would be located approximately 45, 51, 58, 65, and 71 feet from the property line of 671 Sleepy Hollow Lane, which would be the nearest sensitive receiver to these HVAC units. The combined noise level of these HVAC units would be 41.4 dBA L_{eq} at 671 Sleepy Hollow Lane. This is a conservative assumption that does not account for attenuation provided by the four-foot-high concrete wall enclosure that would surround the HVAC units or the attenuation provided by the New Reef building hotel units that would be located in between the HVAC units and 671 Sleepy Hollow Lane. These HVAC units would also be located approximately 60, 66, 73, 80, and 86 feet from the property line at 645-649 Sleepy Hollow Lane. The combined noise level of these HVAC units would be 39.3 dBA L_{eq} at 645-649 Sleepy Hollow Lane. This is also a conservative assumption that does not account for attenuation from the four-foot-high concrete wall enclosure that would surround the HVAC units.

At the existing Reef Tower building, five new five-ton HVAC units would be installed adjacent to the north of the building on the ground level. These would be the same types of units as those used for the New Reef building and would also be installed on rubber vibration pads within an open-air mechanical yard surrounded by four-foot-high concrete walls. These units would be located approximately 20, 25, 25, 30, and 30 feet from the property line of 645-649 Sleepy Hollow Lane, which would be the nearest sensitive receiver to these HVAC units. The combined noise level of these HVAC units would be 48.3 dBA L_{eq} at 645-649 Sleepy Hollow Lane. This is a conservative assumption that does not account for attenuation provided by the four-foot-high concrete wall enclosure or attenuation provided by the existing wall in between the Reef Tower building and 645-649 Sleepy Hollow Lane. The combined HVAC noise level generated by new units at the New Reef building and the existing Reef Tower building would be approximately 48.8 dBA L_{eq} at 645-649 Sleepy Hollow Lane. These units would be located approximately 90, 90, 95, 95, and 100 feet from the property line of 671 Sleepy Hollow Lane. The combined HVAC noise level generated by new units at the New Reef building and the existing Reef Tower building would be approximately 42.7 dBA L_{eq} at 645-649 Sleepy Hollow Lane.

As demonstrated, these noise levels would not exceed the City's daytime noise level standard of 60 dBA L_{eq} or nighttime noise level standard of 50 dBA L_{eq} for any 15-minute period as regulated by LBMC Section 7.25.040(B). These noise levels would also not result in a more than 5 dBA increase over daytime ambient noise levels (exceeding 59.7 dBA L_{eq} from 7:00 a.m. to 10:00 p.m.) or more than 5 dBA increase over nighttime ambient noise levels (exceeding 56.4 dBA L_{eq} from 10:00 p.m. to 7:00 a.m.). Impacts from HVAC noise would be less than significant.

Parking Garage Exhaust Fan

The parking garage exhaust fan would be a Greencheck Model BSQ-300 (one proposed unit). According to the unit's specification sheets (see Appendix E), the fan on the unit generates a sound

pressure level of 65 dBA at 1.5 meters. According to the project architects (Rockefeller Kempel Architects), the exhaust fan equipment would be located within the garage itself; therefore, the primary point for noise to emanate would be the vent placed in the southeast corner of the roof deck of the New Reef Building. Given the location of the fan in the garage itself, turns in the path of the duct work, the insulation of the duct work, and the distance noise would travel between the fan and the vent, it is conservatively estimated that noise emanating from the vent would be 60 dBA or less. The vent would be directed to the sky or towards Sleepy Hollow Lane, which would be perpendicular from the nearest residence at 671 Sleepy Hollow Lane. The vent would also be surrounded by walls along the rooftop edge with the vent opening located approximately one foot below the walls on the east and southern sides.

The center of the vent would be located approximately 18 feet from the property line of 671 Sleepy Hollow Lane, 55 feet from 689 Sleepy Hollow Lane, and 125 feet from 645-649 Sleepy Hollow Lane. Conservatively assuming no attenuation from the noise source being angled away from each residence and from the surrounding walls around the vent, noise levels from the vent would be approximately 48.7 dBA L_{eq} at the property line of 671 Sleepy Hollow Lane, 39.0 dBA L_{eq} at the property line of 689 Sleepy Hollow Lane, and 31.9 dBA L_{eq} at the property line of 645-649 Sleepy Hollow Lane. These noise levels would not exceed the daytime noise level standard of 60 dBA L_{eq} or nighttime noise level standard of 50 dBA L_{eq} for any 15-minute period as regulated by LBMC Section 7.25.040(B). These noise levels would also not result in a more than 5 dBA increase over daytime ambient noise levels (exceeding 59.7 dBA L_{eq} from 7:00 a.m. to 10:00 p.m.) or more than 5 dBA increase over nighttime ambient noise levels (exceeding 56.4 dBA L_{eq} from 10:00 p.m. to 7:00 a.m.). Impacts from parking garage exhaust fan noise would be less than significant.

Delivery- and Trash-hauling Trucks

The project would require periodic delivery and trash hauling services, which generate noise from medium-duty truck operations and idling engines. However, noise associated with delivery and trash-hauling trucks would be an intermittent noise source and are already a common occurrence in the project vicinity due to existing hotel, residential, and commercial uses that make up the developed urban area. In addition, due to reorganization of the waste systems at the site, trash pick-up is expected to be reduced from six to three days per week for the three of the dumpsters that will hold hotel waste and recyclable waste. The single food / organic waste dumpster pick-up will be 6 days per week to minimize food waste accumulation and avoid any odors. With the reduction in the number of dumpsters from six to four, the time spent on site for the trash trucks will be reduced also. Because delivery and trash trucks are already a common occurrence throughout the City, such services would not result in a substantial permanent increase in ambient noise levels without the project. Operational noise impacts associated with delivery and trash-hauling trucks would be less than significant.

Trash Compactor

The project would install a new trash compactor in the northeast corner of the Villa building to compress recyclable paper and box products to create bales for recycling pick-up. When operating, one baling cycle takes 45 seconds and produces 60 dB of noise during the cycle (see Appendix F). As the compactor would be located within the Villa building, noise would be heavily attenuated by the exterior walls of the building and would be negligible at the noise-sensitive receivers. Operational noise impacts associated with the trash compactor would be less than significant.

Outdoor Noise

CONVERSATIONAL NOISE

Operational noise associated with outdoor use areas (i.e., balconies and pool) at hotel development would primarily include conversations and music. These noise-generating activities would be comparable to those of existing on-site hotel uses, including the existing swimming pools, and residences in the project vicinity.

The *New Swimming Pool Noise Study* by Newson Brown Acoustics LLC analyzed crowd noise at a distance of 64 feet to 671 Sleepy Hollow Lane, which the report stated is the distance from the center of the pool area to 671 Sleepy Hollow Lane. The reference noise levels used in this analysis to estimate crowd noise were based upon measured noise levels at a similar hotel pool area, with an average noise level of 59.8 dBA L_{eq} at 18 feet from the center of noise activity. Per the operating guidelines that would be conditions of approval for the project, the number of people at one time in the pool area would be limited to 40 guests. According to the study, when scaled for a 40-person occupancy limit, noise levels generated by hotel guests at the proposed pool would be 7 dBA greater than the measured noise levels. As such, noise levels generated by pool use would be approximately 58 dBA L_{eq} at the 671 Sleepy Hollow Lane property line, which is a conservative assumption because it does not account for attenuation provided by the New Reef units located in between the pool area and 671 Sleepy Hollow Lane.

There is the potential for special gatherings to increase the pool and bar capacity to 60 guests. These special events would end at 10:00 p.m. In addition, although the *New Swimming Pool Noise Study* considered a distance of 64 feet, the closest distance from the pool deck area to 671 Sleepy Hollow Lane or 645-649 Sleepy Hollow Lane would be approximately 45 feet. To provide a conservative analysis, noise levels from 60 people were evaluated at a distance of 45 feet, which would generate a noise level of approximately 61 dBA L_{eq} at 671 Sleepy Hollow Lane. This would potentially exceed the daytime noise level standards of 60 dBA L_{eq} regulated by LBMC Section 7.25.040(B) and would potentially exceed a 5 dBA increase over the daytime ambient noise levels of 59.7 dBA L_{eq}. Therefore, impacts would be potentially significant from conversational noise to 671 Sleepy Hollow Lane.

The project would include a five-foot-high barrier (consisting of an 18-inch concrete wall with a 42-inch glass guard rail on top) along the northern edge of the pool and bar area, which is the property line shared with the 645-649 Sleepy Hollow Lane condominiums. The 645-649 Sleepy Hollow Lane condominiums would also be located at a lower elevation than the New Reef Building pool and bar area, which means that noise generated from the pool and bar area would take a low angled path to the condominiums, further increasing the attenuation from the five-foot-high barrier. Barriers can provide a 5 to 15 dB reduction in noise levels[2]; therefore, it was conservatively assumed that this barrier would provide a 5 dB reduction. As a result, noise levels generated by 60 people using the pool area would generate a noise level of approximately 56 dBA L_{eq} at the 645-649 Sleepy Hollow Lane condominiums, assuming a distance of 45 feet. These noise levels would not exceed the daytime noise level standard of 60 dBA L_{eq} regulated by LBMC Section 7.25.040(B) and would also not result in a more than 5 dBA increase over daytime ambient noise levels (exceeding 59.7 dBA L_{eq} from 7:00 a.m. to 10:00 p.m.). Therefore, conversational noise impacts to 645-649 Sleepy Hollow Lane would be less than significant.

[2] New Hampshire Department of Transportation. Noise Barrier Programs. Available at: http://www.everettturnpikewidening.com/documents/NHDOT%20Noise%20Barrier%20Programs.pdf

MUSIC

The project would place outdoor speakers to play recorded music within the bar area of the New Reef building. The speakers would be placed in a way that is intended to generate music for occupants of the bar and would not be designed to provide audible music to occupants of the pool deck. The City is conditioning the project so that music noise would not be permitted to be audible at nearby residential properties, which include 645-649 Sleepy Hollow Lane (located approximately 50 feet north of the bar area) and 671 Sleepy Hollow Lane (located approximately 50 feet south of the bar area). Generally, noise increases are considered barely perceptible if noise energy doubles, thereby causing a 3-dBA increase. For example, given the daytime ambient noise level of 54.1 dBA L_{eq} in the project site vicinity, noise generated by music would need to be at least 54.1 dBA L_{eq} to cause a doubling of noise energy that would result in a 3-dBA increase. If music generates noise levels less than 54.1 dBA L_{eq} at the northern or southern property lines, it would be considered less than barely perceptible. In addition, music could generate noise levels up to 59.1 dBA L_{eq} at the adjacent property lines and still be considered below the 5-dBA ambient noise increase threshold and the daytime noise level standard of 60 dBA L_{eq} regulated by LBMC Section 7.25.040(B) between the pool and bar's operational hours of 9:00 a.m. to 8:00 p.m.

Given the conditions put on the project regarding speaker placement within the bar (i.e., the speakers must be placed to provide music only to bar patrons and not to users of the swimming pool) and that the project would be conditioned so that music would not be audible at the nearest property line, noise levels generated by music at the bar area would be expected to be less than 54.1 dBA L_{eq} at the nearest residential properties. Impacts would be less than significant.

Combined Noise Levels

Combined noise levels from the project's HVAC units, exhaust fan, and pool/bar conversations and music are shown in Table 11. As shown in the table, combined noise levels would potentially exceed the daytime noise level standards of 60 dBA L_{eq} and would potentially result in a more than 5-dBA increase over the daytime ambient noise levels (59.7 dBA L_{eq}) at 671 Sleepy Hollow Lane, primarily due to conversational noise associated with pool usage. Therefore, combined noise impacts would be potentially significant at 671 Sleepy Hollow Lane. Therefore, implementation of Mitigation Measure NOI-3 would be required. However, combined noise levels would not exceed daytime standards at 645-649 Sleepy Hollow Lane. Furthermore, combined noise levels would not exceed nighttime standards at the off-site residences.

Table 11 Cumulative Operational Noise Levels

Receiver	Noise Level (dBA L_{eq})					
	HVAC	Exhaust Fan	Conversations	Music	Combined	Exceed Thresholds ?[1]
645-649 Sleepy Hollow Lane						
Daytime	48.8	31.9	56	54.1	58.6	No
Nighttime	48.8	31.9	N/A	N/A	48.9	No
671 Sleepy Hollow Lane						
Daytime	42.7	48.7	61	54.1	**62.1**	**Yes**
Nighttime	42.7	48.7	N/A	N/A	49.7	No

[1] Thresholds are a daytime noise level standard of 60 dBA L_{eq} or nighttime noise level standard of 50 dBA L_{eq} for any 15-minute period as regulated by LBMC Section 7.25.040(B), and a more than 5-dBA increase over daytime ambient noise levels (59.7 dBA L_{eq}) or nighttime ambient noise levels (56.4 dBA L_{eq}).

Traffic Noise Impacts

Hotel development facilitated by the project would generate new vehicle trips, thereby contributing to traffic on area roadways. The Trip Generation and Access Analysis for the proposed project determined that the hotel remodel would add 245 daily trips to area roadways (LSA 2019). According to Caltrans traffic counts on Coast Highway, the primary roadway by which the site is accessed, the AADT volume in the project vicinity is approximately 40,000 vehicles (Caltrans 2018). With the proposed project, AADT on this segment of Coast Highway would be an estimated 40,245 vehicles, or an increase of approximately 0.6 percent. Therefore, the project would generate an increase in traffic noise of less than 1 CNEL.[3] The project would not create a perceptible 3-dBA increase in traffic noise and traffic noise impacts would be less than significant.

Mitigation Measures

NOI-1 Construction Noise Reduction Measures

The project applicant shall reduce construction noise levels to nearby residences to not exceed the FTA's residential construction noise threshold of 80 dBA $L_{eq\ (8\text{-}hour)}$. This shall be accomplished through the following measures:

- Installation of temporary sound barriers/blankets along the southern, eastern, and northern construction site boundaries near residential receivers during construction at the New Reef building site and during construction of the motor court and porte cochère. The temporary barriers/blankets shall have a minimum sound transmission loss of 21 and noise reduction coefficient of 0.75. The temporary barriers/blankets will be of sufficient height to block the line of sight between the noise-generating source of the construction equipment and the nearby residential receivers, and of sufficient height to extend from the top of the temporary construction fence and drape on the ground or be sealed at the ground. The temporary

[3] As discussed in Section 2.1, *Noise*, a doubling of traffic is required for an audible 3 dB increase in traffic noise levels. However, the increase in traffic generated by the proposed project would be approximately 0.6 percent of the estimated AADT on Coast Highway.

barriers/blankets will have grommets along the top edge with exterior grade hooks, and loop fasteners along the vertical edges with overlapping seams, with a minimum overlap of 2 inches.

- Two weeks prior to the commencement of construction at the project site, notification shall be provided to residents on Sleepy Hollow Lane that discloses anticipated construction schedule and timing.
- A sign shall be posted at each construction site entrance, or other conspicuous location, that includes a 24-hour telephone number for project information, and a procedure where a field engineer/construction manager will respond to and investigate noise complaints and take corrective action if necessary in a timely manner. The sign shall have a minimum dimension of 48 inches wide by 24 inches high with a one-inch minimum font height. The sign shall be placed five feet above ground level.
- If a construction noise complaint(s) is registered, the contractor shall retain a City-approved noise consultant to conduct noise measurements at the properties that registered the complaint. The noise measurements shall be conducted for a minimum of one hour and shall include one-minute intervals. The consultant shall prepare a letter report for code enforcement summarizing the measurements, calculation data used in determining impacts, and potential measures to reduce noise levels to the maximum extent feasible.

With implementation of sound barriers/blankets as described in Mitigation Measure NOI-1, construction noise levels would be reduced by at least 10 dBA per manufacturer's specifications (see Appendix G). To provide further evidence of the noise barrier reductions, reductions from an eight-foot barrier were calculated using the Department of Housing and Urban Development's Barrier Performance Module (Department of Housing and Urban Development 2021), which showed a reduction of 11 dBA from such a barrier (see Appendix H). Therefore, Mitigation Measure NOI-1 would reduce construction noise levels to approximately 74 dBA $L_{eq\ (8\text{-}hour)}$ at the nearest residences and to approximately 75 dBA $L_{eq\ (8\text{-}hour)}$ at the 645-649 Sleepy Hollow Lane condominiums during combined construction activities. Impacts would be less than significant with mitigation incorporated.

NOI-2 Operational Noise Abatement

The project applicant shall reduce operational noise levels to nearby residences to not exceed the City's daytime noise level standard of 60 dBA L_{eq} or nighttime noise level standard of 50 dBA Leq, or to not exceed 5 dBA above ambient noise levels. This shall be accomplished through the following measures:

- Prior to the issuance of occupancy permits for the New Reef building, the Applicant shall install a nine-foot-high acoustical barrier in the small portion of the southern property line that is exposed to 671 Sleepy Hollow Lane, as demonstrated in Figure 3 of Appendix B. In order for the barrier to be effective along the entire length of the boundary with the 671 Sleepy Hollow Lane residence, the gap between the Reef units NK10 and NK11 shall be closed off with a solid barrier equal in height to the roofs of these units (approximately 9 feet tall). The wall shall either be straight, as indicated in Figure 3 of Appendix B, or a 'saw tooth' arrangement similar to the fronts of the units. The wall shall be a solid impervious surface weighing a minimum of four pounds per square foot. Stucco on stud framing, masonry block, suitable safety glazing, or a combination of these, as preferred architecturally, would all be acceptable acoustically. If a door is needed for access to the planter areas between the guest units and the property line, it shall be made of heavy solid

core wood or mineral core metal construction with perimeter seals. Wood slat or chain link fence construction shall not be allowed.

- If a nearby property owner registers an operational noise complaint, the City shall forward the same to the permittee to be reviewed and evaluated. The permittee shall have ten business days to file a written response regarding the complaint which shall include any applicable remedial measures. If the City determines the complaint is valid and the applicant has not taken sufficient steps to minimize the noise, the City may hire a consultant at the permittee's cost to study and evaluate the noise complaint. The matter shall be reviewed by the Director. If the Director determines sound proofing or other sound attenuation measures should be required to bring the use into compliance with the Municipal Code, the Director may impose conditions on the project to achieve said objective.

Per the *New Swimming Pool Noise Study* by Newson Brown Acoustics LLC (Appendix B), such a barrier would reduce conversational noise associated with pool usage by 8 dBA. To provide further evidence of the noise barrier reductions, reductions from a nine-foot barrier were calculated using the Department of Housing and Urban Development's Barrier Performance Module (Department of Housing and Urban Development 2021), which showed a reduction of 12 dBA from such a barrier (see Appendix H for calculations). Combined noise levels from the project's HVAC units, exhaust fan, and pool/bar conversations and music at 671 Sleepy Hollow Lane with implementation of Mitigation Measure NOI-2, assuming an 8 dBA reduction, are shown in Table 12. As shown in the table, noise levels would not exceed the daytime or nighttime noise level standards. Impacts would be less than significant.

Table 12 Combined Operational Noise Levels with Mitigation

	Noise Level (dBA L_{eq})					
Receiver	**HVAC**	**Exhaust Fan**	**Conversations**	**Music**	**Combined**	**Exceed Thresholds ?[1]**
671 Sleepy Hollow Lane						
Daytime	42.7	48.7	53	46.1	55.2	No
Nighttime	42.7	48.7	N/A	N/A	49.7	No

[1] Thresholds are a daytime noise level standard of 60 dBA L_{eq} or nighttime noise level standard of 50 dBA L_{eq} for any 15-minute period as regulated by LBMC Section 7.25.040(B), and a more than 5 dBA increase over daytime ambient noise levels (59.7 dBA L_{eq}) or nighttime ambient noise levels (56.4 dBA L_{eq}).

CEQA Appendix G Noise Threshold 2 Would the proposed project generate excessive groundborne vibration or groundborne noise levels? *(Less Than Significant)*

Operation of the proposed project would not include stationary sources of significant vibration, such as heavy equipment operations or press operations. Rather, construction activities have the greatest potential to generate groundborne vibration affecting nearby receivers. Certain types of construction equipment can generate high levels of groundborne vibration. Construction of the proposed project would potentially utilize loaded trucks, jackhammers, and/or bulldozers during most construction phases and during the demolition phase. The project would not use pile driving for foundations; the project would likely use caisson drilling for these activities (i.e., where a hole is drilled and concrete is poured into the hole to create the foundations).

Vibration levels are analyzed at structures, not property lines, as both annoyance and structural damage occur within a structure, not at the property line.[4] Therefore, vibration impacts were modeled based on the distance from the location of vibration-intensive construction activities (i.e., the vibration-generating construction equipment) to the edge of nearby off-site structures. Groundborne vibration analysis differs from the construction noise analysis in that modeled distances for vibration impacts are those distances between the project site to nearest off-site structures (regardless of sensitivity) whereas modeled distances for construction noise impacts are those distances between the center of on-site construction activity and the property line of the nearest off-site sensitive receivers. The closest distance from project construction to an off-site structure would be a 14-foot distance, which would occur from the edge of the proposed New Reef building construction to the structure at 671 Sleepy Hollow Lane. Distances closer than 14 feet would not occur due to the physical constraints of the vibration center of a piece of construction equipment being able to be closer to off-site structures. Table 13 shows estimated groundborne vibration levels from project equipment. Vibration calculations are included in Appendix I.

Table 13 Vibration Levels at Receivers

	in./sec. PPV	
Equipment	**Single- and Multi-Family Residences 14 Feet**	**Commercial Development 25 Feet**
Large Bulldozer	0.17	0.089
Loaded Truck	0.14	0.076
Jack hammer	0.07	0.035
Small Bulldozer	0.01	0.003
Caisson Drill	0.17	0.089
Threshold for Building Damage	**0.50**	**2.0**
Threshold for Human Annoyance	**0.24**	**0.24**
Thresholds Exceeded?	No	No

PPV: peak particle velocity; in./sec.: inches per second

See Appendix I for vibration analysis worksheets.

As shown in Table 13, construction activities would generate peak vibration levels of approximately 0.09 in./sec. PPV at the nearest single- and multi-family residences and commercial development. Therefore, according to the Caltrans vibration criteria, groundborne vibration from typical construction equipment would not exceed the applicable threshold of 0.5 in/sec. PPV for building damage at adjacent residences surrounding the project site, nor would it exceed the applicable threshold of 2.0 in./sec. PPV for building damage at adjacent commercial development. Furthermore, groundborne vibration would not exceed the threshold of 0.24 in./sec. PPV for human annoyance. Project construction would not result in groundborne vibration that would cause building damage or human annoyance. Impacts would be less than significant.

[4] According to the FTA, groundborne vibration is a concern almost exclusively inside buildings; although groundborne vibration is sometimes noticeable in outdoor environments, it is almost never annoying to people who are outdoors (FTA 2018).

CEQA Appendix G Noise Threshold 3 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 proposed project expose people residing or working in the project area to excessive noise levels? *(No Impact)*

Airport Noise Impacts

The airport closest to the project site is the John Wayne Airport, located approximately 9.5 miles northwest of the site. According to the Orange County Airport Land Use Commission (ALUC) Land Use Plan for the John Wayne Airport, the site is not located within the airport's noise contours (Orange County ALUC 2008). Although the project site would potentially be subject to occasional aircraft overflight noise, such occurrences would be intermittent and temporary. In addition, there are no private airstrips in the vicinity of the project site. Therefore, the project would not expose people working in the project area to excessive noise levels associated with airports or airstrips and the project would not exacerbate existing noise conditions related to airports or airstrips. No impact would occur.

4 Conclusions and Recommendations

Construction activity would result in temporary increases in ambient noise and vibration on an intermittent basis and, as such, could expose existing noise-sensitive receivers to increased noise and vibration. While noise associated with construction of the project would be expected of noise associated with typical construction, construction noise levels would exceed applicable standards at nearby residences. This would be mitigated through Mitigation Measure NOI-1, which would provide temporary sound barriers/blankets around construction areas. C

Based on the analysis of potential construction-related vibration, vibration levels would be below the identified thresholds. The project does not include any substantial vibration sources. Therefore, the project would not expose local vibration sensitive receivers to excessive vibration levels and vibration impacts would be less than significant.

The project would generate vehicle trips, thereby increasing traffic on area roadways, particularly on Coast Highway. However, the project would not double existing traffic volumes on Coast Highway and, therefore, would not create a perceptible 3-dBA increase in traffic noise. Traffic noise impacts would be less than significant.

Operation of the project would also generate noise from new HVAC equipment, delivery- and trash-hauling trucks, trash compactors, parking garage exhaust fans, and light outdoor recreation such as that from balcony and pool use with music. Generation of noise from the swimming pool area may exceed Laguna Beach standards. Implementation of Mitigation Measure NOI-2 would reduce impacts to less than significant through the construction of permanent sound barriers.

The project would not expose people residing or working in the project area to excessive noise levels from aircraft noise. With respect to land use compatibility, northern hotel units within 100 feet from the centerline of Coast Highway could be exposed to noise levels in excess of the City's interior noise standard of 45 CNEL for hotel uses. However, implementation of exterior-to-interior sound insulation would reduce exterior noise levels such that interior noise levels do not exceed 45 CNEL.

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Appendix A

Site Noise Measurements

Data Logger 2 LT1
SET 240
A
SLOW
Range 40-100
L05 65.0
L10 62.8
L50 57.4
L90 52.6
L95 52.0
Max dB 99.9
4/15/2021 21:17
SEL 119.3
Leq 70.0

No.s	Date Time	dB
1	4/15/2021 13:25	57.6
2	4/15/2021 13:29	64.1
3	4/15/2021 13:33	58.3
4	4/15/2021 13:37	56.2
5	4/15/2021 13:41	60
6	4/15/2021 13:45	58.8
7	4/15/2021 13:49	58.4
8	4/15/2021 13:53	57.3
9	4/15/2021 13:57	64
10	4/15/2021 14:01	59.8
11	4/15/2021 14:05	60.2
12	4/15/2021 14:09	61.2
13	4/15/2021 14:13	58.6
14	4/15/2021 14:17	64.2
15	4/15/2021 14:21	58.7
16	4/15/2021 14:25	59.7
17	4/15/2021 14:29	70.3
18	4/15/2021 14:33	57.5
19	4/15/2021 14:37	59.4
20	4/15/2021 14:41	58.8
21	4/15/2021 14:45	58.7
22	4/15/2021 14:49	59.4
23	4/15/2021 14:53	58.1
24	4/15/2021 14:57	57.4
25	4/15/2021 15:01	55.8
26	4/15/2021 15:05	59.3
27	4/15/2021 15:09	61.2
28	4/15/2021 15:13	58.5
29	4/15/2021 15:17	57.6
30	4/15/2021 15:21	57.3
31	4/15/2021 15:25	58.9
32	4/15/2021 15:29	58.7
33	4/15/2021 15:33	56.7
34	4/15/2021 15:37	59.2
35	4/15/2021 15:41	58.6
36	4/15/2021 15:45	58.3
37	4/15/2021 15:49	56.7
38	4/15/2021 15:53	57.4
39	4/15/2021 15:57	57.2

40	4/15/2021 16:01	55.8
41	4/15/2021 16:05	56.6
42	4/15/2021 16:09	58.7
43	4/15/2021 16:13	59.9
44	4/15/2021 16:17	64.8
45	4/15/2021 16:21	59.7
46	4/15/2021 16:25	58
47	4/15/2021 16:29	60.2
48	4/15/2021 16:33	56.3
49	4/15/2021 16:37	61
50	4/15/2021 16:41	56.6
51	4/15/2021 16:45	57.4
52	4/15/2021 16:49	60.7
53	4/15/2021 16:53	71.8
54	4/15/2021 16:57	73.4
55	4/15/2021 17:01	59.3
56	4/15/2021 17:05	59
57	4/15/2021 17:09	69.8
58	4/15/2021 17:13	60.4
59	4/15/2021 17:17	69.5
60	4/15/2021 17:21	60.1
61	4/15/2021 17:25	58.5
62	4/15/2021 17:29	58.8
63	4/15/2021 17:33	58.9
64	4/15/2021 17:37	57.5
65	4/15/2021 17:41	58
66	4/15/2021 17:45	60.3
67	4/15/2021 17:49	60.5
68	4/15/2021 17:53	57.5
69	4/15/2021 17:57	57.4
70	4/15/2021 18:01	59.5
71	4/15/2021 18:05	58.3
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74	4/15/2021 18:17	57.7
75	4/15/2021 18:21	61.2
76	4/15/2021 18:25	61.3
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81	4/15/2021 18:45	60.8
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84	4/15/2021 18:57	58.9
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86	4/15/2021 19:05	57.1
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89	4/15/2021 19:17	57.3
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91	4/15/2021 19:25	56.9
92	4/15/2021 19:29	55.8
93	4/15/2021 19:33	56.9

94	4/15/2021 19:37	55.7
95	4/15/2021 19:41	57.1
96	4/15/2021 19:45	55.5
97	4/15/2021 19:49	65.3
98	4/15/2021 19:53	61
99	4/15/2021 19:57	57
100	4/15/2021 20:01	55.8
101	4/15/2021 20:05	63
102	4/15/2021 20:09	60.1
103	4/15/2021 20:13	55.3
104	4/15/2021 20:17	56.8
105	4/15/2021 20:21	71
106	4/15/2021 20:25	55.1
107	4/15/2021 20:29	56.1
108	4/15/2021 20:33	57.8
109	4/15/2021 20:37	59.4
110	4/15/2021 20:41	59.9
111	4/15/2021 20:45	56.9
112	4/15/2021 20:49	56.2
113	4/15/2021 20:53	61.4
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123	4/15/2021 21:33	56.7
124	4/15/2021 21:37	63.3
125	4/15/2021 21:41	55.8
126	4/15/2021 21:45	57.1
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129	4/15/2021 21:57	56.2
130	4/15/2021 22:01	57
131	4/15/2021 22:05	55.5
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134	4/15/2021 22:17	55.2
135	4/15/2021 22:21	55.6
136	4/15/2021 22:25	54.8
137	4/15/2021 22:29	54.3
138	4/15/2021 22:33	54.6
139	4/15/2021 22:37	53.2
140	4/15/2021 22:41	53.9
141	4/15/2021 22:45	53.9
142	4/15/2021 22:49	53.9
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155	4/15/2021	23:41	52.1
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162	4/16/2021	0:09	51.7
163	4/16/2021	0:13	52.7
164	4/16/2021	0:17	51.9
165	4/16/2021	0:21	56.2
166	4/16/2021	0:25	56.3
167	4/16/2021	0:29	53.9
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171	4/16/2021	0:45	56.1
172	4/16/2021	0:49	52.2
173	4/16/2021	0:53	52.9
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263	4/16/2021	6:53	56.5
264	4/16/2021	6:57	57.2
265	4/16/2021	7:01	56.6
266	4/16/2021	7:05	69
267	4/16/2021	7:09	59.2
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269	4/16/2021	7:17	63.3
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271	4/16/2021	7:25	63.2
272	4/16/2021	7:29	54.2
273	4/16/2021	7:33	70.2
274	4/16/2021	7:37	61.9
275	4/16/2021	7:41	64
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281	4/16/2021	8:05	70.2
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283	4/16/2021	8:13	54.3
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287	4/16/2021	8:29	60
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289	4/16/2021	8:37	63.7
290	4/16/2021	8:41	62.4
291	4/16/2021	8:45	58.1
292	4/16/2021	8:49	58.8
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294	4/16/2021	8:57	67.4
295	4/16/2021	9:01	53.1
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298	4/16/2021	9:13	60.9
299	4/16/2021	9:17	56.8
300	4/16/2021	9:21	57.9
301	4/16/2021	9:25	64
302	4/16/2021	9:29	60.9
303	4/16/2021	9:33	60.4
304	4/16/2021	9:37	60.3
305	4/16/2021	9:41	59.6
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310	4/16/2021	10:01	70.4
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360	4/16/2021	13:21	55

Data Logger 2 ST1
SET 3
A
SLOW
Range 40-100
L05 61.3
L10 60.1
L50 56.7
L90 53.1
L95 51.6
Max dB 69.9
4/15/2021 11:47
SEL 87.3
Leq 57.8

No.s	Date Time	dB
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5	4/15/2021 11:46	56.1
6	4/15/2021 11:46	56.4
7	4/15/2021 11:46	58
8	4/15/2021 11:46	57.2
9	4/15/2021 11:47	59.1
10	4/15/2021 11:47	56.8
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246	4/15/2021	11:58	53.2
247	4/15/2021	11:58	54.7
248	4/15/2021	11:58	56.9
249	4/15/2021	11:59	57.8
250	4/15/2021	11:59	62.7
251	4/15/2021	11:59	58.6
252	4/15/2021	11:59	65
253	4/15/2021	11:59	62.1
254	4/15/2021	11:59	59.7
255	4/15/2021	11:59	58.8

256	4/15/2021 11:59	58.4
257	4/15/2021 11:59	60
258	4/15/2021 11:59	57.1
259	4/15/2021 11:59	58.5
260	4/15/2021 11:59	57.1
261	4/15/2021 11:59	57.2
262	4/15/2021 11:59	58.8
263	4/15/2021 11:59	67.6
264	4/15/2021 11:59	61.9
265	4/15/2021 11:59	58.6
266	4/15/2021 11:59	60.2
267	4/15/2021 11:59	62.7
268	4/15/2021 11:59	61.4
269	4/15/2021 12:00	58.1
270	4/15/2021 12:00	57
271	4/15/2021 12:00	59.2
272	4/15/2021 12:00	57.3
273	4/15/2021 12:00	58.9
274	4/15/2021 12:00	58.2
275	4/15/2021 12:00	59
276	4/15/2021 12:00	57.2
277	4/15/2021 12:00	56.2
278	4/15/2021 12:00	54.2
279	4/15/2021 12:00	55.8
280	4/15/2021 12:00	59.3
281	4/15/2021 12:00	58.5
282	4/15/2021 12:00	57.9
283	4/15/2021 12:00	57.2
284	4/15/2021 12:00	55.4
285	4/15/2021 12:00	56.7
286	4/15/2021 12:00	55.3
287	4/15/2021 12:00	58.1
288	4/15/2021 12:00	54.8
289	4/15/2021 12:01	57.2
290	4/15/2021 12:01	55.5
291	4/15/2021 12:01	61.3
292	4/15/2021 12:01	61.7
293	4/15/2021 12:01	56.6
294	4/15/2021 12:01	55.7
295	4/15/2021 12:01	56.8
296	4/15/2021 12:01	54.9
297	4/15/2021 12:01	59.8
298	4/15/2021 12:01	56.8
299	4/15/2021 12:01	54.5
300	4/15/2021 12:01	56.6

Data Logger 2 ST2
SET 3
A
SLOW
Range 40-100
L05 61.0
L10 59.9
L50 55.9
L90 52.9
L95 52.2
Max dB 75.9
2021/04/15 12:20:37
SEL 87.3
Leq 57.8

No.s	Date Time	dB
1	2021/04/15 12:06:43	56.0
2	2021/04/15 12:06:46	56.2
3	2021/04/15 12:06:49	57.4
4	2021/04/15 12:06:52	55.6
5	2021/04/15 12:06:55	55.5
6	2021/04/15 12:06:58	57.7
7	2021/04/15 12:07:01	59.3
8	2021/04/15 12:07:04	58.7
9	2021/04/15 12:07:07	60.6*
10	2021/04/15 12:07:10	57.8*
11	2021/04/15 12:07:13	56.7
12	2021/04/15 12:07:16	55.7
13	2021/04/15 12:07:19	57.0
14	2021/04/15 12:07:22	57.0
15	2021/04/15 12:07:25	56.9
16	2021/04/15 12:07:28	55.8
17	2021/04/15 12:07:31	55.6
18	2021/04/15 12:07:34	57.0
19	2021/04/15 12:07:37	56.4
20	2021/04/15 12:07:40	55.9
21	2021/04/15 12:07:43	57.8
22	2021/04/15 12:07:46	55.8
23	2021/04/15 12:07:49	55.0
24	2021/04/15 12:07:52	55.9
25	2021/04/15 12:07:55	56.3
26	2021/04/15 12:07:58	56.7
27	2021/04/15 12:08:01	55.9
28	2021/04/15 12:08:04	56.0
29	2021/04/15 12:08:07	58.8
30	2021/04/15 12:08:10	59.8
31	2021/04/15 12:08:13	58.3
32	2021/04/15 12:08:16	58.1
33	2021/04/15 12:08:19	57.5
34	2021/04/15 12:08:22	56.6
35	2021/04/15 12:08:25	60.6
36	2021/04/15 12:08:28	58.6
37	2021/04/15 12:08:31	58.7
38	2021/04/15 12:08:34	55.4
39	2021/04/15 12:08:37	54.4

40	2021/04/15 12:08:40	54.3
41	2021/04/15 12:08:43	55.6
42	2021/04/15 12:08:46	56.2
43	2021/04/15 12:08:49	57.9
44	2021/04/15 12:08:52	60.5
45	2021/04/15 12:08:55	61.2
46	2021/04/15 12:08:58	59.3
47	2021/04/15 12:09:01	57.5
48	2021/04/15 12:09:04	57.4
49	2021/04/15 12:09:07	57.1
50	2021/04/15 12:09:10	59.2
51	2021/04/15 12:09:13	58.8
52	2021/04/15 12:09:16	56.4
53	2021/04/15 12:09:19	55.6
54	2021/04/15 12:09:22	55.7
55	2021/04/15 12:09:25	55.5
56	2021/04/15 12:09:28	54.8
57	2021/04/15 12:09:31	56.5
58	2021/04/15 12:09:34	59.4
59	2021/04/15 12:09:37	62.0
60	2021/04/15 12:09:40	61.3
61	2021/04/15 12:09:43	59.7
62	2021/04/15 12:09:46	59.7
63	2021/04/15 12:09:49	60.6
64	2021/04/15 12:09:52	65.9
65	2021/04/15 12:09:55	57.6
66	2021/04/15 12:09:58	56.6
67	2021/04/15 12:10:01	53.5
68	2021/04/15 12:10:04	52.2
69	2021/04/15 12:10:07	52.0
70	2021/04/15 12:10:10	53.1
71	2021/04/15 12:10:13	53.0
72	2021/04/15 12:10:16	52.9
73	2021/04/15 12:10:19	52.8
74	2021/04/15 12:10:22	53.7
75	2021/04/15 12:10:25	54.3
76	2021/04/15 12:10:28	57.4
77	2021/04/15 12:10:31	56.1
78	2021/04/15 12:10:34	57.4
79	2021/04/15 12:10:37	55.0
80	2021/04/15 12:10:40	56.8*
81	2021/04/15 12:10:43	61.2*
82	2021/04/15 12:10:46	61.5*
83	2021/04/15 12:10:49	60.8
84	2021/04/15 12:10:52	60.2
85	2021/04/15 12:10:55	56.9
86	2021/04/15 12:10:58	56.6
87	2021/04/15 12:11:01	56.0
88	2021/04/15 12:11:04	56.0
89	2021/04/15 12:11:07	58.2
90	2021/04/15 12:11:10	54.9
91	2021/04/15 12:11:13	52.8
92	2021/04/15 12:11:16	54.3
93	2021/04/15 12:11:19	54.5

94	2021/04/15 12:11:22	53.6
95	2021/04/15 12:11:25	55.6
96	2021/04/15 12:11:28	57.9
97	2021/04/15 12:11:31	58.8
98	2021/04/15 12:11:34	57.4
99	2021/04/15 12:11:37	56.6
100	2021/04/15 12:11:40	55.2
101	2021/04/15 12:11:43	52.8
102	2021/04/15 12:11:46	52.5
103	2021/04/15 12:11:49	55.3
104	2021/04/15 12:11:52	54.0
105	2021/04/15 12:11:55	54.1
106	2021/04/15 12:11:58	52.2
107	2021/04/15 12:12:01	53.1
108	2021/04/15 12:12:04	54.3
109	2021/04/15 12:12:07	56.9
110	2021/04/15 12:12:10	56.8
111	2021/04/15 12:12:13	61.9
112	2021/04/15 12:12:16	65.4
113	2021/04/15 12:12:19	59.0
114	2021/04/15 12:12:22	55.6
115	2021/04/15 12:12:25	54.5
116	2021/04/15 12:12:28	55.1
117	2021/04/15 12:12:31	52.6
118	2021/04/15 12:12:34	51.7
119	2021/04/15 12:12:37	54.4
120	2021/04/15 12:12:40	54.0
121	2021/04/15 12:12:43	54.0
122	2021/04/15 12:12:46	53.1
123	2021/04/15 12:12:49	54.3
124	2021/04/15 12:12:52	55.9
125	2021/04/15 12:12:55	56.0
126	2021/04/15 12:12:58	58.3
127	2021/04/15 12:13:01	56.3
128	2021/04/15 12:13:04	54.7
129	2021/04/15 12:13:07	54.1
130	2021/04/15 12:13:10	52.6
131	2021/04/15 12:13:13	52.5
132	2021/04/15 12:13:16	52.4
133	2021/04/15 12:13:19	55.6
134	2021/04/15 12:13:22	55.9
135	2021/04/15 12:13:25	58.3
136	2021/04/15 12:13:28	55.6
137	2021/04/15 12:13:31	52.1
138	2021/04/15 12:13:34	52.2
139	2021/04/15 12:13:37	52.7
140	2021/04/15 12:13:40	53.2
141	2021/04/15 12:13:43	53.3
142	2021/04/15 12:13:46	54.5
143	2021/04/15 12:13:49	56.3
144	2021/04/15 12:13:52	57.7
145	2021/04/15 12:13:55	62.1
146	2021/04/15 12:13:58	61.0
147	2021/04/15 12:14:01	60.2

148	2021/04/15 12:14:04	56.7
149	2021/04/15 12:14:07	55.4
150	2021/04/15 12:14:10	54.4
151	2021/04/15 12:14:13	57.0
152	2021/04/15 12:14:16	61.5
153	2021/04/15 12:14:19	56.8
154	2021/04/15 12:14:22	53.6
155	2021/04/15 12:14:25	52.6
156	2021/04/15 12:14:28	53.6
157	2021/04/15 12:14:31	53.0
158	2021/04/15 12:14:34	54.4
159	2021/04/15 12:14:37	54.7
160	2021/04/15 12:14:40	52.6
161	2021/04/15 12:14:43	53.4
162	2021/04/15 12:14:46	53.3
163	2021/04/15 12:14:49	54.6
164	2021/04/15 12:14:52	55.1
165	2021/04/15 12:14:55	57.4
166	2021/04/15 12:14:58	58.1
167	2021/04/15 12:15:01	58.5
168	2021/04/15 12:15:04	63.6
169	2021/04/15 12:15:07	59.5
170	2021/04/15 12:15:10	59.1
171	2021/04/15 12:15:13	57.7
172	2021/04/15 12:15:16	56.5
173	2021/04/15 12:15:19	55.7
174	2021/04/15 12:15:22	56.7
175	2021/04/15 12:15:25	56.1
176	2021/04/15 12:15:28	58.9
177	2021/04/15 12:15:31	57.6
178	2021/04/15 12:15:34	54.9
179	2021/04/15 12:15:37	54.4
180	2021/04/15 12:15:40	56.7
181	2021/04/15 12:15:43	58.1
182	2021/04/15 12:15:46	59.8
183	2021/04/15 12:15:49	55.7
184	2021/04/15 12:15:52	52.4
185	2021/04/15 12:15:55	52.2
186	2021/04/15 12:15:58	53.5
187	2021/04/15 12:16:01	56.4
188	2021/04/15 12:16:04	59.7
189	2021/04/15 12:16:07	62.5
190	2021/04/15 12:16:10	55.8
191	2021/04/15 12:16:13	52.9
192	2021/04/15 12:16:16	52.9
193	2021/04/15 12:16:19	52.2
194	2021/04/15 12:16:22	57.8
195	2021/04/15 12:16:25	53.5
196	2021/04/15 12:16:28	57.3
197	2021/04/15 12:16:31	55.0
198	2021/04/15 12:16:34	51.8
199	2021/04/15 12:16:37	53.1
200	2021/04/15 12:16:40	56.7
201	2021/04/15 12:16:43	54.1

202	2021/04/15 12:16:46	56.2
203	2021/04/15 12:16:49	57.5
204	2021/04/15 12:16:52	57.6
205	2021/04/15 12:16:55	58.7
206	2021/04/15 12:16:58	54.6
207	2021/04/15 12:17:01	60.0
208	2021/04/15 12:17:04	57.6
209	2021/04/15 12:17:07	58.4
210	2021/04/15 12:17:10	54.7
211	2021/04/15 12:17:13	55.3
212	2021/04/15 12:17:16	57.3
213	2021/04/15 12:17:19	56.3
214	2021/04/15 12:17:22	60.2
215	2021/04/15 12:17:25	58.2
216	2021/04/15 12:17:28	58.8
217	2021/04/15 12:17:31	54.9
218	2021/04/15 12:17:34	57.0
219	2021/04/15 12:17:37	56.9
220	2021/04/15 12:17:40	60.8
221	2021/04/15 12:17:43	55.1
222	2021/04/15 12:17:46	54.6
223	2021/04/15 12:17:49	54.3
224	2021/04/15 12:17:52	55.8
225	2021/04/15 12:17:55	56.5
226	2021/04/15 12:17:58	56.8
227	2021/04/15 12:18:01	55.3
228	2021/04/15 12:18:04	54.5
229	2021/04/15 12:18:07	52.7
230	2021/04/15 12:18:10	53.0
231	2021/04/15 12:18:13	55.0
232	2021/04/15 12:18:16	54.6
233	2021/04/15 12:18:19	52.7
234	2021/04/15 12:18:22	53.1
235	2021/04/15 12:18:25	53.0
236	2021/04/15 12:18:28	53.0
237	2021/04/15 12:18:31	53.7
238	2021/04/15 12:18:34	53.0
239	2021/04/15 12:18:37	53.3
240	2021/04/15 12:18:40	54.3
241	2021/04/15 12:18:43	56.7
242	2021/04/15 12:18:46	55.1
243	2021/04/15 12:18:49	56.1
244	2021/04/15 12:18:52	55.5
245	2021/04/15 12:18:55	58.0
246	2021/04/15 12:18:58	55.3
247	2021/04/15 12:19:01	54.7
248	2021/04/15 12:19:04	54.5
249	2021/04/15 12:19:07	53.9
250	2021/04/15 12:19:10	55.0
251	2021/04/15 12:19:13	54.9
252	2021/04/15 12:19:16	56.1
253	2021/04/15 12:19:19	56.2
254	2021/04/15 12:19:22	56.1
255	2021/04/15 12:19:25	60.6

256	2021/04/15 12:19:28	60.3
257	2021/04/15 12:19:31	55.1
258	2021/04/15 12:19:34	54.9
259	2021/04/15 12:19:37	54.3
260	2021/04/15 12:19:40	58.1
261	2021/04/15 12:19:43	56.7
262	2021/04/15 12:19:46	58.5
263	2021/04/15 12:19:49	56.2
264	2021/04/15 12:19:52	53.8
265	2021/04/15 12:19:55	55.4
266	2021/04/15 12:19:58	60.6
267	2021/04/15 12:20:01	57.1
268	2021/04/15 12:20:04	58.1
269	2021/04/15 12:20:07	57.9
270	2021/04/15 12:20:10	57.5
271	2021/04/15 12:20:13	58.3
272	2021/04/15 12:20:16	59.2
273	2021/04/15 12:20:19	62.6
274	2021/04/15 12:20:22	61.9*
275	2021/04/15 12:20:25	59.7*
276	2021/04/15 12:20:28	61.9*
277	2021/04/15 12:20:31	58.6
278	2021/04/15 12:20:34	61.0
279	2021/04/15 12:20:37	66.1
280	2021/04/15 12:20:40	59.4
281	2021/04/15 12:20:43	58.8
282	2021/04/15 12:20:46	58.2
283	2021/04/15 12:20:49	61.8
284	2021/04/15 12:20:52	59.1
285	2021/04/15 12:20:55	54.6
286	2021/04/15 12:20:58	54.1
287	2021/04/15 12:21:01	55.9
288	2021/04/15 12:21:04	55.3
289	2021/04/15 12:21:07	58.7
290	2021/04/15 12:21:10	57.3
291	2021/04/15 12:21:13	54.2
292	2021/04/15 12:21:16	57.1
293	2021/04/15 12:21:19	57.2
294	2021/04/15 12:21:22	55.4
295	2021/04/15 12:21:25	71.8
296	2021/04/15 12:21:28	61.6*
297	2021/04/15 12:21:31	57.0*
298	2021/04/15 12:21:34	55.3
299	2021/04/15 12:21:37	62.6
300	2021/04/15 12:21:40	56.6
301	2021/04/15 12:21:43	54.7
302	2021/04/15 12:21:46	55.3
303	2021/04/15 12:21:49	54.8
304	2021/04/15 12:21:52	54.9
305	2021/04/15 12:21:55	53.5
306	2021/04/15 12:21:58	52.8
307	2021/04/15 12:22:01	52.1
308	2021/04/15 12:22:04	51.9
309	2021/04/15 12:22:07	51.6

310 2021/04/15 12:22:10 51.4

ST3

Data Logger 2
SET 3
A
SLOW
Range 40-100
L05 63.9
L10 61.8
L50 57.1
L90 54.0
L95 53.0
Max dB 72.7
4/15/2021 12:54
SEL 88.9
Leq 59.4

No.s	Date Time	dB
1	4/15/2021 12:41	52
2	4/15/2021 12:41	52.2
3	4/15/2021 12:41	53
4	4/15/2021 12:41	53.7
5	4/15/2021 12:41	55.9
6	4/15/2021 12:41	54.3
7	4/15/2021 12:41	54
8	4/15/2021 12:41	54.8
9	4/15/2021 12:41	53.7
10	4/15/2021 12:41	55.1
11	4/15/2021 12:41	55.5
12	4/15/2021 12:41	55.2
13	4/15/2021 12:41	56.4
14	4/15/2021 12:42	56.8
15	4/15/2021 12:42	54.9
16	4/15/2021 12:42	60
17	4/15/2021 12:42	57.2
18	4/15/2021 12:42	56.4
19	4/15/2021 12:42	69.4
20	4/15/2021 12:42	60.3
21	4/15/2021 12:42	58.4
22	4/15/2021 12:42	58.9
23	4/15/2021 12:42	56.4
24	4/15/2021 12:42	59.2
25	4/15/2021 12:42	56.5
26	4/15/2021 12:42	56.6
27	4/15/2021 12:42	58.7
28	4/15/2021 12:42	56.6
29	4/15/2021 12:42	53.9
30	4/15/2021 12:42	56.2
31	4/15/2021 12:42	53.6
32	4/15/2021 12:42	56.4
33	4/15/2021 12:42	53.7
34	4/15/2021 12:43	55.9
35	4/15/2021 12:43	54
36	4/15/2021 12:43	52.6
37	4/15/2021 12:43	53.3
38	4/15/2021 12:43	57.5
39	4/15/2021 12:43	56.5

40	4/15/2021 12:43	58.5
41	4/15/2021 12:43	56.8
42	4/15/2021 12:43	59.8
43	4/15/2021 12:43	59.1
44	4/15/2021 12:43	57.9
45	4/15/2021 12:43	57
46	4/15/2021 12:43	57.7
47	4/15/2021 12:43	58.1
48	4/15/2021 12:43	57.8
49	4/15/2021 12:43	57.4
50	4/15/2021 12:43	56.9
51	4/15/2021 12:43	55.1
52	4/15/2021 12:43	56.9
53	4/15/2021 12:43	56.3
54	4/15/2021 12:44	54.9
55	4/15/2021 12:44	55.6
56	4/15/2021 12:44	54.7
57	4/15/2021 12:44	56.2
58	4/15/2021 12:44	58.1
59	4/15/2021 12:44	56.9
60	4/15/2021 12:44	57.6
61	4/15/2021 12:44	58.2
62	4/15/2021 12:44	55
63	4/15/2021 12:44	56.4
64	4/15/2021 12:44	59
65	4/15/2021 12:44	55.5
66	4/15/2021 12:44	54.1
67	4/15/2021 12:44	54.6
68	4/15/2021 12:44	53.8
69	4/15/2021 12:44	53.5
70	4/15/2021 12:44	54
71	4/15/2021 12:44	55.4
72	4/15/2021 12:44	58.5
73	4/15/2021 12:44	65.5
74	4/15/2021 12:45	60
75	4/15/2021 12:45	54.5
76	4/15/2021 12:45	55.3
77	4/15/2021 12:45	55
78	4/15/2021 12:45	53.3
79	4/15/2021 12:45	52.6
80	4/15/2021 12:45	51.9
81	4/15/2021 12:45	52.2
82	4/15/2021 12:45	52.3
83	4/15/2021 12:45	52.5
84	4/15/2021 12:45	52.6
85	4/15/2021 12:45	53.9
86	4/15/2021 12:45	55.3
87	4/15/2021 12:45	56.2
88	4/15/2021 12:45	55.1
89	4/15/2021 12:45	55.6
90	4/15/2021 12:45	54.1
91	4/15/2021 12:45	53.9
92	4/15/2021 12:45	54.8
93	4/15/2021 12:45	57.5

94	4/15/2021 12:46	58.2
95	4/15/2021 12:46	57.3
96	4/15/2021 12:46	57.4
97	4/15/2021 12:46	54.9
98	4/15/2021 12:46	54.7
99	4/15/2021 12:46	56.7
100	4/15/2021 12:46	56.3
101	4/15/2021 12:46	61.8
102	4/15/2021 12:46	54.9
103	4/15/2021 12:46	54.2
104	4/15/2021 12:46	55.4
105	4/15/2021 12:46	55.6
106	4/15/2021 12:46	56.3
107	4/15/2021 12:46	55.3
108	4/15/2021 12:46	65.8
109	4/15/2021 12:46	58.9
110	4/15/2021 12:46	60.2
111	4/15/2021 12:46	58.5
112	4/15/2021 12:46	58.9
113	4/15/2021 12:46	61.1
114	4/15/2021 12:47	60
115	4/15/2021 12:47	61.4
116	4/15/2021 12:47	62
117	4/15/2021 12:47	61
118	4/15/2021 12:47	60.5
119	4/15/2021 12:47	60.5
120	4/15/2021 12:47	58
121	4/15/2021 12:47	56.6
122	4/15/2021 12:47	57.1
123	4/15/2021 12:47	56.2
124	4/15/2021 12:47	55.5
125	4/15/2021 12:47	56.7
126	4/15/2021 12:47	55.1
127	4/15/2021 12:47	53.6
128	4/15/2021 12:47	53.6
129	4/15/2021 12:47	52.6
130	4/15/2021 12:47	53
131	4/15/2021 12:47	54.4
132	4/15/2021 12:47	60.6
133	4/15/2021 12:47	58.2
134	4/15/2021 12:48	57.1
135	4/15/2021 12:48	55
136	4/15/2021 12:48	54.8
137	4/15/2021 12:48	55.8
138	4/15/2021 12:48	59.6
139	4/15/2021 12:48	59.1
140	4/15/2021 12:48	64.1
141	4/15/2021 12:48	59.6
142	4/15/2021 12:48	57.3
143	4/15/2021 12:48	60.5
144	4/15/2021 12:48	62.4
145	4/15/2021 12:48	59.9
146	4/15/2021 12:48	62.6
147	4/15/2021 12:48	61.6

148	4/15/2021 12:48	56.5
149	4/15/2021 12:48	53.8
150	4/15/2021 12:48	56
151	4/15/2021 12:48	58.3
152	4/15/2021 12:48	56.2
153	4/15/2021 12:48	58.5
154	4/15/2021 12:49	58.2
155	4/15/2021 12:49	56.5
156	4/15/2021 12:49	58.5
157	4/15/2021 12:49	57.3
158	4/15/2021 12:49	56.7
159	4/15/2021 12:49	57.3
160	4/15/2021 12:49	59.9
161	4/15/2021 12:49	57.8
162	4/15/2021 12:49	60.5
163	4/15/2021 12:49	65.2
164	4/15/2021 12:49	61.6
165	4/15/2021 12:49	61.4
166	4/15/2021 12:49	58.2
167	4/15/2021 12:49	55
168	4/15/2021 12:49	57.7
169	4/15/2021 12:49	69.8
170	4/15/2021 12:49	58.8
171	4/15/2021 12:49	55.7
172	4/15/2021 12:49	64.1
173	4/15/2021 12:49	65.1
174	4/15/2021 12:50	59.9
175	4/15/2021 12:50	55.6
176	4/15/2021 12:50	56
177	4/15/2021 12:50	56
178	4/15/2021 12:50	57.7
179	4/15/2021 12:50	58.3
180	4/15/2021 12:50	57.4
181	4/15/2021 12:50	58.5
182	4/15/2021 12:50	58.4
183	4/15/2021 12:50	58.3
184	4/15/2021 12:50	56.9
185	4/15/2021 12:50	57.3
186	4/15/2021 12:50	57.5
187	4/15/2021 12:50	58.2
188	4/15/2021 12:50	57.1
189	4/15/2021 12:50	55.3
190	4/15/2021 12:50	59
191	4/15/2021 12:50	59.5
192	4/15/2021 12:50	57.4
193	4/15/2021 12:50	58.2
194	4/15/2021 12:51	59.3
195	4/15/2021 12:51	58.6
196	4/15/2021 12:51	55.9
197	4/15/2021 12:51	56.7
198	4/15/2021 12:51	57.2
199	4/15/2021 12:51	56.1
200	4/15/2021 12:51	56.7
201	4/15/2021 12:51	58.1

202	4/15/2021	12:51	56.3
203	4/15/2021	12:51	56.8
204	4/15/2021	12:51	56.7
205	4/15/2021	12:51	56.5
206	4/15/2021	12:51	56.4
207	4/15/2021	12:51	57.6
208	4/15/2021	12:51	61.4
209	4/15/2021	12:51	58
210	4/15/2021	12:51	56.7
211	4/15/2021	12:51	65
212	4/15/2021	12:51	58.3
213	4/15/2021	12:51	54.9
214	4/15/2021	12:52	53.7
215	4/15/2021	12:52	54.8
216	4/15/2021	12:52	55.4
217	4/15/2021	12:52	56.8
218	4/15/2021	12:52	55.5
219	4/15/2021	12:52	58.3
220	4/15/2021	12:52	57
221	4/15/2021	12:52	58.8
222	4/15/2021	12:52	58
223	4/15/2021	12:52	70
224	4/15/2021	12:52	62.7
225	4/15/2021	12:52	60.8
226	4/15/2021	12:52	58
227	4/15/2021	12:52	59.5
228	4/15/2021	12:52	59.8
229	4/15/2021	12:52	59.7
230	4/15/2021	12:52	58.2
231	4/15/2021	12:52	58.8
232	4/15/2021	12:52	56.7
233	4/15/2021	12:52	57.4
234	4/15/2021	12:53	59.2
235	4/15/2021	12:53	58.8
236	4/15/2021	12:53	56.7
237	4/15/2021	12:53	58.5
238	4/15/2021	12:53	61
239	4/15/2021	12:53	58.8
240	4/15/2021	12:53	56.2
241	4/15/2021	12:53	58
242	4/15/2021	12:53	63.1
243	4/15/2021	12:53	66.3
244	4/15/2021	12:53	65.9
245	4/15/2021	12:53	63.6
246	4/15/2021	12:53	59.1
247	4/15/2021	12:53	58.4
248	4/15/2021	12:53	57.5
249	4/15/2021	12:53	58.8
250	4/15/2021	12:53	60.8
251	4/15/2021	12:53	66.8
252	4/15/2021	12:53	62.1*
253	4/15/2021	12:53	63.2
254	4/15/2021	12:54	70.5
255	4/15/2021	12:54	63.0*

256	4/15/2021	12:54	57.1
257	4/15/2021	12:54	63.7
258	4/15/2021	12:54	55.3
259	4/15/2021	12:54	55.3
260	4/15/2021	12:54	53
261	4/15/2021	12:54	66.6
262	4/15/2021	12:54	56.8
263	4/15/2021	12:54	54.2
264	4/15/2021	12:54	55.5
265	4/15/2021	12:54	56.8
266	4/15/2021	12:54	60.8
267	4/15/2021	12:54	62.2
268	4/15/2021	12:54	58.6
269	4/15/2021	12:54	58.1
270	4/15/2021	12:54	61.1
271	4/15/2021	12:54	62.5
272	4/15/2021	12:54	56.6
273	4/15/2021	12:54	58.1
274	4/15/2021	12:55	59.2
275	4/15/2021	12:55	57
276	4/15/2021	12:55	56.6
277	4/15/2021	12:55	56
278	4/15/2021	12:55	58.5
279	4/15/2021	12:55	65.7
280	4/15/2021	12:55	61.6
281	4/15/2021	12:55	58.7
282	4/15/2021	12:55	57.1
283	4/15/2021	12:55	58.4
284	4/15/2021	12:55	57.6
285	4/15/2021	12:55	56.4
286	4/15/2021	12:55	58.2
287	4/15/2021	12:55	57.8
288	4/15/2021	12:55	55.8
289	4/15/2021	12:55	54.7
290	4/15/2021	12:55	56
291	4/15/2021	12:55	56.3
292	4/15/2021	12:55	55.1
293	4/15/2021	12:55	56.1
294	4/15/2021	12:56	54.8
295	4/15/2021	12:56	55.7
296	4/15/2021	12:56	56.6
297	4/15/2021	12:56	62.2
298	4/15/2021	12:56	70.2
299	4/15/2021	12:56	63.4
300	4/15/2021	12:56	56.7
301	4/15/2021	12:56	66.5

Appendix B

New Swimming Pool Noise Study

NEWSON BROWN
ACOUSTICS LLC

22 October 2020

Mr. Alan Kusov
Vice President of Construction
HIGHGATE

Subject: Pacific Edge Hotel – Laguna Beach, CA
New Swimming Pool Noise Study

Dear Alan,

Visits were made to the Pacific Edge Hotel to document existing ambient noise levels at the neighbor's property line adjacent to the proposed location for the new swimming pool. Figure 1, below, shows the project site and the neighboring residential property. A visit was also made to the Hotel Figueroa to conduct measurements of sound levels at the Hotel's pool, which were believed by Hotel management to be representative of the expected usage of the new pool at Pacific Edge. This letter presents our findings.



Figure 1 – Aerial Photo of Project Site and Vicinity

Criteria

City of Laguna Beach noise standards are defined in Municipal Code **Chapter 7.25 Noise**. Applicable portions of the code are excerpted below:

- Section **7.25.030 Designated noise zones** defines Noise zone I - All single, two and multiple-family residential properties.
- Section **7.25.040 Exterior noise standards** defines allowable exterior noise levels for the noise zones. The applicable standards for Noise zone I are defined as Equivalent Noise Levels, L_{eq} 60 dBA 7 a.m. to 10 p.m. and 50 dBA 10 p.m. to 7 a.m. and are based on any fifteen-minute period.
- Paragraph **7.25.040** (B) states: It is unlawful for any person at any location within the incorporated area of the city to create noise, or allow the creation of any noise on property owned, leased

occupied or otherwise controlled by such person, which causes the noise level when measured on any other property, to exceed either of the following:

(1) The noise standard for the applicable zone for any fifteen-minute period;

(2) A maximum instantaneous (single instance) noise level equal to the value of noise standard plus twenty dBA for any period of time (measured using A-weighted slow response).

- Paragraph **7.25.040** (C) states: In the event the ambient noise level exceeds the noise standard, the maximum allowable noise level under such category shall be increased to reflect the maximum ambient noise level.

Noise Measurements

Ambient Noise Measurements at Project Site

A continuous long duration measurement was conducted at the Pacific Edge Hotel property line adjacent to the residential property located at 671 Sleepy Hollow Lane between approximately 12:12 p.m. on Tuesday 29 September 2020 and approximately 1:51 p.m. on Thursday 1 October 2020. The measurement location is indicated on Figure 1, above. The analyzer stored a continuous series of 5 second duration samples to internal memory. The 5 second data were subsequently downloaded to a computer and used to calculate longer sample lengths ($L_{eq15min}$) for comparison to the Code.

Figure 2, below, shows a time line of measured L_{eq5sec} and the calculated $L_{eq15min}$ noise levels.

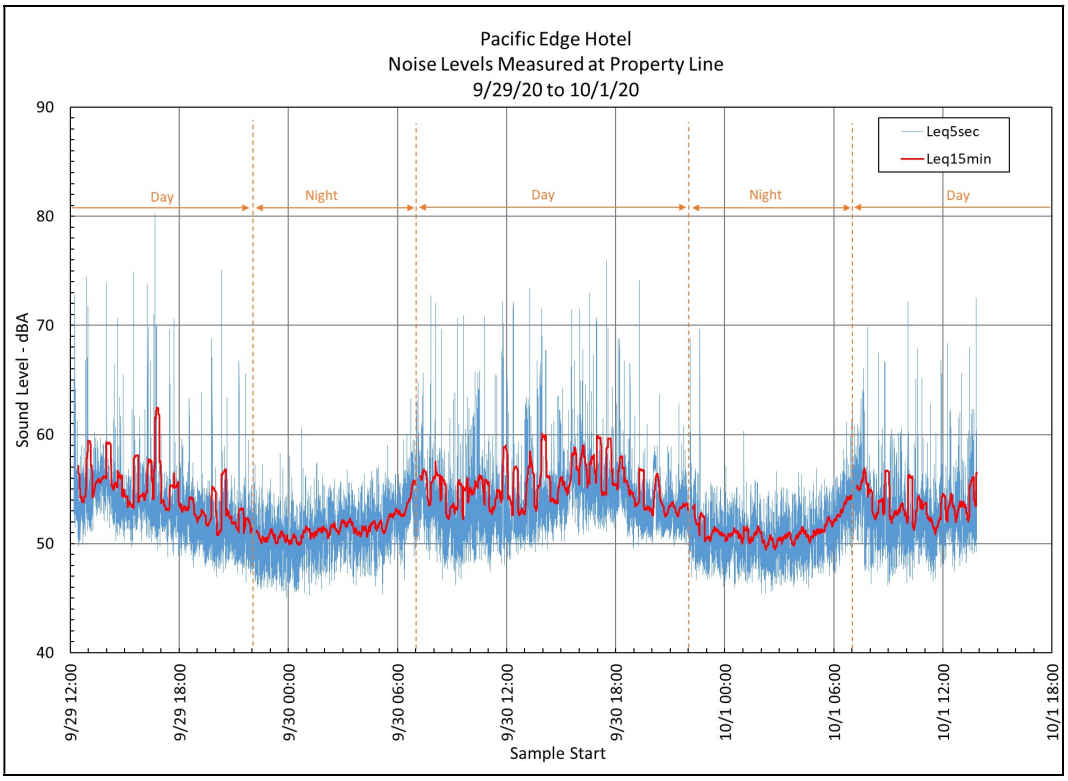


Figure 2 – Long Duration Noise Monitoring

Table 1, below summarizes the results of the measurements. Please note that the 0.1 dB precision shown in the tables is the resolution of the digital display on the measurement apparatus and has only been retained for illustration, and to reduce the cumulative effects of rounding in subsequent calculations.

For reference, a difference in sound level of less than 1 dBA usually is not obvious to a 'typical' listener, a change in level of approximately 3 dBA is definitely noticeable, and a change of 10 dBA is necessary for the sound to be judged to be half or twice as loud.

Table 1 – Noise Levels Measured at Pacific Edge Hotel Property Line

Sample Period	Sample Average L_{eq}	Lowest $L_{eq15min}$	Highest $L_{eq15min}$
Tue 12:12 – Tue 22:00 (day)	55.4 dBA	50.8 dBA	62.4 dBA
Tue 22:00 – Wed 07:00 (night)	51.7 dBA	49.9 dBA	55.8 dBA
Wed 07:00 – Wed 22:00 (day)	55.7 dBA	52.2 dBA	60.1 dBA
Wed 22:00 – Thu 07:00 (night)	51.4 dBA	49.4 dBA	54.4 dBA
Thu 07:00 – Thu 13:51 (day)	54.1 dBA	50.8 dBA	56.9 dBA

Upon examination of the data in Table 1, it can be seen that the lowest 15 minute average noise levels measured at the property line were $L_{eq15min}$ 49.4 dBA during night hours, and $L_{eq15min}$ 50.8 dBA during daytime hours. The highest 15 minute average noise levels were $L_{eq15min}$ 55.8 dBA during night hours, and $L_{eq15min}$ 62.4 dBA during daytime hours.

Pool Source Noise Measurements at Hotel Figueroa
Noise measurements were conducted at the Hotel Figueroa on 1 October 2020 between approximately 10:30 a.m. and 12:00 noon. It was reported by Hotel management that occupancy of the new pool area at the Pacific Edge would be similar to that at Hotel Figueroa. The measurement location was on the pool deck approximately 18 ft. from the center of the pool. Individual measurement samples were 15 minute duration. During the measurements, there were typically eight to ten persons on lounges around the pool, either on their phones or computers, or conversing quietly. Activity in the pool was minimal, with at most one person actively swimming, and up to three persons standing in the water near the edge. No particularly 'noisy' activities took place during the nearly two hours of measurements, other than one small child crying for a few seconds. Table 2, below, summarizes the measurement results.

Table 2 – Noise Levels Measured on Pool Deck at Hotel Figueroa

Sample Period	Sample Average $L_{eq15min}$	Sample Maximum $L_{maxSlow}$	Notes
10:36 – 10:51	61.6 dBA	80.4 dBA	Maximum noise due to a small child crying less than 10 ft from measurement position
10:54 – 11:09	58.9 dBA	68.4 dBA	No one in the pool
11:11 – 11:26	60.2 dBA	80.2 dBA	Maximum noise due to hotel staff moving a table less than 5 ft from measurement position
11:29 – 11:44	59.2 dBA	66.0 dBA	1 person swimming in pool
11:44 – 11:59	58.2 dBA	69.8 dBA	No one in the pool
All five samples	59.8 dBA	80.4 dBA	

Analysis

Figure 3, below, shows the plan of the proposed new pool deck and associated amenities, and the proposed new Reef units at the Pacific Edge hotel. It was reported by Pacific Edge management that the anticipated operating hours for the new pool and bar would be between 9:00 a.m. and 8:00 p.m., which are considered daytime hours in the Code. It was also reported that the anticipated maximum occupancy of the pool deck area would be 40 persons.

The center of the new Pacific Edge pool will be located approximately 64 ft. from the nearest wall of the 671 Sleepy Hollow Lane residence. The average noise levels at this 64 ft. distance, without considering the beneficial acoustical shielding which would be provided by the intervening new Reef units, would be approximately 11 dBA lower than the average noise levels measured at 18 ft. from the center of the pool at Hotel Figueroa, with no intervening acoustical shielding, due to the fall-off of noise with distance.

Assuming similar levels of human activity in the new Pacific Edge pool area, average noise due to the expected 40 person occupancy would be approximately 7 dBA higher, at a given distance due to the higher occupancy, than the average noise due to the 8 persons typically occupying the pool area at Hotel Figueroa during the noise measurements.

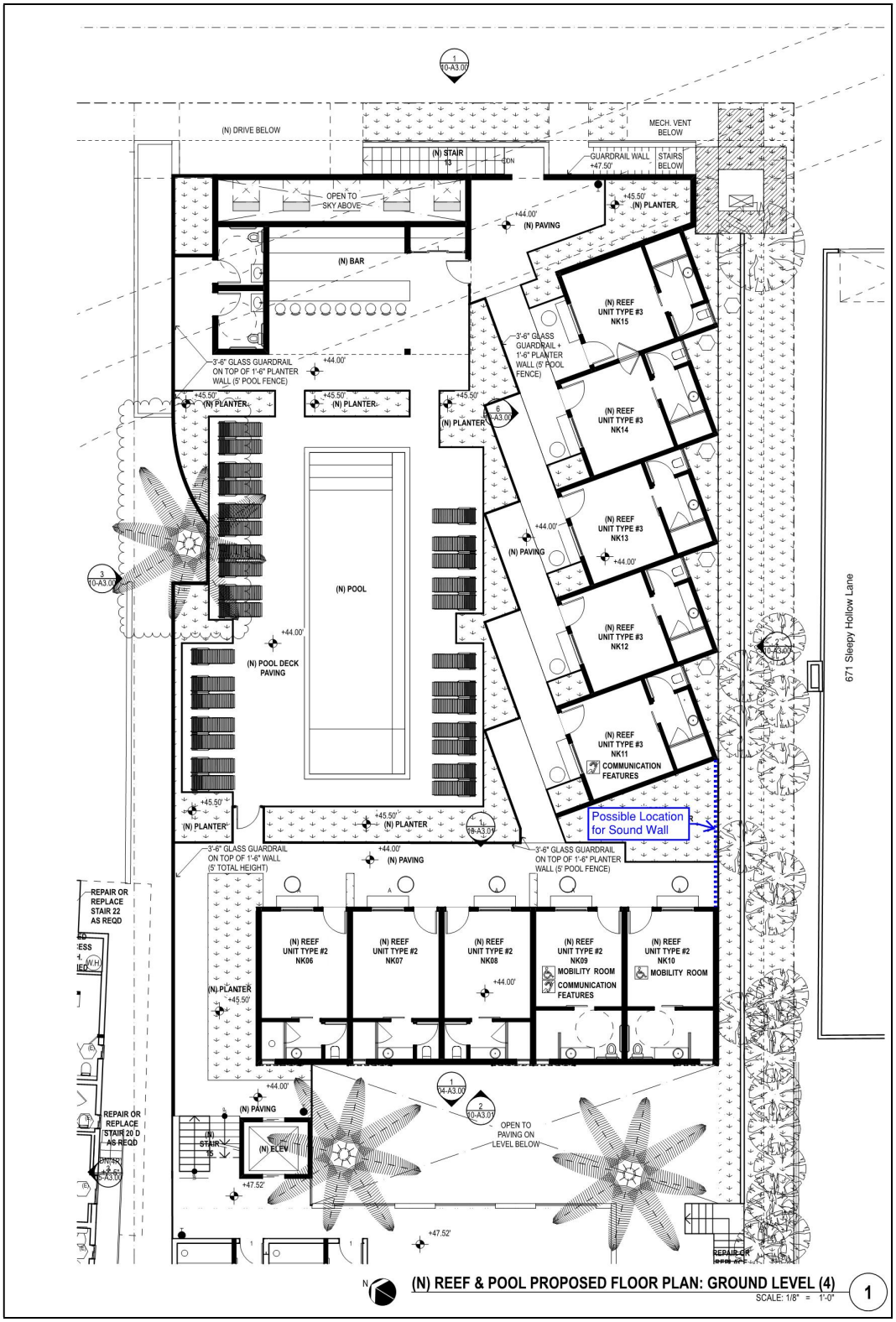


Figure 3 – Project Plan Showing Possible Location for Sound Wall

As shown in Table 2, above, the average noise level during the entire 75 minutes of measurements at Hotel Figueroa was approximately 60 dBA, and the highest 15 minute average noise level was

approximately 62 dBA. The average noise levels outside the neighboring 671 residence, without including the beneficial acoustical shielding which would be provided by the new Reef units, could be estimated as follows: the highest measured 62 dBA average Hotel Figueroa level, minus the 11 dBA adjustment for the additional distance, plus the 7 dBA adjustment for the additional number of persons, i.e., 58 dBA. This 'un-shielded' average noise level would comply with the 60 dBA daytime limit in the Code.

That said, the estimated 58 dBA noise level at the property line due to the new pool would exceed the 54 dBA to 56 dBA daytime (7 a.m. to 10 p.m.) average ambient noise levels measured at the property line. As such, it is recommended that an acoustical barrier should be constructed between the pool and the neighboring residence, in order to be a 'good neighbor'. The roofs of the new Reef units will be approximately 9 ft. above the pool deck. Barrier loss calculations were run to evaluate the acoustical shielding which would be provide by the intervening structures. The calculations indicate that the 9 ft. high barrier (the Reef units) would reduce the average noise outside the 671 residence by approximately 8 dBA. This would reduce the predicted noise to approximately 50 dBA, which would be lower than the daytime average ambient noise levels measured at the property line, as well as conforming to the 60 dBA daytime limit in the Code.

In order for the 'sound wall' to be effective along the entire length of the 671 residence, the gap between the Reef units NK10 and NK11 should be closed off with a solid barrier the same height as the roofs of the units. The dashed blue line in Figure 3 shows a possible location for the sound wall. Acoustically, the wall could be straight as indicated, or it could be a 'saw tooth' arrangement similar to the fronts of the units. The specific construction of the wall is not critical acoustically as long as it is a solid impervious surface weighing a minimum of 4 psf. Stucco on stud framing, masonry block, suitable safety glazing, or a combination of these, as preferred architecturally, would all be acceptable acoustically. If a door is needed for access to the planter areas between the guest units and the property line, it should be heavy solid core wood or mineral core metal construction with perimeter seals. Wood slat or chain link fence construction would not be acceptable acoustically.

Conclusions

On the basis of the noise measurements, and the analyses discussed above, noise levels outside the existing 671 Sleepy Hollow Lane residence due to the anticipated levels of activity in the new pool at the Pacific Edge Hotel will conform to the 60 dBA daytime noise limit in the Code. It is recommended that in order to be a 'good neighbor' the gap between guest units NK10 and NK11 should be closed off with a solid 'sound wall' as discussed above.

Should you have any questions regarding the above, please do not hesitate to call our office.

Yours Sincerely,
Newson Brown Acoustics LLC



Joseph W. Celano, P.E.

Z:\Datafiles\PROJ\Pacific Edge Hotel (20-225)\Reports\PE Reef Pool rpt1.docx

Appendix C

Roadway Construction Noise Model Results

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 5/17/2021
Case Description: Pacific Edge Hotel Remodel Project

---- Receptor #1 ----

Description	Land Use	Baselines (dBA) Daytime	Evening	Night
SF and MF Residen	Residential	80	70	70

Description	Impact Device	Usage(%)	Equipment Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Dozer	No	40		81.7	45	0
Excavator	No	40		80.7	45	0
Jackhammer	Yes	20		88.9	45	0

Results

	Calculated (dBA)		Noise Limits (dBA)						Noise Limit Exceedance (dBA)					
			Day		Evening		Night		Day		Evening		Night	
Equipment	*Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq
Dozer	82.6	78.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Excavator	81.6	77.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jackhammer	89.8	82.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	89.8	85.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Calculated Lmax is the Loudest value.

Appendix D

Traffic Noise Prediction Model Results

Appendix D
Rincon FHWA Traffic Noise Model

rincon

Project Name :	Pacific Edge Hotel Remodel Project		
Project Number :	19-09031		
Modeling Condition :	Existing plus Project		
Ground Type :	Hard	**Peak ratio to ADT:**	10
Metric (L_{eq}, L_{dn}, CNEL) :	CNEL	**Traffic Desc. (Peak or ADT) :**	ADT

Model Input

Segment Number	Roadway	Segment		Traffic Volume	Speed (mph)	Distance to Centerline	Vehicle Cassification Mix (%)					24-Hour Traffic Distribution (%)			K-Factor
		From	To				Automobiles	Motorcycles	Bus	Medium Trucks	Heavy Trucks	Day	Evening	Night	
1	Coast Highway	Mountain Road	Jct. Route 113	40,245	30	80	95			3	2	80	5	15	

Appendix ___
Rincon FHWA Traffic Noise Model

rincon

Project Number :	Pacific Edge Hotel Remodel Project
Modeling Condition :	19-09031
Ground Type :	Existing plus Project
Metric (Leq, Ldn, CNEL) :	CNEL

Model Results

Segment Number	Roadway	Segment		Noise Levels (dB) CNEL					
		From	To	Automobiles	Motorcycles	Bus	Medium Trucks	Heavy Trucks	Total
1	Coast Highway	Mountain Road	Jct. Route 113	67.6	0.0	0.0	60.6	64.1	69.7
0									
0									
0									
0									
0									
0									

Distance to Traffic Noise Contours (feet)				
70 dB	65 dB	60 dB	55 dB	50 dB
75	238	754	2,383	7,535

Appendix ___
Rincon FHWA Traffic Noise Model

Project Name :	Pacific Edge Hotel Remodel Project		
Project Number :	19-09031		
Modeling Condition :	Existing Plus Project		
Ground Type :	Hard	**Peak ratio to ADT:**	10
Metric (L_{eq}, L_{dn}, CNEL) :	Leq	**Traffic Desc. (Peak or ADT) :**	Peak

Model Input

Segment Number	Roadway	Segment		Traffic Volume	Speed (mph)	Distance to Centerline	Vehicle Cassification Mix (%)					24-Hour Traffic Distribution (%)			K-Factor
		From	To				Automobiles	Motorcycles	Bus	Medium Trucks	Heavy Trucks	Day	Evening	Night	
1	Coast Highway	Mountain Road	Jct. Route 113	3,245	30	80	95			3	2	80	5	15	

Appendix ___
Rincon FHWA Traffic Noise Model

rincon

Project Number :	Pacific Edge Hotel Remodel Project
Modeling Condition :	19-09031
Ground Type :	Existing Plus Project
Metric (Leq, Ldn, CNEL) :	Leq

Model Results

Segment Number	Roadway	Segment		Noise Levels (dB) Leq					
		From	To	Automobiles	Motorcycles	Bus	Medium Trucks	Heavy Trucks	Total
1	Coast Highway	Mountain Road	Jct. Route 113	66.5	0.0	0.0	59.5	63.1	68.7
0									
0									
0									
0									
0									
0									

Distance to Traffic Noise Contours (feet)				
70 dB	65 dB	60 dB	55 dB	50 dB
60	188	595	1,882	5,952

Appendix E

HVAC and Parking Garage Exhaust Fan Specifications

GREENHECK
Building Value in Air.

Job Name: BSQ-300 Cut Sheet
Tag: MK-1
Quantity: 1
Printed Date: April 8, 2021

Model: BSQ-300

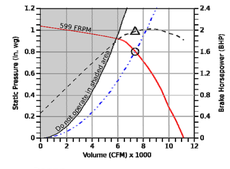
Belt Drive Centrifugal Inline Fan

Standard Construction Features: Galvanized steel housing (optional aluminum) with duct collars. Centrifugal backward inclined aluminum wheel. Belt driven motor mounted out of the air stream.

Fan Configuration	
Drive type	Belt

Performance	
Requested Volume (CFM)	7,350
Actual Volume (CFM)	7,350
Total External SP (in. wg)	0.8
Fan RPM	599
Drive Loss (%)	7
Operating Power (bhp)	1.97
Startup Power (bhp)	1.97
FEI	1.2
Air Stream Temp (F)	70
Start-up Temp (F)	70
Air Density (lbs/ft^3)	0.075
Elevation (ft)	20
Static Efficiency (%)	51
Outlet Velocity (ft/min)	607

Motor	
Size (hp)	2
V/C/P	208/60/3
NEC FLA (Amps)	7.5



Fan curve
Brake horsepower curve
Operating Point SP
Operating Bhp point
Max system curve
System curve

Sound

	Octave Bands (hz)									LwA	dBA	Sones
	62.5	125	250	500	1000	2000	4000	8000			
Inlet	81	84	80	73	70	67	61	57	77	65	14.7

AMCA BORDERLINE CERTIFIED RATING SOUND AIR PERFORMANCE FEI see www.amca.org

AIR ISOTHERST AIR OUTAGE APPARATUS METEOROLOGICAL MEASUREMENT

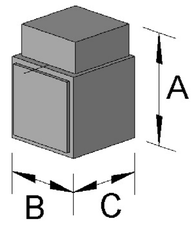
Greenheck Fan Corporation certifies that the model shown herein is licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 211 and AMCA Publication 311 and comply with the requirements of the AMCA Certified Ratings Program.The AMCA certified ratings seal applies to sound and air performance and FEI ratings only.Performance certified is for installation type B: free inlet, ducted outlet.Power rating includes transmission losses.Performance ratings do not include the effects of appurtenances.The sound ratings shown are loudness values in hemispherical sones at 1.5 m (5 ft) in a hemispherical free field calculated per ANSI/AMCA Standard 301.Values shown are for installation Type B: free inlet hemispherical sone levels.dBA levels are not licensed by AMCA International. The AMCA Certified Ratings Seal for Sound applies to inlet sone ratings only.

AC-18a

GREENHECK
Building Value in Air.

Job Name: BSQ-300 Cut Sheet
Tag: MK-1
Quantity: 1
Printed Date: April 8, 2021

Dimensions and Weights		
Label	Value	Description
-	476	Weight w/o accessories (lbs)
A	64	Overall Height (in)
B	46	Overall Width (in)
C	38	Overall Length (in)
-	41.875	Inlet Width (in)
-	41.875	Inlet Height (in)
-	41.875	Outlet Width (in)
-	41.875	Outlet Height (in)



*All dimensions are in inches.

AC-18b

MULTI 5-TON PUMY-P60NKMU3(-BS) MITSUBISHI ELECTRIC

Job Name:
System Reference: Date:



UNIT OPTION
- Standard Model PUMY-P60NKMU3
- Seacoast (BS) Model PUMY-P60NKMU3-BS

ACCESSORIES
- Optional Defrost Heater PAC-SJ20RH-E
- Drain Pan PAC-SH97DP-E
- Front Wind Baffle (One Piece)* MS-FW3
- Air Deflector Vertical ADV-1
- Air Outlet Guide (One Piece)* PAC-SH96SG-E
- Header Kit ..... for details see Pipe Accessories Submittal
- Joint Kit ..... for details see Pipe Accessories Submittal

*PUMY requires two outlet guides and two wind baffles for installation

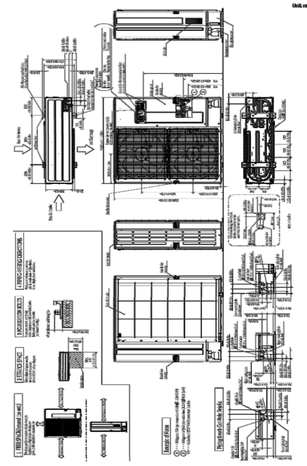
Specification			Data
Unit Type			PUMY-P60NKMU3(-BS)
Cooling Capacity (Nominal)		BTU/H	60,000
Heating Capacity (Nominal)		BTU/H	65,000
Guaranteed Operating Range	Cooling[1]	°F (°C)	5.0~115.0 (-15.0~46.0)
	Heating	°F (°C)	-13~59 (-25.0~15.0)
External Dimensions (H x W x D)		in. [mm]	50 11/16 x 41 11/32 x 13+7 [1,288 x 1050 x 330+25]
Net Weight		Lbs. [kg]	302 [137]
External Finish			Galvanized sheets (Power coating for -BS type) <MUNSELL 2Y 7.8/1.1>
Electrical Power Requirements	Voltage, Phase, Hertz, Power Tolerance		208/230V, 1-phase, 60 Hz,
Minimum Circuit Ampacity		A	38.0
Maximum Overcurrent Protection		A	45
Recommended Fuse Size		A	40
SCCR		kA	5
Refrigerant Piping Diameter	Liquid (High Pressure)	In. [mm]	3/8 [9.52] Flare
	Gas (Low Pressure)	In. [mm]	5/8 [15.9] Flare
Indoor Unit Connectible	Total Capacity		50.0~130.0% of outdoor unit capacity
	Model/Quantity		P05~P72/1.0~12.0
Sound Pressure Levels		dB(A)	64 (1-3/8 ft)
Compressor Operating Range		Cooling	28.0% to 100.0 %
		Heating	15.0% to 100.0%
Compressor	Type x Quantity		INVERTER+blower Scroll Hermetic x 1
Compressor Motor Output		kW	3.0
Refrigerant	Type x Original Charge		R410A x 15 lbs + 4 oz [5.1 kg]
Protection Devices	High Pressure Protection		High pressure switch (4.15 MPa)
	Inverter Circuit (Comp./Fan)		Over-heat protection, Over-current protection
	Compressor		Discharge thermo protection, Over-current protection
Lubricant			FVC68D (2.3 liters)
AHRI Ratings (Ducted/Non-ducted)	EER		11.5*3.3
	SEER		17.0/29.0
	COP		3.7/4.1
	HSPF		10.7/12.9

NOTES:
Cooling | indoor: 81 ° F (27 ° C) DB / 66 ° F (19 ° C) WB, Outdoor: 95 ° F (35 ° C) DB
Heating | indoor: 69° F (20° C) DB, Outdoor 47° F (8 ° C) DB / 43° F (6° C) WB
*When using Wind Baffle (MS-FW3), the minimum operating range is 0° F. Without Wind Baffles, the minimum operating range is 23° F
*When connecting PEFY-P50NKMU3-E/PEFY-P63NKMU3-E/PEFY-P80NKMU3-E or PEFY-P100NKMU3-E indoor units, the minimum operating range is 59° F

Specifications are subject to change without notice.
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AC-19a

OUTDOOR UNIT: PUMY-P60NKMU3(-BS) – DIMENSIONS



NOTES:
SEACOAST PROTECTION
Anti-corrosion Protection: A coating treatment is applied to condenser coil for protection from air contaminants.
Standard: Salt Spray Test Method - no unusual rust development to 480 hours.
Sea Coast (BS): Salt Spray Test Method (JIS K5600) - no unusual rust development to 960 hours.

1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com

FORM# PUMY-P60NKMU3(-BS) - 202008

AC-19b

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Job Name/Location:
Date:
PO No.:
Architect:
Engr:
Rep:
(Designer)
Tag #:
For: File Resubmit Approval Other
GC:
Mech:
(Project Manager)

LP123HDUC1
Packaged Terminal Air Conditioner (PTAC)
208-230V Heat Pump

LG Life's Good



SPECIFICATIONS		Unit	LP123HDBC1	
Power Supply		V/Hz/Ø	208/60/1	230/60/1
Operating Range: Heating/Cooling		°F	-4~75/54~115	
Cooling Capacity		Btu/h	11,900	12,100
Heating Capacity		Btu/h	10,300	10,500
Electric Heater Capacity	with 15Acord	Btu/h (kW)	7,800 (2.3)	8,100 (2.4)
	with 20Acord	Btu/h (kW)	10,900 (3.2)	11,200 (3.3)
	with 30Acord	Btu/h (kW)	15,700 (4.6)	15,900 (4.7)
EER		Btu/h W	11.9	
COP		W/W	3.5	
Weight: Net/Shipping		lbs	104/118	
Dimensions: W x H x D		in	42 x 16 x 21	
Sound Pressure Max (OU/IDU)		dB(A)	50/63	
Indoor Air Flow Max (HI,)		CFM	420/333	
Outside Air Intake (Manual Damper)		CFM	70	
Dehumidification		pts/hr	3.0	

ELECTRICAL				
Power Supply		V/Hz/Ø	208/60/1	230/60/1
MCA	with 15Acord	A	14.5	13.6
	with 20Acord	A	19.8	18.6
	with 30Acord	A	28.3	26.2
MOP	with 15Acord	A	15	
	with 20Acord	A	20	
	with 30Acord	A	30	
Cooling Rated Amps		A	5.1	4.7
Heating Rated Amps		A	4.4	4.1
Cooling Power Input		W	1,000	1,015
Heating Power Input		W	865	880

1: EER - Energy Efficiency Ratio
2: COP - Coefficient of Performance
3: IDU - Indoor Unit
4: ODU - Outdoor Unit
5: MOP - Maximum Overcurrent Protection
6: MCA - Minimum Circuit Ampacity

Standard Features:
- Auto restart
- Digital control display
- Dip switch setting for temperature limiting
- Energy saver mode
- Freeze room protection
- Gold Fin™ anti-corrosion treatment for condenser
- High energy efficiency
- Temperature display on unit
- Ultra-quiet operation
- Refrigerant: R410A

Required Accessories:
- Choose one of these three power cords (208-230V units only):
  - AYUH2115 - 15A - 2.3/2.4 kW
  - AYUH2120 - 20A - 3.2/3.3 kW
  - AYUH2130 - 30A - 4.6/4.7 kW

Optional Accessories:
- See page 3

For continual product development, LG reserves the right to change specifications without notice.
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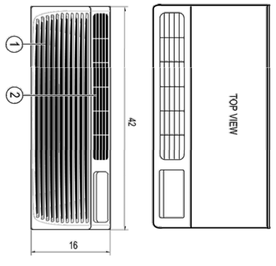
AC-20a

Job Name/Location:

LP123HDUC1
Packaged Terminal Air Conditioner (PTAC)
208-230V Heat Pump

LG Life's Good

Tag #:
Date:
PO No.:



Notes:
1. The unit should not be installed in a closed area.
2. In an area of space having no proper circulation, an air guide should be installed on the outdoor side.

No.	Item No.	Part name	Remark
1		Intake Grille	
2		Vertical Air Deflector	
3		Architectural Grille	

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AC-20b

ROCKEFELLER KEMPEL
ARCHITECTS

145 Standard Street
El Segundo, California
90245

T 310.335.6000
F 310.335.6060
W www.rockefellerkempel.com

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
CALIFORNIA

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PROJECT NO.
37011.00

DATE
11/19/19

SCALE
AS SHOWN

DRAWN BY
BK, EC

SHEET TITLE

SHEET NO.
AC-18a / AC-20b

Last Plotted By: Caleb Bennett
On: Monday, November 25, 2019 - 10:24 PM

Appendix F

Trash Compactor Details

Morris Skenderian
& Associates, A.I.A.
ARCHITECTS

May 10, 2021

To: City of Laguna Beach – Planning Division
505 Forest Avenue, Laguna Beach, CA 92651

Attention: Anthony Viera, Senior Planner

Subject: **647 South Coast Highway – Pacific Edge Hotel**
Applications: CDP-2019-5507, DR-2019-5506,
VAR-2019-5505, CUP-2020-6317

Trash Collection

Dear Mr Viera,

Currently trash is collected by Waste Management at 8:00 a.m., 6 days a week. The site uses six (6) standard 3-yard dumpsters located in the parking lot at the northern end of the property, specifically 610 Sleepy Hollow Lane. This is the collection point for all the trash from the hotel and restaurant operations.

Once remodeled, the trash area will continue to be in the parking lot at 610 Sleepy Hollow Lane; however, Hotel ownership has communicated with Waste Management to review the site and provide alternative options for more efficient and effective trash collection. The proposed plan is to construct a new concrete block trash yard enclosure with metal gates at the back of the current parking lot. This enclosure would contain four (4) standard 4-yard dumpsters. See attachment #1 for the dumpster layout within the trash yard in the parking lot at 610 Sleepy Hollow Lane.

In addition to the trash enclosure a new Baler will installed in the Villa building to compress recyclable paper and box products creating bales for recycling pick-up. When operating, one baling cycle takes 45 seconds and produces only 60 dB of noise during the cycle. See attachment #2a thru #2c for baler equipment location in the enclosed garage and specifications.

In the trash yard, two of the dumpsters will be for hotel trash that is not recyclable or organic waste. One dumpster will be for those recyclable items that cannot be placed into the Baler; such as glass bottles, cans, plastics, etc. The fourth dumpster in the trash yard will be for the restaurants and café food / organic waste. This dumpster is lined and has yellow lids provided by Waste Management specifically for food / organic waste.

Food waste will be sealed in bags and placed in this dumpster. The hotel will join the Waste Management – "Yellow Bag" program that works with restaurants on separating their food / organic waste from other trash.

With the help of Waste Management trash pick-up is expected to be reduced from 6 to 3 days per week for the three of the dumpsters that will hold hotel waste and recyclable waste. The single food / organic waste dumpster pick-up will be 6 days per week to minimize food waste accumulation and avoid any odors. With the reduction in the number of dumpsters from 6 to 4, the time spent on site for the trash trucks will be reduced also.

2094 S. Coast Highway
Laguna Beach, CA 92651
Tel.:949.497.3374
Fax:949.497.9814
msaarchitects.com

Morris Skenderian
& Associates, A.I.A.
ARCHITECTS

The benefits of using the baler equipment and better separation of waste, results in a reduction in the number of trash containers needed, the time Waste Management trucks will be on site, and as a result, the noise reduction for our property neighbors.

If you should have questions or need further information, feel free to contact me.

Very truly yours,

Darcey Berting
Project Consulting Architect for Morris Skenderian & Associates Architects

Attachments:

#1 – Parking lot trash enclosure, dumpster and revised valet layout at 610 Sleepy Hollow Lane.
#2a – Villa building trash location at 627 Sleepy Hollow Lane to house Baler and storage.
#2b and #2c – Baler specifications and information.

2094 S. Coast Highway
Laguna Beach, CA 92651
Tel.:949.497.3374
Fax:949.497.9814
msaarchitects.com

HCR

61.14

16'-0"

Recyclable dumpster for items such as bottles, cans, plastic, etc. that cannot go in baler. Collection 3 days per week.

Two dumpsters for hotel waste that is not recyclable or organic. Collection 3 days per week.

LANDFILL BIN #2 4-YARD

LANDFILL BIN #1 4-YARD

RECYCLE BIN #1 4-YARD

ORGANIC BIN #1 4-YARD

LEVEL PAD TRASH YARD

16'-0"

8'-0"

New level pads for ease of rolling dumpster movement for pick-up.

12'X12' LEVEL PAD FOR DUMPSTER ROLL-OUT

16 17 18 19 20 21 22

41.34

Food / organic waste dumpster from Waste Management "Yellow Bag" program. Collection 6 days per week.

6 5 4 3 2 1C

7C 15 14 13 8C 12 11 9C 10

36.52

New concrete block wall and metal gate for trash yard enclosure to shield dumpsters from public view.

CONC WALK

With relocation of trash yard, valet parking spaces rearranged. Still maintain 22 valet parking spaces with better access for trash truck.

A.C. PARKING

A.C. PARKING

HOTEL PARKING / TRASH

610 SLEEPY HOLLOW LANE

(22 VALET PARKING STALLS)

(4) 4-YARD ROLLING DUMPSTERS

HOTEL PARKING

620 SLEEPY HOLLOW LANE

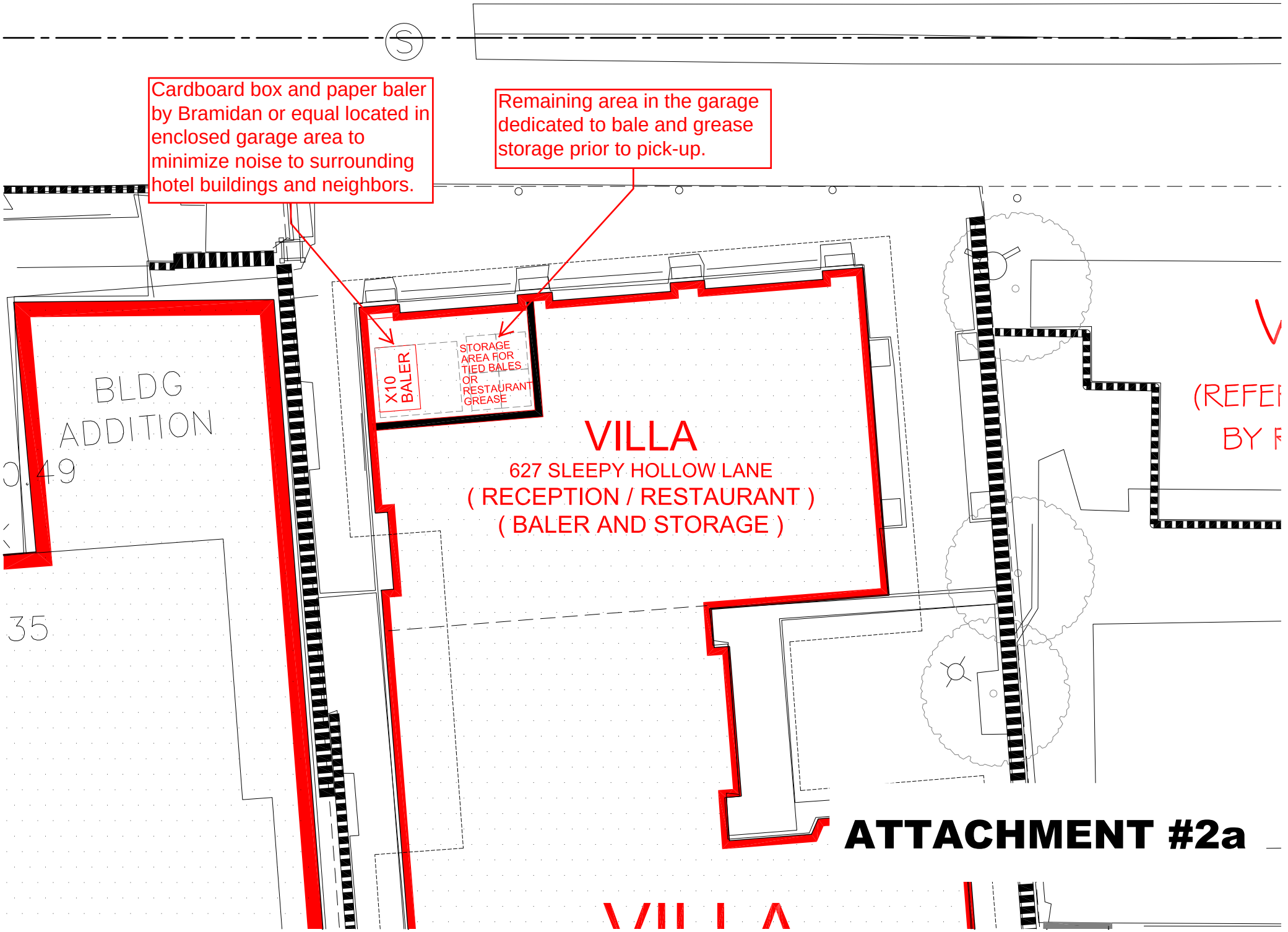
18'-10"

42.70

PB

PP

ATTACHMENT #1


Cardboard box and paper baler by Bramidan or equal located in enclosed garage area to minimize noise to surrounding hotel buildings and neighbors.
Remaining area in the garage dedicated to bale and grease storage prior to pick-up.
X10 BALER
STORAGE AREA FOR TIED BALES OR RESTAURANT GREASE
VILLA
627 SLEEPY HOLLOW LANE
(RECEPTION / RESTAURANT)
(BALER AND STORAGE)
BLDG ADDITION
0.49
35
ATTACHMENT #2a

Downloaded on 30-03-2021

Vertical Balers

X-series



Baler X10 HD

Powerful press force
The X10 HD is a small and compact machine with a powerful press force that's unique for its size.

Safe ejection process
The ergonomic two-hand ejection sequence safely ejects the finished bale and eliminates risk for injury.

Highlights

- Efficient and compact
- Low overall height (75 in.) with internal cross cylinders
- Fast cycle time
- Press force of 22,000 lbs.
- Small footprint (52 x 41 x 75 in.)
- Durable compaction
- Available in both single-phase and three-phase power packs
- Safely open lower door with turn buckle
- Powder Coating provides durable finish in many colors

ATTACHMENT #2b

Optional Extras



Balers are available in other RAL colours which you may choose.



Top-mounted strap holder lets you install your baler close to the wall.



Get online access to your balers with our monitoring system called BRA-IN.

BRAMIDAN®
bramidanUSA.com

Product details

Baler X10 HD

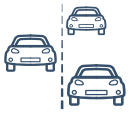

Whisper


Refrigerator



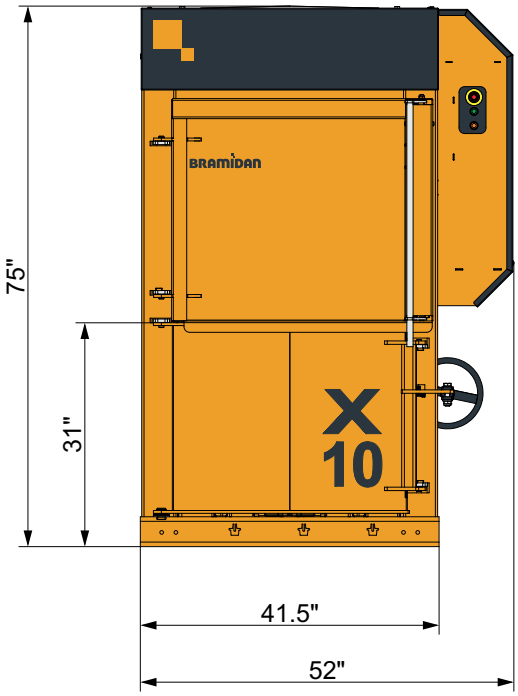
X10 HD

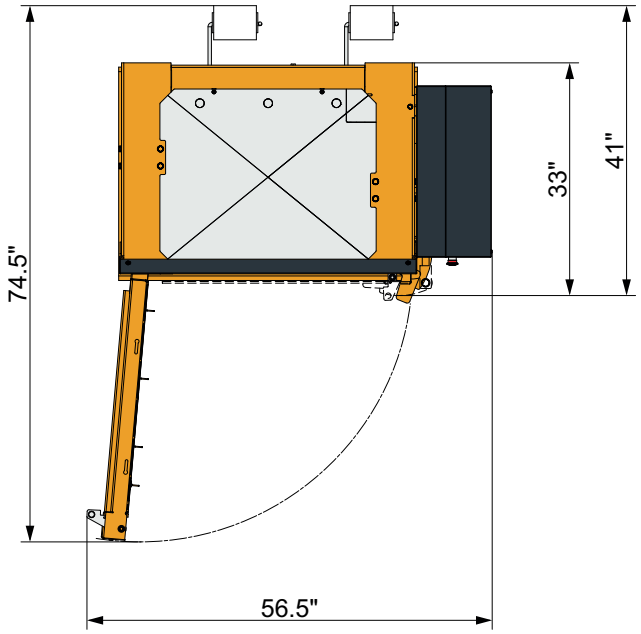

Other balers


Cars on highway


Turbojet engine

30 dB | 50 dB | 62-64 dB | 75 dB | 100 dB | 160 dB





Technical specifications	
Bale size WxDxH (inch)	30 x 24 x 24
Feed opening WxH (inch)	31 x 24
Power supply	110V 1-Phase 60Hz 20A
Motor (HP)	2.0
Cycle time avg. (sec)	45
Dimensions WxDxH (inch)	52 x 41 x 75
Weight (lbs)	1,470
Stroke (inch)	33
Number of ties	3
Type of tying	Twine
Full bale light	Yes
Bale eject	Automatic

Bale weight
Cardboard (lbs) 150-200
Plastic foil (lbs) 175-245

Press force 22,000 lbs

Noise level 62-64 dB

Waste types
Cardboard, plastic foil, paper, PET bottles, alu cans, tin cans, hard plastic, textile, EPS.

BRAMIDAN®
bramidanUSA.com

ATTACHMENT #2c

Appendix G

Construction Noise Barrier Specifications

Model CSSB-2
Construction Site Sound Blankets

eNoise Control
129 Penn St, Westfield, IN 46074
Phone 888.213.4711 Fax 317-774-1911

Product Features:



- Weatherproof
- Outdoor use/Sheds water
- 2” thick, quilted exterior rated facing
- Grommets for easy attachment to a fence
- STC-21, estimated 10-20 decibel reduction
- In-stock option for quick ship

eNoise Control’s Construction Site Sound Blankets are used to block noise on construction sites, drilling sites, compressor stations, and other outdoor noise sources. Our Model CSSB-2 consists of a UV resistant, heavy duty 10 ounce per square yard vinyl coated polyester (VCP) facing on both sides of a nominal 2” thick quilted fiberglass. Sound Blankets are constructed with grommets and sewn with Gore Tenara exterior grade thread for maximum longevity. The sound blankets can simply be zip-tied to your existing chain link perimeter fence, wood fence, jersey barrier fencing, or support framing.

Specification:



Supply weatherproof, exterior-rated quilted sound blankets for sound barrier and visual barrier at construction site perimeter. Material shall be nominal 2” thick, diamond stitched UV resistant 10 ounce per square yard vinyl coated polyester (VCP) faced both sides. Sewn using exterior-rated Gore Tenara thread. Grommets integrated into blankets for securing to job site fencing. Minimum STC-21 rating. Minimum NRC-0.75 rating. Secure blankets with no visual gaps at joints and tight to ground level, complying to manufacturers installation guidelines. Use Model CSSB-2, Construction Site Sound Blanket manufactured by eNoise Control, 129 Penn St, Westfield, IN 46074, 888.213.4711, info@enoisecontrol.com.

Technical Data:

Facing	UV resistant, weather proof VCP both sides
Thickness	Nominal 2.00” [1.5” post fabrication]
Standard Width	48”
Weight	0.50 lb-psf
Temperature Range	-40° to +180°F
Sound Data Summary	STC-21, NRC-0.75

SOUND ABSORPTION (ASTM C-423)						
125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	NRC
.46	.94	.85	.64	.47	.33	.75

SOUND TRANSMISSION LOSS (ASTM E-90 & E-413)						
125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	STC
9	14	19	21	27	34	21

Appendix H

Noise Barrier Calculations

Barrier Performance Module

This module provides to the user a measure on the barrier's effectiveness on noise reduction. A list of the input/output variables and their definitions, as well as illustrations of different scenarios are provided.

Calculator

View Day/Night Noise Level Calculator (/programs/environmental-review/dnl-calculator/)

View Descriptions of the Input/Output variables.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the Input and Output variables with the mouse.

WARNING: If there is direct line-of-sight between the Source and the Observer, the module will report erroneous attenuation. "Direct line-of-sight" means if the 5' tall Observer can see the noise Source (cars, trucks, trains, etc.) over the Barrier (wall, hill/excavation, building, etc.), the current version of Barrier Performance Module will not accurately calculate the attenuation provided. In this instance, there is unlikely to be any appreciable attenuation.

Note: Barrier height must block the line of sight

Input Data

H	8	**R[1]**	45
S	5	**D[1]**	10
O	5	**α**	180

Calculate Output

Output Data

h	3	**R**	45
D	10	**FS**	10.6238

Reduction From Barrier (dB):

-10.6238

Refresh

Note: If you have separate Road and Rail DNL values, please enter the values below to calculate the new combined Road/Rail DNL :

Road DNL:

Rail DNL:

Calculate

Combined Road/Rail DNL with Barrier Reduction:

Input/Output Variables

Input Variables

The following variables and definitions from the barrier being assessed are the input required for the web-based barrier performance module:

- H = Barrier Height
- S = Noise Source Height
- O = Observer Height (known as the receiver)
- R^1 = Distance from Noise Source to Barrier
- D^1 = Distance from the Observer to the Barrier
- α = Line of sight angle between the Observer and the Noise Source, subtended by the barrier at observer's location

Output Variables

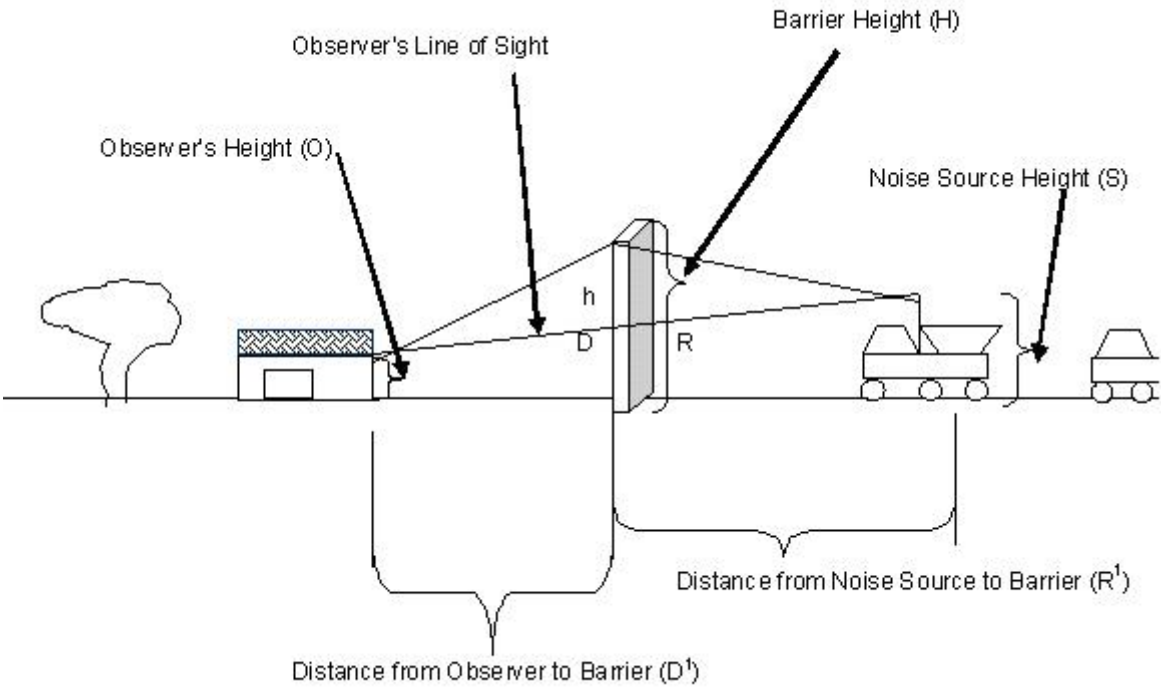
Definitions of the output variables from the mitigation module of the Day/Night Noise Level Assessment Tools as part of the Assessment Tools for Environmental Compliance:

- h = The shortest distance from the barrier top to the line of sight from the Noise source to

the Observer.

- R = Slant distance along the line of sight from the Barrier to the Noise Source
- D = Slant distance along the line of sight from the Barrier to the Observer

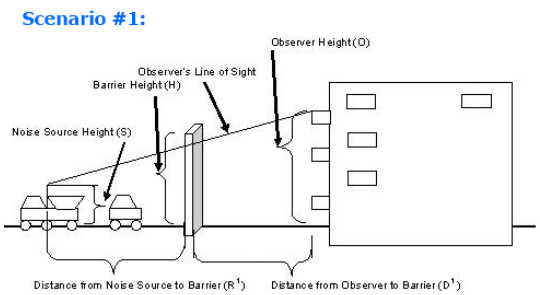
The “actual barrier performance for barriers of finite length” is noted on the worksheets(in the Guidebook) as **FS**.



Barrier Implementation Scenarios

Locate the cursor on the following thumbnails to enlarge the respective scenario as implementation examples of the barrier performance module.

Scenario #1:



Noise receiver at a higher elevation than the noise source and a man-made noise barrier in between the receiver and the source.

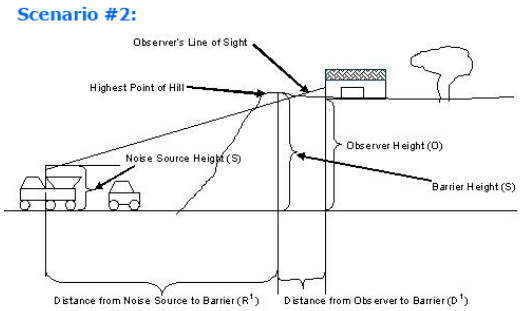
Noise receiver at a higher elevation than the noise source and a man-made noise barrier in between the receiver and the source.

(https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-1.gif)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-

implementation-scenarios/)

Scenario #2:



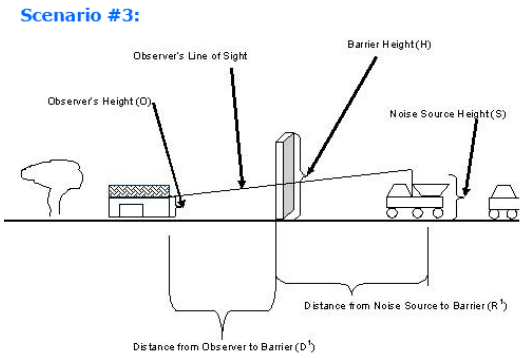
Noise receiver at a higher elevation than the noise source and a natural barrier (hill) between the receiver and the source.

Noise receiver at a higher elevation than the noise source and a natural barrier (hill) between the receiver and the source.

(https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-2.gif)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

Scenario #3:



Noise receiver at almost the same elevation of the noise source and a man-made noise barrier between the receiver and the source.

Noise receiver at almost the same elevation of the noise source and a man-made noise barrier between the receiver and the source.

(https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-3.gif)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

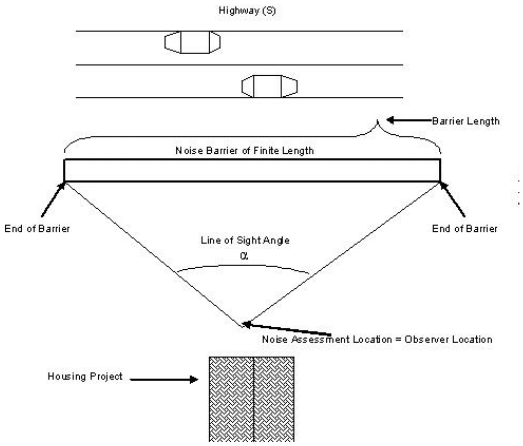
Scenario #4:

A noise barrier of finite length between a noise source and a receiver. This top view illustrates the angle α,

subtended by the barrier at the

Scenario #4:

observer's location.



A noise barrier of finite length between a noise source and a receiver. This top view illustrates the angle a, subtended by the barrier at the observer's location.

(https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-4.gif)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

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Calculator

Input/Output Variables

Barrier Implementation Scenarios

Barrier Performance Module

This module provides to the user a measure on the barrier's effectiveness on noise reduction. A list of the input/output variables and their definitions, as well as illustrations of different scenarios are provided.

Calculator

View Day/Night Noise Level Calculator (/programs/environmental-review/dnl-calculator/)

View Descriptions of the Input/Output variables.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the Input and Output variables with the mouse.

WARNING: If there is direct line-of-sight between the Source and the Observer, the module will report erroneous attenuation. "Direct line-of-sight" means if the 5' tall Observer can see the noise Source (cars, trucks, trains, etc.) over the Barrier (wall, hill/excavation, building, etc.), the current version of Barrier Performance Module will not accurately calculate the attenuation provided. In this instance, there is unlikely to be any appreciable attenuation.

Note: Barrier height must block the line of sight

Input Data

H	9	**R[1]**	45
S	5	**D[1]**	10
O	5	**α**	180

Calculate Output

Output Data

h	4	**R**	45
D	10	**FS**	12.0039

Reduction From Barrier (dB):

-12.0039

Refresh

Note: If you have separate Road and Rail DNL values, please enter the values below to calculate the new combined Road/Rail DNL :

Road DNL:

Rail DNL:

Calculate

Combined Road/Rail DNL with Barrier Reduction:

Input/Output Variables

Input Variables

The following variables and definitions from the barrier being assessed are the input required for the web-based barrier performance module:

- H = Barrier Height
- S = Noise Source Height
- O = Observer Height (known as the receiver)
- R^1 = Distance from Noise Source to Barrier
- D^1 = Distance from the Observer to the Barrier
- α = Line of sight angle between the Observer and the Noise Source, subtended by the barrier at observer's location

Output Variables

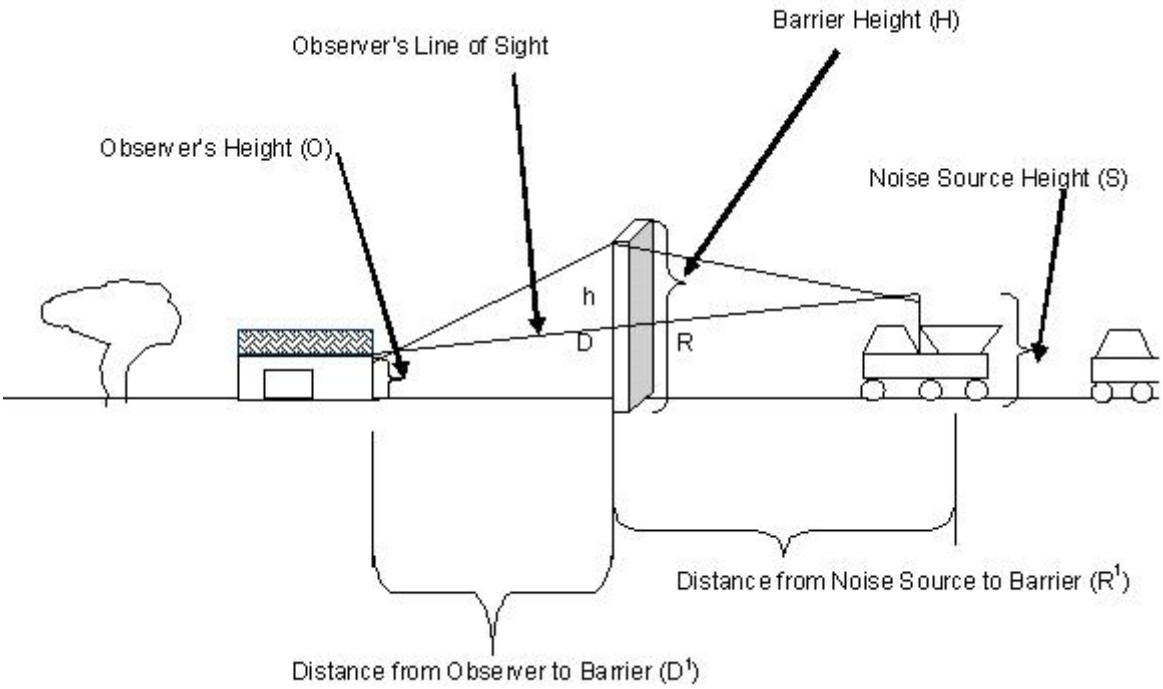
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the Observer.

- R = Slant distance along the line of sight from the Barrier to the Noise Source
- D = Slant distance along the line of sight from the Barrier to the Observer

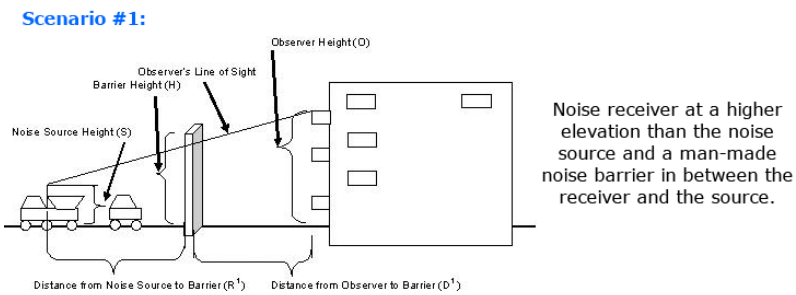
The “actual barrier performance for barriers of finite length” is noted on the worksheets(in the Guidebook) as **FS**.



Barrier Implementation Scenarios

Locate the cursor on the following thumbnails to enlarge the respective scenario as implementation examples of the barrier performance module.

Scenario #1:



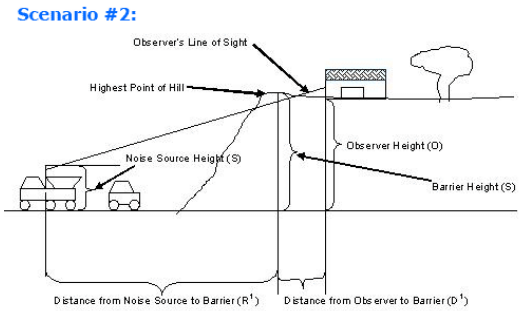
Noise receiver at a higher elevation than the noise source and a man-made noise barrier in between the receiver and the source.

(https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-1.gif)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-

implementation-scenarios/)

Scenario #2:



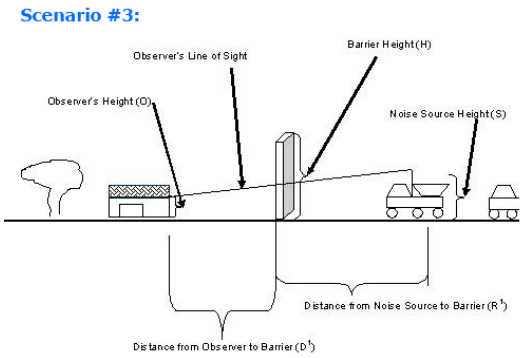
Noise receiver at a higher elevation than the noise source and a natural barrier (hill) between the receiver and the source.

Noise receiver at a higher elevation than the noise source and a natural barrier (hill) between the receiver and the source.

(https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-2.gif)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

Scenario #3:



Noise receiver at almost the same elevation of the noise source and a man-made noise barrier between the receiver and the source.

Noise receiver at almost the same elevation of the noise source and a man-made noise barrier between the receiver and the source.

(https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-3.gif)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

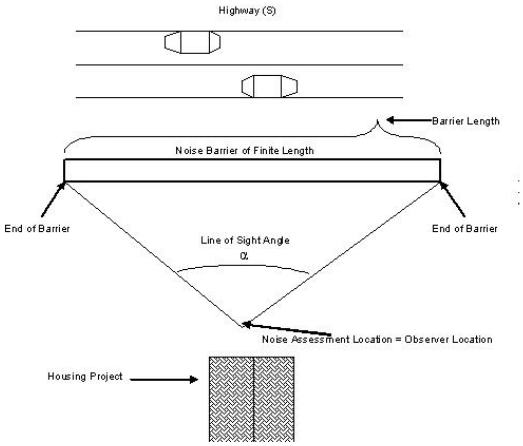
Scenario #4:

A noise barrier of finite length between a noise source and a receiver. This top view illustrates the angle α,

subtended by the barrier at the

Scenario #4:

observer's location.



A noise barrier of finite length between a noise source and a receiver. This top view illustrates the angle a, subtended by the barrier at the observer's location.

(https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-4.gif)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

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Appendix I

Vibration Calculations

Groundborne Noise and Vibration Modeling

Notes
The reference distance is measured from the nearest anticipated point of construction equipment to the nearest structure.

	Reference Level Inputs	
Equipment	**PPV_{ref} (in/sec)**	**Reference Distance**
Large bulldozer	0.089	25
Caisson Drilling	0.089	25
Loaded trucks	0.076	25
Jack hammer	0.035	25
Small bulldozer	0.003	25

	Vibration Level at Receiver	
Equipment	**Distance (feet)**	**PPV_x (in/sec)**
Large bulldozer	14	0.1684
Caisson Drilling	14	0.1684
Loaded trucks	14	0.1438
Jack hammer	14	0.0662
Small bulldozer	14	0.0057

Source
California Department of Transportation (Caltrans). 2020. Transportation and Construction Vibration Guidance Manual. April 2020. Available at: https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.pdf Last Updated: 4/24/2020

Appendix J

Newsom Brown Acoustics LLC New Swimming Pool Noise Study

NEWSON BROWN
ACOUSTICS LLC

22 October 2020

Mr. Alan Kusov
Vice President of Construction
HIGHGATE

Subject: Pacific Edge Hotel – Laguna Beach, CA
New Swimming Pool Noise Study

Dear Alan,

Visits were made to the Pacific Edge Hotel to document existing ambient noise levels at the neighbor's property line adjacent to the proposed location for the new swimming pool. Figure 1, below, shows the project site and the neighboring residential property. A visit was also made to the Hotel Figueroa to conduct measurements of sound levels at the Hotel's pool, which were believed by Hotel management to be representative of the expected usage of the new pool at Pacific Edge. This letter presents our findings.



Figure 1 – Aerial Photo of Project Site and Vicinity

Criteria

City of Laguna Beach noise standards are defined in Municipal Code **Chapter 7.25 Noise**. Applicable portions of the code are excerpted below:

- Section **7.25.030 Designated noise zones** defines Noise zone I - All single, two and multiple-family residential properties.
- Section **7.25.040 Exterior noise standards** defines allowable exterior noise levels for the noise zones. The applicable standards for Noise zone I are defined as Equivalent Noise Levels, L_{eq} 60 dBA 7 a.m. to 10 p.m. and 50 dBA 10 p.m. to 7 a.m. and are based on any fifteen-minute period.
- Paragraph **7.25.040** (B) states: It is unlawful for any person at any location within the incorporated area of the city to create noise, or allow the creation of any noise on property owned, leased

occupied or otherwise controlled by such person, which causes the noise level when measured on any other property, to exceed either of the following:

(1) The noise standard for the applicable zone for any fifteen-minute period;

(2) A maximum instantaneous (single instance) noise level equal to the value of noise standard plus twenty dBA for any period of time (measured using A-weighted slow response).

- Paragraph **7.25.040** (C) states: In the event the ambient noise level exceeds the noise standard, the maximum allowable noise level under such category shall be increased to reflect the maximum ambient noise level.

Noise Measurements

Ambient Noise Measurements at Project Site

A continuous long duration measurement was conducted at the Pacific Edge Hotel property line adjacent to the residential property located at 671 Sleepy Hollow Lane between approximately 12:12 p.m. on Tuesday 29 September 2020 and approximately 1:51 p.m. on Thursday 1 October 2020. The measurement location is indicated on Figure 1, above. The analyzer stored a continuous series of 5 second duration samples to internal memory. The 5 second data were subsequently downloaded to a computer and used to calculate longer sample lengths ($L_{eq15min}$) for comparison to the Code.

Figure 2, below, shows a time line of measured L_{eq5sec} and the calculated $L_{eq15min}$ noise levels.

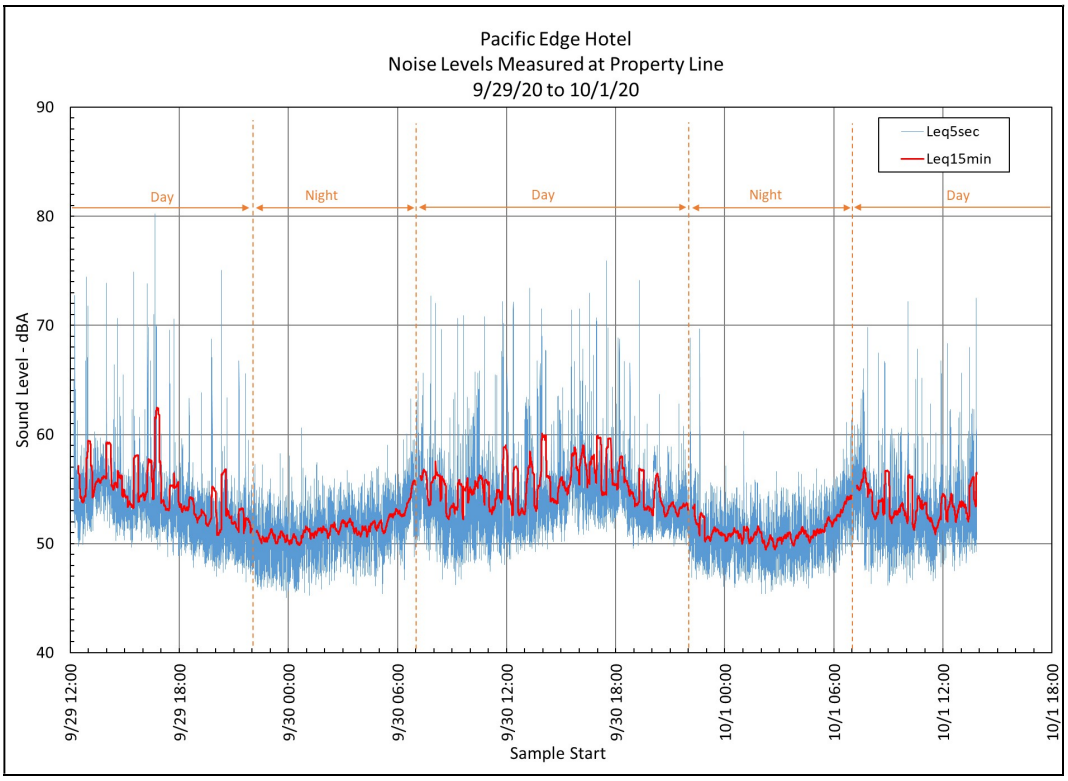


Figure 2 – Long Duration Noise Monitoring

Table 1, below summarizes the results of the measurements. Please note that the 0.1 dB precision shown in the tables is the resolution of the digital display on the measurement apparatus and has only been retained for illustration, and to reduce the cumulative effects of rounding in subsequent calculations.

For reference, a difference in sound level of less than 1 dBA usually is not obvious to a 'typical' listener, a change in level of approximately 3 dBA is definitely noticeable, and a change of 10 dBA is necessary for the sound to be judged to be half or twice as loud.

Table 1 – Noise Levels Measured at Pacific Edge Hotel Property Line

Sample Period	Sample Average L_{eq}	Lowest $L_{eq15min}$	Highest $L_{eq15min}$
Tue 12:12 – Tue 22:00 (day)	55.4 dBA	50.8 dBA	62.4 dBA
Tue 22:00 – Wed 07:00 (night)	51.7 dBA	49.9 dBA	55.8 dBA
Wed 07:00 – Wed 22:00 (day)	55.7 dBA	52.2 dBA	60.1 dBA
Wed 22:00 – Thu 07:00 (night)	51.4 dBA	49.4 dBA	54.4 dBA
Thu 07:00 – Thu 13:51 (day)	54.1 dBA	50.8 dBA	56.9 dBA

Upon examination of the data in Table 1, it can be seen that the lowest 15 minute average noise levels measured at the property line were $L_{eq15min}$ 49.4 dBA during night hours, and $L_{eq15min}$ 50.8 dBA during daytime hours. The highest 15 minute average noise levels were $L_{eq15min}$ 55.8 dBA during night hours, and $L_{eq15min}$ 62.4 dBA during daytime hours.

Pool Source Noise Measurements at Hotel Figueroa
Noise measurements were conducted at the Hotel Figueroa on 1 October 2020 between approximately 10:30 a.m. and 12:00 noon. It was reported by Hotel management that occupancy of the new pool area at the Pacific Edge would be similar to that at Hotel Figueroa. The measurement location was on the pool deck approximately 18 ft. from the center of the pool. Individual measurement samples were 15 minute duration. During the measurements, there were typically eight to ten persons on lounges around the pool, either on their phones or computers, or conversing quietly. Activity in the pool was minimal, with at most one person actively swimming, and up to three persons standing in the water near the edge. No particularly 'noisy' activities took place during the nearly two hours of measurements, other than one small child crying for a few seconds. Table 2, below, summarizes the measurement results.

Table 2 – Noise Levels Measured on Pool Deck at Hotel Figueroa

Sample Period	Sample Average $L_{eq15min}$	Sample Maximum $L_{maxSlow}$	Notes
10:36 – 10:51	61.6 dBA	80.4 dBA	Maximum noise due to a small child crying less than 10 ft from measurement position
10:54 – 11:09	58.9 dBA	68.4 dBA	No one in the pool
11:11 – 11:26	60.2 dBA	80.2 dBA	Maximum noise due to hotel staff moving a table less than 5 ft from measurement position
11:29 – 11:44	59.2 dBA	66.0 dBA	1 person swimming in pool
11:44 – 11:59	58.2 dBA	69.8 dBA	No one in the pool
All five samples	59.8 dBA	80.4 dBA	

Analysis

Figure 3, below, shows the plan of the proposed new pool deck and associated amenities, and the proposed new Reef units at the Pacific Edge hotel. It was reported by Pacific Edge management that the anticipated operating hours for the new pool and bar would be between 9:00 a.m. and 8:00 p.m., which are considered daytime hours in the Code. It was also reported that the anticipated maximum occupancy of the pool deck area would be 40 persons.

The center of the new Pacific Edge pool will be located approximately 64 ft. from the nearest wall of the 671 Sleepy Hollow Lane residence. The average noise levels at this 64 ft. distance, without considering the beneficial acoustical shielding which would be provided by the intervening new Reef units, would be approximately 11 dBA lower than the average noise levels measured at 18 ft. from the center of the pool at Hotel Figueroa, with no intervening acoustical shielding, due to the fall-off of noise with distance.

Assuming similar levels of human activity in the new Pacific Edge pool area, average noise due to the expected 40 person occupancy would be approximately 7 dBA higher, at a given distance due to the higher occupancy, than the average noise due to the 8 persons typically occupying the pool area at Hotel Figueroa during the noise measurements.

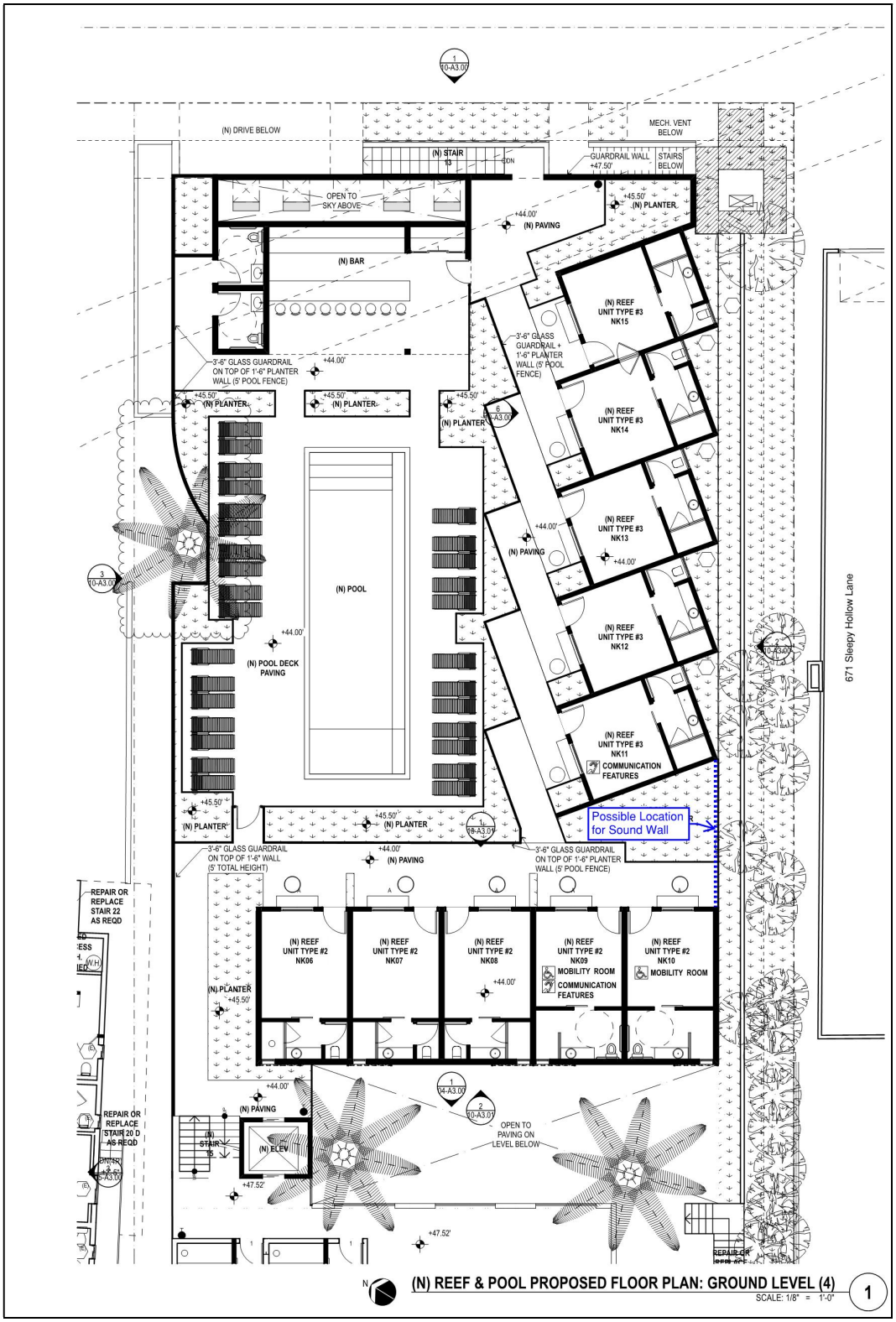


Figure 3 – Project Plan Showing Possible Location for Sound Wall

As shown in Table 2, above, the average noise level during the entire 75 minutes of measurements at Hotel Figueroa was approximately 60 dBA, and the highest 15 minute average noise level was

approximately 62 dBA. The average noise levels outside the neighboring 671 residence, without including the beneficial acoustical shielding which would be provided by the new Reef units, could be estimated as follows: the highest measured 62 dBA average Hotel Figueroa level, minus the 11 dBA adjustment for the additional distance, plus the 7 dBA adjustment for the additional number of persons, i.e., 58 dBA. This 'un-shielded' average noise level would comply with the 60 dBA daytime limit in the Code.

That said, the estimated 58 dBA noise level at the property line due to the new pool would exceed the 54 dBA to 56 dBA daytime (7 a.m. to 10 p.m.) average ambient noise levels measured at the property line. As such, it is recommended that an acoustical barrier should be constructed between the pool and the neighboring residence, in order to be a 'good neighbor'. The roofs of the new Reef units will be approximately 9 ft. above the pool deck. Barrier loss calculations were run to evaluate the acoustical shielding which would be provide by the intervening structures. The calculations indicate that the 9 ft. high barrier (the Reef units) would reduce the average noise outside the 671 residence by approximately 8 dBA. This would reduce the predicted noise to approximately 50 dBA, which would be lower than the daytime average ambient noise levels measured at the property line, as well as conforming to the 60 dBA daytime limit in the Code.

In order for the 'sound wall' to be effective along the entire length of the 671 residence, the gap between the Reef units NK10 and NK11 should be closed off with a solid barrier the same height as the roofs of the units. The dashed blue line in Figure 3 shows a possible location for the sound wall. Acoustically, the wall could be straight as indicated, or it could be a 'saw tooth' arrangement similar to the fronts of the units. The specific construction of the wall is not critical acoustically as long as it is a solid impervious surface weighing a minimum of 4 psf. Stucco on stud framing, masonry block, suitable safety glazing, or a combination of these, as preferred architecturally, would all be acceptable acoustically. If a door is needed for access to the planter areas between the guest units and the property line, it should be heavy solid core wood or mineral core metal construction with perimeter seals. Wood slat or chain link fence construction would not be acceptable acoustically.

Conclusions

On the basis of the noise measurements, and the analyses discussed above, noise levels outside the existing 671 Sleepy Hollow Lane residence due to the anticipated levels of activity in the new pool at the Pacific Edge Hotel will conform to the 60 dBA daytime noise limit in the Code. It is recommended that in order to be a 'good neighbor' the gap between guest units NK10 and NK11 should be closed off with a solid 'sound wall' as discussed above.

Should you have any questions regarding the above, please do not hesitate to call our office.

Yours Sincerely,
Newson Brown Acoustics LLC



Joseph W. Celano, P.E.

Z:\Datafiles\PROJ\Pacific Edge Hotel (20-225)\Reports\PE Reef Pool rpt1.docx

Appendix K

Vehicle Miles Traveled Memorandum

LSA

CARLSBAD
FRESNO
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

MEMORANDUM

DATE: August 11, 2020

TO: Evan Jedynak, City of Laguna Beach

FROM: Arthur Black, LSA

SUBJECT: Pacific Edge Hotel Vehicle Miles Traveled

This memorandum addresses whether the proposed Pacific Edge Hotel Project (project) has the potential to conflict or be inconsistent with *State CEQA Guidelines* Section 15064.3, subdivision (b). This section considers whether the vehicle miles traveled (VMT) generated by a project would exceed an applicable threshold of significance. *State CEQA Guidelines* Section 15064.3 does not establish a VMT threshold, and historically, the State has not established California Environmental Quality Act (CEQA) thresholds, deferring instead to Lead Agencies.

Certification of revised CEQA guidelines occurred on December 28, 2018. As part of this certification, a deadline of July 1, 2020, was established for jurisdictions to adopt thresholds for evaluation of transportation impacts according to VMT. The City of Laguna Beach (City) did not prepare revised traffic impact guidelines or separate VMT analysis guidelines by the July 1, 2020, deadline. However, LSA is recommending thresholds for application to this proposed project.

State CEQA Guidelines Section 15064.7(c) states the following:

> When adopting or using thresholds of significance, a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts, provided the decision of the lead agency is supported by substantial evidence.

While the City has not adopted specific VMT thresholds, the County of Orange (County) is in the process of adopting the August 7, 2020, *County of Orange Guidelines for Evaluating Vehicle Miles Traveled under CEQA* (County Guidelines). The County Guidelines establish screening criteria for land use projects that would not exceed an applicable threshold of significance. One of the screening criteria is for small projects. The County Guidelines establish a screening criteria of 500 average daily trips based on the substantial evidence that this traffic volume correlates to greenhouse gas emissions below the typical emissions threshold of 3,000 metric tons of carbon dioxide equivalent.

According to Table C in *Trip Generation and Access Analysis for Pacific Edge Hotel*,[1] the proposed project would result in a net increase of 245 daily trips. Because the proposed project's trip generation is below an applicable threshold of significance (i.e., the screening threshold), the proposed project would not conflict or be inconsistent with *State CEQA Guidelines* Section 15064.3, subdivision (b), and the transportation impact for the purposes of CEQA would be less than significant.

---

1 LSA Associates, Inc. 2020. *Trip Generation and Access Analysis for Pacific Edge Hotel.*

Appendix L

Tribal Consultation

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Blvd, Suite 100
Sacramento, CA 95814
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: Laguna Beach Pacific Edge Hotel Project

County: Orange

USGS Quadrangle Name: *Laguna Beach*

Township: 7S, Range: 9W, Section(s): 25

Company/Firm/Agency: Rincon Consultants, Inc.

Contact Person: Steven Treffers

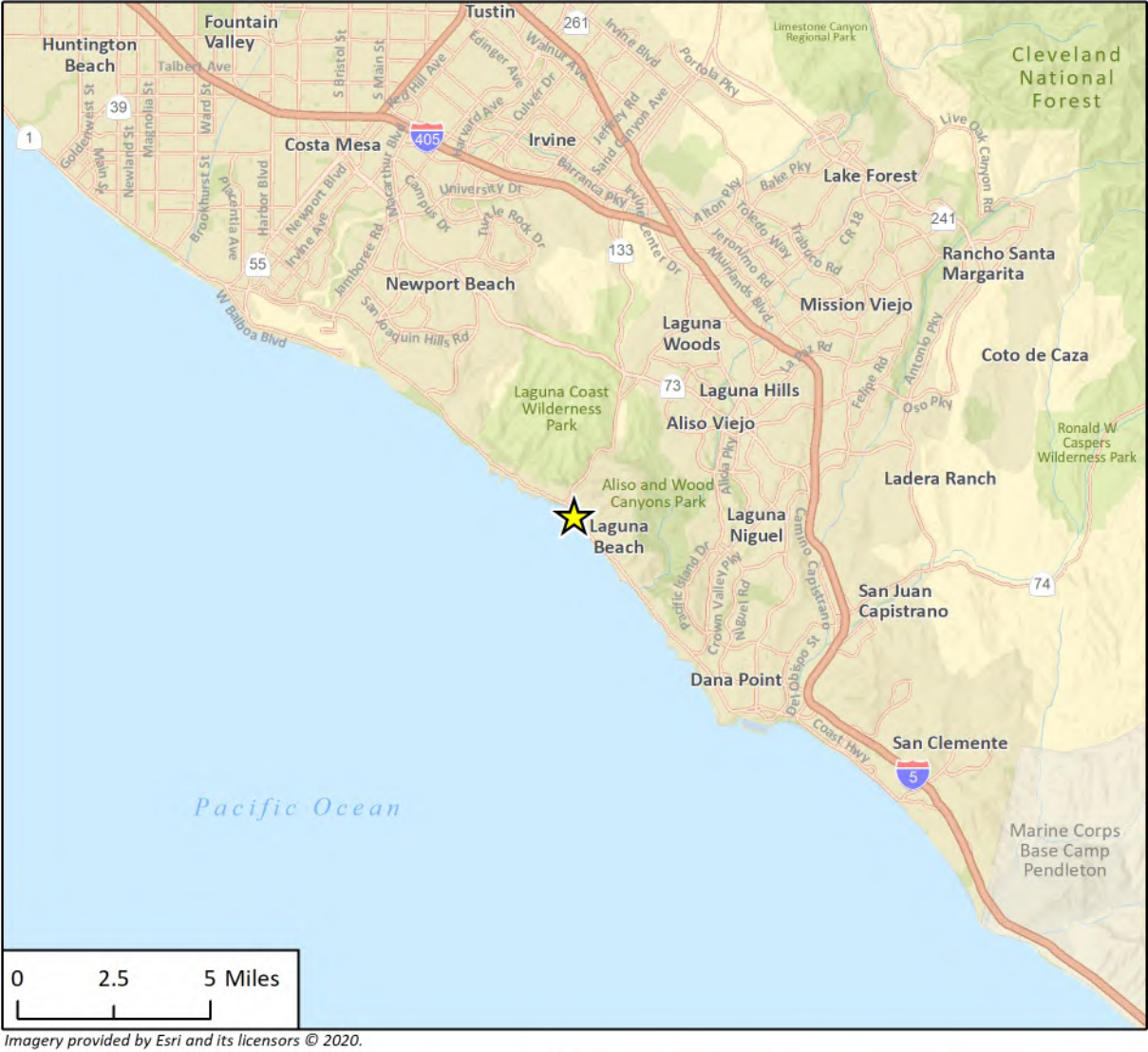
Street Address: 250 E. 1st Street, Suite 1400

City: Los Angeles Zip: 90012

Phone: (510) 834-4455 ext. 9984

Email: streffers@rinconconsultants.com

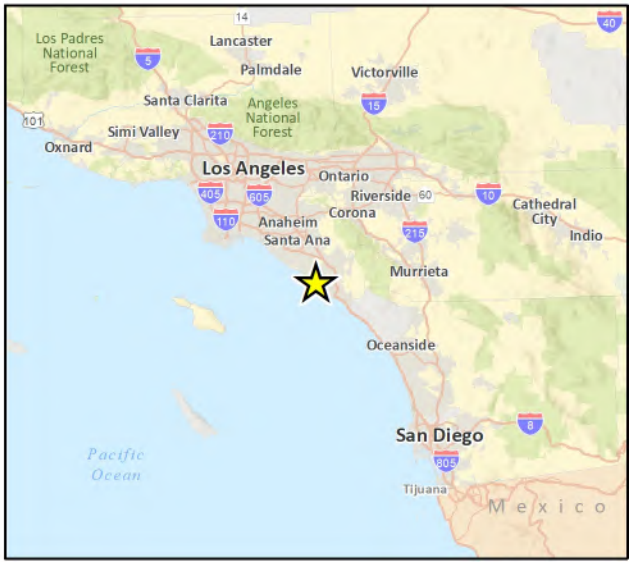
Project Description: The proposed project consists the remodel of 11 existing properties. Activities include interior and exterior improvements in addition to new landscaping and lighting along PCH frontage and Sleep Hollow Lane.



Imagery provided by Esri and its licensors © 2020.

Project Location

N





Imagery provided by Microsoft Bing and its licensors © 2020.

Fig 2 Project Location

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
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Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[**Vacant**]

COMMISSIONER
[**Vacant**]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

May 4, 2020

Steven Treffers
Rincon Consultants, Inc.

Via Email to: streffers@rinconconsultants.com

Re: Laguna Beach Pacific Edge Hotel Project, Orange County

Dear Mr. Treffers:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were positive. Please contact the Juaneno Band of Mission Indians Acjachemen Nation - Belardes on the attached list for more information. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Orange County
5/4/2020

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393 — Gabrieleno
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@gabrielenoindians.org

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693 — Gabrieleno
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231 — Gabrielino
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490 — Gabrielino
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com

Gabrielino-Tongva Tribe
Charles Alvarez,
23454 Vanowen Street — Gabrielino
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com

Juaneno Band of Mission Indians Acjachemen Nation - Belardes
Joyce Perry, Tribal Manager
4955 Paseo Segovia — Juaneno
Irvine, CA, 92603
Phone: (949) 293 - 8522
kaamalam@gmail.com

Juaneno Band of Mission Indians Acjachemen Nation - Belardes
Matias Belardes, Chairperson
32161 Avenida Los Amigos — Juaneno
San Juan Capisttrano, CA, 92675
Phone: (949) 293 - 8522
kaamalam@gmail.com

Soboba Band of Luiseno Indians
Scott Cozart, Chairperson
P. O. Box 487 — Cahuilla Luiseno
San Jacinto, CA, 92583
Phone: (951) 654 - 2765
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

Soboba Band of Luiseno Indians
Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487 — Cahuilla Luiseno
San Jacinto, CA, 92581
Phone: (951) 663 - 5279
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

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 Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Laguna Beach Pacific Edge Hotel Project, Orange County.

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

213 788 4842 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

May 27, 2020

Matias Belardes, Chairperson
Juaneño Band of Mission Indians Acjachemen Nation
32161 Avenida Los Amigos
San Juan Capistrano, California 92675
Phone: (949) 293 - 8522
Email: kaamalam@gmail.com

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Chairperson Belardes:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

A search of the Native American Heritage Commission's (NAHC) Sacred Lands File on May 4, 2020 resulted in positive findings. Records search results from the South Central Coastal Information Center are pending. This letter serves to inquire about your knowledge of potential cultural resources within the vicinity that may be impacted by the project. If you have knowledge of cultural resources that may exist within or near the project site, please contact me in writing at mstrother@rinconconsultants.com, or by telephone at (760) 918-9444, extension 2047.

Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

213 788 4842 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

May 27, 2020

Joyce Perry, Tribal Manager
Juaneño Band of Mission Indians Acjachemen Nation
32161 Avenida Los Amigos
San Juan Capistrano, California 92675
Phone: (949) 293 - 8522
Email: kaamalam@gmail.com

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Ms. Perry:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

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Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

213 788 4842 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

May 27, 2020

Andrew Salas, Chairperson
Gabrieleño Band of Mission Indians - Kizh Nation
P.O. Box 393
Covina, California 91723
Phone: (626) 926 – 4131
Email: admin@gabrielenoindians.org

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Chairperson Salas:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

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Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

213 788 4842 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

May 27, 2020

Anthony Morales, Chairperson
Gabrieleño/Tongva San Gabriel Band of Mission Indians
P.O. Box 693
San Gabriel, California 91778
Phone: (626) 483 – 3564
Email: GTTribalcouncil@aol.com

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Chairperson Morales:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

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Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

213 788 4842 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

May 27, 2020

Sandonne Goad, Chairperson
Gabrieliño /Tongva Nation
106 1/2 Judge John Aiso St., #231
Los Angeles, California 90012
Phone: (951) 807 – 0479
Email: sgoad@gabrielino-tongva.com

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Chairperson Goad:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

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Sincerely,
Rincon Consultants, Inc.



Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

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www.rinconconsultants.com

May 27, 2020

Robert Dorame, Chairperson
Gabrieliño Tongva Indians of California Tribal Council
P.O. Box 490
Bellflower, California 90707
Phone: (562) 761 – 6417
Email: gtongva@gmail.com

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Chairperson Dorame:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

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Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

213 788 4842 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

May 27, 2020

Charles Alvarez
Gabrieliño-Tongva Tribe
23454 Vanowen Street
West Hills, California 91307
Phone: (310) 403 – 6048
Email: roadkingcharles@aol.com

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Mr. Alvarez:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

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Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

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Los Angeles, California 90012

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www.rinconconsultants.com

May 27, 2020

Scott Cozart, Chairperson
Soboba Band of Luiseño Indians
P. O. Box 487
San Jacinto, California 92583
Phone: (951) 654 - 2765
Fax: (951) 654-4198
Email: jontiveros@soboba-nsn.gov

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Chairperson Cozart:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

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Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

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info@rinconconsultants.com
www.rinconconsultants.com

May 27, 2020

Joseph Ontiveros, Cultural Resource Department
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, California 92581
Phone: (951) 663 – 5279
Email: jontiveros@soboba-nsn.gov

RE: Cultural Resources Assessment for the Pacific Edge Hotel Project, Laguna Beach, California

Dear Mr. Ontiveros:

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to prepare a cultural resources assessment for the Pacific Edge Hotel Project (project) in Laguna Beach, California (see enclosed project location map). The project would include the development of 11 existing properties between 610 and 653 Sleepy Hollow Lane. Activities include interior and exterior improvements in addition to new landscaping and lighting along the Pacific Coast Highway and Sleepy Hollow Lane. The project is subject to the California Environmental Quality Act (CEQA) and the City is the lead agency. The City will be conducting separate consultation under Assembly Bill 52.

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Sincerely,
Rincon Consultants, Inc.

Mark Strother, MA, RPA
Archaeologist

Enclosed: Project Location Map

Susan Zamudio-Gurrola

From: Steven Treffers
Sent: Wednesday, June 10, 2020 11:06 AM
To: Susan Zamudio-Gurrola
Subject: FW: [EXT] Re: Pacific Edge Hotel Project Consultation Letter

From: Joyce Perry <kaamalam@gmail.com>
Sent: Thursday, June 4, 2020 11:46 AM
To: Mark Strother <mstrother@rinconconsultants.com>
Subject: [EXT] Re: Pacific Edge Hotel Project Consultation Letter

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Good Afternoon Mr. Strother,

I am responding on behalf of the Jauneno Band of Mission Indians, Acjachemen Nation- Belardes. Thank you for you inquiry. There are ancestors located nearby however I am not sure if these burials are within the APE. Due to the culturally sensitive nature of Laguna Beach we would recommend a Native and Archeaeo monitor during all ground disturbing activities. We would like to continue consulting as this project move forward.

Húu'uni 'óomaqati yáamaqati.
Teach peace
Joyce Stanfield Perry
Payomkawichum Kaamalam - President
Juaneño Band of Mission Indians, Acjachemen Nation
Tribal Manager, Cultural Resource Director

On Wed, May 27, 2020 at 1:11 PM Mark Strother <mstrother@rinconconsultants.com> wrote:

> Apologies, I initially attached the wrong letter.
>
> Here is the correct one.
>
> Thank you,

Mark Strother, MA, RPA

Archaeologist

Rincon Consultants, Inc.

Environmental Scientists | Planners | Engineers

760-918-9444 ext. 2047

619-359-8632 direct

rinconconsultants.com

***Note on COVID-19**: I'm available and working remotely to employ social distancing. Additionally, our work systems remain operational and we continue to perform work for our clients. Feel free to e-mail me or reach me directly at (619-359-8632).*

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
rinconconsultants.com

From: Mark Strother
Sent: Wednesday, May 27, 2020 1:00 PM
To: kaamalam@gmail.com
Subject: Pacific Edge Hotel Project Consultation Letter

Greetings,

Please see our attached letter and project location map for the Pacific Edge Hotel Project in Laguna Beach. Given the current circumstances surrounding COVID-19, we are emailing these letters instead of sending them via U.S. mail.

Please let me know if you have any questions or concerns regarding this project.

Thanks,

Mark Strother, MA, RPA

Archaeologist

Rincon Consultants, Inc.

Environmental Scientists | Planners | Engineers

760-918-9444 ext. 2047

619-359-8632 direct

rinconconsultants.com

***Note on COVID-19**: I'm available and working remotely to employ social distancing. Additionally, our work systems remain operational and we continue to perform work for our clients. Feel free to e-mail me or reach me directly at (619-359-8632).*



647 SCH

C.C.R.P.A.
Preserving The Past For The Future

California Cultural Resource Preservation Alliance, Inc.

P.O. Box 54132
Irvine, CA 92619-4132

An alliance of American Indian and scientific communities working for the preservation of archaeological sites and other cultural resources.

December17, 2019

Evan Jedynak, Associate Planner
Community Development Department
City of Laguna Beach
505 Forest Avenue
Laguna Beach, Ca 92651

RE: Notice of Intent of Local Action for Remodel of Hotel Resort Complex Pacific Edge Hotel, Laguna Beach, CA.

Dear Mr. Jedynak:

Thank you for the notification regarding the above-mentioned projects. CCRPA is not a tribal entity, however our mission is to preserve cultural resources and we appreciate the notification.

We realize that our response was due by December 14th, please take our comments into consideration with respect to further CEQA actions and keep us informed. As the Laguna Beach coast was densely populated by the ancestors of the Juaneño/Acjachemen prior to European contact, there is the potential for the presence of buried archaeological resources. Therefore, we recommend that a record search at the South Central Coastal Information Center at California State Fullerton be conducted by a qualified archaeologist. If the project area has not been previously surveyed, we recommend that the archaeological investigations include an archaeological survey of the area of potential effect.

Depending on the results of the archaeological investigations, it may be necessary to require monitoring by a qualified archaeologist and a traditionally and culturally affiliated Native American during construction phases that involve ground disturbing activities.

Sincerely,

Patricia Martz

Patricia Martz, Ph.D.
President

C.C.R.P.A.
PRESERVING THE PAST FOR THE FUTURE

P.O. Box 54132
Irvine, CA 92619-4132

California Cultural Resource Preservation Alliance, Inc.

An alliance of American Indian and scientific communities working for the preservation of archaeological sites and other cultural resources.

Jedynak, Evan

From: Joyce Perry <kaamalam@gmail.com>
Sent: Tuesday, December 03, 2019 2:16 PM
To: Jedynak, Evan
Subject: AB 52 COnsultation Re: Pacific Edge Hotel, Laguna Beach, CA

[**NOTICE:** This message originated outside of City of Laguna Beach -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

On behalf of the Juaneno Band of Mission Indians, Acjachemen Nation, I am responding to your letter dated November 14, 2019. Laguna Beach is a very important Ancestral site to the tribe. Therefore, we will be requesting native and archaeological monitoring during all ground disturbing activities It is our belief that the Pacific Edge Hotel complex was built prior to any environmental protection laws. Additionally we would lie to continue to consult on this project.

Húu'uni 'óomaqati yáamaqati.
Teach peace
Joyce Stanfield Perry
Payomkawichum Kaamalam - President
Juaneño Band of Mission Indians, Acjachemen Nation
Tribal Manager, Cultural Resource Director

Appendix M

Architectural and Heating Ventilation and Cooling Plans

LIGHTING (CONTINUED)

LD-102D	SECOND LEVEL LIGHTING PLAN - AREA D
LD-103	THIRD LEVEL LIGHTING PLAN
LD-103B	THIRD LEVEL LIGHTING PLAN - AREA B

ARCHITECTURAL (CONTINUED)

11-A2.00	NEW TRASH ENCLOSURE ELEVATIONS & PLAN
A4.00	BUILDING SECTIONS
A4.01	BUILDING SECTIONS

LANDSCAPE

L-1.1	PRELIMINARY TREE DISPOSITION PLAN
L-1.2	ARBORIST MATRIX OF FINDINGS
L-2	PRELIMINARY LANDSCAPE PLAN
L-3	PRELIMINARY PLANT ENLARGEMENTS
L-4	PRELIMINARY PLANT ENLARGEMENTS
L-5	PRELIMINARY PLANT PALETTE
L-6	PRELIMINARY PLANT PALETTE IMAGES

CIVIL FIRE ACCESS

C1.00	TOPOGRAPHIC SURVEY
C2.01	PRELIMINARY SITE AND RIGHT-OF-WAY PLAN (S&RIP)
C2.02	PRELIMINARY GRADING PLAN
C2.03	PRELIMINARY CUT-FILL EXHIBIT
C3.01	FIRE DEPARTMENT - SITE ACCESS PLAN (FD-SAP)
C3.01A	FIRE DEPARTMENT - SITE ACCESS PLAN (FD-SAP)
C3.01B	FIRE DEPARTMENT - SITE ACCESS PLAN (FD-SAP)
C3.01C	FIRE DEPARTMENT - SITE ACCESS PLAN (FD-SAP)
C3.01D	FIRE DEPARTMENT - SITE ACCESS PLAN (FD-SAP)
C3.02	FIRE DEPARTMENT - SITE ACCESS PLAN (FD-SAP) DETAILS
C3.03	FIRE DEPARTMENT - SITE ACCESS PLAN HYDRANT FLOW REPORTS
FP1.01	FIRE DEPARTMENT -INTERIOR ACCESS PLAN (COAST)
FP1.02	FIRE DEPARTMENT -INTERIOR ACCESS PLAN (SEAS, COTTAGE)
FP1.03	FIRE DEPARTMENT -INTERIOR ACCESS PLAN (REEF WING, (N) REEF)
FP1.04	FIRE DEPARTMENT -INTERIOR ACCESS PLAN (REEF TOWER)
FP1.05	FIRE DEPARTMENT -INTERIOR ACCESS PLAN (SURF)
FP1.06	FIRE DEPARTMENT -INTERIOR ACCESS PLAN (VILLA, DRIFTWOOD)
FP1.07	FIRE DEPARTMENT -INTERIOR ACCESS PLAN (BAHIA)
FP2.01	FIRE PROTECTION ANALYSIS REPORT
FP2.02	FIRE PROTECTION ANALYSIS REPORT
FP2.03	FIRE PROTECTION ANALYSIS REPORT
FP2.04	FIRE PROTECTION ANALYSIS REPORT
FP2.05	FIRE PROTECTION ANALYSIS REPORT
FP3.01	ALTERNATIVE MATERIALS & METHODS REQUEST -FIRE DEPT ACCESS
FP3.02	ALTERNATIVE MATERIALS & METHODS REQUEST -FIRE DEPT ACCESS
FP3.03	ALTERNATIVE MATERIALS & METHODS REQUEST -FIRE DEPT ACCESS
FP4.01	REEF TOWER F.E. STAIR & LADDER STRUCTURAL MEMO & CALCS
FP4.02	REEF TOWER F.E. STAIR & LADDER STRUCTURAL MEMO & CALCS
C4.01	PRELIMINARY WQMP SITE PLAN

LIGHTING

LD-000	LIGHTING COVER SHEET
LD-001	FIXTURE SCHEDULE
LD-B101	BEACH LEVEL LIGHTING PLAN
LD-B101C	BEACH LEVEL LIGHTING PLAN - AREA C
LD-B101D	BEACH LEVEL LIGHTING PLAN - AREA D
LD-B100	ALLEY LEVEL LIGHTING PLAN
LD-B100A	ALLEY LEVEL LIGHTING PLAN - AREA A
LD-B100B	ALLEY LEVEL LIGHTING PLAN - AREA B
LD-B100C	ALLEY LEVEL LIGHTING PLAN - AREA C
LD-B100D	ALLEY LEVEL LIGHTING PLAN - AREA D
LD-100	BASEMENT LEVEL LIGHTING PLAN
LD-100A	BASEMENT LEVEL LIGHTING PLAN - AREA A
LD-100B	BASEMENT LEVEL LIGHTING PLAN - AREA B
LD-100C	BASEMENT LEVEL LIGHTING PLAN - AREA C
LD-100D	BASEMENT LEVEL LIGHTING PLAN - AREA D
LD-101	GROUND LEVEL LIGHTING PLAN
LD-101A	GROUND LEVEL LIGHTING PLAN - AREA A
LD-101B	GROUND LEVEL LIGHTING PLAN - AREA B
LD-101C	GROUND LEVEL LIGHTING PLAN - AREA C
LD-101D	GROUND LEVEL LIGHTING PLAN - AREA D
LD-102	SECOND LEVEL LIGHTING PLAN
LD-102A	SECOND LEVEL LIGHTING PLAN - AREA A
LD-102B	SECOND LEVEL LIGHTING PLAN - AREA B

PUBLIC WORKS NOTES

THE OWNERSHIP OF THE PACIFIC EDGE HOTEL, WHICH INCLUDES THE PROPERTY AT 667 SLEEPY HOLLOW LANE, ARE WILLING TO PROCEED THROUGH THE DESIGN REVIEW PROCESS WITH THE UNDERSTANDING THAT IMPROVEMENTS MAY ONLY BE CONSTRUCTED ON OR OVER THE EASEMENT WHEN NOT INTERFERING WITH THE PURPOSE OF THE EASEMENT, INCLUDING THE ABILITY TO ACCESS AND MAINTAIN THE STORM DRAIN FACILITIES.

A FINAL APPROVAL REGARDING THE OUTCOME OF THE STORM DRAIN, UNDER THE PROPERTY NOTED ABOVE, IS STILL PENDING AND SUBJECT TO FURTHER REVIEW AND APPROVAL BY THE CITY OF LAGUNA BEACH PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF BUILDING PERMITS THAT INCLUDE STRUCTURES CONSTRUCTED ON OR OVER THE EASEMENT.

ABBREVIATIONS

@	AT	**INT**	INTERIOR
A.F.F.	ABOVE FINISH FLOOR	**LAM**	LAMINATE
AFG	ABOVE FINISH GRADE	**LAV**	LAVATORY
ACOUS	ACOUSTICAL	**LT FXT**	LIGHT FIXTURE
ADJ	ADJUSTABLE	**MAX**	MAXIMUM
ALUM	ALUMINUM	**MECH**	MECHANICAL
ANCH	ANCHOR	**MTL**	METAL
APPROX	APPROXIMATELY	**MIN**	MINIMUM
ATTEN	ATTENUATION	**(N)**	NEW
BD	BOARD	**NIC**	NOT IN CONTRACT
BLDG	BUILDING	**OC**	ON CENTER
BLK	BLOCK	**OD**	OUTSIDE DIAMETER
BM	BEAM	**P.C.**	PROPERTY CORNER
B.O.	BOTTOM OF	**P.L.**	PROPERTY LINE
CAB	CABINET	**PLT**	PLATE
CER	CERAMIC	**PLAS**	PLASTER
CJ	CONTROL JOINT	**PLWD**	PLYWOOD
CL	CLOSET	**R**	RISERS
C.L.	CENTER LINE	**RD**	ROOF DRAIN
CLG	CEILING	**R.O.**	ROUGH OPENING
CLR	CLEAR	**RAD**	RADIUS
CMU	CONCRETE MASONRY UNIT	**RDL**	ROOF DRAIN LEADER
COL	COLUMN	**REC**	RECESSED
CONC	CONCRETE	**REINF**	REINFORCED
CONST	CONSTRUCTION	**REQ'D**	REQUIRED
CONT	CONTINUOUS	**RES**	RESISTANT
DBL	DOUBLE	**RESIL**	RESILIENT
DTL	DETAIL	**RET**	RETAINING
DIA	DIAMETER	**REV.**	REVERSE
DIAG	DIAGONAL	**RM**	ROOM
DIM	DIMENSION	**S.S.**	STAINLESS STEEL
DN	DOWN	**SV**	SHEET VINYL
DS	DOWNSPOUT	**SCHED**	SCHEDULE
DWG	DRAWING	**SECT**	SECTION
EA	EACH	**SFR**	SINGLE FAMILY RESIDENCE
EL	ELEVATION	**SHT**	SHEET
ELECT	ELECTRICAL	**SIM**	SIMILAR
EQ	EQUAL	**SPEC**	SPECIFICATION
EQUIP	EQUIPMENT	**SQ**	SQUARE
(E)	EXISTING	**STD**	STANDARD
EXT.	EXTERIOR	**STL**	STEEL
FD	FLOOR DRAIN	**STRUCT**	STRUCTURAL
FIN.	FINISH	**SUSP**	SUSPENDED
F.F.E.	FINISH FLOOR ELEVATION	**T**	TREADS
FLR	FLOOR	**T&B**	TOP AND BOTTOM
FLUOR	FLUORESCENT	**T&G**	TONGUE AND GROOVE
F.O.	FACE OF	**T.O.**	TOP OF
FT	FOOT	**T.O.C.**	TOP OF CONCRETE
FTG	FOOTING	**TELE**	TELEPHONE
FV	FIELD VERIFY	**TEMP**	TEMPERED
GA	GAUGE	**T.S.**	TUBE STEEL
GI	GALVANIZED IRON	**TYP**	TYPICAL
GALV	GALVANIZED	**UNO**	UNLESS NOTED OTHERWISE
GL	GLASS	**URM**	UNREINFORCED MASONRY
GYP BD	GYPSUM BOARD	**VCT**	VINYL COMPOSITION TILE
HD	HEAD	**W/**	WITH
HDWD	HARDWOOD	**WC**	WATER CLOSET
HORIZ	HORIZONTAL	**WF**	WIDE FLANGE
HT	HEIGHT	**WP**	WATERPROOF
ID	INSIDE DIAMETER	**WD**	WOOD
IN	INCH	**±**	PLUS OR MINUS
INSUL	INSULATION	**#**	NUMBER

Last Printed by: Sam Vasko
On: Thursday, February 18, 2021 4:01 PM

FIRE DEPARTMENT NOTES

A) A SEPARATE (DEFERRED) SUBMITTAL FOR THE CONVERSION OF THE DRY STANDPIPE SYSTEM TO WET MANUAL SYSTEM IS REQUIRED AND MUST BE DESIGNED IN COMPLIANCE WITH THE 2016 CFC AND NFPA 14, AND INSTALLED BY A QUALIFIED FIRE PROTECTION CONTRACTOR. PLANS MUST BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND FINAL INSPECTION CONDUCTED.

B) A SEPARATE (DEFERRED) SUBMITTAL FOR FIRE ALARM SYSTEM IS REQUIRED AND MUST BE DESIGNED IN COMPLIANCE WITH 2016 CFC AND NFPA 72, AND INSTALLED BY A QUALIFIED ELECTRICAL CONTRACTOR. PLANS MUST INCLUDE FULL DETECTION AND NOTIFICATION AS REQUIRED BY CFC SECTION 907. PLANS MUST BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND FINAL INSPECTION CONDUCTED.

C) A SEPARATE (DEFERRED) SUBMITTAL FOR FIRE SPRINKLERS IS REQUIRED. SYSTEM DESIGN MUST COMPLY WITH THE 2016 CFC AND 2016 NFPA 13 STANDARD. PLANS MUST BE DESIGNED AND INSTALLED BY A QUALIFIED FIRE PROTECTION CONTRACTOR. PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND APPROPRIATE INSPECTIONS CONDUCTED.

D) A SEPARATE (DEFERRED) SUBMITTAL FOR UL300 COMPLIANT FIRE SUPPRESSION SYSTEM(S) IS REQUIRED FOR ALL TYPE 1 COOK HOODS. A UL300 COMPLIANT SYSTEM PLAN WILL NEED TO BE SUBMITTED TO THE LBFD FOR REVIEW AND APPROVAL. A PERMIT ISSUED AND FINAL INSPECTION REQUIRED. SYSTEM(S) SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF 2016 CFC, CMC, CEC, NFPA 17A & 96.
FIRE EXTINGUISHERS TO BE LOCATED AND SIZED AS PER 2016 CFC SECTION 906 AND FIRE INSPECTORS' DIRECTION.

E)

F) MAINTAIN JOBSITE SAFETY DURING CONSTRUCTION AS PER CHAPTER 33 OF THE 2016 CALIFORNIA FIRE CODE.

G) BUILDING ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR FACING THE STREET ADDRESSED TO. MINIMUM SIZE OF UNIT/ SUITE NUMBERS IS 4". WITH THE MINIMUM SIZE OF BUILDING NUMBERS BEING 6". NUMBER COLOR MUST CONTRAST WITH BACKGROUND.

H) KNOX BOX FIREFIGHTER ACCESS IS REQUIRED. TO BE INSTALLED AT ALL PRIMARY ENTRANCE LOCATIONS. PROVIDE DWELLING / GATE KEYS TO THE LBFD INSPECTOR FOR PLACEMENT INTO THE KNOX BOXES.

I) NEW AND REMODELED ELEVATORS MUST BE SIZED TO ACCOMMODATE AN AMBULANCE GURNEY, AND MEET ALL MINIMUM CBC AND CFC REQUIREMENTS. NOTE: STANDARDIZED ELEVATOR KEYS MUST BE PROVIDED TO LBFD INSPECTOR AT FINAL FOR PLACEMENT INTO KNOX BOXES.

J) ALL APPARATUS ACCESS FIRE LANES MUST BE CONSTRUCTED AND MARKED/SIGNED AS PER CFC REQUIREMENTS.

K) ALL NEW FABRIC AWNINGS MUST BE CA TITLE 19 COMPLIANT FOR FLAME RETARDANCE, WITH THE CSFM LABEL ON EACH ONE.

l) ALL CFC CHAPTER 4 EVACUATION AND PLANNING REQUIREMENTS MUST BE MET. DETAILS FOR DIAGRAMS REQUIRED BY SECTIONS 403 & 404 MUST BE PROVIDED.

M) FOR FIRE DEPARTMENT INSPECTIONS, CALL (949) 497-0352 AT LEAST 3 DAYS IN ADVANCE TO SCHEDULE.

EMERGENCY RESPONDER RADIO COVERAGE

EMERGENCY RESPONDER RADIO COVERAGE SHOULD BE PROVIDED FOR NEW AND EXISTING BUILDINGS, UNLESS THE FIRE CODE OFFICIAL DETERMINES THAT THE RADIO COVERAGE SYSTEM IS NOT NEEDED. THE SYSTEM SHOULD COMPLY WITH THE REQUIREMENTS OF CFC SECTION 510 AND THE ORANGE COUNTY COMMUNICATIONS EMERGENCY RESPONDER DIGITAL RADIO GUIDELINES. [CFC 1103.2, 510.1 AS AMENDED BY LBFD]

ELEVATOR EMERGENCY OPERATION

EXISTING ELEVATORS THAT TRAVEL MORE THAN 25 FEET ABOVE OR BELOW THE MAIN FLOOR OR OTHER LEVEL OF BUILDING AND ARE NOT DESIGNED TO SERVE THE NEEDS OF EMERGENCY PERSONNEL FOR FIRE FIGHTING OR RESCUE PURPOSES SHOULD BE PROVIDED WITH EMERGENCY OPERATION PER ASME A17.3 UNLESS ONE OF THE EXCEPTIONS IN THIS SECTION ARE MET. [CFC 1103.3]

FIRE ALARM SYSTEM CRITERIA

GROUP R-1 HOTELS WITH THREE OR MORE STORIES OR WITH MORE THAN 20 SLEEPING UNITS SHOULD BE PROVIDED WITH A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH CFC SECTION 907.5. (CFC 1113.12.1) MANUAL FIRE ALARM BOXES ARE NOT REQUIRED THROUGHOUT THE BUILDING WHERE THE BUILDING IS FULLY SPRINKLERED, NOTIFICATION DEVICES WILL ACTIVATE ON SPRINKLER WATERFLOW, AND NOT LESS THAN ONE MANUAL FIRE ALARM BOX IS INSTALLED AT AN APPROVED LOCATION. (CFC 1103.7.5.1 EXCEPTION)

AN AUTOMATIC SMOKE DETECTION SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHOULD BE INSTALLED IN EXISTING GROUP R-1 HOTEL THROUGHOUT ALL INTERIOR CORRIDORS SERVING SLEEPING ROOMS AND NOT EQUIPPED WITH AN APPROVED, SUPERVISED SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CFC SECTION 903. (CFC 1103.7.5.1.1) EXCEPTION: AN AUTOMATIC SMOKE DETECTION SYSTEM IS NOT REQUIRED IN BUILDINGS THAT DO NOT HAVE INTERIOR CORRIDORS SERVING SLEEPING UNITS AND WHERE EACH SLEEPING UNIT HAS A MEANS OF EGRESS DOOR OPENING DIRECTLY TO AN EXIT OR AN EXTERIOR EXIT ACCESS THAT LEADS DIRECTLY TO AN EXIT.

SINGLE- AND MULTIPLE-STATION SMOKE ALARMS SHOULD BE PROVIDED IN EXISTING GROUP R OCCUPANCIES PER CFC 1103.8. CARBON MONOXIDE ALARMS SHOULD BE PROVIDED IN EXISTING GROUP R OCCUPANCIES PER CFC 1103.9.

ARCHITECTURAL (CONTINUED)

03-A2.00	COTTAGE DEMO & FLOOR PLANS: BASEMENT (3) & ALLEY (2) LEVELS
03-A3.00	COTTAGE DEMO & PROPOSED ELEVATIONS
03-T1.10	COTTAGE FLOOR AREA CALCS: BASEMENT (3) & ALLEY (2) LEVELS
04-A2.00	REEF WING DEMO & FLOOR PLANS: BEACH (1) & ALLEY (2) LEVELS
04-A2.01	REEF WING DEMO & FLOOR PLANS: BASEMENT (3) & GROUND (4) LVL
04-A3.00	REEF WING DEMO & PROPOSED ELEVATIONS
04-A3.01	REEF WING DEMO & PROPOSED ELEVATIONS
04-T1.10	REEF WING FLOOR AREA CALC: BEACH (1) & ALLEY (2) LEVELS
04-T1.11	REEF WING FLOOR AREA CALC: BASEMENT (3) & GROUND (4) LVL
05-A2.00	TOWER DEMO & FLOOR PLANS: BEACH (1) & ALLEY (2) LEVELS
05-A2.01	TOWER DEMO & FLOOR PLANS: BASEMENT (3) & GROUND (4) LVL
05-A2.02	TOWER DEMO & FLOOR PLANS: SECOND LEVEL (5)
05-A3.00	TOWER DEMO & PROPOSED ELEVATIONS
05-A3.01	TOWER DEMO & PROPOSED ELEVATIONS
05-T1.10	TOWER FLOOR AREA CALCS: BEACH (1) & ALLEY (2) LEVEL
05-T1.11	TOWER FLOOR AREA CALCS: BASEMENT (3) & GROUND (4) LEVEL
05-T1.12	TOWER FLOOR AREA CALCULATIONS: SECOND LEVEL (5)
06-A2.00	SURF DEMO & FLOOR PLANS: BEACH LEVEL (1)
06-A2.01	SURF DEMO & FLOOR PLANS: ALLEY LEVEL (2)
06-A2.02	SURF DEMO & FLOOR PLANS: BASEMENT LEVEL (3)
06-A2.03	SURF DEMO & FLOOR PLANS: GROUND LEVEL (4)
06-A3.00	SURF DEMO & PROPOSED ELEVATIONS
06-A3.01	SURF DEMO & PROPOSED ELEVATIONS
06-T1.10	SURF FLOOR AREA CALCULATIONS: BEACH LEVEL (1)
06-T1.11	SURF FLOOR AREA CALCULATIONS: ALLEY LEVEL (2)
06-T1.12	SURF FLOOR AREA CALCULATIONS: BASEMENT LEVEL (3)
06-T1.13	SURF FLOOR AREA CALCULATIONS: GROUND LEVEL (4)
07-A2.00	VILLA DEMO & FLOOR PLANS: BEACH LEVEL (1)
07-A2.01	VILLA DEMO & FLOOR PLANS: ALLEY LEVEL (2)
07-A2.02	VILLA DEMO & FLOOR PLANS: BASEMENT LEVEL (3)
07-A3.00	VILLA DEMO & PROPOSED ELEVATIONS
07-A3.01	VILLA DEMO & PROPOSED ELEVATIONS
07-A3.02	VILLA DEMO & PROPOSED ELEVATIONS
07-T1.10	VILLA FLOOR AREA CALCULATIONS: BEACH LEVEL (1)
07-T1.11	VILLA FLOOR AREA CALCULATIONS: ALLEY LEVEL (2)
07-T1.12	VILLA FLOOR AREA CALCULATIONS: BASEMENT LEVEL (3)
08-A2.00	DRIFTWOOD DEMO & FLOOR PLANS: BEACH LEVEL (1)
08-A2.01	DRIFTWOOD DEMO & FLOOR PLANS: ALLEY LEVEL (2)
08-A2.02	DRIFTWOOD DEMO & FLOOR PLANS: BASEMENT LEVEL (3)
08-A3.00	DRIFTWOOD DEMO & PROPOSED ELEVATIONS
08-A3.01	DRIFTWOOD DEMO & PROPOSED ELEVATIONS
08-T1.10	DRIFTWOOD FLOOR AREA CALCULATIONS: BEACH LEVEL (1)
08-T1.11	DRIFTWOOD FLOOR AREA CALCULATIONS: ALLEY LEVEL (2)
08-T1.12	DRIFTWOOD FLOOR AREA CALCULATIONS: BASEMENT LVL (3)
09-A2.00	BAHIA DEMO & FLOOR PLANS: ALLEY LEVEL (2)
09-A2.01	BAHIA DEMO & FLOOR PLANS: BASEMENT LEVEL (3)
09-A2.02	BAHIA DEMO & FLOOR PLANS: GROUND LEVEL (4)
09-A2.03	BAHIA DEMO & FLOOR PLANS: SECOND LEVEL (5)
09-A3.00	BAHIA DEMO & PROPOSED ELEVATIONS
09-A3.01	BAHIA DEMO & PROPOSED ELEVATIONS
09-T1.10	BAHIA FLOOR AREA CALCULATIONS: ALLEY LEVEL (2)
09-T1.11	BAHIA FLOOR AREA CALCULATIONS: BASEMENT LVL (3)
09-T1.12	BAHIA FLOOR AREA CALCULATIONS: GROUND LEVEL (4)
09-T1.13	BAHIA FLOOR AREA CALCULATIONS: SECOND LEVEL (5)
10-A2.00	NEW REEF & GARAGE FLOOR PLANS: ALLEY (2) & BASEMENT (3) LVL
10-A2.01	NEW REEF & POOL FLOOR PLAN: GROUND LEVEL (4)
10-A3.00	NEW REEF & GARAGE PROPOSED ELEVATIONS
10-A3.01	NEW REEF PROPOSED ELEVATIONS
10-T1.10	NEW REEF FLOOR AREA CALCS: ALLEY (2) & BASEMENT (3) LVL
10-T1.11	NEW REEF FLOOR AREA CALCULATIONS: GROUND (4) LEVEL

DAS ROOM SCHEDULE

NUM.	TYPE	NUM.	TYPE	SHOWER/TUB	NUM.	TYPE
NK09	KING STUDIO	NK16	KING STUDIO	TUB	RM17	KING STUDIO
		NK10	KING STUDIO	TUB	RM302	KING STUDIO
		RM118	KING STUDIO	TUB	RM643	KING SUITE
		RM131	KING SUITE	TUB	RM122	KING STUDIO
		V01	KING SUITE	SHOWER	RM138	KING SUITE
		RM14	KING STUDIO	TUB	RM115	KING SUITE
		RM3	DBL QUEEN	SHOWER	RM404	FAMILY ROOM
					RM604	KING STUDIO
					V02	KING STUDIO
					RM4	KING STUDIO
					RM8	DBL QUEEN
					NK02	KING STUDIO
					NK11	DBL QUEEN

GUEST ROOMS WITH MOBILITY FEATURES
TOTAL NO. OF GUEST ROOMS PROVIDED (151 TO 200) 8 ROOMS REQ'D

GUEST ROOMS WITH COMMUNICATION FEATURES
TOTAL NO. OF GUEST ROOMS PROVIDED (151 TO 200) 14 ROOMS REQ'D

**CA T24 TABLE 11B-224.2; ADA 224.2*

NOTE:
1. PER CBC TABLE 11B-3AND 11B-4
2. AREAS MARKED "N/A" ARE NOT APPLICABLE.
3. PROVIDE AN AUTOMATIC ALARM SYSTEM/ VOICE EVACUATION SYSTEM FOR THE HOTEL WITH BOTH VISUAL AND AUDIBLE ALARMS ACTIVATED BY BOTH IN ROOM SMOKE DETECTOR AND THE BUILDING FIRE ALARM SYSTEM AT ALL ROOMS INDICATED AS ' HEARING IMPAIRED' ABOVE. (907.5.2.3.3)

LANDSCAPE SITE STATISTICS

TOTAL LANDSCAPE AREA/IRRIGATED PLANTING AREA (EXCLUDES MULCH & GRAVEL AREAS): 10,035 SF

SEE LANDSCAPE DRAWINGS L-1.1 THRU L-6 FOR ADDITIONAL INFORMATION.

SHEET INDEX

ARCHITECTURAL

T1.00	TITLE SHEET
T1.01	PROJECT INFORMATION
T1.02	PROJECT INFORMATION

SURVEY

C1.00	SURVEY
C1.01	SURVEY
C1.02	SURVEY
C1.03	SURVEY
C1.04	SURVEY
C1.05	SURVEY

ARCHITECTURAL (CONTINUED)

A1.00	EXISTING SITE PLAN
A1.01	PROPOSED SITE PLAN
A1.02	SITE PLAN: NE
A1.03	SITE PLAN: SE
A1.04	SITE PLAN: S
A1.05	SITE PLAN: SW
A1.06	SITE PLAN: NW
A1.07	STAKING PLAN: NEW REEF
A1.08	STAKING PLAN: VALET AREA/ VILLA
A1.09	STAKING PLAN: TRASH AREA
A1.10	EXISTING PARKING PLAN: GROUND LEVEL (4)
A1.11	EXISTING PARKING PLAN: BASEMENT LEVEL (3)
A1.12	EXISTING PARKING PLAN: ALLEY LEVEL (2)
A1.13	PROPOSED PARKING PLAN: GROUND LEVEL (4)
A1.14	PROPOSED PARKING PLAN: BASEMENT LEVEL (3)
A1.15	PROPOSED PARKING PLAN: ALLEY LEVEL (2)
A1.16	PROPOSED SEATING PLANS
T1.10	GENERAL NOTES
T1.11	GENERAL NOTES
T1.20	EXISTING OPEN SPACE CALCULATION - BEACH LEVEL (1)
T1.21	PROPOSED OPEN SPACE CALCULATION - BEACH LEVEL (1)
T1.22	EXISTING OPEN SPACE CALCULATION - ALLEY LEVEL (2)
T1.23	PROPOSED OPEN SPACE CALCULATION - ALLEY LEVEL (2)
T1.24	EXISTING OPEN SPACE CALCULATIONS - BASEMENT LVL (3)
T1.25	PROPOSED OPEN SPACE CALCULATION - BASEMENT LEVEL (3)
T1.26	EXISTING OPEN SPACE CALCULATION - GROUND LEVEL (4)
T1.27	PROPOSED OPEN SPACE CALCULATION - GROUND LEVEL (4)
T1.28	EXISTING OPEN SPACE CALCULATION - SECOND LEVEL (5)
T1.29	PROPOSED OPEN SPACE CALCULATION - SECOND LEVEL (5)
T1.32	EXISTING GROUND TO SKY OPEN SPACE CALCULATION
T1.33	PROPOSED GROUND TO SKY OPEN SPACE CALCULATION
T1.40	PROPOSED REMODEL AREA CALCULATIONS - BEACH LEVEL (1)
T1.41	PROPOSED REMODEL AREA CALCULATIONS - ALLEY LEVEL (2)
T1.42	PROPOSED REMODEL AREA CALCULATIONS - BASEMENT LVL (3)
T1.43	PROPOSED REMODEL AREA CALCULATIONS - GROUND LEVEL (4)
T1.44	PROPOSED REMODEL AREA CALCULATIONS - SECOND LEVEL (5)
T1.45	PROPOSED REMODEL AREA CALCULATIONS - THIRD LEVEL (6)
01-A2.00	COAST DEMO & FLOOR PLANS: ALLEY LEVEL (2)
01-A2.01	COAST DEMO & FLOOR PLANS: BASEMENT LEVEL (3)
01-A2.02	COAST DEMO & FLOOR PLANS: GROUND LEVEL (4)
01-A2.03	COAST DEMO & FLOOR PLANS: SECOND LEVEL (5)
01-A3.00	COAST DEMO & PROPOSED ELEVATIONS
01-T1.10	COAST FLOOR AREA CALCULATIONS: ALLEY LEVEL (2)
01-T1.11	COAST FLOOR AREA CALCULATIONS: BASEMENT LVL (3)
01-T1.12	COAST FLOOR AREA CALCS: GROUND (4) & SECOND (5) LEVEL
02-A2.00	SEAS DEMO PLAN: BASEMENT LEVEL (3)
02-A2.01	SEAS FLOOR PLAN: BASEMENT LEVEL (3)
02-A2.02	SEAS DEMO PLAN: GROUND LEVEL (4)
02-A2.03	SEAS FLOOR PLAN: GROUND LEVEL (4)
02-A2.04	SEAS DEMO & FLOOR PLANS: SECOND LEVEL (5)
02-A2.05	SEAS DEMO & FLOOR PLANS: THIRD LEVEL (6)
02-A3.00	SEAS DEMO & PROPOSED ELEVATIONS
02-A3.01	SEAS DEMO & PROPOSED ELEVATIONS
02-T1.10	SEAS FLOOR AREA CALCULATIONS: BASEMENT LEVEL (3)
02-T1.11	SEAS FLOOR AREA CALCULATIONS: GROUND LEVEL (4)
02-T1.12	SEAS FLOOR AREA CALCULATIONS: SECOND LEVEL (5)
02-T1.13	SEAS FLOOR AREA CALCULATIONS: THIRD LEVEL (6)

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HOTEL ROOM & RESTAURANT SEAT COUNT

HOTEL ROOMS (KEYS)

BUILDING	EXISTING	DELTA	PROPOSED
BAHIA	15 KEYS	+6	21 KEYS
COAST	5 KEYS	+0	5 KEYS
SEAS	34 KEYS	+4	38 KEYS
REEF WING	24 KEYS	+0	24 KEYS
REEF TOWER	15 KEYS	+0	15 KEYS
COTTAGE	1 KEYS	+0	1 KEY
SURF	35 KEYS	+0	35 KEYS
VILLA	2 KEYS	+0	2 KEYS
NEW REEF	N/A	+15	15 KEYS
TOTAL	**131 KEYS**	**+25**	**156 KEYS**

RESTAURANTS (SEATS)

BUILDING	EXISTING	DELTA	PROPOSED
DRIFTWOOD	100 SEATS *per CUP 68-2*	+62	162 SEATS
VILLA	163 SEATS *per CUP 11-01*	-48	115 SEATS
COAST	0 SEATS	+63	63 SEATS
TOTAL	**263 SEATS**	**+77**	**340 SEATS**

PARKING COUNT

(E) PARKING DEMAND PER LBMC: 220.0 CARS

USE	BUILDING	ROOMS	REQ'D
HOTEL	BAHIA	15	16.0 CARS
HOTEL	COAST	5	5.3 CARS
HO

SYMBOLS

- SOLID LINE
- DASHED LINES INDICATE HIDDEN, OVERHEAD OR ITEMS TO BE REMOVED
- BUILDING FLOOR OR ELEVATION
- PROPERTY LINE
- BREAK LINE - MATERIAL TO CONTINUE
- GRIDLINE ON CENTER OF COLUMN
- GRIDLINE TO FACE OF STRUCTURE
- DIMENSION TO CENTERLINE
- DIMENSION TO FACE
- BUILDING SECTION
- WALL SECTION
- DETAIL
- INTERIOR ELEVATION - MULTIPLE WALLS
- INTERIOR ELEVATION - 1 WALL
- EXTERIOR ELEVATION
- ENTRY / 101 — ROOM NAME / ROOM NUMBER
- WALL TYPE
- 100 / 1 — DOOR MARK
- 100 / A — WINDOW MARK
- APP-01 — EQUIPMENT MARK
- PL-01 — PLUMBING FIXTURES
- PT-01 — FINISH DESIGNATION
- REVISION NUMBER
- EXISTING ELEVATION
- NEW ELEVATION
- CONTROL POINT / DATUM
- ALIGN
- EXISTING WALL
- NEW WALL
- DIRECTION OF SLOPE TO DRAIN
- EXHAUST FAN
- SP — FIRE SPRINKLER
- SD — SMOKE DETECTOR

MATERIALS

- ALUMINUM
- WOOD, FINISH
- CONCRETE
- CONCRETE MASONRY UNIT
- EARTH
- STONE
- GRAVEL
- SAND
- GYPSUM BOARD
- PLASTER IN SECTION & ELEVATION
- CONCRETE IN PLAN & ELEVATION
- CEMENT PLASTER
- BATT INSULATION
- RIGID INSULATION
- PLYWOOD
- GLASS
- STEEL
- CERAMIC TILE
- METAL STUD IN PLAN, METAL TRACK BELOW
- METAL STUD IN ELEVATION
- METAL IN ELEVATION

Last Printed By: Kevin Hewitt
On: Thursday, February 11, 2021 9:57 AM

BLDG 09 **BAHIA BUILDING** 620+636 SLEEPY HOLLOW LN LAGUNA BEACH, CA 92651

USE: HOTEL/PARKING ZONE: C1 LOT SLOPE: 13%

ZONING STANDARDS

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (Y / N)
LOT AREA	N/A	12,030 sq ft	NO CHANGE	Y
LOT WIDTH (AVG.)	N/A	130'	NO CHANGE	Y
LOT DEPTH (AVG.)	N/A	90.00'	NO CHANGE	Y
MAX. BLDG HEIGHT	20'-0" (note 1)	14.81'	NO CHANGE	Y
MAX. HEIGHT FROM GRADE	36'-0" (note 2)	35.23'	NO CHANGE	Y
SETBACKS				
FRONT YARD(POI)	(note 3)	42'- 3"	NO CHANGE	Y
REAR YARD (SLEEPY HOLLOW)	10'-0"	0"	NO CHANGE	(E) NON-CONFORMING
SIDE YARDS (COMBINED)	None	N/A	NO CHANGE	Y
LOT COVERAGE (BSC)	N/A	25.9% (3,488.7 sq ft)	NO CHANGE	Y
FLOOR AREA RATIO	N/A	N/A	NO CHANGE	Y

PROJECT DATA

DESCRIPTION	EXISTING	PROPOSED	TOTAL	REMODEL
LIVING AREA				
ALLEY LEVEL (1)	0 sq ft	NO CHANGE	0 sq ft	0 sq ft
BASEMENT LEVEL (2)	3,216.07 sq ft	NO CHANGE	3,216.07 sq ft	0 sq ft
GROUND LEVEL (3)	3,443.72 sq ft	NO CHANGE	3,443.72 sq ft	0 sq ft
SECOND LEVEL (4)	3,439.18 sq ft	NO CHANGE	3,439.18 sq ft	0 sq ft
TOTAL	**10,098.97 sq ft**	**NO CHANGE**	**10,098.97 sq ft**	3,068.51 sq ft
GARAGE	2,016.45 sq ft	872.11 sq ft	2,888.53 sq ft	0 sq ft
ELEVATED DECK/TERRACE	3,943.64 sq ft	NO CHANGE	3,943.64 sq ft	0 sq ft
STORAGE / MECHANICAL	1,879.54 sq ft	-872.09 sq ft (demo)	1,007.45 sq ft	0 sq ft
DEMOLITION				
ROOF AREA	0 sq ft	0 sq ft	0 sq ft	0 sq ft
FLOOR AREA	0 sq ft	0 sq ft	0 sq ft	0 sq ft
ALLEY LEVEL (1)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
BASEMENT LEVEL (2)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
GROUND LEVEL (3)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
SECOND LEVEL (4)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
TOTAL FLOOR + ROOF				
TOTAL EXTERIOR WALL				

note 1: 20'-0" max. building height above street per Laguna Beach Municipal Code 25.21.006 (D)(1) with a slope greater than 10%
note 2: 36'-0" max. building height of any building per Laguna Beach Municipal Code 25.21.006 (D)(2)
note 3: front yard open space equal to 5 times the footage

EXTERIOR BUILDING LIGHTING -

EXISTING EGRESS DOORS	19 (including guestrooms)	PROPOSED EGRESS DOORS		25 (including guestrooms)
EXISTING FIXTURE COUNT		PROPOSED FIXTURE COUNT		
FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
RE1	10	600 lm (delivered)	32	
SS1	1.5 / ft	133.4 lm / ft	18	
WS2	7	353 lm (delivered)	6	
WS3	16.5	938 (delivered)	1	
WS4	7.9	618 (delivered)	9	
		TOTAL	66	

BLDG 07 **VILLA BUILDING** 627 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

USE: HOTEL/RESTAURANT ZONE: CH-M LOT SLOPE: 16%

ZONING STANDARDS

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (Y / N)
LOT AREA	N/A	9,624 sq ft	NO CHANGE	Y
LOT WIDTH (AVG.)	N/A	175'	NO CHANGE	Y
LOT DEPTH (AVG.)	N/A	204'-6"	NO CHANGE	Y
MAX. BLDG HEIGHT	20'-0" (note 1)	19.76'	NO CHANGE	Y
MAX. HEIGHT FROM GRADE	36'-0" (note 2)	39.38'	NO CHANGE	(E) NON-CONFORMING
SETBACKS				
FRONT YARD	5'-0"	5'-1"	NO CHANGE	Y
REAR YARD	(note 3)	0"	NO CHANGE	(E) NON-CONFORMING
SIDE YARDS (COMBINED)	N/A	N/A	NO CHANGE	Y
LOT COVERAGE (BSC)	N/A	31.3% (3012.3 sq ft)	NO CHANGE	Y
FLOOR AREA RATIO	N/A	N/A	NO CHANGE	Y

PROJECT DATA

DESCRIPTION	EXISTING	PROPOSED	TOTAL	REMODEL
LIVING AREA				
BEACH LEVEL (1)	1,593.98 sq ft	627.67 sq ft	2221.65 sq ft	0 sq ft
ALLEY LEVEL (2)	1647.61 sq ft	614.62 sq ft	2262.23 sq ft	0 sq ft
BASEMENT LEVEL (3)	1,677.03 sq ft	NO CHANGE	1,677.03 sq ft	0 sq ft
TOTAL	**4,918.62 sq ft**	**1242.29 sq ft**	**6160.91 sq ft**	3,400.41 sq ft
GARAGE	0 sq ft	NO CHANGE	0 sq ft	0 sq ft
ELEVATED DECK/TERRACE	1,680.07 sq ft	NO CHANGE	1,680.07 sq ft	0 sq ft
STORAGE / MECHANICAL	820.65 sq ft	-634.7 sq ft (Living/Demo)	196.95 sq ft	0 sq ft
DEMOLITION				
ROOF AREA	0 sq ft	0 sq ft	0 sq ft	0 sq ft
FLOOR AREA	0 sq ft	0 sq ft	0 sq ft	0 sq ft
BEACH LEVEL (1)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
ALLEY LEVEL (2)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
BASEMENT LEVEL (3)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
TOTAL FLOOR + ROOF				
TOTAL EXTERIOR WALL				

note 1: 20'-0" max. building height above street per Laguna Beach Municipal Code 25.21.006 (D)(1) with a slope greater than 10%
note 2: 36'-0" max. building height of any building per Laguna Beach Municipal Code 25.21.006 (D)(2)
note 3: rear yard setback line is established where the plane of elevation fourteen feet above mean sea level touches the land mass per Laguna Beach Municipal Code 25.50.004 (B)(3)

EXTERIOR BUILDING LIGHTING - Rev 1

EXISTING EGRESS DOORS	11 (including guestrooms)	PROPOSED EGRESS DOORS		8 (including guestrooms)
EXISTING FIXTURE COUNT		PROPOSED FIXTURE COUNT		
FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm	3	
DF1	20	~800 lm	3	
LC2	6.5 (per Fixture)	500 (per Fixture)	4	
SS1	1.5 /ft	133.4 /mft	2	
WR2	3.4	43 lm	3	
WS1	3	144 lm	2	
		TOTAL	15	

BLDG 05 **REEF TOWER BUILDING** 653 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

USE: HOTEL/PARKING ZONE: CH-M LOT SLOPE %: 12%

ZONING STANDARDS

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (Y / N)
LOT AREA	N/A	8,250 sq ft	NO CHANGE	Y
LOT WIDTH (AVG.)	N/A	37.37'	NO CHANGE	Y
LOT DEPTH (AVG.)	N/A	219.99'	NO CHANGE	Y
MAX. BLDG HEIGHT	20'-0" (note 1)	39.99'	NO CHANGE	(E) NON-CONFORMING
MAX. HEIGHT FROM GRADE	36'-0" (note 2)	63.7'	NO CHANGE	(E) NON-CONFORMING
SETBACKS				
FRONT YARD	5'-0"	5'-0"	NO CHANGE	Y
REAR YARD	(note 3)	0" (note 3)	NO CHANGE	(E) NON-CONFORMING
SIDE YARDS (COMBINED)	None (west)	1'-2" (north)	NO CHANGE	Y
LOT COVERAGE (BSC)	N/A	34.4% (2,838 sq ft)	NO CHANGE	Y
FLOOR AREA RATIO	N/A	N/A	NO CHANGE	Y

PROJECT DATA

DESCRIPTION	EXISTING	PROPOSED	TOTAL	REMODEL
LIVING AREA				
BEACH LEVEL (1)	1,509.83 sq ft	NO CHANGE	1,509.83 sq ft	0 sq ft
ALLEY LEVEL (2)	1,512.42 sq ft	NO CHANGE	1,512.42 sq ft	0 sq ft
BASEMENT LEVEL (3)	1,391.8 sq ft	NO CHANGE	1,391.8 sq ft	0 sq ft
GROUND LEVEL (4)	1,391.8 sq ft	NO CHANGE	1,391.8 sq ft	0 sq ft
SECOND LEVEL (5)	1,391.8 sq ft	NO CHANGE	1,391.8 sq ft	0 sq ft
TOTAL	**7,197.65 sq ft**	**NO CHANGE**	**7,197.65 sq ft**	2957.4 sq ft
GARAGE	0 sq ft	NO CHANGE	0 sq ft	0 sq ft
ELEVATED DECK/TERRACE	2,893.75 sq ft	NO CHANGE	2,893.75 sq ft	0 sq ft
STORAGE / MECHANICAL	450.02 sq ft	NO CHANGE	450.02 sq ft	0 sq ft
DEMOLITION				
ROOF AREA	0 sq ft	0 sq ft	0 sq ft	0 sq ft
FLOOR AREA	0 sq ft	0 sq ft	0 sq ft	0 sq ft
BEACH LEVEL (1)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
ALLEY LEVEL (2)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
BASEMENT LEVEL (3)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
GROUND LEVEL (4)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
SECOND LEVEL (5)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
TOTAL FLOOR + ROOF				
TOTAL EXTERIOR WALL				

note 1: 20'-0" max. building height above street per Laguna Beach Municipal Code 25.21.006 (D)(1) with a slope greater than 10%
note 2: 36'-0" max. building height of any building per Laguna Beach Municipal Code 25.21.006 (D)(2)
note 3: 3'-9/8" per setback line is established where the plane of elevation fourteen feet above mean sea level touches the land mass per Laguna Beach Municipal Code 25.50.004 (B)(3)

EXTERIOR BUILDING LIGHTING - Rev 1

EXISTING EGRESS DOORS	16 (including guestrooms)	PROPOSED EGRESS DOORS		16 (including guestrooms)
EXISTING FIXTURE COUNT		PROPOSED FIXTURE COUNT		
FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
DW2	5	205 (delivered)	8	
DW3	10.5	365 lm (delivered)	1	
SS1	1.5 /ft	133.4 lm / ft	4	
WR2	3.4	43 lm	51	
WS2	7	353 lm (delivered)	7	see plan
		TOTAL	71	

BLDG 03 **COTTAGE BUILDING** 653 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

USE: HOTEL ZONE: CH-M LOT SLOPE %: 12

ZONING STANDARDS

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (Y / N)
LOT AREA	N/A	8,250 sq ft	NO CHANGE	Y
LOT WIDTH (AVG.)	N/A	37.37'	NO CHANGE	Y
LOT DEPTH (AVG.)	N/A	219.99'	NO CHANGE	Y
MAX. BLDG HEIGHT	20'-0" (note 1)	18.82'	NO CHANGE	(E) NON-CONFORMING
MAX. HEIGHT FROM GRADE	36'-0" (note 2)	22.8'	NO CHANGE	Y
SETBACKS				
FRONT YARD	5'-0"	4'-1 1/2"	NO CHANGE	(E) NON-CONFORMING
REAR YARD	(note 3)	145'-7" (note 3)	NO CHANGE	Y
SIDE YARDS (COMBINED)	4'-0"	1'-2" (west)	NO CHANGE	(E) NON-CONFORMING
LOT COVERAGE (BSC)	N/A	8% (2,247 sq ft)	NO CHANGE	Y
FLOOR AREA RATIO	N/A	N/A	NO CHANGE	Y

PROJECT DATA

DESCRIPTION	EXISTING	PROPOSED	TOTAL	REMODEL
LIVING AREA				
BEACH LEVEL (1)	644.27 sq ft	NO CHANGE	644.27 sq ft	0 sq ft
BASEMENT LEVEL (2)	446.27 sq ft	NO CHANGE	446.27 sq ft	0 sq ft
GROUND LEVEL (3)	**892.52 sq ft**	**NO CHANGE**	**892.52 sq ft**	426.91
SECOND LEVEL (4)	0 sq ft	NO CHANGE	0 sq ft	0 sq ft
ELEVATED DECK/TERRACE	122.14 sq ft	NO CHANGE	122.14 sq ft	0 sq ft
STORAGE / MECHANICAL	0 sq ft	NO CHANGE	0 sq ft	0 sq ft
DEMOLITION				
ROOF AREA	0 sq ft	0 sq ft	0 sq ft	0 sq ft
FLOOR AREA	0 sq ft	0 sq ft	0 sq ft	0 sq ft
ALLEY LEVEL (1)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
BASEMENT LEVEL (2)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
TOTAL EXTERIOR WALL				

note 1: 20'-0" max. building height above street per Laguna Beach Municipal Code 25.21.006 (D)(1) with a slope greater than 10%
note 2: 36'-0" max. building height of any building per Laguna Beach Municipal Code 25.21.006 (D)(2)
note 3: 3'-9/8" per setback line is established where the plane of elevation fourteen feet above mean sea level touches the land mass per Laguna Beach Municipal Code 25.50.004 (B)(3)

EXTERIOR BUILDING LIGHTING - Rev 1

EXISTING EGRESS DOORS	1 (including guestrooms)	PROPOSED EGRESS DOORS		1 (including guestrooms)
EXISTING FIXTURE COUNT		PROPOSED FIXTURE COUNT		
FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
WS1	3	144 lm	6	
		TOTAL	6	
		TOTAL	12	

BLDG 01 **COAST BUILDING** 647 S. COAST HIGHWAY LAGUNA BEACH, CA 92651

USE: HOTEL / RETAIL / PARKING ZONE: C-1 LOT SLOPE: 13%

ZONING STANDARDS

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	6
LOT AREA	N/A	5,406 sq ft	NO CHANGE	Y
LOT WIDTH (AVG.)	N/A	62'	NO CHANGE	Y
LOT DEPTH (AVG.)	N/A	90.00'	NO CHANGE	Y
MAX. BLDG HEIGHT	20'-0" (note 1)	26.63'	NO CHANGE	(E) NON-CONFORMING
MAX. HEIGHT FROM GRADE	36'-0" (note 2)	42.2'	NO CHANGE	(E) NON-CONFORMING
SETBACKS				
FRONT YARD(POI)	(note 3)	57'-0"	NO CHANGE	Y
REAR YARD (SLEEPY HOLLOW)	10'-0"	over by 5"	NO CHANGE	(E) NON-CONFORMING
SIDE YARDS (COMBINED)	None	N/A	NO CHANGE	Y
LOT COVERAGE (BSC)	N/A	40.8% (2,206 sq ft)	NO CHANGE	Y
FLOOR AREA RATIO	N/A	N/A	NO CHANGE	Y

PROJECT DATA

DESCRIPTION	EXISTING	PROPOSED	TOTAL	REMODEL
LIVING AREA				
ALLEY LEVEL (1)	0 sq ft	NO CHANGE	0 sq ft	-
BASEMENT LEVEL (2)	181.55 sq ft	NO CHANGE	181.55 sq ft	-
GROUND LEVEL (3)	1,662.39 sq ft	515.53	2,177.88 sq ft	-
SECOND LEVEL (4)	1,698.31 sq ft	NO CHANGE	1,698.31 sq ft	-
TOTAL	**3,529.93 sq ft**	**515.53 sq ft**	**4,057.74 sq ft**	2,105.91 sq ft
GARAGE	8,646.55 sq ft	NO CHANGE	8,646.55 sq ft	-
ELEVATED DECK/TERRACE	780.23 sq ft	2,468.05 sq ft	3,248.28 sq ft	-
STORAGE / MECHANICAL	1202.56 sq ft	NO CHANGE	1,202.56 sq ft	-
DEMOLITION				
ROOF AREA	0 sq ft	0 sq ft	0 sq ft	0 sq ft
FLOOR AREA	0 sq ft	0 sq ft	0 sq ft	0 sq ft
ALLEY LEVEL (1)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
BASEMENT LEVEL (2)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
GROUND LEVEL (3)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
SECOND LEVEL (4)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
TOTAL FLOOR + ROOF				
TOTAL EXTERIOR WALL				

note 1: 20'-0" max. building height above street per Laguna Beach Municipal Code 25.20.006 (D)(1) with a slope greater than 10%
note 2: 36'-0" max. building height of any building per Laguna Beach Municipal Code 25.21.006 (D)(2)
note 3: front yard open space equal to 5 times the footage

EXTERIOR BUILDING LIGHTING

EXISTING EGRESS DOORS	6 (including guestrooms)	PROPOSED EGRESS DOORS		7 (including guestrooms)
EXISTING FIXTURE COUNT		PROPOSED FIXTURE COUNT		
FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm (delivered)	17	
BL2	2	100 lm (delivered)	14	
DF1	20	~800 lm	4	
DW1	16	150 lm (delivered)	2	
DW2	5	205 lm (delivered)	4	
LS1	7 / ft	482 lm / ft (delivered)	1	
LS2	4.5 / ft	494 lm / ft (delivered)	2	
RE1	10	600 lm (delivered)	1	
SS1	1.5 /ft	144 lm /ft	2	
WR1	3.9	262 lm (delivered)	19	
WS2	7	353 lm (delivered)	10	
		TOTAL	76	

BLDG 10 **(N) REEF BUILDING** 667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

USE: HOTEL/PARKING ZONE: CH-M LOT SLOPE %: 12%

ZONING STANDARDS

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (Y / N)
LOT AREA	N/A	19,031 sq ft	NO CHANGE	Y
LOT WIDTH (AVG.)	N/A	86.5'	NO CHANGE	Y
LOT DEPTH (AVG.)	N/A	247.5'	NO CHANGE	Y
MAX. BLDG HEIGHT	20'-0" (note 1)	N/A	NO CHANGE	20'-0"
MAX. HEIGHT FROM GRADE	36'-0" (note 2)	N/A	NO CHANGE	27'-0"
SETBACKS				
FRONT YARD	5'-0"	N/A	5'-0"	Y
REAR YARD	(note 3)	47'-4" (note 3)	47'-4 (note 3)	Y
SIDE YARDS (COMBINED)	MIN. 4'-0"	N/A	10'-0"	Y
LOT COVERAGE (BSC)	N/A	N/A	10.2% (1,941.2 sq ft)	Y
FLOOR AREA RATIO	N/A	N/A	N/A	Y

PROJECT DATA

DESCRIPTION	EXISTING	PROPOSED	TOTAL	REMODEL
LIVING AREA				
ALLEY LEVEL (1)	N/A	NO CHANGE	0 sq ft	N/A
BASEMENT LEVEL (2)	N/A	1,719.30 sq ft	1,719.30 sq ft	N/A
GROUND LEVEL (3)	N/A	2,983.69 sq ft	2,983.69 sq ft	N/A
TOTAL		**4,702.99 sq ft**	**4,702.99 sq ft**	N/A
GARAGE	N/A	10,058.52 sq ft	10,058.52 sq ft	N/A
ELEVATED DECK/TERRACE	N/A	6,249.99 sq ft	6,249.99 sq ft	N/A
STORAGE / MECHANICAL	N/A	321.48 sq ft	321.48 sq ft	N/A
DEMOLITION				
ROOF AREA	N/A	N/A	N/A	N/A
FLOOR AREA	N/A	N/A	N/A	N/A
ALLEY LEVEL (1)	N/A	N/A	N/A	N/A
BASEMENT LEVEL (2)	N/A	N/A	N/A	N/A
GROUND LEVEL (3)	N/A	N/A	N/A	N/A
TOTAL FLOOR + ROOF				
TOTAL EXTERIOR WALL				

note 1: 20'-0" max. building height above street per Laguna Beach Municipal Code 25.21.006 (D)(1) with a slope greater than 10%
note 2: 36'-0" max. building height of any building per Laguna Beach Municipal Code 25.21.006 (D)(2)
note 3: front yard open space equal to 5 times the footage

EXTERIOR BUILDING LIGHTING - Rev 1

EXISTING EGRESS DOORS	None (n/a)	PROPOSED EGRESS DOORS		12 (including guestrooms)
EXISTING FIXTURE COUNT		PROPOSED FIXTURE COUNT		
FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm (delivered)	50	
BL1	2	100 lm (delivered)	8	
DF2	20	~500 lm	4	
DW1	16	150 (delivered)	1	
DW2	5	205 (delivered)	26	
LS2	4.5 /ft	494 lm / ft (delivered)	6	
RA1	10	700	5	
SS1	1.5 / ft	133.4 lm / ft	1	
WR2	3.4	43 (delivered)	16	
WH1	16	1380 (delivered)	2	
		TOTAL	118	

BLDG 08 **DRIFTWOOD BUILDING** 619 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

USE: RESTAURANT ZONE: CH-M LOT SLOPE: 16%

ZONING STANDARDS

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (Y / N)
LOT AREA	N/A	9,513 sq ft	NO CHANGE	Y
LOT WIDTH (AVG.)	N/A	75'	NO CHANGE	Y
LOT DEPTH (AVG.)	N/A	200.5'	NO CHANGE	Y
MAX. BLDG HEIGHT	20'-0" (note 1)	20.34'	NO CHANGE	(E) NON-CONFORMING
MAX. HEIGHT FROM GRADE	36'-0" (note 2)	40.66'	NO CHANGE	(E) NON-CONFORMING
SETBACKS				
FRONT YARD	5'-0"	0"	NO CHANGE	(E) NON-CONFORMING
REAR YARD	(note 3)	0"	NO CHANGE	(E) NON-CONFORMING
SIDE YARDS (COMBINED)	4'-0" MIN.	4'-0"	NO CHANGE	Y
LOT COVERAGE (BSC)	N/A	31.6% (3,006 sq ft)	NO CHANGE	Y
FLOOR AREA RATIO	N/A	N/A	NO CHANGE	Y

PROJECT DATA

DESCRIPTION	EXISTING	PROPOSED	TOTAL	REMODEL
LIVING AREA				
BEACH LEVEL (1)	0 sq ft	NO CHANGE	0 sq ft	0 sq ft
ALLEY LEVEL (2)	3,429.36 sq ft	NO CHANGE	3,429.36 sq ft	0 sq ft
BASEMENT LEVEL (3)	1,800.12 sq ft	NO CHANGE	1,800.12 sq ft	0 sq ft
TOTAL	**5,229.48 sq ft**	**NO CHANGE**	**5,229.48 sq ft**	69.87
GARAGE	0 sq ft	NO CHANGE	0 sq ft	0 sq ft
ELEVATED DECK/TERRACE	662.84 sq ft	NO CHANGE	662.84 sq ft	0 sq ft
STORAGE / MECHANICAL	397.23 sq ft	NO CHANGE	397.23 sq ft	0 sq ft
DEMOLITION				
ROOF AREA	0 sq ft	0 sq ft	0 sq ft	0 sq ft
FLOOR AREA	0 sq ft	0 sq ft	0 sq ft	0 sq ft
BEACH LEVEL (1)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
ALLEY LEVEL (2)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
BASEMENT LEVEL (3)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
TOTAL FLOOR + ROOF				
TOTAL EXTERIOR WALL				

note 1: 20'-0" max. building height above street per Laguna Beach Municipal Code 25.21.006 (D)(1) with a slope greater than 10%
note 2: 36'-0" max. building height of any building per Laguna Beach Municipal Code 25.21.006 (D)(2)
note 3: rear yard setback line is established where the plane of elevation fourteen feet above mean sea level touches the land mass per Laguna Beach Municipal Code 25.50.004 (B)(3)

EXTERIOR BUILDING LIGHTING - Rev 1

EXISTING EGRESS DOORS	4	PROPOSED EGRESS DOORS		4
EXISTING FIXTURE COUNT		PROPOSED FIXTURE COUNT		
FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm (delivered)	5	
WS1	3	144 lm	7	
DF1	20	~500 lm	2	
LC2	6.5 (per Fixture)	500 (per Fixture)	2	
WR2	3.4	43 lm	3	
		TOTAL	19	

BLDG 06 **SURF BUILDING** 633+635 SLEEPY HOLLOW LN LAGUNA BEACH, CA 92651

USE: HOTEL/PARKING ZONE: CH-M LOT SLOPE %: 16%

ZONING STANDARDS

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (Y / N)
LOT AREA	N/A	15,917 sq ft	NO CHANGE	Y
LOT WIDTH (AVG.)	N/A	120'	NO CHANGE	Y
LOT DEPTH (AVG.)	N/A	207'	NO CHANGE	Y
MAX. BLDG HEIGHT	20'-0" (note 1)	25.49'	NO CHANGE	(E) NON-CONFORMING
MAX. HEIGHT FROM GRADE	36'-0" (note 2)	44.74'	NO CHANGE	(E) NON-CONFORMING
SETBACKS				
FRONT YARD	5'-0"	3'-4 3/4"	NO CHANGE	(E) NON-CONFORMING
REAR YARD	(note 3)	12'-2" (note 3)	NO CHANGE	Y
SIDE YARDS (COMBINED)	4'-0" MIN.	6'-2" (north)	NO CHANGE	Y
LOT COVERAGE (BSC)	N/A	17.2% (2,737.7 sq ft)	NO CHANGE	Y
FLOOR AREA RATIO	N/A	N/A	NO CHANGE	Y

PROJECT DATA

DESCRIPTION	EXISTING	PROPOSED	TOTAL	REMODEL
LIVING AREA				
BEACH LEVEL (1)	2,281.83 sq ft	3,881.14 sq ft	6205.33 sq ft	0 sq ft
ALLEY LEVEL (2)	3,342.93 sq ft	NO CHANGE	3,342.93 sq ft	0 sq ft
BASEMENT LEVEL (3)	3,342.61 sq ft	NO CHANGE	3,342.61 sq ft	0 sq ft
GROUND LEVEL (4)	3,342.61 sq ft	NO CHANGE	3,342.61 sq ft	0 sq ft
TOTAL	**12,309.98 sq ft**	**3,881.14 sq ft**	**16233.48 sq ft**	**2,643.97**
GARAGE	0 sq ft	NO CHANGE	0 sq ft	0 sq ft
ELEVATED DECK/TERRACE	8,993.25 sq ft	-3,184.91 sq ft (demo)	5,808.34 sq ft	0 sq ft
STORAGE / MECHANICAL	1,732.38 sq ft	1,668.55 sq ft	3,400.93 sq ft	0 sq ft
DEMOLITION				
ROOF AREA	0 sq ft	0 sq ft	0 sq ft	0 sq ft
FLOOR AREA	0 sq ft	0 sq ft	0 sq ft	0 sq ft
BEACH LEVEL (1)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
ALLEY LEVEL (2)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
BASEMENT LEVEL (3)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
GROUND LEVEL (4)	0 sq ft	0 sq ft	0 sq ft	0 sq ft
TOTAL FLOOR + ROOF				
TOTAL EXTERIOR WALL				

note 1: 20'-0" max. building height above street per Laguna Beach Municipal Code 25.21.006 (D)(1) with a slope greater than 10%
note 2: 36'-0" max. building height of any building per Laguna Beach Municipal Code 25.21.006 (D)(2)
note 3: 3'-9/8" per setback line is established where the plane of elevation fourteen feet above mean sea level touches the land mass per Laguna Beach Municipal Code 25.50.004 (B)(3)

EXTERIOR BUILDING LIGHTING

EXISTING EGRESS DOORS	40 (including guestrooms)	PROPOSED EGRESS DOORS		39 (including guestrooms)
EXISTING FIXTURE COUNT		PROPOSED FIXTURE COUNT		
FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
DF1	20	~800 lm	4	
DW2	5	205 lm (delivered)	9	
RE1	10	600 lm (delivered)	5	
RE2	10	535 lm (delivered)	30	
SS1	1.5 / ft	133.4 lm / ft	1	
WR2	3.4	43 lm	5	
WS1	4	144 lm (delivered)	1	
WS2	7	353 lm	7	
		TOTAL	62	

BLDG 04 **REEF WING BUILDING** 667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

USE: HOTEL/PARKING ZONE: CH-M LOT SLOPE %: 12%

**ZONING STANDAR

Building	Existing Area Type	Existing Square Footage	Cost per Square Foot	Existing Subtotal Cost
Coast	Living Area	3540.83	$225.30	**$798,108.40**
	Storage	601.85	$225.30	**$135,596.81**
	Mechanical	573	$89.26	**$51,149.98**
	Deck	781.28	$89.26	**$69,737.05**
	Garage	8684.36	$89.26	**$775,168.97**
Subtotal		14187.32	-	$1,830,746.41

Building	Proposed Area Type	Proposed Square Footage	Cost per Square Foot	Proposed Subtotal Cost
Coast	New Living Area	454	$225.30	**$102,286.20**
	Remodeled Living Area	2105.91	$180.24	**$379,569.22**
	Storage	0	$89.26	**$0.00**
	Mechanical	0	$89.26	**$0.00**
	Deck	2615.96	$89.26	**$233,422.93**
	Garage	0	$89.26	**$0.00**
Subtotal		4721	-	$715,278.35

Building	Existing Subtotal	Proposed Subtotal	Project Valuation Percentage
Coast	($1,830,746.41)	$715,278.35	39.07%
Seas	$3,503,217.00)	$550,696.72)	15.72%
Cottage	$211,995.48)	$77,306.74)	36.47%
Reef	$2,508,260.40)	$244,924.53)	9.76%
Reef Tower	$1,920,062.43)	$370,825.78)	19.31%
Surf	$3,825,816.96)	$1,095,587.20)	28.64%
Villa	$1,413,166.20)	$1,023,404.47)	72.42%
Driftwood	$1,302,924.68)	$12,593.37)	0.97%
Bahia	$3,189,211.30)	$630,872.61)	19.78%
(N) Reef	N/A	$2,499,895.73)	N/A

Building	Existing Area Type	Existing Square Footage	Cost per Square Foot	Existing Subtotal Cost
Seas	Living Area	11640.28	$225.30	**$2,622,153.08**
	Storage	780.72	$225.30	**$175,896.22**
	Mechanical	0	$89.26	**$0.00**
	Deck	4830.78	$89.26	**$431,195.42**
	Garage	3042.47	$89.26	**$271,570.87**
Subtotal		20294.25	-	$3,501,217.60

Building	Proposed Area Type	Proposed Square Footage	Cost per Square Foot	Proposed Subtotal Cost
Seas	New Living Area	927.21	$225.30	**$208,900.41**
	Remodeled Living Area	1896.34	$180.24	**$341,796.52**
	Storage	0	$89.26	**$0.00**
	Mechanical	0	$89.26	**$0.00**
	Deck	0	$89.26	**$0.00**
	Garage	0	$89.26	**$0.00**
Subtotal		1896.34	-	$550,696.73

Building	Existing Area Type	Existing Square Footage	Cost per Square Foot	Existing Subtotal Cost
Cottage	Living Area	892.54	$225.30	**$201,089.26**
	Storage	0	$225.30	**$0.00**
	Mechanical	0	$89.26	**$0.00**
	Deck	122.14	$89.26	**$10,902.22**
	Garage	0	$89.26	**$0.00**
Subtotal		1014.68	-	$211,991.48

Building	Proposed Area Type	Proposed Square Footage	Cost per Square Foot	Proposed Subtotal Cost
Cottage	New Living Area	0	$225.30	**$0.00**
	Remodeled Living Area	428.91	$180.24	**$77,306.74**
	Storage	0	$89.26	**$0.00**
	Mechanical	0	$89.26	**$0.00**
	Deck	0	$89.26	**$0.00**
	Garage	0	$89.26	**$0.00**
Subtotal		428.91	-	$77,306.74

Building	Existing Area Type	Existing Square Footage	Cost per Square Foot	Existing Subtotal Cost
Reef	Living Area	9005.47	$225.30	**$2,028,932.39**
	Storage	93.84	$225.30	**$21,142.27**
	Mechanical	1133.21	$89.26	**$101,145.33**
	Deck	4758.25	$89.26	**$424,796.30**
	Garage	0	$89.26	**$0.00**
Subtotal		14232.47	-	$2,508,260.40

Building	Proposed Area Type	Proposed Square Footage	Cost per Square Foot	Proposed Subtotal Cost
Reef	New Living Area	0	$225.30	**$0.00**
	Remodeled Living Area	1358.88	$180.24	**$244,924.53**
	Storage	0	$89.26	**$0.00**
	Mechanical	0	$89.26	**$0.00**
	Deck	0	$89.26	**$0.00**
	Garage	0	$89.26	**$0.00**
Subtotal		1358.88	-	$244,924.53

Building	Existing Area Type	Existing Square Footage	Cost per Square Foot	Existing Subtotal Cost
Reef Tower	Living Area	7197.65	$225.30	**$1,621,630.55**
	Storage	0	$225.30	**$0.00**
	Mechanical	449.65	$89.26	**$40,135.76**
	Deck	2893.75	$89.26	**$258,276.13**
	Garage	0	$89.26	**$0.00**
Subtotal		10541.05	-	$1,920,042.43

Building	Proposed Area Type	Proposed Square Footage	Cost per Square Foot	Proposed Subtotal Cost
Reef Tower	New Living Area	0	$225.30	**$0.00**
	Remodeled Living Area	2057.4	$180.24	**$370,825.78**
	Storage	0	$89.26	**$0.00**
	Mechanical	0	$89.26	**$0.00**
	Deck	0	$89.26	**$0.00**
	Garage	0	$89.26	**$0.00**
Subtotal		2057.4	-	$370,825.78

Building	Existing Area Type	Existing Square Footage	Cost per Square Foot	Existing Subtotal Cost
Surf	Living Area	12310.45	$225.30	**$2,773,544.39**
	Storage	698.22	$225.30	**$157,308.37**
	Mechanical	1033.35	$89.26	**$92,236.82**
	Deck	8993.13	$89.26	**$802,726.79**
	Garage	0	$89.26	**$0.00**
Subtotal		23035.15	-	$3,825,816.36

Building	Proposed Area Type	Proposed Square Footage	Cost per Square Foot	Proposed Subtotal Cost
Surf	New Living Area	2319.06	$225.30	**$522,484.22**
	Remodeled Living Area	2643.97	$180.24	**$476,540.53**
	Storage	1081.77	$89.26	**$96,554.33**
	Mechanical	0	$89.26	**$0.00**
	Deck	0	$89.26	**$0.00**
	Garage	0	$89.26	**$0.00**
Subtotal		3725.69	-	$1,095,587.70

Building	Existing Area Type	Existing Square Footage	Cost per Square Foot	Existing Subtotal Cost
Villa	Living Area	4813.97	$225.30	**$1,084,376.10**
	Storage	765.29	$225.30	**$172,419.84**
	Mechanical	136.54	$89.26	**$12,187.50**
	Deck	1613.07	$89.26	**$143,962.62**
	Garage	0	$89.26	**$0.00**
Subtotal		7328.82	-	$1,413,166.20

Building	Proposed Area Type	Proposed Square Footage	Cost per Square Foot	Proposed Subtotal Cost
Villa	New Living Area	0	$225.30	**$0.00**
	Remodeled Living Area	4813.91	$180.24	**$867,660.94**
	Storage	765.29	$89.26	**$68,309.79**
	Mechanical	136.54	$89.26	**$12,187.50**
	Deck	841	$89.26	**$75,046.18**
	Garage	0	$89.26	**$0.00**
Subtotal		6558.75	-	$1,023,404.47

Building	Existing Area Type	Existing Square Footage	Cost per Square Foot	Existing Subtotal Cost
Driftwood	Living Area	5194.37	$225.30	**$1,170,291.06**
	Storage	232.86	$225.30	**$52,463.36**
	Mechanical	195.19	$89.26	**$17,422.66**
	Deck	702.97	$89.26	**$62,747.10**
	Garage	0	$89.26	**$0.00**
Subtotal		6325.39	-	$1,302,924.18

Building	Proposed Area Type	Proposed Square Footage	Cost per Square Foot	Proposed Subtotal Cost
Driftwood	New Living Area	0	$225.30	**$0.00**
	Remodeled Living Area	69.87	$180.24	**$12,593.37**
	Storage	0	$89.26	**$0.00**
	Mechanical	0	$89.26	**$0.00**
	Deck	0	$89.26	**$0.00**
	Garage	0	$89.26	**$0.00**
Subtotal		69.87	-	$12,593.37

Building	Existing Area Type	Existing Square Footage	Cost per Square Foot	Existing Subtotal Cost
Bahia	Living Area	10103.53	$225.30	**$2,276,320.80**
	Storage	1566.99	$225.30	**$353,042.85**
	Mechanical	312.05	$89.26	**$27,853.50**
	Deck	3943.64	$89.26	**$352,009.31**
	Garage	2016.81	$89.26	**$179,984.76**
Subtotal		17942.02	-	$3,189,211.30

Building	Proposed Area Type	Proposed Square Footage	Cost per Square Foot	Proposed Subtotal Cost
Bahia	New Living Area	0	$225.30	**$0.00**
	Remodeled Living Area	3068.51	$180.24	**$553,068.24**
	Storage	0	$89.26	**$0.00**
	Mechanical	0	$89.26	**$0.00**
	Deck	0	$89.26	**$0.00**
	Garage	871.66	$89.26	**$77,804.37**
Subtotal		3940.17	-	$630,872.61

Building	Existing Area Type	Existing Square Footage	Cost per Square Foot	Existing Subtotal Cost
(N) Reef	Living Area	0	$225.30	**$0.00**
	Storage	0	$225.30	**$0.00**
	Mechanical	0	$89.26	**$0.00**
	Deck	0	$89.26	**$0.00**
	Garage	0	$89.26	**$0.00**
Subtotal		0	-	$0.00

Building	Proposed Area Type	Proposed Square Footage	Cost per Square Foot	Proposed Subtotal Cost
(N) Reef	New Living Area	3833.12	$225.30	**$863,601.94**
	Remodeled Living Area	0	$180.24	**$0.00**
	Storage	738.76	$89.26	**$65,941.72**
	Mechanical	0	$89.26	**$0.00**
	Deck	7722.27	$89.26	**$689,299.83**
	Garage	9870.74	$89.26	**$881,062.31**
Subtotal		18331.77	-	$2,499,895.73

BUILDING VALUATION CALCULATIONS 1

Restaurants

Building	Existing Seats	Seats (+ or -)	Proposed Seats
Driftwood	100	62 Added	162
	Per CUP 68-2		
Villa	163	48 Removed	115
	Per CUP 11-01		
Coast Café	0	63 Added	63
Totals =	**263**	77 Added	**340**

Proposed Parking Provided

Parking Level	Parking Space Type	Number of Spaces
Ground	Standard	0
	Standard Valet	14
	Tandem Valet	3
	Compact Valet	0
	Compact Tandem Valet	0
	Parallel Valet	5
	Valet Lift	0
	Motorcycle	0 /2 = 0
	Bicycle	12 /8 = 1.5
	Ground Level Total =	**23.5**
Basement	Standard	0
	Standard Valet	33
	Tandem Valet	5
	Compact Valet	33
	Compact Tandem Valet	0
	Parallel Valet	17
	Valet Lift	0
	Motorcycle	16 /2 = 8
	Bicycle	0 /8 = 0
	Basement Level Total =	**96**
Alley	Standard (Accessible)	7
	Standard Valet	20
	Tandem Valet	7
	Compact Valet	33
	Compact Tandem Valet	5
	Parallel Valet	11
	Valet Lift	15
	Motorcycle	2 /2 = 1
	Bicycle	12 /8 = 1.5
	Alley Total =	**100.5**
Total Proposed Parking Spaces On Site =		**220**

Hotel Rooms

Building	Existing Rooms	Rooms Added	Proposed Rooms
Bahia	15	6	21
Coast	5	0	5
Seas	34	4	38
Reef Wing	24	0	24
Reef Tower	15	0	15
Cottage	1	0	1
Surf	35	0	35
Villa	2	0	2
New Reef	0	15	15
Total Room Count	**131**	25	**156**

Existing On Site Parking Available at the Pacific Edge H
Total Existing Parking per CUP 220 (Includes 1 Accessib

Existing Parking Demand per current L.B.M.C.

Use	Building	Room Counts	Required Parking
Hotel	Bahia	15 rooms	16.0 cars
	Coast	5 rooms	5.3 cars
	Seas	34 rooms	36.3 cars
	Reef Wing	24 rooms	25.6 cars
	Reef Tower	15 rooms	16.0 cars
	Cottage	1 room	1.1 cars
	Surf	35 rooms	37.3 cars
	Villa	2 rooms	2.1 cars

Total existing room count and
parking required for hotel us **131** rooms = **139.7** cars

Use	Building	Seating Counts	Required Parking
Restaurant	Driftwood	100 seats	32.0 cars
	Villa	163 seats	54.3 cars

Total existing seating count and parking
required for food service use **263** seats = **86.3** cars

Total existing parking demand = **226.0**

Per the current CUP 11-01 an approval was granted for a 11% reduc
to the total parking requirements due to ancillary uses.
54.3 cars multiply b **-0.11** reduction **-6.0** cars

Total parking required for existing demand = **220.0** cars

Total existing parking provided on site = **220** cars

Proposed Parking Demand per current L.B.M.C.

Use	Building	Room Counts	Required Parking
Hotel	Bahia	21 rooms	22.4 cars
	Coast	5 rooms	5.3 cars
	Seas	38 rooms	40.5 cars
	Reef Wing	24 rooms	25.6 cars
	Reef Tower	15 rooms	16.0 cars
	Cottage	1 room	1.1 cars
	Surf	35 rooms	37.3 cars
	Villa	2 rooms	2.1 cars
	New Reef	15 rooms	16.0 cars

Total proposed room count and
parking required for hotel us **156** rooms = **166.4** cars

Use	Building	Seating Counts	Required Parking
Restaurant	Driftwood	162 seats	54.2 cars
	Villa	115 seats	38.8 cars
	Coast Café	63 seats	21.0 cars

Total proposed seating count and parking
required for food service use **340** seats = **114.0** cars

Total proposed parking demand = **280.4** cars

New CUP will request parking reductions of:
20% for Hotel w/ Innovative Parking Solutions
20% for Restaurants as integrated use to Hotel
166.4 cars multiply b **-0.20** reduction **-33.3** cars
114.0 cars multiply b **-0.20** reduction **-22.8** cars
Total parking required with ancillary use reducti **224.3** cars

Total proposed parking provided on site = **225** cars
(220 On-Site & 5 Outdoor Seating Parking Credits)

ROCKEFELLER KEMPEL ARCHITECTS
145 Standard Street
El Segundo, California
90245
T 310.335.6000
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W www.rockefellerkempel.com

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
9	10.10.19	Zoning & Fire Dept Review Slip Sheets
10	11.19.19	Zoning Review Slip Sheets
13	02.18.2021	Additional Planning Corrections 3

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF ROCKEFELLER KEMPEL ARCHITECTS, INC. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED, OR DISTRIBUTED TO OTHERS, PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO ROCKEFELLER KEMPEL ARCHITECTS, INC.
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PROJECT NO. **37011.00**

DATE **2/18/21**

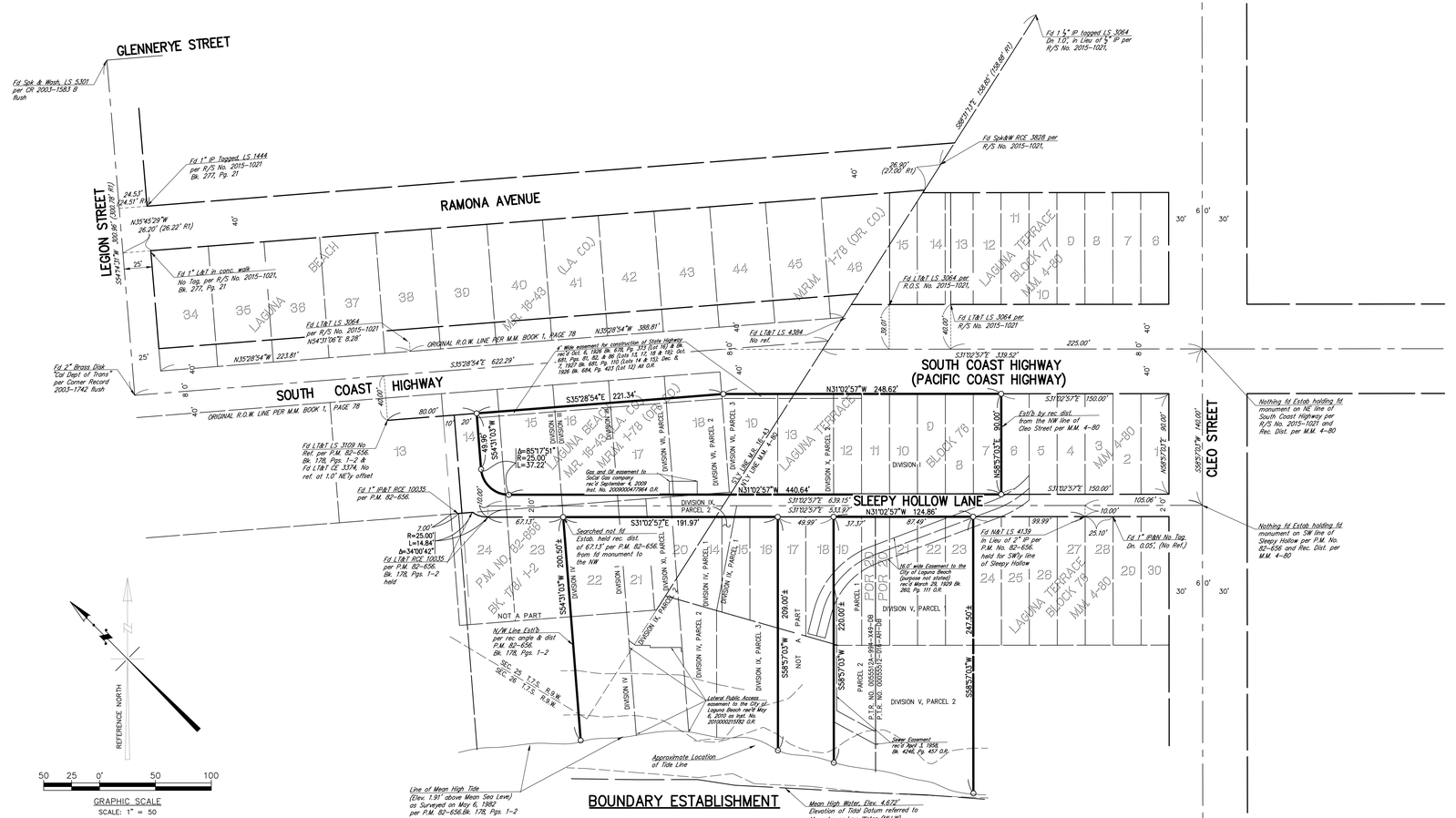
SCALE **AS SHOWN**

DRAWN BY

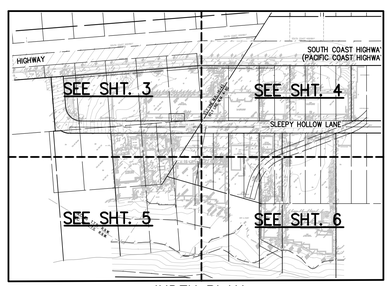
SHEET TITLE **PROJECT INFORMATION**

SHEET NO. **T1.02**

Last Plotted By: Justin Hester
On: Thursday, February 18, 2021 4:47 PM



BOUNDARY ESTABLISHMENT



INDEX PLAN
SCALE: 1"=100'

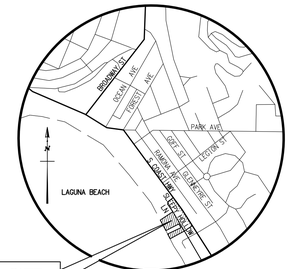
SURVEYOR'S NOTES:

THIS SURVEY HAS BEEN PREPARED FOR DESIGN PURPOSES

1. BEFORE USING THIS MAP FOR DESIGN OF CONSTRUCTION PURPOSES, ALL EASEMENTS OF RECORD AND SETBACK LINES DEFINED IN COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AFFECTING THIS PROPERTY SHOULD BE PLOTTED ON THIS MAP FROM A CURRENT TITLE REPORT. IF NO TITLE REPORT WAS FURNISHED, OUR CLIENT IS URGED TO FURNISH A CURRENT TITLE REPORT SO THAT THESE EASEMENT AND SETBACK LINES OF RECORD CAN BE PLOTTED ON THIS MAP.
2. THIS MAP SHOULD BE EXPANDED TO MEET ALTA REQUIREMENTS IF FINANCING IS TO BE OBTAINED FOR THE PROJECT, REQUIRING AN EXTENDED COVERAGE POLICY OF TITLE INSURANCE.
3. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON, NOR DOES IT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE FOOTINGS AND/OR FOUNDATIONS OF BUILDINGS SHOWN ON THIS MAP.
4. IF UNDERGROUND PUBLIC UTILITIES AND OTHER SUBSTRUCTURES, ZONES, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION IS URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.

COMMENTS

BOUNDARY LINES. . . .	WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
LEGAL DESCRIPTION . . .	THE LEGAL DESCRIPTION SHOWN HEREON IS PER THE TITLE COMMITMENT NOTED BELOW, AND WAS USED TO PLOT THE PROPERTY BOUNDARIES SHOWN HEREON.
EASEMENTS	PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.
TITLE REPORT	CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NO. 0005512-016-AH-DB, DATED MARCH 28, 2017. FOR PROPERTIES AT: 610, 619, 620, 627, 633, 635, 636, 667, 668 SLEEPY HOLLOW LANE, 547 S. COAST HIGHWAY, LAGUNA BEACH, CA CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NO. 0005512A-994-X49-DB, DATED AUGUST 11, 2017. FOR PROPERTY AT: 653 S. COAST HIGHWAY, LAGUNA BEACH, CA
BASIS OF BEARINGS . . .	THE BEARING N54°14'31"E OF THE CENTERLINE OF LEGION STREET SHOWN AS N53°24'05"E ON THE RECORD OF SURVEY NO. 2015-1021 FILED IN BOOK 277, PAGE 21 OF RECORDS OF SURVEYS, RECORDS OF ORANGE COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS SURVEY.
HORIZONTAL CONTROL	STATE PLANE COORDINATES, CALIFORNIA COORDINATE SYSTEM ZONE 6 BASED ON NAD83(2011) EPOCH 2010.00. POSITIONAL VALUES SHOWN HEREON ARE BASED UPON LOCAL CONTROL POINTS AND DERIVED FROM THE GPS STATIC OBSERVATIONS UTILIZING DATA FROM SOUTHERN CALIFORNIA INTEGRATED GPS NETWORK (SCIGN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS). "TRAK" (NGS PID: AI4508), "SBCC" (NGS PID: AJ1920), "7770" (OCS MAP: 6LA PG 950/H-3), "7509R1" (OCS MAP: 6LA PG 950/H-4).



PROJECT SITE

VICINITY MAP
NOT TO SCALE

LEGEND

	PROPERTY / BOUNDARY LINE
	STREET R/W LINE
	CURB LINE (FROM 1"=20' ON TO 1"=200')
	CURB LINE (1"=10', 1"=8', 1"=16')
	CENTER LINE
	FLOW LINE
	LOT LINE / PARCEL LINE
	EASEMENT LINE (W=WIDTH)
	CONTOUR LINE (APPROXIMATE)
	BUILDING FOOT PRINT LINE
	OVERHANG LINE
	CHAINLINK (CHLK) FENCE LINE
	BARBWIRE FENCE LINE
	WOODEN (WDN) FENCE LINE
	WROUGHT IRON (WI) FENCE LINE
	RETAINING (RET) / SCREEN WALL (AS NOTED)
	GUARD RAIL
	EDGE OF ASPHALT PAVING
ASPH	ASPHALT PAVING
CONC	CONCRETE PAVING
AD	AREA DRAIN
CB	CATCH BASIN W/ACCESS HOLE
CMH/CMH/FMH/CMH	COMMUNICATION/ELECTRICAL/FIBER OPTIC/GAS MANHOLE
SMH/SDMH/UMH/MMH	SEWER/STORMDRAIN/UNKNOWN/WATER MANHOLE
CP/PP/UP	COMMUNICATION/POWER/UTILITY POLE
CPC/PPC/UPC	COMMUNICATION/POWER/UTILITY POLE AND CONDUIT
S	SIGN (ALL KINDS)
	GUY ANCHOR
	GUY POLE
	STREET LIGHT
	STREET LIGHT W/ARM
	STREET LIGHT W/ARM ON POWER POLE
	TRAFFIC SIGNAL W/ARM
	TRAFFIC SIGNAL W/STREET LIGHT
	TRAFFIC SIGNAL
PED TS	PEDESTRIAN TRAFFIC SIGNAL
	PEDESTRIAN CROSSING PUSH BUTTON
	YARD LIGHT
	GARDEN LIGHT
	PARKING LIGHT
	FIRE HYDRANT
DS *	DOWNSPOUT
FDC *	FIRE DEPARTMENT CONNECTION
PIV *	POST INDICATOR VALVE
	DIRECTION OF WATER DRAINAGE FLOW
PM	PARKING METER
EM/GM/WM	ELECTRICAL/GAS/UNKNOWN/WATER METER
AV/GV/IV/PV/UV/WV	AIR/GAS/IRRIGATION/PETROLEUM/UNKNOWN/WATER VALVE
C/E/FO VLT	COMMUNICATION/ELECTRICAL/FIBER OPTIC VAULT
G/I/U/W VLT	GAS/IRRIGATION/UNKNOWN/WATER VAULT
C/E/G RISR	COMMUNICATION/ELECTRICAL/GAS RISER
P/U/W RISR	PETROLEUM/UNKNOWN/WATER RISER
C/E/I/TS PNL	COMMUNICATION/ELECTRICAL/IRRIGATION/TRAFFIC SIGNAL PANEL
C/E/U/TS CAB	COMMUNICATION/ELECTRICAL/UNKNOWN/TRAFFIC SIGNAL CABINET
CPB/EPB/FOPB	COMMUNICATION/ELECTRICAL/FIBER OPTIC PULL BOX
SLPB/TSPB/UPB	STREET LIGHT/TRAFFIC/UNKNOWN PULL BOX
G/I/U BOX	GAS/IRRIGATION/UNKNOWN BOX
A/C/E/F STRU	AIR/COMMUNICATION/ELECTRICAL/FIRE STRUCTURE
G/I/P/SS STRU	GAS/IRRIGATION/PETROLEUM/SANITARY SEWER STRUCTURE
SD/SS/U/W STRU	STORM DRAIN/STREET LIGHT/UNKNOWN/WATER STRUCTURE
A/C/E PMRK	AIR/COMMUNICATION/ELECTRICAL PAINT MARK
G/P/SS PMRK	GAS/IRRIGATION/SANITARY SEWER PAINT MARK
SD/U/W PMRK	STORM DRAIN/UNKNOWN/WATER PAINT MARK
COMP/HC/STD	COMPACT/HANDYCAP/STANDARD PARKING STALL
DI	DRAIN INLET
41"	EVERGREEN TREE W/TRUNK DIAMETER
41"	PALM TREE W/TRUNK DIAMETER
41"	DECIDUOUS TREE IN WELL W/TRUNK DIAMETER
PL	PLANTER
GP	GUARD POST
APPR	APPROACH
DRWY	DRIVEWAY
R/R	RAILROAD
BFP	BACKFLOW PREVENTER
CO	CLEAN OUT
	BENCHMARK
OVHG	OVERHANG
UNDR	UNDERGROUND
TRANS	TRANSFORMER
ISH	IRRIGATION SPRINKLER HEAD
SEC/TRAF CAM	SECURITY/TRAFFIC CAMERA
	FIRE DEPARTMENT CONNECTION
C/L	STREET CENTERLINE/CONTROL LINE
P/L	PROPERTY LINE
123.4	TOPOGRAPHIC SPOT ELEVATION, NO LEADER
BW	BACK OF WALK ELEVATION
EC	EDGE OF CONCRETE ELEVATION
EG	EDGE OF GUTTER ELEVATION
EP	EDGE OF PAVEMENT ELEVATION
FL	FLOW LINE ELEVATION
INV	PIPE INVERT ELEVATION
RIM	MANHOLE RIM ELEVATION
TB	TOP OF BERM ELEVATION
TC	TOP OF CURB ELEVATION
TF	TOP OF FOOTING ELEVATION
TG	TOP OF GRATE ELEVATION
TW	TOP OF WALL ELEVATION
FO	FIBER OPTIC

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
4	03.29.19	Model Room Submittal
5	03.29.19	Zoning Review Re-Submittal
6	07.12.19	Model Room Issue For Construction
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

PROJECT NO. 37011.00

DATE 9/24/19

SCALE AS SHOWN

DRAWN BY

SHEET TITLE

SURVEY

SHEET NO. C1.00

_SEAL

PROFESSIONAL LAND SURVEYOR — DOUGLAS R. HOWARD — PLS 6169 — STATE OF CALIFORNIA

DESIGNED	DRAFTED	CHECKED
VL	BBH	DRH

REV	DATE	DESCRIPTION	BY	APP'D
1	3/5/19	CLIENT COMMENT, DEFINE 14 FOOT ELEVATION	VL	DRH

BENCHMARK ORANGE COUNTY BENCHMARK DESIGNATION : 3P-34-99

FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3P-34-99" SET ON THE TOP E'LY CORNER OF A 4.0 FT BY 5.5FT CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE W'LY PORTION OF THE INT. OF PCH AND THALIA ST. 27FT SW'LY OF THE CL OF PCH AND 27FT NW'LY OF THE CL OF THALIA ST. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEV. 73.723 FEET ADJUSTMENT 1995 (NAVD88)

PATH/PLOT DATE
Mar. 05, 2019 - 15:50:20 DWG Name: W:\ROC150300\SURVEY\DESIGN\PLYPLS-DSDT.DWG - Layout1 Updated By: vincent.lungari

Last Saved By: Vincent Lungari
On: Tuesday, September 24, 2019 - 12:28 PM
Xref List: | DSH_base | T-3800 | T-4500 | T-5002 |

PSOMAS
555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

DESIGN SURVEY FOR:

ROCKEFELLER PARTNERS

PACIFIC EDGE HOTEL

IN THE CITY OF LAGUNA BEACH COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE FEBRUARY 28, 2018

SCALE 1"= 50'

PROJECT NUMBER 1ROC150300 T100

SHEET 1 OF 6

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN CITY OF LAGUNA BEACH, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

DIVISION I: (SEAS PARCEL)

LOTS 7, 8, 9, 10, 11 AND 12 IN BLOCK 76 OF LAGUNA TERRACE, IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: 644-021-05

DIVISION II: (UPPER PARKING LOT PARCEL)

THE SOUTHEASTERLY 20 FEET OF LOT 14 AND ALL OF LOT 15 OF LAGUNA BEACH, AS PER MAP RECORDED IN BOOK 16, PAGE 43 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND IN BOOK 1, PAGE 78 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: 644-021-01

DIVISION III: (LOWER PARKING LOT PARCEL)

LOT 16 OF LAGUNA BEACH, AS PER MAP RECORDED IN BOOK 16, PAGE 43 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: 644-021-02

DIVISION IV: (BEACH HOUSE PARCEL)

LOT 22 OF LAGUNA BEACH, AS PER MAP RECORDED IN BOOK 16, PAGE 43 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 22; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT TO THE MOST SOUTHERLY CORNER THEREOF; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT TO THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN; THENCE NORTHWESTERLY ALONG SAID ORDINARY HIGH TIDE LINE TO THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT; THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY PROLONGATION TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: 644-022-02

DIVISION V: (REEF BUILDING PARCEL)

PARCEL 1:

LOTS 21, 22, 23 AND THE SOUTHEASTERLY 12.5 FEET OF LOT 20 IN BLOCK 76 OF LAGUNA TERRACE AS SHOWN ON A MAP OF SAID TRACT RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: A PORTION OF 644-022-07

PARCEL 2:

THAT CERTAIN PARCEL OF LAND BOUNDED ON THE NORTHEASTERLY SIDE BY THE SOUTHWESTERLY LINES OF SAID LOTS 21, 22, 23 AND THE SOUTHEASTERLY 12.5 FEET OF LOT 20 IN BLOCK 76 OF LAGUNA TERRACE, AS SHOWN ON A MAP OF SAID TRACT RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, ON THE SOUTHWESTERLY SIDE BY THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN, ON THE NORTHWESTERLY SIDE BY THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID SOUTHEASTERLY 12.5 FEET OF SAID LOT 20 TO THE SAID LINE OF ORDINARY HIGH TIDE, AND ON THE SOUTHEASTERLY SIDE BY THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 23 TO THE SAID LINE OF ORDINARY HIGH TIDE.

APN: A PORTION OF 644-022-07

DIVISION VI: (SURF WING 1 PARCEL)

PARCEL 1:

THOSE PORTIONS OF LOTS 20 AND 21 OF LAGUNA BEACH, IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 1, PAGE 78 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, TOGETHER WITH A PORTION OF LOT A OF TRACT NO. 935, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 29, PAGE 45 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, AND A PORTION OF LOT 14 IN BLOCK 76 OF LAGUNA TERRACE AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF LOT 21 OF SAID LAGUNA BEACH, WHICH IS DISTANT THEREON 47.00 FEET SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER OF SAID LOT, AND RUNNING THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, TO ITS INTERSECTION WITH THE SOUTHWESTERLY BOUNDARY OF LOT A OF SAID TRACT NO. 935; THENCE SOUTHEASTERLY ALONG SAID BOUNDARY TO THE MOST SOUTHERLY CORNER OF SAID LOT A; THENCE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF LOT 14 IN BLOCK 76 OF SAID LAGUNA TERRACE TO ITS INTERSECTION WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF LOT 15 IN BLOCK 76 OF LAGUNA TERRACE; THENCE NORTHWESTERLY ALONG SAID PROLONGED LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF LOT 20 OF SAID LAGUNA BEACH; THENCE EASTERLY ALONG SAID SOUTH LINE, 14.62 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF SAID LOT 20; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOTS 20 AND 21 OF LAGUNA BEACH, 55 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: A PORTION OF 644-022-17

PARCEL 2:

THAT CERTAIN PARCEL OF LAND LYING BETWEEN PARCEL 1 ABOVE DESCRIBED AND THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT A OF TRACT NO. 935, REFERRED TO IN PARCEL 1 ABOVE, SAID CORNER BEING THE MOST SOUTHERLY CORNER OF SAID PARCEL 1, AND RUNNING THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT A TO ITS INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT 47.00 FEET SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF LOT 21 OF LAGUNA BEACH, REFERRED TO IN PARCEL 1 ABOVE SAID POINT OF INTERSECTION BEING THE MOST WESTERLY CORNER OF SAID PARCEL 1; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY PROLONGATION OF SAID PARALLEL LINE, BEING ALSO THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID PARCEL 1 TO THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN; THENCE SOUTHEASTERLY ALONG SAID LINE OF ORDINARY HIGH TIDE TO ITS INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF PARCEL 1 ABOVE DESCRIBED, BEING THE SOUTHWESTERLY PROLONGATION OF A LINE WHICH IS PARALLEL WITH THE SOUTHEASTERLY LINE OF LOT 14 IN BLOCK 76 OF LAGUNA TERRACE, REFERRED TO IN PARCEL 1 ABOVE, FROM THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID PROLONGED LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: A PORTION OF 644-022-17

DIVISION VII: (BAHIA PARCEL)

PARCEL 1:

LOT 17 OF LAGUNA BEACH, IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 43 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THE FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: A PORTION OF 644-021-03

PARCEL 2:

LOT 18 OF LAGUNA BEACH, IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 43 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THE FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: A PORTION OF 644-021-03

PARCEL 3:

THAT PORTION OF LOT 19 OF LAGUNA BEACH, IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 43 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND ON A MAP RECORDED IN BOOK 1, PAGE 78 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, AND THAT PORTION OF LOT 13 IN BLOCK 76 OF LAGUNA TERRACE, AS PER MAP RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF SAID LOT 19 WITH THE SOUTHWESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE FINAL ORDER OF CONDEMNATION ENTERED APRIL 08, 1925, IN AN ACTION FILED NOVEMBER 06, 1924 ENTITLED COUNTY OF ORANGE, PLAINTIFF, VERSUS ERNEST ALLIN AND OTHERS, DEFENDANTS, CASE NO. 17760, SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF ORANGE; THENCE SOUTH 36°21'15" EAST 2.22 FEET; THENCE SOUTH 31°55'15" EAST 39.88 FEET; THENCE SOUTH 58°04'45" WEST 90 FEET TO THE NORTHEASTERLY LINE OF SLEEPY HOLLOW LANE, AS CONDEMNED BY THE CITY OF LAGUNA BEACH, A CERTIFIED COPY OF THE DECREE OF CONDEMNATION, BEING RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS; THENCE NORTH 31°55'15" WEST ALONG THE NORTHEASTERLY LINE OF SAID STRIP OF LAND SO CONDEMNED 34.62 FEET TO THE SOUTH LINE OF LOT 20 OF SAID LAGUNA BEACH; THENCE NORTH 89°21'15" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 20, 2.55 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 20; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 20, 2 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 19; THENCE NORTH 53°38'45" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 19, 88.05 FEET TO THE POINT OF BEGINNING.

APN: A PORTION OF 644-021-04

PARCEL 2:

LOT 13 IN BLOCK 76 OF LAGUNA TERRACE, IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

ALSO, ALL RIGHT, TITLE AND INTEREST IN THAT PORTION OF SAID LOT 13 INCLUDED WITHIN SAID SLEEPY HOLLOW LANE, ADJOINING SAID PARCEL OF LAND ON THE SOUTHWEST.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PARCEL CONVEYED TO H. GORDON WOOD AND WIFE, BY A DEED DATED MAY 24, 1940 AND RECORDED MAY 29, 1940 IN BOOK 1042, PAGE 599 OF OFFICIAL RECORDS, WHICH EXCEPTED PORTIONS ARE DESCRIBED IN SAID DEED, AS FOLLOWS:

THAT PORTION OF LOT 19 OF LAGUNA BEACH, AS PER MAP RECORDED IN BOOK 16, PAGE 43 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND ON A MAP RECORDED IN BOOK 1, PAGE 78 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, AND THAT PORTION OF LOT 13 IN BLOCK 76 OF LAGUNA TERRACE, AS PER MAP RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF SAID LOT 19 WITH THE SOUTHWESTERLY LINE OF THE PARCEL OF LAND AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION ENTERED APRIL 08, 1925, IN AN ACTION FILED NOVEMBER 06, 1924 ENTITLED COUNTY OF ORANGE, PLAINTIFF, VS. ERNEST ALLIN AND OTHERS, DEFENDANTS, CASE NO. 17760, SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF ORANGE; THENCE SOUTH 36°21'15" EAST 2.22 FEET; THENCE SOUTH 31°55'15" EAST 39.88 FEET; THENCE SOUTH 58°04'45" WEST 90 FEET TO THE NORTHEASTERLY LINE OF SLEEPY HOLLOW LANE, AS CONDEMNED BY THE CITY OF LAGUNA BEACH, A CERTIFIED COPY OF THE DECREE OF CONDEMNATION, BEING RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS; THENCE NORTH 31°55'15" WEST ALONG THE NORTHEASTERLY LINE OF SAID STRIP OF LAND SO CONDEMNED 34.62 FEET TO THE SOUTH LINE OF LOT 20 OF SAID LAGUNA BEACH; THENCE NORTH 89°21'15" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 20, 2.55 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 20; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 20, 2 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 19; THENCE NORTH 53°38'45" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 19, 88.05 FEET TO THE POINT OF BEGINNING.

APN: A PORTION OF 644-021-04

DIVISION VIII:

INTENTIONALLY DELETED.

DIVISION IX: (SURF WING 2 PARCEL)

PARCEL 1:

LOT 16 AND THE FOLLOWING DESCRIBED PORTIONS OF LOTS 14 AND 15 IN BLOCK 76 OF LAGUNA TERRACE, IN THE CITY OF LAGUNA BEACH, AS PER MAP RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT A OF TRACT NO. 935 AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 29, PAGE 45 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, RUNNING THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOTS 14 AND 15, 28 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 15, THENCE RUNNING EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 15 TO THE SOUTHEASTERLY CORNER OF SAID LOT 15, RUNNING THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 15, 10 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT A IN SAID TRACT NO. 935, RUNNING THENCE WESTERLY ALONG SAID NORTHEASTERLY PROLONGATION AND THE SOUTHEASTERLY LINE OF SAID LOT A TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: A PORTION OF 644-022-04

PARCEL 2:

THOSE PORTIONS OF LOTS 14 AND 15 IN BLOCK 76 OF LAGUNA TERRACE, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, TOGETHER WITH A PORTION OF LOT 20 OF LAGUNA BEACH, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 1, PAGE 78 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, AND THAT PORTION OF LOT A OF TRACT NO. 935, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 29, PAGE 45 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT A OF SAID TRACT NO. 935 AND RUNNING THENCE NORTHEASTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 15 IN BLOCK 76 OF LAGUNA TERRACE TO THE INTERSECTION WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SAID LOT 15 IN A PORTION OF SAID LOT OF LAGUNA BEACH; THENCE SOUTHEASTERLY ALONG SAID PROLONGED LINE, AND THE NORTHEASTERLY LINE OF SAID LOT 15 TO THE INTERSECTION WITH THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF LOT A OF SAID TRACT NO. 935; THENCE SOUTHWESTERLY ALONG SAID PROLONGED LINE, AND THE SOUTHEASTERLY LINE OF SAID LOT A, TO THE POINT OF BEGINNING.

APN: A PORTION OF 644-022-04

PARCEL 3:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 16 IN BLOCK 76 AS SHOWN ON THE MAP OF PLAT II, ARCH BEACH, RECORDED IN BOOK 24, PAGES 31 AND 32 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND ALSO SHOWN ON THE MAP OF LAGUNA TERRACE, RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, AND RUNNING THENCE NORTHERLY ALONG THE SOUTHWESTERLY LINE OF LOTS 16, 15 AND 14 IN SAID BLOCK 76 TO A POINT 28 FEET NORTHERLY FROM THE MOST SOUTHERLY CORNER OF SAID LOT 15; THENCE SOUTHWESTERLY, PARALLEL WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID LOT 15 TO THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN; THENCE SOUTHEASTERLY ALONG SAID LINE OF ORDINARY HIGH TIDE TO THE POINT OF INTERSECTION OF SAID LINE WITH THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 16; THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 16 TO THE POINT OF BEGINNING.

APN: A PORTION OF 644-022-04

DIVISION X: (LOBBY PARCEL)

PARCEL 1:

LOT 19 OF LAGUNA BEACH, AS SHOWN ON A MAP RECORDED IN BOOK 16, PAGE 43 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND ON A MAP RECORDED IN BOOK 1, PAGE 78 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PARCEL CONVEYED TO R. GORDON WOOD AND WIFE, BY A DEED DATED MAY 24, 1940 AND RECORDED MAY 29, 1940 IN BOOK 1042, PAGE 599 OF OFFICIAL RECORDS, WHICH EXCEPTED PORTIONS ARE DESCRIBED IN SAID DEED, AS FOLLOWS:

THAT PORTION OF LOT 19 OF LAGUNA BEACH, AS PER MAP RECORDED IN BOOK 16, PAGE 43 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND ON A MAP RECORDED IN BOOK 1, PAGE 78 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, AND THAT PORTION OF LOT 13 IN BLOCK 76 OF LAGUNA TERRACE, AS PER MAP RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF SAID LOT 19 WITH THE SOUTHWESTERLY LINE OF THE PARCEL OF LAND AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION ENTERED APRIL 08, 1925, IN AN ACTION FILED NOVEMBER 06, 1924 ENTITLED COUNTY OF ORANGE, PLAINTIFF, VS. ERNEST ALLIN AND OTHERS, DEFENDANTS, CASE NO. 17760, SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF ORANGE; THENCE SOUTH 36°21'15" EAST 2.22 FEET; THENCE SOUTH 31°55'15" EAST 39.88 FEET; THENCE SOUTH 58°04'45" WEST 90 FEET TO THE NORTHEASTERLY LINE OF SLEEPY HOLLOW LANE, AS CONDEMNED BY THE CITY OF LAGUNA BEACH, A CERTIFIED COPY OF THE DECREE OF CONDEMNATION, BEING RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS; THENCE NORTH 31°55'15" WEST ALONG THE NORTHEASTERLY LINE OF SAID STRIP OF LAND SO CONDEMNED 34.62 FEET TO THE SOUTH LINE OF LOT 20 OF SAID LAGUNA BEACH; THENCE NORTH 89°21'15" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 20, 2.55 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 20; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 20, 2 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 19; THENCE NORTH 53°38'45" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 19, 88.05 FEET TO THE POINT OF BEGINNING.

APN: A PORTION OF 644-021-04

DIVISION XI: (PACIFIC EDGE PARCEL)

PARCEL 1:

THOSE PORTIONS OF LOT 21 OF LAGUNA BEACH, IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 1, PAGE 78 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, TOGETHER WITH A PORTION OF LOT A OF TRACT NO. 935, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 29, PAGE 45 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 21 OF LAGUNA BEACH AND RUNNING THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT, 100 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF SAID LOT, THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT, 47.00 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 21 TO THE INTERSECTION WITH THE SOUTHWESTERLY BOUNDARY OF LOT A OF SAID TRACT NO. 935; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY BOUNDARY TO AN ANGLE POINT THEREIN; THENCE WESTERLY ALONG SAID BOUNDARY 20.47 FEET TO AN ANGLE POINT THEREIN; THENCE NORTHWESTERLY ALONG SAID BOUNDARY, AND ALONG THE SOUTHWESTERLY LINE OF SAID LOT 21 OF LAGUNA BEACH, 27.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: A PORTION OF 644-022-16

PARCEL 2:

THAT CERTAIN PARCEL OF LAND LYING BETWEEN PARCEL 1 ABOVE DESCRIBED AND ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 21 OF LAGUNA BEACH, BEING THE MOST WESTERLY CORNER OF PARCEL 1 ABOVE DESCRIBED, AND RUNNING THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 21, AND ALONG THE SOUTHWESTERLY BOUNDARY OF LOT A OF TRACT NO. 935 AS REFERRED TO IN PARCEL 1 ABOVE, 27.00 FEET TO AN ANGLE POINT THEREIN; THENCE EASTERLY ALONG SAID BOUNDARY OF LOT A, 20.47 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTHEASTERLY ALONG SAID BOUNDARY TO ITS INTERSECTION WITH A LINE WHICH IS PARALLEL WITH, AND DISTANT 47.00 FEET SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF LOT 21 OF SAID LAGUNA BEACH, SAID PARALLEL LINE BEING THE SOUTHEASTERLY LINE OF PARCEL 1 ABOVE; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY PROLONGATION OF SAID PARALLEL LINE TO THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN; THENCE NORTHWESTERLY ALONG SAID LINE OF ORDINARY HIGH TIDE TO ITS INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 21 OF LAGUNA BEACH; THENCE NORTHEASTERLY ALONG SAID PROLONGED LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST CONDEMNED TO THE CITY OF LAGUNA BEACH IN THAT FINAL JUDGMENT RECORDED FEBRUARY 05, 1931 IN BOOK 455, PAGE 285 OF OFFICIAL RECORDS.

APN: A PORTION OF 644-022-16

PRELIMINARY REPORT NO. 00555128-994-X49-DB

PARCEL 1:

LOTS 19 AND THE NORTHWEST 1/2 OF LOT 20 IN BLOCK 76 OF LAGUNA TERRACE, IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 80 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

PARCEL 2:

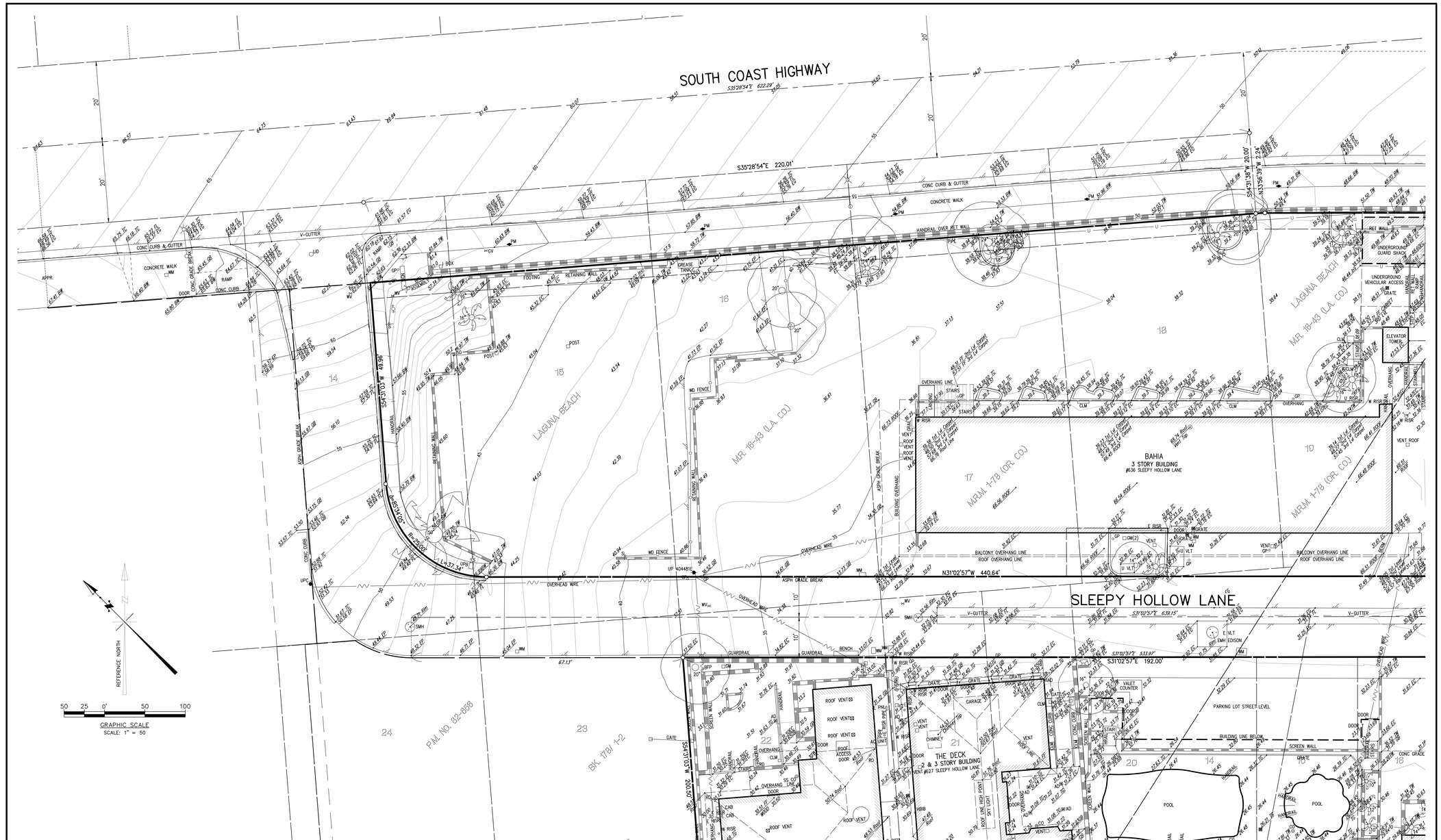
THAT PARCEL OF SAID LAND BOUNDED ON THE NORTHEASTERLY SIDE BY THE SOUTHWESTERLY LINES OF LOT 19 AND OF THE NORTHWEST 1/2 OF LOT 20; ON THE SOUTHWESTERLY SIDE BY THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN; ON THE NORTHWESTERLY SIDE BY THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 19 TO SAID LINE OF ORDINARY HIGH TIDE; AND ON THE SOUTHEASTERLY SIDE BY THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID NORTHWESTERLY 1/2 OF LOT 20 TO SAID LINE OF ORDINARY HIGH TIDE; TOGETHER WITH ALL IMPROVEMENTS THEREON.

ASSESSOR'S PARCEL NO.: 644-022-06

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
4	03.29.19	Model Room Submittal
5	03.29.19	Zoning Review Re-Submittal
6	07



SEAL	DESIGNED	REV	DATE	DESCRIPTION	BY	APP'D
DOUGLAS R. HOWARD PLS 6169 — PROFESSIONAL LAND SURVEYOR — STATE OF CALIFORNIA	VL	1	3/5/19	CLIENT COMMENT, DEFINE 14 FOOT ELEVATION	VL	DRH
	DRAFTED: BBH					
	CHECKED: DRH					

BENCHMARK ORANGE COUNTY BENCHMARK DESIGNATION : 3P-34-99

FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3P-34-99" SET ON THE TOP E'LY CORNER OF A 4.0 FT BY 5.5FT CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE W'LY PORTION OF THE INT. OF PCH AND THALIA ST. 27FT SW'LY OF THE CL OF PCH AND 27FT NW'LY OF THE CL OF THALIA ST. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEV. 73.723 FEET **ADJUSTMENT** 1995 (NAVD88)

PATH/PLOT DATE: Mar. 05, 2019 - 15:49:53 DWG Name: M:\ROC150300\SURVEY\DESIGN\PLT\PL-05030.DWG - Layout1 Updated By: vincent.lungrel

PSOMAS
555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

DESIGN SURVEY FOR:

ROCKEFELLER PARTNERS

PACIFIC EDGE HOTEL

IN THE CITY OF LAGUNA BEACH COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE:	FEBRUARY 28, 2018
SCALE	1" = 10'
PROJECT NUMBER	1ROC150300 T100
SHEET	3
OF	6

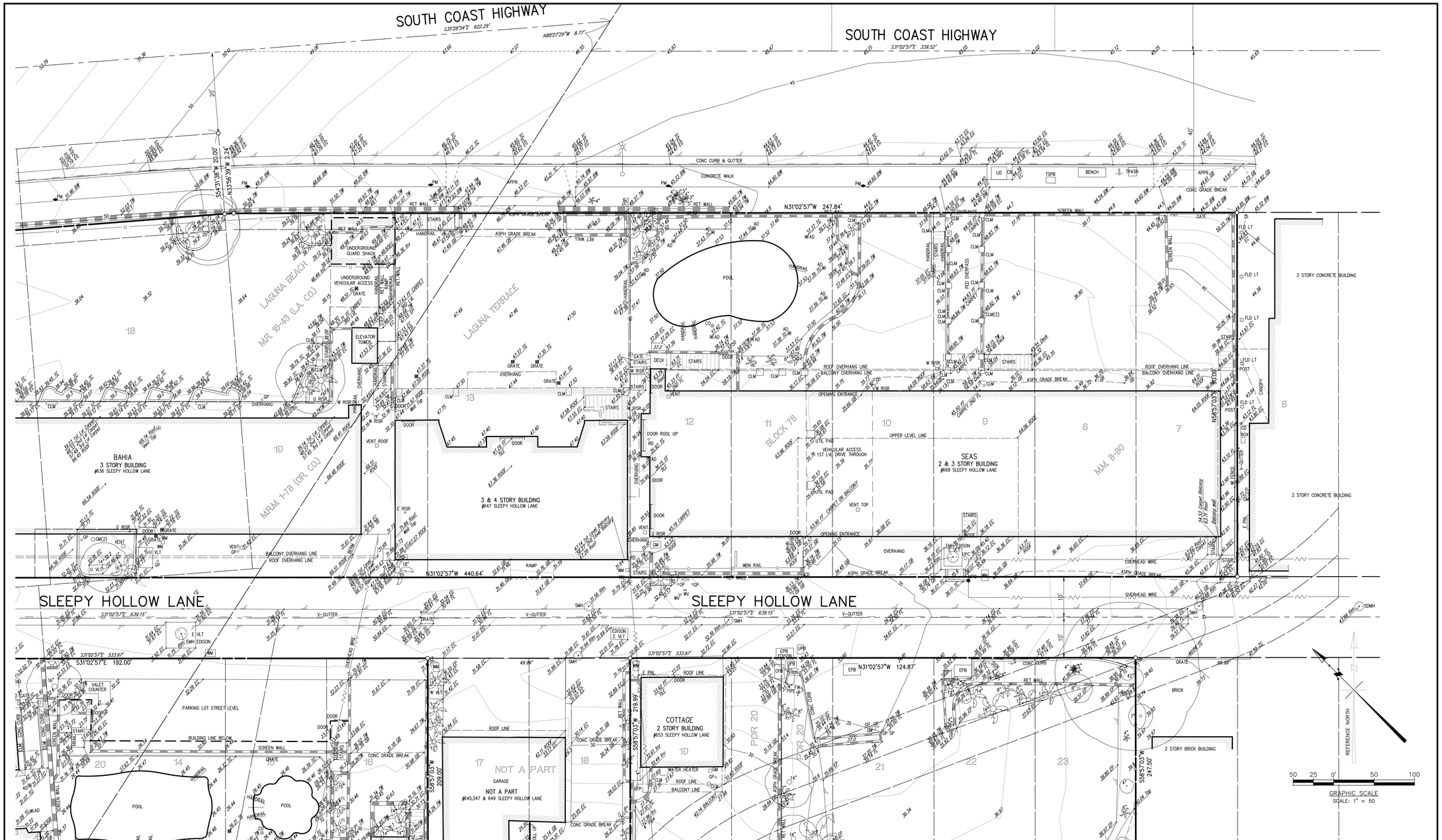
PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
4	03.29.19	Model Room Submittal
5	03.29.19	Zoning Review Re-Submittal
6	07.12.19	Model Room Issue For Construction
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

PROJECT NO.	37011.00
DATE	9/24/19
SCALE	AS SHOWN
DRAWN BY	
SHEET TITLE	SURVEY
SHEET NO.	C1.02

Lay Plotted By: Vincent Lungrel
LDT: Tuesday, September 24, 2019 - 12:38 PM
Plot Date: 1 = 1901 | Y-0002 | R-0002



SEAL	DESIGNED				
DOUGLAS R. HOWARD PLS 6169 — PROFESSIONAL LAND SURVEYOR — STATE OF CALIFORNIA	VL				
	DRAFTED				
	BBH				
	CHECKED				
	DRH	3	3/5/19	CLIENT COMMENT, DEFINE 14 FOOT ELEVATION	VL DRH
		REV.	DATE	DESCRIPTION	BY APP'D

BENCHMARK ORANGE COUNTY BENCHMARK DESIGNATION : 3P-34-99

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ELEV. 73.723 FEET **ADJUSTMENT** 1995 (NAVD88)

PATH/PLOT DATE: Mar. 05, 2019 - 15:49:42 DWG Name: W:\IRVC\150300\SURVEY\DESIGN\PLS-0504.DWG - Layout1 Updated By: vincent.tungol

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www.psomas.com

DESIGN SURVEY FOR:

ROCKEFELLER PARTNERS

PACIFIC EDGE HOTEL

IN THE CITY OF LAGUNA BEACH COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	FEBRUARY 28, 2018
SCALE	1"= 10'
PROJECT NUMBER	IRVC150300 T100
SHEET	4
OF	6

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
4	03.29.19	Model Room Submittal
5	03.29.19	Zoning Review Re-Submittal
6	07.12.19	Model Room Issue For Construction
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

PROJECT NO. 37011.00

DATE 9/24/19

SCALE AS SHOWN

DRAWN BY

SHEET TITLE

SURVEY

SHEET NO. **C1.03**

Last Plotted By: vincent.tungol
On: Tuesday, September 24, 2019 - 12:28 PM
Plot set: 1 = 36" | 2 = ANSI D



SEAL	DESIGNED	REV	DATE	DESCRIPTION	BY	APP'D
PROFESSIONAL LAND SURVEYOR — DOUGLAS R. HOWARD — PLS 6169 — STATE OF CALIFORNIA	VL	3	3/5/19	CLIENT COMMENT, DEFINE 14 FOOT ELEVATION	VL	DRH
	DRAFTED: BBH					
	CHECKED: DRH					

BENCHMARK ORANGE COUNTY BENCHMARK DESIGNATION : 3P-34-99

FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3P-34-99" SET ON THE TOP E'LY CORNER OF A 4.0 FT BY 5.5FT CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE W'LY PORTION OF THE INT. OF PCH AND THALIA ST. 27FT SW'LY OF THE CL OF PCH AND 27FT NW'LY OF THE CL OF THALIA ST. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEV. 73.723 FEET **ADJUSTMENT** 1995 (NAVD88)

PATH/PLOT DATE
Mar. 05, 2019 - 15:49:36 DWG Name: W:\IROC150300\SURVEY\DESIGN\PLPL-0505.DWG - Layout1 Updated By: vincent.lungorl

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DESIGN SURVEY FOR:

ROCKEFELLER PARTNERS

PACIFIC EDGE HOTEL

IN THE CITY OF LAGUNA BEACH COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	FEBRUARY 28, 2018
SCALE	1" = 10'
PROJECT NUMBER	IROC150300 T100
SHEET	5 OF 6

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
4	03.29.19	Model Room Submittal
5	03.29.19	Zoning Review Re-Submittal
6	07.12.19	Model Room Issue For Construction
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

PROJECT NO. **37011.00**

DATE **9/24/19**

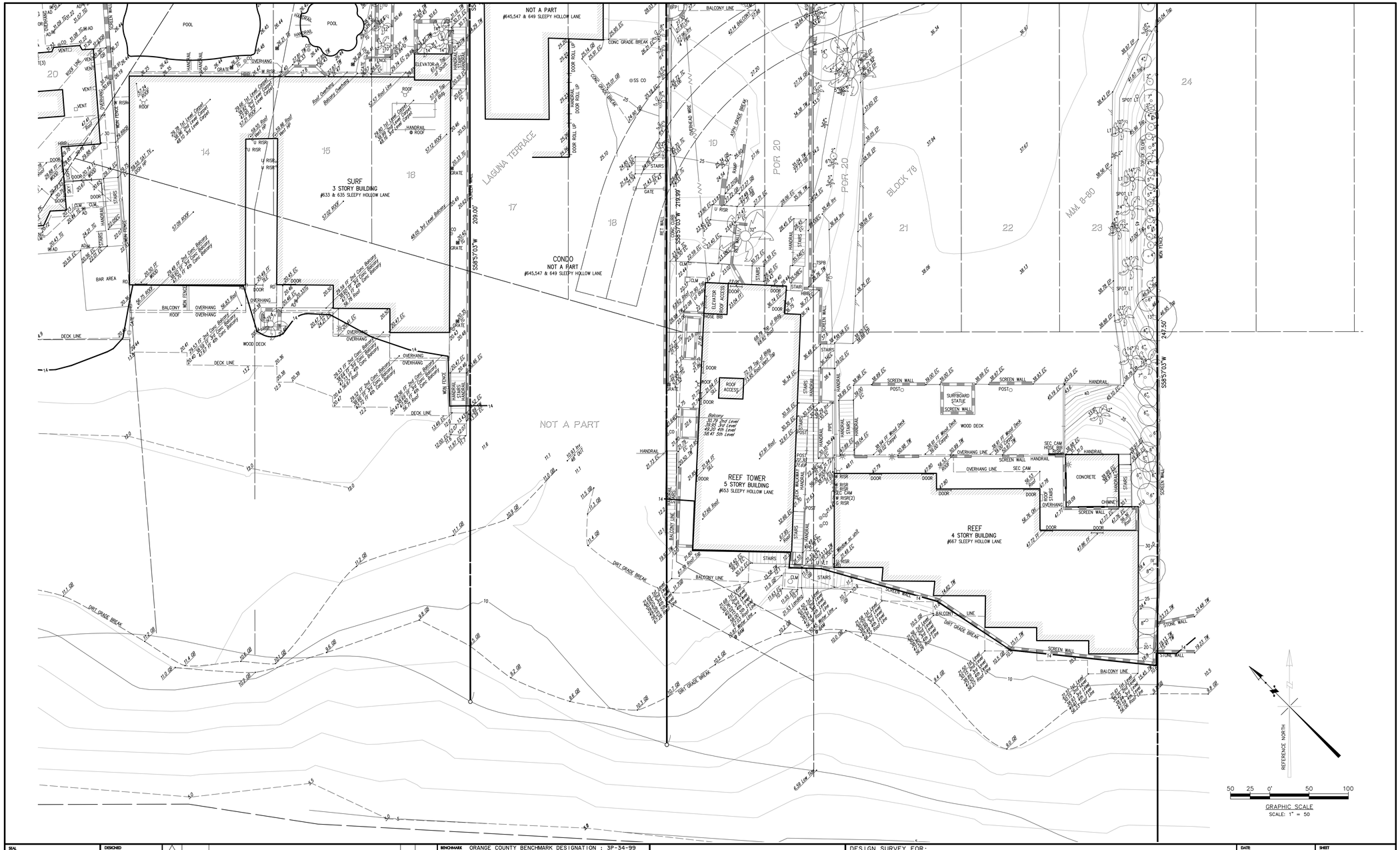
SCALE **AS SHOWN**

DRAWN BY

SHEET TITLE **SURVEY**

SHEET NO. **C1.04**

Last Plotted By: Kelli Howard
On: Tuesday, September 24, 2019 - 12:28 PM
Blue Lab 11x17 (1 = 0.022 ft / 0.022)



SEAL

DOUGLAS R. HOWARD
PLS 6169
STATE OF CALIFORNIA
PROFESSIONAL LAND SURVEYOR

DESIGNED	VL
DRAFTED	BBH
CHECKED	DRH

REV.	DATE	DESCRIPTION	BY	APP'D
3	3/5/19	CLIENT COMMENT, DEFINE 14 FOOT ELEVATION	VL	DRH

BENCHMARK ORANGE COUNTY BENCHMARK DESIGNATION : 3P-34-99

FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3P-34-99" SET ON THE TOP E'LY CORNER OF A 4.0 FT BY 5.5FT CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE W'LY PORTION OF THE INT. OF PCH AND THALIA ST. 27FT SW'LY OF THE CL OF PCH AND 27FT NW'LY OF THE CL OF THALIA ST. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEV. 73.723 FEET ADJUSTMENT 1995 (NAVD88)

PATH/PLOT DATE
Mar. 05, 2019 - 15:49:30 DWG Name: M:\ROC150300\SURVEY\DESIGN\PLS\PL-DSGN.DWG - Layout1 Updated By: vincent.lungo1

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(213) 223-1400 (213) 223-1444 fax
www.psomas.com

DESIGN SURVEY FOR:

ROCKEFELLER PARTNERS

PACIFIC EDGE HOTEL

IN THE CITY OF LAGUNA BEACH COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	FEBRUARY 28, 2018
SCALE	1"= 10'
PROJECT NUMBER	1ROC150300 T100
SHEET	6
OF	6

Last Plotted By: vincent.lungo1
On: Tuesday, September 24, 2019 - 12:28 PM

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
4	03.29.19	Model Room Submittal
5	03.29.19	Zoning Review Re-Submittal
6	07.12.19	Model Room Issue For Construction
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

PROJECT NO. 37011.00

DATE 9/24/19

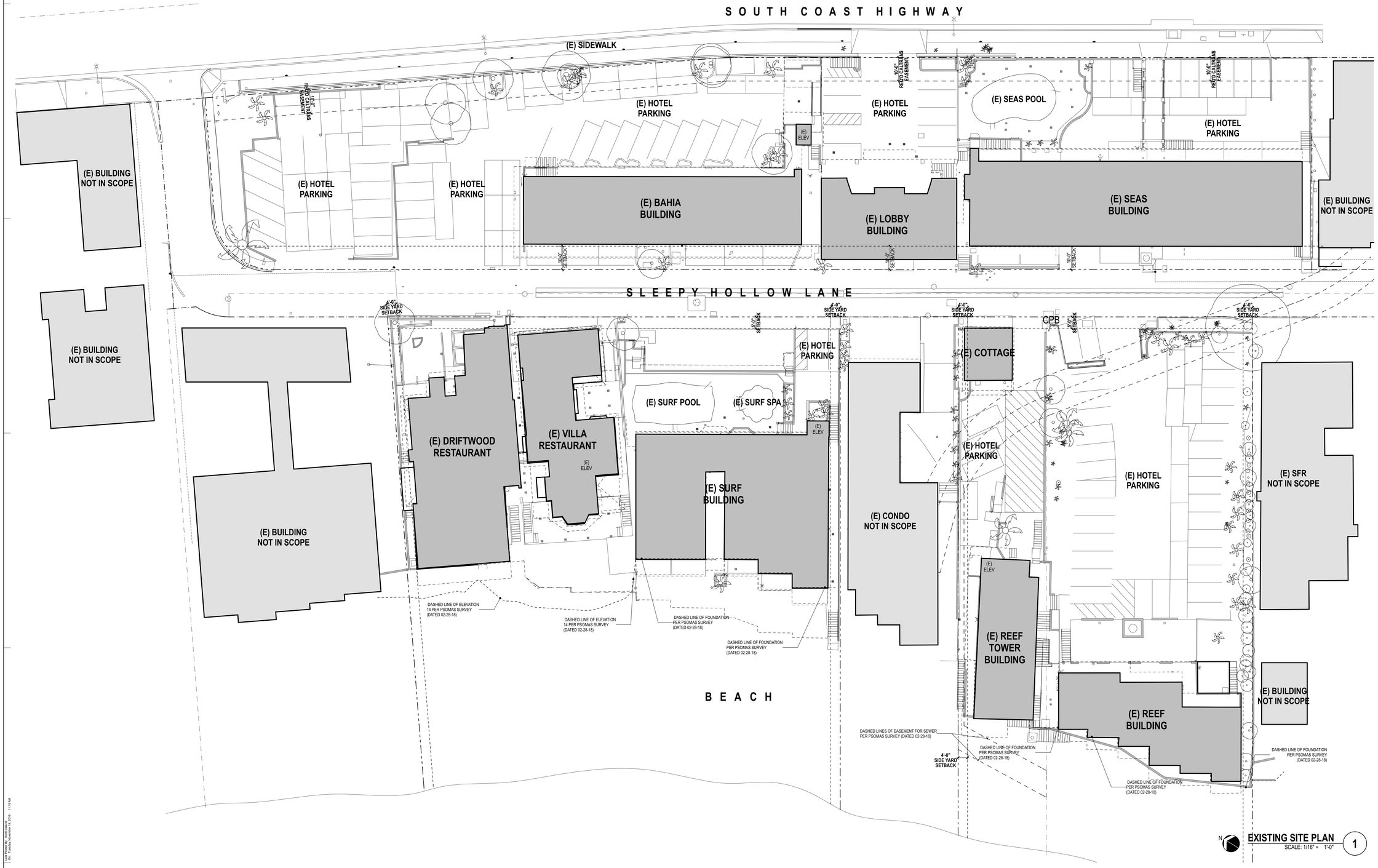
SCALE AS SHOWN

DRAWN BY

SHEET TITLE

SURVEY

SHEET NO. C1.05



EXISTING SITE PLAN 1
SCALE: 1/16" = 1'-0"

ROCKEFELLER KEMPEL
ARCHITECTS

145 Standard Street
El Segundo, California
90245

T 310.335.6000
F 310.335.6060
W www.rockefellerkempel.com

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
1	05.21.18	Zoning Review Submittal
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
10	11.19.19	Zoning Review Slip Sheets

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
CALIFORNIA

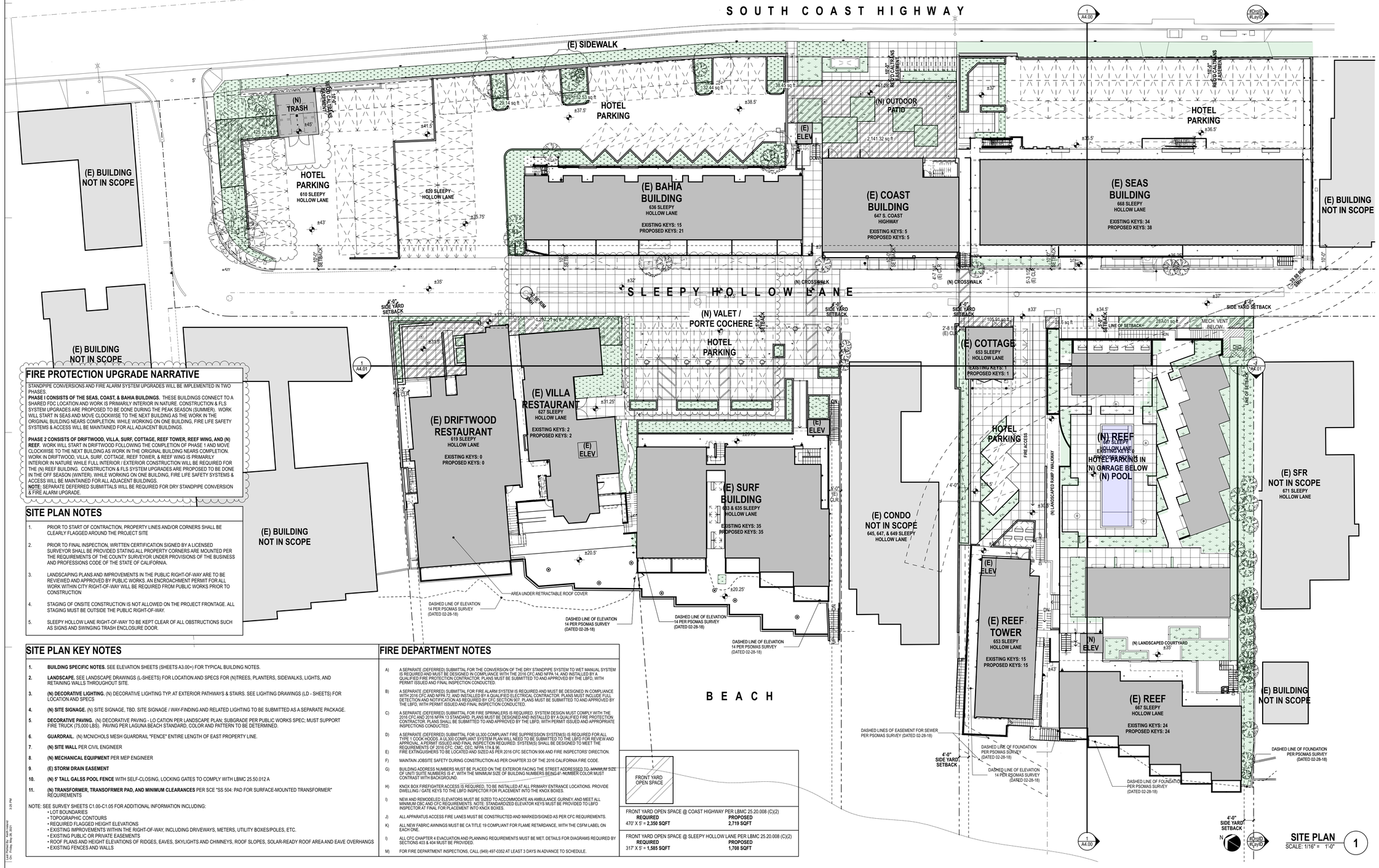
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PROJECT NO. 37011.00
DATE 11/19/19
SCALE AS SHOWN
DRAWN BY BK, EC, AA
SHEET TITLE

EXISTING SITE PLAN

SHEET NO. A1.00

Last Plotted By: Kent Howard
CAD: Tuesday, November 19, 2019 11:19 AM



FIRE PROTECTION UPGRADE NARRATIVE

STANDPIPE CONVERSIONS AND FIRE ALARM SYSTEM UPGRADES WILL BE IMPLEMENTED IN TWO PHASES.

PHASE I CONSISTS OF THE SEAS, COAST, & BAHIA BUILDINGS. THESE BUILDINGS CONNECT TO A SHARED FDC LOCATION AND WORK IS PRIMARILY INTERIOR IN NATURE. CONSTRUCTION & FLS SYSTEM UPGRADES ARE PROPOSED TO BE DONE DURING THE PEAK SEASON (SUMMER). WORK WILL START IN SEAS AND MOVE CLOCKWISE TO THE NEXT BUILDING AS THE WORK IN THE ORIGINAL BUILDING NEARS COMPLETION. WHILE WORKING ON ONE BUILDING, FIRE LIFE SAFETY SYSTEMS & ACCESS WILL BE MAINTAINED FOR ALL ADJACENT BUILDINGS.

PHASE 2 CONSISTS OF DRIFTWOOD, VILLA, SURF, COTTAGE, REEF TOWER, REEF WING, AND (N) REEF. WORK WILL START IN DRIFTWOOD FOLLOWING THE COMPLETION OF PHASE 1 AND MOVE CLOCKWISE TO THE NEXT BUILDING AS WORK IN THE ORIGINAL BUILDING NEARS COMPLETION. WORK IN DRIFTWOOD, VILLA, SURF, COTTAGE, REEF TOWER, & REEF WING IS PRIMARILY INTERIOR IN NATURE WHILE FULL INTERIOR / EXTERIOR CONSTRUCTION WILL BE REQUIRED FOR THE (N) REEF BUILDING. CONSTRUCTION & FLS SYSTEM UPGRADES ARE PROPOSED TO BE DONE IN THE OFF SEASON (WINTER). WHILE WORKING ON ONE BUILDING, FIRE LIFE SAFETY SYSTEMS & ACCESS WILL BE MAINTAINED FOR ALL ADJACENT BUILDINGS.

NOTE: SEPARATE DEFERRED SUBMITTALS WILL BE REQUIRED FOR DRY STANDPIPE CONVERSION & FIRE ALARM UPGRADE.

SITE PLAN NOTES

1. PRIOR TO START OF CONTRACTION, PROPERTY LINES AND/OR CORNERS SHALL BE CLEARLY FLAGGED AROUND THE PROJECT SITE
2. PRIOR TO FINAL INSPECTION, WRITTEN CERTIFICATION SIGNED BY A LICENSED SURVEYOR SHALL BE PROVIDED STATING ALL PROPERTY CORNERS ARE MOUNTED PER THE REQUIREMENTS OF THE COUNTY SURVEYOR UNDER PROVISIONS OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.
3. LANDSCAPING PLANS AND IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY ARE TO BE REVIEWED AND APPROVED BY PUBLIC WORKS. AN ENCROACHMENT PERMIT FOR ALL WORK WITHIN CITY RIGHT-OF-WAY WILL BE REQUIRED FROM PUBLIC WORKS PRIOR TO CONSTRUCTION
4. STAGING OF ONSITE CONSTRUCTION IS NOT ALLOWED ON THE PROJECT FRONTAGE. ALL STAGING MUST BE OUTSIDE THE PUBLIC RIGHT-OF-WAY.
5. SLEEPY HOLLOW LANE RIGHT-OF-WAY TO BE KEPT CLEAR OF ALL OBSTRUCTIONS SUCH AS SIGNS AND SWINGING TRASH ENCLOSURE DOOR.

SITE PLAN KEY NOTES

1. **BUILDING SPECIFIC NOTES.** SEE ELEVATION SHEETS (SHEETS A3.00+) FOR TYPICAL BUILDING NOTES.
2. **LANDSCAPE.** SEE LANDSCAPE DRAWINGS (L-SHEETS) FOR LOCATION AND SPECS FOR (N)TREES, PLANTERS, SIDEWALKS, LIGHTS, AND RETAINING WALLS THROUGHOUT SITE.
3. **(N) DECORATIVE LIGHTING.** (N) DECORATIVE LIGHTING TYP. AT EXTERIOR PATHWAYS & STAIRS. SEE LIGHTING DRAWINGS (LD - SHEETS) FOR LOCATION AND SPECS
4. **(N) SITE SIGNAGE.** (N) SITE SIGNAGE, TBD. SITE SIGNAGE / WAY-FINDING AND RELATED LIGHTING TO BE SUBMITTED AS A SEPARATE PACKAGE.
5. **DECORATIVE PAVING.** (N) DECORATIVE PAVING - LO CATION PER LANDSCAPE PLAN; SUBGRADE PER PUBLIC WORKS SPEC; MUST SUPPORT FIRE TRUCK (75,000 LBS). PAVING PER LAGUNA BEACH STANDARD, COLOR AND PATTERN TO BE DETERMINED.
6. **GUARDRAIL.** (N) MCNICHOLS MESH GUARDRAIL "FENCE" ENTIRE LENGTH OF EAST PROPERTY LINE.
7. **(N) SITE WALL** PER CIVIL ENGINEER
8. **(N) MECHANICAL EQUIPMENT** PER MEP ENGINEER
9. **(E) STORM DRAIN EASEMENT**
10. **(N) 5' TALL GALSS POOL FENCE** WITH SELF-CLOSING, LOCKING GATES TO COMPLY WITH LBMC 25.50.012 A
11. **(N) TRANSFORMER, TRANSOFRMER PAD, AND MINIMUM CLEARANCES** PER SCE "SS 504: PAD FOR SURFACE-MOUNTED TRANSFORMER" REQUIREMENTS

NOTE: SEE SURVEY SHEETS C1.00-C1.05 FOR ADDITIONAL INFORMATION INCLUDING:
- LOT BOUNDARIES
- TOPOGRAPHIC CONTOURS
- REQUIRED FLAGGED HEIGHT ELEVATIONS
- EXISTING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY, INCLUDING DRIVEWAYS, METERS, UTILITY BOXES/POLES, ETC.
- EXISTING PUBLIC OR PRIVATE EASEMENTS
- ROOF PLANS AND HEIGHT ELEVATIONS OF RIDGES, EAVES, SKYLIGHTS AND CHIMNEYS, ROOF SLOPES, SOLAR-READY ROOF AREA AND EAVE OVERHANGS
- EXISTING FENCES AND WALLS

FIRE DEPARTMENT NOTES

A) A SEPARATE (DEFERRED) SUBMITTAL FOR THE CONVERSION OF THE DRY STANDPIPE SYSTEM TO WET MANUAL SYSTEM IS REQUIRED AND MUST BE DESIGNED IN COMPLIANCE WITH THE 2016 CFC AND NFPA 14, AND INSTALLED BY A QUALIFIED FIRE PROTECTION CONTRACTOR. PLANS MUST BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND FINAL INSPECTION CONDUCTED.

B) A SEPARATE (DEFERRED) SUBMITTAL FOR FIRE ALARM SYSTEM IS REQUIRED AND MUST BE DESIGNED IN COMPLIANCE WITH 2016 CFC AND NFPA 72, AND INSTALLED BY A QUALIFIED ELECTRICAL CONTRACTOR. PLANS MUST INCLUDE FULL DETECTION AND NOTIFICATION AS REQUIRED BY CFC SECTION 907. PLANS MUST BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND FINAL INSPECTION CONDUCTED.

C) A SEPARATE (DEFERRED) SUBMITTAL FOR FIRE SPRINKLERS IS REQUIRED. SYSTEM DESIGN MUST COMPLY WITH THE 2016 CFC AND 2016 NFPA 13 STANDARD. PLANS MUST BE DESIGNED AND INSTALLED BY A QUALIFIED FIRE PROTECTION CONTRACTOR. PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND APPROPRIATE INSPECTIONS CONDUCTED.

D) A SEPARATE (DEFERRED) SUBMITTAL FOR UL300 COMPLIANT FIRE SUPPRESSION SYSTEM(S) IS REQUIRED FOR ALL TYPE I COOK HOODS. A UL300 COMPLIANT SYSTEM PLAN WILL NEED TO BE SUBMITTED TO THE LBFD FOR REVIEW AND APPROVAL. A PERMIT ISSUED AND FINAL INSPECTION REQUIRED. SYSTEM(S) SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF 2016 CFC, CMC, CEC, NFPA 17A & 96

E) FIRE EXTINGUISHERS TO BE LOCATED AND SIZED AS PER 2016 CFC SECTION 906 AND FIRE INSPECTORS' DIRECTION.

F) MAINTAIN JOBSITE SAFETY DURING CONSTRUCTION AS PER CHAPTER 33 OF THE 2016 CALIFORNIA FIRE CODE.

G) BUILDING ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR FACING THE STREET ADDRESSED TO. MINIMUM SIZE OF UNIT/ SUITE NUMBERS IS 4", WITH THE MINIMUM SIZE OF BUILDING NUMBERS BEING 6". NUMBER COLOR MUST CONTRAST WITH BACKGROUND.

H) KNOX BOX FIREFIGHTER ACCESS IS REQUIRED, TO BE INSTALLED AT ALL PRIMARY ENTRANCE LOCATIONS. PROVIDE DWELLING / GATE KEYS TO THE LBFD INSPECTOR FOR PLACEMENT INTO THE KNOX BOXES.

I) NEW AND REMODELED ELEVATORS MUST BE SIZED TO ACCOMMODATE AN AMBULANCE GURNEY, AND MEET ALL MINIMUM CBC AND CFC REQUIREMENTS. NOTE: STANDARDIZED ELEVATOR KEYS MUST BE PROVIDED TO LBFD INSPECTOR AT FINAL FOR PLACEMENT INTO KNOX BOXES.

J) ALL APPARATUS ACCESS FIRE LANES MUST BE CONSTRUCTED AND MARKED/SIGNED AS PER CFC REQUIREMENTS.

K) ALL NEW FABRIC AWNINGS MUST BE CA TITLE 19 COMPLIANT FOR FLAME RETARDANCE, WITH THE CSFM LABEL ON EACH ONE.

L) ALL CFC CHAPTER 4 EVACUATION AND PLANNING REQUIREMENTS MUST BE MET. DETAILS FOR DIAGRAMS REQUIRED BY SECTIONS 403 & 404 MUST BE PROVIDED.

M) FOR FIRE DEPARTMENT INSPECTIONS, CALL (949) 497-0352 AT LEAST 3 DAYS IN ADVANCE TO SCHEDULE.

FRONT YARD OPEN SPACE

FRONT YARD OPEN SPACE @ COAST HIGHWAY PER LBMC 25.20.008 (C)(2)

REQUIRED	PROPOSED
470' X 5' = **2,350 SQFT**	**2,719 SQFT**

FRONT YARD OPEN SPACE @ SLEEPY HOLLOW LANE PER LBMC 25.20.008 (C)(2)

REQUIRED	PROPOSED
317' X 5' = **1,585 SQFT**	**1,708 SQFT**

SITE PLAN
SCALE: 1/16" = 1'-0"

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DRAWING LOG

No.	Date	
6	07.25.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
10	11.19.19	Zoning Review Slip Sheets
13	02.18.2021	Additional Planning Corrections 3
14	05.28.2021	Additional Planning Corrections 4

LICENSED ARCHITECT DARRELL S. ROCKEFELLER C-14927 4-30-21 RENEWAL DATE CALIFORNIA

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DATE 5/28/21

SCALE AS SHOWN

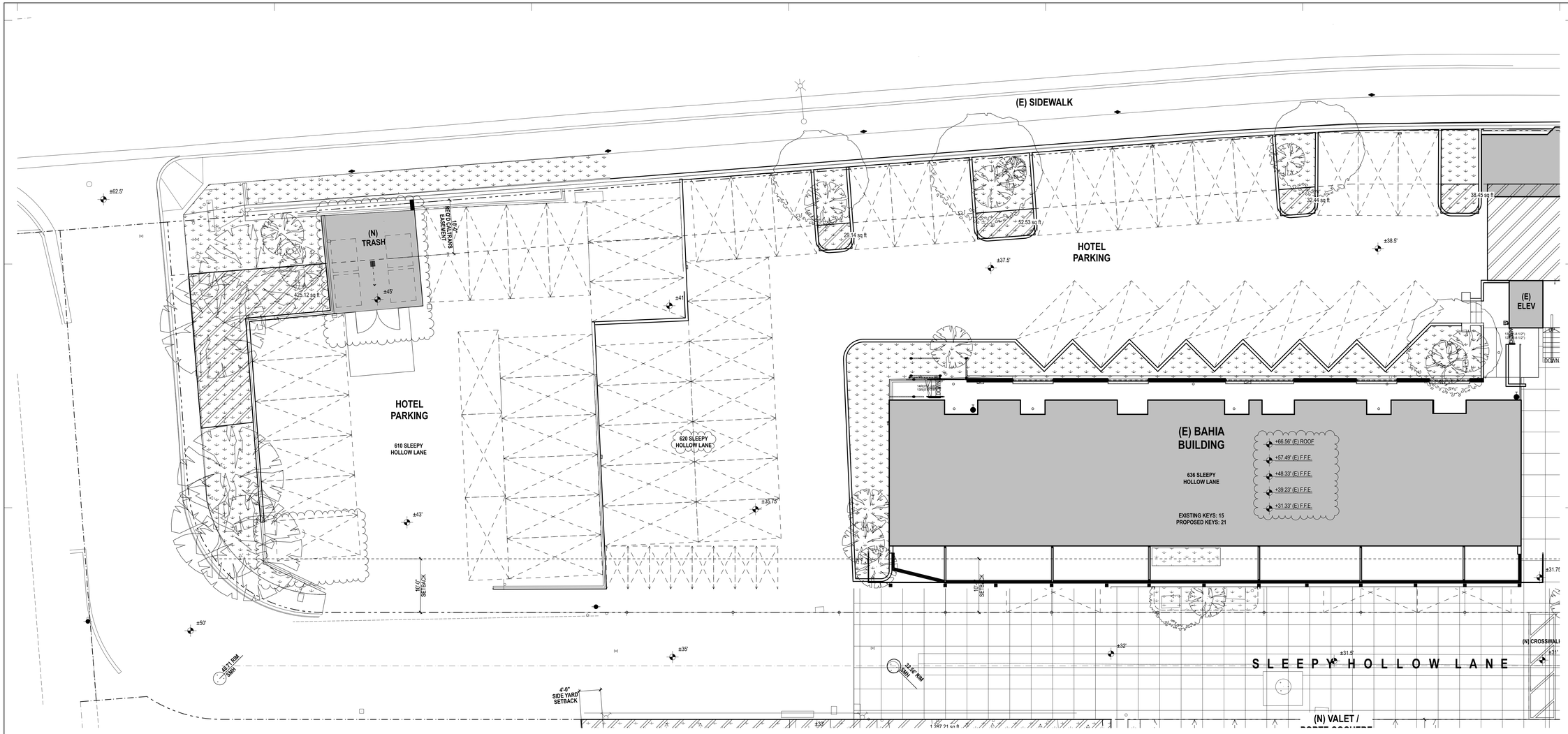
DRAWN BY EC, AA, BK

SHEET TITLE

PROPOSED SITE PLAN

SHEET NO. **A1.01**

Last Plotted By: Tyler Kimball
On: Friday, May 28, 2021 3:29 PM



N

SITE PLAN: NE 1
SCALE: 1/8" = 1'-0"

Last Printed By: Brad Wood
On: Friday, May 28, 2021 3:28 PM

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9	10.10.19	Zoning & Fire Dept Review Slip Sheets
10	11.19.19	Zoning Review Slip Sheets
14	05.28.2021	Additional Planning Corrections 4

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DARRELL S. ROCKEFELLER
C-14927
4-30-21
REGISTERED PROFESSIONAL
STATE OF CALIFORNIA

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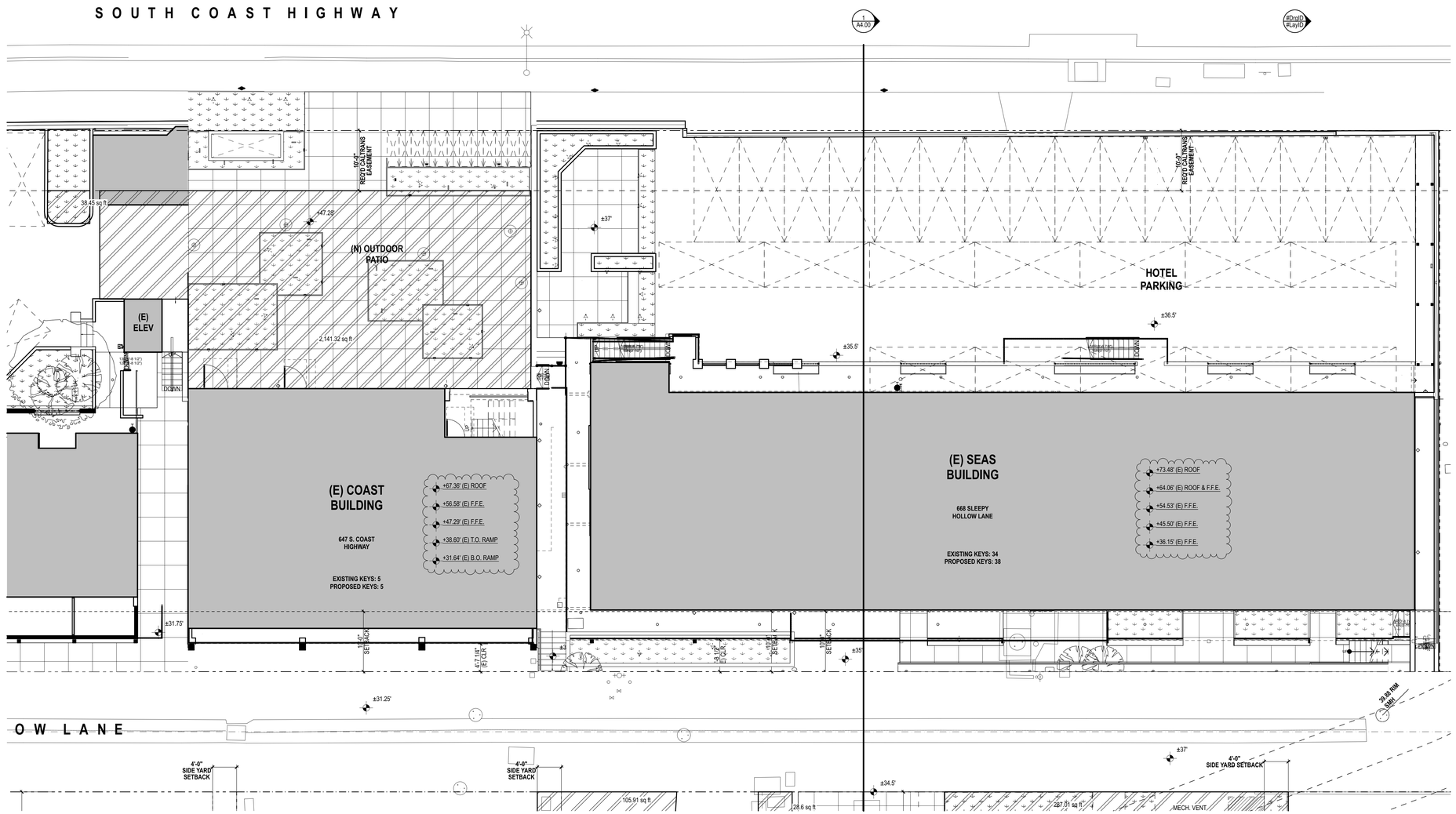
SCALE
AS SHOWN

DRAWN BY
EC, AA, BK

SHEET TITLE

SITE PLAN: NE

SHEET NO.
A1.02



SITE PLAN: SE
SCALE: 1/8" = 1'-0"

1

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10	11.19.19	Zoning Review Slip Sheets

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
CALIFORNIA

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2/24/21

SCALE
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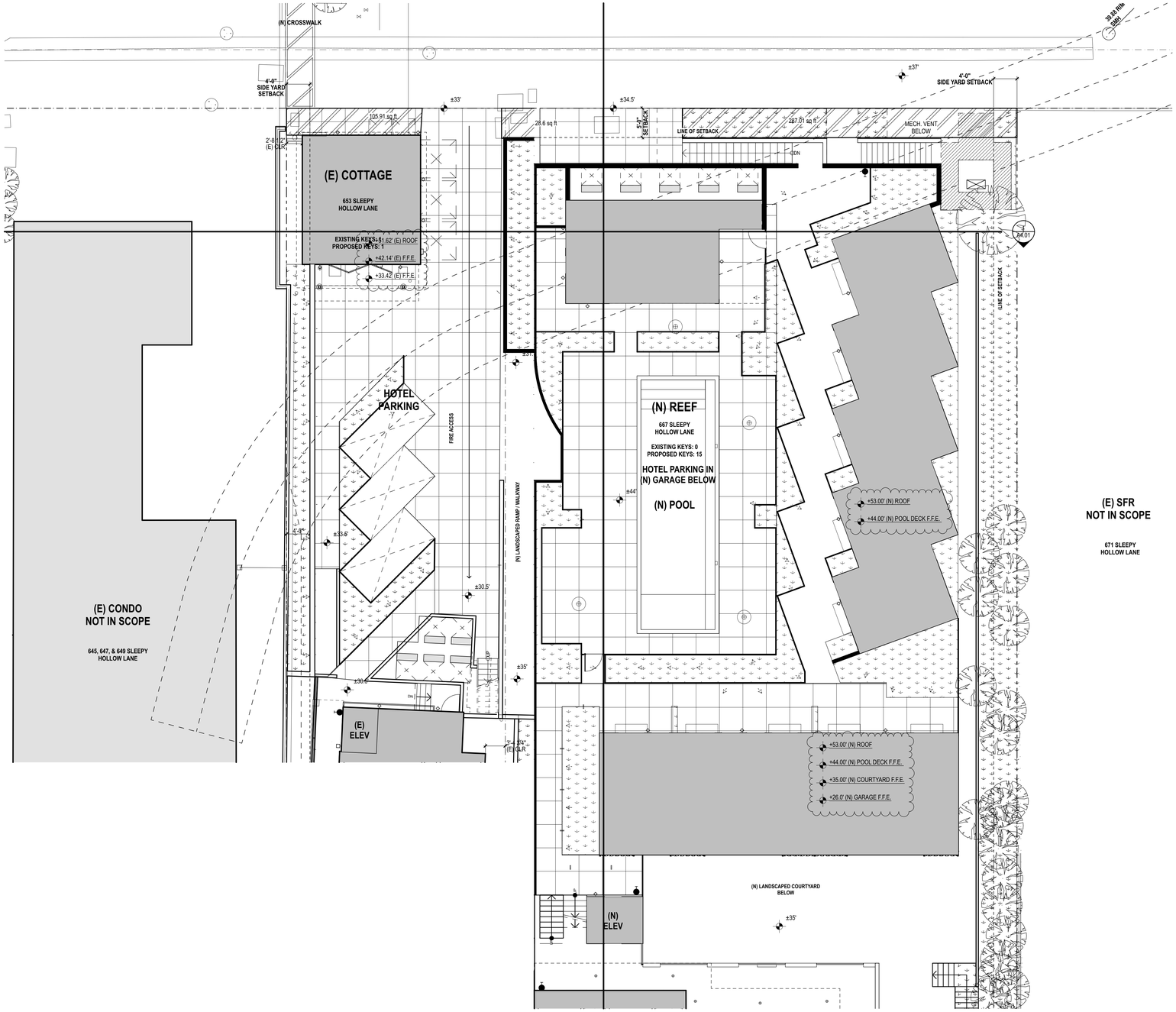
DRAWN BY
EC, AA, BK

SHEET TITLE

SITE PLAN: SE

SHEET NO.
A1.03

Last Plotted By: Kelli Howard
On: Wednesday, February 24, 2021 3:54 PM



N

SITE PLAN: S 1

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

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8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
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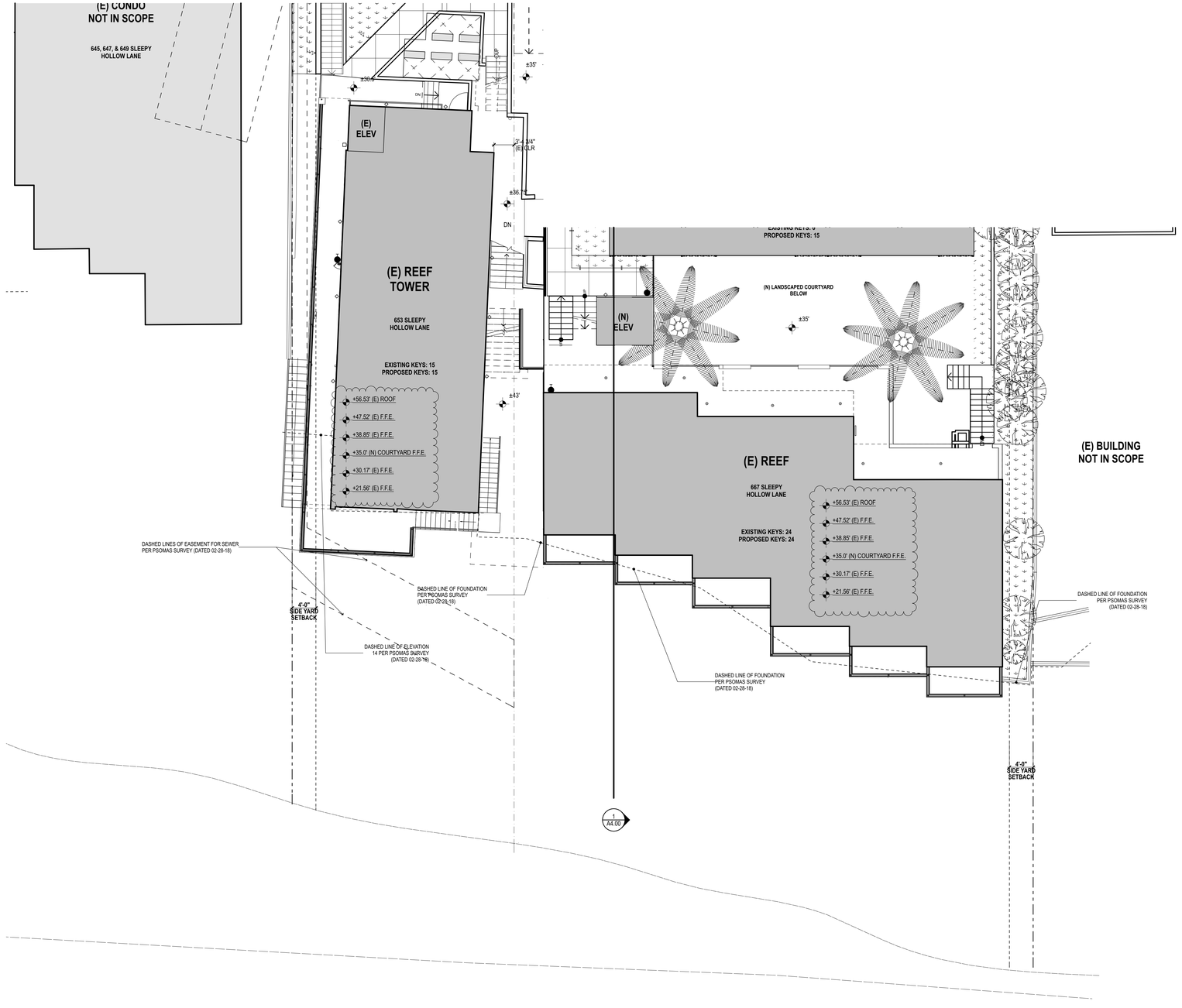
DRAWN BY EC, AA, BK

SHEET TITLE

SITE PLAN: S

SHEET NO. **A1.04**

Last Plotted By: Aaron Howard
On: Wednesday, February 24, 2021 - 3:54 PM



N

SITE PLAN: SW
SCALE: 1/8" = 1'-0"

1

Last Plotted By: Zach Hebel
On: Tuesday, September 24, 2019 - 12:23 PM

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REGISTERED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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9/24/19

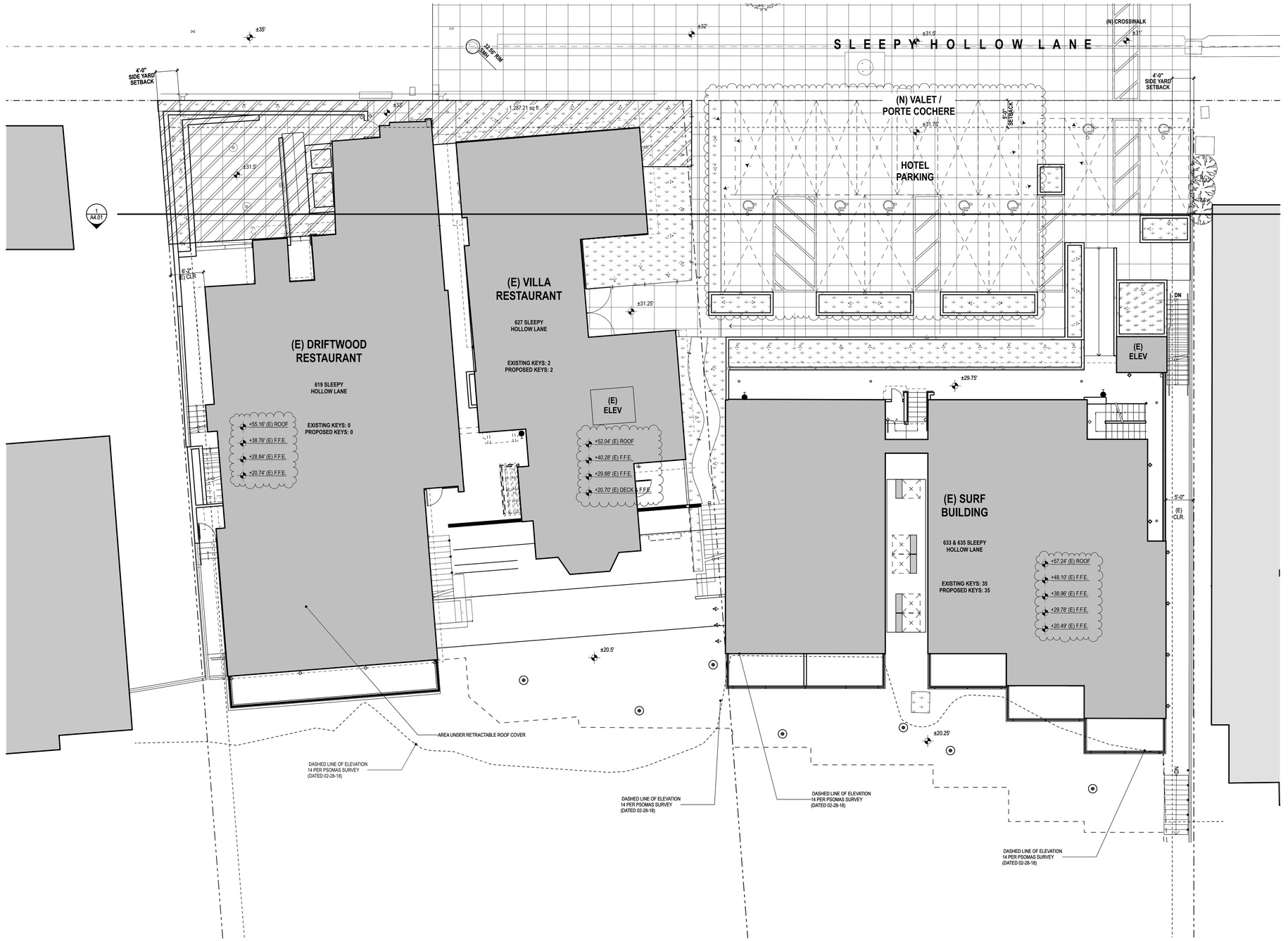
SCALE
AS SHOWN

DRAWN BY
EC, AA, BK

SHEET TITLE

SITE PLAN: SW

SHEET NO.
A1.05



N

SITE PLAN: NW

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

1

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13	02.18.2021	Additional Planning Corrections 3

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
STATE OF CALIFORNIA

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SCALE AS SHOWN

DRAWN BY EC, AA, BK

SHEET TITLE

SITE PLAN: NW

SHEET NO. A1.06

Last Plotted By: Kevin Hampel
On: Thursday, February 18, 2021 4:48 PM

Story Pole Construction Notes Table

Date: 10/25/2020
Site Address: Pacific Edge Hotel, 647 S. Coast Hwy, L.B. Area 3 Reef Pk Lot
Datum Point: SMH Rim 39.88'
Name of Surveyor or Engineer: Thomas B. Canady

Pole Number	Offset Hub Elevation*	Height of Story Pole from Hub Elevation	Proposed Max Elevation
1	38.15	9.35	47.50
2	36.15	16.85	53.00
3	35.85	17.15	53.00
4	35.70	17.30	53.00
5	36.40	16.60	53.00
6	35.85	17.15	53.00
7	35.98	17.02	53.00
8	38.15	14.85	53.00
9	37.61	15.39	53.00
10	37.61	15.39	53.00
11	38.43	14.57	53.00
12	38.43	14.57	53.00
13	38.55	14.45	53.00
14	38.55	14.45	53.00
15	38.70	14.30	53.00
16	38.70	14.30	53.00
17	39.10	13.90	53.00
18	38.30	14.70	53.00
19	38.30	14.70	53.00
20	38.15	14.85	53.00
21	38.15	14.85	53.00
22	37.95	15.05	53.00
23	37.95	15.05	53.00
24	37.70	15.30	53.00
25	37.70	15.30	53.00
26	37.25	15.75	53.00
27	37.25	15.75	53.00
28	37.05	15.95	53.00
29	38.45	14.55	53.00
30	38.65	14.35	53.00
31	38.90	14.10	53.00
32	39.05	13.95	53.00
33	38.94	22.27	61.21
34	38.91	22.30	61.21
35	38.91	22.30	61.21
36	38.91	22.30	61.21
37	39.41	9.59	49.00
38	36.88	12.12	49.00
39	38.45	9.05	47.50
40	38.45	9.05	47.50
41	35.95	11.55	47.50
42	34.00	13.50	47.50
43	36.45	11.05	47.50

*If standard survey hubs are not feasible because of the existence of rocks, paving or existing structural improvements, then the surveyor or engineer may use an alternative method of establishing horizontal and vertical control for story poles that can be observed in the field. The surveyor or engineer shall describe the control method used directly on the full-size roof plan. Such alternative methods may include painted markings or nail with information tags attached.

STORY POLE HEIGHT AND LOCATION CERTIFICATION

I hereby certify that the story poles located on the referenced site were constructed under my supervision and survey, and the story poles are in conformance with the design, height and location as shown on the approved staking plan. I further certify that 1) the story pole identification numbers, 2) story pole location base grade elevations, 3) story pole heights, and 4) the proposed maximum height elevations are true and correct. I acknowledge and understand that the required project staking is for the purpose of informing the owner, architect, designer, city staff, design review authority and the public as to the accurate location and exterior dimensions of the proposed structure or addition.

Signature of Registered Land Surveyor or Civil Engineer

Thomas B. Canady

Name (printed or typed)

P.E. 50057 Exp. 6/30/2021

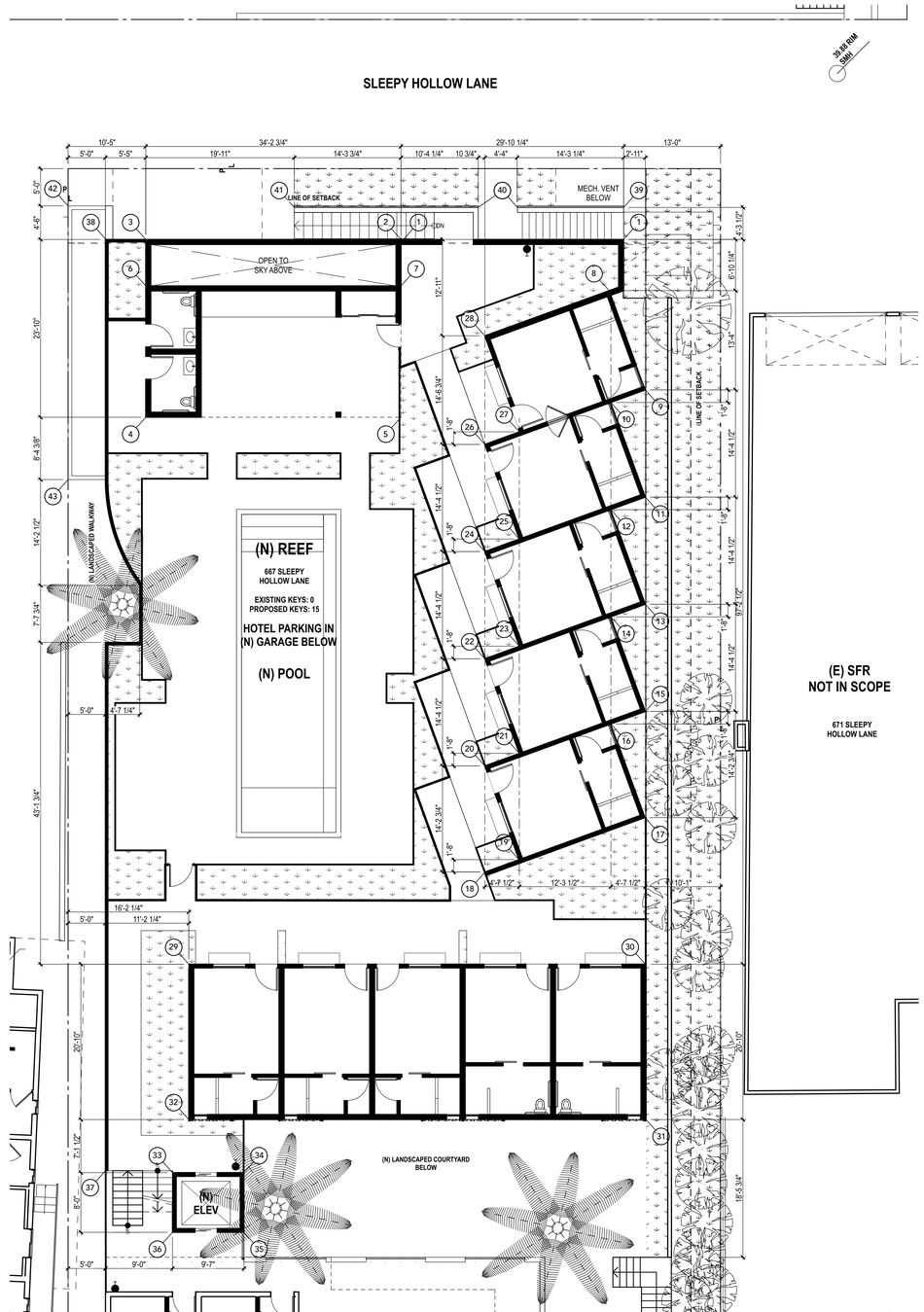
License No./Expiration Date

October 25, 2020

Date

Please stamp & sign below.

REGISTERED PROFESSIONAL ENGINEER THOMAS B. CANADY No. 50057 Exp. 6/30/21 CIVIL STATE OF CALIFORNIA



STAKING PLAN NOTE: STORY POLES SHALL BE STRUNG AND CONNECTED WITH RIBBON OR STRING TO DEPICT BUILDING OUTLINE

STAKING PLAN
SCALE: 1/8" = 1'-0"
1

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9	10.10.19	Zoning & Fire Dept Review Slip Sheets

LICENSED ARCHITECT DARRELL S. ROCKEFELLER C-14927 4.30.21 REGISTERED PROFESSIONAL ARCHITECT CALIFORNIA

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PROJECT NO. 37011.00
DATE 11/19/19
SCALE AS SHOWN
DRAWN BY AA
SHEET TITLE

STAKING PLAN: NEW REEF

SHEET NO. **A1.07**

Last Plotted By: Matt Cottrell
On: Friday, Apr 17, 2020 3:07 PM

SAMPLE

STORY POLE HEIGHT AND LOCATION CERTIFICATION

Instructions: The Story Pole Height and Location Certification and Story Pole Construction Notes Table or Notations must be executed by a registered land surveyor or registered civil engineer directly on a copy of the full-size roof plan. The completed certification must be submitted to the City at least 28 days prior to the design review authority's first noticed public hearing date (or 14 days prior to administrative design review hearing or a design review continuance).

Required Certification Statement:
I hereby certify that the story poles located on the referenced site were constructed under my supervision and survey, and the story poles are in conformance with the design, height and location as shown on the approved staking plan. I further certify that 1) the story pole identification numbers, 2) story pole location base grade elevations, 3) story pole heights and 4) the proposed maximum height elevations are true and correct. I acknowledge and understand that the required project staking is for the purpose of informing the owner, architect, designer, City staff, design review authority and the public as to the accurate location and exterior dimensions of the proposed structure or addition.

Please stamp & sign below

Signature of Registered Land Surveyor or Civil Engineer

Name (printed or typed)

License No./Expiration Date

Date

Sample
Story Pole Construction Notes Table

Date: _____

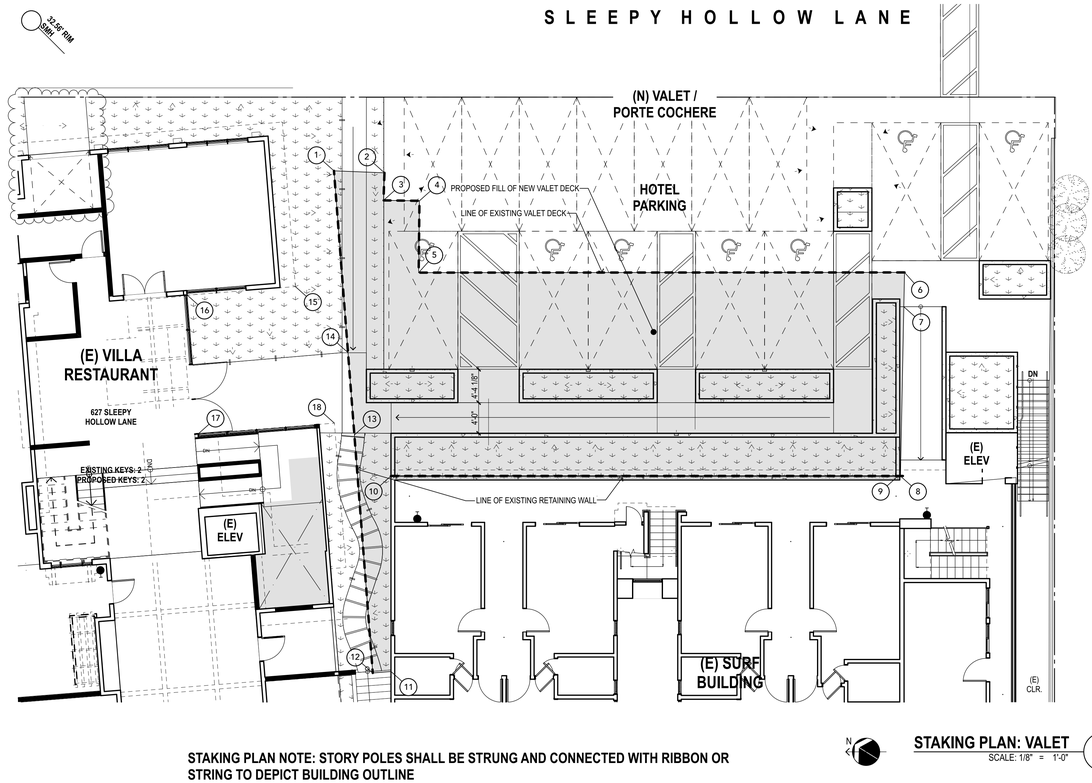
Site Address: _____

Datum Benchmark: SMH RIM - 32.56'

Name of Surveyor or Engineer: _____

Pole Number	Base Grade Elevation*	Story Pole Height from Base Grade Elevation	Proposed Maximum Elevation
1 T.O. SLAB			31.83'
2 T.O. SLAB			31.38'
3 T.O. SLAB			31.31'
4 T.O. SLAB			31.36'
5 T.O. SLAB			31.27'
6 T.O. SLAB			31.40'
7 T.O. RAMP			31.40'
8 T.O. (E)SLAB			29.74'
9 T.O. WALL			32.74'
10 T.O. WALL			32.74'
11 T.O. STAIR			29.74'
12 T.O. STAIR			29.74'
13 T.O. SLAB			31.22'
14 T.O. SLAB			31.22'
15 T.O. EAVE			44.53'
16 T.O. EAVE			49.21'
17 T.O. EAVE			49.21'
18 T.O. EAVE			43.01'

*If standard base grade elevation nails are not feasible because of the existence of rocks, paving or existing structural improvements, then the surveyor or engineer may use an alternative method of establishing horizontal and vertical control for story poles that can be observed in the field. The surveyor or engineer shall describe the control method used directly on the full-size staking plan. Such alternative methods may include painted markings. It is also recognized that sometimes it may not be feasible to set poles due to unforeseen circumstances. In that case, please identify the story poles that were not established and an explanation as to the reason.



STAKING PLAN NOTE: STORY POLES SHALL BE STRUNG AND CONNECTED WITH RIBBON OR STRING TO DEPICT BUILDING OUTLINE

STAKING PLAN: VALET (1)
SCALE: 1/8" = 1'-0"

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LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
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PROJECT NO. 37011.00
DATE 5/28/21
SCALE AS SHOWN
DRAWN BY AJK
SHEET TITLE

STAKING PLAN: VALET AREA/ VILLA

SHEET NO. **A1.08**

Last Plotted By: Keith Hobbs
On: Friday, May 28, 2021 3:26 PM

SAMPLE

STORY POLE HEIGHT AND LOCATION CERTIFICATION

Instructions: The Story Pole Height and Location Certification and Story Pole Construction Notes Table or Notations must be executed by a registered land surveyor or registered civil engineer directly on a copy of the full-size roof plan. The completed certification must be submitted to the City at least 28 days prior to the design review authority's first noticed public hearing date (or 14 days prior to administrative design review hearing or a design review continuance).

Required Certification Statement:
I hereby certify that the story poles located on the referenced site were constructed under my supervision and survey, and the story poles are in conformance with the design, height and location as shown on the approved staking plan. I further certify that 1) the story pole identification numbers, 2) story pole location base grade elevations, 3) story pole heights and 4) the proposed maximum height elevations are true and correct. I acknowledge and understand that the required project staking is for the purpose of informing the owner, architect, designer, City staff, design review authority and the public as to the accurate location and exterior dimensions of the proposed structure or addition.

Please stamp & sign below

Signature of Registered Land Surveyor or Civil Engineer

Name (printed or typed)

License No./Expiration Date

Date

Sample
Story Pole Construction Notes Table

Date: _____

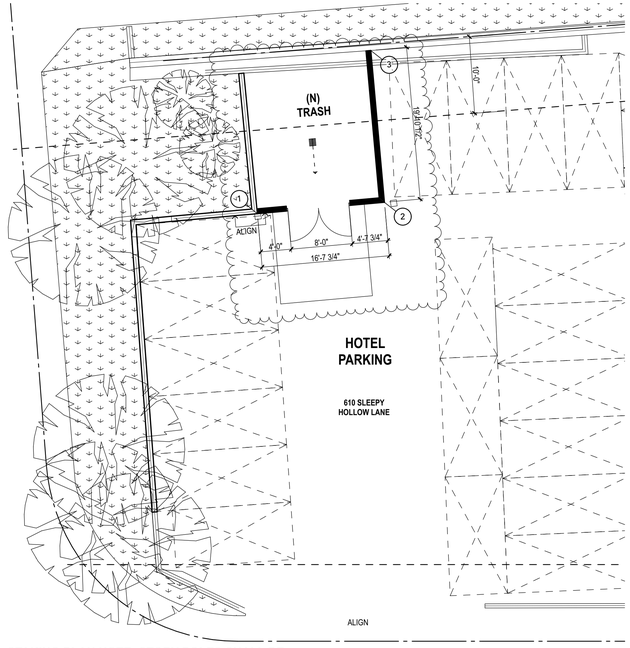
Site Address: _____

Datum Benchmark: SMH RIM - 32.56'

Name of Surveyor or Engineer: _____

Pole Number	Base Grade Elevation*	Story Pole Height from Base Grade Elevation	Proposed Maximum Elevation
1			51.04'
2			51.04'
3			51.04'

*If standard base grade elevation nails are not feasible because of the existence of rocks, paving or existing structural improvements, then the surveyor or engineer may use an alternative method of establishing horizontal and vertical control for story poles that can be observed in the field. The surveyor or engineer shall describe the control method used directly on the full-size staking plan. Such alternative methods may include painted markings. It is also recognized that sometimes it may not be feasible to set poles due to unforeseen circumstances. In that case, please identify the story poles that were not established and an explanation as to the reason.



STAKING PLAN NOTE: STORY POLES SHALL BE STRUNG AND CONNECTED WITH RIBBON OR STRING TO DEPICT BUILDING OUTLINE

STAKING PLAN 1
SCALE: 1/8" = 1'-0"

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90245

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PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
14	05.28.2021	Additional Planning Corrections 4

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
STATE OF CALIFORNIA

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PROJECT NO. 37011.00
DATE 5/28/21
SCALE AS SHOWN
DRAWN BY AJK

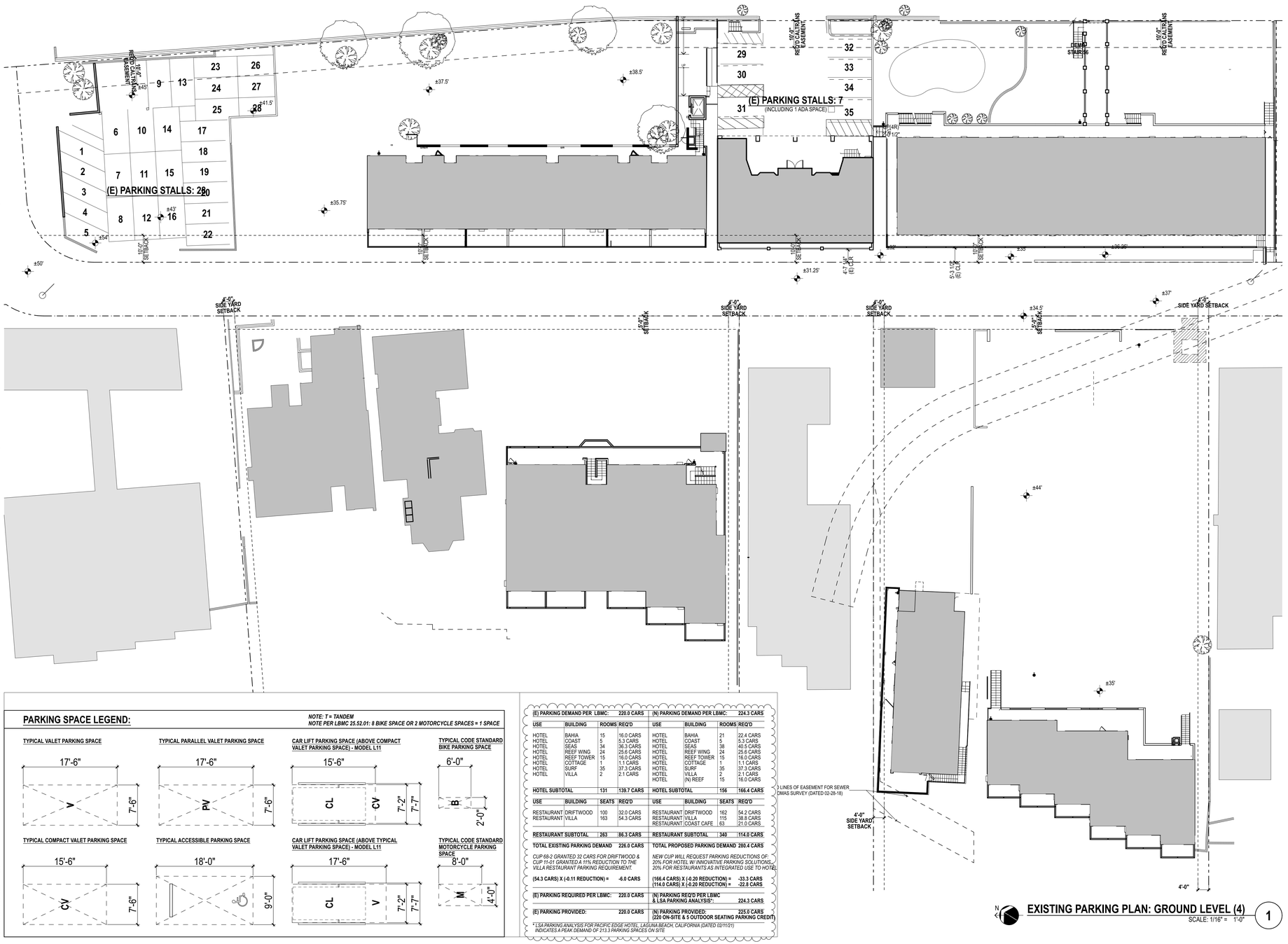
SHEET TITLE

STAKING PLAN: TRASH AREA

SHEET NO.

A1.09

Last Plotted By: Zaida Amaro
On: Friday, May 28, 2021 3:28 PM

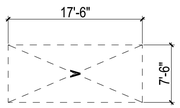

(E) PARKING STALLS: 28
(E) PARKING STALLS: 7
(INCLUDING 1 ADA SPACE)
10'-0" RECIPROCAL ACCESS EASEMENT
10'-0" RECIPROCAL ACCESS EASEMENT
10'-0" RECIPROCAL ACCESS EASEMENT
10'-0" SETBACK
10'-0" SETBACK
10'-0" SETBACK
10'-0" SETBACK
4'-0" SIDE YARD SETBACK
4'-0" SIDE YARD SETBACK
4'-0" SIDE YARD



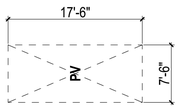
PARKING SPACE LEGEND:

NOTE: T = TANDEM
NOTE PER LBMC 25.52.01: 8 BIKE SPACE OR 2 MOTORCYCLE SPACES = 1 SPACE

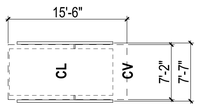
TYPICAL VALET PARKING SPACE



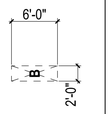
TYPICAL PARALLEL VALET PARKING SPACE



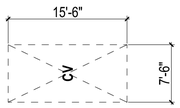
CAR LIFT PARKING SPACE (ABOVE COMPACT VALET PARKING SPACE) - MODEL L11



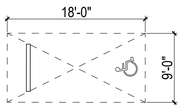
TYPICAL CODE STANDARD BIKE PARKING SPACE



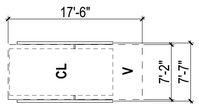
TYPICAL COMPACT VALET PARKING SPACE



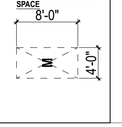
TYPICAL ACCESSIBLE PARKING SPACE



CAR LIFT PARKING SPACE (ABOVE TYPICAL VALET PARKING SPACE) - MODEL L11



TYPICAL CODE STANDARD MOTORCYCLE PARKING SPACE



(E) PARKING DEMAND PER LBMC:			**220.0 CARS**	**(N) PARKING DEMAND PER LBMC:**			**224.3 CARS**
USE	**BUILDING**	**ROOMS**	**REQ'D**	**USE**	**BUILDING**	**ROOMS**	**REQ'D**
HOTEL	BAHIA	15	16.0 CARS	HOTEL	BAHIA	21	22.4 CARS
HOTEL	COAST	5	5.3 CARS	HOTEL	COAST	5	5.3 CARS
HOTEL	SEAS	34	36.3 CARS	HOTEL	SEAS	38	40.5 CARS
HOTEL	REEF WING	24	25.6 CARS	HOTEL	REEF WING	24	25.6 CARS
HOTEL	REEF TOWER	15	16.0 CARS	HOTEL	REEF TOWER	15	16.0 CARS
HOTEL	COTTAGE	1	1.1 CARS	HOTEL	COTTAGE	1	1.1 CARS
HOTEL	SURF	35	37.3 CARS	HOTEL	SURF	35	37.3 CARS
HOTEL	VILLA	2	2.1 CARS	HOTEL	VILLA	2	2.1 CARS
				HOTEL	(N) REEF	15	16.0 CARS
HOTEL SUBTOTAL		**131**	**139.7 CARS**	**HOTEL SUBTOTAL**		**156**	**166.4 CARS**
USE	**BUILDING**	**SEATS**	**REQ'D**	**USE**	**BUILDING**	**SEATS**	**REQ'D**
RESTAURANT	DRIFTWOOD	100	32.0 CARS	RESTAURANT	DRIFTWOOD	162	54.2 CARS
RESTAURANT	VILLA	163	54.3 CARS	RESTAURANT	VILLA	115	38.8 CARS
				RESTAURANT	COAST CAFE	63	21.0 CARS
RESTAURANT SUBTOTAL		**263**	**86.3 CARS**	**RESTAURANT SUBTOTAL**		**340**	**114.6 CARS**
TOTAL EXISTING PARKING DEMAND			**226.0 CARS**	**TOTAL PROPOSED PARKING DEMAND**			**280.4 CARS**
CUP 68-2 GRANTED 32 CARS FOR DRIFTWOOD & CUP 11-01 GRANTED A 11% REDUCTION TO THE VILLA RESTAURANT PARKING REQUIREMENT.				*NEW CUP WILL REQUEST PARKING REDUCTIONS OF: 20% FOR HOTEL W/ INNOVATIVE PARKING SOLUTIONS, 20% FOR RESTAURANTS AS INTEGRATED USE TO HOTEL*			
(54.3 CARS) X (-0.11 REDUCTION) =			**-6.0 CARS**	**(166.4 CARS) X (-0.20 REDUCTION) =**			**-33.3 CARS**
				(114.0 CARS) X (-0.20 REDUCTION) =			**-22.8 CARS**
(E) PARKING REQUIRED PER LBMC:			**220.0 CARS**	**(N) PARKING REQ'D PER LBMC & LSA PARKING ANALYSIS*:**			**224.3 CARS**
(E) PARKING PROVIDED:			**220.0 CARS**	**(N) PARKING PROVIDED: (220 ON-SITE & 5 OUTDOOR SEATING PARKING CREDIT)**			**225.0 CARS**

** LSA PARKING ANALYSIS FOR PACIFIC EDGE HOTEL, LAGUNA BEACH, CALIFORNIA (DATED 02/11/21)*
INDICATES A PEAK DEMAND OF 213.3 PARKING SPACES ON SITE

N

EXISTING PARKING PLAN: BASEMENT LEVEL (3)

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

1

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PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
9	10.10.19	Zoning & Fire Dept Review Slip Sheets
10	11.19.19	Zoning Review Slip Sheets
13	02.18.2021	Additional Planning Corrections 3

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
CALIFORNIA

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PROJECT NO.
37011.00

DATE
2/24/21

SCALE
AS SHOWN

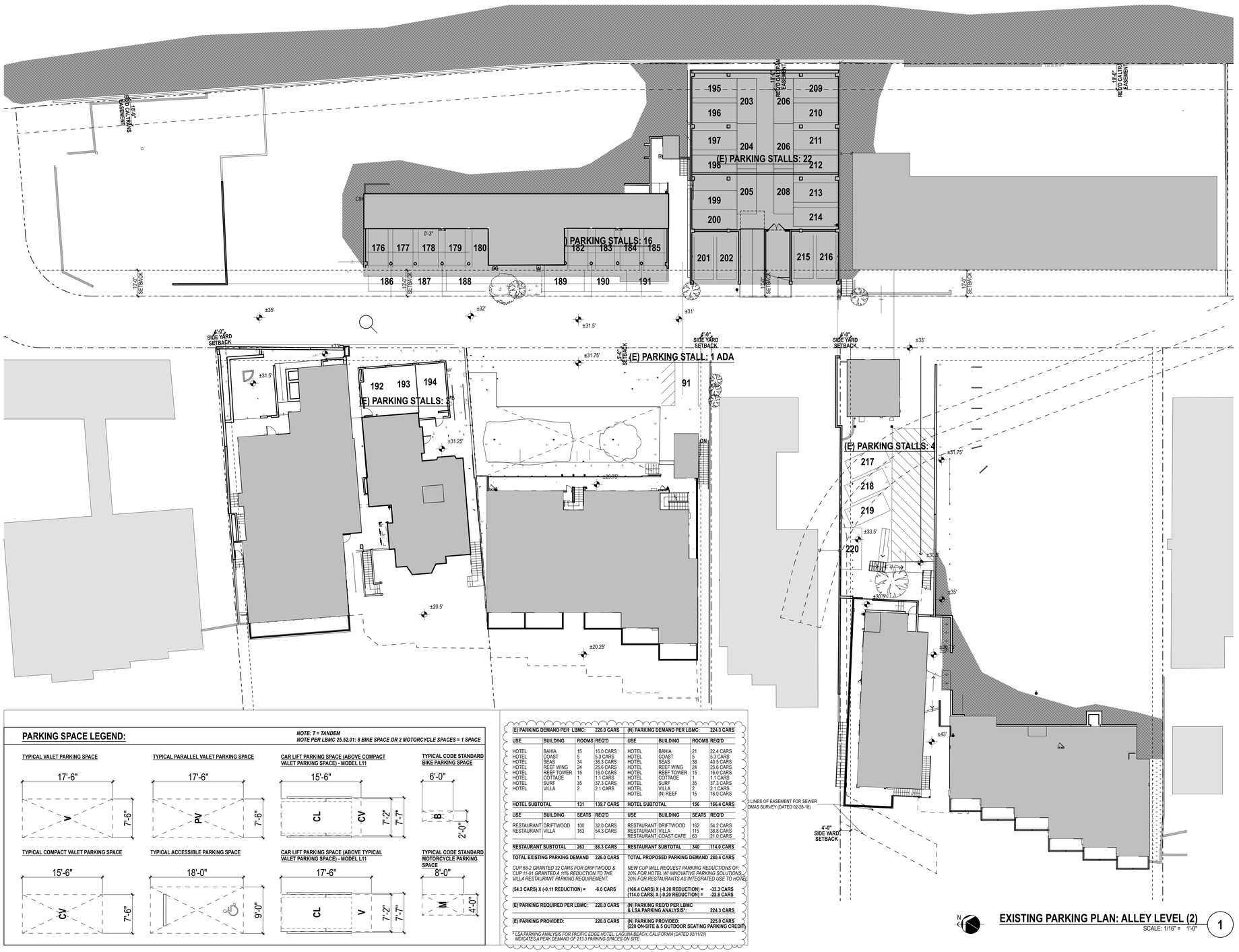
DRAWN BY
BK

SHEET TITLE

EXISTING PARKING PLAN: BASEMENT LEVEL (3)

SHEET NO.
A1.11

Last Plotted By: Mark Maxwell
CAD: Wednesday, February 24, 2021 3:04 PM



PARKING SPACE LEGEND:

NOTE: T = TANDEM
NOTE PER LBMC 25.52.01: 8 BIKE SPACE OR 2 MOTORCYCLE SPACES = 1 SPACE

TYPICAL VALET PARKING SPACE — 17'-6" × 7'-6" (V)

TYPICAL PARALLEL VALET PARKING SPACE — 17'-6" × 7'-6" (PV)

CAR LIFT PARKING SPACE (ABOVE COMPACT VALET PARKING SPACE) - MODEL L11 — 15'-6" (CL / CV, 7'-2" / 7'-7")

TYPICAL CODE STANDARD BIKE PARKING SPACE — 6'-0" × 2'-0" (B)

TYPICAL COMPACT VALET PARKING SPACE — 15'-6" × 7'-6" (CV)

TYPICAL ACCESSIBLE PARKING SPACE — 18'-0" × 9'-0"

CAR LIFT PARKING SPACE (ABOVE TYPICAL VALET PARKING SPACE) - MODEL L11 — 17'-6" (CL / V, 7'-2" / 7'-7")

TYPICAL CODE STANDARD MOTORCYCLE PARKING SPACE — 8'-0" × 4'-0" (M)

(E) PARKING DEMAND PER LBMC:			**220.0 CARS**	**(N) PARKING DEMAND PER LBMC:**			**224.3 CARS**
USE	**BUILDING**	**ROOMS**	**REQ'D**	**USE**	**BUILDING**	**ROOMS**	**REQ'D**
HOTEL	BAHIA	15	16.0 CARS	HOTEL	BAHIA	21	22.4 CARS
HOTEL	COAST	5	5.3 CARS	HOTEL	COAST	5	5.3 CARS
HOTEL	SEAS	34	36.3 CARS	HOTEL	SEAS	38	40.5 CARS
HOTEL	REEF WING	24	25.6 CARS	HOTEL	REEF WING	24	25.6 CARS
HOTEL	REEF TOWER	15	16.0 CARS	HOTEL	REEF TOWER	15	16.0 CARS
HOTEL	COTTAGE	1	1.1 CARS	HOTEL	COTTAGE	1	1.1 CARS
HOTEL	SURF	35	37.3 CARS	HOTEL	SURF	35	37.3 CARS
HOTEL	VILLA	2	2.1 CARS	HOTEL	VILLA	2	2.1 CARS
				HOTEL	(N) REEF	15	16.0 CARS
HOTEL SUBTOTAL		**131**	**139.7 CARS**	**HOTEL SUBTOTAL**		**156**	**166.4 CARS**
USE	**BUILDING**	**SEATS**	**REQ'D**	**USE**	**BUILDING**	**SEATS**	**REQ'D**
RESTAURANT	DRIFTWOOD	100	32.0 CARS	RESTAURANT	DRIFTWOOD	162	54.2 CARS
RESTAURANT	VILLA	163	54.3 CARS	RESTAURANT	VILLA	115	38.8 CARS
				RESTAURANT	COAST CAFE	63	21.0 CARS
RESTAURANT SUBTOTAL		**263**	**86.3 CARS**	**RESTAURANT SUBTOTAL**		**340**	**114.8 CARS**
TOTAL EXISTING PARKING DEMAND			**226.0 CARS**	**TOTAL PROPOSED PARKING DEMAND**			**280.4 CARS**
CUP 68-2 GRANTED 32 CARS FOR DRIFTWOOD & CUP 11-01 GRANTED A 11% REDUCTION TO THE VILLA RESTAURANT PARKING REQUIREMENT.				*NEW CUP WILL REQUEST PARKING REDUCTIONS OF 20% FOR HOTEL W/ INNOVATIVE PARKING SOLUTIONS, 20% FOR RESTAURANTS AS INTEGRATED USE TO HOTEL*			
(54.3 CARS) X (-0.11 REDUCTION) =			**-6.0 CARS**	**(166.4 CARS) X (-0.20 REDUCTION) =**			**-33.3 CARS**
				(114.0 CARS) X (-0.20 REDUCTION) =			**-22.8 CARS**
(E) PARKING REQUIRED PER LBMC:			**220.0 CARS**	**(N) PARKING REQ'D PER LBMC & LSA PARKING ANALYSIS*:**			**224.3 CARS**
(E) PARKING PROVIDED:			**220.0 CARS**	**(N) PARKING PROVIDED: (220 ON-SITE & 5 OUTDOOR SEATING PARKING CREDIT)**			**225.0 CARS**

** LSA PARKING ANALYSIS FOR PACIFIC EDGE HOTEL, LAGUNA BEACH, CALIFORNIA (DATED 02/11/21)*
INDICATES A PEAK DEMAND OF 213.3 PARKING SPACES ON SITE

N

EXISTING PARKING PLAN: ALLEY LEVEL (2)

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

1

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W www.rockefellerkempel.com

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
9	10.10.19	Zoning & Fire Dept Review Slip Sheets
10	11.19.19	Zoning Review Slip Sheets
13	02.18.2021	Additional Planning Corrections 3

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
CALIFORNIA

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PROJECT NO. 37011.00

DATE 2/18/21

SCALE AS SHOWN

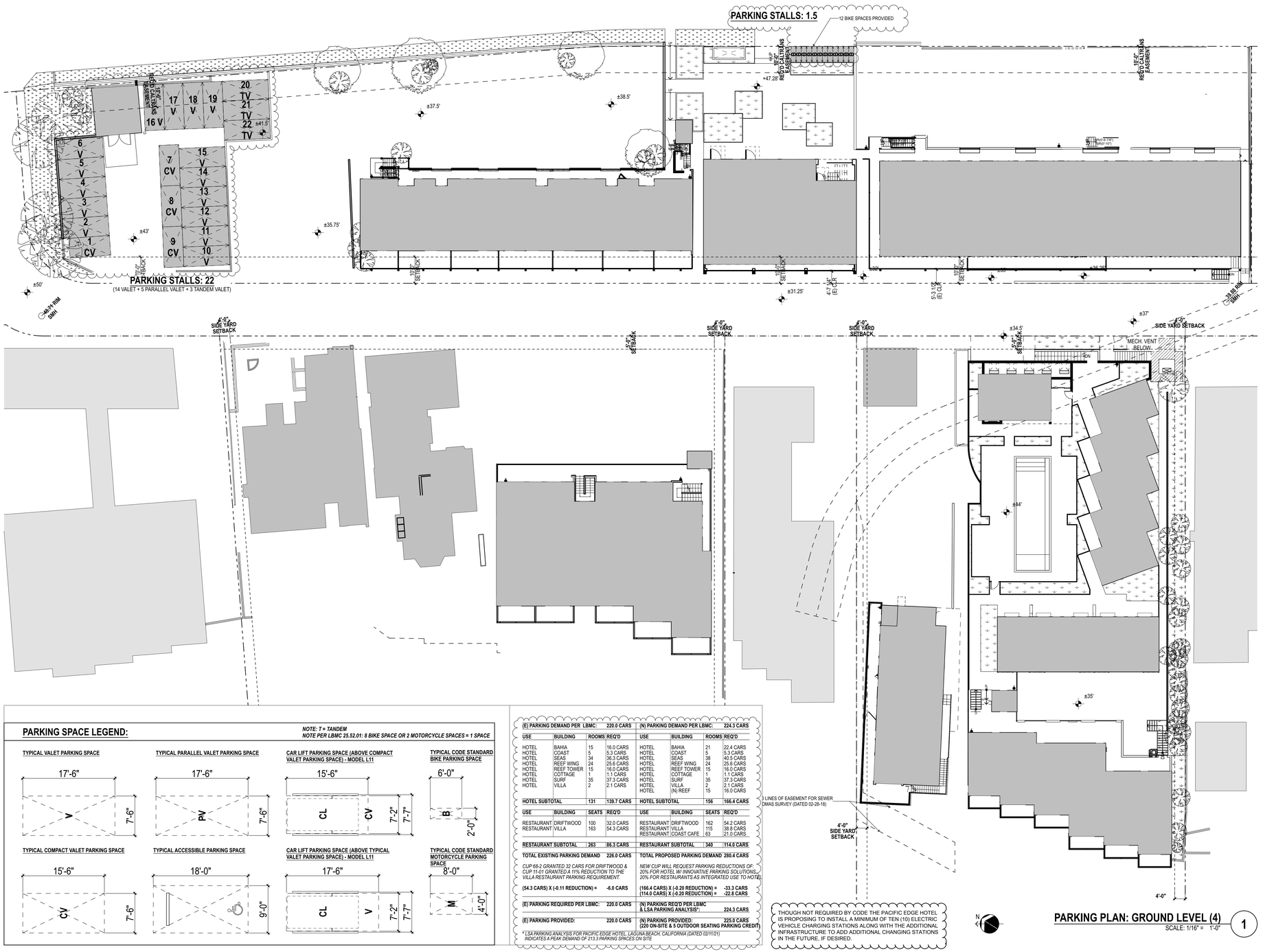
DRAWN BY BK

SHEET TITLE

EXISTING PARKING PLAN: ALLEY LEVEL (2)

SHEET NO. A1.12

Last Plotted By: Kevin Vincent
On: Thursday, February 18, 2021 4:48 PM



PROPOSED PARKING TOTAL:			220 CARS
LEVEL	**PARKING SPACE TYPE**		**CARS**
GROUND *(PCH)*	ACCESSIBLE		0 CARS
	STANDARD VALET		14 CARS
	TANDEM VALET		3 CARS
	COMPACT VALET		0 CARS
	COMPACT TANDEM VALET		0 CARS
	PARALLEL VALET		5 CARS
	VALET LIFT		0 CARS
	MOTORCYCLE	9/2 =	4 CARS
	BICYCLE	12/8 =	1.5 CARS
GROUND LEVEL SUBTOTAL			**23.5 CARS**
LEVEL	**PARKING SPACE TYPE**		**CARS**
BASEMENT *(SHL)*	ACCESSIBLE		0 CARS
	STANDARD VALET		33 CARS
	TANDEM VALET		5 CARS
	COMPACT VALET		33 CARS
	COMPACT TANDEM VALET		0 CARS
	PARALLEL VALET		17 CARS
	VALET LIFT		0 CARS
	MOTORCYCLE	16/2 =	8 CARS
	BICYCLE	0/8 =	0 CARS
BASEMENT LEVEL SUBTOTAL			**96 CARS**
LEVEL	**PARKING SPACE TYPE**		**CARS**
ALLEY *(SHL)*	ACCESSIBLE		7 CARS
	STANDARD VALET		20 CARS
	TANDEM VALET		7 CARS
	COMPACT VALET		33 CARS
	COMPACT TANDEM VALET		5 CARS
	PARALLEL VALET		11 CARS
	VALET LIFT		15 CARS
	MOTORCYCLE	2/2 =	1 CAR
	BICYCLE	12/8 =	1.5 CARS
ALLEY LEVEL SUBTOTAL			**100.5 CARS**

** ALL VALET STALLS TO BE STRIPED*

PARKING SPACE LEGEND:

NOTE: T = TANDEM
NOTE PER LBMC 25.52.01: 8 BIKE SPACE OR 2 MOTORCYCLE SPACES = 1 SPACE

TYPICAL VALET PARKING SPACE — 17'-6" × 7'-6" (V)

TYPICAL PARALLEL VALET PARKING SPACE — 17'-6" × 7'-6" (PV)

CAR LIFT PARKING SPACE (ABOVE COMPACT VALET PARKING SPACE) - MODEL L11 — 15'-6" × 7'-2" / 7'-7" (CL / CV)

TYPICAL CODE STANDARD BIKE PARKING SPACE — 6'-0" × 2'-0" (B)

TYPICAL COMPACT VALET PARKING SPACE — 15'-6" × 7'-6" (CV)

TYPICAL ACCESSIBLE PARKING SPACE — 18'-0" × 9'-0"

CAR LIFT PARKING SPACE (ABOVE TYPICAL VALET PARKING SPACE) - MODEL L11 — 17'-6" × 7'-2" / 7'-7" (CL / V)

TYPICAL CODE STANDARD MOTORCYCLE PARKING SPACE — 8'-0" × 4'-0" (M)

(E) PARKING DEMAND PER LBMC:			220.0 CARS	(N) PARKING DEMAND PER LBMC:			224.3 CARS
USE	**BUILDING**	**ROOMS**	**REQ'D**	**USE**	**BUILDING**	**ROOMS**	**REQ'D**
HOTEL	BAHIA	15	16.0 CARS	HOTEL	BAHIA	21	22.4 CARS
HOTEL	COAST	5	5.3 CARS	HOTEL	COAST	5	5.3 CARS
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RESTAURANT SUBTOTAL		**263**	**86.3 CARS**	**RESTAURANT SUBTOTAL**		**340**	**114.8 CARS**
TOTAL EXISTING PARKING DEMAND			**226.0 CARS**	**TOTAL PROPOSED PARKING DEMAND**			**280.4 CARS**
CUP 68-2 GRANTED 32 CARS FOR DRIFTWOOD & CUP 11-01 GRANTED A 11% REDUCTION TO THE VILLA RESTAURANT PARKING REQUIREMENT.				*NEW CUP WILL REQUEST PARKING REDUCTIONS OF: 20% FOR HOTEL W/ INNOVATIVE PARKING SOLUTIONS, 20% FOR RESTAURANTS AS INTEGRATED USE TO HOTEL*			
(54.3 CARS) X (-0.11 REDUCTION) =			**-6.0 CARS**	**(166.4 CARS) X (-0.20 REDUCTION) =**			**-33.3 CARS**
				(114.0 CARS) X (-0.20 REDUCTION) =			**-22.8 CARS**
(E) PARKING REQUIRED PER LBMC:			**220.0 CARS**	**(N) PARKING REQ'D PER LBMC & LSA PARKING ANALYSIS*:**			**224.3 CARS**
(E) PARKING PROVIDED:			**220.0 CARS**	**(N) PARKING PROVIDED: (220 ON-SITE & 5 OUTDOOR SEATING PARKING CREDIT)**			**225.0 CARS**

** LSA PARKING ANALYSIS FOR PACIFIC EDGE HOTEL, LAGUNA BEACH, CALIFORNIA (DATED 02/11/21)*
INDICATES A PEAK DEMAND OF 213.3 PARKING SPACES ON SITE

) LINES OF EASEMENT FOR SEWER
OMAS SURVEY (DATED 02-28-18)

4'-0" SIDE YARD SETBACK

THOUGH NOT REQUIRED BY CODE THE PACIFIC EDGE HOTEL IS PROPOSING TO INSTALL A MINIMUM OF TEN (10) ELECTRIC VEHICLE CHARGING STATIONS ALONG WITH THE ADDITIONAL INFRASTRUCTURE TO ADD ADDITIONAL CHANGING STATIONS IN THE FUTURE, IF DESIRED.

N

PARKING PLAN: GROUND LEVEL (4)

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

1

Last Printed By: Kent Brownell
On: Friday, May 28, 2021 3:39 PM

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PACIFIC EDGE HOTEL
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DRAWING LOG

No.	Date	
9	10.10.19	Zoning & Fire Dept Review Slip Sheets
10	11.19.19	Zoning Review Slip Sheets
11	01.29.2021	Additional Planning Corrections
12	02.11.2021	Additional Planning Corrections 2
13	02.18.2021	Additional Planning Corrections 3
14	05.28.2021	Additional Planning Corrections 4

LICENSED ARCHITECT DARRELL S. ROCKEFELLER C-14927 4-30-21 RENEWAL CALIFORNIA

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PROJECT NO. **37011.00**

DATE **5/28/21**

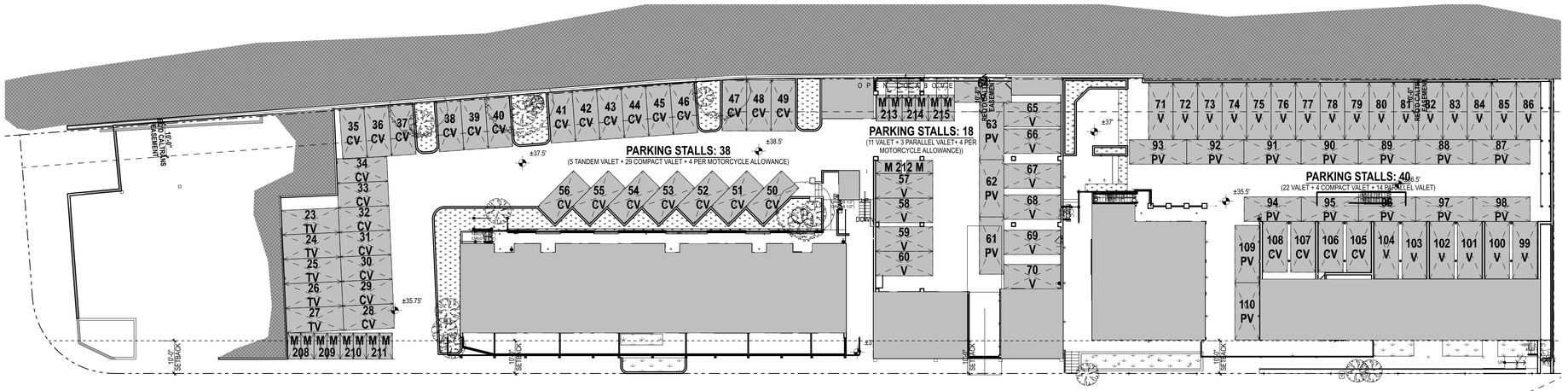
SCALE **AS SHOWN**

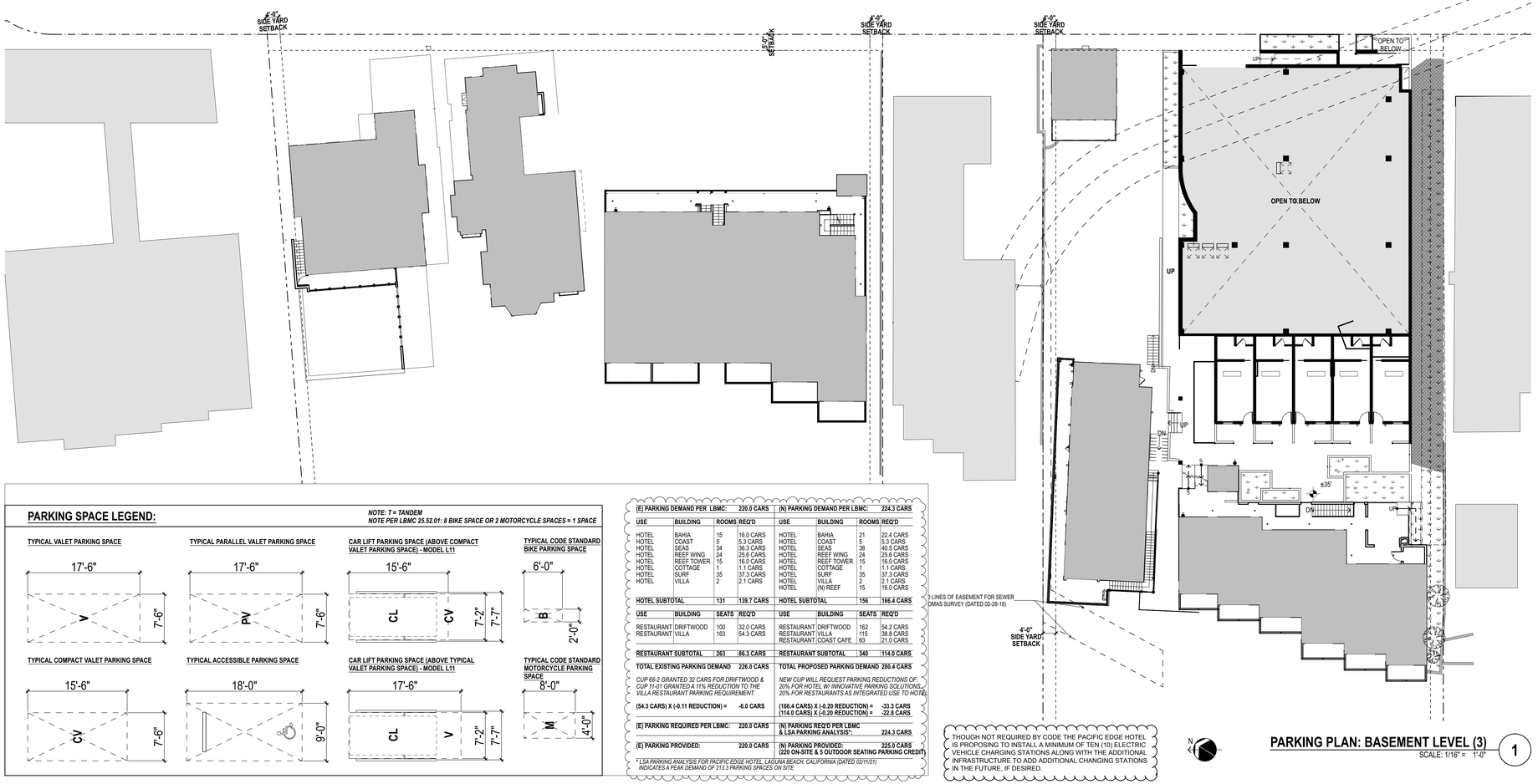
DRAWN BY **BK**

SHEET TITLE

PROPOSED PARKING PLAN: GROUND LEVEL (4)

SHEET NO. **A1.13**





PROPOSED PARKING TOTAL:			220 CARS
LEVEL	PARKING SPACE TYPE		CARS
GROUND (PCH)	ACCESSIBLE		0 CARS
	STANDARD VALET		14 CARS
	TANDEM VALET		3 CARS
	COMPACT VALET		0 CARS
	COMPACT TANDEM VALET		0 CARS
	PARALLEL VALET		5 CARS
	VALET LIFT		0 CARS
	MOTORCYCLE	9/2 =	4.5 CARS
	BICYCLE	12/8 =	1.5 CARS
GROUND LEVEL SUBTOTAL			23.5 CARS
LEVEL	PARKING SPACE TYPE		CARS
BASEMENT (SHL)	ACCESSIBLE		0 CARS
	STANDARD VALET		33 CARS
	TANDEM VALET		5 CARS
	COMPACT VALET		33 CARS
	COMPACT TANDEM VALET		0 CARS
	PARALLEL VALET		17 CARS
	VALET LIFT		0 CARS
	MOTORCYCLE	16/2 =	8 CARS
	BICYCLE	0/8 =	0 CARS
BASEMENT LEVEL SUBTOTAL			96 CARS
LEVEL	PARKING SPACE TYPE		CARS
ALLEY (SHL)	ACCESSIBLE		7 CARS
	STANDARD VALET		20 CARS
	TANDEM VALET		7 CARS
	COMPACT VALET		33 CARS
	COMPACT TANDEM VALET		5 CARS
	PARALLEL VALET		11 CARS
	VALET LIFT		15 CARS
	MOTORCYCLE	2/2 =	1 CAR
	BICYCLE	12/8 =	1.5 CARS
ALLEY LEVEL SUBTOTAL			100.5 CARS

* ALL VALET STALLS TO BE STRIPED

PARKING SPACE LEGEND:

NOTE: T= TANDEM
NOTE PER LBMC 25.52.01: 8 BIKE SPACE OR 2 MOTORCYCLE SPACES = 1 SPACE

TYPICAL VALET PARKING SPACE — 17'-6" x 7'-6" (V)

TYPICAL PARALLEL VALET PARKING SPACE — 17'-6" x 7'-6" (PV)

CAR LIFT PARKING SPACE (ABOVE COMPACT VALET PARKING SPACE) - MODEL L11 — 15'-6" (CL / CV, 7'-2" + 7'-7")

TYPICAL CODE STANDARD BIKE PARKING SPACE — 6'-0" x 2'-0" (B)

TYPICAL COMPACT VALET PARKING SPACE — 15'-6" x 7'-6" (CV)

TYPICAL ACCESSIBLE PARKING SPACE — 18'-0" x 9'-0"

CAR LIFT PARKING SPACE (ABOVE TYPICAL VALET PARKING SPACE) - MODEL L11 — 17'-6" (CL / V, 7'-2" + 7'-7")

TYPICAL CODE STANDARD MOTORCYCLE PARKING SPACE — 8'-0" x 4'-0" (M)

(E) PARKING DEMAND PER LBMC:			220.0 CARS	(N) PARKING DEMAND PER LBMC:			224.3 CARS
USE	BUILDING	ROOMS	REQ'D	USE	BUILDING	ROOMS	REQ'D
HOTEL	BAHIA	15	16.0 CARS	HOTEL	BAHIA	21	22.4 CARS
HOTEL	COAST	5	5.3 CARS	HOTEL	COAST	5	5.3 CARS
HOTEL	SEAS	34	36.3 CARS	HOTEL	SEAS	38	40.5 CARS
HOTEL	REEF WING	24	25.6 CARS	HOTEL	REEF WING	24	25.6 CARS
HOTEL	REEF TOWER	15	16.0 CARS	HOTEL	REEF TOWER	15	16.0 CARS
HOTEL	COTTAGE	1	1.1 CARS	HOTEL	COTTAGE	1	1.1 CARS
HOTEL	SURF	35	37.3 CARS	HOTEL	SURF	35	37.3 CARS
HOTEL	VILLA	2	2.1 CARS	HOTEL	VILLA	2	2.1 CARS
				HOTEL	(N) REEF	15	16.0 CARS
HOTEL SUBTOTAL		131	139.7 CARS	HOTEL SUBTOTAL		156	166.4 CARS
USE	BUILDING	SEATS	REQ'D	USE	BUILDING	SEATS	REQ'D
RESTAURANT	DRIFTWOOD	100	32.0 CARS	RESTAURANT	DRIFTWOOD	162	54.2 CARS
RESTAURANT	VILLA	163	54.3 CARS	RESTAURANT	VILLA	115	38.8 CARS
				RESTAURANT	COAST CAFE	63	21.0 CARS
RESTAURANT SUBTOTAL		263	86.3 CARS	RESTAURANT SUBTOTAL		340	114.0 CARS
TOTAL EXISTING PARKING DEMAND			226.0 CARS	TOTAL PROPOSED PARKING DEMAND			280.4 CARS
CUP 68-2 GRANTED 32 CARS FOR DRIFTWOOD & CUP 11-01 GRANTED A 11% REDUCTION TO THE VILLA RESTAURANT PARKING REQUIREMENT.				*NEW CUP WILL REQUEST PARKING REDUCTIONS OF: 20% FOR HOTEL W/ INNOVATIVE PARKING SOLUTIONS, 20% FOR RESTAURANTS AS INTEGRATED USE TO HOTEL*			
(54.3 CARS) X (-0.11 REDUCTION) =			-6.0 CARS	(166.4 CARS) X (-0.20 REDUCTION) =			-33.3 CARS
				(114.0 CARS) X (-0.20 REDUCTION) =			-22.8 CARS
(E) PARKING REQUIRED PER LBMC:			220.0 CARS	(N) PARKING REQ'D PER LBMC & LSA PARKING ANALYSIS*:			224.3 CARS
(E) PARKING PROVIDED:			220.0 CARS	(N) PARKING PROVIDED: (220 ON-SITE & 5 OUTDOOR SEATING PARKING CREDIT)			225.0 CARS

* LSA PARKING ANALYSIS FOR PACIFIC EDGE HOTEL, LAGUNA BEACH, CALIFORNIA (DATED 02/11/21) INDICATES A PEAK DEMAND OF 213.3 PARKING SPACES ON SITE

THOUGH NOT REQUIRED BY CODE THE PACIFIC EDGE HOTEL IS PROPOSING TO INSTALL A MINIMUM OF TEN (10) ELECTRIC VEHICLE CHARGING STATIONS ALONG WITH THE ADDITIONAL INFRASTRUCTURE TO ADD ADDITIONAL CHANGING STATIONS IN THE FUTURE, IF DESIRED.

PARKING PLAN: BASEMENT LEVEL (3)

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

1

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DRAWING LOG

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11	01.29.2021	Additional Planning Corrections
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13	02.18.2021	Additional Planning Corrections 3

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL DATE
CALIFORNIA

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DATE 2/18/21

SCALE AS SHOWN

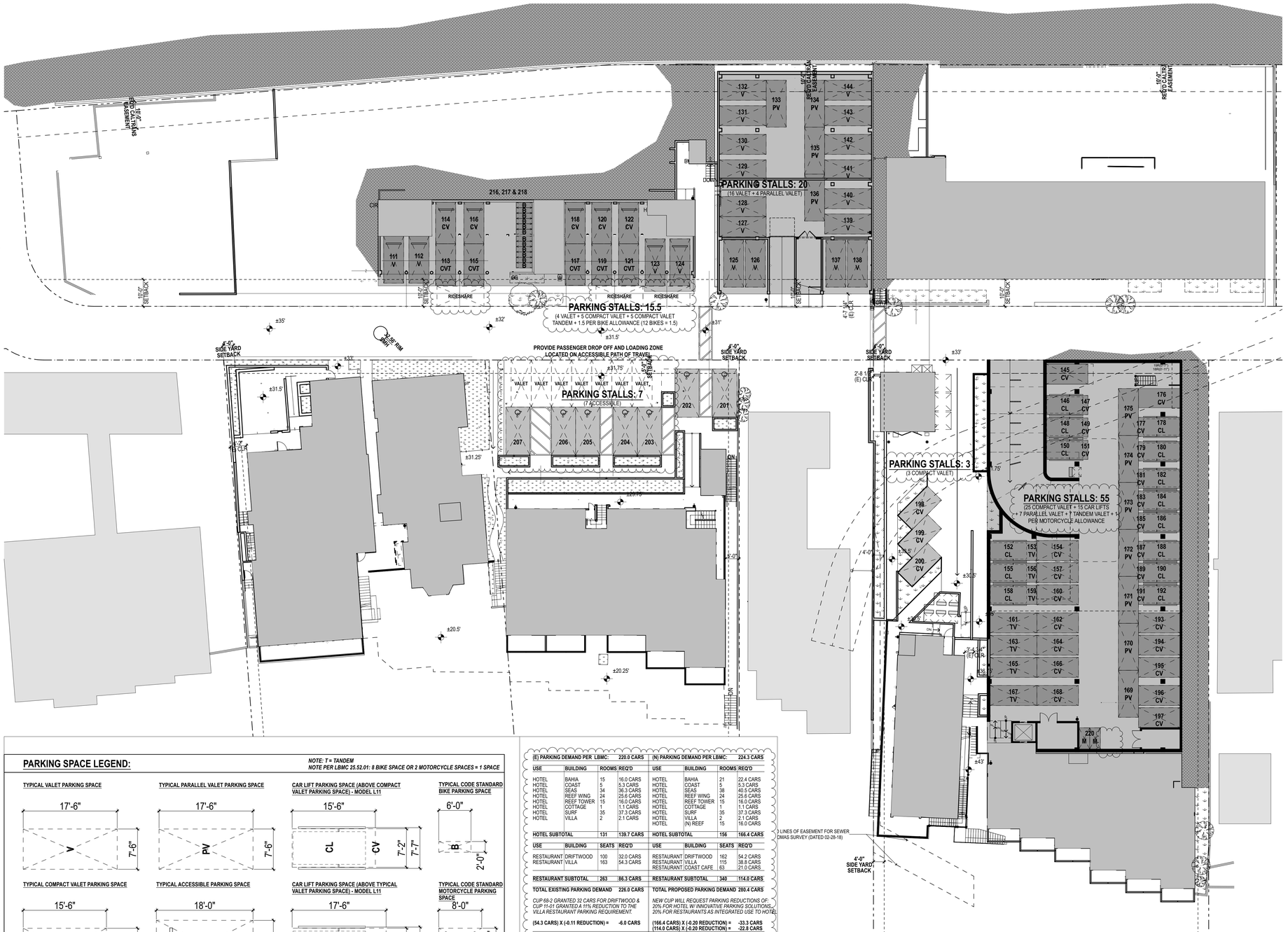
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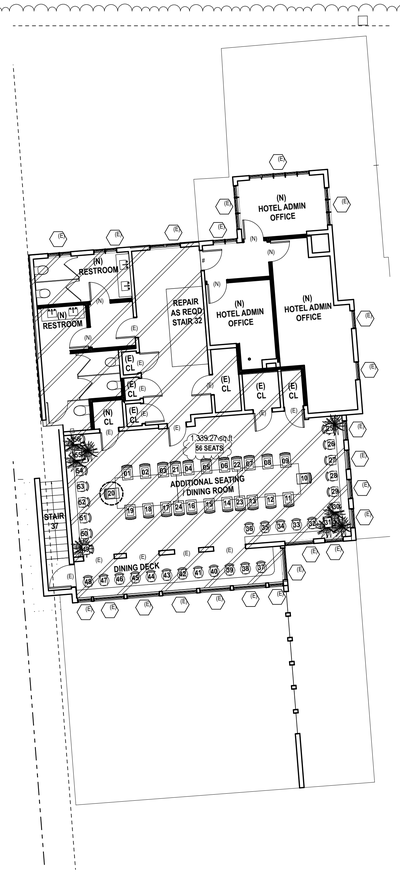
SHEET TITLE

PROPOSED PARKING PLAN: BASEMENT LEVEL (3)

SHEET NO. A1.14

Last Plotted By: Kevin Howard
On: Thursday, February 18, 2021 4:49 PM


216, 217 & 218
PARKING STALLS: 20
(16 VALET + 4 PARALLEL VALET)
PARKING STALLS: 15.5
(4 VALET + 5 COMPACT VALET + 5 COMPACT VALET TANDEM + 1.5 PER BIKE ALLOWANCE (12 BIKES = 1.5)
PROVIDE PASSENGER DROP OFF AND LOADING ZONE LOCATED ON ACCESSIBLE PATH OF TRAVEL
PARKING STALLS: 7
(7 ACCESSIBLE)
PARKING STALLS: 3
(3 COMPACT VALET)
PARKING STALLS: 55
(25 COMPACT VALET + 15 CAR LIFTS + 7 PARALLEL VALET + 7 TANDEM VALET + 1 PER MOTORCYCLE ALLOWANCE
RIDESHARE
RIDESHARE
RIDESHARE
SIDE YARD SETBACK
SIDE YARD SETBACK
SIDE YARD SETBACK
4'-0" SIDE YARD SETBACK
10'-0" SETBACK
10'-0" SETBACK
10'-0" SETBACK
10'-0" SETBACK
RED CULTRAN EASEMENT
RED CULTRAN EASEMENT
RED CULTRAN EASEMENT
DOWN
DOWN
DOWN
DN
ON
ON
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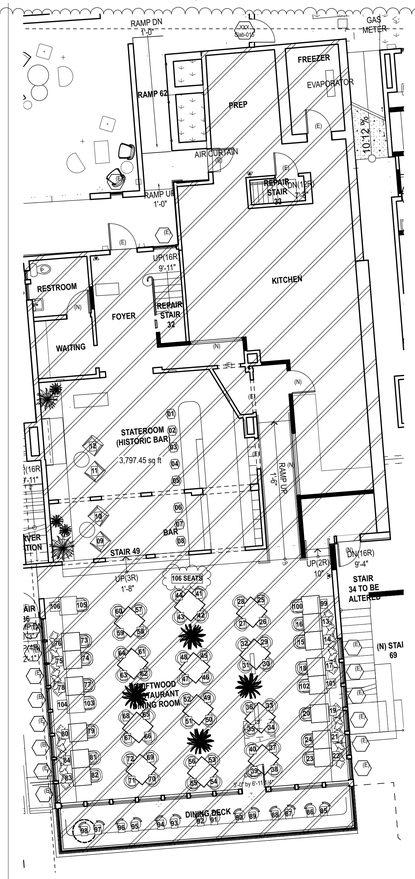


N

SEATING PLAN: DRIFTWOOD BASEMENT LEVEL — 4

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

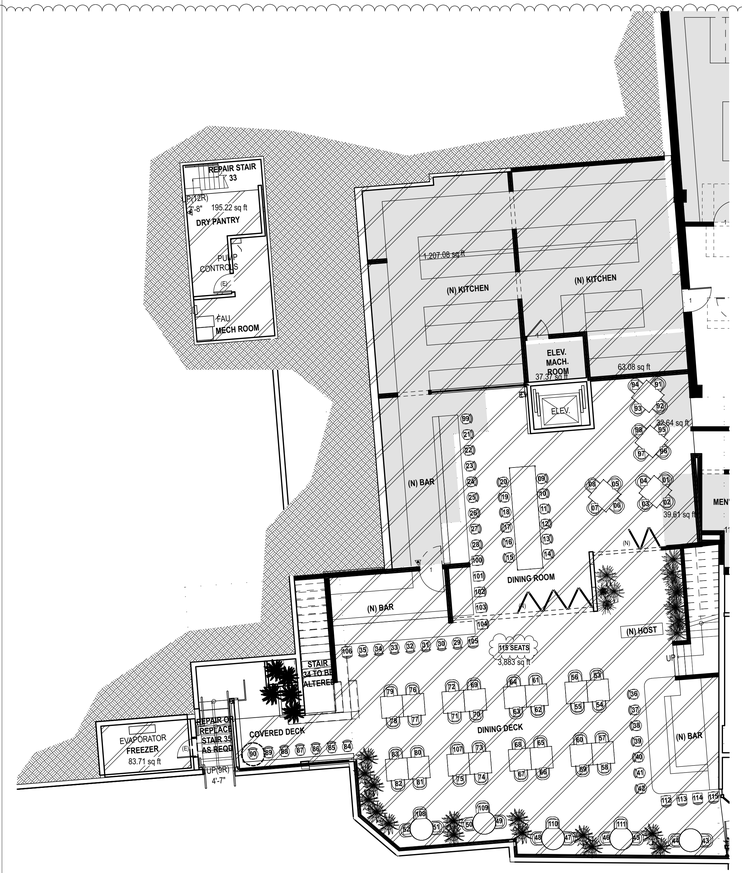
** RESTAURANT AREA EXCLUDES 525 SQFT HOTEL ADMIN OFFICE THIS LEVEL**



N

SEATING PLAN: DRIFTWOOD ALLEY LEVEL — 3

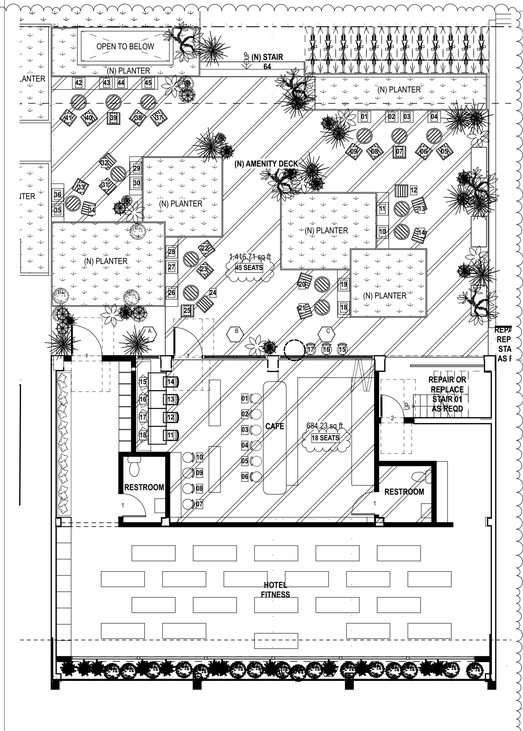
SCALE: 1/8" = 1'-0"



N

SEATING PLAN: THE DECK (VILLA) AND DRIFTWOOD BEACH LEVEL — 2

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



N

SEATING PLAN: COAST CAFEGROUND LEVEL — 1

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

00.00 sq ft

RESTAURANT AREA

TOTAL AREA: 11,398 sq ft

2,100 COAST CAFE
3,883 THE DECK (VILLA)
5,415 DRIFTWOOD (ALL LEVELS)

MAX ALLOWED SEATS: 340

COAST CAFE (INDOOR AND OUTDOOR)
63 MAX SEATS ALLOWED

VILLA RESTAURANT (THE DECK)
115 MAX SEATS ALLOWED

DRIFTWOOD RESTAURANT (UPPER AND LOWER LEVELS)
162 MAX SEATS ALLOWED

***PARKING CALCULATION PER LSA TRAFFIC AND PARKING REPORT

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DRAWING LOG

No.	Date	
7	07.25.19	Zoning Review Re-Submittal
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LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
STATE OF CALIFORNIA

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DATE 2/11/21

SCALE AS SHOWN

DRAWN BY EC

SHEET TITLE

PROPOSED SEATING PLANS

SHEET NO. **A1.16**

Last Plotted By: Kevin Howard
On: Thursday, February 11, 2021 9:59 AM

FIRE / LIFE SAFETY NOTES

1. AUTOMATIC FIRE EXTINGUISHING SYSTEM

A. INSTALL NEW FIRE SPRINKLER SYSTEM THROUGHOUT AS INDICATED BY FLS DRAWINGS. THE SPRINKLER SYSTEM, PUMPS, & TANK SHALL BE APPROVED BY CITY OF LAGUNA BEACH PLUMBING DIVISION PRIOR TO INSTALLATION.

B. PROVIDE ALL ENGINEERING, FABRICATION AND INSTALLATION. COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES, THE DRAWINGS AND SPECIFICATIONS.

C. OBTAIN ALL PERMITS, LICENSES AND/OR APPROVALS AS REQUIRED BY CITY OF LOS ANGELES DEPARTMENTS INCLUDING FIRE, MECHANICAL, PLUMBING, AND/OR BUILDING AND SAFETY.

D. LOCATE SPRINKLER HEADS AS INDICATED ON APPROVED ARCHITECTURAL FLOOR PLANS, ARCHITECTURAL REFLECTED CEILING PLANS, OR AS ARE REQUIRED BY LOCAL GOVERNING AGENCIES.

E. PROVIDE AUTOMATIC SPRINKLER SYSTEM AT TOP OF RUBBISH AND LINEN CHUTES AND IN THEIR TERMINAL ROOM. 903.2.10.2

2. FIRE ALARM SYSTEM

PROVIDE AN APPROVED FIRE ALARM SYSTEM PER FLS CONSULTANT.

3. SMOKE AND FIRE DAMPERS

SMOKE AND FIRE DAMPERS COMPLYING WITH THE REQUIREMENTS OF APPROVED RECOGNIZED STANDARDS AND SHALL BE INSTALLED AND BE ACCESSIBLE FOR INSPECTION AND SERVICING IN THE FOLLOWING DUCTED AND UNDUCTED LOCATIONS PER 2007 CBC SECTION 716.5.1-716.6:

A. PENETRATIONS THROUGH AREA SEPARATION WALLS OR OCCUPANCY SEPARATIONS.

B. PENETRATIONS OF FIRE RATED SHAFT ENCLOSURES.

C. DUCTS PENETRATING FIRE RESISTIVE ELEMENTS OF FIRE RATED CORRIDOR WALLS OR CEILINGS WHEN ANY EXTENSION OF THE DUCTS LEADS TO AN OPENING INTO THE CORRIDOR. SEE MECHANICAL PLANS FOR ALL DAMPER LOCATIONS. SEE EXCEPTION FOR STEEL DUCTS WITH NO OPENINGS INTO CORRIDOR.

D. PENETRATIONS OF THE CEILING OF FIRE-RESISTIVE FLOOR-CEILING OR ROOF-CEILING ASSEMBLIES.

4. DRAFT STOPS

PROVIDE DRAFT STOPS IN ALL CONCEALED SPACES PER REQUIREMENTS OF 2007 CBC SECTION 717.3-717.4.

5. THROUGH PENETRATIONS AT WALLS

PENETRATIONS IN WALLS REQUIRING PROTECTED OPENINGS MUST BE FIRE STOPPED WITH AN APPROVED MATERIAL IN ACCORDANCE WITH 2007 CBC SECTION 712.3.1.1 OR 712.3.1.2. SPACE BETWEEN PENETRATING MATERIALS (DESCRIBED BELOW) MUST BE DESIGNED TO PREVENT THE MOVEMENT OF HOT FLAME OR GASSES.

A. COPPER FERROUS PIPES OR CONDUITS MAY PENETRATE THE WALLS OR PARTITIONS, PROVIDED THEY ARE FIRE STOPPED.

B. OPENINGS FOR STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT AGGREGATE MORE THAN 100 SQUARE INCHES OR 100 SQUARE FEET OF WALL OR PARTITIONS. A HORIZONTAL DISTANCE OF 24 INCHES MUST SEPARATE OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS.

C. WHERE WALLS ARE PENETRATED BY THE OTHER MATERIALS OR WHERE LARGER OPENINGS ARE REQUIRD THAN PERMITTED IN (B) ABOVE THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH 2007 CBC SECTION 703.4.

6. PATH OF EXIT

THE PATH OF EXIT TRAVEL TO AND WITHIN EXITS IN THIS BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1011 OF THE 2007 CBC. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATED THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN. SEE ARCHITECTURAL FLOOR PLANS FOR LOCATIONS AND DIRECTIONAL INDICATIONS. (1011.1)

7. EXIT SIGN LOCATIONS

PROVIDE EXIT SIGNS AS SHOWN IN THE DRAWINGS. PROVIDE APPROVED LOW-LEVEL EXIT SIGNS IN ALL INTERIOR EXIT CORRIDORS (TITLE 24, PART 2, CHAPTER 10).

8. EXIT SIGN GRAPHICS

THE COLOR AND DESIGN OF LETTERING, ARROWS AND OTHER SYMBOLS ON EXIT SIGNS SHALL BE IN HIGH CONTRAST WITH THEIR BACKGROUND. EXIT SIGNS SHALL HAVE THE WORD "EXIT" ON THE SIGN IN BLOCK CAPITAL LETTERS NOT LESS THAN 6" HIGH BY 3/4" STROKE. THE WORD "EXIT" SHALL HAVE LETTERS HAVING A WIDTH OF NOT LESS THAN 2 INCHES EXCEPT FOR THE LETTER "I" AND A MINIMUM SPACING BETWEEN LETTER OF NOT LESS THAN 3/8 INCH. SPACING BETWEEN SIGNS SHALL NOT EXCEED 100 FEET.

9. EXIT SIGN ILLUMINATION

EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED DIRECTIONAL WHEN THE FACE OF THE AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES FROM EITHER OF TWO ELECTRIC LAMPS. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE AND BE LISTED FOR THE PURPOSE. (2007 CBC SECTION 1011.4- 1011.5)

10. EXIT SIGN POWER SOURCE

ALL EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR DURATION OF NOT LESS THAN 1 1/2 HOURS IN CASE OF PRIMARY POWER LOSS, THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. (2007 CBC SECTION 1011.5.3).

INTERIOR ENVIRONMENT

1. WALLS WITHIN 2 FEET (610 mm) OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE OF PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER SMOOTH, HARD NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET (1219 mm), AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. (1210.2.2)

2. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1288 OR C1325 SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER-RESISTANCE GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS: SECTION 2506.1

   A. OVER VAPOR RETARDER.
   B. IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR GANG SHOWER ROOMS.
   C. ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES O.C. FOR 1/2 INCH THICK AND MORE THAN 16 INCHES O.C. FOR 5/8 INCH THICK.

3. ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR AREA OF NOT LESS THAN 1024 SQUARE INCHES (0.66 m2) AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH (0.76 m) CIRCLE. THE MINIMUM AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 70 INCHES (1.8 m) ABOVE THE SHOWER DRAIN OUTLET. (1210.2.3, LAPC 408.6)

4. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4" (1210.2.1)

5. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (1205.1 AND 1205.3)

INTERIOR FINISHES

1. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803 AND COMPLY WITH 806.1 AND 806.2

2. ALL DECORATIVE MATERIALS SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701 IN ACCORDANCE WITH SECTION 806.2 OR BE NON-COMBUSTIBLE.

3. THE PERMISSIBLE AMOUNT OF DECORATIVE MATERIALS MEETING THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701 SHALL NOT EXCEED 10 PERCENT OF THE SPECIFIC WALL OR CEILING AREA TO WHICH IT IS ATTACHED.

4. WHERE REQUIRED BY SECTION 806.1, DECORATIVE MATERIALS SHALL BE TESTED BY AN AGENCY AND MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701 OR SUCH MATERIALS SHALL BE NONCOMBUSTIBLE. REPORTS OF TESTS RESULTS SHALL BE PREPARED IN ACCORDANCE WITH NFPA 701 AND FURNISHED TO THE BUILDING OFFICIAL UPON REQUEST.

5. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (T803.9)

6. ENCLOSED VERTICAL EXITWAYS (ENCLOSED STAIRWAYS) INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING AS LISTED IN TABLE 803.5 2013 CBC.

7. ANY DECORATIONS (CURTAINS, SHADES, DRAPES, HANGINGS, ETC.) USED SHALL BE NON-COMBUSTIBLE OR FLAMEPROOFED IN AN APPROVED MANNER.

BUILDING ENVELOPE

1. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT THE EXTERIOR WALLS AND DOORS. LAMC 91.6306

BUILDING CODE NOTES

1. CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

UTILITIES, PLUMBING AND DRAINAGE

1. THE FLOW RATES FOR ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1

2. WATER HEATERS MUST BE STRAPPED TO A WALL WITH APPROVED STRAPPING PER UPC SECTION 507.3

3. SHOWERS TO BE PROVIDED WITH PRESSURE BALANCING VALVES.

4. FLUSH OUT NEW AND OLD WATER SUPPLY LINES PRIOR TO CONNECTING FIXTURES.

5. CONTROL VALVES FOR SHOWER AND TUB-SHOWER SHALL BE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE - CPC SECT. 418.0

6. INSTALL ON THE COLD WATER SUPPLY PIPE AT THE TOP OF THE WATER HEATER A CAPPED "T" FITTING TO PLUMB FOR FUTURE SOLAR WATER HEATING.

7. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS PER 4.304.5

ELEVATOR NOTES

1. A VENT IS REQUIRED AT AN ELEVATOR SHAFT EXTENDING THROUGH MORE THAN TWO STORIES. THE VENTING AREA SHALL BE 3 1/2 PERCENT OF THE SHAFT AREA BUT NO LESS THAN 3 SQ. FT. PER ELEVATOR.

2. ALL PROVISIONS OF CHAPTER 30 OF THE LABC TITLED "ELEVATORS" SHALL APPLY TO THE DESIGN, CONSTRUCTION, INSTALLATION, OPERATION AND ALTERATION AND REPAIR OF ELEVATORS AND THEIR HOISTWAYS. ALL ELEVATORS SHALL COMPLY WITH THE ADDITIONAL REQUIREMENTS OF THE ELEVATOR CODE.

3. ALL ELEVATOR PITS SHALL BE EQUIPPED WITH A DRAIN TO PREVENT THE ACCUMULATION OF WATER. THE WATER AND OTHER LIQUIDS COLLECTED IN THE BOTTOM OF AN ELEVATOR SHAFT MAY NOT BE DISCHARGED TO THE SANITARY SEWER OR STORM DRAIN. COMPLY WITH ALL REQUIREMENTS OF LA CITY PLUMBING INFORMATION BULLETIN P/PC 2001-04.

5. ESTABLISH PROVISIONS FOR ON-SITE MONITORING DURING THE WATERPROOFING APPLICATION TO ASSURE THAT THE FINISHED WATERPROOFING IS NOT DAMAGED BY OTHER TRADES. ESTABLISH PROVISIONS FOR PAYMENT FOR REPAIRS IN THE EVENT THAT DAMAGE DOES OCCUR.

6. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO ESTABLISH AND REVIEW ALL RELATED EPA AND/OR CAL OSHA REGULATIONS AND OTHER SAFETY REQUIREMENTS, IF ANY.

7. IF CHANGES IN THESE CONDITIONS ARE DESIRED, THE PARTY REQUESTING THE CHANGE SHOULD:
   A. GIVE NOTICE OF THE DESIRED CHANGES TO ALL PARTIES.
   B. SECURE WRITTEN AGREEMENT TO THE CHANGES FROM THE ARCHITECT, CRC AND ALL OTHER PARTIES AFFECTED BY THE CHANGE.

7. MATERIAL STORAGE AND HANDLING OF WATERPROOFING MATERIALS

A. ALL WATERPROOFING MATERIALS THAT ARE SUSCEPTIBLE TO RETAINING MOISTURE, OR THAT MAY BE DAMAGED BY MOISTURE, SHOULD BE STORED IN A DRY LOCATION BEFORE APPLICATION. IT IS STRONGLY SUGGESTED THAT MOISTURE SENSITIVE MATERIAL BE STORED IN VANS OR IN ENCLOSED AREAS PROTECTED FROM MOISTURE OF HUMIDITY.

B. IF MOISTURE-SENSITIVE MATERIALS ARE STORED OUTSIDE, THEY SHOULD BE PLACED ON PALLETS OR PLATFORMS THAT ARE RAISED OFF THE GROUND. MATERIALS SENSITIVE TO MOISTURE SHOULD BE COVERED WITH WATERPROOF COVERINGS (SOME OF WHICH MAY BE MANUFACTURERS' SHRINK —WRAPPED COVERINGS) THAT HAVE BEEN PROPERLY SECURED. COVERINGS THAT ARE "BREATHABLE," SUCH AS WATERPROOF CANVAS TARPAULINS, ARE PREFERRED.

C. BITUMINOUS ROLL GOODS SHOULD BE STORED ON END TO PREVENT ROLLS FROM BECOMING DEFORMED OR DAMAGED. SINGLE-PLY SHEET MATERIAL MAY BE STORED AS SHIPPED, WITH ROLLS LAYING HORIZONTALLY AS REQUIRED OR RECOMMENDED BY THE MANUFACTURER.

D. LIDS SHOULD BE SECURED ON CANS OF MATERIAL STORED ON THE JOB SITE.

E. INSULATION MATERIALS SHOULD BE STORED AND HANDLED WITH CARE. IT IS IMPERATIVE THAT INSULATION MATERIALS BE PROTECTED FROM THE WEATHER AND MOISTURE PICK-UP. SOME INSULATION MATERIALS ARE EXTREMELY LIGHT AND MUST BE WEIGHTED IN STORAGE TO PREVENT WIND DAMAGE.

8. WEATHER CONDITIONS FOR INSTALLATION OF WATERPROOFING

A. TO COPE WITH THE LIMITATIONS IMPOSED BY WEATHER, THE GENERAL CONTRACTOR, AND WATERPROOFING CONTRACTOR SHOULD CONSIDER THE FOLLOWING GUIDELINES FOR THE APPLICATION OF WATERPROOFING MATERIALS DURING VARIOUS WEATHER CONDITIONS.

1. IT IS RECOMMENDED THAT WATERPROOFING MATERIALS NOT BE APPLIED UNLESS CORRECT SOLVENT, ADHESIVE, HEAT WELDING, OR BITUMEN APPLICATION TEMPERATURES CAN BE MAINTAINED. IF PROPER APPLICATION TEMPERATURES CANNOT BE MAINTAINED, WATERPROOFING APPLICATION SHOULD CEASE.

2. HOT TEMPERATURES AND/OR CONDITIONS OF HIGH HUMIDITY PRESENT PROBLEMS IN MAINTAINING THE PROPER APPLICATION CONDITIONS FOR BITUMEN'S, CERTAIN SOLVENTS, ADHESIVES, COATINGS, AND MEMBRANE WELDING EQUIPMENT. HOT WEATHER CURES (EVAPORATES) SOLVENTS, ADHESIVES, AND COATINGS QUICKLY, WHICH CAN IMPAIR SOLVENT —WELDING, BONDING, AND LONG-TERM ADHESION AND PERFORMANCE. ELEVATED HUMIDITY ALSO CAN IMPAIR THE WELDING, BONDING, AND ADHESION OF VARIOUS PRODUCTS.

3. WIND CAN AFFECT THE APPLICATION OF WATERPROOFING MATERIALS IN THE FOLLOWING WAYS:

4. SPRAY- APPLIED LIQUID MATERIALS, SUCH AS ADHESIVES, AND COATINGS CAN BECOME AIRBORNE AND CAUSE DAMAGE TO SURROUNDING PROPERTY, OR AFFECT THE QUALITY OF THE APPLICATION.

5. HANDLING MEMBRANE SHEET GOODS AND ROLL MATERIALS (E.G., LARGE CONTINUOUS SINGLE PLY SHEETS OR EVEN RELATIVELY SMALL ROLL GOODS SUCH AS BASE SHEETS) MAY BECOME DIFFICULT AND DANGEROUS.

6. WIND CHILL MAY AFFECT THE PROPER APPLICATION TEMPERATURES OF MATERIALS. INSULATION BOARDS, SHEATHING, AND OTHER RELATIVELY LARGE, BULKY MATERIALS MAY BECOME DIFFICULT AND HAZARDOUS TO HANDLE. WRAPPERS, COVERINGS AND OTHER DEBRIS MAY BECOME AIRBORNE, AND CONTAMINATE LAPS AND SEAMS. IF WIND BEGINS TO CAUSE ANY OF THESE PROBLEMS, OR OTHERS, CEASE APPLICATION.

7. WATERPROOFING ASSEMBLIES SHALL NOT BE INSTALLED IF PRECIPITATION OF ANY KIND IS OCCURRING OR IS IMMINENT. MATERIALS THAT CAN BE ADVERSELY AFFECTED BY PRECIPITATION INCLUDE VARIOUS WATERPROOFING MATERIALS, INSULATION, MEMBRANES, FLASHINGS, SEALANTS, POLYURETHANE FOAM, AND COATINGS. WATERPROOFING MATERIALS SHOULD NOT BE INSTALLED IF MOISTURE, IS PRESENT ON THE AREA UNDER CONSTRUCTION.

8. AT BELOW GRADE WATERPROOFING PROTECT INSTALLED MATERIALS FROM MOISTURE AT ALL TIMES PRIOR TO COVER BY CONCRETE OR SHOTCRETE.

9. APPLICATION

A. WHEN APPLYING ANY WATERPROOF MEMBRANE INSTALLER TO INSURE ALL AREAS NOT TO RECEIVE MEMBRANE SYSTEM SHALL BE MASKED AND EXCESS MATERIALS REMOVED LEAVING ADJOINING SURFACES IN A CLEAN CONDITION.

B. BEFORE APPLYING WATERPROOFING MATERIALS, THE WATERPROOFING CONTRACTOR, ALONG WITH THE GENERAL CONTRACTOR AND CRC WILL MAKE A VISUAL INSPECTION OF THE SURFACE TO SEE THAT IT IS SMOOTH AND READY FOR WATERPROOFING. THE SURFACE SHOULD BE BROOMED CLEAN, BE SMOOTH, FREE OF VOIDS OR DEPRESSIONS AND ADEQUATELY ATTACHED.

C. IF THE WATERPROOFING CONTRACTOR DISCOVERS DEFECTS IN THE SURFACE DURING THIS INSPECTION, A SECOND INSPECTION SHOULD BE MADE PRIOR TO WATERPROOFING. THIS INSPECTION SHOULD BE ATTENDED BY: THE WATERPROOFING CONTRACTOR, GENERAL CONTRACTOR, CONSULTANT, ARCHITECT AND OWNER'S REPRESENTATIVE. **ALL VISIBLE DEFECTS IN THE SURFACE SHOULD BE NOTED, AND CORRECTIONS SHOULD BE MADE BEFORE BEGINNING WATERPROOFING WORK.**

MEANS OF EGRESS

1. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS.

2. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.

3. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.

4. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9 - 1008.1.9.12

2. SPECIALISTS

MATERIALS, EQUIPMENT, SYSTEMS, AND ASSEMBLIES REQUIRING KNOWLEDGE AND SKILL FOR THE APPLICATION OR INSTALLATION OF SUCH MATERIALS, EQUIPMENT, SYSTEMS, OR ASSEMBLIES SHALL BE APPLIED/ INSTALLED BY THE SPECIFIED PRODUCT MANUFACTURER OR HIS AUTHORIZED REPRESENTATIVE OR BY A SKILLED OR EXPERIENCED SUBCONTRACTOR SPECIALIZING IN THE APPLICATION/INSTALLATION OF THE SPECIFIED PRODUCT WITH AT LEAST FIVE YEARS EXPERIENCE IN THE TYPE OF WORK INDICATED AND SPECIFIED.

3. MECHANICS AND PRACTICES

SHOP AND FIELD WORK SHALL BE PERFORMED BY MECHANICS, CRAFT PERSONS, ARTISANS, AND WORKERS SKILLED AND EXPERIENCED IN THE FABRICATION AND INSTALLATION OF THE WORK INVOLVED. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST AND ACCEPTED PRACTICES OF THE VARIOUS TRADES INVOLVED AND IN ACCORDANCE WITH THE DRAWINGS, REVIEWED SHOP DRAWINGS, AND THESE SPECIFICATIONS.

4. INSTALLATION

ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE, OR TRUE TO INDICATED ANGLE, AND IN PROPER ALIGNMENT AND RELATIONSHIP TO THE WORK OF OTHER TRADES. FINISHED WORK SHALL BE FREE FROM DEFECTS AND DAMAGE.

5. ARCHITECT'S RIGHT OF REJECTION

THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORK QUALITY WHICH ARE NOT CONSIDERED TO BE UP TO THE HIGHEST STANDARDS OF THE VARIOUS TRADES INVOLVED. SUCH INFERIOR MATERIAL OR WORK QUALITY SHALL BE REPAIRED OR REPLACED, AS DIRECTED, AT NO ADDITIONAL COST TO THE OWNER.

PROTECTION AND CLEANING

1. JOBSITE CONDITIONS

DO NOT ALLOW THE ACCUMULATION OF SCRAP, DEBRIS, WASTE MATERIAL AND OTHER ITEMS NOT REQUIRED FOR THE CONSTRUCTION OF THIS WORK. MAINTAIN THE PROJECT AREA IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. AT COMPLETION OF THE WORK, THOROUGHLY CLEAN THE INTERIOR AND EXTERIOR OF THE BUILDING, INCLUDING HARDWARE, FLOORS, ROOFS, SILLS, LEDGES, GLASS OR OTHER SURFACES WHERE DEBRIS, PLASTER, PAINT SPIRITS AND DIRT MAY HAVE COLLECTED. ALL GLASS SHALL BE WASHED CLEAN AT COMPLETION.

2. DISPOSAL OF WASTE

DISPOSE OF WASTE, TRASH AND DEBRIS IN A SAFE, ACCEPTABLE AND LEGAL MANNER, OFF THE OWNER'S PROPERTY, IN ACCORDANCE WITH ACCEPTABLE LAWS AND ORDINANCES AND AS PRESCRIBED BY AUTHORITIES HAVING JURISDICTION.

3. PROTECTION

MAINTAIN FINISHED SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTED BY OWNER. IN EVENT OF DAMAGE, PROMPTLY MAKE REPLACEMENTS AND REPAIRS TO APPROVAL OF ARCHITECT AND AT NO ADDITIONAL COST TO OWNER.

4. FINISHED FLOOR SURFACES

PROVIDE PROTECTION FOR FINISHED FLOOR SURFACES IN TRAFFIC AREAS PRIOR TO ALLOWING EQUIPMENT OR MATERIALS TO BE MOVED OVER SUCH SURFACES.

GENERAL WATERPROOFING NOTES

1. **PROVIDE WATERPROOFING THAT PREVENTS THE PASSAGE OF WATER.**

2. **THE PURPOSE OF THE SPECIFICATIONS, DRAWINGS AND DETAILS IS TO DEPICT SOUND WATERPROOFING CONSTRUCTION AT F OUNDATION WALLS AND HORIZONTAL SLABS.** THESE DETAILS SHOW JOB-SITE FABRICATED CONSTRUCTION, THEY ARE NOT MEANT TO PRECLUDE THE USE OF PREFABRICATED FLASHING PIECES OR PROPRIETARY DESIGNS OTHER THEN THOSE SHOWN. SPECIFICS ON THESE PROPRIETARY DESIGNS AND ACCESSORIES VARY GREATLY, AND INDIVIDUAL MANUFACTURERS' SPECIFICATIONS SHOULD BE CONSULTED FOR THEIR USE.

3. **DISCREPANCIES:** ALL REQUIREMENTS ARE NOTED ON DETAILS AND IN WRITTEN SPECIFICATIONS AND SHALL HOLD EQUAL WEIGHT WITH RESPECT TO EACH OTHER. ANY DISCREPANCY OR CONFLICT BETWEEN DETAILS AND WRITTEN SPECIFICATIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND CONSULTANT FOR CLARIFICATION.

4. **DIAGRAMMATIC DETAILS:** DETAILS ARE DIAGRAMMATIC INSTALLATION DRAWINGS. CONSULT MANUFACTURERS INSTALLATION INSTRUCTIONS AND ARCHITECT'S WRITTEN SPECIFICATIONS FOR SPECIFIC INSTALLATION INSTRUCTIONS. MANUFACTURERS "RECOMMENDATIONS" ARE CONSIDERED REQUIREMENTS.

5. **USE OF THE DIAGRAMMATIC DETAILS:** THESE DETAILS WORK ONLY IN CONJUNCTION WITH THE WRITTEN SPECIFICATIONS PROVIDED BY ARCHITECT AND/OR THE WATERPROOFING CONSULTANT.

6. **PRE-INSTALLATION CONFERENCE**

A. **CONFERENCE:** A PRE-WATERPROOFING CONFERENCE SHALL BE HELD PRIOR TO COMMENCEMENT OF THE WATERPROOFING. THE CONFERENCE TO BE ATTENDED BY THE OWNER'S REP, ARCHITECT, GENERAL CONTRACTOR, WATERPROOFING CONTRACTOR, CONSULTANT (QUALITY ASSURANCE), AND ANY OTHERS WHOSE WORK MAY INTERFACE WITH OR AFFECT THE WATERPROOFING PROJECT. THE CONFERENCE SHOULD BE SCHEDULED WELL IN ADVANCE OF ORDERING MATERIALS AND BEGINNING WORK. IF A MANUFACTURERS GUARANTEE OR WARRANTY IS REQUIRED, REPRESENTATIVES FROM THE PRIMARY WATERPROOFING MATERIAL MANUFACTURERS SHOULD BE PRESENT. A WRITTEN RECORD SHOULD BE MADE OF THE PROCEEDINGS FROM THIS MEETING AND SHOULD BECOME PART OF THE JOB RECORD. IF PROBLEMS ARE DISCOVERED DURING INSPECTION OF THE WATERPROOFING SURFACE, A SECOND PRE-INSPECTION SHOULD BE HELD TO VERIFY THAT CORRECTIVE MEASURES HAVE BEEN TAKEN.

B. **SPECIFICATIONS, PLANS AND DETAILS:** THE WATERPROOFING SPECIFICATIONS, PLANS, AND ALL WATERPROOFING AND FLASHING DETAILS SHOULD BE REVIEWED AT THE PRE-CONFERENCE. ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE MANUFACTURER'S SPECIFICATIONS SHOULD BE DISCUSSED AND RESOLVED. IN THE EVENT THAT CERTAIN DISCREPANCIES ARISE, THE MANUFACTURER'S REPRESENTATIVE SHOULD BE CONSULTED TO ASSIST IN RESOLVING THE ISSUE.

C. **DIRECTIVES:** THE ARCHITECT AND CONSULTANT RECOMMEND THAT THE DIRECTIVES LISTED BELOW BE FOLLOWED TO ASSURE A SUCCESSFUL PRE-WATERPROOFING CONFERENCE:

1. ESTABLISH TRADE-RELATED JOB SCHEDULES AND WORK METHODS THAT WILL PREVENT WATERPROOFING DAMAGE PRIOR TO AND DURING BACKFILLING.

2. ALL CONNECTING WALLS, CURBS, DRAINS, PIPE AND OTHER PENETRATIONS SHALL BE IN PLACE PRIOR TO INSTALLING THE WATERPROOFING SYSTEM.

3. ESTABLISH AN AREA ON THE JOB SITE THAT WILL BE DESIGNATED AS ACCESS, STAGING, WORK, AND STORAGE AREAS.

4. ESTABLISH WEATHER CONDITIONS AND WORKING TEMPERATURE CRITERIA TO WHICH ALL PARTIES MUST AGREE.

3. SUPERVISION OF TRADES

PROVIDE SUPERVISION AND COORDINATION OF ALL TRADES, CRAFTS, AND SUBCONTRACTORS AS REQUIRED TO PROVIDE CORRECT AND ACCURATE CONNECTION OF ABUTTING, ADJOINING, OVERLAPPING, AND RELATED WORK, AND PROVIDE ANY AND ALL ANCHORS, FASTENERS, ACCESSORIES, APPURTENANCES, AND INCIDENTAL ITEMS AS REQUIRED TO COMPLETE THE WORK PROPERLY, FULLY, AND CORRECTLY IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

4. WORK THAT CANNOT BE EXECUTED PER DOCUMENTS

EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS OR HER RESPECTIVE FIELD AND SHALL PRIOR TO THE SUBMISSION OF BID OR PERFORMANCE OF WORK, NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE DRAWINGS OR SPECIFICATIONS IN HIS TRADE THAT CANNOT BE EXECUTED AS SHOWN, OR DESCRIBED OR CANNOT BE FULLY GUARANTEED. IMMEDIATELY NOTIFY THE ARCHITECT. IF WORK IS PERFORMED AS SHOWN OR DESCRIBED IT IS ASSUMED THERE IS NO OBJECTION TO THE WORK.

5. SITE CONDITIONS

VERIFY CONDITIONS AT THE SITE AND NOTIFY THE ARCHITECT OF ANY CONDITIONS THAT WOULD PREVENT THE EXECUTION OF THE WORK AS SHOWN IN THE CONSTRUCTION DOCUMENTS, OR OF ANY DISCREPANCIES THAT MAY EXIST BETWEEN THE SITE CONDITIONS AND THOSE IN THE CONSTRUCTION DOCUMENTS.

6. LINES AND LEVELS

BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS. COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR THE LOCATION AND CONSTRUCTION OF THE WORK, AND SHALL CALL TO THE ARCHITECT'S ATTENTION ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK, OTHERWISE, NO ALLOWANCE FOR DISCREPANCIES WILL BE ALLOWED.

7. PROTECTION OF ADJACENT PROPERTY

TAKE ALL NECESSARY MEASURES TO FULLY PROTECT ALL ADJACENT PROPERTIES.

8. CUTTING AND DEMOLITION

PROVIDE ALL REQUIRED PROTECTION PRIOR TO CUTTING, INCLUDING BUT NOT NECESSARILY LIMITED TO SHORING, BRACING AND SUPPORT TO MAINTAIN STRUCTURAL

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE -VOC LIMIT TABLES

TABLE 5.504.4.1
ADHESIVE VOC LIMIT[1,2]
Less Water and Less Exempt Compounds in Grams Per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesive not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168, http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF.

TABLE 5.504.4.2
SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural Nonporous Porous	250 775
Modified bituminous	500
Marine deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

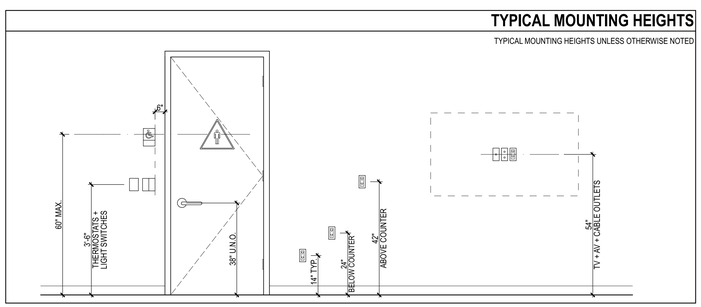
TABLE 5.504.4.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
Grams of VOC per Liter of Coating,
Less Water and Less Exempt Compounds

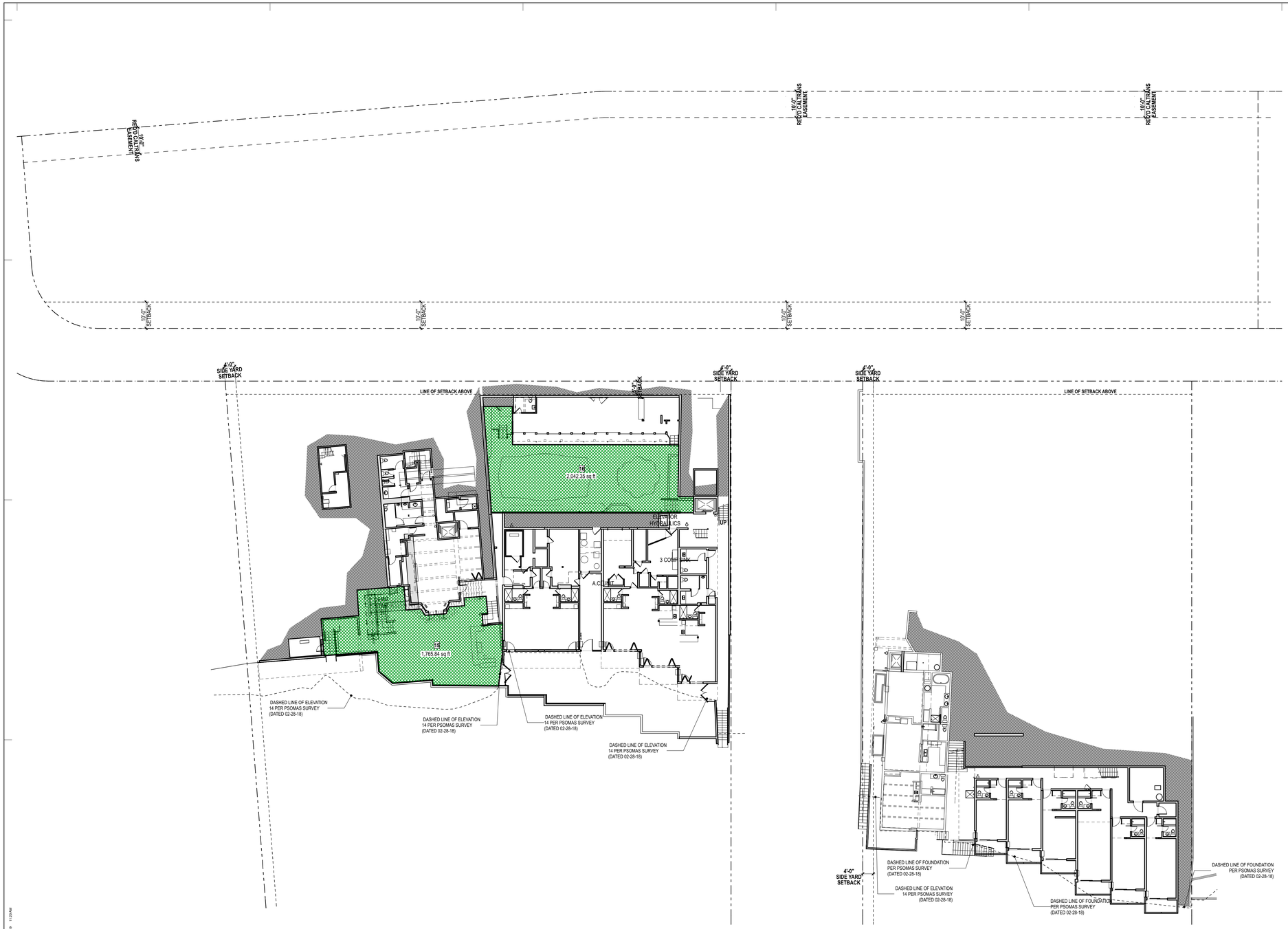
COATING CATEGORY	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
SPECIALTY COATINGS	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs Clear Opaque	730 550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board. Architectural Coatings Suggested Control Measure, Febraury 1, 2008. More information is available from the Air Resources Board.

TYPICAL MOUNTING HEIGHTS

TYPICAL MOUNTING HEIGHTS UNLESS OTHERWISE NOTED


6"
60" MAX
36" U.N.O.
14" TYP.
24" BELOW COUNTER
42" ABOVE COUNTER
18"
18"
18"



(E) OPEN SPACE	AREA (sq ft)
01	61.47
02	209.31
03	249.64
04	285.97
05	296.32
06	298.11
07	313.36
08	457.69
09	494.14
10	591.30
11	653.15
12	904.20
13	1,332.68
14	1,673.76
15	1,765.94
16	2,042.35
TOTAL (E) OPEN SPACE AREA	11,629.29 sq ft

N

EXISTING TOTAL OPEN SPACE CALC: BEACH LEVEL (1) 1

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

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DRAWING LOG

No.	Date	
1	05.21.18	Zoning Review Submittal
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
10	11.19.19	Zoning Review Slip Sheets

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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DATE 11/19/19

SCALE AS SHOWN

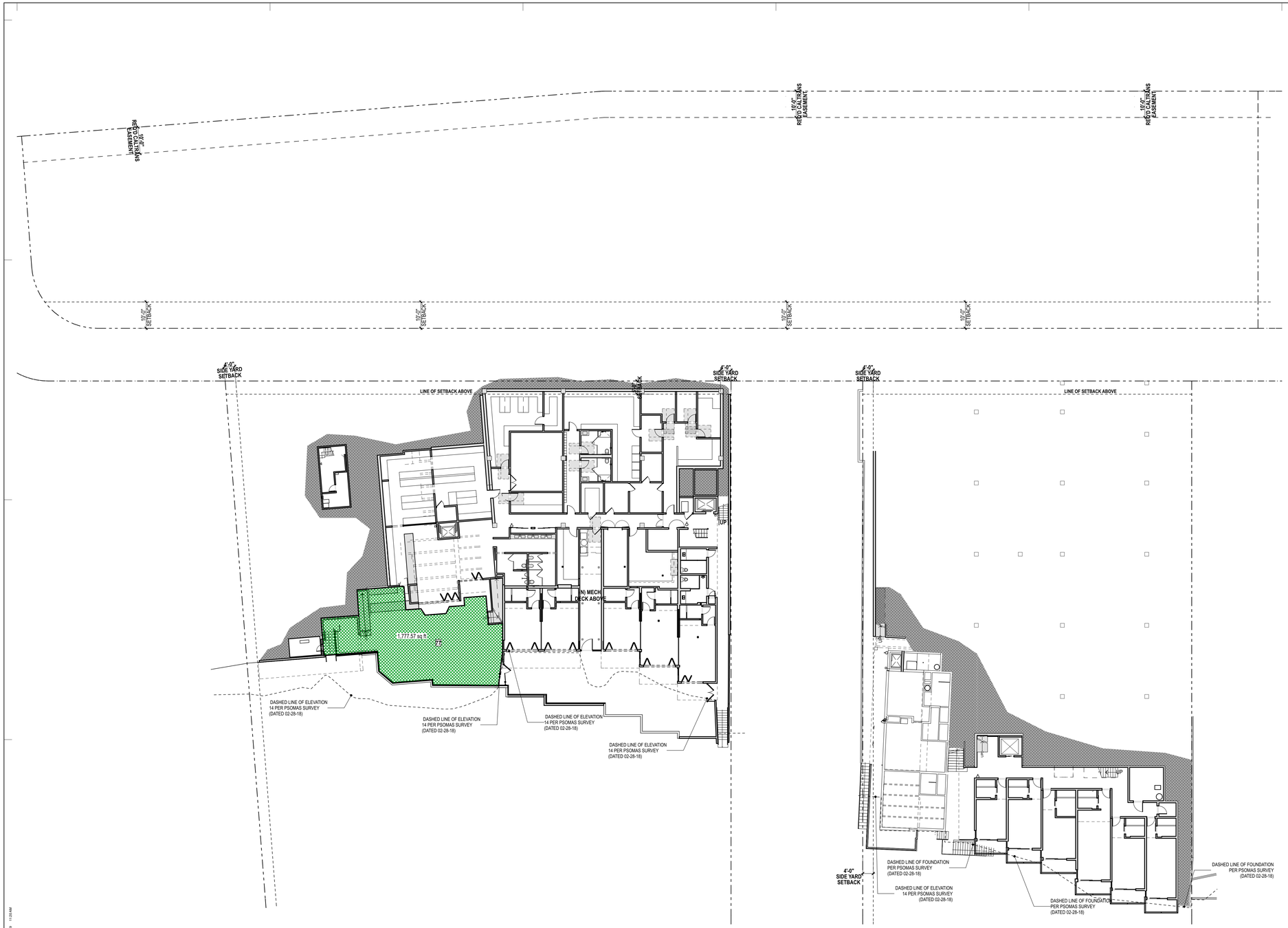
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SHEET TITLE

EXISTING OPEN SPACE CALCULATION - BEACH LEVEL (1)

SHEET NO. T1.20

Last Printed By: Keith Ishida
On: Tuesday, November 19, 2019 11:03 AM



BUILDING	AREA TYPE	AREA (SQ. FT.)
COAST	LIVING	4,069.74
COAST	STORAGE	622.21
COAST	**SUBTOTAL**	**4,691.95 SQ. FT.**
SEAS	LIVING	12,595.98
SEAS	STORAGE	570.46
SEAS	**SUBTOTAL**	**13,166.44 SQ. FT.**
REEF	LIVING	9,005.47
REEF	STORAGE	93.84
REEF	**SUBTOTAL**	**9,099.31 SQ. FT.**
SURF	LIVING	16,233.48
SURF	STORAGE	1,577.94
SURF	**SUBTOTAL**	**17,811.42 SQ. FT.**
VILLA	LIVING	6160.91
VILLA	STORAGE	53.96
VILLA	**SUBTOTAL**	**6,214.64 SQ. FT.**
DRIFTWOOD	LIVING	5,229.48
DRIFTWOOD	STORAGE	201.95
DRIFTWOOD	**SUBTOTAL**	**5,431.43 SQ. FT.**
BAHIA	LIVING	10,098.97
BAHIA	STORAGE	695.18
BAHIA	**SUBTOTAL**	**10,794.15 SQ. FT.**
(N) REEF	LIVING	4,792.99
(N) REEF	STORAGE	321.49
(N) REEF	**SUBTOTAL**	**5,114.48 SQ. FT.**
TOTAL GROSS RESIDENTIAL FLOOR AREA (T.G.R.F.A.)		**72,278.82 SQ. FT.**
REQUIRED OPEN SPACE PERCENTAGE (O.S.P.) PER LBMC 25.50.010		25% OF T.G.R.F.A.
REQUIRED OPEN SPACE AREA		**18,069.70 SQ. FT.**
TOTAL PROPOSED OPEN SPACE AREA		**19,098.03 SQ. FT.**
REQUIRED GROUND TO SKY OPEN SPACE PERCENTAGE PER LBMC 25.50.010		60% OF O.S.P.
REQUIRED GROUND TO SKY AREA		**10,841.82 SQ. FT.**
PROPOSED GROUND TO SKY AREA		**11,137.19 SQ. FT.**

PROPOSED TOTAL OPEN SPACE

	AREA (sq ft)
17	61.47
18	209.31
19	285.97
20	297.49
21	299.36
22	471.76
23	590.02
24	771.72
25	904.20
26	1,010.88
27	1,777.57
28	2,054.12
29	2,197.35
30	2,687.41
31	1,479.60
TOTAL PROPOSED OPEN SPACE AREA	**19,098.03 sq ft**

N

PROPOSED TOTAL OPEN SPACE CALC: BEACH LEVEL (1)

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

1

ROCKEFELLER KEMPEL
ARCHITECTS

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El Segundo, California
90245

T 310.335.6000
F 310.335.6060
W www.rockefellerkempel.com

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
9	10.10.19	Zoning & Fire Dept Review Slip Sheets
10	11.19.19	Zoning Review Slip Sheets

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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PROJECT NO. **37011.00**

DATE **11/19/19**

SCALE **AS SHOWN**

DRAWN BY **EC, AA**

SHEET TITLE

PROPOSED OPEN SPACE CALCULATION - BEACH LEVEL (1)

SHEET NO.

T1.21

Last Printed By: Katie Ireland
On: Tuesday, November 19, 2019 11:03 AM



(E) OPEN SPACE	AREA (sq ft)
01	61.47
02	209.31
03	249.64
04	285.97
05	296.32
06	298.11
07	313.36
08	457.69
09	494.14
10	591.30
11	653.15
12	904.20
13	1,332.68
14	1,673.76
15	1,765.94
16	2,042.35
TOTAL (E) OPEN SPACE AREA	11,629.29 sq ft

EXISTING TOTAL OPEN SPACE CALC: ALLEY LEVEL (2)

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

1

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ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
1	05.21.18	Zoning Review Submittal
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
10	11.19.19	Zoning Review Slip Sheets

REGISTERED ARCHITECT DARRELL S. ROCKEFELLER C-14927 4-30-21 STATE OF CALIFORNIA

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PROJECT NO. 37011.00

DATE 11/19/19

SCALE AS SHOWN

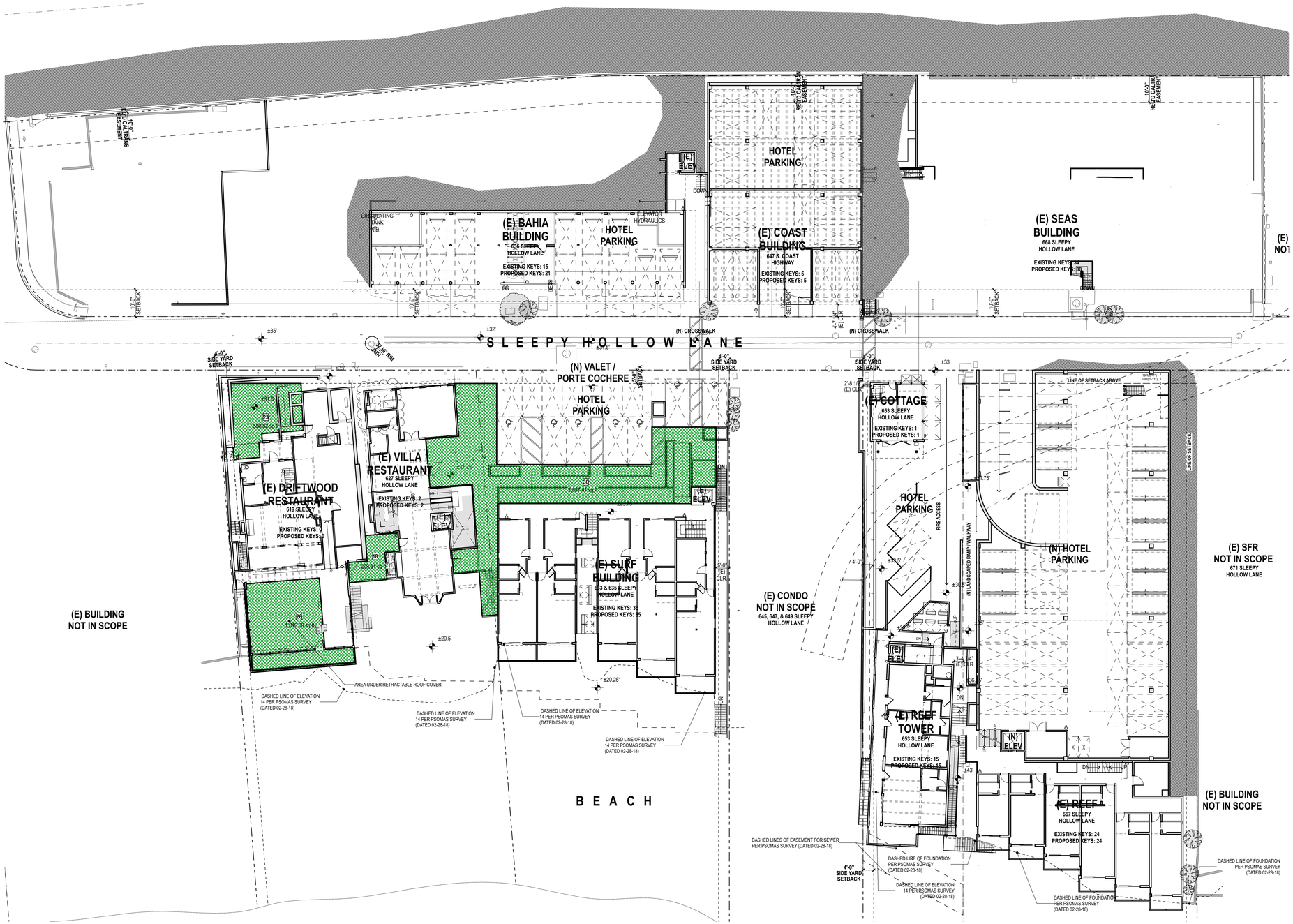
DRAWN BY EC, AA

SHEET TITLE

EXISTING OPEN SPACE CALCULATION - ALLEY LEVEL (2)

SHEET NO. T1.22

Last Plotted By: Kathi Abell
On: Tuesday, November 19, 2019 11:20 AM



N

PROPOSED TOTAL OPEN SPACE CALC: ALLEY LEVEL (2) 1

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

BUILDING	AREA TYPE	AREA (SQ. FT.)
COAST	LIVING	4,069.74
COAST	STORAGE	622.21
COAST	**SUBTOTAL**	**4,691.95 SQ. FT.**
SEAS	LIVING	12,595.98
SEAS	STORAGE	570.46
SEAS	**SUBTOTAL**	**13,166.44 SQ. FT.**
REEF	LIVING	9,005.47
REEF	STORAGE	93.84
REEF	**SUBTOTAL**	**9,099.31 SQ. FT.**
SURF	LIVING	16,233.48
SURF	STORAGE	1,577.94
SURF	**SUBTOTAL**	**17,811.42 SQ. FT.**
VILLA	LIVING	6160.91
VILLA	STORAGE	53.96
VILLA	**SUBTOTAL**	**6,214.64 SQ. FT.**
DRIFTWOOD	LIVING	5,229.48
DRIFTWOOD	STORAGE	201.95
DRIFTWOOD	**SUBTOTAL**	**5,431.43 SQ. FT.**
BAHIA	LIVING	10,098.97
BAHIA	STORAGE	695.18
BAHIA	**SUBTOTAL**	**10,794.15 SQ. FT.**
(N) REEF	LIVING	4,792.99
(N) REEF	STORAGE	321.49
(N) REEF	**SUBTOTAL**	**5,114.48 SQ. FT.**
TOTAL GROSS RESIDENTIAL FLOOR AREA (T.G.R.F.A.)		**72,278.82 SQ. FT.**
REQUIRED OPEN SPACE PERCENTAGE (O.S.P.) PER LBMC 25.50.010		25% OF T.G.R.F.A.
REQUIRED OPEN SPACE AREA		**18,069.70 SQ. FT.**
TOTAL PROPOSED OPEN SPACE AREA		**19,098.03 SQ. FT.**
REQUIRED GROUND TO SKY OPEN SPACE PERCENTAGE PER LBMC 25.50.010		60% OF O.S.P.
REQUIRED GROUND TO SKY AREA		**10,841.82 SQ. FT.**
PROPOSED GROUND TO SKY AREA		**11,137.19 SQ. FT.**

PROPOSED TOTAL OPEN SPACE

	AREA (sq ft)
17	61.47
18	209.31
19	285.97
20	297.49
21	299.36
22	471.76
23	590.02
24	771.72
25	904.20
26	1,010.68
27	1,777.57
28	2,054.12
29	2,197.35
30	2,687.41
31	1,479.60
TOTAL PROPOSED OPEN SPACE AREA	**19,098.03 sq ft**

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ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
9	10.10.19	Zoning & Fire Dept Review Slip Sheets
10	11.18.19	Zoning Review Slip Sheets
14	05.28.2021	Additional Planning Corrections 4

LICENSED ARCHITECT DARRELL S. ROCKEFELLER C-14927 4-30-21 RENEWAL

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PROJECT NO. 37011.00

DATE 5/28/21

SCALE AS SHOWN

DRAWN BY EC, AA

SHEET TITLE
PROPOSED OPEN SPACE CALCULATION - ALLEY LEVEL (2)

SHEET NO. **T1.23**

Last Plotted By: Eddie Cabral
On: Friday, May 28, 2021 3:28 PM



EXISTING TOTAL OPEN SPACE CALC: BASEMENT LEVEL (3)

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

1

(E) OPEN SPACE	AREA (sq ft)
01	61.47
02	209.31
03	249.64
04	285.97
05	296.32
06	298.11
07	313.36
08	457.69
09	494.14
10	591.30
11	653.15
12	904.20
13	1,332.68
14	1,673.76
15	1,765.64
16	2,042.35
TOTAL (E) OPEN SPACE AREA	11,629.29 sq ft

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PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
1	05.21.18	Zoning Review Submittal
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
10	11.19.19	Zoning Review Slip Sheets

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
CALIFORNIA

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DATE 11/19/19

SCALE AS SHOWN

DRAWN BY EC, AA

SHEET TITLE

EXISTING OPEN SPACE CALCULATIONS - BASEMENT LVL (3)

SHEET NO. T1.24

Last Plotted By: Kelli Gerrard
CAD: Tuesday, November 19, 2019 11:29 AM



N

PROPOSED TOTAL OPEN SPACE CALC: BASEMENT LEVEL (3)

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

1

BUILDING	AREA TYPE	AREA (SQ. FT.)
COAST	LIVING	4,069.74
COAST	STORAGE	622.21
COAST	**SUBTOTAL**	**4,691.95 SQ. FT.**
SEAS	LIVING	12,595.98
SEAS	STORAGE	570.46
SEAS	**SUBTOTAL**	**13,166.44 SQ. FT.**
REEF	LIVING	9,005.47
REEF	STORAGE	93.84
REEF	**SUBTOTAL**	**9,099.31 SQ. FT.**
SURF	LIVING	16,233.48
SURF	STORAGE	1,577.94
SURF	**SUBTOTAL**	**17,811.42 SQ. FT.**
VILLA	LIVING	6160.91
VILLA	STORAGE	53.96
VILLA	**SUBTOTAL**	**6,214.64 SQ. FT.**
DRIFTWOOD	LIVING	5,229.48
DRIFTWOOD	STORAGE	201.95
DRIFTWOOD	**SUBTOTAL**	**5,431.43 SQ. FT.**
BAHIA	LIVING	10,098.97
BAHIA	STORAGE	695.18
BAHIA	**SUBTOTAL**	**10,794.15 SQ. FT.**
(N) REEF	LIVING	4,792.99
(N) REEF	STORAGE	321.49
(N) REEF	**SUBTOTAL**	**5,114.48 SQ. FT.**
TOTAL GROSS RESIDENTIAL FLOOR AREA (T.G.R.F.A.)		**72,278.82 SQ. FT.**
REQUIRED OPEN SPACE PERCENTAGE (O.S.P.) PER LBMC 25.50.010		25% OF T.G.R.F.A.
REQUIRED OPEN SPACE AREA		**18,069.70 SQ. FT.**
TOTAL PROPOSED OPEN SPACE AREA		**19,098.03 SQ. FT.**
REQUIRED GROUND TO SKY OPEN SPACE PERCENTAGE PER LBMC 25.50.010		60% OF O.S.P.
REQUIRED GROUND TO SKY AREA		**10,841.82 SQ. FT.**
PROPOSED GROUND TO SKY AREA		**11,137.19 SQ. FT.**

PROPOSED TOTAL OPEN SPACE

	AREA (sq ft)
17	61.47
18	209.31
19	285.97
20	297.49
21	299.36
22	471.76
23	590.02
24	771.72
25	904.20
26	1,010.68
27	1,777.57
28	2,054.12
29	2,197.35
30	2,687.41
31	5,479.60
TOTAL PROPOSED OPEN SPACE AREA	**19,098.03 sq ft**

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W www.rockefellerkempel.com

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ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
9	10.10.19	Zoning & Fire Dept Review Slip Sheets
10	11.19.19	Zoning Review Slip Sheets
14	05.28.2021	Additional Planning Corrections 4

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
STATE OF CALIFORNIA

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PROJECT NO. **37011.00**

DATE **5/28/21**

SCALE **AS SHOWN**

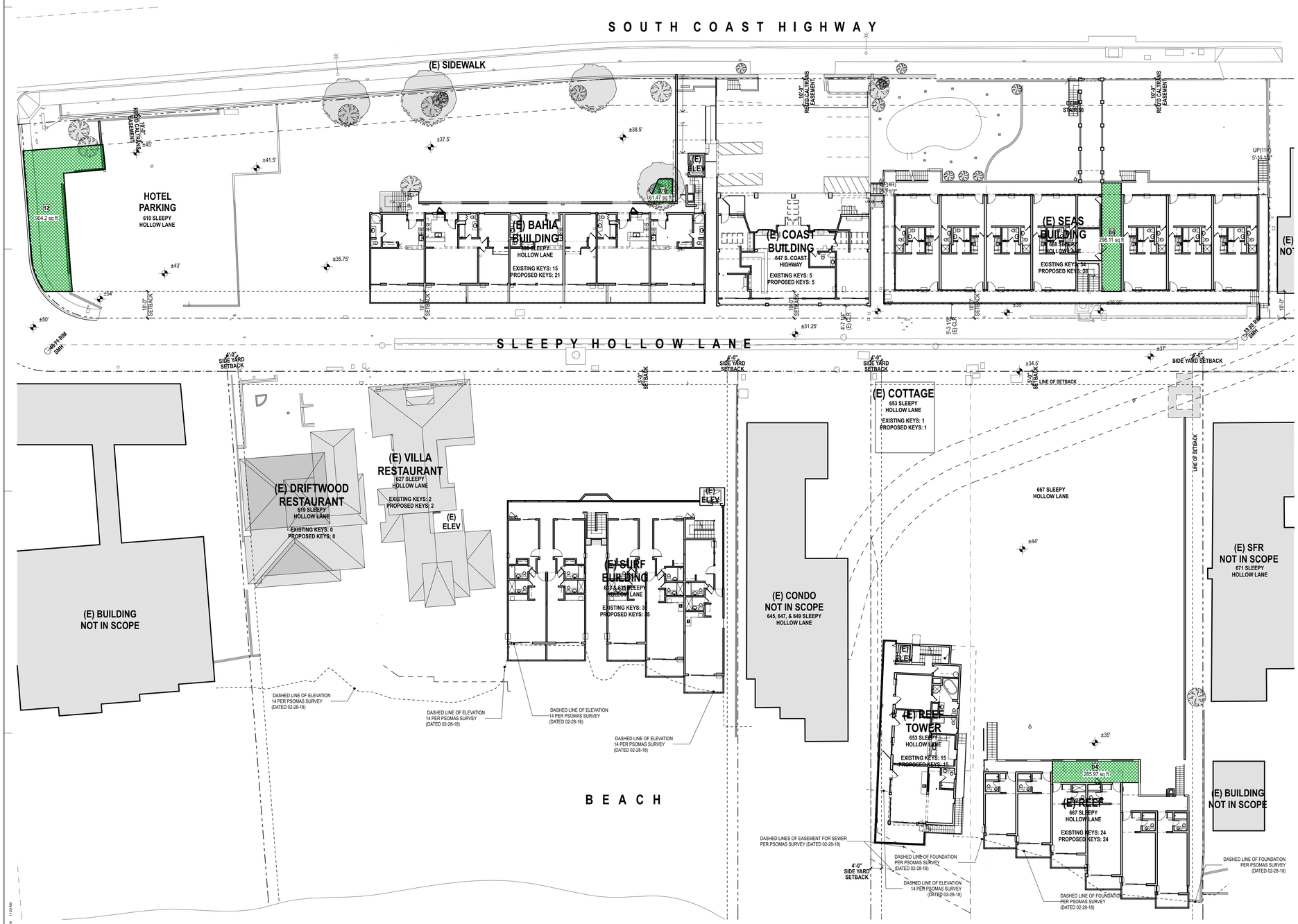
DRAWN BY EC, AA

CHECKED BY DR

PROPOSED OPEN SPACE CALCULATION - BASEMENT LEVEL (3)

SHEET NO. **T1.25**

Last Plotted By: Eddie Chacon
On: Friday, May 28, 2021 3:26 PM



EXISTING TOTAL OPEN SPACE CALC: GROUND LEVEL (4)

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

1

(E) OPEN SPACE AREA (sq ft)	
01	61.47
02	209.31
03	249.64
04	285.97
05	296.32
06	298.11
07	313.36
08	457.69
09	494.14
10	591.30
11	653.15
12	904.20
13	1,332.68
14	1,673.76
15	1,765.64
16	2,042.35
TOTAL (E) OPEN SPACE AREA	11,629.29 sq ft

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PACIFIC EDGE HOTEL
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DRAWING LOG

No.	Date	
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7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
10	11.19.19	Zoning Review Slip Sheets

LICENSED ARCHITECT DARRELL S. ROCKEFELLER C-14927 4-30-21 RENEWAL CALIFORNIA

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DATE 11/19/19

SCALE AS SHOWN

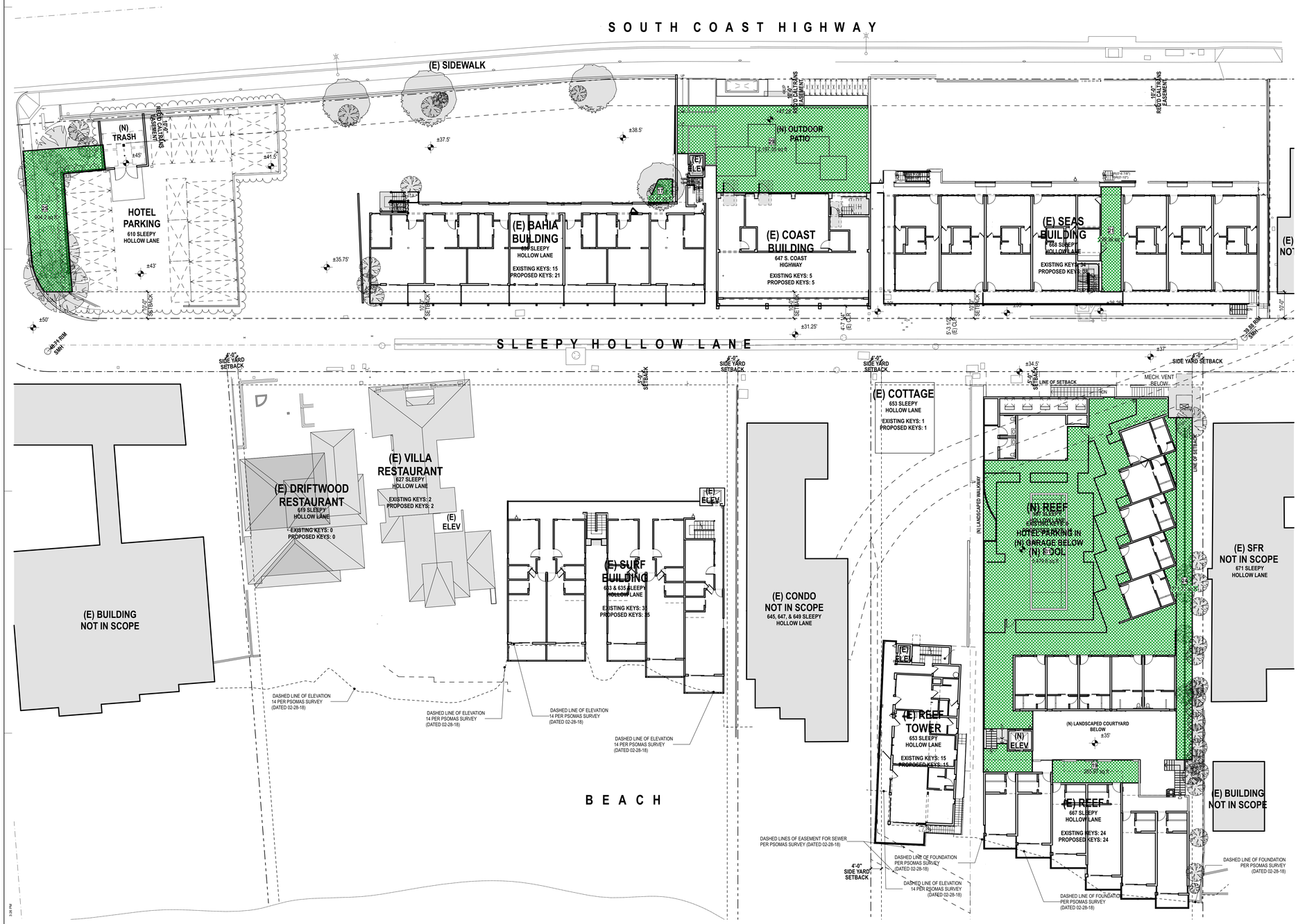
DRAWN BY EC, AA

SHEET TITLE

EXISTING OPEN SPACE CALCULATION - GROUND LEVEL (4)

SHEET NO. T1.26

Last Plotted By: Keith Howard
CAD: Tuesday, November 19, 2019 11:29 AM



N

PROPOSED TOTAL OPEN SPACE CALC: GROUND LEVEL (4)

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

1

BUILDING	AREA TYPE	AREA (SQ. FT.)
COAST	LIVING	4,069.74
COAST	STORAGE	622.21
COAST	**SUBTOTAL**	**4,691.95 SQ. FT.**
SEAS	LIVING	12,595.98
SEAS	STORAGE	570.46
SEAS	**SUBTOTAL**	**13,166.44 SQ. FT.**
REEF	LIVING	9,005.47
REEF	STORAGE	93.84
REEF	**SUBTOTAL**	**9,099.31 SQ. FT.**
SURF	LIVING	16,233.48
SURF	STORAGE	1,577.94
SURF	**SUBTOTAL**	**17,811.42 SQ. FT.**
VILLA	LIVING	6160.91
VILLA	STORAGE	53.96
VILLA	**SUBTOTAL**	**6,214.64 SQ. FT.**
DRIFTWOOD	LIVING	5,229.48
DRIFTWOOD	STORAGE	201.95
DRIFTWOOD	**SUBTOTAL**	**5,431.43 SQ. FT.**
BAHIA	LIVING	10,098.97
BAHIA	STORAGE	695.18
BAHIA	**SUBTOTAL**	**10,794.15 SQ. FT.**
(N) REEF	LIVING	4,792.99
(N) REEF	STORAGE	321.49
(N) REEF	**SUBTOTAL**	**5,114.48 SQ. FT.**
TOTAL GROSS RESIDENTIAL FLOOR AREA (T.G.R.F.A.)		**72,278.82 SQ. FT.**
REQUIRED OPEN SPACE PERCENTAGE (O.S.P.) PER LBMC 25.50.010		25% OF T.G.R.F.A.
REQUIRED OPEN SPACE AREA		**18,069.70 SQ. FT.**
TOTAL PROPOSED OPEN SPACE AREA		**19,098.03 SQ. FT.**
REQUIRED GROUND TO SKY OPEN SPACE PERCENTAGE PER LBMC 25.50.010		60% OF O.S.P.
REQUIRED GROUND TO SKY AREA		**10,841.82 SQ. FT.**
PROPOSED GROUND TO SKY AREA		**11,137.19 SQ. FT.**

PROPOSED TOTAL OPEN SPACE

	AREA (sq ft)
17	61.47
18	209.31
19	285.97
20	297.49
21	299.36
22	471.76
23	590.02
24	771.72
25	904.20
26	1,010.68
27	1,777.57
28	2,054.12
29	2,197.35
30	2,687.41
31	5,479.60
TOTAL PROPOSED OPEN SPACE AREA	**19,098.03 sq ft**

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DRAWING LOG

No.	Date	
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
9	10.10.19	Zoning & Fire Dept Review Slip Sheets
10	11.19.19	Zoning Review Slip Sheets
14	05.28.2021	Additional Planning Corrections 4

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
STATE OF CALIFORNIA

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PROJECT NO. 37011.00

DATE 5/28/21

SCALE AS SHOWN

DRAWN BY EC, AA

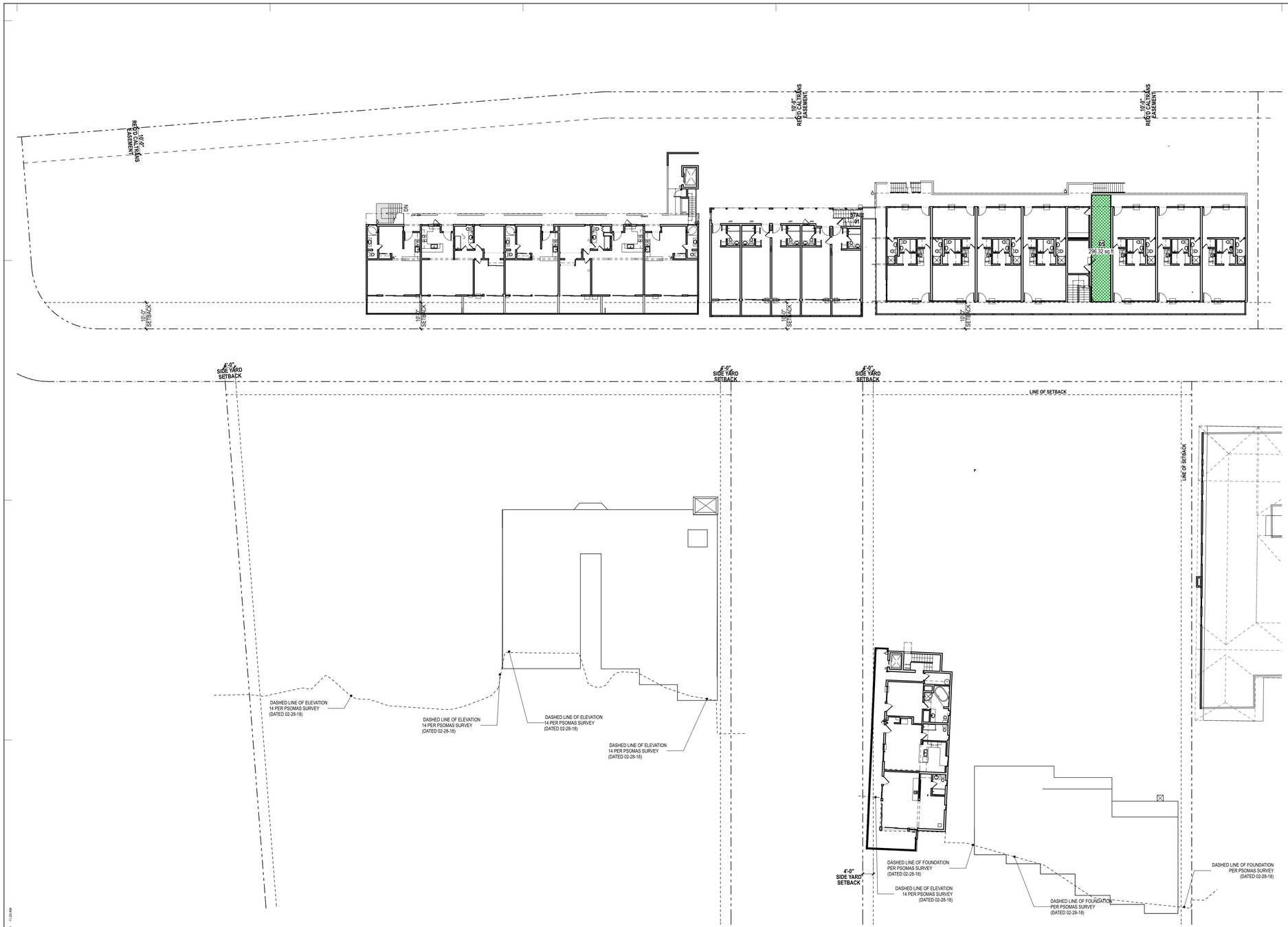
SHEET TITLE

PROPOSED OPEN SPACE CALCULATION - GROUND LEVEL (4)

SHEET NO.

T1.27

Last Printed By: Yanni Arnold
On: Friday, May 28, 2021 3:28 PM



N

EXISTING TOTAL OPEN SPACE CALC: SECOND LEVEL (5)

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

1

(E) OPEN SPACE	AREA (sq ft)
01	61.47
02	209.31
03	249.64
04	285.97
05	296.32
06	298.11
07	313.36
08	457.69
09	494.14
10	591.30
11	653.15
12	904.20
13	1,332.68
14	1,673.76
15	1,765.94
16	2,042.35
TOTAL (E) OPEN SPACE AREA	11,629.29 sq ft

ROCKEFELLER KEMPEL ARCHITECTS

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W www.rockefellerkempel.com

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
1	05.21.18	Zoning Review Submittal
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
10	11.19.19	Zoning Review Slip Sheets

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
CALIFORNIA

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DATE 11/19/19

SCALE AS SHOWN

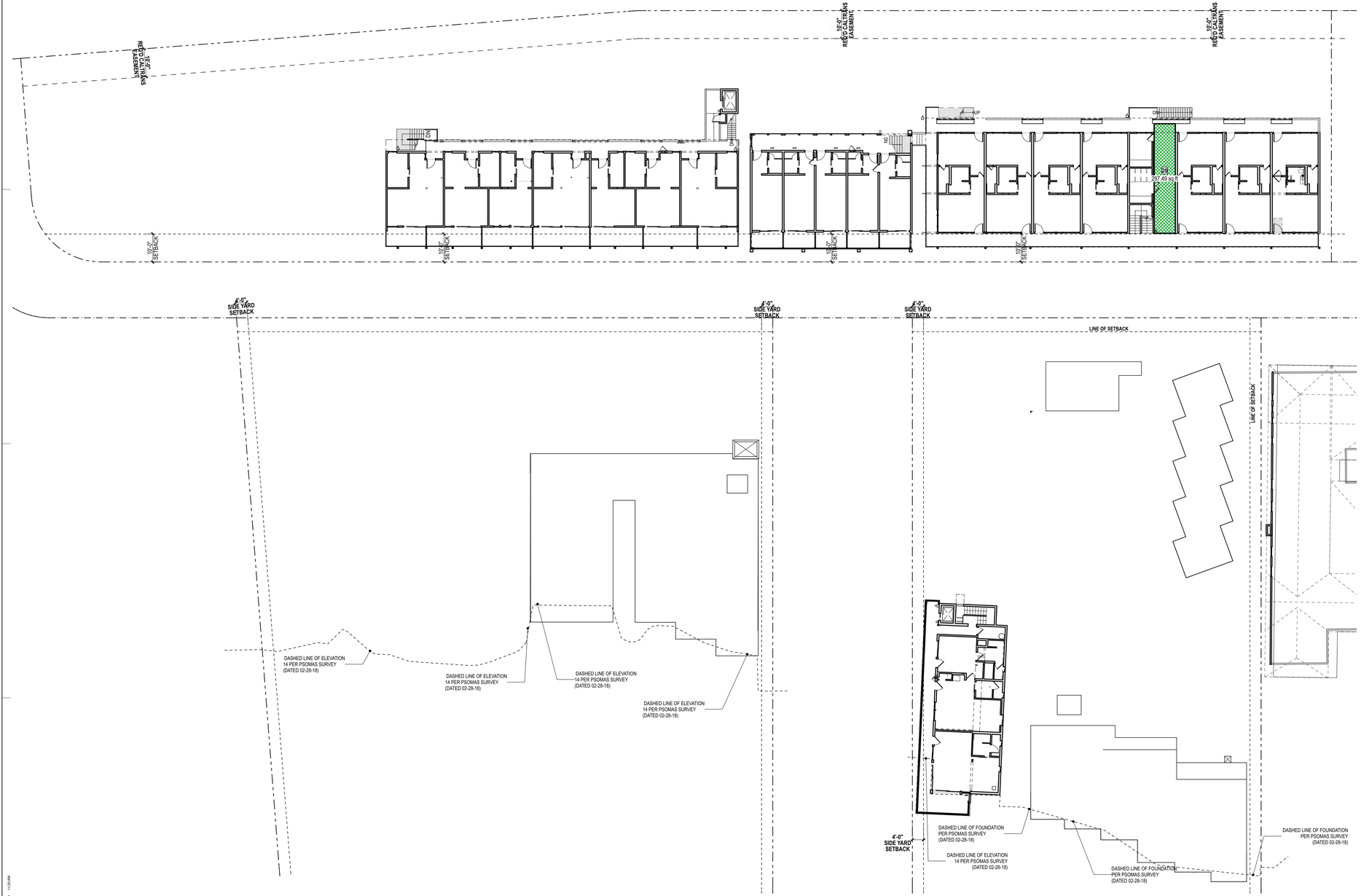
DRAWN BY EC, AA

SHEET TITLE

EXISTING OPEN SPACE CALCULATION - SECOND LEVEL (5)

SHEET NO. T1.28

Last Plotted By: Aaron Howard
On: Tuesday, November 19, 2019 11:03 AM



N

PROPOSED TOTAL OPEN SPACE CALC: SECOND LEVEL (5)

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

1

BUILDING	AREA TYPE	AREA (SQ. FT.)
COAST	LIVING	4,069.74
COAST	STORAGE	622.21
COAST	**SUBTOTAL**	**4,691.95 SQ. FT.**
SEAS	LIVING	12,595.98
SEAS	STORAGE	570.46
SEAS	**SUBTOTAL**	**13,166.44 SQ. FT.**
REEF	LIVING	9,005.47
REEF	STORAGE	93.84
REEF	**SUBTOTAL**	**9,099.31 SQ. FT.**
SURF	LIVING	16,233.48
SURF	STORAGE	1,577.94
SURF	**SUBTOTAL**	**17,811.42 SQ. FT.**
VILLA	LIVING	6160.91
VILLA	STORAGE	53.96
VILLA	**SUBTOTAL**	**6,214.64 SQ. FT.**
DRIFTWOOD	LIVING	5,229.48
DRIFTWOOD	STORAGE	201.95
DRIFTWOOD	**SUBTOTAL**	**5,431.43 SQ. FT.**
BAHIA	LIVING	10,098.97
BAHIA	STORAGE	695.18
BAHIA	**SUBTOTAL**	**10,794.15 SQ. FT.**
(N) REEF	LIVING	4,792.99
(N) REEF	STORAGE	321.49
(N) REEF	**SUBTOTAL**	**5,114.48 SQ. FT.**
TOTAL GROSS RESIDENTIAL FLOOR AREA (T.G.R.F.A.)		**72,278.82 SQ. FT.**
REQUIRED OPEN SPACE PERCENTAGE (O.S.P.) PER LBMC 25.50.010		25% OF T.G.R.F.A.
REQUIRED OPEN SPACE AREA		**18,069.70 SQ. FT.**
TOTAL PROPOSED OPEN SPACE AREA		**19,098.03 SQ. FT.**
REQUIRED GROUND TO SKY OPEN SPACE PERCENTAGE PER LBMC 25.50.010		60% OF O.S.P.
REQUIRED GROUND TO SKY AREA		**10,841.82 SQ. FT.**
PROPOSED GROUND TO SKY AREA		**11,137.19 SQ. FT.**

PROPOSED TOTAL OPEN SPACE

	AREA (sq ft)
17	61.47
18	209.31
19	285.97
20	297.49
21	299.36
22	471.76
23	590.02
24	771.72
25	904.20
26	1,010.88
27	1,777.57
28	2,054.12
29	2,197.35
30	2,687.41
31	5,479.60
TOTAL PROPOSED OPEN SPACE AREA	**19,098.03 sq ft**

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PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
9	10.10.19	Zoning & Fire Dept Review Slip Sheets
10	11.19.19	Zoning Review Slip Sheets

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
CALIFORNIA

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PROJECT NO. **37011.00**

DATE **11/19/19**

SCALE **AS SHOWN**

DRAWN BY **EC, AA**

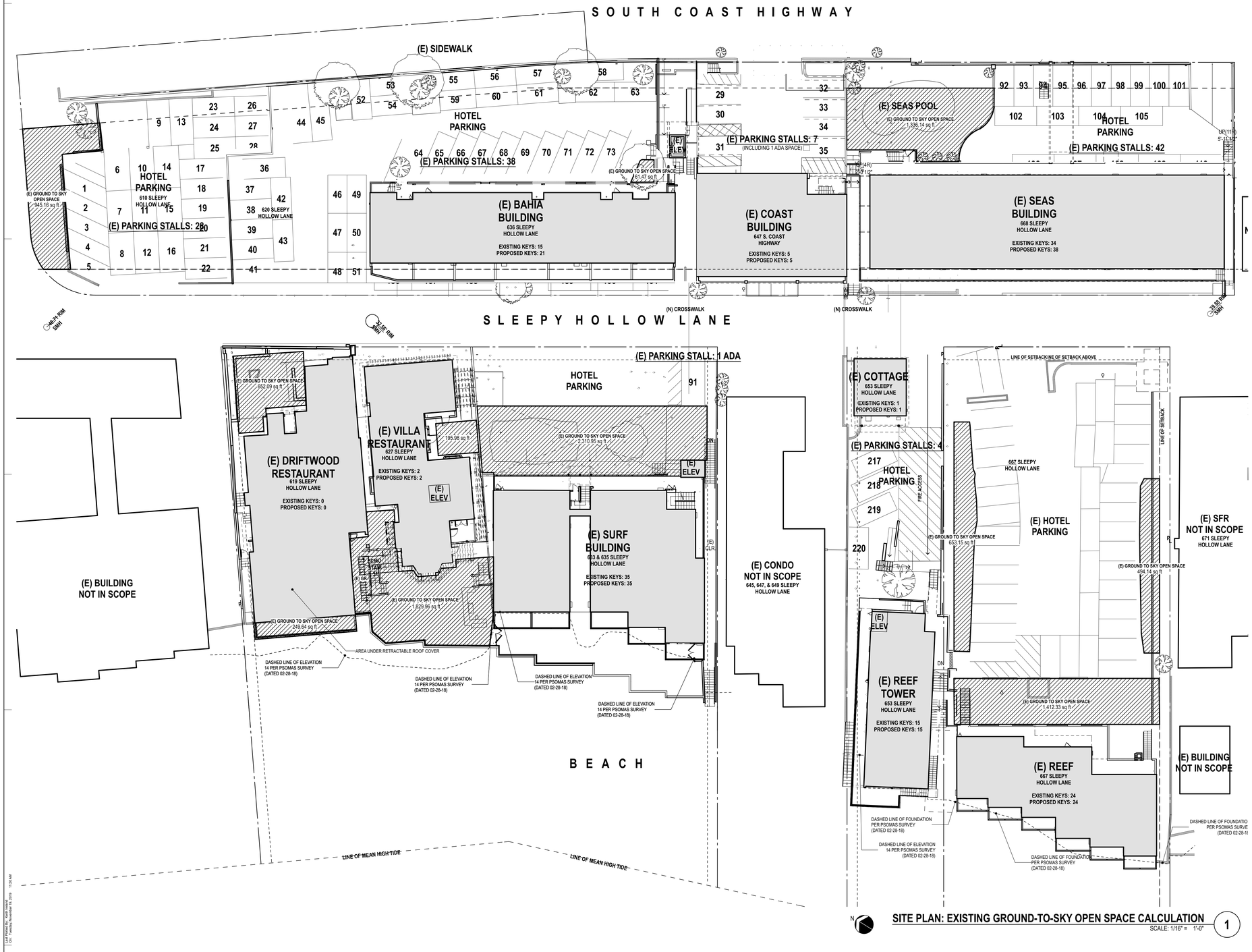
SHEET TITLE

PROPOSED OPEN SPACE CALCULATION - SECOND LEVEL (5)

SHEET NO.

T1.29

Last Plotted By: Aaron Howard
On: Tuesday, November 19, 2019 11:03 AM



SITE PLAN: EXISTING GROUND-TO-SKY OPEN SPACE CALCULATION 1

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

GROUND-TO-SKY OPEN SPACE CALCULATIONS (EXISTING)
Area
61.47
195.98
249.64
494.14
652.09
653.15
945.16
1,336.14
1,412.33
1,829.96
2,310.95
10,141.01 sq ft

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ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
1	05.21.18	Zoning Review Submittal
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
10	11.19.19	Zoning Review Slip Sheets

LICENSED ARCHITECT DARRELL S. ROCKEFELLER C-14927 4-30-21 STATE OF CALIFORNIA

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DATE 11/19/19

SCALE AS SHOWN

DRAWN BY EC, AA

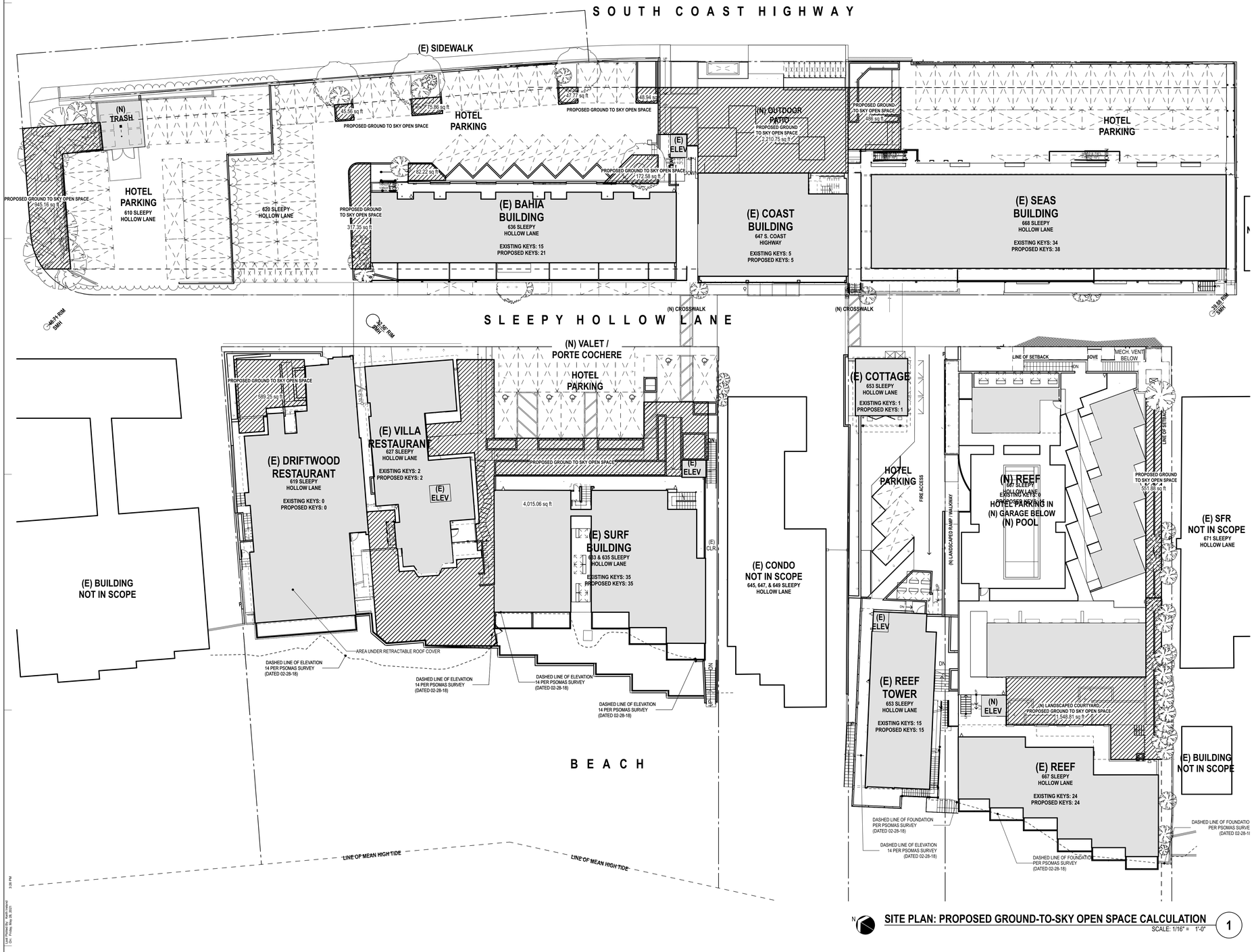
SHEET TITLE

EXISTING GROUND TO SKY OPEN SPACE CALCULATION

SHEET NO.

T1.32

Last Printed By: Keith Ishida
On: Tuesday, November 19, 2019 11:03 AM



N

SITE PLAN: PROPOSED GROUND-TO-SKY OPEN SPACE CALCULATION

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

BUILDING	AREA TYPE	AREA (SQ. FT.)
COAST	LIVING	4,069.74
COAST	STORAGE	622.21
COAST	**SUBTOTAL**	**4,691.95 SQ. FT.**
SEAS	LIVING	12,595.98
SEAS	STORAGE	570.46
SEAS	**SUBTOTAL**	**13,166.44 SQ. FT.**
REEF	LIVING	9,005.47
REEF	STORAGE	93.84
REEF	**SUBTOTAL**	**9,099.31 SQ. FT.**
SURF	LIVING	16,233.48
SURF	STORAGE	1,577.94
SURF	**SUBTOTAL**	**17,811.42 SQ. FT.**
VILLA	LIVING	6160.91
VILLA	STORAGE	53.96
VILLA	**SUBTOTAL**	**6,214.64 SQ. FT.**
DRIFTWOOD	LIVING	5,229.48
DRIFTWOOD	STORAGE	201.95
DRIFTWOOD	**SUBTOTAL**	**5,431.43 SQ. FT.**
BAHIA	LIVING	10,098.97
BAHIA	STORAGE	695.18
BAHIA	**SUBTOTAL**	**10,794.15 SQ. FT.**
(N) REEF	LIVING	4,792.99
(N) REEF	STORAGE	321.49
(N) REEF	**SUBTOTAL**	**5,114.48 SQ. FT.**
TOTAL GROSS RESIDENTIAL FLOOR AREA (T.G.R.F.A.)		**72,278.82 SQ. FT.**
REQUIRED OPEN SPACE PERCENTAGE (O.S.P.) PER LBMC 25.50.010		25% OF T.G.R.F.A.
REQUIRED OPEN SPACE AREA		**18,069.70 SQ. FT.**
TOTAL PROPOSED OPEN SPACE AREA		**19,098.03 SQ. FT.**
REQUIRED GROUND TO SKY OPEN SPACE PERCENTAGE PER LBMC 25.50.010		60% OF O.S.P.
REQUIRED GROUND TO SKY AREA		**10,841.82 SQ. FT.**
PROPOSED GROUND TO SKY AREA		**11,137.19 SQ. FT.**

GROUND-TO-SKY OPEN SPACE CALCULATIONS (PROPOSED)

Area

11,137.19 SQ. FT. > 10,841.82 SQ. FT.

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ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
9	10.10.19	Zoning & Fire Dept Review Slip Sheets
10	11.19.19	Zoning Review Slip Sheets
14	05.28.2021	Additional Planning Corrections 4

LICENSED ARCHITECT DARRELL S. ROCKEFELLER C-14927 4-30-21 CALIFORNIA

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DATE 5/28/21

SCALE AS SHOWN

DRAWN BY EC, AA

SHEET TITLE
PROPOSED GROUND TO SKY OPEN SPACE CALCULATION

SHEET NO.
T1.33

Last Printed By: Keith Hobbs
On: Friday, May 28, 2021 3:26 PM



REMODEL BEACH LEVEL (1) 1
SCALE: 1/16" = 1'-0"

REMODELED BUILDING AREAS		
Building Number	**Home Story**	**Remodeled Area**
• Building 1 - Cafe	GROUND LEVEL	2,105.91
		2,105.91 sq ft
• Building 2 - Seas	BASEMENT LEVEL	113.86
• Building 2 - Seas	BASEMENT LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	THIRD LEVEL	74.58
		1,896.34 sq ft
• Building 3 - Cottage	ALLEY LEVEL	329.30
• Building 3 - Cottage	BASEMENT LEVEL	99.61
		428.91 sq ft
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	ALLEY LEVEL	56.62
• Building 4 - Reef Wing	ALLEY LEVEL	56.62
• Building 4 - Reef Wing	ALLEY LEVEL	56.62
• Building 4 - Reef Wing	ALLEY LEVEL	56.62
• Building 4 - Reef Wing	ALLEY LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
		1,358.88 sq ft
• Building 5 - Reef Tower	BEACH LEVEL	66.69
• Building 5 - Reef Tower	BEACH LEVEL	163.11
• Building 5 - Reef Tower	BEACH LEVEL	207.52
• Building 5 - Reef Tower	ALLEY LEVEL	66.69
• Building 5 - Reef Tower	ALLEY LEVEL	130.81
• Building 5 - Reef Tower	ALLEY LEVEL	207.52
• Building 5 - Reef Tower	BASEMENT LEVEL	66.69
• Building 5 - Reef Tower	BASEMENT LEVEL	130.81
• Building 5 - Reef Tower	BASEMENT LEVEL	207.52
• Building 5 - Reef Tower	GROUND LEVEL	66.69
• Building 5 - Reef Tower	GROUND LEVEL	130.81
• Building 5 - Reef Tower	GROUND LEVEL	207.52
• Building 5 - Reef Tower	SECOND LEVEL	66.69
• Building 5 - Reef Tower	SECOND LEVEL	130.81
• Building 5 - Reef Tower	SECOND LEVEL	207.52
		2,057.40 sq ft
• Building 6 - Surf	BEACH LEVEL	82.78
• Building 6 - Surf	BEACH LEVEL	86.44
• Building 6 - Surf	BEACH LEVEL	86.44
• Building 6 - Surf	BEACH LEVEL	86.44
• Building 6 - Surf	BEACH LEVEL	88.20
		430.30 sq ft
• Building 7 - Villa	BEACH LEVEL	1,022.77
• Building 7 - Villa	ALLEY LEVEL	1,683.05
• Building 7 - Villa	BASEMENT LEVEL	190.53
• Building 7 - Villa	BASEMENT LEVEL	603.73
		3,500.08 sq ft
• Building 8 - Driftwood	ALLEY LEVEL	259.52
• Building 8 - Driftwood	BASEMENT LEVEL	248.57
• Building 8 - Driftwood	BASEMENT LEVEL	425.72
		933.81 sq ft
• Building 9 - Bahia	ALLEY LEVEL	232.41
• Building 9 - Bahia	ALLEY LEVEL	295.88
• Building 9 - Bahia	BASEMENT LEVEL	123.18
• Building 9 - Bahia	BASEMENT LEVEL	123.29
• Building 9 - Bahia	BASEMENT LEVEL	171.70
• Building 9 - Bahia	BASEMENT LEVEL	171.70
• Building 9 - Bahia	BASEMENT LEVEL	182.57
• Building 9 - Bahia	GROUND LEVEL	171.70
• Building 9 - Bahia	GROUND LEVEL	171.70
• Building 9 - Bahia	GROUND LEVEL	177.04
• Building 9 - Bahia	GROUND LEVEL	180.88
• Building 9 - Bahia	GROUND LEVEL	182.57
• Building 9 - Bahia	SECOND LEVEL	171.70
• Building 9 - Bahia	SECOND LEVEL	171.70
• Building 9 - Bahia	SECOND LEVEL	177.04
• Building 9 - Bahia	SECOND LEVEL	180.88
• Building 9 - Bahia	SECOND LEVEL	182.57
		3,068.51 sq ft
		15,780.14 sq ft

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DRAWING LOG

No.	Date	
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
10	11.19.19	Zoning Review Slip Sheets

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
CALIFORNIA

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DATE 11/19/19

SCALE AS SHOWN

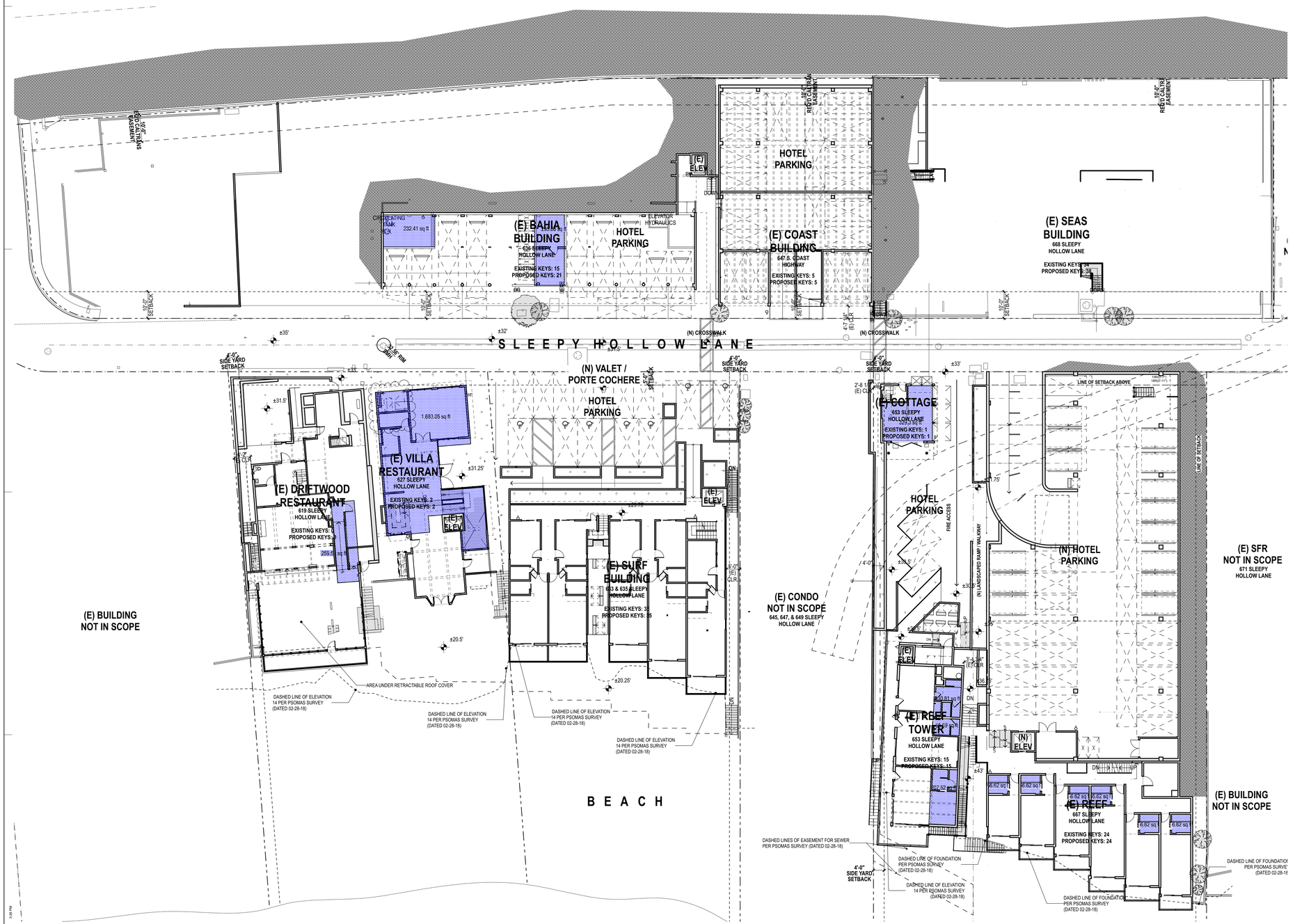
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SHEET TITLE

PROPOSED REMODEL AREA CALCULATIONS - BEACH LEVEL (1)

SHEET NO. **T1.40**

Last Plotted By: Kevin Howard
On: Tuesday, November 19, 2019 11:20 AM



REMODEL ALLEY LEVEL (2)

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

1

REMODELED BUILDING AREAS		
Building Number	**Home Story**	**Remodeled Area**
• Building 1 - Cafe	GROUND LEVEL	2,105.91
		2,105.91 sq ft
• Building 2 - Seas	BASEMENT LEVEL	113.86
• Building 2 - Seas	BASEMENT LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	THIRD LEVEL	74.58
		1,896.34 sq ft
• Building 3 - Cottage	ALLEY LEVEL	329.30
• Building 3 - Cottage	BASEMENT LEVEL	99.61
		428.91 sq ft
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	ALLEY LEVEL	56.62
• Building 4 - Reef Wing	ALLEY LEVEL	56.62
• Building 4 - Reef Wing	ALLEY LEVEL	56.62
• Building 4 - Reef Wing	ALLEY LEVEL	56.62
• Building 4 - Reef Wing	ALLEY LEVEL	56.62
• Building 4 - Reef Wing	ALLEY LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
		1,358.88 sq ft
• Building 5 - Reef Tower	BEACH LEVEL	66.69
• Building 5 - Reef Tower	BEACH LEVEL	163.11
• Building 5 - Reef Tower	BEACH LEVEL	207.52
• Building 5 - Reef Tower	ALLEY LEVEL	66.69
• Building 5 - Reef Tower	ALLEY LEVEL	130.81
• Building 5 - Reef Tower	ALLEY LEVEL	207.52
• Building 5 - Reef Tower	BASEMENT LEVEL	66.69
• Building 5 - Reef Tower	BASEMENT LEVEL	130.81
• Building 5 - Reef Tower	BASEMENT LEVEL	207.52
• Building 5 - Reef Tower	GROUND LEVEL	66.69
• Building 5 - Reef Tower	GROUND LEVEL	130.81
• Building 5 - Reef Tower	GROUND LEVEL	207.52
• Building 5 - Reef Tower	SECOND LEVEL	66.69
• Building 5 - Reef Tower	SECOND LEVEL	130.81
• Building 5 - Reef Tower	SECOND LEVEL	207.52
		2,057.40 sq ft
• Building 6 - Surf	BEACH LEVEL	82.78
• Building 6 - Surf	BEACH LEVEL	86.44
• Building 6 - Surf	BEACH LEVEL	86.44
• Building 6 - Surf	BEACH LEVEL	86.44
• Building 6 - Surf	BEACH LEVEL	88.20
		430.30 sq ft
• Building 7 - Villa	BEACH LEVEL	1,022.77
• Building 7 - Villa	ALLEY LEVEL	1,683.05
• Building 7 - Villa	BASEMENT LEVEL	190.53
• Building 7 - Villa	BASEMENT LEVEL	603.73
		3,500.08 sq ft
• Building 8 - Driftwood	ALLEY LEVEL	259.52
• Building 8 - Driftwood	BASEMENT LEVEL	248.57
• Building 8 - Driftwood	BASEMENT LEVEL	425.72
		933.81 sq ft
• Building 9 - Bahia	ALLEY LEVEL	232.41
• Building 9 - Bahia	ALLEY LEVEL	295.88
• Building 9 - Bahia	BASEMENT LEVEL	123.18
• Building 9 - Bahia	BASEMENT LEVEL	123.29
• Building 9 - Bahia	BASEMENT LEVEL	171.70
• Building 9 - Bahia	BASEMENT LEVEL	171.70
• Building 9 - Bahia	BASEMENT LEVEL	182.57
• Building 9 - Bahia	GROUND LEVEL	171.70
• Building 9 - Bahia	GROUND LEVEL	171.70
• Building 9 - Bahia	GROUND LEVEL	177.04
• Building 9 - Bahia	GROUND LEVEL	180.88
• Building 9 - Bahia	GROUND LEVEL	182.57
• Building 9 - Bahia	SECOND LEVEL	171.70
• Building 9 - Bahia	SECOND LEVEL	171.70
• Building 9 - Bahia	SECOND LEVEL	177.04
• Building 9 - Bahia	SECOND LEVEL	180.88
• Building 9 - Bahia	SECOND LEVEL	182.57
		3,068.51 sq ft
		15,780.14 sq ft

ROCKEFELLER KEMPEL ARCHITECTS

145 Standard Street
El Segundo, California
90245

T 310.335.6000
F 310.335.6060
W www.rockefellerkempel.com

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
10	11.19.19	Zoning Review Slip Sheets
14	05.28.2021	Additional Planning Corrections 4

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4.30.21
CALIFORNIA

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PROJECT NO. 37011.00

DATE 5/28/21

SCALE AS SHOWN

DRAWN BY

SHEET TITLE

PROPOSED REMODEL AREA CALCULATIONS - ALLEY LEVEL (2)

SHEET NO. **T1.41**

Last Plotted By: Sam Crandall
On: Friday, May 28, 2021 3:26 PM



REMODEL BASEMENT LEVEL (3)
SCALE: 1/16" = 1'-0"

1

REMODELED BUILDING AREAS		
Building Number	Home Story	Remodeled Area
• Building 1 - Cafe	GROUND LEVEL	2,105.91
		2,105.91 sq ft
• Building 2 - Seas	BASEMENT LEVEL	113.86
• Building 2 - Seas	BASEMENT LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	THIRD LEVEL	74.58
		1,896.34 sq ft
• Building 3 - Cottage	ALLEY LEVEL	329.30
• Building 3 - Cottage	BASEMENT LEVEL	99.61
		428.91 sq ft
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	ALLEY LEVEL	56.62
• Building 4 - Reef Wing	ALLEY LEVEL	56.62
• Building 4 - Reef Wing	ALLEY LEVEL	56.62
• Building 4 - Reef Wing	ALLEY LEVEL	56.62
• Building 4 - Reef Wing	ALLEY LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
		1,358.88 sq ft
• Building 5 - Reef Tower	BEACH LEVEL	66.69
• Building 5 - Reef Tower	BEACH LEVEL	163.11
• Building 5 - Reef Tower	BEACH LEVEL	207.52
• Building 5 - Reef Tower	ALLEY LEVEL	66.69
• Building 5 - Reef Tower	ALLEY LEVEL	130.81
• Building 5 - Reef Tower	ALLEY LEVEL	207.52
• Building 5 - Reef Tower	BASEMENT LEVEL	66.69
• Building 5 - Reef Tower	BASEMENT LEVEL	130.81
• Building 5 - Reef Tower	BASEMENT LEVEL	207.52
• Building 5 - Reef Tower	GROUND LEVEL	66.69
• Building 5 - Reef Tower	GROUND LEVEL	130.81
• Building 5 - Reef Tower	GROUND LEVEL	207.52
• Building 5 - Reef Tower	SECOND LEVEL	66.69
• Building 5 - Reef Tower	SECOND LEVEL	130.81
• Building 5 - Reef Tower	SECOND LEVEL	207.52
		2,057.40 sq ft
• Building 6 - Surf	BEACH LEVEL	82.78
• Building 6 - Surf	BEACH LEVEL	86.44
• Building 6 - Surf	BEACH LEVEL	86.44
• Building 6 - Surf	BEACH LEVEL	86.44
• Building 6 - Surf	BEACH LEVEL	88.20
		430.30 sq ft
• Building 7 - Villa	BEACH LEVEL	1,022.77
• Building 7 - Villa	ALLEY LEVEL	1,683.05
• Building 7 - Villa	BASEMENT LEVEL	190.53
• Building 7 - Villa	BASEMENT LEVEL	603.73
		3,500.08 sq ft
• Building 8 - Driftwood	ALLEY LEVEL	259.52
• Building 8 - Driftwood	BASEMENT LEVEL	248.57
• Building 8 - Driftwood	BASEMENT LEVEL	425.72
		933.81 sq ft
• Building 9 - Bahia	ALLEY LEVEL	232.41
• Building 9 - Bahia	ALLEY LEVEL	295.88
• Building 9 - Bahia	BASEMENT LEVEL	123.18
• Building 9 - Bahia	BASEMENT LEVEL	123.29
• Building 9 - Bahia	BASEMENT LEVEL	171.70
• Building 9 - Bahia	BASEMENT LEVEL	171.70
• Building 9 - Bahia	BASEMENT LEVEL	182.57
• Building 9 - Bahia	GROUND LEVEL	171.70
• Building 9 - Bahia	GROUND LEVEL	171.70
• Building 9 - Bahia	GROUND LEVEL	177.04
• Building 9 - Bahia	GROUND LEVEL	180.88
• Building 9 - Bahia	GROUND LEVEL	182.57
• Building 9 - Bahia	SECOND LEVEL	171.70
• Building 9 - Bahia	SECOND LEVEL	171.70
• Building 9 - Bahia	SECOND LEVEL	177.04
• Building 9 - Bahia	SECOND LEVEL	180.88
• Building 9 - Bahia	SECOND LEVEL	182.57
		3,068.51 sq ft
		15,780.14 sq ft

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DRAWING LOG

No.	Date	
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14	05.28.2021	Additional Planning Corrections 4

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL 2-28-2023
STATE OF CALIFORNIA

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PROJECT NO. 37011.00
DATE 5/28/21
SCALE AS SHOWN
DRAWN BY

SHEET TITLE
PROPOSED REMODEL AREA CALCULATIONS - BASEMENT LVL (3)

SHEET NO.
T1.42

Last Plotted By: Sam Cosart
On: Friday, May 28, 2021
3:28 PM



REMODEL GROUND (4)
SCALE: 1/16" = 1'-0"

1

REMODELED BUILDING AREAS		
Building Number	**Home Story**	**Remodeled Area**
• Building 1 - Cafe	GROUND LEVEL	2,105.91
		2,105.91 sq ft
• Building 2 - Seas	BASEMENT LEVEL	113.86
• Building 2 - Seas	BASEMENT LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
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• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	THIRD LEVEL	74.58
		1,896.34 sq ft
• Building 3 - Cottage	ALLEY LEVEL	329.30
• Building 3 - Cottage	BASEMENT LEVEL	99.61
		428.91 sq ft
• Building 4 - Reef Wing	BEACH LEVEL	56.62
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• Building 4 - Reef Wing	BEACH LEVEL	56.62
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• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
		1,358.88 sq ft
• Building 5 - Reef Tower	BEACH LEVEL	66.69
• Building 5 - Reef Tower	BEACH LEVEL	163.11
• Building 5 - Reef Tower	BEACH LEVEL	207.52
• Building 5 - Reef Tower	ALLEY LEVEL	66.69
• Building 5 - Reef Tower	ALLEY LEVEL	130.81
• Building 5 - Reef Tower	ALLEY LEVEL	207.52
• Building 5 - Reef Tower	BASEMENT LEVEL	66.69
• Building 5 - Reef Tower	BASEMENT LEVEL	130.81
• Building 5 - Reef Tower	BASEMENT LEVEL	207.52
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• Building 5 - Reef Tower	SECOND LEVEL	66.69
• Building 5 - Reef Tower	SECOND LEVEL	130.81
• Building 5 - Reef Tower	SECOND LEVEL	207.52
		2,057.40 sq ft
• Building 6 - Surf	BEACH LEVEL	82.78
• Building 6 - Surf	BEACH LEVEL	86.44
• Building 6 - Surf	BEACH LEVEL	86.44
• Building 6 - Surf	BEACH LEVEL	86.44
• Building 6 - Surf	BEACH LEVEL	88.20
		430.30 sq ft
• Building 7 - Villa	BEACH LEVEL	1,022.77
• Building 7 - Villa	ALLEY LEVEL	1,683.05
• Building 7 - Villa	BASEMENT LEVEL	190.53
• Building 7 - Villa	BASEMENT LEVEL	603.73
		3,500.08 sq ft
• Building 8 - Driftwood	ALLEY LEVEL	259.52
• Building 8 - Driftwood	BASEMENT LEVEL	248.57
• Building 8 - Driftwood	BASEMENT LEVEL	425.72
		933.81 sq ft
• Building 9 - Bahia	ALLEY LEVEL	232.41
• Building 9 - Bahia	ALLEY LEVEL	295.88
• Building 9 - Bahia	BASEMENT LEVEL	123.18
• Building 9 - Bahia	BASEMENT LEVEL	123.29
• Building 9 - Bahia	BASEMENT LEVEL	171.70
• Building 9 - Bahia	BASEMENT LEVEL	171.70
• Building 9 - Bahia	BASEMENT LEVEL	182.57
• Building 9 - Bahia	GROUND LEVEL	171.70
• Building 9 - Bahia	GROUND LEVEL	171.70
• Building 9 - Bahia	GROUND LEVEL	177.04
• Building 9 - Bahia	GROUND LEVEL	180.88
• Building 9 - Bahia	GROUND LEVEL	182.57
• Building 9 - Bahia	SECOND LEVEL	171.70
• Building 9 - Bahia	SECOND LEVEL	171.70
• Building 9 - Bahia	SECOND LEVEL	177.04
• Building 9 - Bahia	SECOND LEVEL	180.88
• Building 9 - Bahia	SECOND LEVEL	182.57
		3,068.51 sq ft
		15,780.14 sq ft

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ON LAGUNA BEACH
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DRAWING LOG

No.	Date	
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LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
STATE OF CALIFORNIA

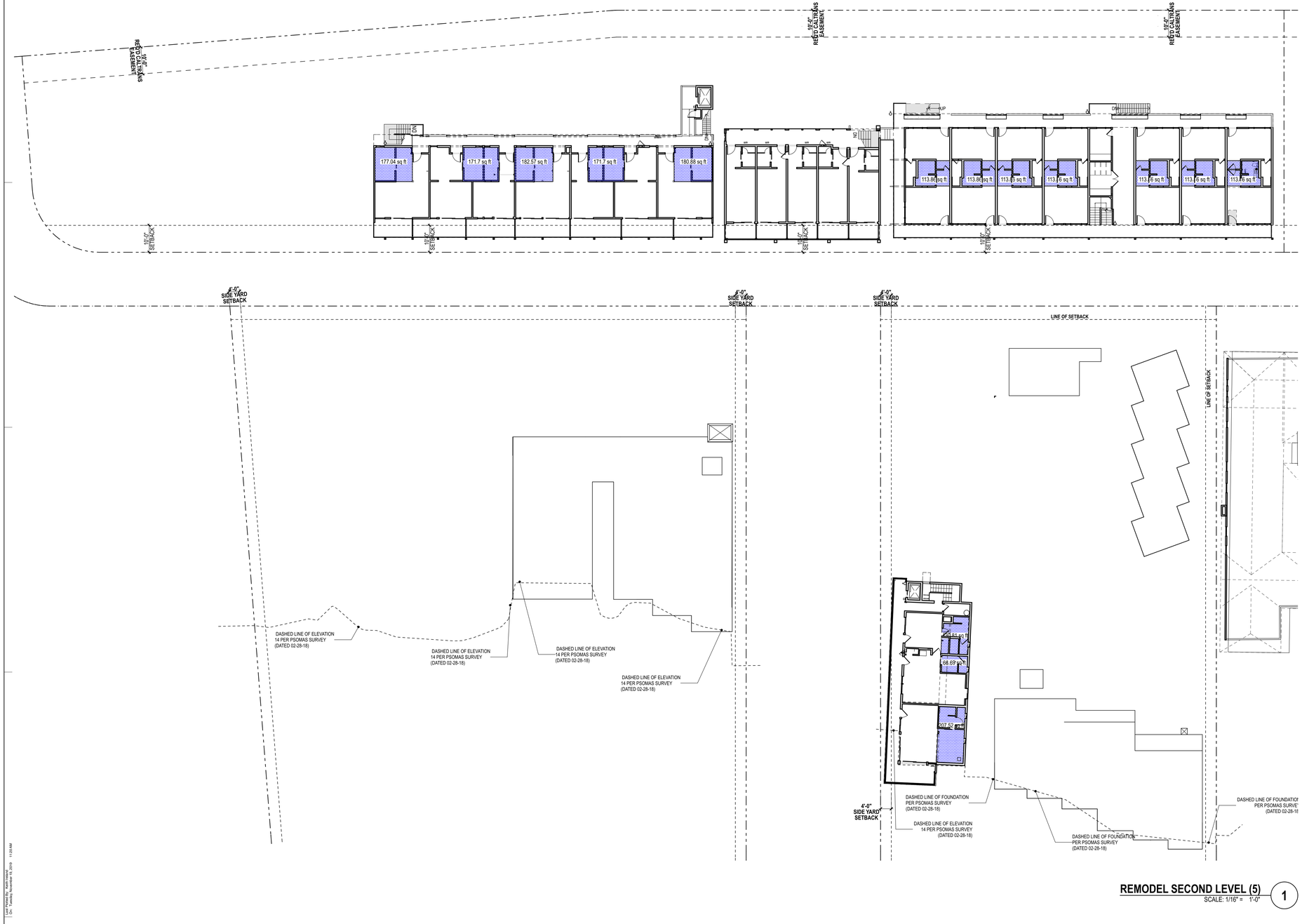
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PROJECT NO. 37011.00
DATE 5/28/21
SCALE AS SHOWN
DRAWN BY

SHEET TITLE
PROPOSED REMODEL AREA CALCULATIONS - GROUND LEVEL (4)

SHEET NO.
T1.43

Last Plotted By: Yanni Arnold
On: Friday, May 28, 2021 3:26 PM



REMODEL SECOND LEVEL (5) 1
SCALE: 1/16" = 1'-0"

REMODELED BUILDING AREAS		
Building Number	**Home Story**	**Remodeled Area**
• Building 1 - Cafe	GROUND LEVEL	2,105.91
		2,105.91 sq ft
• Building 2 - Seas	BASEMENT LEVEL	113.86
• Building 2 - Seas	BASEMENT LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	THIRD LEVEL	74.58
		1,896.34 sq ft
• Building 3 - Cottage	ALLEY LEVEL	329.30
• Building 3 - Cottage	BASEMENT LEVEL	99.61
		428.91 sq ft
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	ALLEY LEVEL	56.62
• Building 4 - Reef Wing	ALLEY LEVEL	56.62
• Building 4 - Reef Wing	ALLEY LEVEL	56.62
• Building 4 - Reef Wing	ALLEY LEVEL	56.62
• Building 4 - Reef Wing	ALLEY LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
		1,358.88 sq ft
• Building 5 - Reef Tower	BEACH LEVEL	66.69
• Building 5 - Reef Tower	BEACH LEVEL	163.11
• Building 5 - Reef Tower	BEACH LEVEL	207.52
• Building 5 - Reef Tower	ALLEY LEVEL	66.69
• Building 5 - Reef Tower	ALLEY LEVEL	130.81
• Building 5 - Reef Tower	ALLEY LEVEL	207.52
• Building 5 - Reef Tower	BASEMENT LEVEL	66.69
• Building 5 - Reef Tower	BASEMENT LEVEL	130.81
• Building 5 - Reef Tower	BASEMENT LEVEL	207.52
• Building 5 - Reef Tower	GROUND LEVEL	66.69
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• Building 5 - Reef Tower	SECOND LEVEL	66.69
• Building 5 - Reef Tower	SECOND LEVEL	130.81
• Building 5 - Reef Tower	SECOND LEVEL	207.52
		2,057.40 sq ft
• Building 6 - Surf	BEACH LEVEL	82.78
• Building 6 - Surf	BEACH LEVEL	86.44
• Building 6 - Surf	BEACH LEVEL	86.44
• Building 6 - Surf	BEACH LEVEL	86.44
• Building 6 - Surf	BEACH LEVEL	88.20
		430.30 sq ft
• Building 7 - Villa	BEACH LEVEL	1,022.77
• Building 7 - Villa	ALLEY LEVEL	1,683.05
• Building 7 - Villa	BASEMENT LEVEL	190.53
• Building 7 - Villa	BASEMENT LEVEL	603.73
		3,500.08 sq ft
• Building 8 - Driftwood	ALLEY LEVEL	259.52
• Building 8 - Driftwood	BASEMENT LEVEL	248.57
• Building 8 - Driftwood	BASEMENT LEVEL	425.72
		933.81 sq ft
• Building 9 - Bahia	ALLEY LEVEL	232.41
• Building 9 - Bahia	ALLEY LEVEL	295.88
• Building 9 - Bahia	BASEMENT LEVEL	123.18
• Building 9 - Bahia	BASEMENT LEVEL	123.29
• Building 9 - Bahia	BASEMENT LEVEL	171.70
• Building 9 - Bahia	BASEMENT LEVEL	171.70
• Building 9 - Bahia	BASEMENT LEVEL	182.57
• Building 9 - Bahia	GROUND LEVEL	171.70
• Building 9 - Bahia	GROUND LEVEL	171.70
• Building 9 - Bahia	GROUND LEVEL	177.04
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• Building 9 - Bahia	SECOND LEVEL	171.70
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• Building 9 - Bahia	SECOND LEVEL	177.04
• Building 9 - Bahia	SECOND LEVEL	180.88
• Building 9 - Bahia	SECOND LEVEL	182.57
		3,068.51 sq ft
		15,780.14 sq ft

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DRAWING LOG

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LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
CALIFORNIA

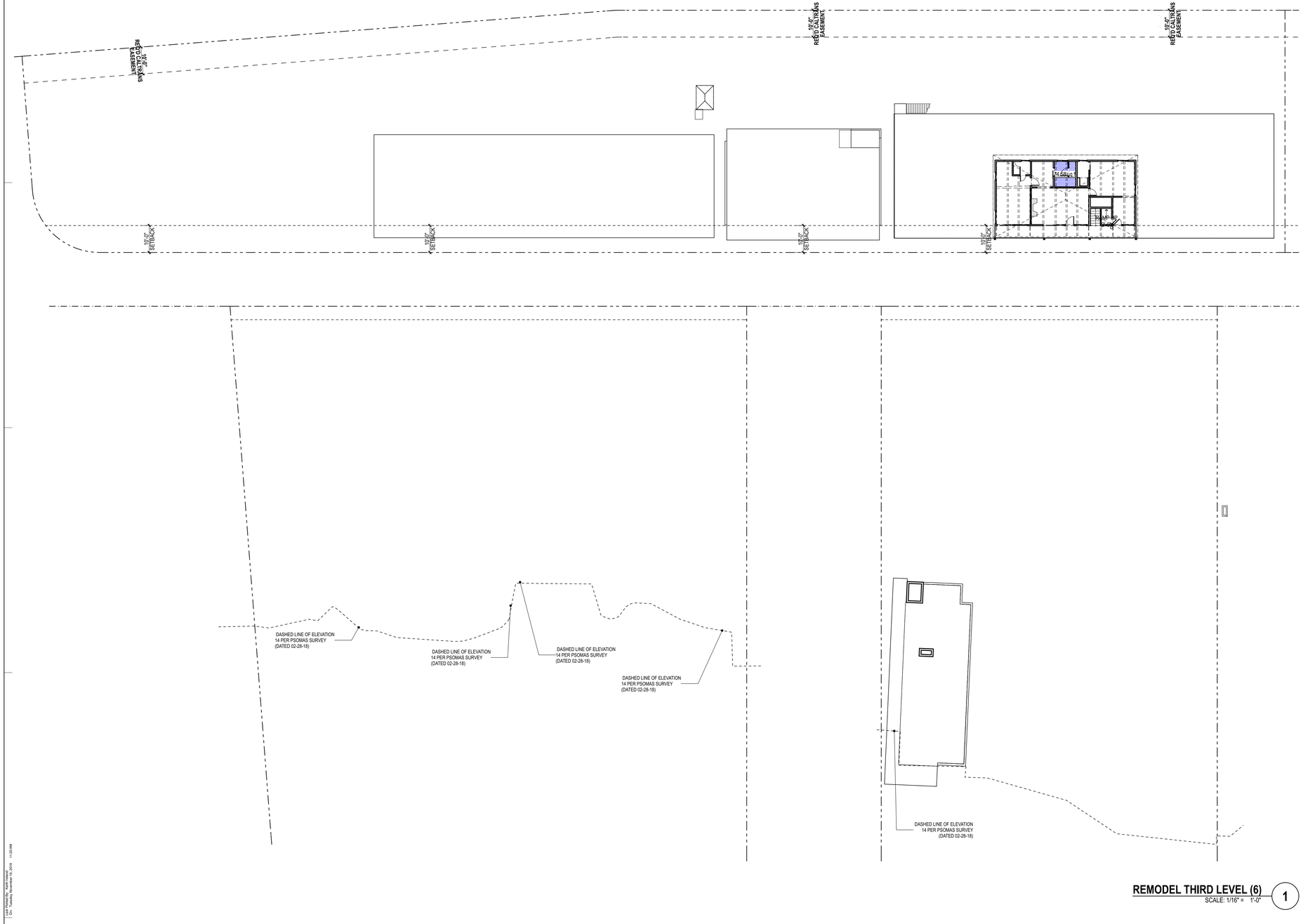
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PROJECT NO. 37011.00
DATE 11/19/19
SCALE AS SHOWN
DRAWN BY

SHEET TITLE
PROPOSED REMODEL AREA CALCULATIONS - SECOND LEVEL (5)

SHEET NO.
T1.44

Last Plotted By: Kevin Howard
On: Tuesday, November 19, 2019 11:03 AM



REMODEL THIRD LEVEL (6) 1
SCALE: 1/16" = 1'-0"

REMODELED BUILDING AREAS		
Building Number	**Home Story**	**Remodeled Area**
• Building 1 - Cafe	GROUND LEVEL	2,105.91
		2,105.91 sq ft
• Building 2 - Seas	BASEMENT LEVEL	113.86
• Building 2 - Seas	BASEMENT LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
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• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	GROUND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	SECOND LEVEL	113.86
• Building 2 - Seas	THIRD LEVEL	74.58
		1,896.34 sq ft
• Building 3 - Cottage	ALLEY LEVEL	329.30
• Building 3 - Cottage	BASEMENT LEVEL	99.61
		428.91 sq ft
• Building 4 - Reef Wing	BEACH LEVEL	56.62
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• Building 4 - Reef Wing	BEACH LEVEL	56.62
• Building 4 - Reef Wing	ALLEY LEVEL	56.62
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• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	BASEMENT LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
• Building 4 - Reef Wing	GROUND LEVEL	56.62
		1,358.88 sq ft
• Building 5 - Reef Tower	BEACH LEVEL	66.69
• Building 5 - Reef Tower	BEACH LEVEL	163.11
• Building 5 - Reef Tower	BEACH LEVEL	207.52
• Building 5 - Reef Tower	ALLEY LEVEL	66.69
• Building 5 - Reef Tower	ALLEY LEVEL	130.81
• Building 5 - Reef Tower	ALLEY LEVEL	207.52
• Building 5 - Reef Tower	BASEMENT LEVEL	66.69
• Building 5 - Reef Tower	BASEMENT LEVEL	130.81
• Building 5 - Reef Tower	BASEMENT LEVEL	207.52
• Building 5 - Reef Tower	GROUND LEVEL	66.69
• Building 5 - Reef Tower	GROUND LEVEL	130.81
• Building 5 - Reef Tower	GROUND LEVEL	207.52
• Building 5 - Reef Tower	SECOND LEVEL	66.69
• Building 5 - Reef Tower	SECOND LEVEL	130.81
• Building 5 - Reef Tower	SECOND LEVEL	207.52
		2,057.40 sq ft
• Building 6 - Surf	BEACH LEVEL	82.78
• Building 6 - Surf	BEACH LEVEL	86.44
• Building 6 - Surf	BEACH LEVEL	86.44
• Building 6 - Surf	BEACH LEVEL	86.44
• Building 6 - Surf	BEACH LEVEL	88.20
		430.30 sq ft
• Building 7 - Villa	BEACH LEVEL	1,022.77
• Building 7 - Villa	ALLEY LEVEL	1,683.05
• Building 7 - Villa	BASEMENT LEVEL	190.53
• Building 7 - Villa	BASEMENT LEVEL	603.73
		3,500.08 sq ft
• Building 8 - Driftwood	ALLEY LEVEL	259.52
• Building 8 - Driftwood	BASEMENT LEVEL	248.57
• Building 8 - Driftwood	BASEMENT LEVEL	425.72
		933.81 sq ft
• Building 9 - Bahia	ALLEY LEVEL	232.41
• Building 9 - Bahia	ALLEY LEVEL	295.88
• Building 9 - Bahia	BASEMENT LEVEL	123.18
• Building 9 - Bahia	BASEMENT LEVEL	123.29
• Building 9 - Bahia	BASEMENT LEVEL	171.70
• Building 9 - Bahia	BASEMENT LEVEL	171.70
• Building 9 - Bahia	BASEMENT LEVEL	182.57
• Building 9 - Bahia	GROUND LEVEL	171.70
• Building 9 - Bahia	GROUND LEVEL	171.70
• Building 9 - Bahia	GROUND LEVEL	177.04
• Building 9 - Bahia	GROUND LEVEL	180.88
• Building 9 - Bahia	GROUND LEVEL	182.57
• Building 9 - Bahia	SECOND LEVEL	171.70
• Building 9 - Bahia	SECOND LEVEL	171.70
• Building 9 - Bahia	SECOND LEVEL	177.04
• Building 9 - Bahia	SECOND LEVEL	180.88
• Building 9 - Bahia	SECOND LEVEL	182.57
		3,068.51 sq ft
		15,780.14 sq ft

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PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
10	11.19.19	Zoning Review Slip Sheets

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
CALIFORNIA

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DATE
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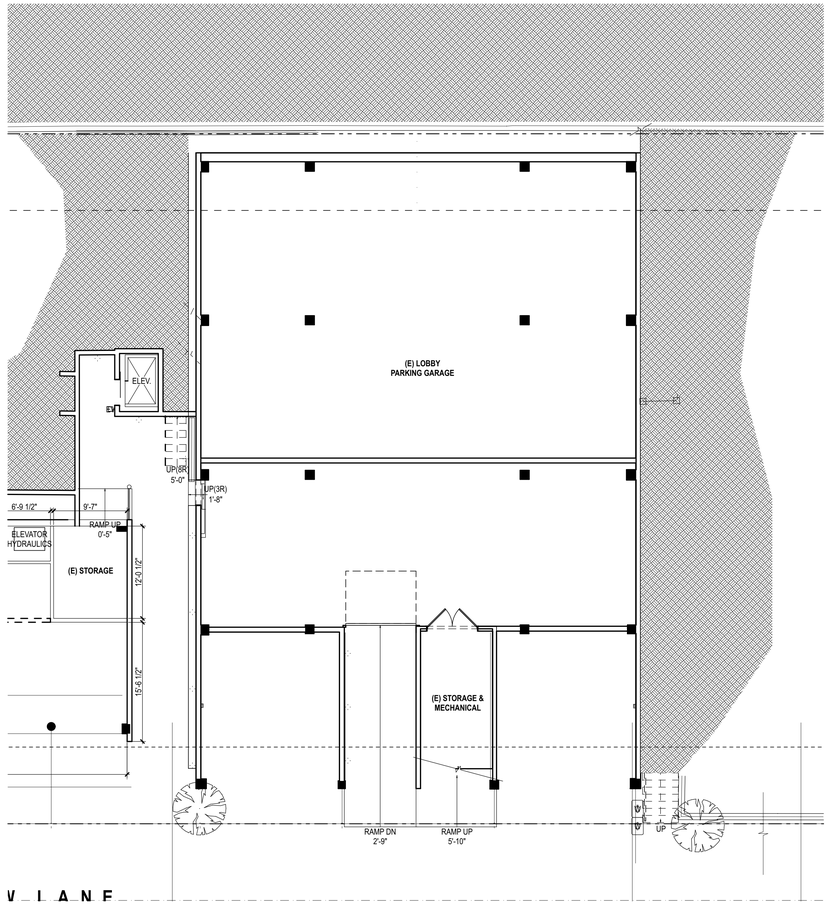
SCALE
AS SHOWN

DRAWN BY

SHEET TITLE
PROPOSED REMODEL AREA CALCULATIONS - THIRD LEVEL (6)

SHEET NO.
T1.45

Last Plotted By: Kevin Howard
On: Tuesday, November 19, 2019 11:29 AM

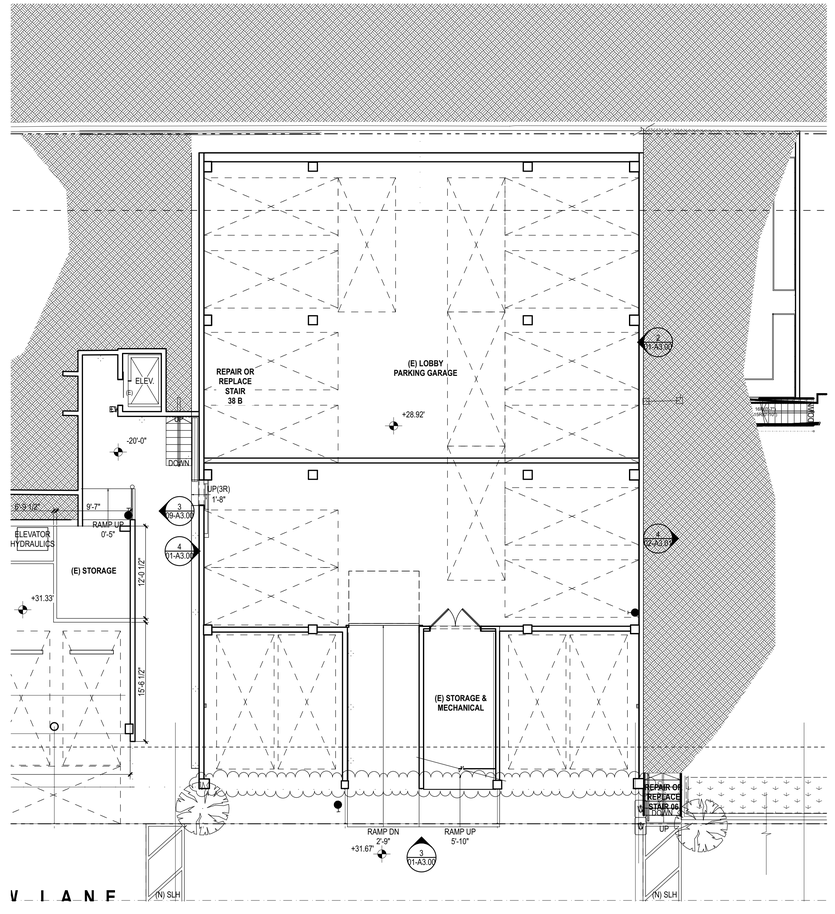


N

COAST EXISTING/DEMO FLOOR PLAN: ALLEY LEVEL (2)

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

2



N

COAST PROPOSED FLOOR PLAN: ALLEY LEVEL (2)

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

1

KEYNOTES - FLOOR PLANS

1. **ZONING REVIEW SUBMITTAL DIMENSIONS.** DIMENSIONS SHOWN ARE TYPICAL TO SIMILAR UNITS, U.N.O. DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
2. **STAIRS.** REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW).

FIRE DEPARTMENT NOTES

A) A SEPARATE (DEFERRED) SUBMITTAL FOR THE CONVERSION OF THE DRY STANDPIPE SYSTEM TO WET MANUAL SYSTEM IS REQUIRED AND MUST BE DESIGNED IN COMPLIANCE WITH THE 2016 CFC AND NFPA 14, AND INSTALLED BY A QUALIFIED FIRE PROTECTION CONTRACTOR. PLANS MUST BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND FINAL INSPECTION CONDUCTED.

B) A SEPARATE (DEFERRED) SUBMITTAL FOR FIRE ALARM SYSTEM IS REQUIRED AND MUST BE DESIGNED IN COMPLIANCE WITH 2016 CFC AND NFPA 72, AND INSTALLED BY A QUALIFIED ELECTRICAL CONTRACTOR. PLANS MUST INCLUDE FULL DETECTION AND NOTIFICATION AS REQUIRED BY CFC SECTION 907. PLANS MUST BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND FINAL INSPECTION CONDUCTED.

C) A SEPARATE (DEFERRED) SUBMITTAL FOR FIRE SPRINKLERS IS REQUIRED. SYSTEM DESIGN MUST COMPLY WITH THE 2016 CFC AND 2016 NFPA 13 STANDARD. PLANS MUST BE DESIGNED AND INSTALLED BY A QUALIFIED FIRE PROTECTION CONTRACTOR. PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND APPROPRIATE INSPECTIONS CONDUCTED.

D) A SEPARATE (DEFERRED) SUBMITTAL FOR UL300 COMPLIANT FIRE SUPPRESSION SYSTEM(S) IS REQUIRED FOR ALL TYPE 1 COOK HOODS. A UL300 COMPLIANT SYSTEM PLAN WILL NEED TO BE SUBMITTED TO THE LBFD FOR REVIEW AND APPROVAL. A PERMIT ISSUED AND FINAL INSPECTION REQUIRED. SYSTEM(S) SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF 2016 CFC, CMC, CEC, NFPA 17A & 96.

E) FIRE EXTINGUISHERS TO BE LOCATED AND SIZED AS PER 2016 CFC SECTION 906 AND FIRE INSPECTORS' DIRECTION.

F) MAINTAIN JOBSITE SAFETY DURING CONSTRUCTION AS PER CHAPTER 33 OF THE 2016 CALIFORNIA FIRE CODE.

G) BUILDING ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR FACING THE STREET ADDRESSED TO. MINIMUM SIZE OF UNIT/ SUITE NUMBERS IS 4". WITH THE MINIMUM SIZE OF BUILDING NUMBERS BEING 6". NUMBER COLOR MUST CONTRAST WITH BACKGROUND.

H) KNOX BOX /FIREFIGHTER ACCESS IS REQUIRED. TO BE INSTALLED AT ALL PRIMARY ENTRANCE LOCATIONS. PROVIDE DWELLING / GATE KEYS TO THE LBFD INSPECTOR FOR PLACEMENT INTO THE KNOX BOXES.

I) NEW AND REMODELED ELEVATORS MUST BE SIZED TO ACCOMMODATE AN AMBULANCE GURNEY, AND MEET ALL MINIMUM CBC AND CFC REQUIREMENTS. NOTE: STANDARDIZED ELEVATOR KEYS MUST BE PROVIDED TO LBFD INSPECTOR AT FINAL FOR PLACEMENT INTO KNOX BOXES.

J) ALL APPARATUS ACCESS FIRE LANES MUST BE CONSTRUCTED AND MARKED/SIGNED AS PER CFC REQUIREMENTS.

K) ALL NEW FABRIC AWNINGS MUST BE CA TITLE 19 COMPLIANT FOR FLAME RETARDANCE, WITH THE CSFM LABEL ON EACH ONE.

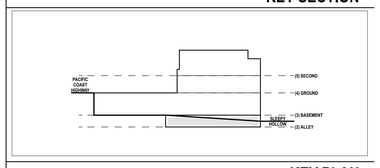
L) ALL CFC CHAPTER 4 EVACUATION AND PLANNING REQUIREMENTS MUST BE MET. DETAILS FOR DIAGRAMS REQUIRED BY SECTIONS 403 & 404 MUST BE PROVIDED.

M) FOR FIRE DEPARTMENT INSPECTIONS, CALL (949) 497-0352 AT LEAST 3 DAYS IN ADVANCE TO SCHEDULE.

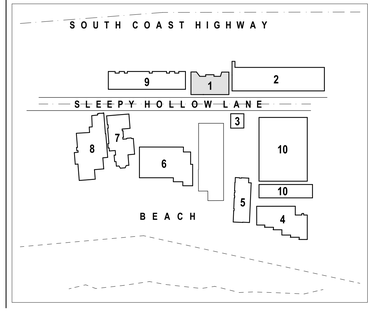
WALL LEGEND



KEY SECTION



KEY PLAN



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DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
10	11.19.19	Zoning Review Slip Sheets
13	02.18.2021	Additional Planning Corrections 3

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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PROJECT NO. 37011.00

DATE 2/18/21

SCALE AS SHOWN

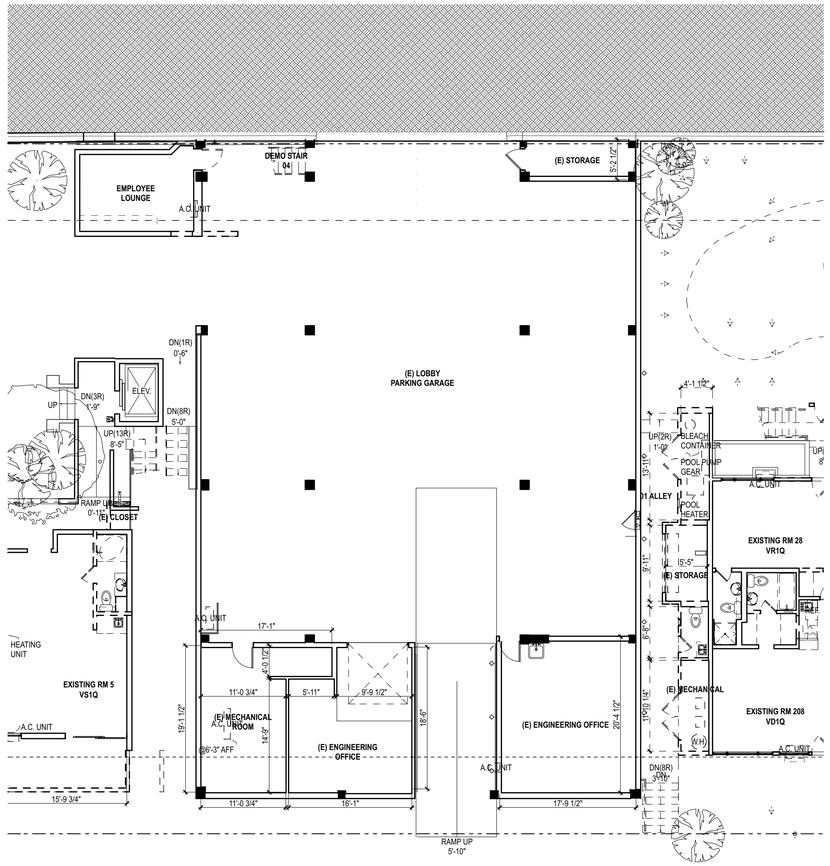
DRAWN BY BK, EC

SHEET TITLE

COAST DEMO & FLOOR PLANS: ALLEY LEVEL (2)

SHEET NO. 01-A2.00

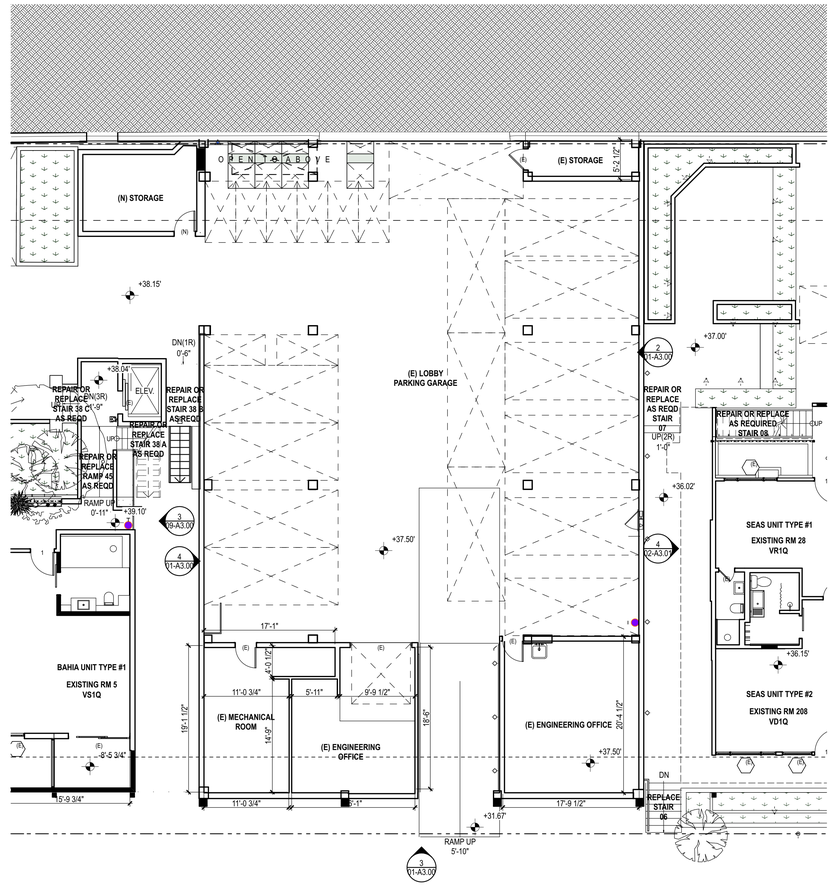
Last Saved By: keith.wood
On: Thursday, February 18, 2021 4:49 PM



COAST EXISTING/DEMO FLOOR PLAN: BASEMENT LEVEL (3)

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

2



COAST PROPOSED FLOOR PLAN: BASEMENT LEVEL (3)

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

1

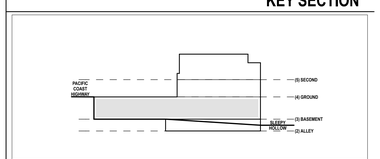
KEYNOTES - FLOOR PLANS

1. **ZONING REVIEW SUBMITTAL DIMENSIONS.** DIMENSIONS SHOWN ARE TYPICAL TO SIMILAR UNITS, U.N.O. DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
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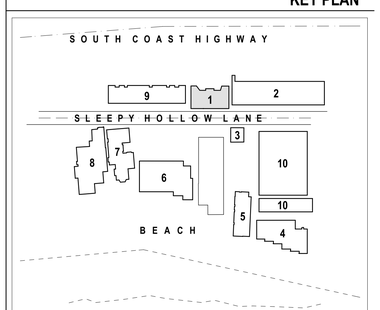
WALL LEGEND



KEY SECTION



KEY PLAN



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ON LAGUNA BEACH
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DRAWING LOG

No.	Date	
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7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
10	11.19.19	Zoning Review Slip Sheets

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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DATE 11/19/19

SCALE AS SHOWN

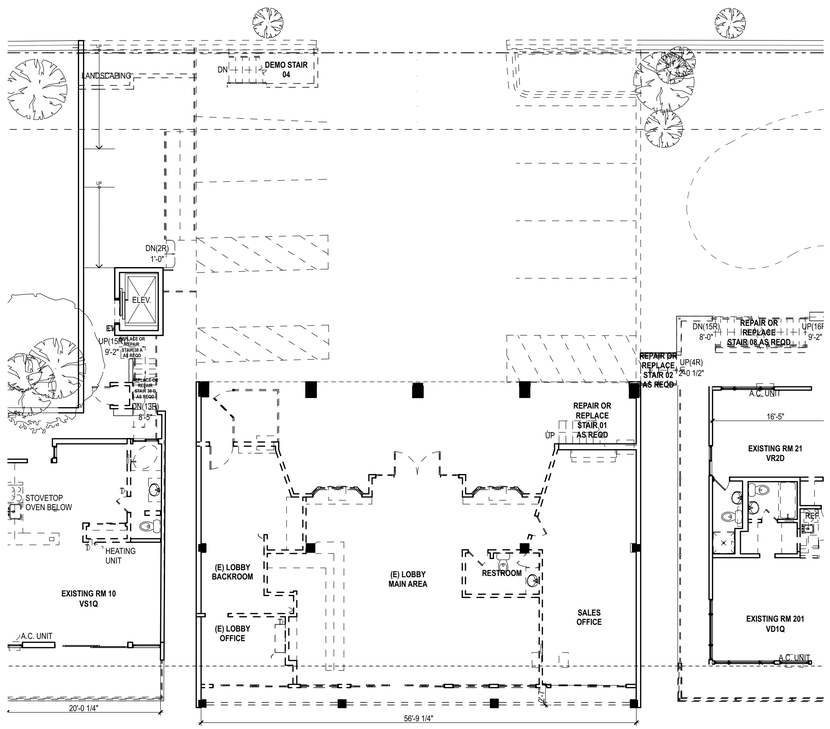
DRAWN BY BK, EC

SHEET TITLE

COAST DEMO & FLOOR PLANS: BASEMENT LEVEL (3)

SHEET NO. 01-A2.01

Last Plotted By: Sam Hand
On: Tuesday, November 19, 2019 11:22 AM

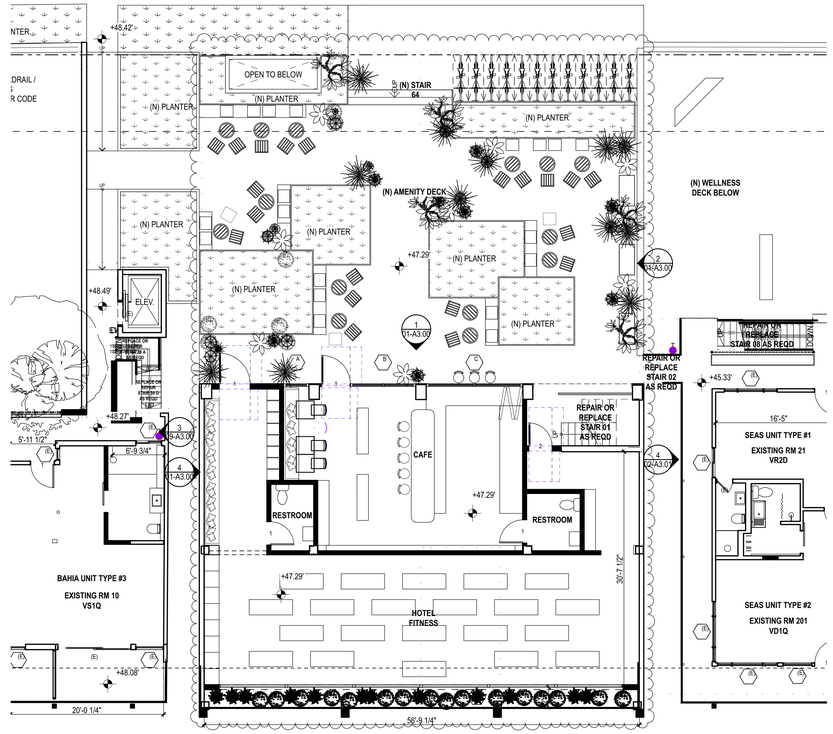


N

COAST EXISTING/DEMO FLOOR PLAN: GROUND LEVEL (4)

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

2



N

3 /A3.01

COAST PROPOSED FLOOR PLAN: GROUND LEVEL (4)

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

1

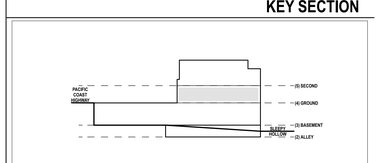
KEYNOTES - FLOOR PLANS

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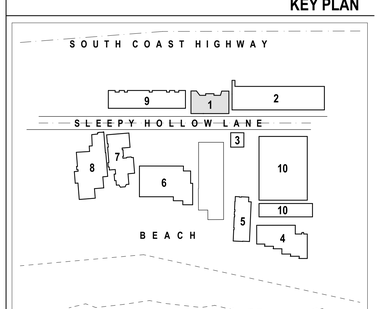
WALL LEGEND



KEY SECTION



KEY PLAN



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DRAWING LOG

No.	Date	
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
9	10.10.19	Zoning & Fire Dept Review Slip Sheets
10	11.19.19	Zoning Review Slip Sheets
11	01.29.2021	Additional Planning Corrections

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL DATE
CALIFORNIA

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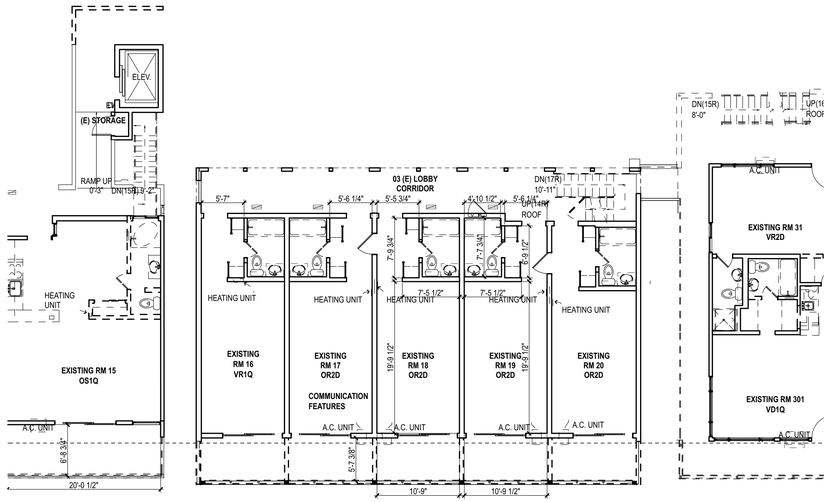
DRAWN BY BK, EC

SHEET TITLE

COAST DEMO & FLOOR PLANS: GROUND LEVEL (4)

SHEET NO. 01-A2.02

Last Plotted By: Keith Howell
On: Wednesday, February 24, 2021 3:55 PM

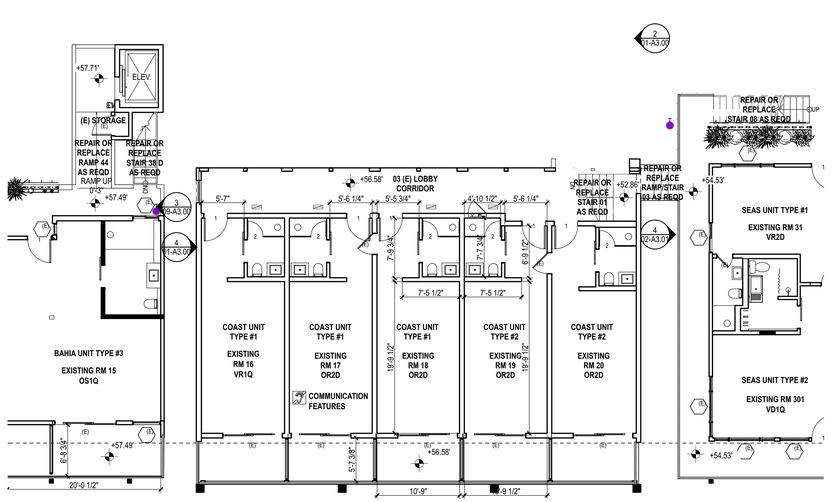


N

COAST EXISTING/DEMO FLOOR PLAN: SECOND LEVEL (5)

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

2



N

COAST PROPOSED FLOOR PLAN: SECOND LEVEL (5)

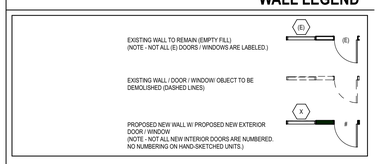
SCALE: 1/8" = 1'-0"

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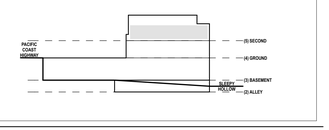
KEYNOTES - FLOOR PLANS

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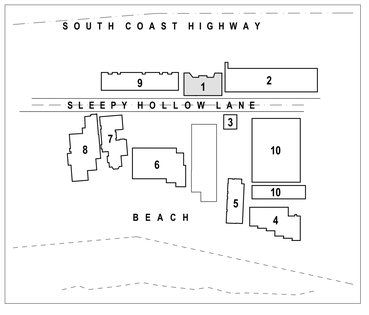
WALL LEGEND



KEY SECTION



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DRAWING LOG

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LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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37011.00

DATE
11/19/19

SCALE
AS SHOWN

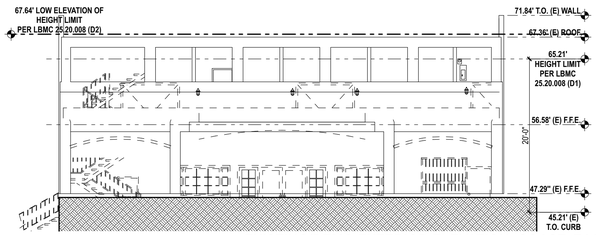
DRAWN BY
BK, EC

SHEET TITLE

COAST DEMO & FLOOR PLANS: SECOND LEVEL (5)

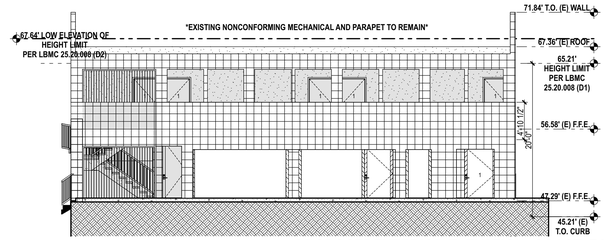
SHEET NO.
01-A2.03

Last Plotted By: Keith Hardy
On: Tuesday, November 19, 2019 - 11:20 AM



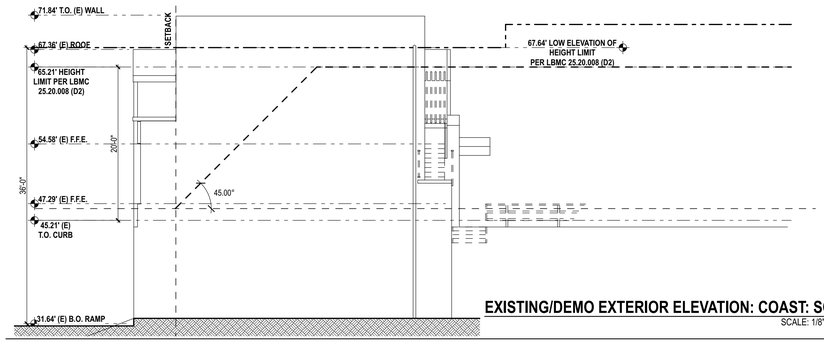
EXISTING/DEMO EXTERIOR ELEVATION: COAST: EAST

SCALE: 1/8" = 1'-0" 5



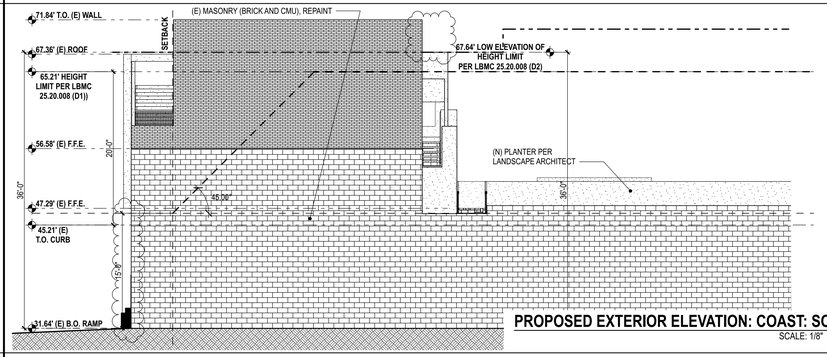
PROPOSEDEXTERIOR ELEVATION: COAST: EAST

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



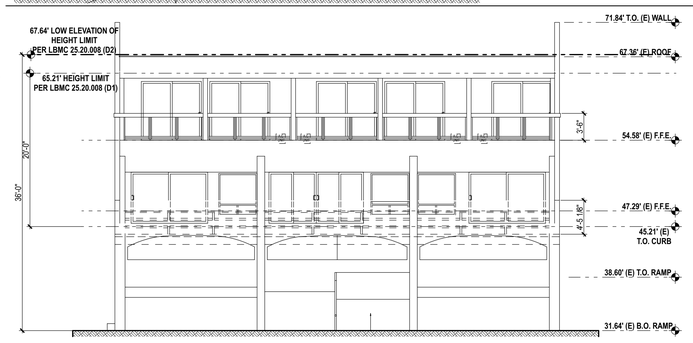
EXISTING/DEMO EXTERIOR ELEVATION: COAST: SOUTH

SCALE: 1/8" = 1'-0" 6



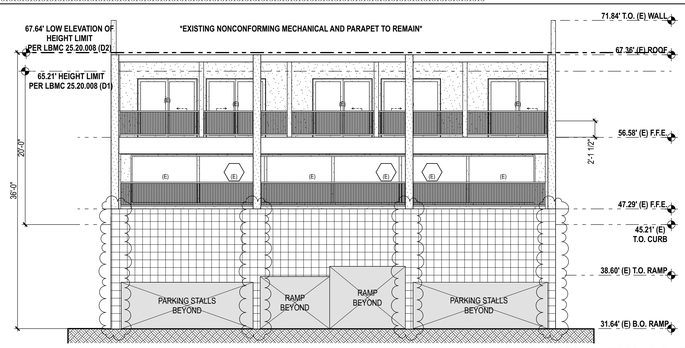
PROPOSED EXTERIOR ELEVATION: COAST: SOUTH

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



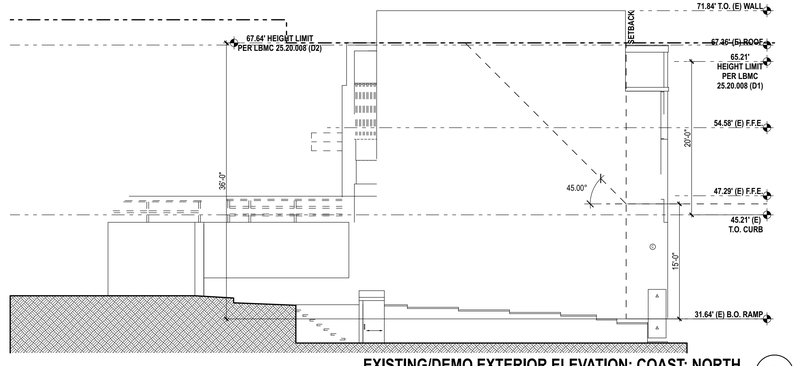
EXISTING/DEMO EXTERIOR ELEVATION: COAST: WEST

SCALE: 1/8" = 1'-0" 7



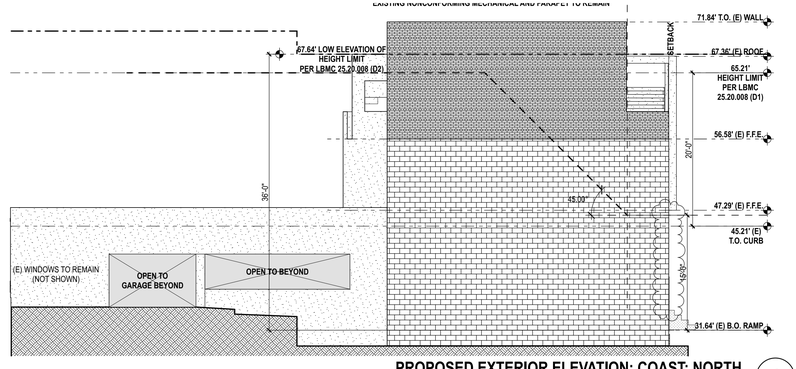
PROPOSED EXTERIOR ELEVATION: COAST: WEST

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



EXISTING/DEMO EXTERIOR ELEVATION: COAST: NORTH

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



PROPOSED EXTERIOR ELEVATION: COAST: NORTH

SCALE: 1/8" = 1'-0" 4

KEYNOTES - COAST (3 KEYS)

1. **PAINT.**
   A. EXTERIOR: PAINT ALL STUCCO, (N) DOOR FRAMES, (N + E) HANDRAILS, GUARDRAILS.
   B. INTERIOR: PAINT ALL ROOMS, BATHROOMS, CEILINGS, INTERIOR DOORS AND FRAMES.
2. **EXISTING WINDOWS.** ALL (E) WINDOWS TO REMAIN, U.N.O.
3. **ENTRY DOORS.** ALL ENTRY DOORS TO BE REPLACED WITH SOLID CORE LAMINATE FACED DOOR.
   A. NOT USED.
   B. (N) DOOR TO BE LAMINATE FACED (COLOR TBD).
   C. REUSE EXISTING LATCH / CARD READER ENTRY & HINGE, TYP.
4. **PATCHING.**
   A. PATCH (E) EXTERIOR STUCCO "FLOAT FINISH", PAINT.
   B. PATCH (E) INTERIOR GYP BOARD, FINISH TO MATCH EXISTING, PAINT.
5. **EXISTING WALKING DECKS.** AT ALL (E) WALKING DECKS:
   A. DEMO (E) CARPET, (E) DIATO OR OTHER "WATERPROOF" DECKING UNDER THE CARPET.
   B. ADD (N) WATERPROOF MEMBRANE TO (E) SUB DECK AS REQUIRED.
   C. PROVIDE WALKING DECK FINISH (ADD SOME GRIT - CAST SILICA INTO DECK COATING).
6. **WEST SIDE EXTERIOR ELEVATION.**
   A. (E) GUARDRAIL (PLASTER HALF WALLS), REPAIR AS REQUIRED AT LOCATIONS SHOWN ON ELEVATIONS.
   B. ADD (N) CABLE / ROPE SCREENS & HANDRAILS AS SHOWN ON ELEVATIONS W/ 2 X 2 GALV STEEL FRAME SUPPORT PER STRUCTURAL. INCLUDE PLANTERS WHERE SHOWN IN PLAN PER LANDSCAPE ARCHITECT.
   C. (N) TILE ON BUILDING FACADE PER INTERIOR DESIGNER.
   D. (N) VERTICAL POSTS ON EXTERIOR OF BUILDING (STUCCO FINISH PER I.D.) - SEE PLANS & ELEVATIONS FOR LOCATION & SIZES.
7. **EAST SIDE EXTERIOR ELEVATION.**
   A. (E) GUARDRAIL (PLASTER HALF WALLS), REPAIR AS REQUIRED AT LOCATIONS SHOWN ON ELEVATIONS.
   B. ADD (N) CABLE / ROPE SCREENS & HANDRAILS AS SHOWN ON ELEVATIONS W/ 2 X 2 GALV STEEL FRAME SUPPORT PER STRUCTURAL. INCLUDE PLANTERS WHERE SHOWN IN PLAN PER LANDSCAPE ARCHITECT.
   C. (N) TILE ON BUILDING FACADE PER INTERIOR DESIGNER.
8. **HVAC.**
   A. REMOVE ALL (E) PTAC AC UNITS; PATCH WALL INTERIOR AND EXTERIOR.
   B. ADD (N) VRF (AIR COOLED) "CONDENSER" ON EXTERIOR (PER PLANS & MEP ENGINEER).
   C. ADD (N) PIPING TO EACH ROOM; FAN COIL IN EACH ROOM W/ OSA & MEP ENGINEER
   D. UPGRADE POWER FOR BUILDING AS REQUIRED TO ACCOMMODATE HVAC UPGRADE PER MEP ENGINEER
9. **EXISTING ROOF.** PATCH / REPAIR (E) ROOF. ALT: REPLACE WITH (N) SINGLE PLY PVC (CURRENT ROOF 20+ YEARS).
10. **FASCIA BOARDS.** REPLACE ALL FASCIA BOARDS.

KEYNOTES - COAST DECK + PLANTING

1. DEMO EXISTING AC PAVING, REPAIR CONCRETE DECK AS REQUIRED.
2. ADD (N) WATERPROOF MEMBRANE TO (E) CONCRETE DECK AS REQUIRED.
3. ADD (N) "HANOVER" CONCRETE PAVERS OVER "BISON" PEDESTAL DECK SYSTEM.
4. REINFORCE DECK AS REQUIRED TO SUPPORT NEW PAVERS AND PLANTING (PER STRUCTURAL).
5. (N) CONTAINER PLANTING PER LANDSCAPE ARCHITECT.
6. (N) LANDSCAPE WALLS & GUARDRAILS TO SECURE DECK AND PLANTING.
7. (N) ADA RAMP TO ACCESS CAFÉ AND ELEVATOR TO BAHIA BUILDING.

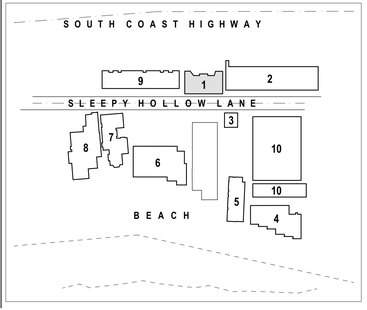
NOTES:

REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW), NOT REFLECTED IN ELEVATIONS, TYP.

SEE GRADING PLAN FOR PRECISE GRADING INFORMATION, TYP.

(E) NON-COMPLIANT RAILING HEIGHTS TO REMAIN, UNO. (N) RAILINGS TO BE 42" HIGH MIN. PER CODE. (E) RAILING DIMENSION HEIGHTS TO BE VERIFIED IN FIELD.

KEY PLAN



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ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
10	11.19.19	Zoning Review Slip Sheets
11	01.29.2021	Additional Planning Corrections
13	02.18.2021	Additional Planning Corrections 3

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

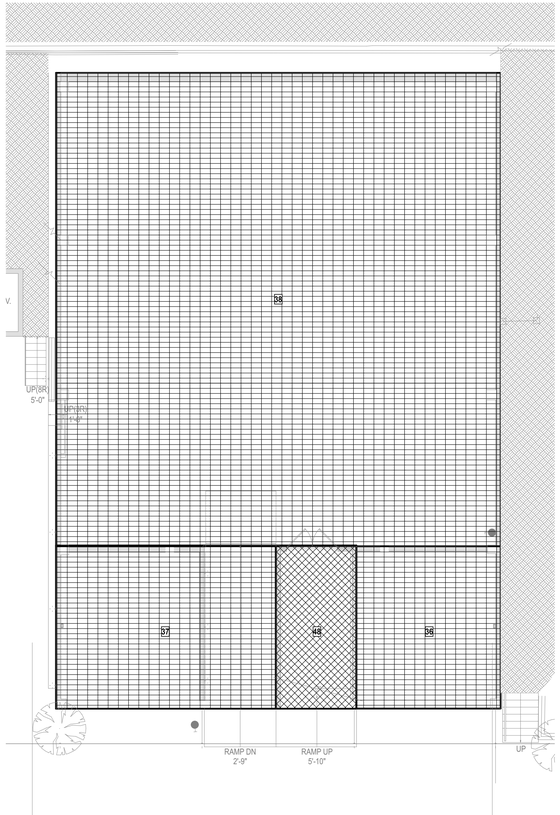
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PROJECT NO. 37011.00
DATE 2/18/21
SCALE AS SHOWN
DRAWN BY BK, EC
SHEET TITLE

COAST DEMO & PROPOSED ELEVATIONS

SHEET NO. 01-A3.00

Last Plotted By: Keith Wright
On: Thursday, February 04, 2021 - 4:56 PM

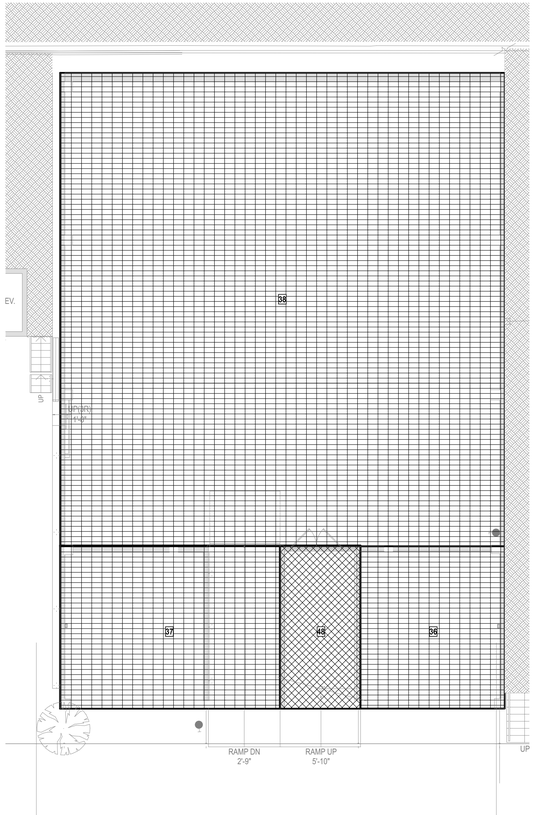


N

EXISTING COAST FLOOR PLAN: ALLEY LEVEL (2)

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

2



N

PROPOSED COAST FLOOR PLAN: ALLEY LEVEL (2)

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

1

Last Printed By: Keith Imhoff
On: Tuesday, September 24, 2019 - 12:32 PM

COAST FLOOR AREA CALCULATIONS - PROPOSED

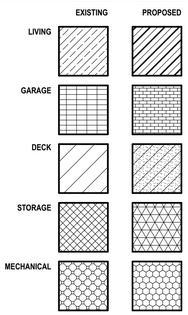
Building	Category		Home Story	Length (A)	Width (B)	Area
01 • Building 1 - Cafe	01_EXISTING_LIVING	★	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
02 • Building 1 - Cafe	01_EXISTING_LIVING	★	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
03 • Building 1 - Cafe	01_EXISTING_LIVING	★	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
04 • Building 1 - Cafe	01_EXISTING_LIVING	★	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
05 • Building 1 - Cafe	02_PROPOSED_LIVING	★	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
06 • Building 1 - Cafe	02_PROPOSED_LIVING	★	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
07 • Building 1 - Cafe	02_PROPOSED_LIVING	★	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
08 • Building 1 - Cafe	02_PROPOSED_LIVING	★	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
09 • Building 1 - Cafe	02_PROPOSED_LIVING	★	GROUND LEVEL	(5'-9") x 1/2	1'-8 3/4"	4.97
10 • Building 1 - Cafe	01_EXISTING_LIVING	★	GROUND LEVEL	(5'-9") x 1/2	1'-8 3/4"	4.97
11 • Building 1 - Cafe	01_EXISTING_LIVING	★	GROUND LEVEL	(5'-9") x 1/2	1'-11 1/2"	5.63
12 • Building 1 - Cafe	02_PROPOSED_LIVING	★	GROUND LEVEL	(5'-9") x 1/2	1'-11 1/2"	5.63
13 • Building 1 - Cafe	01_EXISTING_LIVING		BASEMENT LEVEL	2'-3 3/4"	1'-1 1/2"	2.61
14 • Building 1 - Cafe	01_EXISTING_LIVING		BASEMENT LEVEL	15'-9 1/2"	11'-4"	178.94
15 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	5'-1 1/2"	0'-11"	4.70
16 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	5'-1 1/2"	0'-11"	4.70
17 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	10'-9 1/2"	6'-6 1/2"	70.60
18 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	11'-3"	6'-6 1/2"	73.59
19 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	12'-8"	2'-6 1/2"	32.19
20 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	58'-0"	25'-3"	1,464.29
21 • Building 1 - Cafe	01_EXISTING_LIVING		SECOND LEVEL	57'-11 3/4"	29'-3 1/2"	1,698.31
						EXISTING LIVING SUBTOTAL
22 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	0'-3 3/4"	0'-11"	0.59
23 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	0'-8 1/4"	0'-11"	0.63
24 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	0'-11 1/2"	4'-10 1/2"	4.67
25 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	0'-11 1/2"	4'-10 1/2"	4.67
26 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	1'-6 1/2"	5'-7 1/2"	8.70
27 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	1'-7 1/2"	5'-7 1/2"	9.14
28 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	2'-2 1/2"	5'-9"	12.73
29 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	2'-2 1/2"	5'-9"	12.73
30 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	4'-10 1/2"	0'-9 1/2"	3.86
31 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	5'-1 1/2"	0'-9 1/2"	4.06
32 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	5'-1 1/2"	5'-7 1/2"	28.83
33 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	5'-1 1/2"	5'-7 1/2"	28.83
34 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	12'-7 1/2"	4'-0 1/2"	51.03
35 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	42'-8 1/4"	8'-1"	345.06
						PROPOSED LIVING SUBTOTAL
36 • Building 1 - Cafe	03_EXISTING_GARAGE		ALLEY LEVEL	18'-10"	13'-2"	588.64
37 • Building 1 - Cafe	03_EXISTING_GARAGE		ALLEY LEVEL	28'-8 1/2"	21'-3 1/2"	611.25
38 • Building 1 - Cafe	03_EXISTING_GARAGE		ALLEY LEVEL	58'-0"	61'-9"	3,581.50
39 • Building 1 - Cafe	03_EXISTING_GARAGE		BASEMENT LEVEL	10'-8"	20'-1"	214.22
40 • Building 1 - Cafe	03_EXISTING_GARAGE		BASEMENT LEVEL	39'-2 1/2"	0'-10"	32.67
41 • Building 1 - Cafe	03_EXISTING_GARAGE		BASEMENT LEVEL	58'-0"	65'-8"	3,808.67
						EXISTING GARAGE SUBTOTAL
42 • Building 1 - Cafe	05_EXISTING_DECK		GROUND LEVEL	157'-11 3/4"	2'-7 1/4"	151.20
43 • Building 1 - Cafe	05_EXISTING_DECK		SECOND LEVEL	47'-2"	5'-11 1/2"	281.03
44 • Building 1 - Cafe	05_EXISTING_DECK		SECOND LEVEL	58'-0"	6'-0"	348.00
						EXISTING DECK SUBTOTAL
45 • Building 1 - Cafe	06_PROPOSED_DECK		GROUND LEVEL	3'-11 1/4"	4'-11 1/2"	19.52
46 • Building 1 - Cafe	06_PROPOSED_DECK		GROUND LEVEL	42'-3"	4'-11 1/2"	209.49
47 • Building 1 - Cafe	06_PROPOSED_DECK		GROUND LEVEL	58'-0"	38'-7 1/4"	2,239.04
						PROPOSED DECK SUBTOTAL
48 • Building 1 - Cafe	07_EXISTING_STORAGE		ALLEY LEVEL	10'-6 1/2"	21'-3 1/2"	224.45
49 • Building 1 - Cafe	07_EXISTING_STORAGE		BASEMENT LEVEL	18'-9 1/2"	21'-2"	397.76
						EXISTING STORAGE SUBTOTAL
50 • Building 1 - Cafe	09_EXISTING_MECHANICAL		BASEMENT LEVEL	26'-6 1/2"	20'-4"	580.35
						EXISTING MECH SUBTOTAL
						TOTAL

COAST FLOOR AREA CALCULATIONS - EXISTING

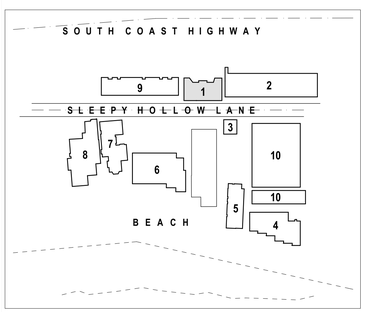
Building	Category		Home Story	Length (A)	Width (B)	Area
01 • Building 1 - Cafe	01_EXISTING_LIVING	★	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
02 • Building 1 - Cafe	01_EXISTING_LIVING	★	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
03 • Building 1 - Cafe	01_EXISTING_LIVING	★	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
04 • Building 1 - Cafe	01_EXISTING_LIVING	★	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
10 • Building 1 - Cafe	01_EXISTING_LIVING	★	GROUND LEVEL	(5'-9") x 1/2	1'-8 3/4"	4.97
11 • Building 1 - Cafe	01_EXISTING_LIVING	★	GROUND LEVEL	(5'-9") x 1/2	1'-11 1/2"	5.63
13 • Building 1 - Cafe	01_EXISTING_LIVING		BASEMENT LEVEL	2'-3 3/4"	1'-1 1/2"	2.61
14 • Building 1 - Cafe	01_EXISTING_LIVING		BASEMENT LEVEL	15'-9 1/2"	11'-4"	178.94
15 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	5'-1 1/2"	0'-11"	4.70
16 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	5'-1 1/2"	0'-11"	4.70
17 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	10'-9 1/2"	6'-6 1/2"	70.60
18 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	11'-3"	6'-6 1/2"	73.59
19 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	12'-8"	2'-6 1/2"	32.19
20 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	58'-0"	25'-3"	1,464.29
21 • Building 1 - Cafe	01_EXISTING_LIVING		SECOND LEVEL	57'-11 3/4"	29'-3 1/2"	1,698.31
						EXISTING LIVING SUBTOTAL
36 • Building 1 - Cafe	03_EXISTING_GARAGE		ALLEY LEVEL	18'-10"	13'-2"	588.64
37 • Building 1 - Cafe	03_EXISTING_GARAGE		ALLEY LEVEL	28'-8 1/2"	21'-3 1/2"	611.25
38 • Building 1 - Cafe	03_EXISTING_GARAGE		ALLEY LEVEL	58'-0"	61'-9"	3,581.50
39 • Building 1 - Cafe	03_EXISTING_GARAGE		BASEMENT LEVEL	10'-8"	20'-1"	214.22
40 • Building 1 - Cafe	03_EXISTING_GARAGE		BASEMENT LEVEL	39'-2 1/2"	0'-10"	32.67
41 • Building 1 - Cafe	03_EXISTING_GARAGE		BASEMENT LEVEL	58'-0"	65'-8"	3,808.67
						EXISTING GARAGE SUBTOTAL
42 • Building 1 - Cafe	05_EXISTING_DECK		GROUND LEVEL	157'-11 3/4"	2'-7 1/4"	151.20
43 • Building 1 - Cafe	05_EXISTING_DECK		SECOND LEVEL	47'-2"	5'-11 1/2"	281.03
44 • Building 1 - Cafe	05_EXISTING_DECK		SECOND LEVEL	58'-0"	6'-0"	348.00
						EXISTING DECK SUBTOTAL
48 • Building 1 - Cafe	07_EXISTING_STORAGE		ALLEY LEVEL	10'-6 1/2"	21'-3 1/2"	224.45
49 • Building 1 - Cafe	07_EXISTING_STORAGE		BASEMENT LEVEL	18'-9 1/2"	21'-2"	397.76
						EXISTING STORAGE SUBTOTAL
50 • Building 1 - Cafe	09_EXISTING_MECHANICAL		BASEMENT LEVEL	26'-6 1/2"	20'-4"	580.35
						EXISTING MECH SUBTOTAL
						TOTAL

Non-rectilinear area fills are in appropriate subtotal categories below, typ. ★ = ★

AREA FILL LEGEND



KEY PLAN



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90245

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PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
1	05.21.18	Zoning Review Submittal
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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PROJECT NO. 37011.00

DATE 9/24/19

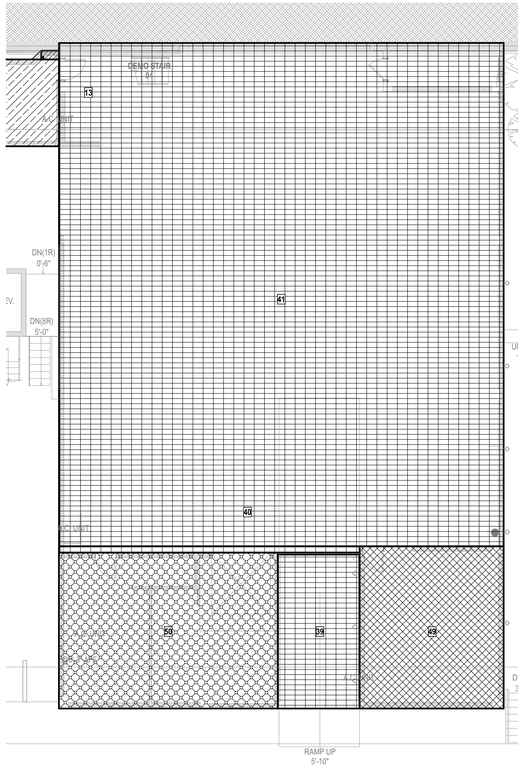
SCALE AS SHOWN

DRAWN BY BK, EC

SHEET TITLE

COAST FLOOR AREA CALCULATIONS: ALLEY LEVEL (2)

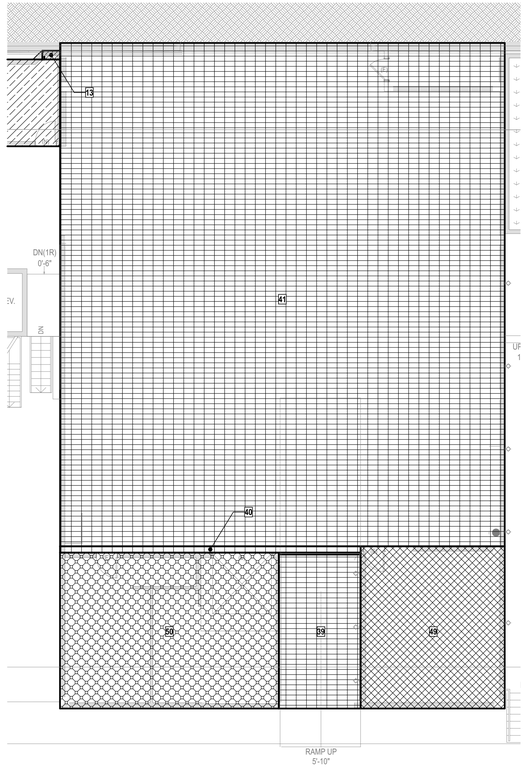
SHEET NO. 01-T1.10



N

EXISTING COAST FLOOR PLAN: BASEMENT LEVEL (3) — 2

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



N

PROPOSED COAST FLOOR PLAN: BASEMENT LEVEL (3) — 1

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

Last Saved By: Ken Kempel
On: Tuesday, September 24, 2019 - 12:03 PM

COAST FLOOR AREA CALCULATIONS - PROPOSED

Building	Category		Home Story	Length (A)	Width (B)	Area
01 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
02 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
03 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
04 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
05 • Building 1 - Cafe	02_PROPOSED_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
06 • Building 1 - Cafe	02_PROPOSED_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
07 • Building 1 - Cafe	02_PROPOSED_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
08 • Building 1 - Cafe	02_PROPOSED_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
09 • Building 1 - Cafe	02_PROPOSED_LIVING	*	GROUND LEVEL	(5'-9") x 1/2	1'-8 3/4"	4.97
10 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(5'-9") x 1/2	1'-8 3/4"	4.97
11 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(5'-9") x 1/2	1'-11 1/2"	5.63
12 • Building 1 - Cafe	02_PROPOSED_LIVING	*	GROUND LEVEL	(5'-9") x 1/2	1'-11 1/2"	5.63
13 • Building 1 - Cafe	01_EXISTING_LIVING		BASEMENT LEVEL	2'-3 3/4"	1'-1 1/2"	2.61
14 • Building 1 - Cafe	01_EXISTING_LIVING		BASEMENT LEVEL	15'-9 1/2"	11'-4"	178.94
15 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	5'-1 1/2"	0'-11"	4.70
16 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	5'-1 1/2"	0'-11"	4.70
17 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	10'-9 1/2"	6'-6 1/2"	70.60
18 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	11'-3"	6'-6 1/2"	73.59
19 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	12'-8"	2'-6 1/2"	32.19
20 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	58'-0"	25'-3"	1,464.29
21 • Building 1 - Cafe	01_EXISTING_LIVING		SECOND LEVEL	57'-11 3/4"	29'-3 1/2"	1,698.31
					EXISTING LIVING SUBTOTAL	**1,542.21 sq ft**
22 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	0'-3 3/4"	0'-11"	0.59
23 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	0'-6 1/4"	0'-11"	0.63
24 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	0'-11 1/2"	4'-10 1/2"	4.67
25 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	0'-11 1/2"	4'-10 1/2"	4.67
26 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	1'-6 1/2"	5'-7 1/2"	8.70
27 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	1'-7 1/2"	5'-7 1/2"	9.14
28 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	2'-2 1/2"	5'-9"	12.73
29 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	2'-2 1/2"	5'-9"	12.73
30 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	4'-10 1/2"	0'-9 1/2"	3.86
31 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	5'-1 1/2"	0'-9 1/2"	4.06
32 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	5'-1 1/2"	5'-7 1/2"	28.83
33 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	5'-1 1/2"	5'-7 1/2"	28.83
34 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	12'-7 1/2"	4'-0 1/2"	51.03
35 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	42'-8 1/4"	8'-1"	345.06
					PROPOSED LIVING SUBTOTAL	**527.53 sq ft**
36 • Building 1 - Cafe	03_EXISTING_GARAGE		ALLEY LEVEL	18'-10"	21'-2"	398.64
37 • Building 1 - Cafe	03_EXISTING_GARAGE		ALLEY LEVEL	28'-8 1/2"	21'-3 1/2"	611.25
38 • Building 1 - Cafe	03_EXISTING_GARAGE		ALLEY LEVEL	58'-0"	61'-9"	3,581.50
39 • Building 1 - Cafe	03_EXISTING_GARAGE		BASEMENT LEVEL	10'-8"	20'-1"	214.22
40 • Building 1 - Cafe	03_EXISTING_GARAGE		BASEMENT LEVEL	39'-2 1/2"	0'-10"	32.67
41 • Building 1 - Cafe	03_EXISTING_GARAGE		BASEMENT LEVEL	58'-0"	65'-8"	3,808.67
					EXISTING GARAGE SUBTOTAL	**8,646.95 sq ft**
42 • Building 1 - Cafe	05_EXISTING_DECK		GROUND LEVEL	57'-11 3/4"	2'-7 1/4"	151.20
43 • Building 1 - Cafe	05_EXISTING_DECK		SECOND LEVEL	47'-2"	5'-11 1/2"	281.03
44 • Building 1 - Cafe	05_EXISTING_DECK		SECOND LEVEL	58'-0"	6'-0"	348.00
						780.23 sq ft
45 • Building 1 - Cafe	06_PROPOSED_DECK		GROUND LEVEL	3'-11 1/4"	4'-11 1/2"	19.52
46 • Building 1 - Cafe	06_PROPOSED_DECK		GROUND LEVEL	42'-3"	4'-11 1/2"	209.49
47 • Building 1 - Cafe	06_PROPOSED_DECK		GROUND LEVEL	58'-0"	38'-7 1/4"	2,239.04
					PROPOSED DECK SUBTOTAL	**2,468.05 sq ft**
48 • Building 1 - Cafe	07_EXISTING_STORAGE		ALLEY LEVEL	10'-6 1/2"	21'-3 1/2"	224.45
49 • Building 1 - Cafe	07_EXISTING_STORAGE		BASEMENT LEVEL	18'-9 1/2"	21'-2"	397.76
						622.21 sq ft
50 • Building 1 - Cafe	09_EXISTING_MECHANICAL		BASEMENT LEVEL	28'-8 1/2"	20'-4"	580.35
					EXISTING MECH SUBTOTAL	**580.35 sq ft**
						17,167.81 sq ft

Non-rectilinear area fills are in appropriate subtotal categories below, typ. = ★

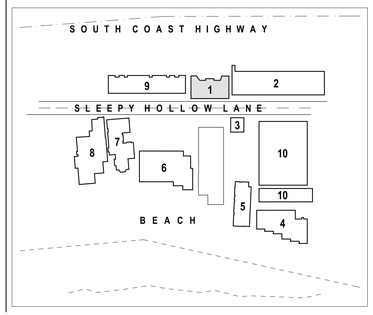
COAST FLOOR AREA CALCULATIONS - EXISTING

Building	Category		Home Story	Length (A)	Width (B)	Area
01 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
02 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
03 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
04 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
10 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(5'-9") x 1/2	1'-8 3/4"	4.97
11 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(5'-9") x 1/2	1'-11 1/2"	5.63
13 • Building 1 - Cafe	01_EXISTING_LIVING		BASEMENT LEVEL	2'-3 3/4"	1'-1 1/2"	2.61
14 • Building 1 - Cafe	01_EXISTING_LIVING		BASEMENT LEVEL	15'-9 1/2"	11'-4"	178.94
15 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	5'-1 1/2"	0'-11"	4.70
16 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	5'-1 1/2"	0'-11"	4.70
17 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	10'-9 1/2"	6'-6 1/2"	70.60
18 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	11'-3"	6'-6 1/2"	73.59
19 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	12'-8"	2'-6 1/2"	32.19
20 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	58'-0"	25'-3"	1,464.29
21 • Building 1 - Cafe	01_EXISTING_LIVING		SECOND LEVEL	57'-11 3/4"	29'-3 1/2"	1,698.31
					EXISTING LIVING SUBTOTAL	**3,542.21 sq ft**
36 • Building 1 - Cafe	03_EXISTING_GARAGE		ALLEY LEVEL	18'-10"	21'-2"	398.64
37 • Building 1 - Cafe	03_EXISTING_GARAGE		ALLEY LEVEL	28'-8 1/2"	21'-3 1/2"	611.25
38 • Building 1 - Cafe	03_EXISTING_GARAGE		ALLEY LEVEL	58'-0"	61'-9"	3,581.50
39 • Building 1 - Cafe	03_EXISTING_GARAGE		BASEMENT LEVEL	10'-8"	20'-1"	214.22
40 • Building 1 - Cafe	03_EXISTING_GARAGE		BASEMENT LEVEL	39'-2 1/2"	0'-10"	32.67
41 • Building 1 - Cafe	03_EXISTING_GARAGE		BASEMENT LEVEL	58'-0"	65'-8"	3,808.67
					EXISTING GARAGE SUBTOTAL	**8,646.95 sq ft**
42 • Building 1 - Cafe	05_EXISTING_DECK		GROUND LEVEL	57'-11 3/4"	2'-7 1/4"	151.20
43 • Building 1 - Cafe	05_EXISTING_DECK		SECOND LEVEL	47'-2"	5'-11 1/2"	281.03
44 • Building 1 - Cafe	05_EXISTING_DECK		SECOND LEVEL	58'-0"	6'-0"	348.00
						780.23 sq ft
48 • Building 1 - Cafe	07_EXISTING_STORAGE		ALLEY LEVEL	10'-6 1/2"	21'-3 1/2"	224.45
49 • Building 1 - Cafe	07_EXISTING_STORAGE		BASEMENT LEVEL	18'-9 1/2"	21'-2"	397.76
						622.21 sq ft
50 • Building 1 - Cafe	09_EXISTING_MECHANICAL		BASEMENT LEVEL	28'-8 1/2"	20'-4"	580.35
					EXISTING MECH SUBTOTAL	**580.35 sq ft**
						TOTAL 14,171.95 sq ft

AREA FILL LEGEND

	EXISTING	PROPOSED
LIVING		
GARAGE		
DECK		
STORAGE		
MECHANICAL		

KEY PLAN



ROCKEFELLER KEMPEL
ARCHITECTS

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90245

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F 310.335.6060
W www.rockefellerkempel.com

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
1	05.21.18	Zoning Review Submittal
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
STATE OF CALIFORNIA

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PROJECT NO. 37011.00

DATE 9/24/19

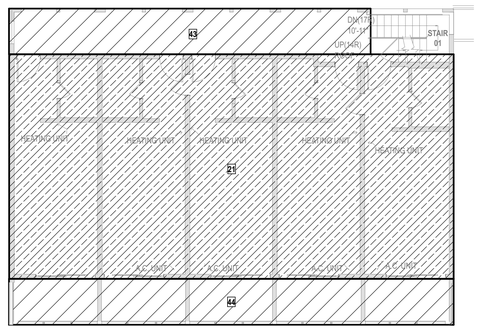
SCALE AS SHOWN

DRAWN BY BK, EC

SHEET TITLE

COAST FLOOR AREA CALCULATIONS: BASEMENT LVL (3)

SHEET NO. 01-T1.11

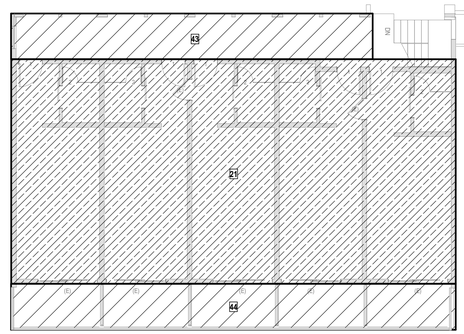


N

EXISTING COAST FLOOR PLAN: SECOND LEVEL

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

3



N

PROPOSED COAST FLOOR PLAN: SECOND LEVEL

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

1

COAST FLOOR AREA CALCULATIONS - PROPOSED						
Building	Category		Home Story	Length (A)	Width (B)	Area
01 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
02 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
03 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
04 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
05 • Building 1 - Cafe	02_PROPOSED_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
06 • Building 1 - Cafe	02_PROPOSED_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
07 • Building 1 - Cafe	02_PROPOSED_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
08 • Building 1 - Cafe	02_PROPOSED_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
09 • Building 1 - Cafe	02_PROPOSED_LIVING	*	GROUND LEVEL	(9'-9") x 1/2	1'-8 3/4"	4.97
10 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(9'-9") x 1/2	1'-8 3/4"	4.97
11 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(9'-9") x 1/2	1'-11 1/2"	5.63
12 • Building 1 - Cafe	02_PROPOSED_LIVING	*	GROUND LEVEL	(9'-9") x 1/2	1'-11 1/2"	5.63
13 • Building 1 - Cafe	01_EXISTING_LIVING		BASEMENT LEVEL	2'-3 3/4"	1'-1 1/2"	2.61
14 • Building 1 - Cafe	01_EXISTING_LIVING		BASEMENT LEVEL	15'-9 1/2"	11'-4"	178.94
15 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	5'-1 1/2"	0'-11"	4.70
16 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	5'-1 1/2"	0'-11"	4.70
17 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	10'-8 1/2"	6'-6 1/2"	70.60
18 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	11'-3"	6'-6 1/2"	73.59
19 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	12'-8"	2'-6 1/2"	32.19
20 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	58'-0"	25'-3"	1,464.29
21 • Building 1 - Cafe	01_EXISTING_LIVING		SECOND LEVEL	57'-11 3/4"	29'-3 1/2"	1,698.31
22 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	0'-3 3/4"	0'-11"	0.59
23 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	0'-8 1/4"	0'-11"	0.63
24 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	0'-11 1/2"	4'-10 1/2"	4.67
25 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	0'-11 1/2"	4'-10 1/2"	4.67
26 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	1'-6 1/2"	5'-7 1/2"	8.70
27 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	1'-7 1/2"	5'-7 1/2"	9.14
28 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	2'-2 1/2"	5'-9"	12.73
29 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	2'-2 1/2"	5'-9"	12.73
30 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	4'-10 1/2"	0'-9 1/2"	3.88
31 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	5'-1 1/2"	0'-9 1/2"	4.06
32 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	5'-1 1/2"	5'-7 1/2"	28.83
33 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	5'-1 1/2"	5'-7 1/2"	28.83
34 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	12'-7 1/2"	4'-0 1/2"	51.03
35 • Building 1 - Cafe	02_PROPOSED_LIVING		GROUND LEVEL	42'-8 1/4"	8'-1"	345.06
					PROPOSED LIVING SUBTOTAL	527.53 sq ft
36 • Building 1 - Cafe	03_EXISTING_GARAGE		ALLEY LEVEL	18'-10"	21'-2"	398.64
37 • Building 1 - Cafe	03_EXISTING_GARAGE		ALLEY LEVEL	28'-8 1/2"	21'-3 1/2"	611.25
38 • Building 1 - Cafe	03_EXISTING_GARAGE		ALLEY LEVEL	58'-0"	61'-9"	3,581.50
39 • Building 1 - Cafe	03_EXISTING_GARAGE		BASEMENT LEVEL	10'-8"	20'-1"	214.22
40 • Building 1 - Cafe	03_EXISTING_GARAGE		BASEMENT LEVEL	39'-2 1/2"	0'-10"	32.67
41 • Building 1 - Cafe	03_EXISTING_GARAGE		BASEMENT LEVEL	58'-0"	65'-8"	3,808.67
					EXISTING GARAGE SUBTOTAL	8,646.95 sq ft
42 • Building 1 - Cafe	05_EXISTING_DECK		GROUND LEVEL	157'-11 3/4"	2'-7 1/4"	151.20
43 • Building 1 - Cafe	05_EXISTING_DECK		SECOND LEVEL	47'-2"	5'-11 1/2"	281.03
44 • Building 1 - Cafe	05_EXISTING_DECK		SECOND LEVEL	58'-0"	6'-0"	348.00
						780.23 sq ft
45 • Building 1 - Cafe	06_PROPOSED_DECK		GROUND LEVEL	3'-11 1/4"	4'-11 1/2"	19.52
46 • Building 1 - Cafe	06_PROPOSED_DECK		GROUND LEVEL	42'-3"	4'-11 1/2"	209.49
47 • Building 1 - Cafe	06_PROPOSED_DECK		GROUND LEVEL	58'-0"	38'-7 1/4"	2,239.04
					PROPOSED DECK SUBTOTAL	2,468.05 sq ft
48 • Building 1 - Cafe	07_EXISTING_STORAGE		ALLEY LEVEL	10'-6 1/2"	21'-3 1/2"	224.45
49 • Building 1 - Cafe	07_EXISTING_STORAGE		BASEMENT LEVEL	18'-9 1/2"	21'-2"	397.76
						622.21 sq ft
50 • Building 1 - Cafe	09_EXISTING_MECHANICAL		BASEMENT LEVEL	28'-9 1/2"	20'-4"	580.35
					EXISTING MECH SUBTOTAL	580.35 sq ft
						17,167.81 sq ft

COAST FLOOR AREA CALCULATIONS - EXISTING						
Building	Category		Home Story	Length (A)	Width (B)	Area
01 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
02 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
03 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
04 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(0'-11") x 1/2	0'-11"	0.42
10 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(9'-9") x 1/2	1'-8 3/4"	4.97
11 • Building 1 - Cafe	01_EXISTING_LIVING	*	GROUND LEVEL	(9'-9") x 1/2	1'-11 1/2"	5.63
13 • Building 1 - Cafe	01_EXISTING_LIVING		BASEMENT LEVEL	2'-3 3/4"	1'-1 1/2"	2.61
14 • Building 1 - Cafe	01_EXISTING_LIVING		BASEMENT LEVEL	15'-9 1/2"	11'-4"	178.94
15 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	5'-1 1/2"	0'-11"	4.70
16 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	5'-1 1/2"	0'-11"	4.70
17 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	10'-8 1/2"	6'-6 1/2"	70.60
18 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	11'-3"	6'-6 1/2"	73.59
19 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	12'-8"	2'-6 1/2"	32.19
20 • Building 1 - Cafe	01_EXISTING_LIVING		GROUND LEVEL	58'-0"	25'-3"	1,464.29
21 • Building 1 - Cafe	01_EXISTING_LIVING		SECOND LEVEL	57'-11 3/4"	29'-3 1/2"	1,698.31
					EXISTING LIVING SUBTOTAL	3,542.21 sq ft
36 • Building 1 - Cafe	03_EXISTING_GARAGE		ALLEY LEVEL	18'-10"	21'-2"	398.64
37 • Building 1 - Cafe	03_EXISTING_GARAGE		ALLEY LEVEL	28'-8 1/2"	21'-3 1/2"	611.25
38 • Building 1 - Cafe	03_EXISTING_GARAGE		ALLEY LEVEL	58'-0"	61'-9"	3,581.50
39 • Building 1 - Cafe	03_EXISTING_GARAGE		BASEMENT LEVEL	10'-8"	20'-1"	214.22
40 • Building 1 - Cafe	03_EXISTING_GARAGE		BASEMENT LEVEL	39'-2 1/2"	0'-10"	32.67
41 • Building 1 - Cafe	03_EXISTING_GARAGE		BASEMENT LEVEL	58'-0"	65'-8"	3,808.67
					EXISTING GARAGE SUBTOTAL	8,646.95 sq ft
42 • Building 1 - Cafe	05_EXISTING_DECK		GROUND LEVEL	157'-11 3/4"	2'-7 1/4"	151.20
43 • Building 1 - Cafe	05_EXISTING_DECK		SECOND LEVEL	47'-2"	5'-11 1/2"	281.03
44 • Building 1 - Cafe	05_EXISTING_DECK		SECOND LEVEL	58'-0"	6'-0"	348.00
						780.23 sq ft
48 • Building 1 - Cafe	07_EXISTING_STORAGE		ALLEY LEVEL	10'-6 1/2"	21'-3 1/2"	224.45
49 • Building 1 - Cafe	07_EXISTING_STORAGE		BASEMENT LEVEL	18'-9 1/2"	21'-2"	397.76
						622.21 sq ft
50 • Building 1 - Cafe	09_EXISTING_MECHANICAL		BASEMENT LEVEL	28'-9 1/2"	20'-4"	580.35
					EXISTING MECH SUBTOTAL	580.35 sq ft
					TOTAL	14,171.99 sq ft

Non-rectilinear area fills are in appropriate subtotal categories below, typ. = ★

N

EXISTING COAST FLOOR PLAN: GROUND LEVEL (4)

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

4

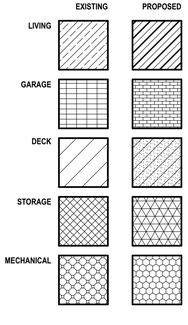
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PROPOSED COAST FLOOR PLAN: GROUND LEVEL (4)

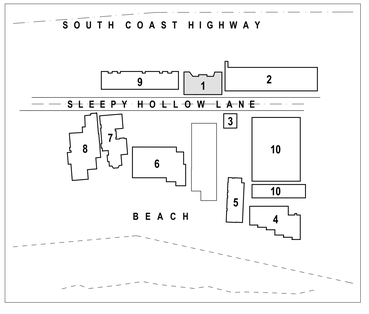
SCALE: 1/8" = 1'-0"

2

AREA FILL LEGEND



KEY PLAN



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ARCHITECTS

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F 310.335.6060
W www.rockefellerkempel.com

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ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
1	05.21.18	Zoning Review Submittal
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
9	10.10.19	Zoning & Fire Dept Review Slip Sheets

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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37011.00

DATE
10/10/19

SCALE
AS SHOWN

DRAWN BY
BK, EC

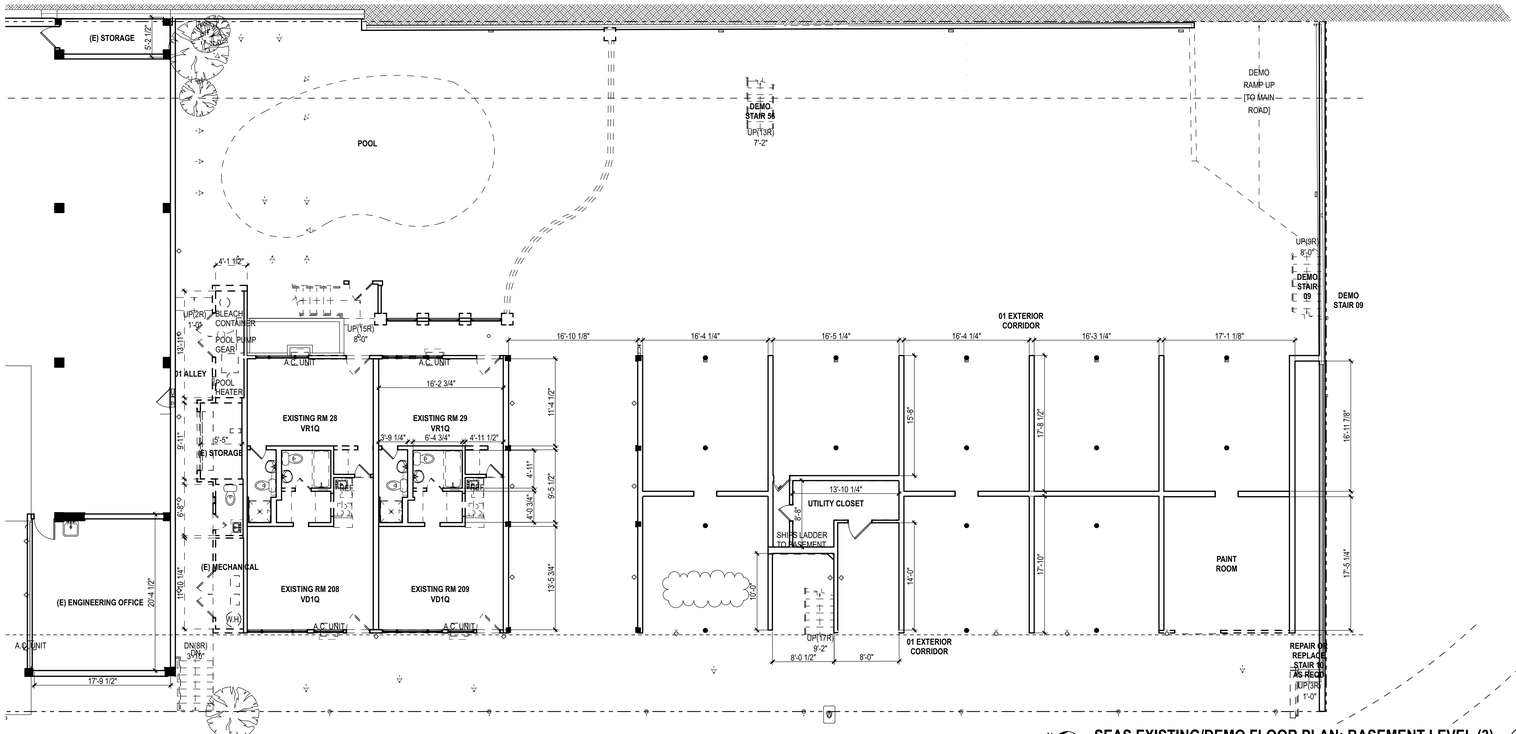
SHEET TITLE
COAST FLOOR AREA CALCS: GROUND (4) & SECOND (5) LEVEL

SHEET NO.
01-T1.12

Last Printed By: Ryan Arnold
On: Tuesday, October 15, 2019 6:27 PM

KEYNOTES - FLOOR PLANS

1. **ZONING REVIEW SUBMITTAL DIMENSIONS.** DIMENSIONS SHOWN ARE TYPICAL TO SIMILAR UNITS, U.N.O. DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
2. **STAIRS.** REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW).



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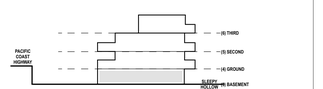
SEAS EXISTING/DEMO FLOOR PLAN: BASEMENT LEVEL (3) 1

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

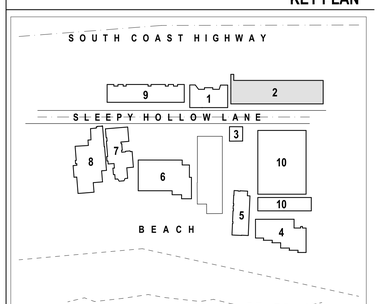
WALL LEGEND



KEY SECTION



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10	11.19.19	Zoning Review Slip Sheets
11	01.29.2021	Additional Planning Corrections

LICENSED ARCHITECT
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C-14927
4-30-21
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CALIFORNIA

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DATE 1/29/21

SCALE AS SHOWN

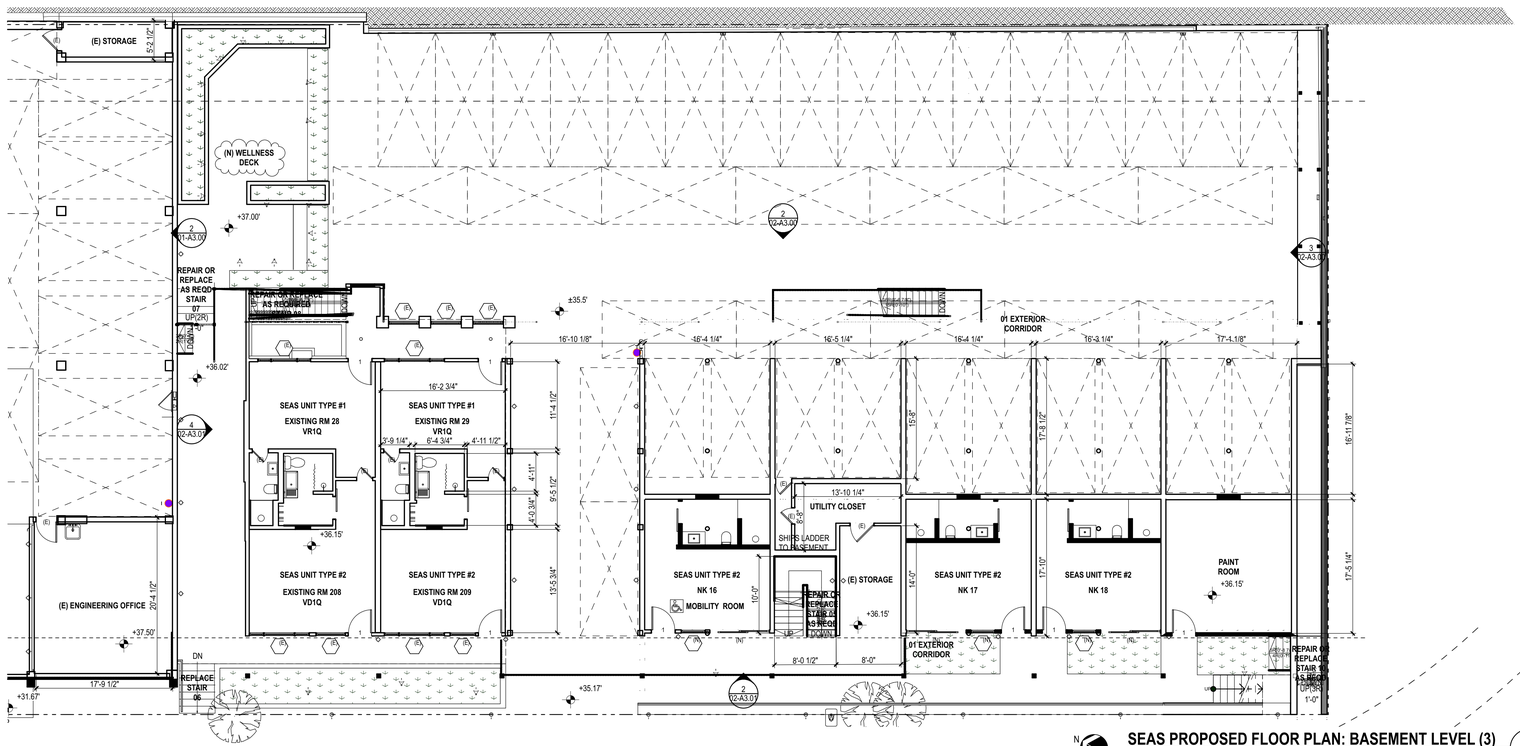
DRAWN BY BK, EC

SHEET TITLE

SEAS DEMO PLAN: BASEMENT LEVEL (3)

SHEET NO. **02-A2.00**

Last Printed By: Kent Arnold
On: Friday, January 29, 2021 9:37 AM



N

SEAS PROPOSED FLOOR PLAN: BASEMENT LEVEL (3)

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

1

KEYNOTES - FLOOR PLANS

1. **ZONING REVIEW SUBMITTAL DIMENSIONS.** DIMENSIONS SHOWN ARE TYPICAL TO SIMILAR UNITS, U.N.O. DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
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FIRE DEPARTMENT NOTES

A) A SEPARATE (DEFERRED) SUBMITTAL FOR THE CONVERSION OF THE DRY STANDPIPE SYSTEM TO WET MANUAL SYSTEM IS REQUIRED AND MUST BE DESIGNED IN COMPLIANCE WITH THE 2016 CFC AND NFPA 14, AND INSTALLED BY A QUALIFIED FIRE PROTECTION CONTRACTOR. PLANS MUST BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND FINAL INSPECTION CONDUCTED.

B) A SEPARATE (DEFERRED) SUBMITTAL FOR FIRE ALARM SYSTEM IS REQUIRED AND MUST BE DESIGNED IN COMPLIANCE WITH 2016 CFC AND NFPA 72, AND INSTALLED BY A QUALIFIED ELECTRICAL CONTRACTOR. PLANS MUST INCLUDE FULL DETECTION AND NOTIFICATION AS REQUIRED BY CFC SECTION 907. PLANS MUST BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND FINAL INSPECTION CONDUCTED.

C) A SEPARATE (DEFERRED) SUBMITTAL FOR FIRE SPRINKLERS IS REQUIRED. SYSTEM DESIGN MUST COMPLY WITH THE 2016 CFC AND 2016 NFPA 13 STANDARD. PLANS MUST BE DESIGNED AND INSTALLED BY A QUALIFIED FIRE PROTECTION CONTRACTOR. PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND APPROPRIATE INSPECTIONS CONDUCTED.

D) A SEPARATE (DEFERRED) SUBMITTAL FOR UL300 COMPLIANT FIRE SUPPRESSION SYSTEM(S) IS REQUIRED FOR ALL TYPE 1 COOK HOODS. A UL300 COMPLIANT SYSTEM PLAN WILL NEED TO BE SUBMITTED TO THE LBFD FOR REVIEW AND APPROVAL. A PERMIT ISSUED AND FINAL INSPECTION REQUIRED. SYSTEM(S) SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF 2016 CFC, CMC, CEC, NFPA 17A & 96.

E) FIRE EXTINGUISHERS TO BE LOCATED AND SIZED AS PER 2016 CFC SECTION 906 AND FIRE INSPECTORS' DIRECTION.

F) MAINTAIN JOBSITE SAFETY DURING CONSTRUCTION AS PER CHAPTER 33 OF THE 2016 CALIFORNIA FIRE CODE.

G) BUILDING ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR FACING THE STREET ADDRESSED TO. MINIMUM SIZE OF UNIT/ SUITE NUMBERS IS 4". WITH THE MINIMUM SIZE OF BUILDING NUMBERS BEING 6". NUMBER COLOR MUST CONTRAST WITH BACKGROUND.

H) KNOX BOX FIREFIGHTER ACCESS IS REQUIRED, TO BE INSTALLED AT ALL PRIMARY ENTRANCE LOCATIONS. PROVIDE DWELLING / GATE KEYS TO THE LBFD INSPECTOR FOR PLACEMENT INTO THE KNOX BOXES.

I) NEW AND REMODELED ELEVATORS MUST BE SIZED TO ACCOMMODATE AN AMBULANCE GURNEY, AND MEET ALL MINIMUM CBC AND CFC REQUIREMENTS. NOTE: STANDARDIZED ELEVATOR KEYS MUST BE PROVIDED TO LBFD INSPECTOR AT FINAL FOR PLACEMENT INTO KNOX BOXES.

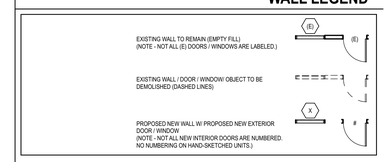
J) ALL APPARATUS ACCESS FIRE LANES MUST BE CONSTRUCTED AND MARKED/SIGNED AS PER CFC REQUIREMENTS.

K) ALL NEW FABRIC AWNINGS MUST BE CA TITLE 19 COMPLIANT FOR FLAME RETARDANCE, WITH THE CSFM LABEL ON EACH ONE.

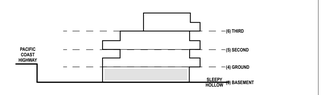
L) ALL CFC CHAPTER 4 EVACUATION AND PLANNING REQUIREMENTS MUST BE MET. DETAILS FOR DIAGRAMS REQUIRED BY SECTIONS 403 & 404 MUST BE PROVIDED.

M) FOR FIRE DEPARTMENT INSPECTIONS, CALL (949) 497-0352 AT LEAST 3 DAYS IN ADVANCE TO SCHEDULE.

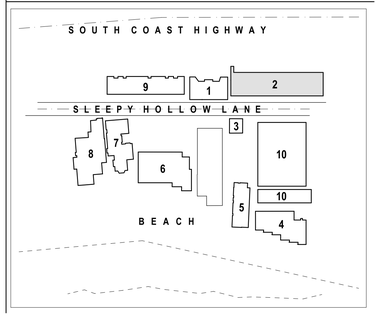
WALL LEGEND



KEY SECTION



KEY PLAN



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DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
10	11.19.19	Zoning Review Slip Sheets
11	01.29.2021	Additional Planning Corrections

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
REGISTERED PROFESSIONAL ENGINEER
CALIFORNIA

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DATE 1/29/21

SCALE AS SHOWN

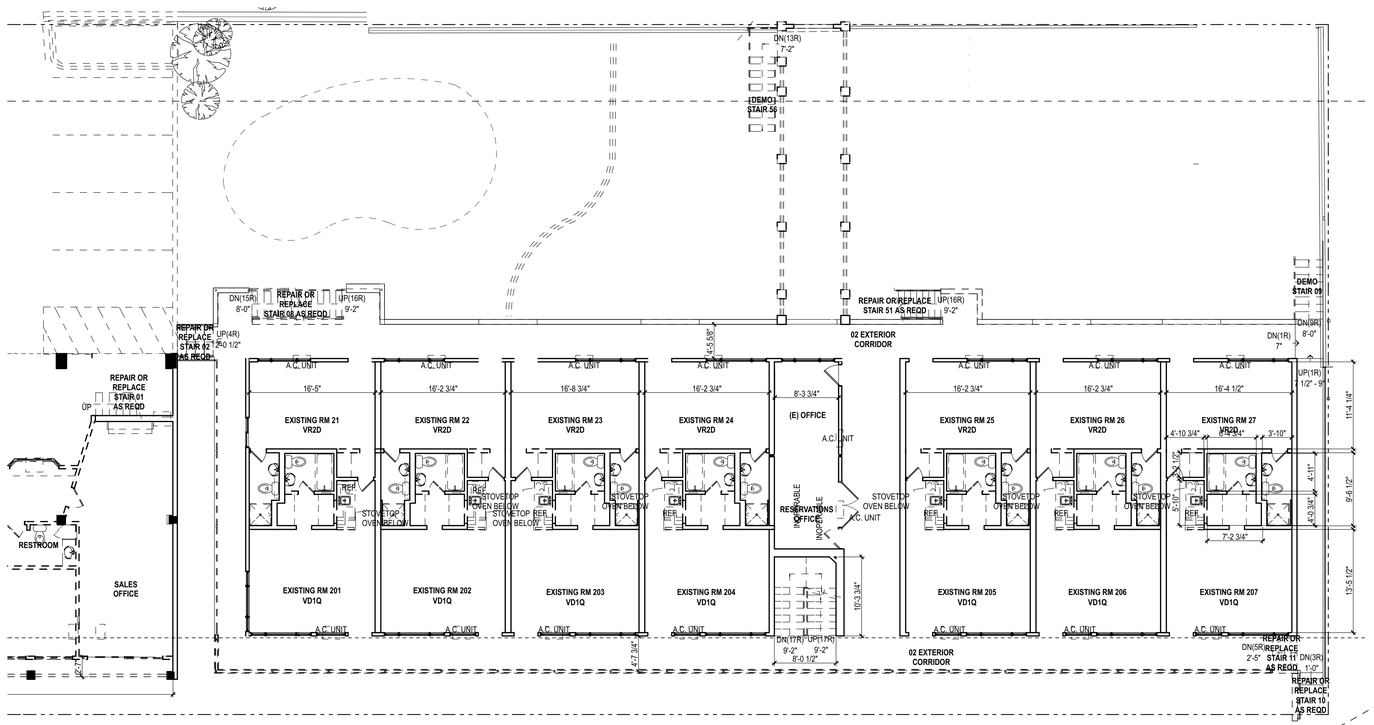
DRAWN BY BK, EC

SHEET TITLE

SEAS FLOOR PLAN: BASEMENT LEVEL (3)

SHEET NO. **02-A2.01**

Last Plotted By: Kent Howell
On: Friday, January 29, 2021 9:37 AM



N

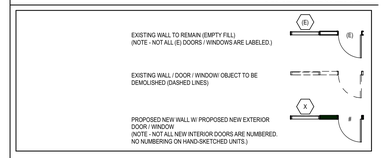
SEAS EXISTING/DEMO FLOOR PLAN: GROUND LEVEL (4) 1

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

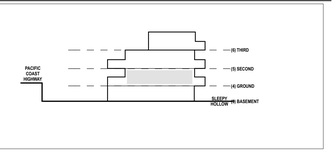
KEYNOTES - FLOOR PLANS

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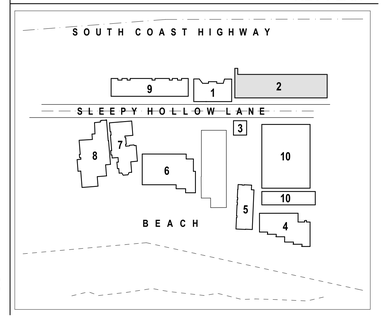
WALL LEGEND



KEY SECTION



KEY PLAN



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10	11.19.19	Zoning Review Slip Sheets

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DATE 11/19/19

SCALE AS SHOWN

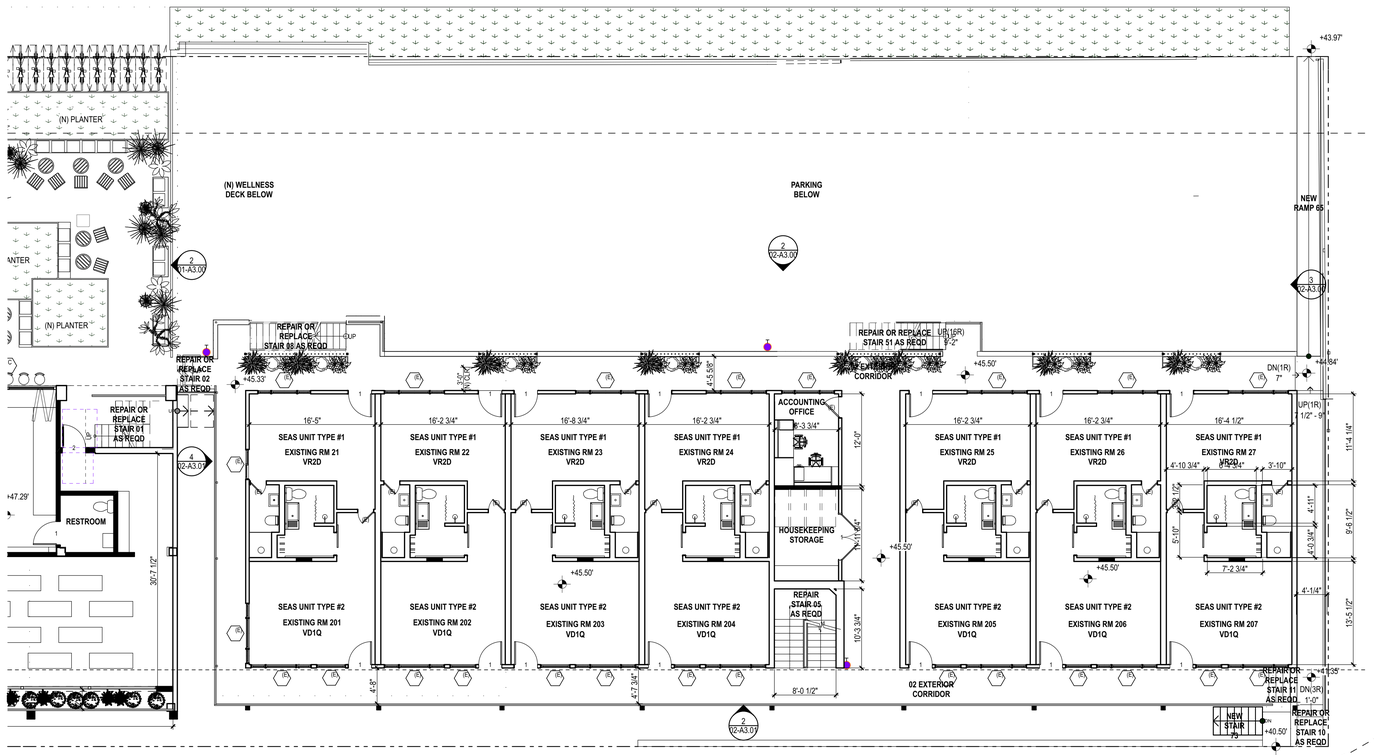
DRAWN BY BK, EC

SHEET TITLE

SEAS DEMO PLAN: GROUND LEVEL (4)

SHEET NO. 02-A2.02

Last Saved By: Ryan Wood
On: Tuesday, November 19, 2019 11:03 AM



N

SEAS PROPOSED FLOOR PLAN: GROUND LEVEL (4)

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

2

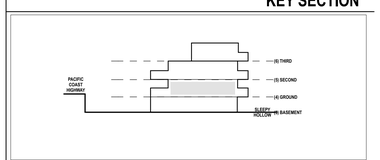
KEYNOTES - FLOOR PLANS

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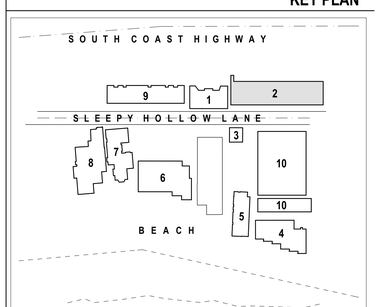
WALL LEGEND



KEY SECTION



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DARRELL S. ROCKEFELLER
C-14927
4.30.21
REGISTERED PROFESSIONAL ARCHITECT
STATE OF CALIFORNIA

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DATE
11/19/19

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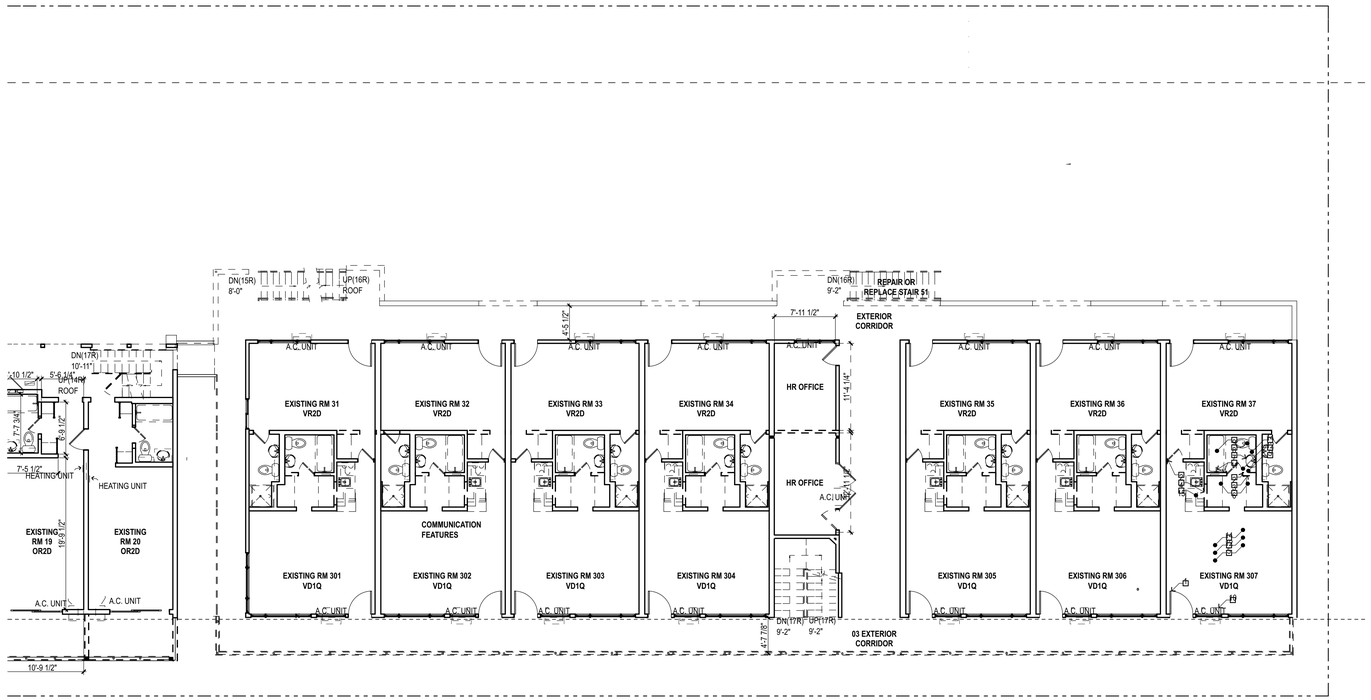
DRAWN BY
BK, EC

SHEET TITLE

SEAS FLOOR PLAN: GROUND LEVEL (4)

SHEET NO.
02-A2.03

Last Plotted By: Sam Hoang
On: Tuesday, November 19, 2019 - 11:53 AM

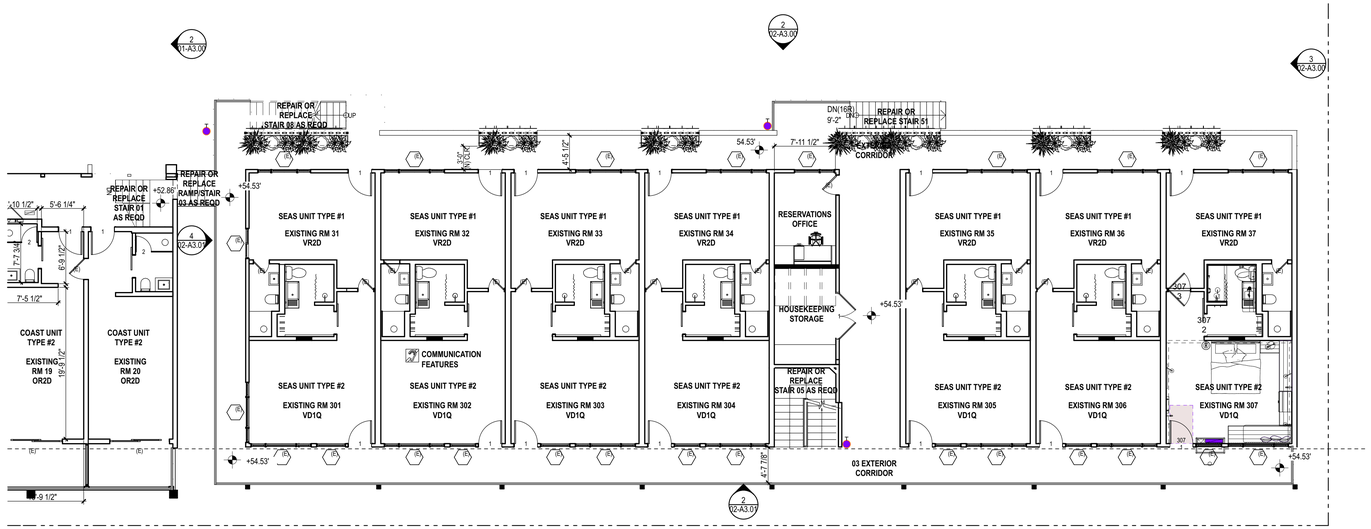


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SEAS EXISTING/DEMO FLOOR PLAN: SECOND LEVEL (5)

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

1



N

SEAS PROPOSED FLOOR PLAN: SECOND LEVEL (5)

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

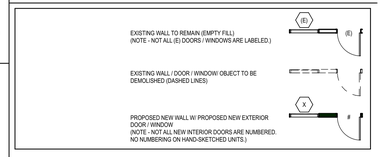
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Last Saved By: Keith Hardy
On: Tuesday, November 19, 2019 - 11:21 AM

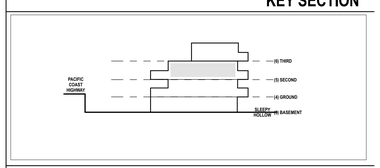
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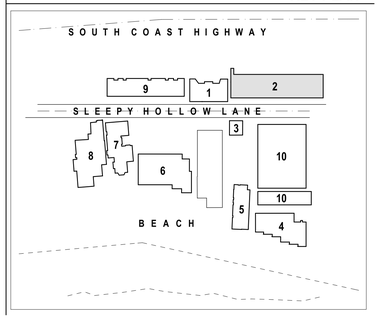
WALL LEGEND



KEY SECTION



KEY PLAN



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LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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DATE 11/19/19

SCALE AS SHOWN

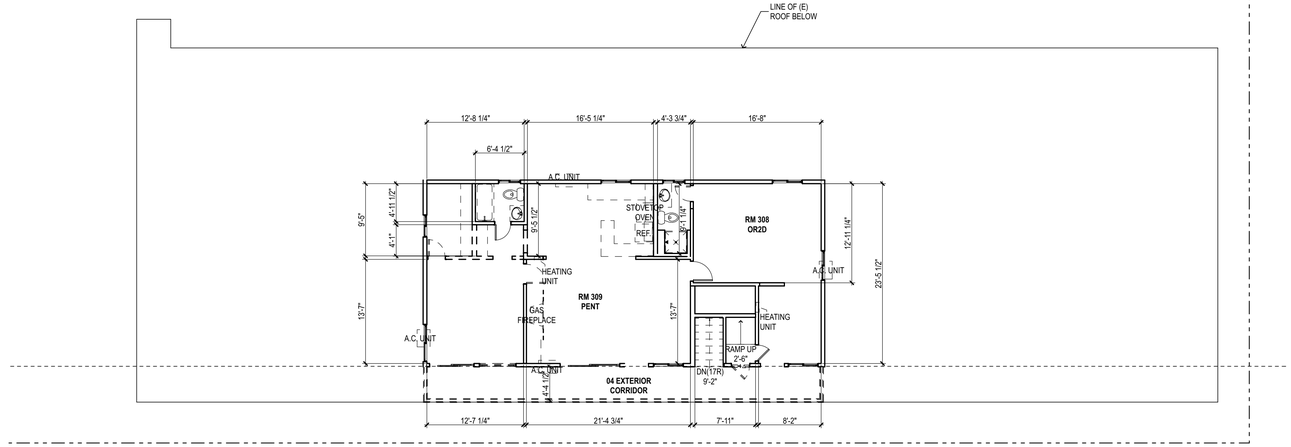
DRAWN BY BK, EC

SHEET TITLE

SEAS DEMO & FLOOR PLANS: SECOND LEVEL (5)

SHEET NO.

02-A2.04

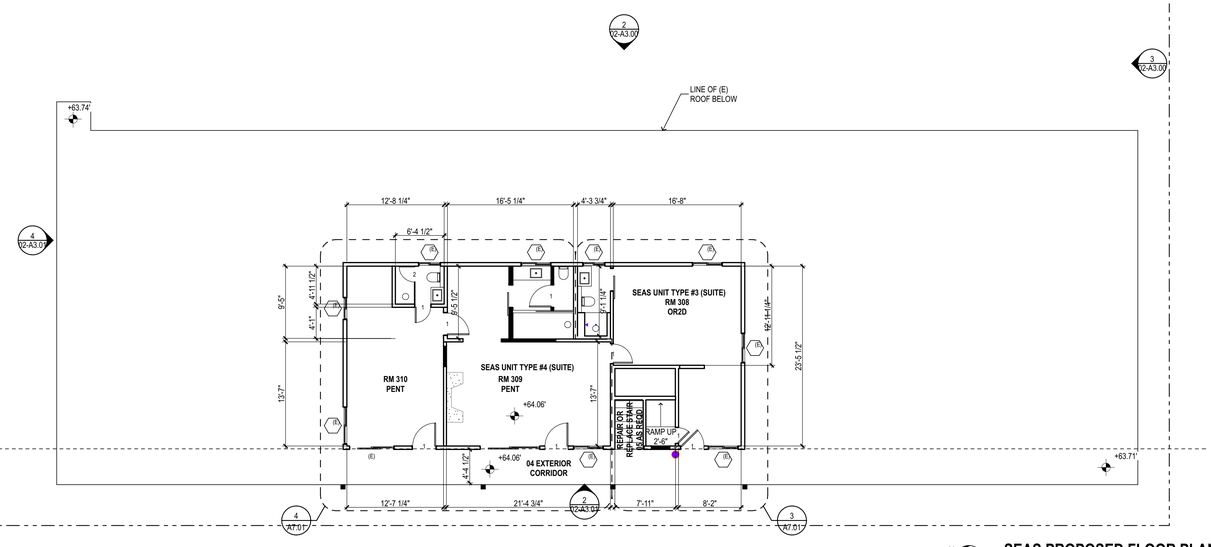


N

SEAS EXISTING/DEMO FLOOR PLAN: THIRD LEVEL (6)

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

1



N

SEAS PROPOSED FLOOR PLAN: THIRD LEVEL (6)

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

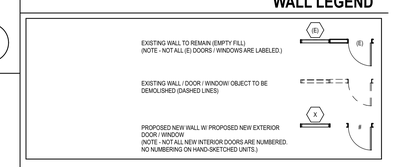
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On: Wednesday, February 24, 2021 3:55 PM

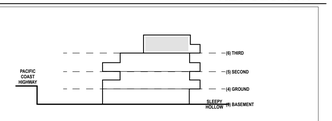
KEYNOTES - FLOOR PLANS

1. **ZONING REVIEW SUBMITTAL DIMENSIONS.** DIMENSIONS SHOWN ARE TYPICAL TO SIMILAR UNITS, U.N.O. DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
2. **STAIRS.** REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW).

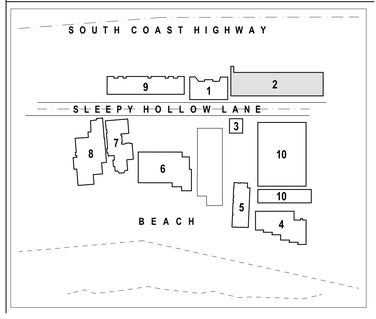
WALL LEGEND



KEY SECTION



KEY PLAN



ROCKEFELLER KEMPEL
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PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
10	11.19.19	Zoning Review Slip Sheets

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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PROJECT NO. 37011.00

DATE 2/24/21

SCALE AS SHOWN

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SHEET TITLE

SEAS DEMO & FLOOR PLANS: THIRD LEVEL (6)

SHEET NO.

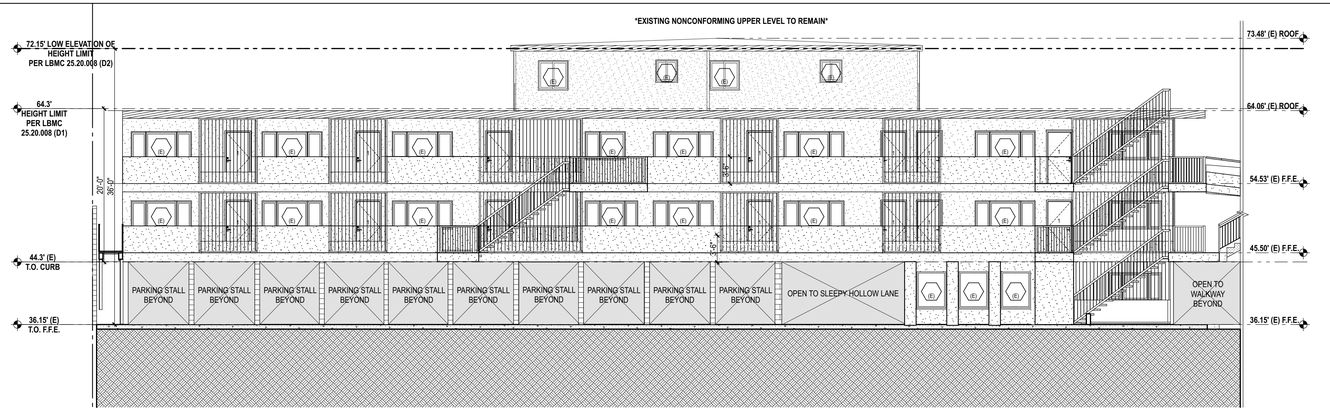
02-A2.05



EXISTING/DEMO EXTERIOR ELEVATION: SEAS: EAST

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

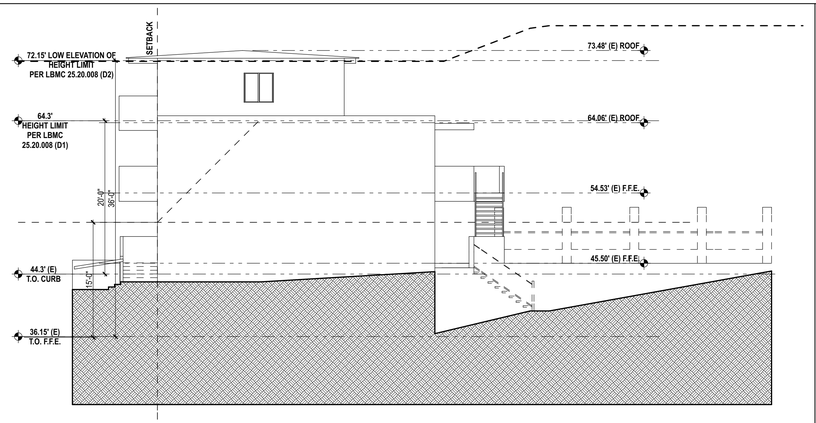
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PROPOSED EXTERIOR ELEVATION: SEAS: EAST

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

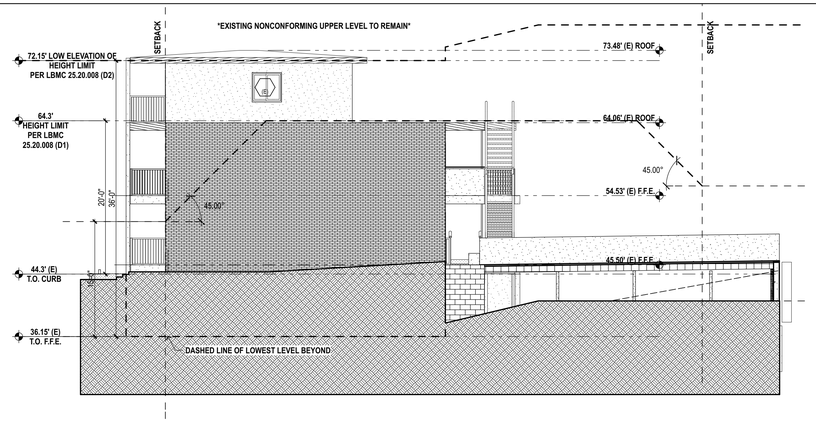
2



EXISTING/DEMO EXTERIOR ELEVATION: SEAS: SOUTH

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

4



PROPOSED EXTERIOR ELEVATION: SEAS: SOUTH

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

3

KEYNOTES - SEAS (38 KEYS)

1. **PAINT.**
   A. EXTERIOR: PAINT ALL STUCCO, (N) DOOR FRAMES, (N + E) HANDRAILS, GUARDRAILS.
   B. INTERIOR: PAINT ALL ROOMS, BATHROOMS, CEILINGS, INTERIOR DOORS AND FRAMES.

2. **EXISTING WINDOWS.** ALL (E) WINDOWS TO REMAIN, U.N.O.

3. **ENTRY DOORS.** ALL ENTRY DOORS TO BE REPLACED WITH SOLID CORE LAMINATE FACED DOOR.
   A. NOT USED.
   B. (N) DOOR TO BE LAMINATE FACED (COLOR TBD).
   C. REUSE EXISTING LATCH / CARD READER ENTRY & HINGE, TYP.

4. **PATCHING.**
   A. PATCH (E) EXTERIOR STUCCO "FLOAT FINISH", PAINT.
   B. PATCH (E) INTERIOR GYP BOARD, FINISH TO MATCH EXISTING, PAINT.

5. **EXISTING WALKING DECKS.** AT ALL (E) WALKING DECKS:
   A. DEMO (E) CARPET, (E) DIATO OR OTHER "WATERPROOF" DECKING UNDER THE CARPET.
   B. ADD (N) WATERPROOF MEMBRANE TO (E) SUB DECK AS REQUIRED.
   C. PROVIDE WALKING DECK FINISH (ADD SOME GRIT - CAST SILICA INTO DECK COATING).

6. **WEST SIDE EXTERIOR ELEVATION.**
   A. (E) GUARDRAIL (PLASTER HALF WALLS), REPAIR AS REQUIRED AT LOCATIONS SHOWN ON ELEVATIONS.
   B. ADD (N) CABLE / ROPE SCREENS & HANDRAILS AS SHOWN ON ELEVATIONS W/ 2 X 2 GALV STEEL FRAME SUPPORT PER STRUCTURAL. INCLUDE PLANTERS WHERE SHOWN IN PLAN PER LANDSCAPE ARCHITECT.
   C. NOT USED
   D. (N) VERTICAL POSTS ON EXTERIOR OF BUILDING (STUCCO FINISH PER I.D.) - SEE PLANS & ELEVATIONS FOR LOCATION & SIZES.
   E. REPLACE (E) T-111 (ROTTING) PLYWOOD WITH STUCCO (FLOAT FINISH).

7. **EAST SIDE EXTERIOR ELEVATION.**
   A. (E) GUARDRAIL (PLASTER HALF WALLS), REPAIR AS REQUIRED AT LOCATIONS SHOWN ON ELEVATIONS.
   B. ADD (N) CABLE / ROPE SCREENS & HANDRAILS AS SHOWN ON ELEVATIONS W/ 2 X 2 GALV STEEL FRAME SUPPORT PER STRUCTURAL. INCLUDE PLANTERS WHERE SHOWN IN PLAN PER LANDSCAPE ARCHITECT.
   C. NOT USED
   D. REPLACE (E) T-111 (ROTTING) PLYWOOD WITH STUCCO (FLOAT FINISH).

8. **HVAC.**
   A. REMOVE ALL (E) PTAC AC UNITS; PREP WALL INTERIOR AND EXTERIOR FOR (N) PTAC UNITS.
   B. ALL PTAC UNITS INSTALLED PER MEP ENGINEER & MANUFACTURER REQUIREMENTS. INSTALLATION TO FOLLOW I.D. DESIGN DIRECTION (SEE I.D. DRAWINGS).
   C. ALL (N) PTAC UNITS TO BE DIPPED / SPRAYED IN ANTI-CORROSIVE COATING TO ENSURE LONG LIFESPAN.
   D. UPGRADE POWER FOR BUILDING AS REQUIRED TO ACCOMMODATE HVAC UPGRADE PER MEP ENGINEER

9. **EXTERIOR SCREENS** ALL EXTERIOR SCREENS TO BE AT MINIMUM 50% OPEN

10. **EXISTING ROOF.** PATCH / REPAIR (E) ROOF. ALT: REPLACE WITH (N) SINGLE PLY PVC (CURRENT ROOF 20+ YEARS).

11. **FASCIA BOARDS.** REPLACE ALL FASCIA BOARDS.

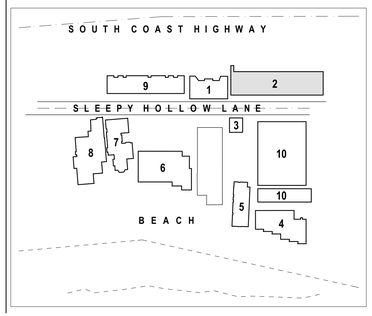
NOTES:

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SEE GRADING PLAN FOR PRECISE GRADING INFORMATION, TYP.

(E) NON-COMPLIANT RAILING HEIGHTS TO REMAIN, UNO. (N) RAILINGS TO BE 42" HIGH MIN. PER CODE. (E) RAILING DIMENSION HEIGHTS TO BE VERIFIED IN FIELD.

KEY PLAN



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DRAWING LOG

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LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
REGISTERED PROFESSIONAL
CALIFORNIA

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PROJECT NO. 37011.00

DATE 11/19/19

SCALE AS SHOWN

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SHEET TITLE

SEAS DEMO & PROPOSED ELEVATIONS

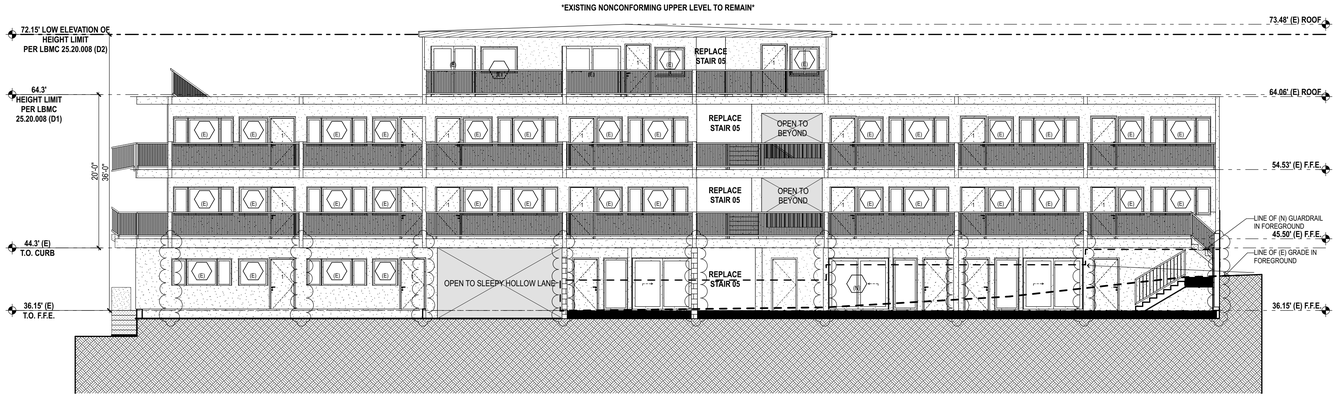
SHEET NO. **02-A3.00**

Last Plotted By: Kevin Howard
On: Tuesday, November 19, 2019 11:21 AM



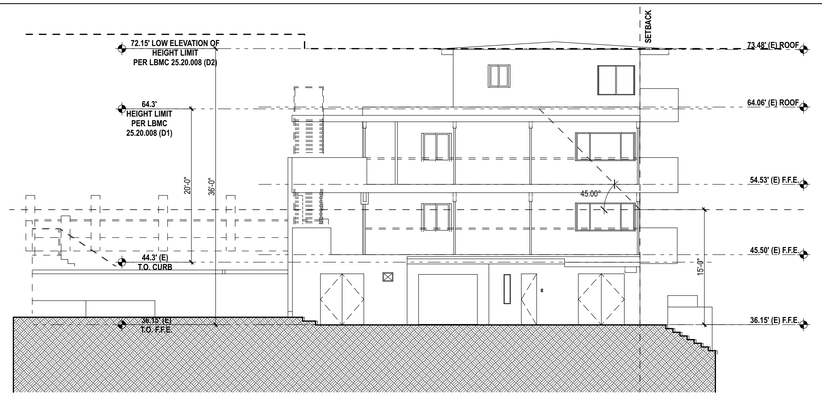
EXISTING/DEMO EXTERIOR ELEVATION: SEAS: WEST (1)

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



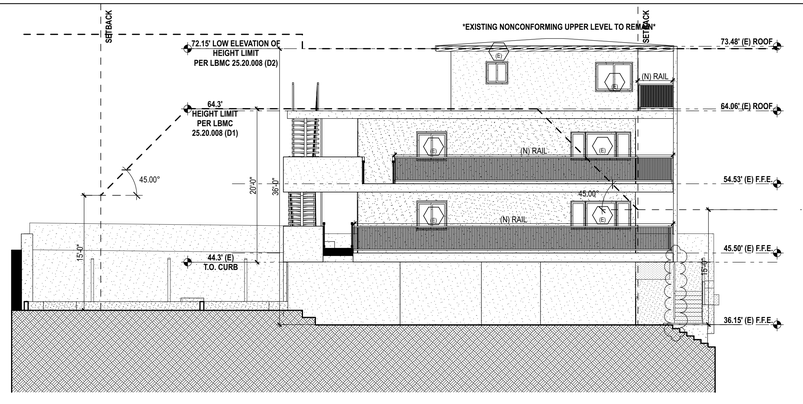
PROPOSED EXTERIOR ELEVATION: SEAS: WEST (2)

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



EXISTING/DEMO EXTERIOR ELEVATION: SEAS: NORTH (4)

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



PROPOSED EXTERIOR ELEVATION: SEAS: NORTH (3)

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

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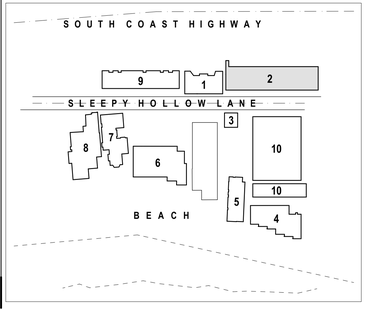
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10	11.19.19	Zoning Review Slip Sheets
13	02.18.2021	Additional Planning Corrections 3

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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DATE 2/18/21

SCALE AS SHOWN

DRAWN BY BK, EC

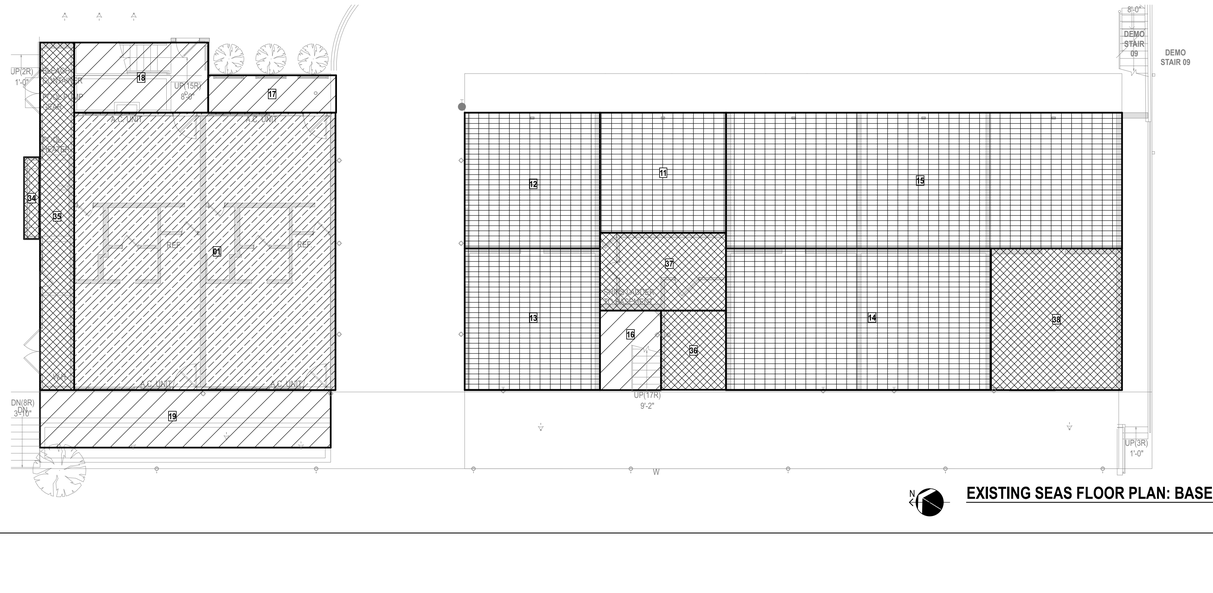
SHEET TITLE

SEAS DEMO & PROPOSED ELEVATIONS

SHEET NO.

02-A3.01

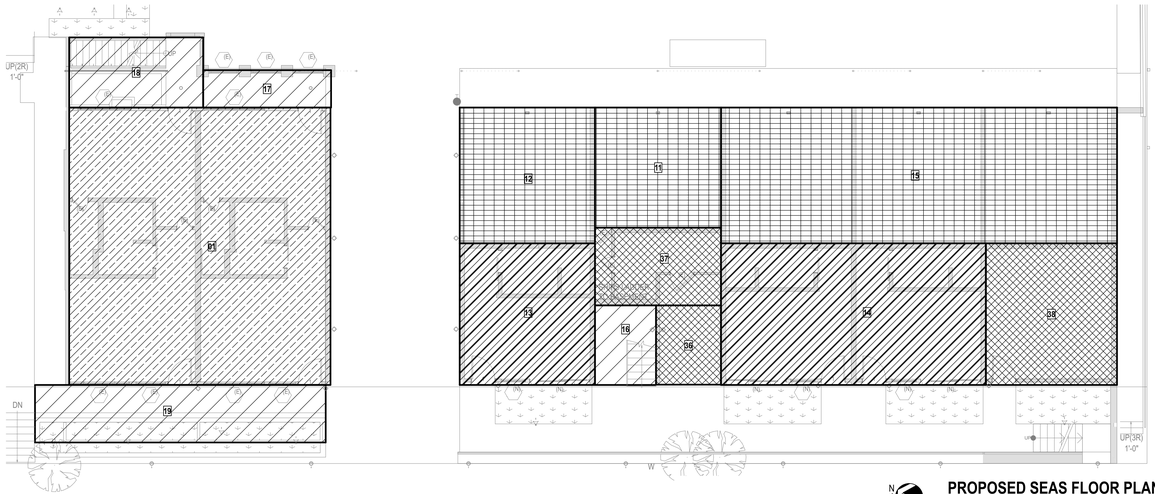
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On: Thursday, February 18, 2021 4:58 PM



EXISTING SEAS FLOOR PLAN: BASEMENT LEVEL (3)

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

1



PROPOSED SEAS FLOOR PLAN: BASEMENT LEVEL (3)

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

2

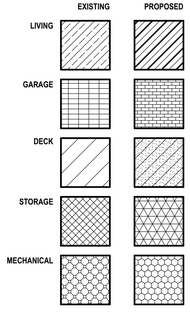
01 SEAS FLOOR AREA CALCULATIONS - PROPOSED

Building	Category	Home Story	Length (A)	Width (B)	Area
01 • Building 2 - Seas	01_EXISTING_LIVING	BASEMENT LEVEL	34'-1"	36'-2 1/4"	1,233.39
02 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	8'-9"	25'-5 1/4"	222.58
03 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	51'-9 1/2"	36'-2 1/4"	1,874.21
04 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	69'-0"	36'-2 1/4"	2,496.94
05 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	8'-5 5/8"	25'-5 1/4"	215.42
06 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	51'-9 1/2"	36'-2 1/4"	1,874.21
07 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	68'-11 3/8"	36'-2 1/4"	2,495.05
08 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	8'-3 1/4"	17'-5 1/2"	144.39
09 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	8'-8"	24'-4 1/2"	211.25
10 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	35'-5 1/4"	24'-4 1/2"	863.79
				EXISTING LIVING SUBTOTAL	**11,631.23 sq ft**
13 • Building 2 - Seas	02_PROPOSED_LIVING	BASEMENT LEVEL	17'-7 3/4"	18'-5 3/4"	326.17
14 • Building 2 - Seas	02_PROPOSED_LIVING	BASEMENT LEVEL	34'-6 5/8"	18'-5 3/4"	638.59
				PROPOSED LIVING SUBTOTAL	**964.75 sq ft**
11 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	16'-5 1/4"	15'-8"	257.52
12 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	17'-7 3/4"	17'-8 1/2"	312.48
15 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	51'-8"	17'-8 1/2"	914.93
				EXISTING GARAGE SUBTOTAL	**1,484.93 sq ft**
16 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	7'-11 1/2"	10'-4 1/2"	82.57
17 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	16'-8 1/4"	4'-10 1/2"	81.35
18 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	17'-5 3/4"	9'-1 3/4"	159.86
19 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	37'-11"	7'-8"	284.38
20 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	3'-11"	36'-2 1/4"	141.73
21 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	4'-1"	36'-2 1/4"	147.77
22 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	4'-8 1/4"	3'-11 3/4"	18.65
23 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	4'-8 1/4"	3'-11 3/4"	18.65
24 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	5'-6 3/4"	4'-6"	25.03
25 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	7'-7"	36'-2 1/4"	274.42
26 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	145'-1 1/2"	4'-11 1/2"	719.58
27 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	145'-1 1/2"	5'-3"	761.91
28 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	4'-1"	36'-2 1/4"	147.77
29 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	4'-8 1/4"	3'-11 3/4"	18.65
30 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	5'-6 3/4"	4'-6"	25.03
31 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	7'-11"	36'-2 1/4"	286.48
32 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	140'-8 1/2"	4'-11"	691.82
33 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	141'-2 1/2"	5'-3"	741.34
		THIRD LEVEL	52'-4 3/4"	4'-7 3/4"	243.42
				PROPOSED DECK SUBTOTAL	**4,851.76 sq ft**
34 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	8'-5 3/4"	10'-4"	87.62
35 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	16'-5 1/4"	10'-1 3/4"	166.77
36 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	17'-1 1/4"	18'-5 3/4"	316.07
				EXISTING STORAGE SUBTOTAL	**570.46 sq ft**
				TOTAL	**19,503.13 sq ft**

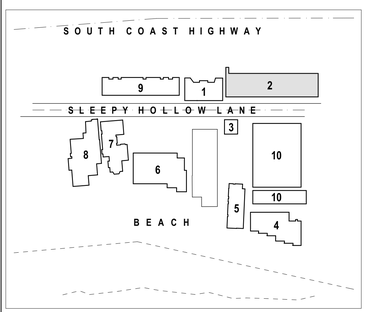
SEAS FLOOR AREA CALCULATIONS - EXISTING

Building	Category	Home Story	Length (A)	Width (B)	Area
01 • Building 2 - Seas	01_EXISTING_LIVING	BASEMENT LEVEL	34'-1"	36'-2 1/4"	1,233.39
02 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	8'-9"	25'-5 1/4"	222.58
03 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	51'-9 1/2"	36'-2 1/4"	1,874.21
04 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	69'-0"	36'-2 1/4"	2,496.94
05 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	8'-5 5/8"	25'-5 1/4"	215.42
06 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	51'-9 1/2"	36'-2 1/4"	1,874.21
07 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	68'-11 3/8"	36'-2 1/4"	2,495.05
08 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	8'-3 1/4"	17'-5 1/2"	144.39
09 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	8'-8"	24'-4 1/2"	211.25
10 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	35'-5 1/4"	24'-4 1/2"	863.79
				EXISTING LIVING SUBTOTAL	**11,631.23 sq ft**
11 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	16'-5 1/4"	15'-8"	257.52
12 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	17'-7 3/4"	17'-8 1/2"	312.48
13 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	17'-7 3/4"	18'-5 3/4"	326.08
14 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	34'-6 3/4"	18'-5 3/4"	638.69
15 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	51'-8"	17'-8 1/2"	914.93
				EXISTING GARAGE SUBTOTAL	**2,449.70 sq ft**
16 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	7'-11 1/2"	10'-4 1/2"	82.57
17 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	16'-8 1/4"	4'-10 1/2"	81.35
18 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	17'-5 3/4"	9'-1 3/4"	159.86
19 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	37'-11"	7'-8"	284.38
20 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	3'-11"	36'-2 1/4"	141.73
21 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	4'-1"	36'-2 1/4"	147.77
22 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	4'-8 1/4"	3'-11 3/4"	18.65
23 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	5'-6 3/4"	4'-6"	25.03
24 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	7'-7"	36'-2 1/4"	274.42
25 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	145'-1 1/2"	4'-11 1/2"	719.58
26 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	145'-1 1/2"	5'-3"	761.91
27 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	4'-1"	36'-2 1/4"	147.77
28 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	4'-8 1/4"	3'-11 3/4"	18.65
29 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	5'-6 3/4"	4'-6"	25.03
30 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	7'-11"	36'-2 1/4"	286.48
31 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	140'-8 1/2"	4'-11"	691.82
32 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	141'-2 1/2"	5'-3"	741.34
33 • Building 2 - Seas	05_EXISTING_DECK	THIRD LEVEL	52'-4 3/4"	4'-7 3/4"	243.42
				EXISTING DECK SUBTOTAL	**4,851.76 sq ft**
34 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	2'-2"	10'-8"	21.33
35 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	4'-5 1/2"	45'-4"	202.11
36 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	8'-5 3/4"	10'-4"	87.62
37 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	16'-5 1/4"	10'-1 3/4"	166.77
38 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	17'-1 1/4"	18'-5 3/4"	316.07
				EXISTING STORAGE SUBTOTAL	**793.90 sq ft**
				TOTAL	**19,726.59 sq ft**

AREA FILL LEGEND



KEY PLAN



ROCKEFELLER KEMPEL
ARCHITECTS

145 Standard Street
El Segundo, California
90245

T 310.335.6000
F 310.335.6060
W www.rockefellerkempel.com

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
CALIFORNIA
USA

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PROJECT NO. 37011.00

DATE 9/24/19

SCALE AS SHOWN

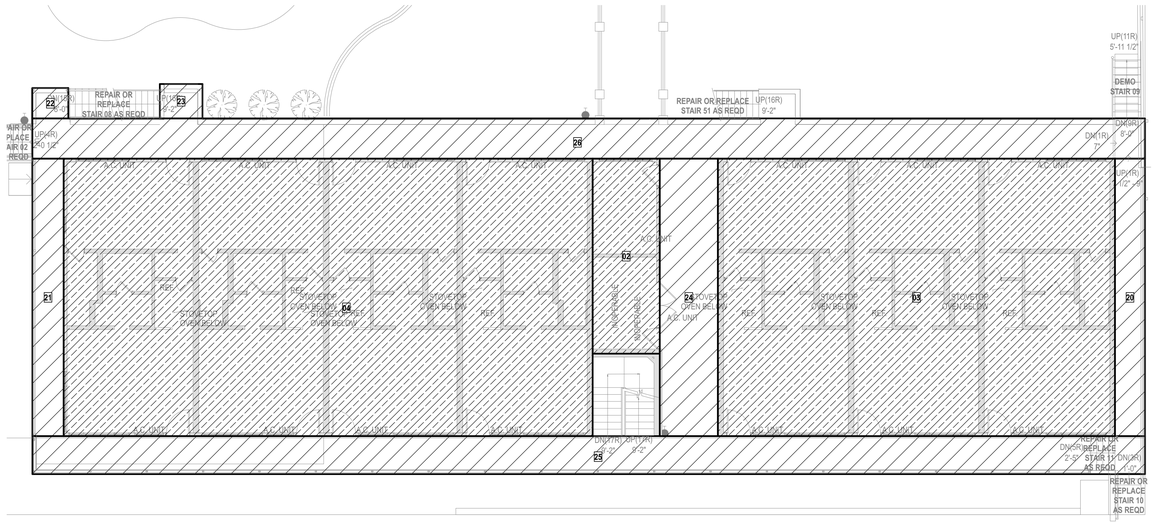
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SHEET TITLE

SEAS FLOOR AREA CALCULATIONS: BASEMENT LEVEL (3)

SHEET NO. **02-T1.10**

Last Plotted By: Keith Hicks
On: Tuesday, September 24, 2019 - 12:23 PM

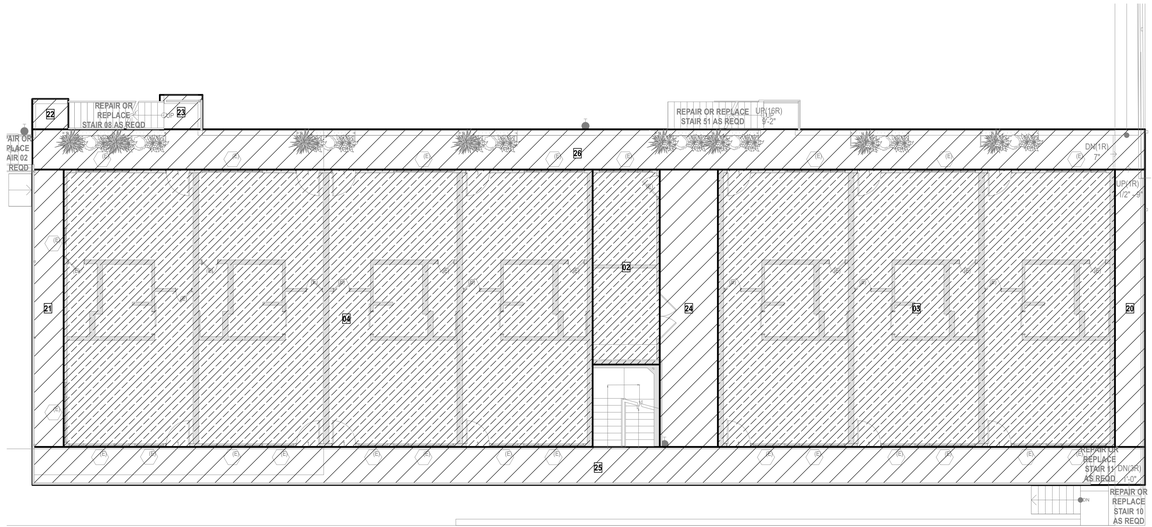


N

EXISTING SEAS FLOOR PLAN: GROUND LEVEL (4)

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

1



N

PROPOSED SEAS FLOOR PLAN: GROUND LEVEL (4)

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

2

Last Plotted By: Kelin Hsieh
On: Tuesday, September 24, 2019 - 12:23 PM

01 SEAS FLOOR AREA CALCULATIONS - PROPOSED

Building	Category	Home Story	Length (A)	Width (B)	Area
01 • Building 2 - Seas	01_EXISTING_LIVING	BASEMENT LEVEL	34'-1"	36'-2 1/4"	1,233.39
02 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	8'-9"	25'-5 1/4"	222.58
03 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	51'-9 1/2"	36'-2 1/4"	1,874.21
04 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	69'-0"	36'-2 1/4"	2,496.94
05 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	8'-5.58"	25'-5 1/4"	215.42
06 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	51'-9 1/2"	36'-2 1/4"	1,874.21
07 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	68'-11 3/8"	36'-2 1/4"	2,495.05
08 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	8'-3 1/4"	17'-5 1/2"	144.39
09 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	8'-8"	24'-4 1/2"	211.25
10 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	35'-5 1/4"	24'-4 1/2"	863.79
				EXISTING LIVING SUBTOTAL	11,631.23 sq ft
13 • Building 2 - Seas	02_PROPOSED_LIVING	BASEMENT LEVEL	17'-7 3/4"	18'-5 3/4"	326.17
14 • Building 2 - Seas	02_PROPOSED_LIVING	BASEMENT LEVEL	34'-6 5/8"	18'-5 3/4"	638.59
				PROPOSED LIVING SUBTOTAL	964.75 sq ft
11 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	16'-5 1/4"	15'-6"	257.52
12 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	17'-7 3/4"	17'-8 1/2"	312.49
15 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	51'-8"	17'-8 1/2"	914.93
				EXISTING GARAGE SUBTOTAL	1,484.93 sq ft
16 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	7'-11 1/2"	10'-4 1/2"	82.57
17 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	16'-8 1/4"	4'-10 1/2"	81.35
18 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	17'-5 3/4"	9'-1 3/4"	159.86
19 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	17'-5 3/4"	9'-1 3/4"	159.86
20 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	37'-11"	7'-8"	284.38
21 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	3'-11"	36'-2 1/4"	141.73
22 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	4'-1"	36'-2 1/4"	147.77
23 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	4'-8 1/4"	3'-11 3/4"	18.65
24 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	5'-6 3/4"	4'-6"	25.03
25 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	7'-7"	36'-2 1/4"	274.42
26 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	145'-1 1/2"	4'-11 1/2"	719.58
27 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	145'-1 1/2"	5'-3"	761.91
28 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	4'-1"	36'-2 1/4"	147.77
29 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	4'-8 1/4"	3'-11 3/4"	18.65
30 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	5'-6 3/4"	4'-6"	25.03
31 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	7'-11"	36'-2 1/4"	286.48
32 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	140'-8 1/2"	4'-11"	691.82
33 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	141'-2 1/2"	5'-3"	741.34
34 • Building 2 - Seas	05_EXISTING_DECK	THIRD LEVEL	52'-4 3/4"	4'-7 3/4"	243.42
				PROPOSED DECK SUBTOTAL	4,851.76 sq ft
35 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	8'-5 3/4"	10'-4"	87.62
36 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	16'-5 1/4"	10'-1 3/4"	166.77
37 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	17'-1 1/4"	18'-5 3/4"	316.07
				EXISTING STORAGE SUBTOTAL	570.46 sq ft
				TOTAL	19,503.13 sq ft

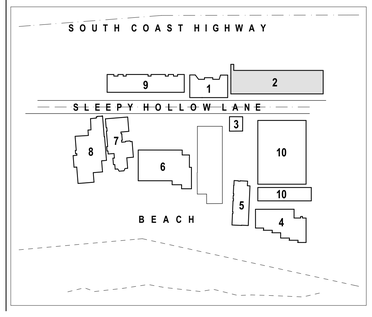
SEAS FLOOR AREA CALCULATIONS - EXISTING

Building	Category	Home Story	Length (A)	Width (B)	Area
01 • Building 2 - Seas	01_EXISTING_LIVING	BASEMENT LEVEL	34'-1"	36'-2 1/4"	1,233.39
02 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	8'-9"	25'-5 1/4"	222.58
03 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	51'-9 1/2"	36'-2 1/4"	1,874.21
04 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	69'-0"	36'-2 1/4"	2,496.94
05 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	8'-5.58"	25'-5 1/4"	215.42
06 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	51'-9 1/2"	36'-2 1/4"	1,874.21
07 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	68'-11 3/8"	36'-2 1/4"	2,495.05
08 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	8'-3 1/4"	17'-5 1/2"	144.39
09 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	8'-8"	24'-4 1/2"	211.25
10 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	35'-5 1/4"	24'-4 1/2"	863.79
				EXISTING LIVING SUBTOTAL	11,631.23 sq ft
11 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	16'-5 1/4"	15'-6"	257.52
12 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	17'-7 3/4"	17'-8 1/2"	312.49
13 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	17'-7 3/4"	18'-5 3/4"	326.08
14 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	34'-6 3/4"	18'-5 3/4"	638.69
15 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	51'-8"	17'-8 1/2"	914.93
				EXISTING GARAGE SUBTOTAL	2,449.70 sq ft
16 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	7'-11 1/2"	10'-4 1/2"	82.57
17 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	16'-8 1/4"	4'-10 1/2"	81.35
18 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	17'-5 3/4"	9'-1 3/4"	159.86
19 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	37'-11"	7'-8"	284.38
20 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	3'-11"	36'-2 1/4"	141.73
21 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	4'-1"	36'-2 1/4"	147.77
22 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	4'-8 1/4"	3'-11 3/4"	18.65
23 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	5'-6 3/4"	4'-6"	25.03
24 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	7'-7"	36'-2 1/4"	274.42
25 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	145'-1 1/2"	4'-11 1/2"	719.58
26 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	145'-1 1/2"	5'-3"	761.91
27 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	4'-1"	36'-2 1/4"	147.77
28 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	4'-8 1/4"	3'-11 3/4"	18.65
29 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	5'-6 3/4"	4'-6"	25.03
30 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	7'-11"	36'-2 1/4"	286.48
31 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	140'-8 1/2"	4'-11"	691.82
32 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	141'-2 1/2"	5'-3"	741.34
33 • Building 2 - Seas	05_EXISTING_DECK	THIRD LEVEL	52'-4 3/4"	4'-7 3/4"	243.42
				EXISTING DECK SUBTOTAL	4,851.76 sq ft
34 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	2'-0"	10'-8"	21.33
35 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	4'-5 1/2"	45'-4"	202.11
36 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	8'-5 3/4"	10'-4"	87.62
37 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	16'-5 1/4"	10'-1 3/4"	166.77
38 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	17'-1 1/4"	18'-5 3/4"	316.07
				EXISTING STORAGE SUBTOTAL	793.90 sq ft
				TOTAL	19,726.59 sq ft

AREA FILL LEGEND

	EXISTING	PROPOSED
LIVING		
GARAGE		
DECK		
STORAGE		
MECHANICAL		

KEY PLAN



ROCKEFELLER KEMPEL ARCHITECTS

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F 310.335.6060
W www.rockefellerkempel.com

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
CALIFORNIA

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PROJECT NO.
37011.00

DATE
9/24/19

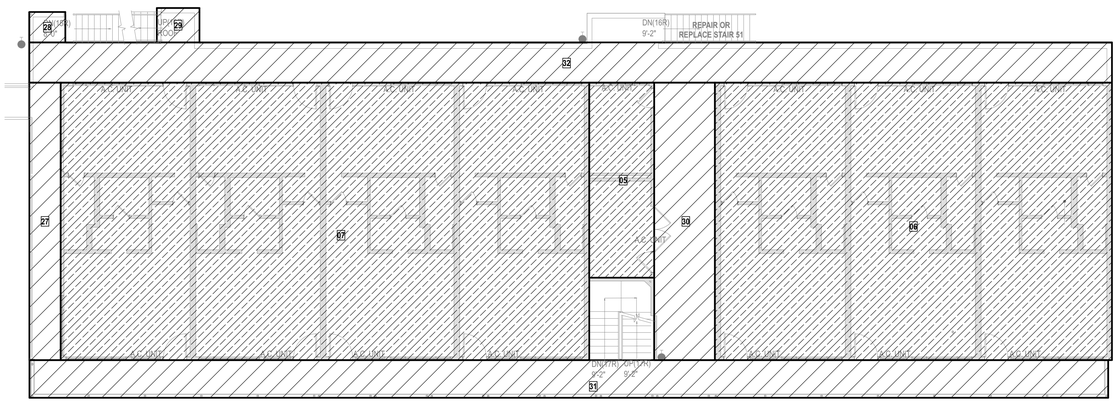
SCALE
AS SHOWN

DRAWN BY
BK, EC

SHEET TITLE

SEAS FLOOR AREA CALCULATIONS: GROUND LEVEL (4)

SHEET NO.
02-T1.11

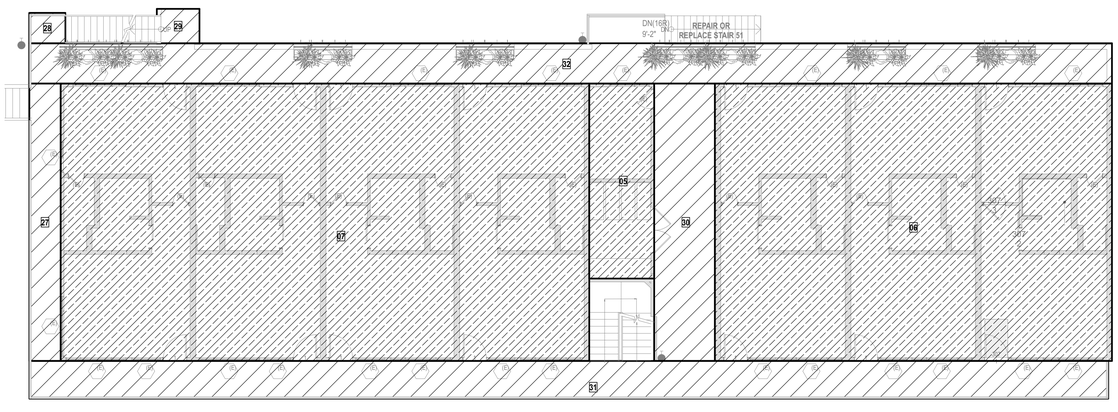


N

EXISTING SEAS FLOOR PLAN: SECOND LEVEL (5)

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

1



N

PROPOSED SEAS FLOOR PLAN: SECOND LEVEL (5)

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

2

Last Plotted By: Keith Hicks
On: Tuesday, September 24, 2019 - 12:23 PM

01 SEAS FLOOR AREA CALCULATIONS - PROPOSED

Building	Category	Home Story	Length (A)	Width (B)	Area
01 • Building 2 - Seas	01_EXISTING_LIVING	BASEMENT LEVEL	34'-1"	36'-2 1/4"	1,233.39
02 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	8'-9"	25'-5 1/4"	222.58
03 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	51'-9 1/2"	36'-2 1/4"	1,874.21
04 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	69'-0"	36'-2 1/4"	2,496.94
05 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	8'-5 5/8"	25'-5 1/4"	215.42
06 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	51'-9 1/2"	36'-2 1/4"	1,874.21
07 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	68'-11 3/8"	36'-2 1/4"	2,495.05
08 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	8'-3 1/4"	17'-5 1/2"	144.39
09 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	8'-8"	24'-4 1/2"	211.25
10 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	35'-5 1/4"	24'-4 1/2"	863.79
				EXISTING LIVING SUBTOTAL	**11,631.23 sq ft**
13 • Building 2 - Seas	02_PROPOSED_LIVING	BASEMENT LEVEL	17'-7 3/4"	18'-5 3/4"	326.17
14 • Building 2 - Seas	02_PROPOSED_LIVING	BASEMENT LEVEL	34'-6 5/8"	18'-5 3/4"	638.59
				PROPOSED LIVING SUBTOTAL	**964.75 sq ft**
11 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	16'-5 1/4"	15'-8"	257.52
12 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	17'-7 3/4"	17'-8 1/2"	312.48
15 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	51'-8"	17'-8 1/2"	914.93
				EXISTING GARAGE SUBTOTAL	**1,484.93 sq ft**
16 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	7'-11 1/2"	10'-4 1/2"	82.57
17 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	16'-8 1/4"	4'-10 1/2"	81.35
18 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	17'-5 3/4"	9'-1 3/4"	159.86
19 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	37'-11"	7'-8"	284.38
20 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	3'-11"	36'-2 1/4"	141.73
21 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	4'-1"	36'-2 1/4"	147.77
22 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	4'-1"	36'-2 1/4"	147.77
23 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	4'-8 1/4"	3'-11 3/4"	18.65
24 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	5'-6 3/4"	4'-6"	25.03
25 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	7'-7"	36'-2 1/4"	274.42
26 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	145'-1 1/2"	4'-11 1/2"	719.58
27 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	145'-1 1/2"	5'-3"	761.91
28 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	4'-1"	36'-2 1/4"	147.77
29 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	4'-8 1/4"	3'-11 3/4"	18.65
30 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	5'-6 3/4"	4'-6"	25.03
31 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	7'-11"	36'-2 1/4"	286.48
32 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	140'-8 1/2"	4'-11"	691.82
33 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	141'-2 1/2"	5'-3"	741.34
		THIRD LEVEL	52'-4 3/4"	4'-7 3/4"	243.42
			52'-4 3/4"	4'-7 3/4"	243.42
				PROPOSED DECK SUBTOTAL	**4,851.76 sq ft**
34 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	8'-5 3/4"	10'-4"	87.62
35 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	16'-5 1/4"	10'-1 3/4"	166.77
36 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	17'-1 1/4"	18'-5 3/4"	316.07
				EXISTING STORAGE SUBTOTAL	**570.46 sq ft**
				TOTAL	**19,503.13 sq ft**

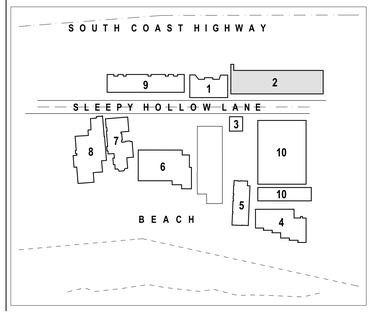
SEAS FLOOR AREA CALCULATIONS - EXISTING

Building	Category	Home Story	Length (A)	Width (B)	Area
01 • Building 2 - Seas	01_EXISTING_LIVING	BASEMENT LEVEL	34'-1"	36'-2 1/4"	1,233.39
02 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	8'-9"	25'-5 1/4"	222.58
03 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	51'-9 1/2"	36'-2 1/4"	1,874.21
04 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	69'-0"	36'-2 1/4"	2,496.94
05 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	8'-5 5/8"	25'-5 1/4"	215.42
06 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	51'-9 1/2"	36'-2 1/4"	1,874.21
07 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	68'-11 3/8"	36'-2 1/4"	2,495.05
08 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	8'-3 1/4"	17'-5 1/2"	144.39
09 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	8'-8"	24'-4 1/2"	211.25
10 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	35'-5 1/4"	24'-4 1/2"	863.79
				EXISTING LIVING SUBTOTAL	**11,631.23 sq ft**
11 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	16'-5 1/4"	15'-8"	257.52
12 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	17'-7 3/4"	17'-8 1/2"	312.48
13 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	17'-7 3/4"	18'-5 3/4"	326.08
14 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	34'-6 3/4"	18'-5 3/4"	638.69
15 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	51'-8"	17'-8 1/2"	914.93
				EXISTING GARAGE SUBTOTAL	**2,449.70 sq ft**
		BASEMENT LEVEL	7'-11 1/2"	10'-4 1/2"	82.57
16 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	16'-8 1/4"	4'-10 1/2"	81.35
17 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	17'-5 3/4"	9'-1 3/4"	159.86
18 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	37'-11"	7'-8"	284.38
19 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	3'-11"	36'-2 1/4"	141.73
20 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	4'-1"	36'-2 1/4"	147.77
21 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	4'-8 1/4"	3'-11 3/4"	18.65
22 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	5'-6 3/4"	4'-6"	25.03
23 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	7'-7"	36'-2 1/4"	274.42
24 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	145'-1 1/2"	4'-11 1/2"	719.58
25 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	145'-1 1/2"	5'-3"	761.91
26 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	4'-1"	36'-2 1/4"	147.77
27 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	4'-8 1/4"	3'-11 3/4"	18.65
28 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	5'-6 3/4"	4'-6"	25.03
29 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	7'-11"	36'-2 1/4"	286.48
30 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	140'-8 1/2"	4'-11"	691.82
31 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	141'-2 1/2"	5'-3"	741.34
32 • Building 2 - Seas	05_EXISTING_DECK	THIRD LEVEL	52'-4 3/4"	4'-7 3/4"	243.42
				EXISTING DECK SUBTOTAL	**4,851.76 sq ft**
		BASEMENT LEVEL	2'-2"	10'-8"	21.33
34 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	4'-5 1/2"	45'-4"	202.11
35 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	8'-5 3/4"	10'-4"	87.62
36 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	16'-5 1/4"	10'-1 3/4"	166.77
37 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	17'-1 1/4"	18'-5 3/4"	316.07
38 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	17'-1 1/4"	18'-5 3/4"	316.07
				EXISTING STORAGE SUBTOTAL	**793.99 sq ft**
				TOTAL	**19,726.59 sq ft**

AREA FILL LEGEND

	EXISTING	PROPOSED
LIVING		
GARAGE		
DECK		
STORAGE		
MECHANICAL		

KEY PLAN



ROCKEFELLER KEMPEL ARCHITECTS

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PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
CALIFORNIA

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PROJECT NO. 37011.00

DATE 9/24/19

SCALE AS SHOWN

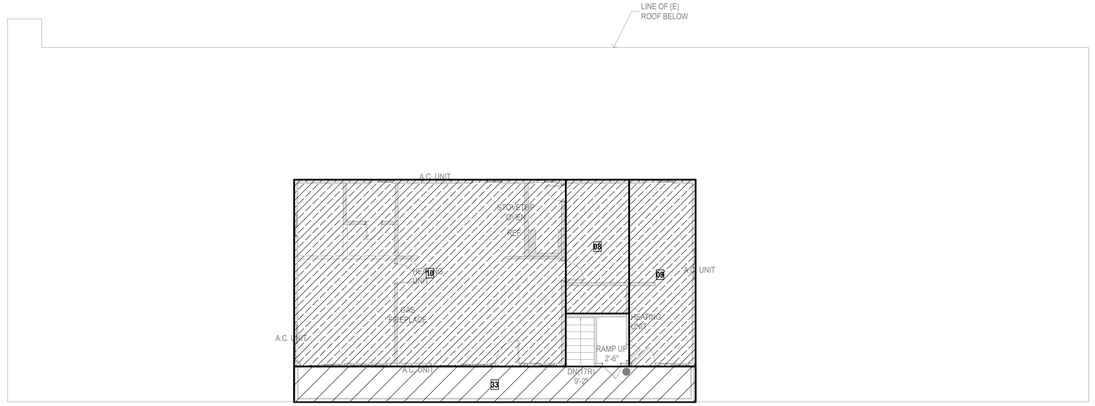
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SHEET TITLE

SEAS FLOOR AREA CALCULATIONS: SECOND LEVEL (5)

SHEET NO.

02-T1.12

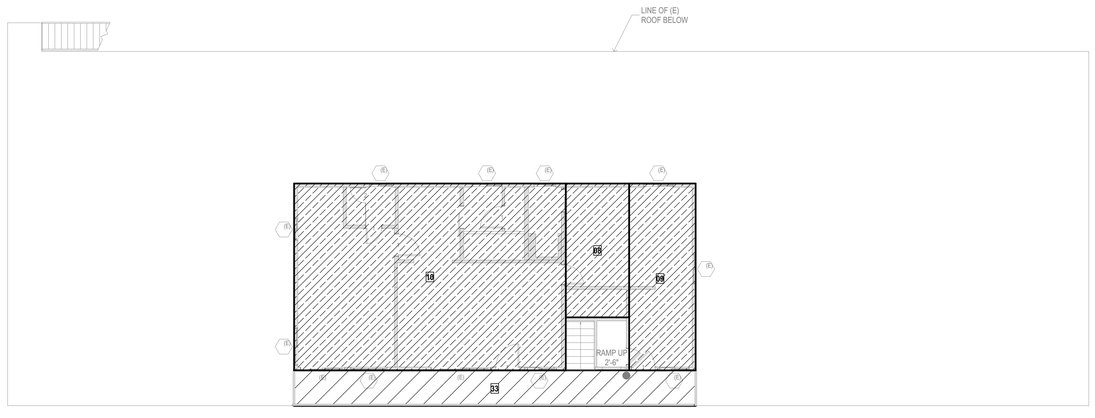


N

EXISTING SEAS FLOOR PLAN: THIRD LEVEL (6)

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

1



N

PROPOSED SEAS FLOOR PLAN: THIRD LEVEL (6)

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

2

Last Plotted By: Keith Hicks
On: Tuesday, September 24, 2019 - 12:23 PM

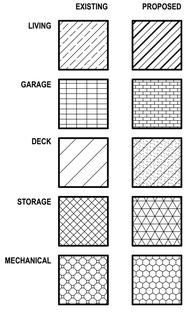
01 SEAS FLOOR AREA CALCULATIONS - PROPOSED

Building	Category	Home Story	Length (A)	Width (B)	Area
01 • Building 2 - Seas	01_EXISTING_LIVING	BASEMENT LEVEL	34'-1"	36'-2 1/4"	1,233.39
02 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	8'-9"	25'-5 1/4"	222.58
03 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	51'-9 1/2"	36'-2 1/4"	1,874.21
04 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	69'-0"	36'-2 1/4"	2,496.94
05 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	8'-5.5/8"	25'-5 1/4"	215.42
06 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	51'-9 1/2"	36'-2 1/4"	1,874.21
07 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	68'-11 3/8"	36'-2 1/4"	2,495.05
08 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	8'-3 1/4"	17'-5 1/2"	144.39
09 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	8'-8"	24'-4 1/2"	211.25
10 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	35'-5 1/4"	24'-4 1/2"	863.79
				EXISTING LIVING SUBTOTAL	**11,631.23 sq ft**
13 • Building 2 - Seas	02_PROPOSED_LIVING	BASEMENT LEVEL	17'-7 3/4"	18'-5 3/4"	326.17
14 • Building 2 - Seas	02_PROPOSED_LIVING	BASEMENT LEVEL	34'-6 5/8"	18'-5 3/4"	638.59
				PROPOSED LIVING SUBTOTAL	**964.75 sq ft**
11 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	16'-5 1/4"	15'-8"	257.52
12 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	17'-7 3/4"	17'-8 1/2"	312.48
15 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	51'-8"	17'-8 1/2"	914.93
				EXISTING GARAGE SUBTOTAL	**1,484.93 sq ft**
16 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	7'-11 1/2"	10'-4 1/2"	82.57
17 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	16'-8 1/4"	4'-10 1/2"	81.35
18 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	17'-5 3/4"	9'-1 3/4"	159.96
19 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	37'-11"	7'-8"	284.38
20 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	3'-11"	36'-2 1/4"	141.73
21 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	4'-1"	36'-2 1/4"	147.77
22 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	4'-8 1/4"	3'-11 3/4"	18.65
23 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	5'-6 3/4"	4'-6"	25.03
24 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	7'-7"	36'-2 1/4"	274.42
25 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	145'-1 1/2"	4'-11 1/2"	719.58
26 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	145'-1 1/2"	5'-3"	761.91
27 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	4'-1"	36'-2 1/4"	147.77
28 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	4'-8 1/4"	3'-11 3/4"	18.65
29 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	5'-6 3/4"	4'-6"	25.03
30 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	7'-11"	36'-2 1/4"	286.48
31 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	140'-8 1/2"	4'-11"	691.82
32 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	141'-2 1/2"	5'-3"	741.34
33 • Building 2 - Seas	05_EXISTING_DECK	THIRD LEVEL	52'-4 3/4"	4'-7 3/4"	243.42
				EXISTING DECK SUBTOTAL	**4,851.76 sq ft**
34 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	8'-5 3/4"	10'-4"	87.62
35 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	16'-5 1/4"	10'-1 3/4"	166.77
36 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	17'-1 1/4"	18'-5 3/4"	316.07
				EXISTING STORAGE SUBTOTAL	**570.46 sq ft**
				TOTAL	**19,503.13 sq ft**

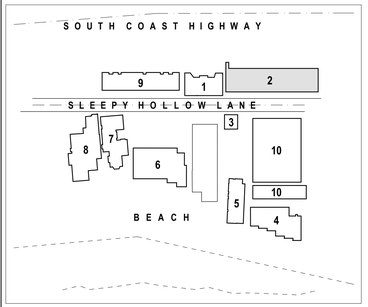
SEAS FLOOR AREA CALCULATIONS - EXISTING

Building	Category	Home Story	Length (A)	Width (B)	Area
01 • Building 2 - Seas	01_EXISTING_LIVING	BASEMENT LEVEL	34'-1"	36'-2 1/4"	1,233.39
02 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	8'-9"	25'-5 1/4"	222.58
03 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	51'-9 1/2"	36'-2 1/4"	1,874.21
04 • Building 2 - Seas	01_EXISTING_LIVING	GROUND LEVEL	69'-0"	36'-2 1/4"	2,496.94
05 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	8'-5.5/8"	25'-5 1/4"	215.42
06 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	51'-9 1/2"	36'-2 1/4"	1,874.21
07 • Building 2 - Seas	01_EXISTING_LIVING	SECOND LEVEL	68'-11 3/8"	36'-2 1/4"	2,495.05
08 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	8'-3 1/4"	17'-5 1/2"	144.39
09 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	8'-8"	24'-4 1/2"	211.25
10 • Building 2 - Seas	01_EXISTING_LIVING	THIRD LEVEL	35'-5 1/4"	24'-4 1/2"	863.79
				EXISTING LIVING SUBTOTAL	**11,631.23 sq ft**
11 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	16'-5 1/4"	15'-8"	257.52
12 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	17'-7 3/4"	17'-8 1/2"	312.48
13 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	17'-7 3/4"	18'-5 3/4"	326.08
14 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	34'-6 3/4"	18'-5 3/4"	638.69
15 • Building 2 - Seas	03_EXISTING_GARAGE	BASEMENT LEVEL	51'-8"	17'-8 1/2"	914.93
				EXISTING GARAGE SUBTOTAL	**2,449.70 sq ft**
16 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	7'-11 1/2"	10'-4 1/2"	82.57
17 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	16'-8 1/4"	4'-10 1/2"	81.35
18 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	17'-5 3/4"	9'-1 3/4"	159.96
19 • Building 2 - Seas	05_EXISTING_DECK	BASEMENT LEVEL	37'-11"	7'-8"	284.38
20 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	3'-11"	36'-2 1/4"	141.73
21 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	4'-1"	36'-2 1/4"	147.77
22 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	4'-8 1/4"	3'-11 3/4"	18.65
23 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	5'-6 3/4"	4'-6"	25.03
24 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	7'-7"	36'-2 1/4"	274.42
25 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	145'-1 1/2"	4'-11 1/2"	719.58
26 • Building 2 - Seas	05_EXISTING_DECK	GROUND LEVEL	145'-1 1/2"	5'-3"	761.91
27 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	4'-1"	36'-2 1/4"	147.77
28 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	4'-8 1/4"	3'-11 3/4"	18.65
29 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	5'-6 3/4"	4'-6"	25.03
30 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	7'-11"	36'-2 1/4"	286.48
31 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	140'-8 1/2"	4'-11"	691.82
32 • Building 2 - Seas	05_EXISTING_DECK	SECOND LEVEL	141'-2 1/2"	5'-3"	741.34
33 • Building 2 - Seas	05_EXISTING_DECK	THIRD LEVEL	52'-4 3/4"	4'-7 3/4"	243.42
				EXISTING DECK SUBTOTAL	**4,851.76 sq ft**
34 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	2'-2"	10'-8"	21.33
35 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	4'-5 1/2"	45'-4"	202.11
36 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	8'-5 3/4"	10'-4"	87.62
37 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	16'-5 1/4"	10'-1 3/4"	166.77
38 • Building 2 - Seas	07_EXISTING_STORAGE	BASEMENT LEVEL	17'-1 1/4"	18'-5 3/4"	316.07
				EXISTING STORAGE SUBTOTAL	**793.90 sq ft**
				TOTAL	**19,726.59 sq ft**

AREA FILL LEGEND



KEY PLAN



ROCKEFELLER KEMPEL ARCHITECTS

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El Segundo, California
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F 310.335.6060
W www.rockefellerkempel.com

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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PROJECT NO.
37011.00

DATE
9/24/19

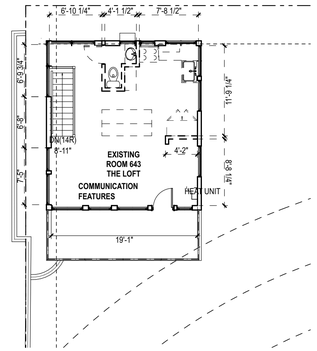
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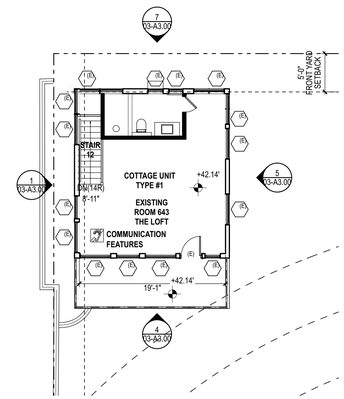
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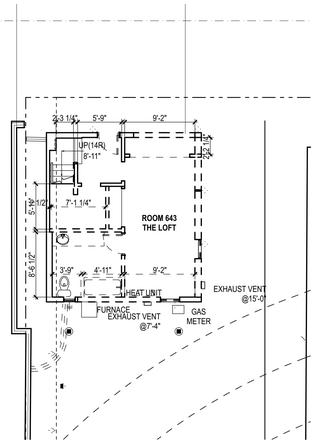
SHEET NO.
02-T1.13



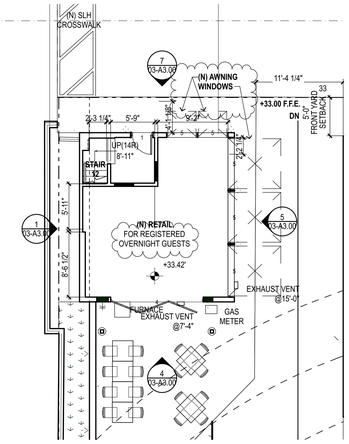
N **COTTAGE EXISTING/DEMO FLOOR PLAN: BASEMENT LEVEL (3)** 3
SCALE: 1/8" = 1'-0"



N **COTTAGE PROPOSED FLOOR PLAN: BASEMENT LEVEL (3)** 1
SCALE: 1/8" = 1'-0"



N **COTTAGE EXISTING/DEMO FLOOR PLAN: ALLEY LEVEL (2)** 4
SCALE: 1/8" = 1'-0"



N **COTTAGE PROPOSED FLOOR PLAN: ALLEY LEVEL (2)** 2
SCALE: 1/8" = 1'-0"

KEYNOTES - FLOOR PLANS

1. **ZONING REVIEW SUBMITTAL DIMENSIONS.** DIMENSIONS SHOWN ARE TYPICAL TO SIMILAR UNITS, U.N.O. DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
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A) A SEPARATE (DEFERRED) SUBMITTAL FOR THE CONVERSION OF THE DRY STANDPIPE SYSTEM TO WET MANUAL SYSTEM IS REQUIRED AND MUST BE DESIGNED IN COMPLIANCE WITH THE 2016 CFC AND NFPA 14, AND INSTALLED BY A QUALIFIED FIRE PROTECTION CONTRACTOR. PLANS MUST BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND FINAL INSPECTION CONDUCTED.

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D) A SEPARATE (DEFERRED) SUBMITTAL FOR UL300 COMPLIANT FIRE SUPPRESSION SYSTEM(S) IS REQUIRED FOR ALL TYPE 1 COOK HOODS. A UL300 COMPLIANT SYSTEM PLAN WILL NEED TO BE SUBMITTED TO THE LBFD FOR REVIEW AND APPROVAL. A PERMIT ISSUED AND FINAL INSPECTION REQUIRED. SYSTEM(S) SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF 2016 CFC, CMC, CEC, NFPA 17A & 96.

E) FIRE EXTINGUISHERS TO BE LOCATED AND SIZED AS PER 2016 CFC SECTION 906 AND FIRE INSPECTORS' DIRECTION.

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H) KNOX BOX FIREFIGHTER ACCESS IS REQUIRED, TO BE INSTALLED AT ALL PRIMARY ENTRANCE LOCATIONS. PROVIDE DWELLING / GATE KEYS TO THE LBFD INSPECTOR FOR PLACEMENT INTO THE KNOX BOXES.

I) NEW AND REMODELED ELEVATORS MUST BE SIZED TO ACCOMMODATE AN AMBULANCE GURNEY, AND MEET ALL MINIMUM CBC AND CFC REQUIREMENTS. NOTE: STANDARDIZED ELEVATOR KEYS MUST BE PROVIDED TO LBFD INSPECTOR AT FINAL FOR PLACEMENT INTO KNOX BOXES.

J) ALL APPARATUS ACCESS FIRE LANES MUST BE CONSTRUCTED AND MARKED/SIGNED AS PER CFC REQUIREMENTS.

K) ALL NEW FABRIC AWNINGS MUST BE CA TITLE 19 COMPLIANT FOR FLAME RETARDANCE, WITH THE CSFM LABEL ON EACH ONE.

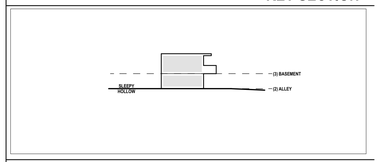
L) ALL CFC CHAPTER 4 EVACUATION AND PLANNING REQUIREMENTS MUST BE MET. DETAILS FOR DIAGRAMS REQUIRED BY SECTIONS 403 & 404 MUST BE PROVIDED.

M) FOR FIRE DEPARTMENT INSPECTIONS, CALL (949) 497-0352 AT LEAST 3 DAYS IN ADVANCE TO SCHEDULE.

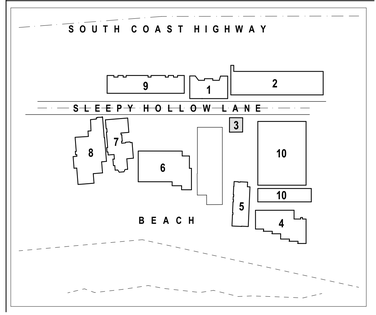
WALL LEGEND



KEY SECTION



KEY PLAN



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DRAWING LOG

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LICENSED ARCHITECT
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C-14927
4-30-21
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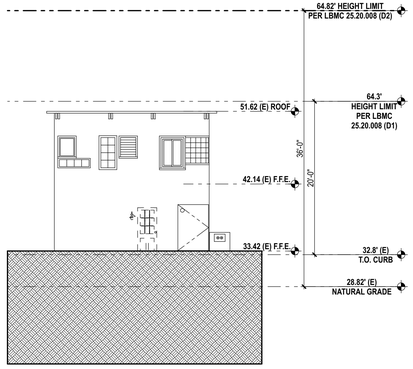
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PROJECT NO. 37011.00
DATE 1/29/21
SCALE AS SHOWN
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SHEET TITLE
COTTAGE DEMO & FLOOR PLANS: BASEMENT (3) & ALLEY (2) LEVELS

SHEET NO.
03-A2.00

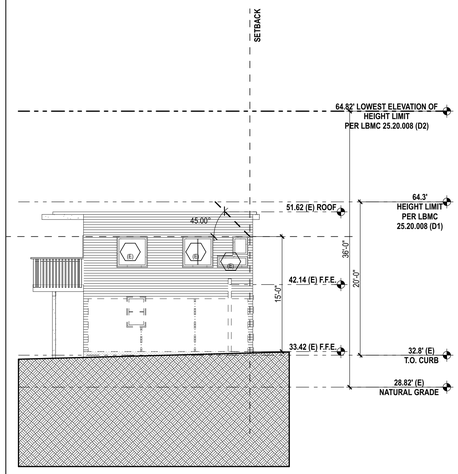
Last Printed By: Kelin Hsieh
On: Friday, January 29, 2021 8:38 AM



EXISTING/DEMO EXTERIOR ELEVATION: COTTAGE: EAST

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

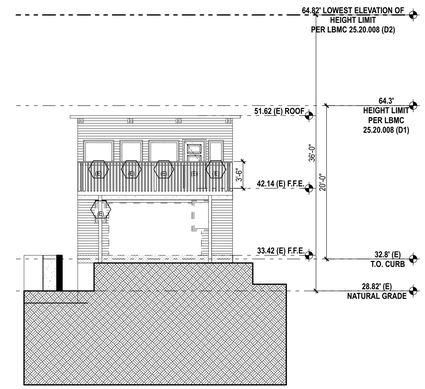
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EXISTING/DEMO EXTERIOR ELEVATION: COTTAGE: SOUTH

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

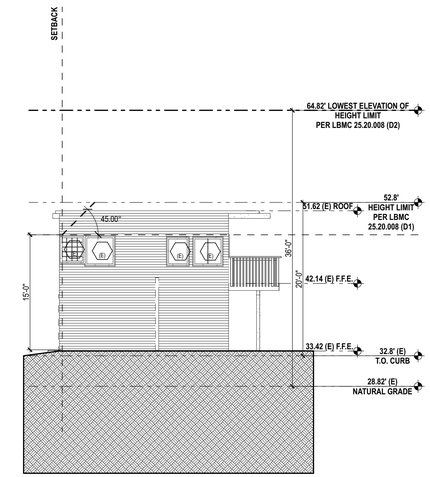
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EXISTING/DEMO EXTERIOR ELEVATION: COTTAGE: WEST

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

3



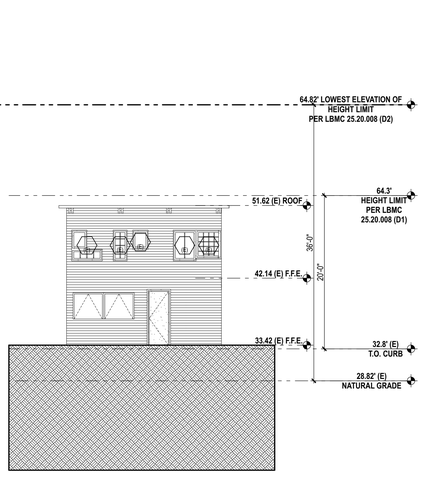
EXISTING/DEMO EXTERIOR ELEVATION: COTTAGE: NORTH

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

1

KEYNOTES - COTTAGE (1 KEY)

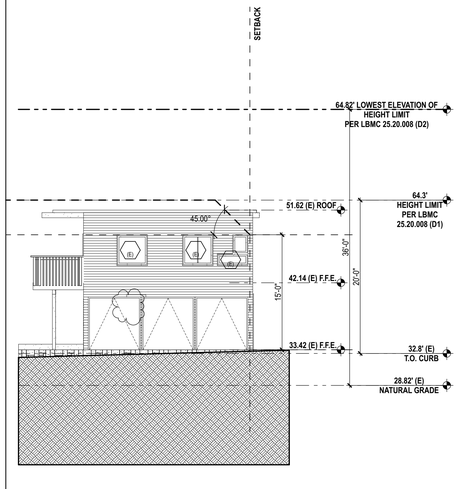
1. **PAINT.**
   A. EXTERIOR SIDING, RAFTER TAILS HEAVY TERMITE DAMAGE. FUMIGATE / TREAT BUILDING PER PEST CONTROL RECOMMENDATION.
   B. INTERIOR DRYWALL, PATCH, REPAIR, PAINT.
2. **EXISTING WINDOWS.** ALL (E) WINDOWS TO REMAIN, U.N.O., TYP.
3. **ENTRY DOORS.** ENTRY DOOR AND FRAME TO BE REPLACED WITH SOLID CORE LAMINATE FACED DOOR.
   A. NOT USED
   B. (N) DOOR TO BE LAMINATE FACED (COLOR TBD).
   C. REUSE EXISTING LATCH / CARD READER ENTRY & HINGE, TYP.
   D. (N) OVERHEAD PIVOT DOORS PER ELEVATIONS AND PLANS, TYP.
4. **EXISTING DECK.** REPAIR DECKING.
5. **EXISTING CAP SHEET.** (E) CAP SHEET (ROLLED OVER EDGE) ROOF TO BE INSPECTED (DRY ROT AND EXTENSIVE TERMITE DAMAGE MAY REQUIRE NEW ROOF).
6. **NEW DECK.** LEVEL SEATING AREA FOR TABLE & CHAIR USE.
7. **HVAC.**
   A. REMOVE ALL (E) PTAC AC UNITS; PREP WALL INTERIOR AND EXTERIOR FOR (N) PTAC UNITS.
   B. ALL PTAC UNITS INSTALLED PER MEP ENGINEER & MANUFACTURER REQUIREMENTS. INSTALLATION TO FOLLOW I.D. DESIGN DIRECTION (SEE I.D. DRAWINGS).
   C. ALL (N) PTAC UNITS TO BE DIPPED / SPRAYED IN ANTI-CORROSIVE COATING TO ENSURE LONG LIFESPAN.
   D. UPGRADE POWER FOR BUILDING AS REQUIRED TO ACCOMMODATE HVAC UPGRADE PER MEP ENGINEER.



PROPOSED EXTERIOR ELEVATION: COTTAGE: EAST

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

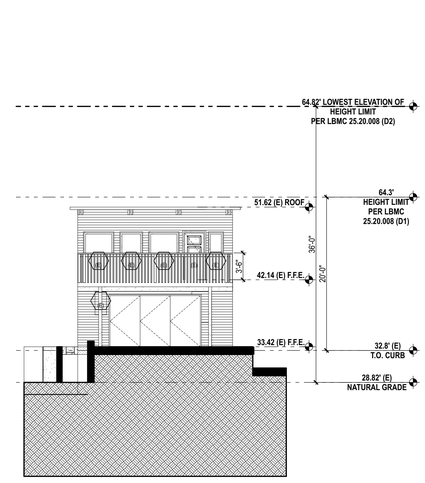
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PROPOSED EXTERIOR ELEVATION: COTTAGE: SOUTH

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

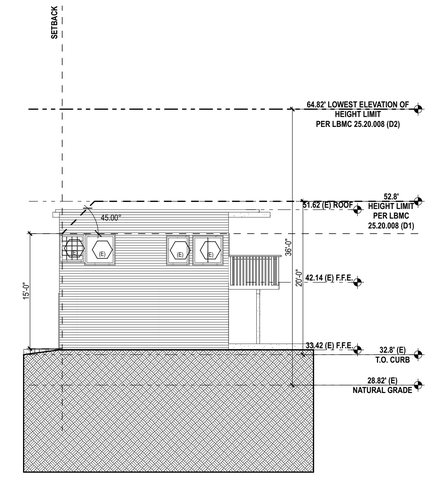
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PROPOSED EXTERIOR ELEVATION: COTTAGE: WEST

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

4



PROPOSED EXTERIOR ELEVATION: COTTAGE: NORTH

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

2

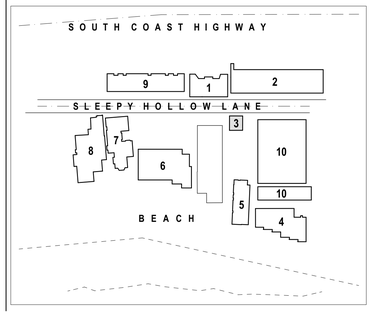
NOTES:

REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW). NOT REFLECTED IN ELEVATIONS, TYP.

SEE GRADING PLAN FOR PRECISE GRADING INFORMATION, TYP.

(E) NON-COMPLIANT RAILING HEIGHTS TO REMAIN, UNO. (N) RAILINGS TO BE 42" HIGH MIN. PER CODE. (E) RAILING DIMENSION HEIGHTS TO BE VERIFIED IN FIELD.

KEY PLAN



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DRAWING LOG

No.	Date	
1	05.21.18	Zoning Review Submittal
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LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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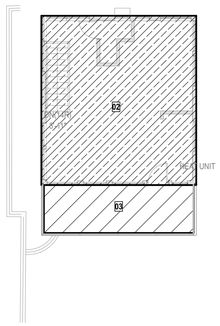
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SHEET TITLE

COTTAGE DEMO & PROPOSED ELEVATIONS

SHEET NO. 03-A3.00

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On: Friday, January 29, 2021
9:38 AM

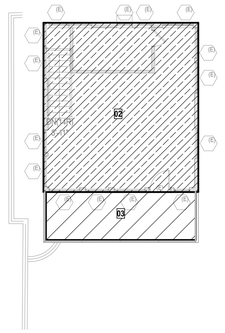


N

EXISTING COTTAGE FLOOR PLAN: BASEMENT LEVEL (3)

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

3

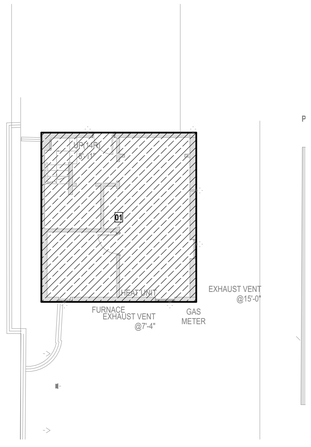


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SCALE: 1/8" = 1'-0"

1

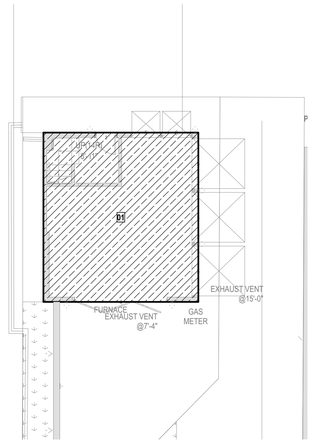


N

EXISTING COTTAGE FLOOR PLAN: ALLEY LEVEL (2)

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

4



N

PROPOSED COTTAGE FLOOR PLAN: ALLEY LEVEL (2)

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

2

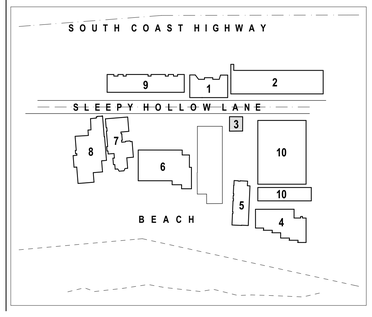
REEF COTTAGE FLOOR AREA CALCULATIONS - EXISTING

	Building	Category	Home Story	Length (A)	Width (B)	Area
D1	• Building 3 - Reef Cottage	01_EXISTING_LIVING	ALLEY LEVEL	20'-2 1/2"	22'-1"	446.27
D2	• Building 3 - Reef Cottage	01_EXISTING_LIVING	BASEMENT LEVEL	20'-2 1/2"	22'-1"	446.27
						EXISTING LIVING SUBTOTAL: 892.54 sq ft
D3	• Building 3 - Reef Cottage	05_EXISTING_DECK	BASEMENT LEVEL	15'-6 1/2"	8'-0"	122.14
						EXISTING DECK SUBTOTAL: 122.14 sq ft
						TOTAL: 1,014.68 sq ft

AREA FILL LEGEND

	EXISTING	PROPOSED
LIVING		
GARAGE		
DECK		
STORAGE		
MECHANICAL		

KEY PLAN



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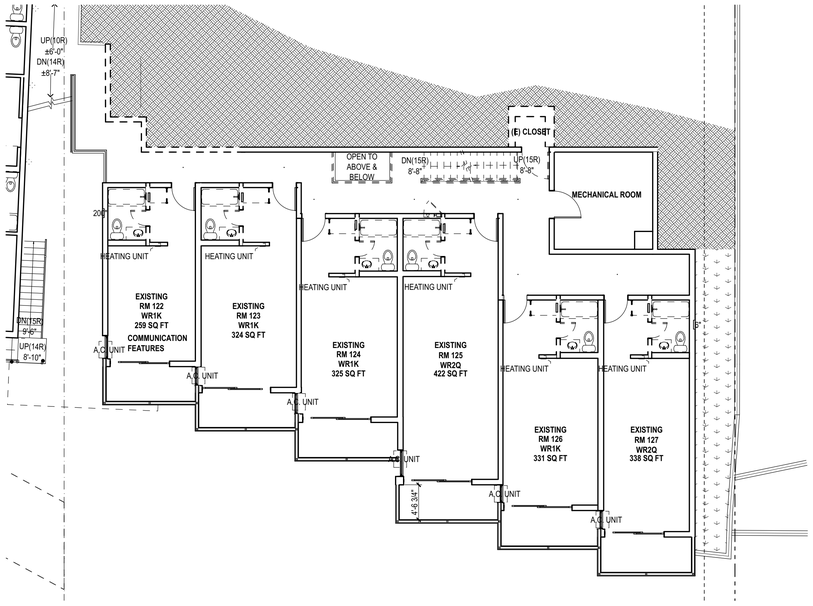
SCALE
AS SHOWN

DRAWN BY
BK, EC

SHEET TITLE
COTTAGE FLOOR AREA CALCS: BASEMENT (3) & ALLEY (2) LEVELS

SHEET NO.
03-T1.10

Last Plotted By: Keith Hobbs
On: Tuesday, September 24, 2019 - 12:24 PM

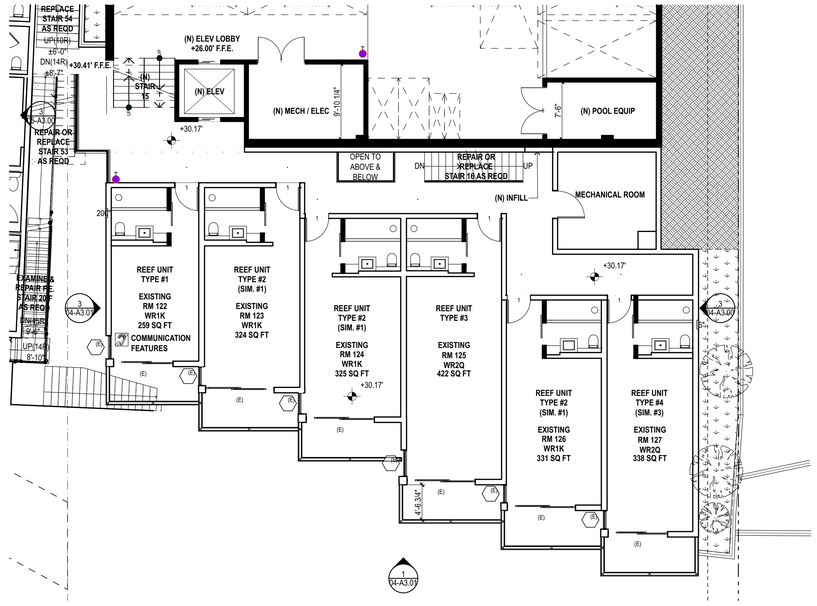


N

REEF WING EXISTING/DEMO FLOOR PLAN: ALLEY LEVEL (2)

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

3



N

REEF WING PROPOSED FLOOR PLAN: ALLEY LEVEL (2)

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1

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G) BUILDING ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR FACING THE STREET ADDRESSED TO. MINIMUM SIZE OF UNIT/ SUITE NUMBERS IS 4". WITH THE MINIMUM SIZE OF BUILDING NUMBERS BEING 6". NUMBER COLOR MUST CONTRAST WITH BACKGROUND.

H) KNOX BOX /FIREFIGHTER ACCESS IS REQUIRED, TO BE INSTALLED AT ALL PRIMARY ENTRANCE LOCATIONS. PROVIDE DWELLING / GATE KEYS TO THE LBFD INSPECTOR FOR PLACEMENT INTO THE KNOX BOXES.

I) NEW AND REMODELED ELEVATORS MUST BE SIZED TO ACCOMMODATE AN AMBULANCE GURNEY, AND MEET ALL MINIMUM CBC AND CFC REQUIREMENTS. NOTE: STANDARDIZED ELEVATOR KEYS MUST BE PROVIDED TO LBFD INSPECTOR AT FINAL FOR PLACEMENT INTO KNOX BOXES.

J) ALL APPARATUS ACCESS FIRE LANES MUST BE CONSTRUCTED AND MARKED/SIGNED AS PER CFC REQUIREMENTS.

K) ALL NEW FABRIC AWNINGS MUST BE CA TITLE 19 COMPLIANT FOR FLAME RETARDANCE, WITH THE CSFM LABEL ON EACH ONE.

L) ALL CFC CHAPTER 4 EVACUATION AND PLANNING REQUIREMENTS MUST BE MET. DETAILS FOR DIAGRAMS REQUIRED BY SECTIONS 403 & 404 MUST BE PROVIDED.

M) FOR FIRE DEPARTMENT INSPECTIONS, CALL (949) 497-0352 AT LEAST 3 DAYS IN ADVANCE TO SCHEDULE.

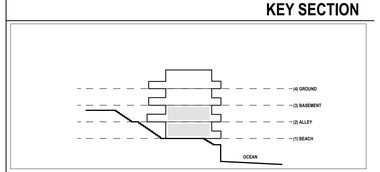
WALL LEGEND

EXISTING WALL TO REMAIN (EMPTY FILL)
(NOTE - NOT ALL (E) DOORS / WINDOWS ARE LABELED.)

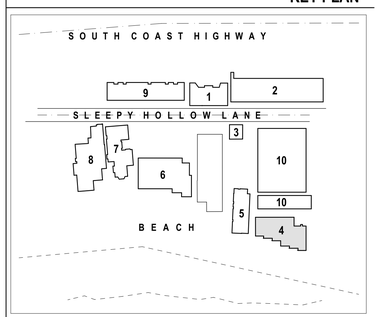
EXISTING WALL / DOOR / WINDOW/ OBJECT TO BE DEMOLISHED (DASHED LINES)

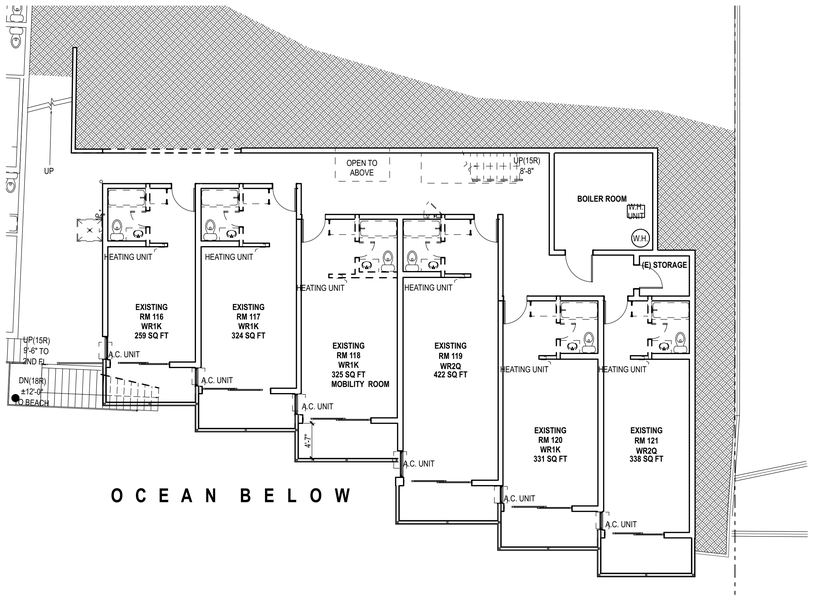
PROPOSED NEW WALL W/ PROPOSED NEW EXTERIOR DOOR / WINDOW
(NOTE - NOT ALL NEW INTERIOR DOORS ARE NUMBERED. NO NUMBERING ON HAND-SKETCHED UNITS.)

KEY SECTION



KEY PLAN



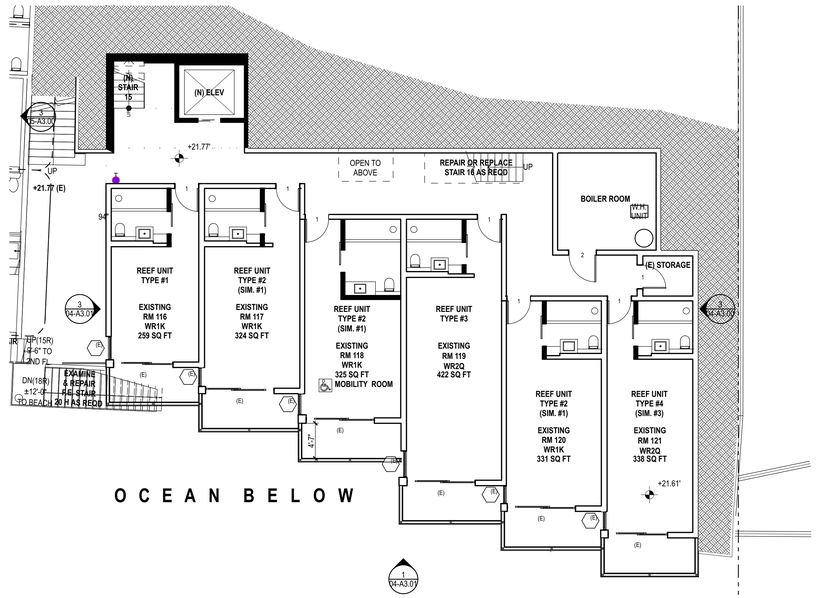


N

REEF WING EXISTING/DEMO FLOOR PLAN: BEACH LEVEL (1)

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

4



N

REEF WING PROPOSED FLOOR PLAN: BEACH LEVEL (1)

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

2

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11	01.29.2021	Additional Planning Corrections

LICENSED ARCHITECT
DARREL S. ROCKEFELLER
C-14927
4-30-21
REGISTERED PROFESSIONAL ARCHITECT
STATE OF CALIFORNIA

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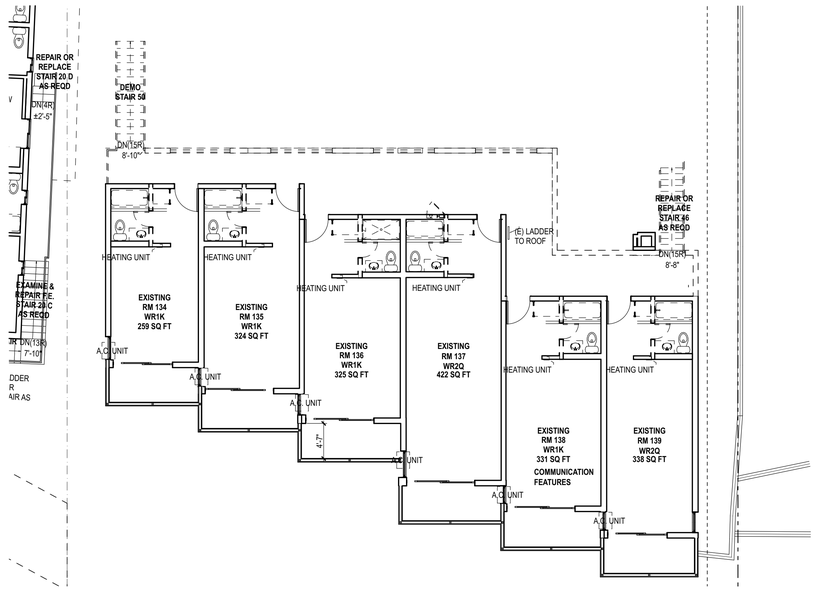
SCALE AS SHOWN

DRAWN BY BK, EC

SHEET TITLE
REEF WING DEMO & FLOOR PLANS: BEACH (1) & ALLEY (2) LEVELS

SHEET NO.
04-A2.00

Last Saved By: Keith Arnold
On: Friday, January 29, 2021 8:39 AM

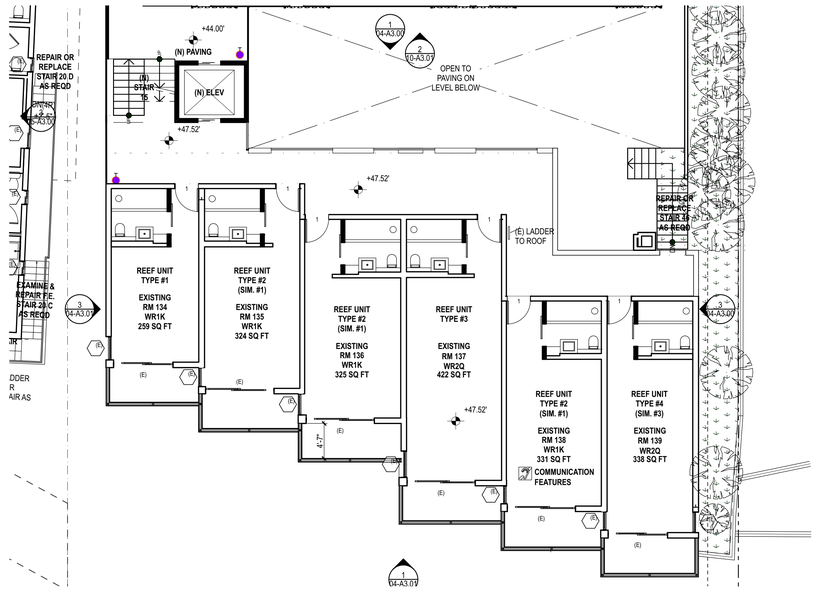


N

REEF WING EXISTING/DEMO FLOOR PLAN: GROUND LEVEL (4)

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

3



N

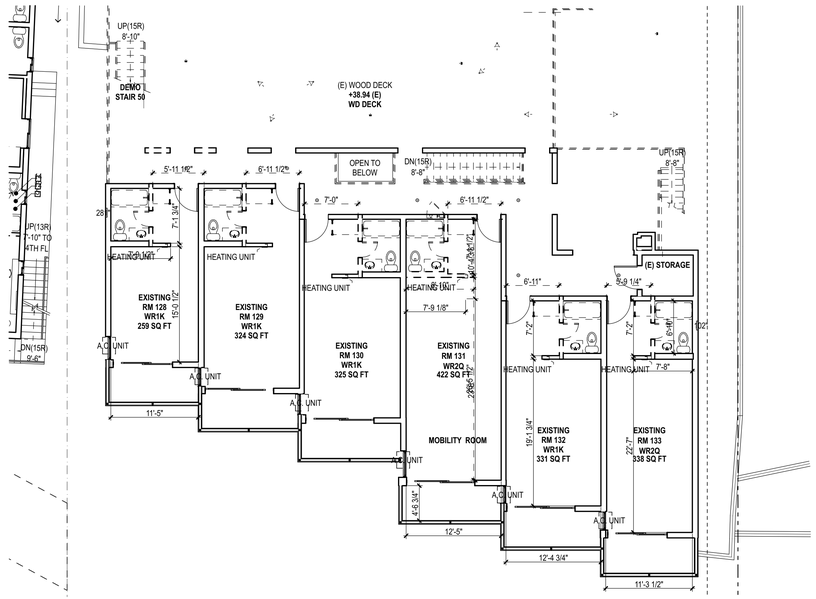
REEF WING PROPOSED FLOOR PLAN: GROUND LEVEL (4)

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

1

KEYNOTES - FLOOR PLANS

1. **ZONING REVIEW SUBMITTAL DIMENSIONS.** DIMENSIONS SHOWN ARE TYPICAL TO SIMILAR UNITS, U.N.O. DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
2. **STAIRS.** REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW).

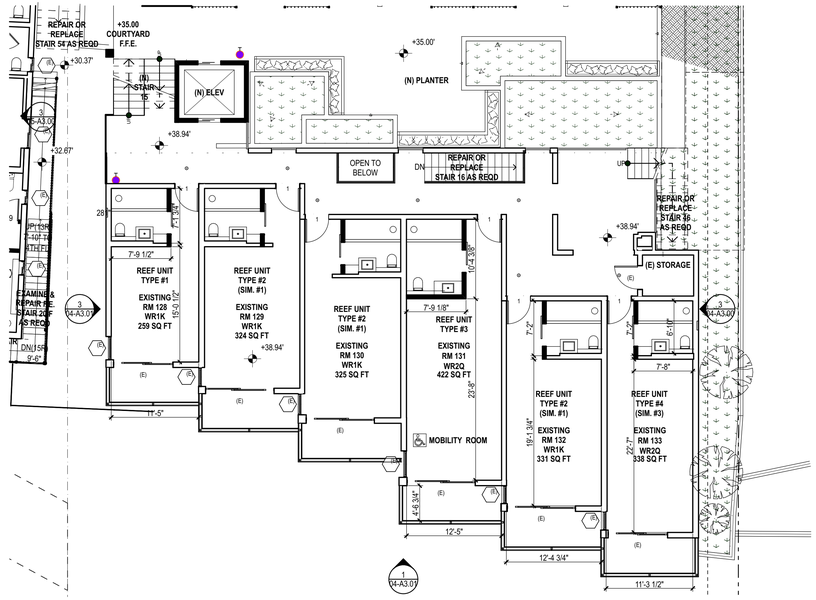


N

REEF WING EXISTING/DEMO FLOOR PLAN: BASEMENT LEVEL (3)

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

4



N

REEF WING PROPOSED FLOOR PLAN: BASEMENT LEVEL (3)

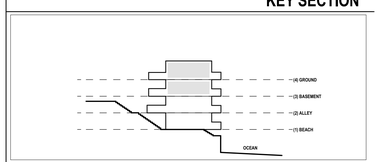
SCALE: 1/8" = 1'-0"

2

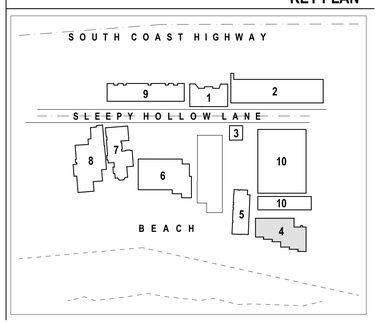
WALL LEGEND



KEY SECTION



KEY PLAN



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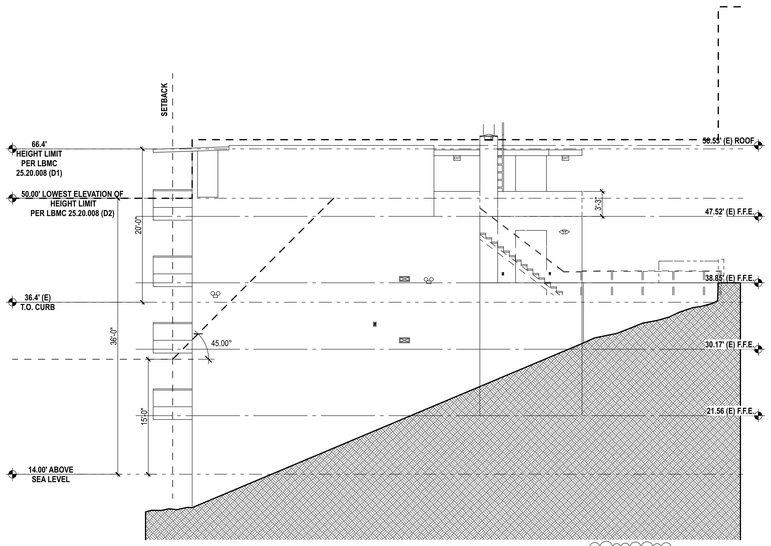
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DRAWN BY BK, EC

SHEET TITLE
REEF WING DEMO & FLOOR PLANS: BASEMENT (3) & GROUND (4) LVL

SHEET NO.
04-A2.01

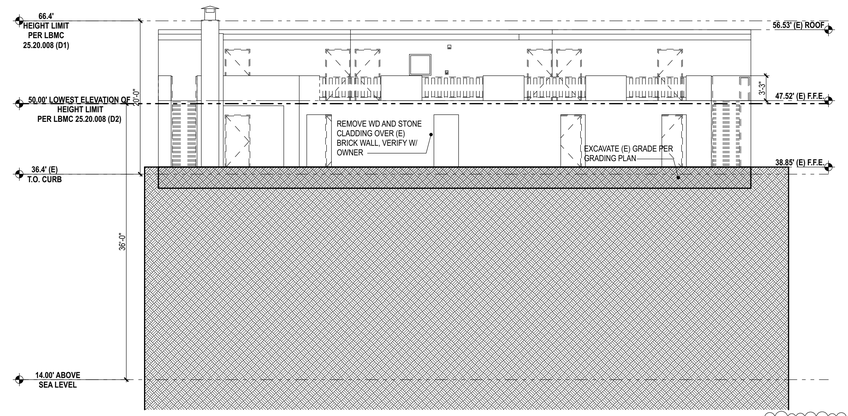
Last Saved by: Ryan.Arnold
On: Friday, January 29, 2021 8:39 AM



EXISTING/DEMO EXTERIOR ELEVATION: REEF WING: SOUTH

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

3



EXISTING/DEMO EXTERIOR ELEVATION: REEF WING: EAST

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

1

KEYNOTES - (E) REEF (24 KEYS)

1. **PAINT.**
   A. EXTERIOR: PAINT ALL STUCCO, (N) DOOR FRAMES, (N + E) HANDRAILS, GUARDRAILS.
   B. INTERIOR: PAINT ALL ROOMS, BATHROOMS, CEILINGS, INTERIOR DOORS AND FRAMES.

2. **EXISTING WINDOWS.** ALL (E) WINDOWS TO REMAIN, U.N.O.

3. **ENTRY DOORS.** ALL ENTRY DOORS TO BE REPLACED WITH SOLID CORE LAMINATE FACED DOOR.
   A. NOT USED.
   B. (N) DOOR TO BE LAMINATE FACED (COLOR TBD).
   C. REUSE EXISTING LATCH / CARD READER ENTRY & HINGE, TYP.

4. **PATCHING.**
   A. PATCH (E) EXTERIOR STUCCO "FLOAT FINISH", PAINT.
   B. PATCH (E) INTERIOR GYP BOARD, FINISH TO MATCH EXISTING, PAINT.

5. **EXISTING WALKING DECKS.** AT ALL (E) WALKING DECKS:
   A. DEMO (E) CARPET, (E) DIATO OR OTHER "WATERPROOF" DECKING UNDER THE CARPET.
   B. ADD (N) WATERPROOF MEMBRANE TO (E) SUB DECK AS REQUIRED.
   C. PROVIDE WALKING DECK FINISH (ADD SOME GRIT - CAST SILICA INTO DECK COATING).

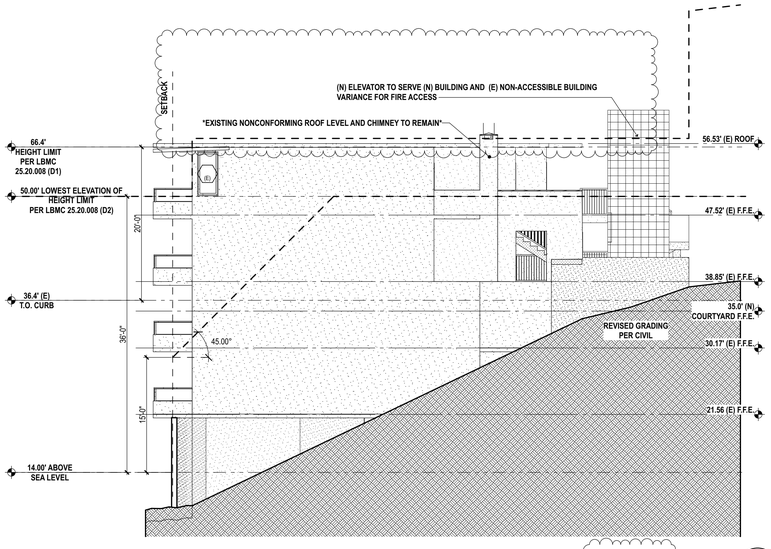
6. **WEST SIDE EXTERIOR ELEVATION (OCEAN FACING).**
   A. RETAIN (E) GLASS + WOOD GUARDRAIL, REPAIR AS REQUIRED.

7. **EAST SIDE EXTERIOR ELEVATION (FACING COURTYARD).**
   A. (E) GUARDRAIL (PLASTER HALF WALLS), REPAIR AS REQUIRED AT LOCATIONS SHOWN ON ELEVATIONS.
   B. ADD (N) CABLE / ROPE SCREENS & HANDRAILS AS SHOWN ON ELEVATIONS W/ 2 X 2 GALV STEEL FRAME SUPPORT PER STRUCTURAL. INCLUDE PLANTERS WHERE SHOWN IN PLAN PER LANDSCAPE ARCHITECT.

8. **HVAC.**
   A. REMOVE ALL (E) PTAC AC UNITS; PATCH WALL INTERIOR AND EXTERIOR.
   B. ADD (N) VRF (AIR COOLED) "CONDENSER" ON EXTERIOR (PER PLANS & MEP ENGINEER).
   C. ADD (N) PIPING TO EACH ROOM; FAN COIL IN EACH ROOM W/ OSA & MEP ENGINEER
   D. UPGRADE POWER FOR BUILDING AS REQUIRED TO ACCOMMODATE HVAC UPGRADE PER MEP ENGINEER

9. **EXISTING ROOF.** (E) ROOF TO REMAIN (DETERMINED TO BE IN GOOD SHAPE BY OPERATIONS). REPAIR AS REQUIRED.

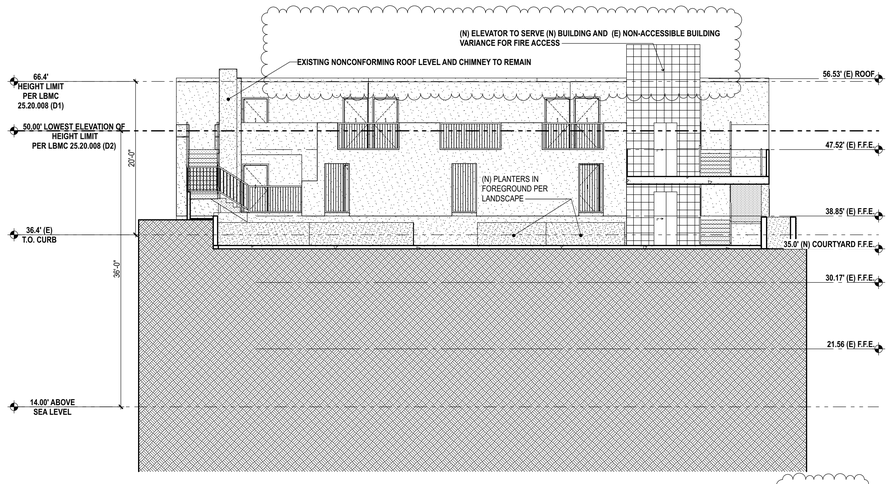
10. **FASCIA BOARDS.** REPLACE ALL FASCIA BOARDS.



PROPOSED EXTERIOR ELEVATION: REEF WING: SOUTH

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

4



PROPOSED EXTERIOR ELEVATION: REEF WING: EAST

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

2

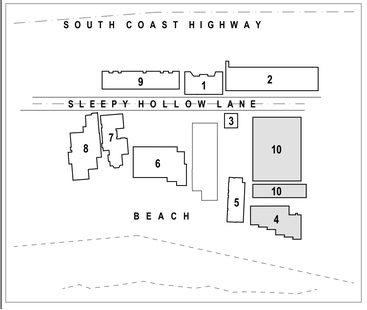
NOTES:

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SEE GRADING PLAN FOR PRECISE GRADING INFORMATION, TYP.

(E) NON-COMPLIANT RAILING HEIGHTS TO REMAIN, UNO. (N) RAILINGS TO BE 42" HIGH MIN. PER CODE. (E) RAILING DIMENSION HEIGHTS TO BE VERIFIED IN FIELD.

KEY PLAN



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DARRELL S. ROCKEFELLER
C-14927
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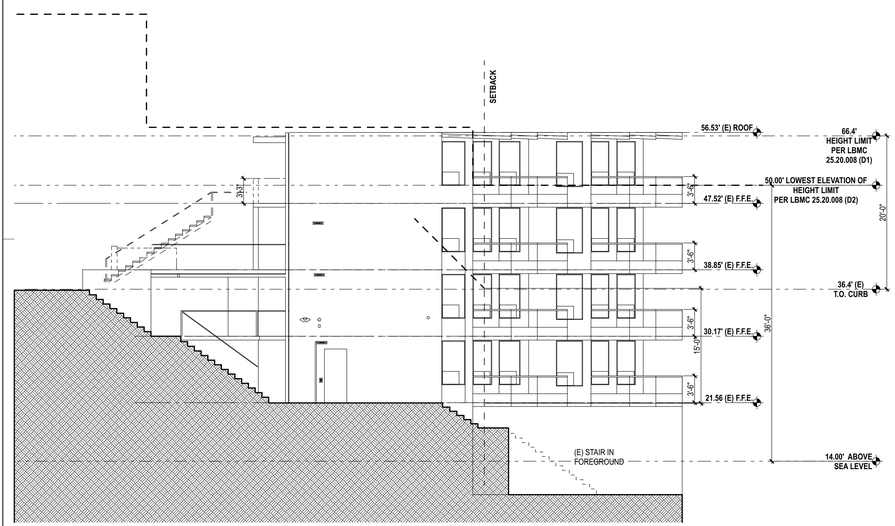
SHEET TITLE

REEF WING DEMO & PROPOSED ELEVATIONS

SHEET NO.

04-A3.00

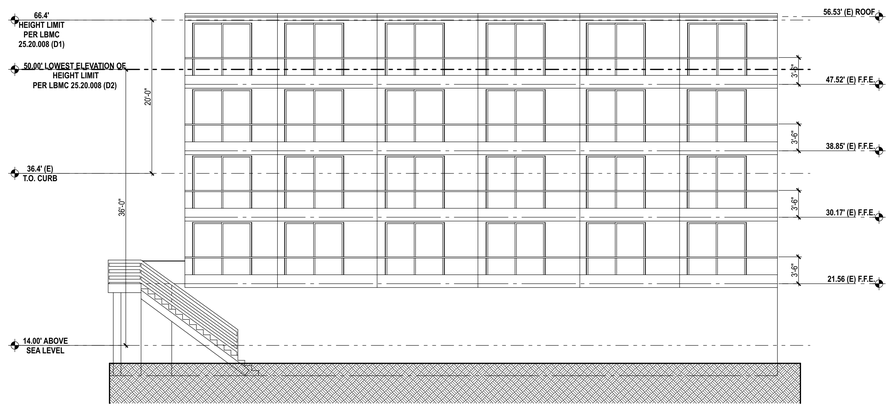
Last Plotted By: Keith Hobbs
On: Friday, January 29, 2021 8:40 AM



EXISTING/DEMO EXTERIOR ELEVATION: REEF WING: NORTH

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

3



EXISTING/DEMO EXTERIOR ELEVATION: REEF WING: WEST

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

1

KEYNOTES - (E) REEF (24 KEYS)

1. **PAINT.**
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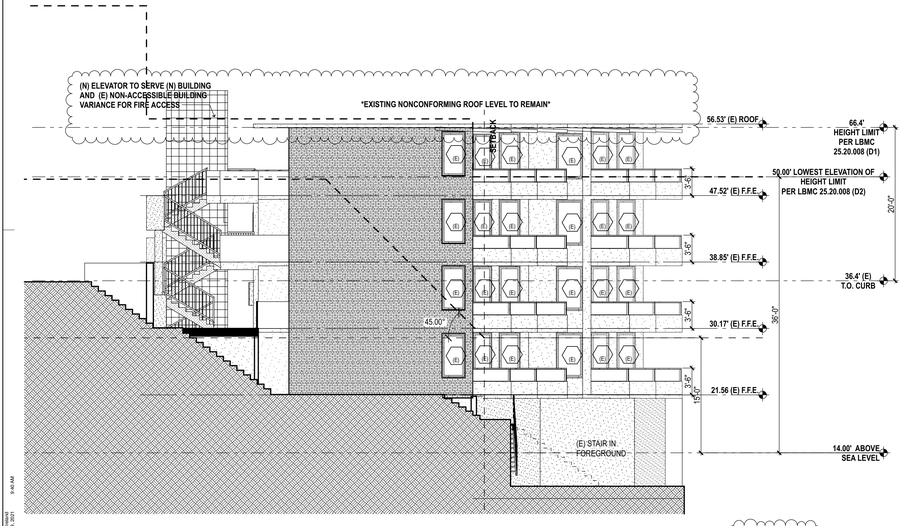
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   A. RETAIN (E) GLASS + WOOD GUARDRAIL, REPAIR AS REQUIRED.

7. **EAST SIDE EXTERIOR ELEVATION (FACING COURTYARD).**
   A. (E) GUARDRAIL (PLASTER HALF WALLS), REPAIR AS REQUIRED AT LOCATIONS SHOWN ON ELEVATIONS.
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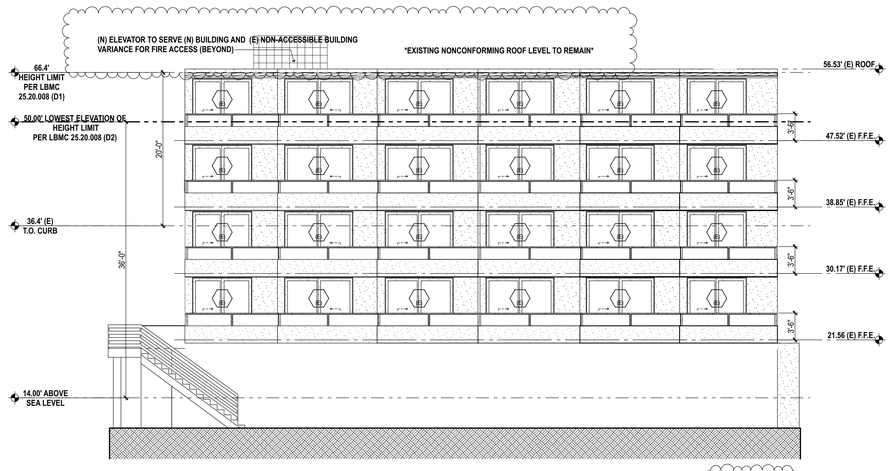
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PROPOSED EXTERIOR ELEVATION: REEF WING: NORTH

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

4



PROPOSED EXTERIOR ELEVATION: REEF WING: WEST

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

2

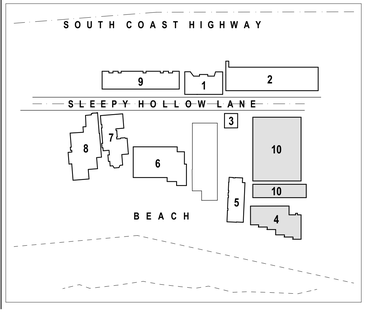
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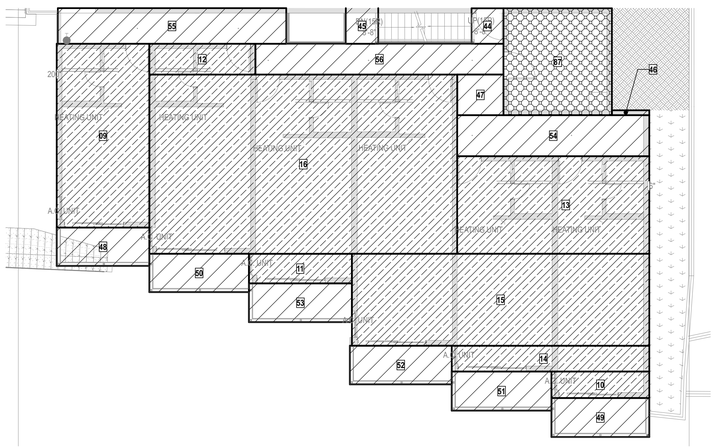
SHEET TITLE

REEF WING DEMO & PROPOSED ELEVATIONS

SHEET NO.

04-A3.01

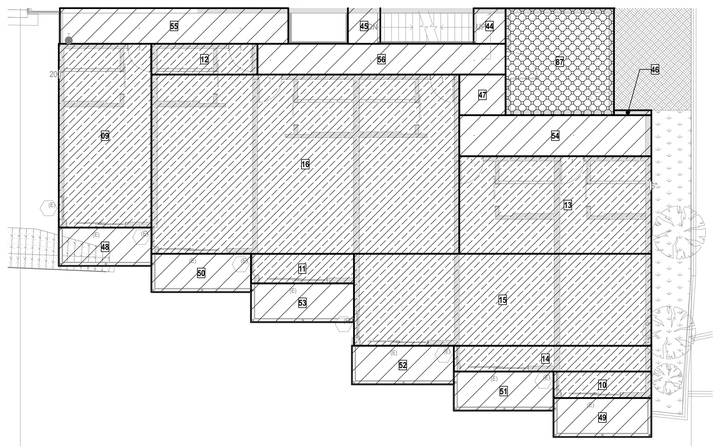
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On: Friday, January 29, 2021
8:40 AM



N

EXISTING REEF FLOOR PLAN: ALLEY LEVEL (2) 3

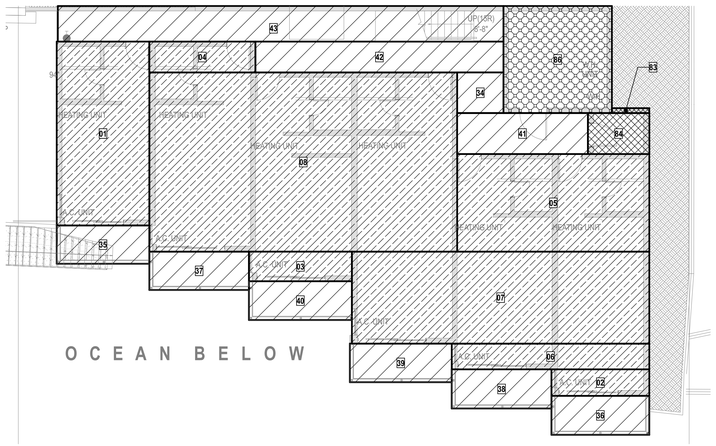
SCALE: 1/8" = 1'-0"



N

PROPOSED REEF FLOOR PLAN: ALLEY LEVEL (2) 1

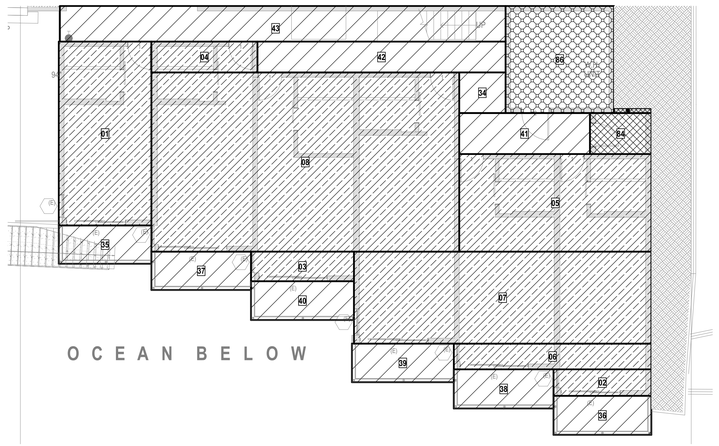
SCALE: 1/8" = 1'-0"



N

EXISTING REEF FLOOR PLAN: BEACH LEVEL (1) 4

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



N

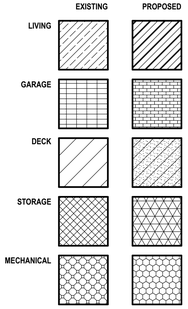
PROPOSED REEF FLOOR PLAN: BEACH LEVEL (1) 2

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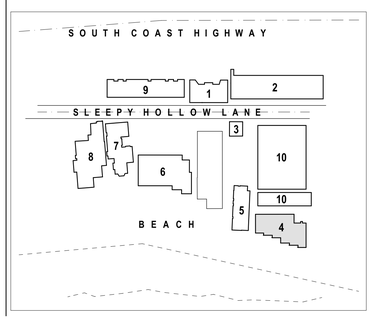
REEF WING FLOOR AREA CALCULATIONS - EXISTING

Building	Category	Home Story	Length (A)	Width (B)	Area
01 • Building 4 - Reef Wing	01_EXISTING_LIVING	BEACH LEVEL	12'-1"	23'-11 3/4"	289.75
02 • Building 4 - Reef Wing	01_EXISTING_LIVING	BEACH LEVEL	12'-9 1/4"	3'-5 1/2"	44.17
03 • Building 4 - Reef Wing	01_EXISTING_LIVING	BEACH LEVEL	13'-5 1/4"	3'-10 1/2"	52.07
04 • Building 4 - Reef Wing	01_EXISTING_LIVING	BEACH LEVEL	13'-10 1/4"	4'-0 1/4"	55.71
05 • Building 4 - Reef Wing	01_EXISTING_LIVING	BEACH LEVEL	25'-0 3/4"	12'-8 3/4"	319.02
06 • Building 4 - Reef Wing	01_EXISTING_LIVING	BEACH LEVEL	25'-9 1/4"	3'-4 1/4"	86.44
07 • Building 4 - Reef Wing	01_EXISTING_LIVING	BEACH LEVEL	38'-9 1/2"	12'-0"	465.52
08 • Building 4 - Reef Wing	01_EXISTING_LIVING	BEACH LEVEL	40'-1 3/4"	23'-4 1/2"	938.41
09 • Building 4 - Reef Wing	01_EXISTING_LIVING	ALLEY LEVEL	12'-1"	23'-11 3/4"	289.75
10 • Building 4 - Reef Wing	01_EXISTING_LIVING	ALLEY LEVEL	12'-9 1/4"	3'-5 1/2"	44.17
11 • Building 4 - Reef Wing	01_EXISTING_LIVING	ALLEY LEVEL	13'-5 1/4"	3'-10 1/4"	51.79
12 • Building 4 - Reef Wing	01_EXISTING_LIVING	ALLEY LEVEL	13'-10 1/4"	4'-0 1/4"	55.71
13 • Building 4 - Reef Wing	01_EXISTING_LIVING	ALLEY LEVEL	25'-0 3/4"	12'-8 3/4"	319.02
14 • Building 4 - Reef Wing	01_EXISTING_LIVING	ALLEY LEVEL	25'-9 1/4"	3'-4 1/4"	86.44
15 • Building 4 - Reef Wing	01_EXISTING_LIVING	ALLEY LEVEL	38'-9 1/2"	12'-0"	465.52
16 • Building 4 - Reef Wing	01_EXISTING_LIVING	ALLEY LEVEL	40'-1 3/4"	23'-4 1/2"	938.41
17 • Building 4 - Reef Wing	01_EXISTING_LIVING	BASEMENT LEVEL	12'-1"	23'-11 3/4"	289.75
18 • Building 4 - Reef Wing	01_EXISTING_LIVING	BASEMENT LEVEL	12'-9 1/4"	3'-5 1/2"	44.17
19 • Building 4 - Reef Wing	01_EXISTING_LIVING	BASEMENT LEVEL	13'-5 1/4"	3'-10 1/2"	52.07
20 • Building 4 - Reef Wing	01_EXISTING_LIVING	BASEMENT LEVEL	13'-10 1/4"	4'-0"	55.42
21 • Building 4 - Reef Wing	01_EXISTING_LIVING	BASEMENT LEVEL	25'-0 3/4"	12'-8 3/4"	319.02
22 • Building 4 - Reef Wing	01_EXISTING_LIVING	BASEMENT LEVEL	25'-9 1/4"	3'-4 1/4"	86.44
23 • Building 4 - Reef Wing	01_EXISTING_LIVING	BASEMENT LEVEL	38'-9 1/2"	12'-0"	465.52
24 • Building 4 - Reef Wing	01_EXISTING_LIVING	BASEMENT LEVEL	40'-1 3/4"	23'-4 3/4"	939.25
25 • Building 4 - Reef Wing	01_EXISTING_LIVING	GROUND LEVEL	3 1/4"	3'-1"	0.84
26 • Building 4 - Reef Wing	01_EXISTING_LIVING	GROUND LEVEL	12'-1"	23'-11 3/4"	289.75
27 • Building 4 - Reef Wing	01_EXISTING_LIVING	GROUND LEVEL	12'-9 1/4"	3'-5 1/2"	44.17
28 • Building 4 - Reef Wing	01_EXISTING_LIVING	GROUND LEVEL	13'-5 1/4"	3'-10 1/2"	52.07
29 • Building 4 - Reef Wing	01_EXISTING_LIVING	GROUND LEVEL	13'-10 1/4"	4'-0 1/4"	55.71
30 • Building 4 - Reef Wing	01_EXISTING_LIVING	GROUND LEVEL	25'-0 3/4"	12'-8 3/4"	319.02
31 • Building 4 - Reef Wing	01_EXISTING_LIVING	GROUND LEVEL	25'-9 1/4"	3'-4 1/4"	86.44
32 • Building 4 - Reef Wing	01_EXISTING_LIVING	GROUND LEVEL	38'-9 1/2"	12'-0"	465.52
33 • Building 4 - Reef Wing	01_EXISTING_LIVING	GROUND LEVEL	40'-1 3/4"	23'-4 1/2"	938.41
				EXISTING LIVING SUBTOTAL	**9,005.47 sq ft**
34 • Building 4 - Reef Wing	05_EXISTING_DECK	BEACH LEVEL	9'-3 3/4"	3'-5"	32.10
35 • Building 4 - Reef Wing	05_EXISTING_DECK	BEACH LEVEL	12'-1"	5'-0"	60.42
36 • Building 4 - Reef Wing	05_EXISTING_DECK	BEACH LEVEL	12'-9 1/4"	5'-1"	64.92
37 • Building 4 - Reef Wing	05_EXISTING_DECK	BEACH LEVEL	13'-0"	5'-0"	65.00
38 • Building 4 - Reef Wing	05_EXISTING_DECK	BEACH LEVEL	13'-0 1/4"	5'-1 1/4"	66.46
39 • Building 4 - Reef Wing	05_EXISTING_DECK	BEACH LEVEL	13'-3 1/2"	5'-0 1/2"	67.01
40 • Building 4 - Reef Wing	05_EXISTING_DECK	BEACH LEVEL	13'-5 1/4"	5'-0 3/4"	68.03
41 • Building 4 - Reef Wing	05_EXISTING_DECK	BEACH LEVEL	17'-0 3/4"	5'-4 1/4"	91.36
42 • Building 4 - Reef Wing	05_EXISTING_DECK	BEACH LEVEL	32'-4 1/4"	4'-0 1/4"	130.09
43 • Building 4 - Reef Wing	05_EXISTING_DECK	BEACH LEVEL	58'-1 1/2"	4'-7 3/4"	270.04
44 • Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	4'-2"	4'-7 1/2"	19.27
45 • Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	4'-2 3/4"	4'-7 3/4"	19.65
46 • Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	4'-10 1/2"	7 3/4"	3.15
47 • Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	6'-0 1/4"	5'-3 3/4"	31.99
48 • Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	12'-1"	5'-0"	60.42
49 • Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	12'-9 1/4"	5'-1"	64.92
50 • Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	13'-0"	5'-0"	65.00
51 • Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	13'-0 1/4"	5'-1 1/4"	66.46
52 • Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	13'-3 1/2"	5'-0 1/2"	67.01
53 • Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	13'-5 1/4"	5'-0 3/4"	68.03
54 • Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	25'-0 3/4"	5'-4 1/4"	134.19
55 • Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	29'-9 1/2"	4'-7 3/4"	138.41
56 • Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	32'-4 1/4"	4'-0 1/4"	130.09
57 • Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	4'-2 1/4"	4'-8"	19.54
58 • Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	4'-5 3/4"	4'-8"	20.90
59 • Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	6'-8 1/4"	4'-8"	31.21
60 • Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	9'-0 3/4"	4'-3"	38.53
61 • Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	9'-7"	3'-4"	31.94
62 • Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	12'-1"	5'-0"	60.42
63 • Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	12'-9 1/4"	5'-1"	64.92
64 • Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	13'-0"	5'-0"	65.00
65 • Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	13'-0"	5'-1 1/4"	66.35
66 • Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	13'-3 1/2"	5'-0 1/2"	67.01
67 • Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	13'-5"	5'-0 3/4"	67.92
68 • Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	17'-1 1/2"	6'-0"	102.75
69 • Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	29'-9 1/4"	4'-8"	138.93
70 • Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	33'-0"	4'-0 1/4"	132.69
71 • Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	52'-11"	11'-4 1/8"	612.15
72 • Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	58'-1"	13'-1 1/2"	762.15
73 • Building 4 - Reef Wing	05_EXISTING_DECK	GROUND LEVEL	6'-8 1/4"	4'-8"	31.21
74 • Building 4 - Reef Wing	05_EXISTING_DECK	GROUND LEVEL	12'-1"	5'-0"	60.42
75 • Building 4 - Reef Wing	05_EXISTING_DECK	GROUND LEVEL	12'-9 1/4"	5'-1"	64.92
76 • Building 4 - Reef Wing	05_EXISTING_DECK	GROUND LEVEL	13'-0"	5'-0"	65.00
77 • Building 4 - Reef Wing	05_EXISTING_DECK	GROUND LEVEL	13'-0 1/4"	5'-1 1/4"	66.46
78 • Building 4 - Reef Wing	05_EXISTING_DECK	GROUND LEVEL	13'-3 1/2"	5'-0 1/2"	67.01
79 • Building 4 - Reef Wing	05_EXISTING_DECK	GROUND LEVEL	13'-5 1/4"	5'-0 3/4"	68.03
80 • Building 4 - Reef Wing	05_EXISTING_DECK	GROUND LEVEL	25'-0 3/4"	6'-0"	150.38
81 • Building 4 - Reef Wing	05_EXISTING_DECK	GROUND LEVEL	33'-0"	4'-0 1/4"	132.69
82 • Building 4 - Reef Wing	05_EXISTING_DECK	GROUND LEVEL	58'-11"	4'-7 3/4"	273.72
				EXISTING DECK SUBTOTAL	**5,046.27 sq ft**
83 • Building 4 - Reef Wing	07_EXISTING_STORAGE	BEACH LEVEL	4'-10 1/2"	7 3/4"	3.15
84 • Building 4 - Reef Wing	07_EXISTING_STORAGE	BEACH LEVEL	8'-0 1/4"	5'-4 1/4"	42.94
85 • Building 4 - Reef Wing	07_EXISTING_STORAGE	BASEMENT LEVEL	7'-11 1/2"	6'-0"	47.75
				EXISTING STORAGE SUBTOTAL	**93.84 sq ft**
86 • Building 4 - Reef Wing	09_EXISTING_MECHANICAL	BEACH LEVEL	14'-1 3/4"	13'-11 5/8"	197.60
87 • Building 4 - Reef Wing	09_EXISTING_MECHANICAL	ALLEY LEVEL	14'-1 3/4"	13'-11 3/8"	197.31
				EXISTING MECH SUBTOTAL	**394.91 sq ft**
				TOTAL	**14,540.49 sq ft**

AREA FILL LEGEND



KEY PLAN



ROCKEFELLER KEMPEL ARCHITECTS

145 Standard Street
El Segundo, California
90245

T 310.335.6000
F 310.335.6060
W www.rockefellerkempel.com

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
11	01.29.2021	Additional Planning Corrections

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
STATE OF CALIFORNIA

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PROJECT NO. 37011.00

DATE 1/29/21

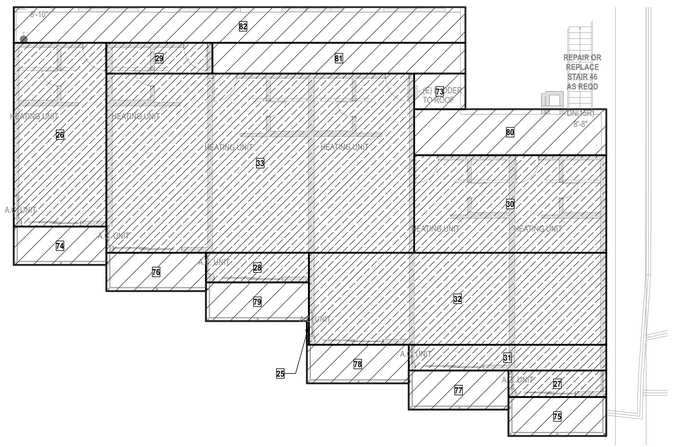
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DRAWN BY BK, EC

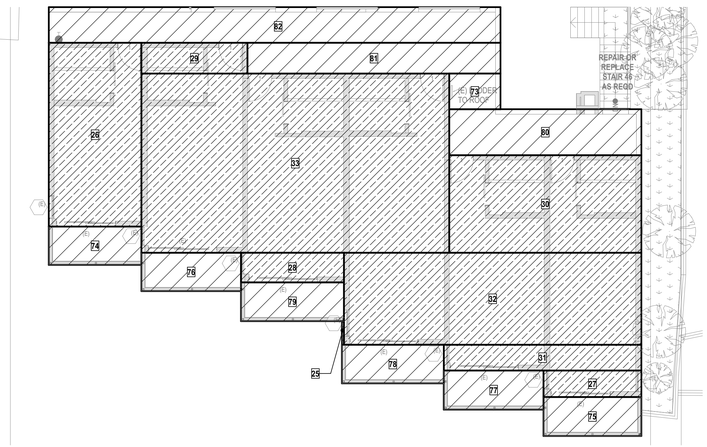
SHEET TITLE
REEF WING FLOOR AREA CALC: BEACH (1) & ALLEY (2) LEVELS

SHEET NO. 04-T1.10

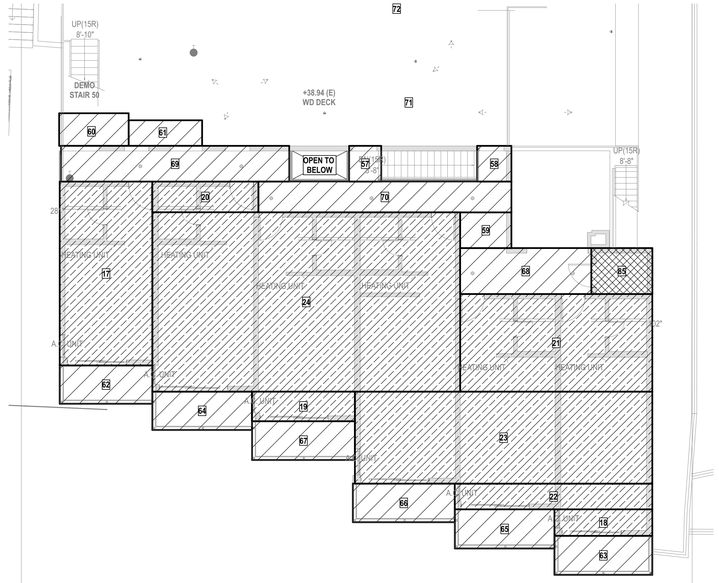
Last Plotted By: Keith Howell
On: Friday, January 29, 2021 9:42 AM



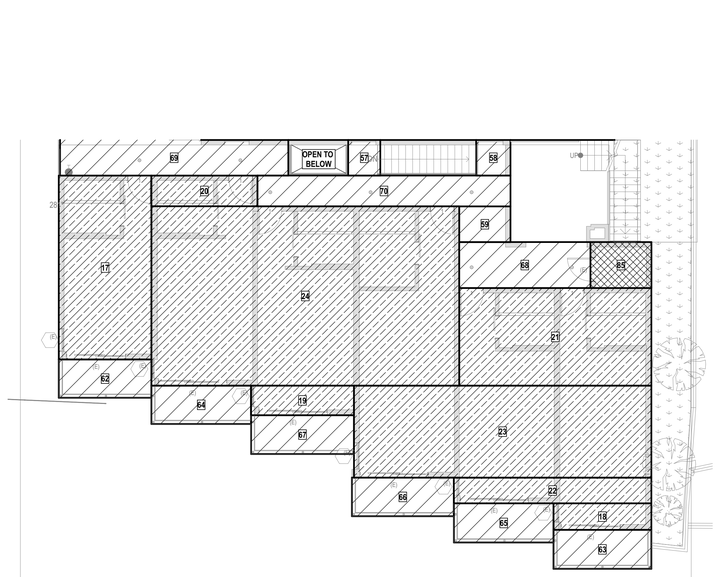
N **EXISTING REEF FLOOR PLAN: GROUND LEVEL (4)** 3
SCALE: 1/8" = 1'-0"



N **PROPOSED REEF FLOOR PLAN: GROUND LEVEL (4)** 1
SCALE: 1/8" = 1'-0"



N **EXISTING REEF FLOOR PLAN: BASEMENT LEVEL (3)** 4
SCALE: 1/8" = 1'-0"



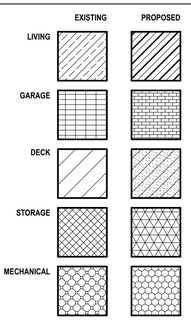
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SCALE: 1/8" = 1'-0"

Last Printed By: Kent Howell
On: Friday, January 29, 2021 9:43 AM

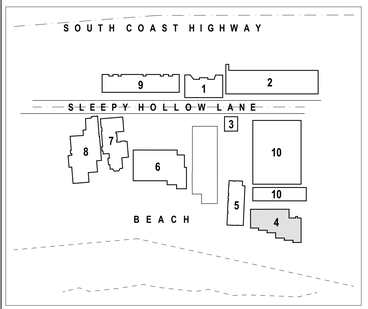
REEF WING FLOOR AREA CALCULATIONS - EXISTING

	Building	Category	Home Story	Length (A)	Width (B)	Area
01	• Building 4 - Reef Wing	01_EXISTING_LIVING	BEACH LEVEL	12'-1"	23'-11 3/4"	289.75
02	• Building 4 - Reef Wing	01_EXISTING_LIVING	BEACH LEVEL	12'-9 1/4"	3'-5 1/2"	44.17
03	• Building 4 - Reef Wing	01_EXISTING_LIVING	BEACH LEVEL	13'-5 1/4"	3'-10 1/2"	52.07
04	• Building 4 - Reef Wing	01_EXISTING_LIVING	BEACH LEVEL	13'-10 1/4"	4'-0 1/4"	55.71
05	• Building 4 - Reef Wing	01_EXISTING_LIVING	BEACH LEVEL	25'-0 3/4"	12'-8 3/4"	319.02
06	• Building 4 - Reef Wing	01_EXISTING_LIVING	BEACH LEVEL	25'-9 1/4"	3'-4 1/4"	86.44
07	• Building 4 - Reef Wing	01_EXISTING_LIVING	BEACH LEVEL	38'-9 1/2"	12'-0"	465.52
08	• Building 4 - Reef Wing	01_EXISTING_LIVING	BEACH LEVEL	40'-1 3/4"	23'-4 1/2"	938.41
09	• Building 4 - Reef Wing	01_EXISTING_LIVING	ALLEY LEVEL	12'-1"	23'-11 3/4"	289.75
10	• Building 4 - Reef Wing	01_EXISTING_LIVING	ALLEY LEVEL	12'-9 1/4"	3'-5 1/2"	44.17
11	• Building 4 - Reef Wing	01_EXISTING_LIVING	ALLEY LEVEL	13'-5 1/4"	3'-10 1/4"	51.79
12	• Building 4 - Reef Wing	01_EXISTING_LIVING	ALLEY LEVEL	13'-10 1/4"	4'-0 1/4"	55.71
13	• Building 4 - Reef Wing	01_EXISTING_LIVING	ALLEY LEVEL	25'-0 3/4"	12'-8 3/4"	319.02
14	• Building 4 - Reef Wing	01_EXISTING_LIVING	ALLEY LEVEL	25'-9 1/4"	3'-4 1/4"	86.44
15	• Building 4 - Reef Wing	01_EXISTING_LIVING	ALLEY LEVEL	38'-9 1/2"	12'-0"	465.52
16	• Building 4 - Reef Wing	01_EXISTING_LIVING	ALLEY LEVEL	40'-1 3/4"	23'-4 1/2"	938.41
17	• Building 4 - Reef Wing	01_EXISTING_LIVING	BASEMENT LEVEL	12'-1"	23'-11 3/4"	289.75
18	• Building 4 - Reef Wing	01_EXISTING_LIVING	BASEMENT LEVEL	12'-9 1/4"	3'-5 1/2"	44.17
19	• Building 4 - Reef Wing	01_EXISTING_LIVING	BASEMENT LEVEL	13'-5 1/4"	3'-10 1/2"	52.07
20	• Building 4 - Reef Wing	01_EXISTING_LIVING	BASEMENT LEVEL	13'-10 1/4"	4'-0"	55.42
21	• Building 4 - Reef Wing	01_EXISTING_LIVING	BASEMENT LEVEL	25'-0 3/4"	12'-8 3/4"	319.02
22	• Building 4 - Reef Wing	01_EXISTING_LIVING	BASEMENT LEVEL	25'-9 1/4"	3'-4 1/4"	86.44
23	• Building 4 - Reef Wing	01_EXISTING_LIVING	BASEMENT LEVEL	38'-9 1/2"	12'-0"	465.52
24	• Building 4 - Reef Wing	01_EXISTING_LIVING	BASEMENT LEVEL	40'-1 3/4"	23'-4 3/4"	939.25
25	• Building 4 - Reef Wing	01_EXISTING_LIVING	GROUND LEVEL	3 1/4"	2'-1"	0.84
26	• Building 4 - Reef Wing	01_EXISTING_LIVING	GROUND LEVEL	12'-1"	23'-11 3/4"	289.75
27	• Building 4 - Reef Wing	01_EXISTING_LIVING	GROUND LEVEL	12'-9 1/4"	3'-5 1/2"	44.17
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33	• Building 4 - Reef Wing	01_EXISTING_LIVING	GROUND LEVEL	40'-1 3/4"	23'-4 1/2"	938.41
					EXISTING LIVING SUBTOTAL	**9,005.47 sq ft**
34	• Building 4 - Reef Wing	05_EXISTING_DECK	BEACH LEVEL	9'-3 3/4"	3'-5 1/2"	32.10
35	• Building 4 - Reef Wing	05_EXISTING_DECK	BEACH LEVEL	12'-1"	5'-0"	60.42
36	• Building 4 - Reef Wing	05_EXISTING_DECK	BEACH LEVEL	12'-9 1/4"	5'-1"	64.92
37	• Building 4 - Reef Wing	05_EXISTING_DECK	BEACH LEVEL	13'-0"	5'-0"	65.00
38	• Building 4 - Reef Wing	05_EXISTING_DECK	BEACH LEVEL	13'-0 1/4"	5'-1 1/4"	66.46
39	• Building 4 - Reef Wing	05_EXISTING_DECK	BEACH LEVEL	13'-3 1/2"	5'-0 1/2"	67.01
40	• Building 4 - Reef Wing	05_EXISTING_DECK	BEACH LEVEL	13'-5 1/4"	5'-0 3/4"	68.03
41	• Building 4 - Reef Wing	05_EXISTING_DECK	BEACH LEVEL	17'-0 3/4"	5'-4 1/4"	91.36
42	• Building 4 - Reef Wing	05_EXISTING_DECK	BEACH LEVEL	32'-4 1/4"	4'-0 1/4"	130.09
43	• Building 4 - Reef Wing	05_EXISTING_DECK	BEACH LEVEL	58'-1 1/2"	4'-7 3/4"	270.04
44	• Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	4'-2"	4'-7 1/2"	19.27
45	• Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	4'-2 3/4"	4'-7 3/4"	19.65
46	• Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	4'-10 1/2"	7 3/4"	3.15
47	• Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	6'-0 1/4"	5'-3 3/4"	31.99
48	• Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	12'-1"	5'-0"	60.42
49	• Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	12'-9 1/4"	5'-1"	64.92
50	• Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	13'-0"	5'-0"	65.00
51	• Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	13'-0 1/4"	5'-1 1/4"	66.46
52	• Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	13'-3 1/2"	5'-0 1/2"	67.01
53	• Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	13'-5 1/4"	5'-0 3/4"	68.03
54	• Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	25'-0 3/4"	5'-4 1/4"	134.19
55	• Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	29'-9 1/2"	4'-7 3/4"	138.41
56	• Building 4 - Reef Wing	05_EXISTING_DECK	ALLEY LEVEL	32'-4 1/4"	4'-0 1/4"	130.09
57	• Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	4'-2 1/4"	4'-8"	19.54
58	• Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	4'-5 3/4"	4'-8"	20.90
59	• Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	6'-8 1/4"	4'-8"	31.21
60	• Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	9'-0 3/4"	4'-3"	38.53
61	• Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	9'-7"	3'-4"	31.94
62	• Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	12'-1"	5'-0"	60.42
63	• Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	12'-9 1/4"	5'-1"	64.92
64	• Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	13'-0"	5'-0"	65.00
65	• Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	13'-0"	5'-1 1/4"	66.35
66	• Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	13'-3 1/2"	5'-0 1/2"	67.01
67	• Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	13'-5"	5'-0 3/4"	67.92
68	• Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	17'-1 1/2"	6'-0"	102.75
69	• Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	29'-9 1/4"	4'-8"	138.93
70	• Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	32'-0"	4'-0 1/4"	132.69
71	• Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	52'-11"	11'-4 1/8"	612.15
72	• Building 4 - Reef Wing	05_EXISTING_DECK	BASEMENT LEVEL	58'-1"	13'-1 1/2"	762.15
73	• Building 4 - Reef Wing	05_EXISTING_DECK	GROUND LEVEL	6'-8 1/4"	4'-8"	31.21
74	• Building 4 - Reef Wing	05_EXISTING_DECK	GROUND LEVEL	12'-1"	5'-0"	60.42
75	• Building 4 - Reef Wing	05_EXISTING_DECK	GROUND LEVEL	12'-9 1/4"	5'-1"	64.92
76	• Building 4 - Reef Wing	05_EXISTING_DECK	GROUND LEVEL	13'-0"	5'-0"	65.00
77	• Building 4 - Reef Wing	05_EXISTING_DECK	GROUND LEVEL	13'-0 1/4"	5'-1 1/4"	66.46
78	• Building 4 - Reef Wing	05_EXISTING_DECK	GROUND LEVEL	13'-3 1/2"	5'-0 1/2"	67.01
79	• Building 4 - Reef Wing	05_EXISTING_DECK	GROUND LEVEL	13'-5 1/4"	5'-0 3/4"	68.03
80	• Building 4 - Reef Wing	05_EXISTING_DECK	GROUND LEVEL	25'-0 3/4"	6'-0"	150.38
	• Building 4 - Reef Wing	05_EXISTING_DECK	GROUND LEVEL	32'-0"	4'-0 1/4"	132.69
81	• Building 4 - Reef Wing	05_EXISTING_DECK	GROUND LEVEL	58'-11"	4'-7 3/4"	273.72
82					**EXISTING DECK SUBTOTAL**	**5,046.27 sq ft**
83	• Building 4 - Reef Wing	07_EXISTING_STORAGE	BEACH LEVEL	4'-10 1/2"	7 3/4"	3.15
	• Building 4 - Reef Wing	07_EXISTING_STORAGE	BEACH LEVEL	8'-0 1/4"	5'-4 1/4"	42.94
84	• Building 4 - Reef Wing	07_EXISTING_STORAGE	BASEMENT LEVEL	7'-11 1/2"	6'-0"	47.75
85					**EXISTING STORAGE SUBTOTAL**	**93.84 sq ft**
	• Building 4 - Reef Wing	09_EXISTING_MECHANICAL	BEACH LEVEL	14'-1 3/4"	13'-11 5/8"	197.60
	• Building 4 - Reef Wing	09_EXISTING_MECHANICAL	ALLEY LEVEL	14'-1 3/4"	13'-11 3/8"	197.31
					EXISTING MECH SUBTOTAL	**394.91 sq ft**
					TOTAL	**14,540.49 sq ft**

AREA FILL LEGEND



KEY PLAN



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DRAWING LOG

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11	01.29.2021	Additional Planning Corrections

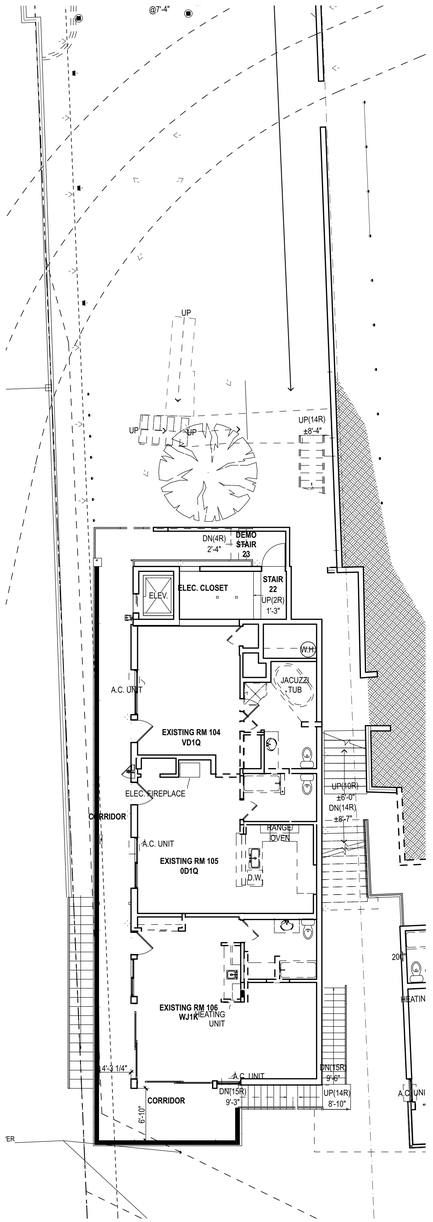
LICENSED ARCHITECT
DARRELL G. ROCKEFELLER
C-14927
4-30-21
RENEWAL
STATE OF CALIFORNIA

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SCALE AS SHOWN
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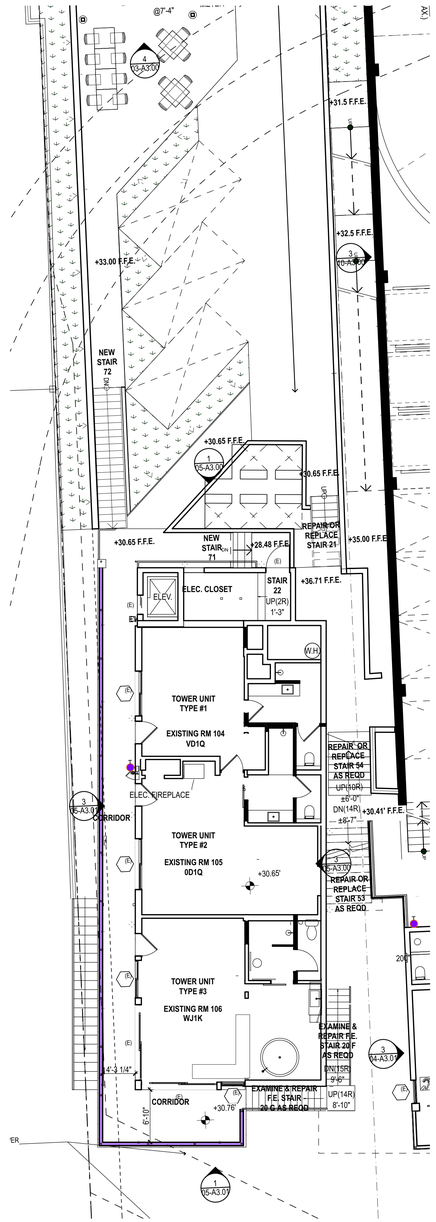
SHEET TITLE
REEF WING FLOOR AREA CALC: BASEMENT (3) & GROUND (4) LVL

SHEET NO.
04-T1.11



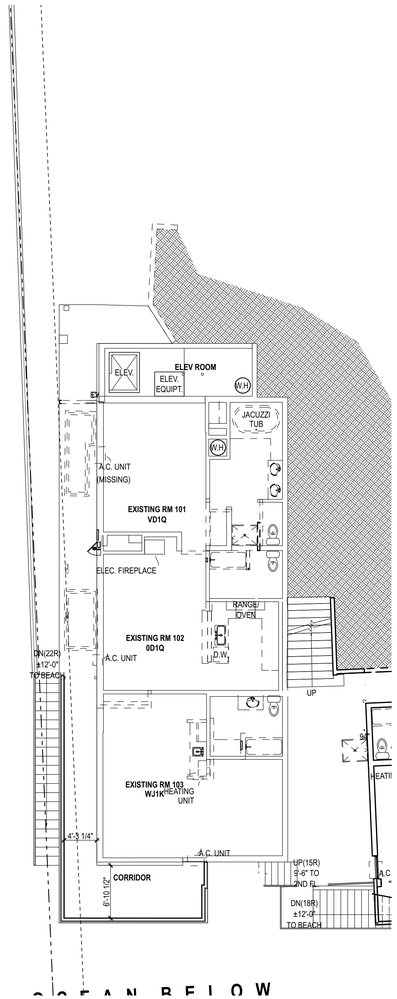
TOWER EXISTING/DEMO FLOOR PLAN: ALLEY LEVEL (2) 4

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



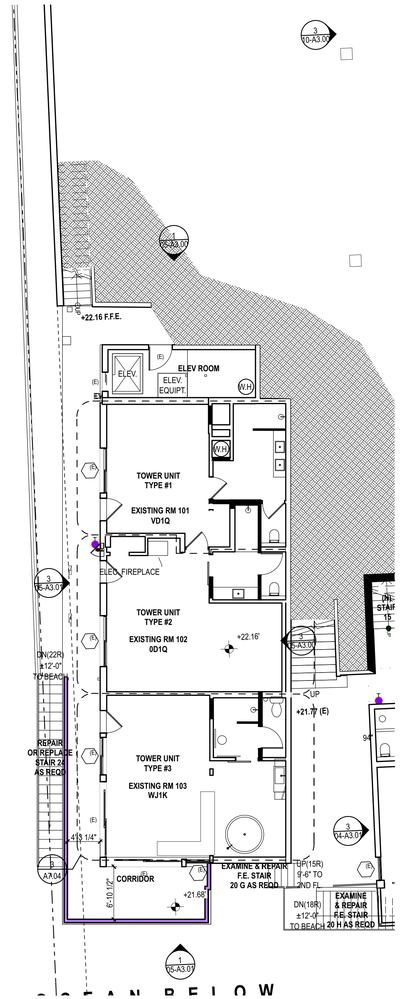
TOWER PROPOSED FLOOR PLAN: ALLEY LEVEL (2) 3

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



TOWER EXISTING/DEMO FLOOR PLAN: BEACH LEVEL (1) 2

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



TOWER PROPOSED FLOOR PLAN: BEACH LEVEL (1) 1

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

KEYNOTES - FLOOR PLANS

1. **ZONING REVIEW SUBMITTAL DIMENSIONS.** DIMENSIONS SHOWN ARE TYPICAL TO SIMILAR UNITS, U.N.O. DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
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FIRE DEPARTMENT NOTES

A) A SEPARATE (DEFERRED) SUBMITTAL FOR THE CONVERSION OF THE DRY STANDPIPE SYSTEM TO WET MANUAL SYSTEM IS REQUIRED AND MUST BE DESIGNED IN COMPLIANCE WITH THE 2016 CFC AND NFPA 14, AND INSTALLED BY A QUALIFIED FIRE PROTECTION CONTRACTOR. PLANS MUST BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND FINAL INSPECTION CONDUCTED.

B) A SEPARATE (DEFERRED) SUBMITTAL FOR FIRE ALARM SYSTEM IS REQUIRED AND MUST BE DESIGNED IN COMPLIANCE WITH 2016 CFC AND NFPA 72, AND INSTALLED BY A QUALIFIED ELECTRICAL CONTRACTOR. PLANS MUST INCLUDE FULL DETECTION AND NOTIFICATION AS REQUIRED BY CFC SECTION 907. PLANS MUST BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND FINAL INSPECTION CONDUCTED.

C) A SEPARATE (DEFERRED) SUBMITTAL FOR FIRE SPRINKLERS IS REQUIRED. SYSTEM DESIGN MUST COMPLY WITH THE 2016 CFC AND 2016 NFPA 13 STANDARD. PLANS MUST BE DESIGNED AND INSTALLED BY A QUALIFIED FIRE PROTECTION CONTRACTOR. PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND APPROPRIATE INSPECTIONS CONDUCTED.

D) A SEPARATE (DEFERRED) SUBMITTAL FOR UL300 COMPLIANT FIRE SUPPRESSION SYSTEM(S) IS REQUIRED FOR ALL TYPE 1 COOK HOODS. A UL300 COMPLIANT SYSTEM PLAN WILL NEED TO BE SUBMITTED TO THE LBFD FOR REVIEW AND APPROVAL. A PERMIT ISSUED AND FINAL INSPECTION REQUIRED. SYSTEM(S) SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF 2016 CFC, CMC, CEC, NFPA 17A & 96.

E) FIRE EXTINGUISHERS TO BE LOCATED AND SIZED AS PER 2016 CFC SECTION 906 AND FIRE INSPECTORS' DIRECTION.

F) MAINTAIN JOBSITE SAFETY DURING CONSTRUCTION AS PER CHAPTER 33 OF THE 2016 CALIFORNIA FIRE CODE.

G) BUILDING ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR FACING THE STREET ADDRESSED TO. MINIMUM SIZE OF UNIT/ SUITE NUMBERS IS 4". WITH THE MINIMUM SIZE OF BUILDING NUMBERS BEING 6". NUMBER COLOR MUST CONTRAST WITH BACKGROUND.

H) KNOX BOX /FIREFIGHTER ACCESS IS REQUIRED. TO BE INSTALLED AT ALL PRIMARY ENTRANCE LOCATIONS. PROVIDE DWELLING / GATE KEYS TO THE LBFD INSPECTOR FOR PLACEMENT INTO THE KNOX BOXES.

I) NEW AND REMODELED ELEVATORS MUST BE SIZED TO ACCOMMODATE AN AMBULANCE GURNEY, AND MEET ALL MINIMUM CBC AND CFC REQUIREMENTS. NOTE: STANDARDIZED ELEVATOR KEYS MUST BE PROVIDED TO LBFD INSPECTOR AT FINAL FOR PLACEMENT INTO KNOX BOXES.

J) ALL APPARATUS ACCESS FIRE LANES MUST BE CONSTRUCTED AND MARKED/SIGNED AS PER CFC REQUIREMENTS.

K) ALL NEW FABRIC AWNINGS MUST BE CA TITLE 19 COMPLIANT FOR FLAME RETARDANCE. WITH THE CSFM LABEL ON EACH ONE.

L) ALL CFC CHAPTER 4 EVACUATION AND PLANNING REQUIREMENTS MUST BE MET. DETAILS FOR DIAGRAMS REQUIRED BY SECTIONS 403 & 404 MUST BE PROVIDED.

M) FOR FIRE DEPARTMENT INSPECTIONS, CALL (949) 497-0352 AT LEAST 3 DAYS IN ADVANCE TO SCHEDULE.

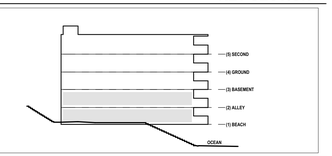
WALL LEGEND

EXISTING WALL TO REMAIN (EMPTY FILL)
(NOTE - NOT ALL (E) DOORS / WINDOWS ARE LABELED.)

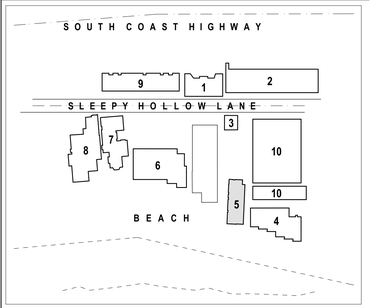
EXISTING WALL / DOOR / WINDOW/ OBJECT TO BE DEMOLISHED (DASHED LINES)

PROPOSED NEW WALL W/ PROPOSED NEW EXTERIOR DOOR / WINDOW
(NOTE - NOT ALL NEW INTERIOR DOORS ARE NUMBERED. NO NUMBERING ON HAND-SKETCHED UNITS.)

KEY SECTION



KEY PLAN



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DRAWING LOG

No.	Date	
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7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
6-30-21
STATE OF CALIFORNIA

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DATE 9/24/19

SCALE AS SHOWN

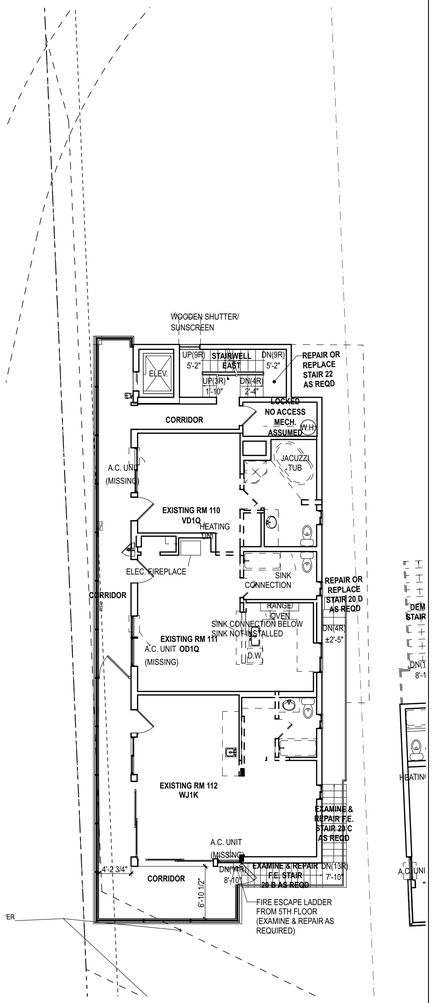
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SHEET TITLE

TOWER DEMO & FLOOR PLANS: BEACH (1) & ALLEY (2) LEVELS

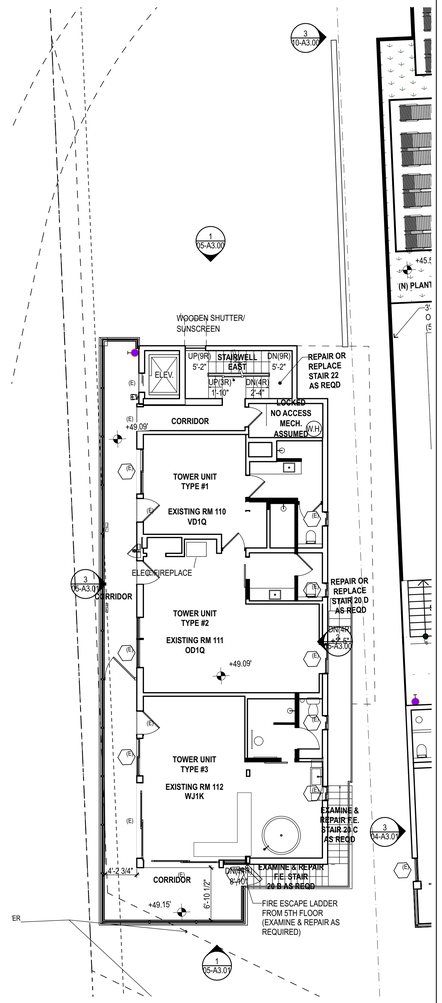
SHEET NO. **05-A2.00**

Last Plotted By: Kevin Hickey
On: Tuesday, September 24, 2019 - 12:28 PM



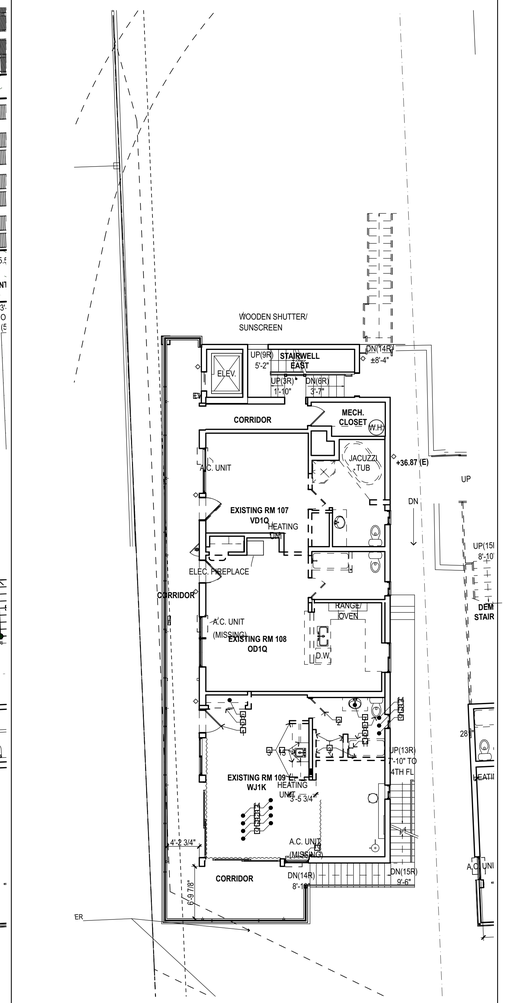
TOWER EXISTING/DEMO FLOOR PLAN: GROUND LEVEL (4)

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



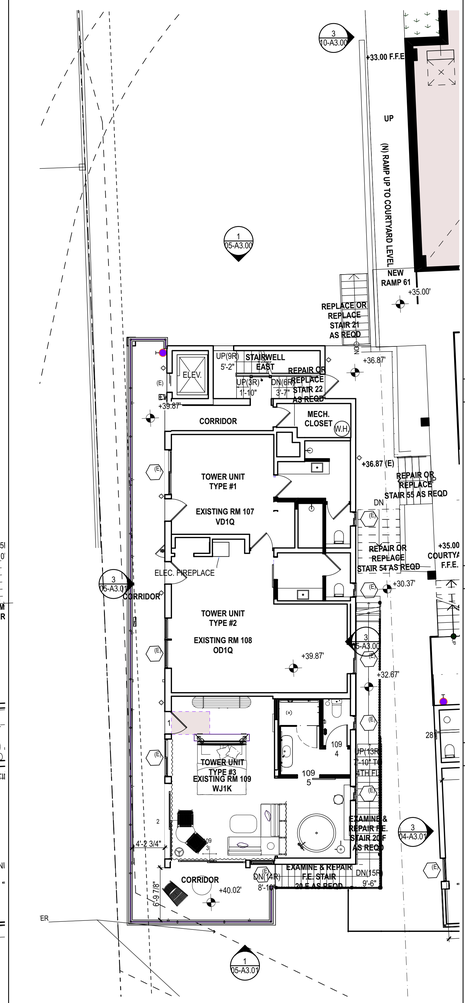
TOWER PROPOSED FLOOR PLAN: GROUND LEVEL (4)

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



TOWER EXISTING/DEMO FLOOR PLAN: BASEMENT LEVEL (3)

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



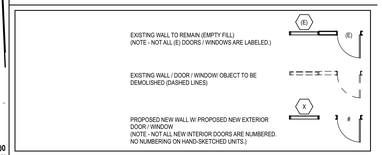
TOWER PROPOSED FLOOR PLAN: BASEMENT LEVEL (3)

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

KEYNOTES - FLOOR PLANS

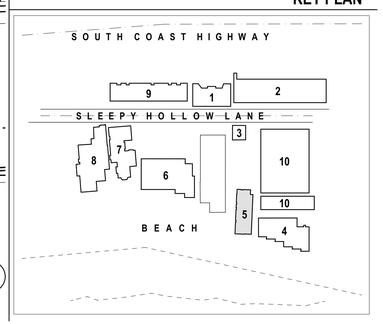
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WALL LEGEND



KEY SECTION

KEY PLAN



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LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
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4-30-21
REGISTERED
PROFESSIONAL
ARCHITECT
CALIFORNIA

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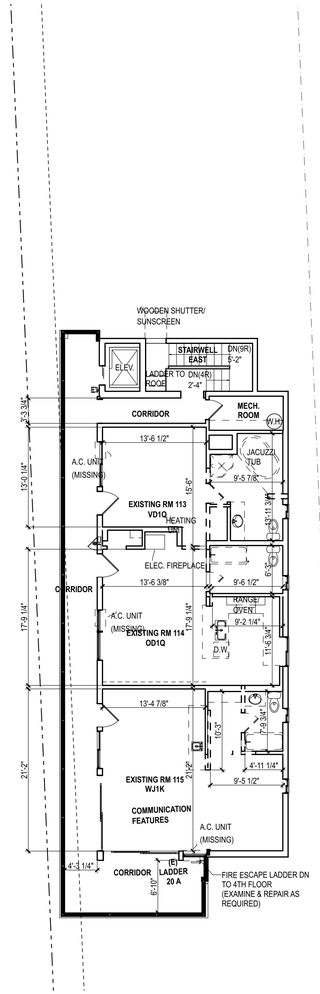
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SHEET TITLE

TOWER DEMO & FLOOR PLANS: BASEMENT (3) & GROUND (4) LVL

SHEET NO. 05-A2.01

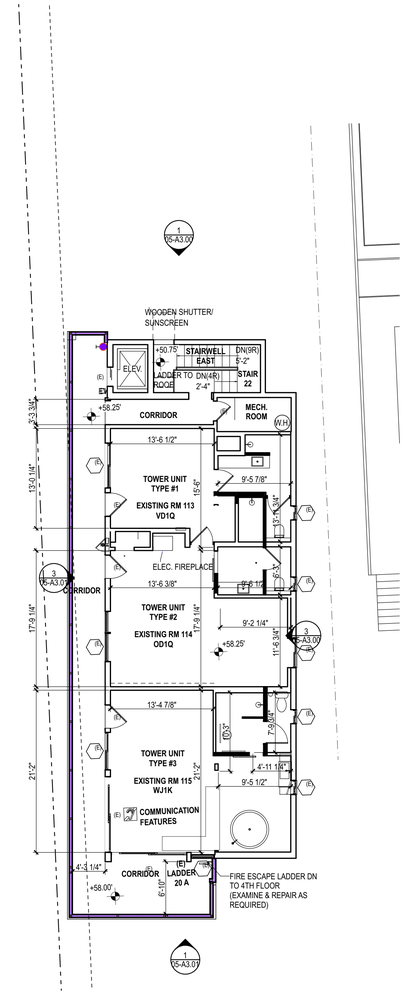
1st Floor Dir. Work Issued
On: Friday, January 29, 2021
9:44 AM



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TOWER EXISTING/DEMO FLOOR PLAN: SECOND LEVEL (5) 2

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



N

TOWER PROPOSED FLOOR PLAN: SECOND LEVEL (5) 1

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

KEYNOTES - FLOOR PLANS

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WALL LEGEND

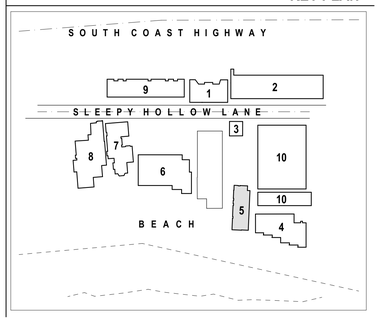
EXISTING WALL TO REMAIN (EMPTY FILL)
(NOTE - NOT ALL (E) DOORS / WINDOWS ARE LABELED.)

EXISTING WALL / DOOR / WINDOW OBJECT TO BE DEMOLISHED (DASHED LINES)

PROPOSED NEW WALL W/ PROPOSED NEW EXTERIOR DOOR / WINDOW
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KEY SECTION

KEY PLAN



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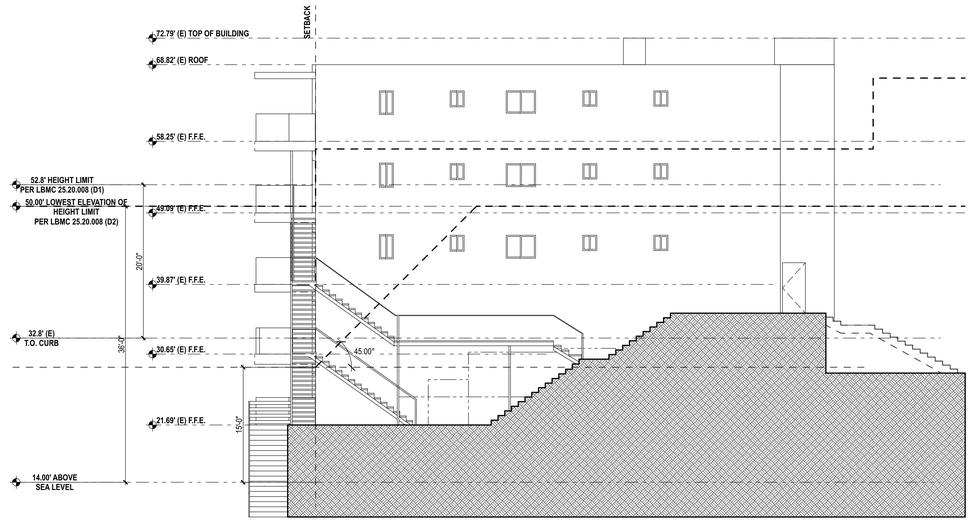
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SHEET TITLE

TOWER DEMO & FLOOR PLANS: SECOND LEVEL (5)

SHEET NO. 05-A2.02

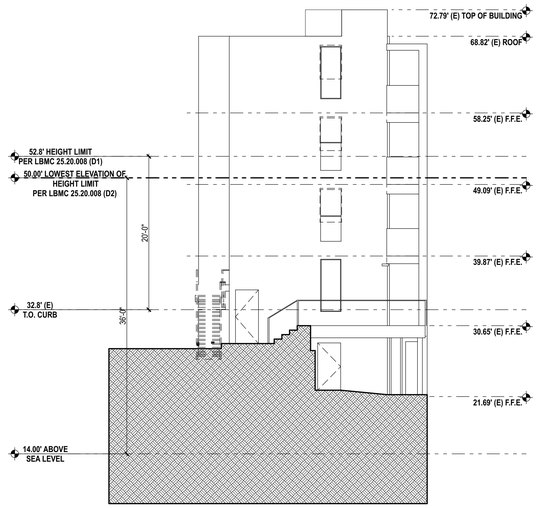
Last Plotted By: Kate Arnold
On: Friday, January 29, 2021 9:44 AM



EXISTING/DEMO EXTERIOR ELEVATION: TOWER: SOUTH

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

3



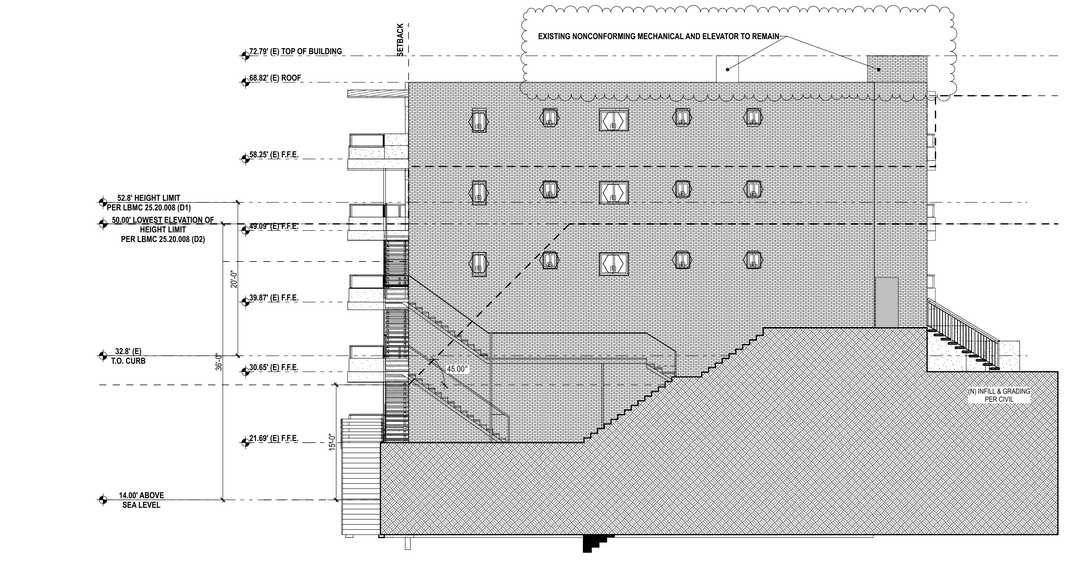
EXISTING/DEMO EXTERIOR ELEVATION: TOWER: EAST

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

1

KEYNOTES - REEF TOWER (15 KEYS)

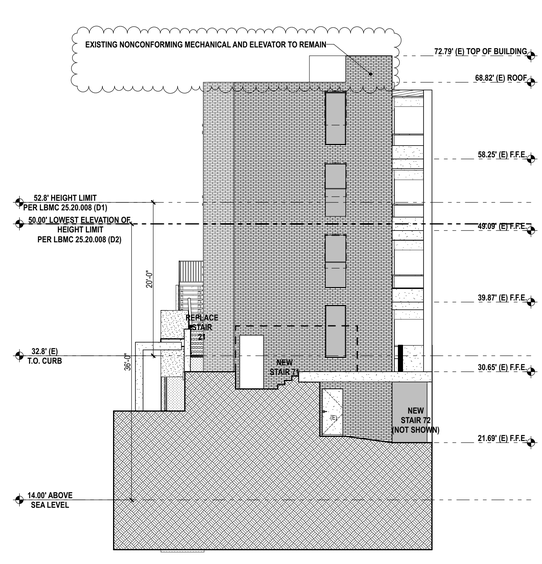
1. **PAINT.**
   A. EXTERIOR: PAINT ALL STUCCO, (N) DOOR FRAMES, (N + E) HANDRAILS, GUARDRAILS.
   B. INTERIOR: PAINT ALL ROOMS, BATHROOMS, CEILINGS, INTERIOR DOORS AND FRAMES.
2. **EXISTING WINDOWS.** ALL (E) WINDOWS TO REMAIN, U.N.O.
3. **ENTRY DOORS.** ALL ENTRY DOORS TO BE REPLACED WITH SOLID CORE LAMINATE FACED DOOR.
   A. NOT USED.
   B. (N) DOOR TO BE LAMINATE FACED (COLOR TBD).
   C. REUSE EXISTING LATCH / CARD READER ENTRY & HINGE, TYP.
4. **PATCHING.**
   A. PATCH (E) EXTERIOR STUCCO "FLOAT FINISH", PAINT.
   B. PATCH (E) INTERIOR GYP BOARD, FINISH TO MATCH EXISTING, PAINT.
5. **EXISTING WALKING DECKS.** AT ALL (E) WALKING DECKS:
   A. DEMO (E) CARPET, (E) DIATO OR OTHER "WATERPROOF" DECKING UNDER THE CARPET.
   B. ADD (N) WATERPROOF MEMBRANE TO (E) SUB DECK AS REQUIRED.
   C. PROVIDE WALKING DECK FINISH (ADD SOME GRIT - CAST SILICA INTO DECK COATING).
6. **EXTERIOR ELEVATIONS.**
   A. RETAIN (E) GLASS + WOOD GUARDRAIL, REPAIR AS REQUIRED.
   B. (E) GUARDRAIL (PLASTER HALF WALLS), REPAIR AS REQUIRED AT LOCATIONS SHOWN ON ELEVATIONS.
   C. (E) STAIRS ON WEST AND SOUTH ELEVATIONS TO BE REPAIRED AS REQUIRED.
7. **HVAC.**
   A. REMOVE ALL (E) PTAC AC UNITS; PATCH WALL INTERIOR AND EXTERIOR.
   B. ADD (N) VRF (AIR COOLED) "CONDENSER" ON EXTERIOR (PER PLANS & MEP ENGINEER).
   C. ADD (N) PIPING TO EACH ROOM; FAN COIL IN EACH ROOM W/ OSA & MEP ENGINEER
   D. UPGRADE POWER FOR BUILDING AS REQUIRED TO ACCOMMODATE HVAC UPGRADE PER MEP ENGINEER
8. **EXISTING ROOF.** (E) ROOF TO BE REPAIRED OR REPLACED (20+ YEARS OLD).
9. **FASCIA BOARDS.** REPLACE ALL FASCIA BOARDS.



PROPOSED EXTERIOR ELEVATION: TOWER: SOUTH

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

4



PROPOSED EXTERIOR ELEVATION: TOWER: EAST

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

2

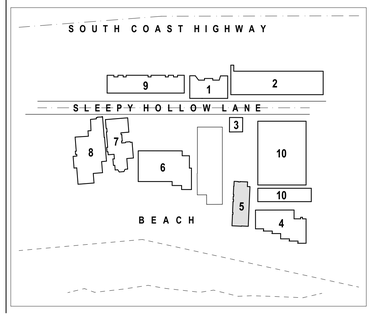
NOTES:

REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW). NOT REFLECTED IN ELEVATIONS, TYP.

SEE GRADING PLAN FOR PRECISE GRADING INFORMATION, TYP.

(E) NON-COMPLIANT RAILING HEIGHTS TO REMAIN, UNO. (N) RAILINGS TO BE 42" HIGH MIN. PER CODE. (E) RAILING DIMENSION HEIGHTS TO BE VERIFIED IN FIELD.

KEY PLAN



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El Segundo, California
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F 310.335.6060
W www.rockefellerkempel.com

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
1	05.21.18	Zoning Review Submittal
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
11	01.29.2021	Additional Planning Corrections

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
CALIFORNIA

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DATE 1/29/21

SCALE AS SHOWN

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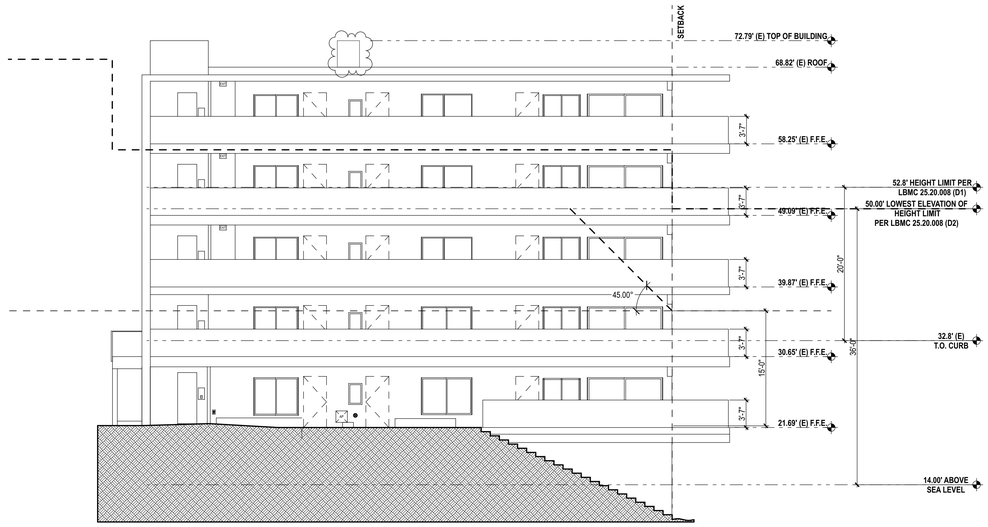
SHEET TITLE

TOWER DEMO & PROPOSED ELEVATIONS

SHEET NO.

05-A3.00

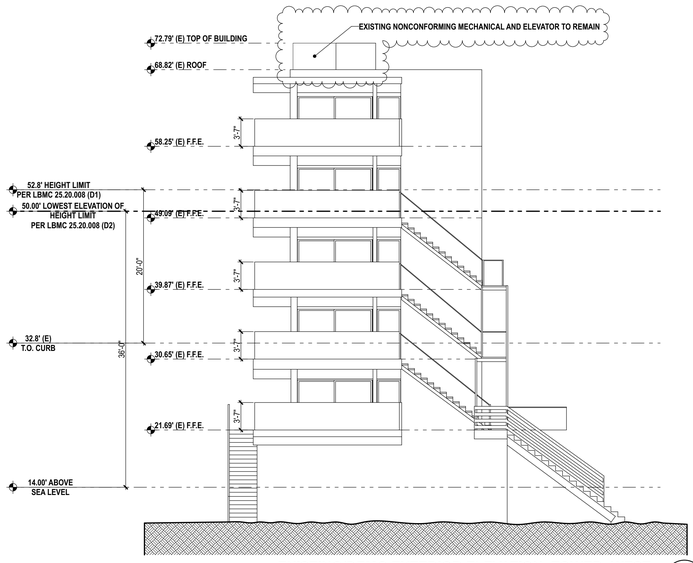
Last Printed By: Beth Kotelo
On: Friday, January 29, 2021 9:44 AM



EXISTING/DEMO EXTERIOR ELEVATION: TOWER: NORTH

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

3



EXISTING/DEMO EXTERIOR ELEVATION: TOWER: WEST

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

1

KEYNOTES - REEF TOWER (15 KEYS)

1. **PAINT.**
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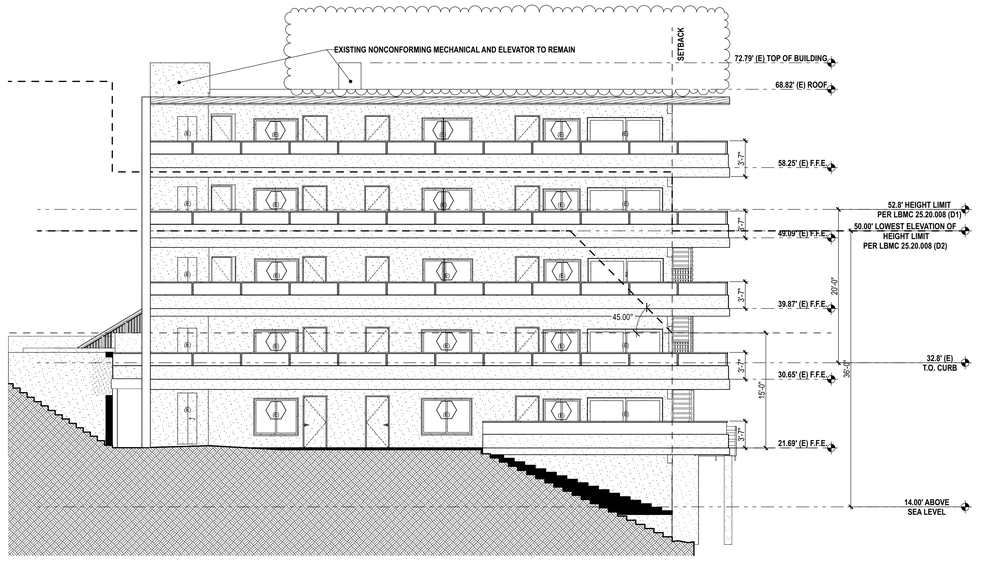
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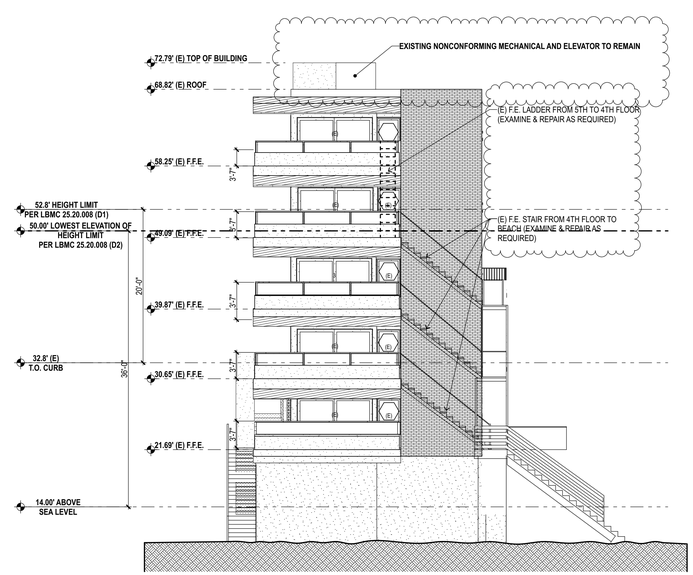
9. **FASCIA BOARDS.** REPLACE ALL FASCIA BOARDS.



PROPOSED EXTERIOR ELEVATION: TOWER: NORTH

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

4



PROPOSED EXTERIOR ELEVATION: TOWER: WEST

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

2

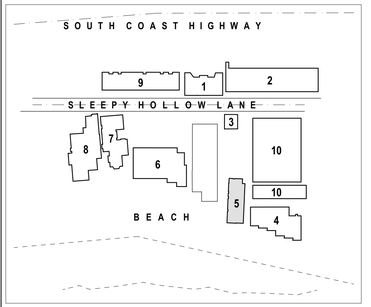
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DRAWING LOG

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C-14927
4-30-21
STATE OF CALIFORNIA

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DATE 1/29/21

SCALE AS SHOWN

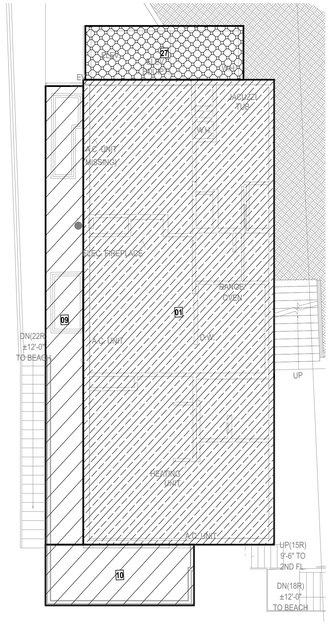
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SHEET TITLE

TOWER DEMO & PROPOSED ELEVATIONS

SHEET NO. **05-A3.01**

Last Printed By: Beth Kreitz
On: Friday, January 29, 2021 8:45 AM

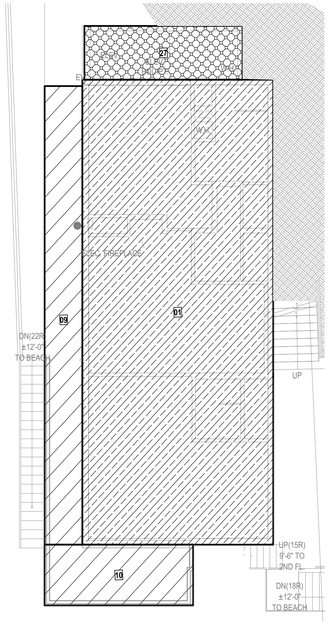


N

EXISTING REEF TOWER FLOOR PLAN: BEACH LEVEL (1)

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

3

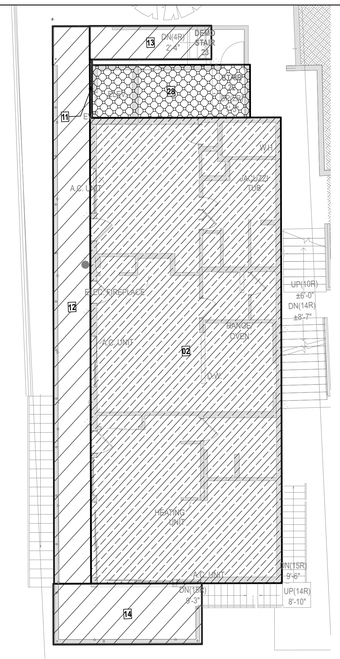


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PROPOSED REEF TOWER FLOOR PLAN: BEACH LEVEL (1)

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

1

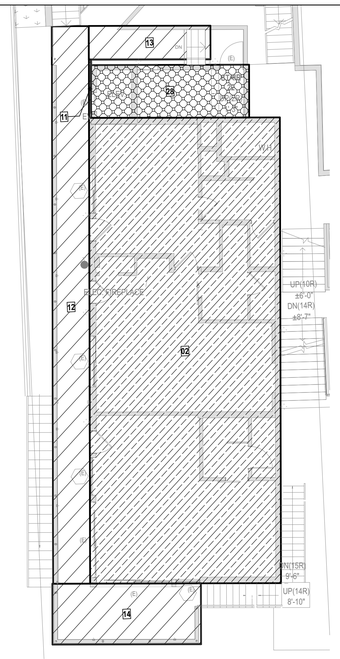


N

EXISTING REEF TOWER FLOOR PLAN: ALLEY LEVEL (2)

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

4



N

PROPOSED REEF TOWER FLOOR PLAN: ALLEY LEVEL (2)

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

2

Last Saved By: Ken Hoegh
On: Tuesday, September 24, 2019 - 12:55 PM

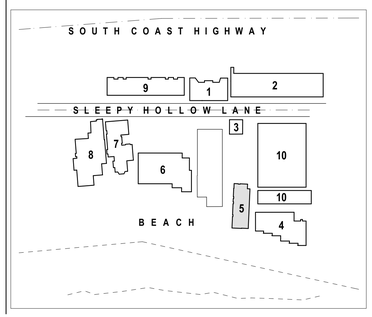
REEF TOWER FLOOR AREA CALCULATIONS - EXISTING

Building	Category	Home Story	Length (A)	Width (B)	Area
01 • Building 5 - Reef Tower	01_EXISTING_LIVING	BEACH LEVEL	24'-10 3/4"	60'-7 3/4"	1,509.83
02 • Building 5 - Reef Tower	01_EXISTING_LIVING	ALLEY LEVEL	24'-10 3/4"	60'-0"	1,512.42
03 • Building 5 - Reef Tower	01_EXISTING_LIVING	BASEMENT LEVEL	14'-2 3/4"	0'-5"	5.93
04 • Building 5 - Reef Tower	01_EXISTING_LIVING	BASEMENT LEVEL	24'-10 3/4"	55'-8"	1,385.87
05 • Building 5 - Reef Tower	01_EXISTING_LIVING	GROUND LEVEL	14'-2 3/4"	0'-5"	5.93
06 • Building 5 - Reef Tower	01_EXISTING_LIVING	GROUND LEVEL	24'-10 3/4"	55'-8"	1,385.87
07 • Building 5 - Reef Tower	01_EXISTING_LIVING	SECOND LEVEL	14'-2 3/4"	0'-5"	5.93
08 • Building 5 - Reef Tower	01_EXISTING_LIVING	SECOND LEVEL	24'-10 3/4"	55'-8"	1,385.87
				EXISTING LIVING SUBTOTAL	**7,197.65 sq ft**
09 • Building 5 - Reef Tower	05_EXISTING_DECK	BEACH LEVEL	4'-11"	59'-9 3/4"	294.08
10 • Building 5 - Reef Tower	05_EXISTING_DECK	BEACH LEVEL	19'-4 1/2"	7'-11 1/4"	153.79
11 • Building 5 - Reef Tower	05_EXISTING_DECK	ALLEY LEVEL	0'-3 1/4"	7'-7 1/4"	2.06
12 • Building 5 - Reef Tower	05_EXISTING_DECK	ALLEY LEVEL	4'-10"	72'-8 3/4"	351.52
13 • Building 5 - Reef Tower	05_EXISTING_DECK	ALLEY LEVEL	10'-10 1/2"	4'-4 3/4"	69.78
14 • Building 5 - Reef Tower	05_EXISTING_DECK	ALLEY LEVEL	19'-4 1/2"	7'-11 1/4"	153.79
15 • Building 5 - Reef Tower	05_EXISTING_DECK	BASEMENT LEVEL	4'-10 1/2"	4'-8 1/4"	22.85
16 • Building 5 - Reef Tower	05_EXISTING_DECK	BASEMENT LEVEL	4'-11"	68'-8 3/4"	337.92
17 • Building 5 - Reef Tower	05_EXISTING_DECK	BASEMENT LEVEL	9'-4 1/4"	11'-7"	108.35
18 • Building 5 - Reef Tower	05_EXISTING_DECK	BASEMENT LEVEL	19'-4 1/2"	7'-11 1/4"	153.79
19 • Building 5 - Reef Tower	05_EXISTING_DECK	GROUND LEVEL	4'-10 1/2"	4'-8 1/4"	22.85
20 • Building 5 - Reef Tower	05_EXISTING_DECK	GROUND LEVEL	4'-11"	68'-8 3/4"	337.92
21 • Building 5 - Reef Tower	05_EXISTING_DECK	GROUND LEVEL	9'-4 1/4"	11'-7"	108.35
22 • Building 5 - Reef Tower	05_EXISTING_DECK	GROUND LEVEL	19'-4 1/2"	7'-11 1/4"	153.79
23 • Building 5 - Reef Tower	05_EXISTING_DECK	SECOND LEVEL	4'-10 1/2"	4'-8 1/4"	22.85
24 • Building 5 - Reef Tower	05_EXISTING_DECK	SECOND LEVEL	4'-11"	68'-8 3/4"	337.92
25 • Building 5 - Reef Tower	05_EXISTING_DECK	SECOND LEVEL	9'-4 1/4"	11'-7"	108.35
26 • Building 5 - Reef Tower	05_EXISTING_DECK	SECOND LEVEL	19'-4 1/2"	7'-11 1/4"	153.79
				EXISTING DECK SUBTOTAL	**2,893.75 sq ft**
27 • Building 5 - Reef Tower	09_EXISTING_MECHANICAL	BEACH LEVEL	20'-7 1/2"	7'-0 1/4"	144.80
28 • Building 5 - Reef Tower	09_EXISTING_MECHANICAL	ALLEY LEVEL	20'-7 1/2"	6'-10 3/4"	142.23
29 • Building 5 - Reef Tower	09_EXISTING_MECHANICAL	BASEMENT LEVEL	10'-8 1/4"	5'-1 1/4"	54.55
30 • Building 5 - Reef Tower	09_EXISTING_MECHANICAL	GROUND LEVEL	10'-8"	5'-1"	54.22
31 • Building 5 - Reef Tower	09_EXISTING_MECHANICAL	SECOND LEVEL	10'-8"	5'-1"	54.22
				EXISTING MECH SUBTOTAL	**450.02 sq ft**
				TOTAL	**10,541.42 sq ft**

AREA FILL LEGEND

	EXISTING	PROPOSED
LIVING		
GARAGE		
DECK		
STORAGE		
MECHANICAL		

KEY PLAN



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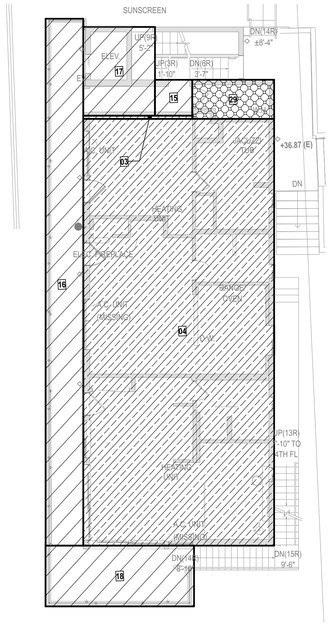
DATE
9/24/19

SCALE
AS SHOWN

DRAWN BY
BK, EC

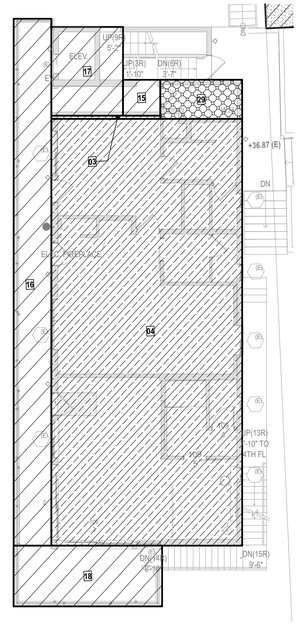
SHEET TITLE
TOWER FLOOR AREA CALCS: BEACH (1) & ALLEY (2) LEVEL

SHEET NO.
05-T1.10



N **EXISTING REEF TOWER FLOOR PLAN: BASEMENT LEVEL (3)** 3

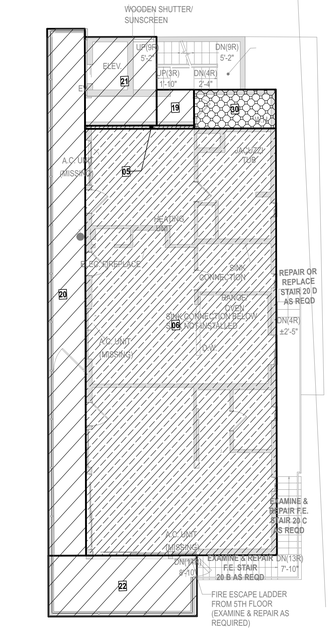
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N **PROPOSED REEF TOWER FLOOR PLAN: BASEMENT LEVEL (3)** 1

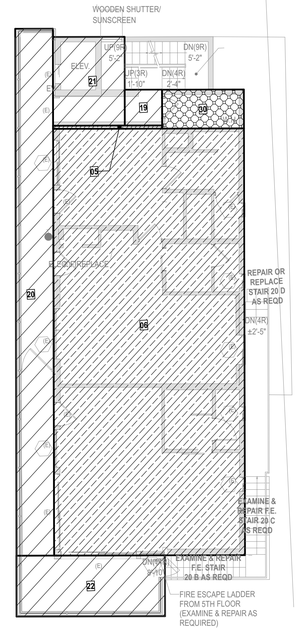
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06 • Building 5 - Reef Tower	01_EXISTING_LIVING	GROUND LEVEL	24'-10 3/4"	55'-8"	1,385.87
07 • Building 5 - Reef Tower	01_EXISTING_LIVING	SECOND LEVEL	14'-2 3/4"	0'-5"	5.93
08 • Building 5 - Reef Tower	01_EXISTING_LIVING	SECOND LEVEL	24'-10 3/4"	55'-8"	1,385.87
					7,197.65 sq ft
09 • Building 5 - Reef Tower	05_EXISTING_DECK	BEACH LEVEL	4'-11"	59'-9 3/4"	294.08
10 • Building 5 - Reef Tower	05_EXISTING_DECK	BEACH LEVEL	19'-4 1/2"	7'-11 1/4"	153.79
11 • Building 5 - Reef Tower	05_EXISTING_DECK	ALLEY LEVEL	0'-3 1/4"	7'-7 1/4"	2.06
12 • Building 5 - Reef Tower	05_EXISTING_DECK	ALLEY LEVEL	4'-10"	72'-8 3/4"	361.52
13 • Building 5 - Reef Tower	05_EXISTING_DECK	ALLEY LEVEL	15'-10 1/2"	4'-4 3/4"	69.78
14 • Building 5 - Reef Tower	05_EXISTING_DECK	ALLEY LEVEL	19'-4 1/2"	7'-11 1/4"	153.79
15 • Building 5 - Reef Tower	05_EXISTING_DECK	BASEMENT LEVEL	4'-10 1/2"	4'-8 1/4"	22.85
16 • Building 5 - Reef Tower	05_EXISTING_DECK	BASEMENT LEVEL	4'-11"	68'-8 3/4"	337.92
17 • Building 5 - Reef Tower	05_EXISTING_DECK	BASEMENT LEVEL	9'-4 1/4"	11'-7"	108.35
18 • Building 5 - Reef Tower	05_EXISTING_DECK	BASEMENT LEVEL	19'-4 1/2"	7'-11 1/4"	153.79
19 • Building 5 - Reef Tower	05_EXISTING_DECK	GROUND LEVEL	4'-10 1/2"	4'-8 1/4"	22.85
20 • Building 5 - Reef Tower	05_EXISTING_DECK	GROUND LEVEL	4'-11"	68'-8 3/4"	337.92
21 • Building 5 - Reef Tower	05_EXISTING_DECK	GROUND LEVEL	9'-4 1/4"	11'-7"	108.35
22 • Building 5 - Reef Tower	05_EXISTING_DECK	GROUND LEVEL	19'-4 1/2"	7'-11 1/4"	153.79
23 • Building 5 - Reef Tower	05_EXISTING_DECK	SECOND LEVEL	4'-10 1/2"	4'-8 1/4"	22.85
24 • Building 5 - Reef Tower	05_EXISTING_DECK	SECOND LEVEL	4'-11"	68'-8 3/4"	337.92
25 • Building 5 - Reef Tower	05_EXISTING_DECK	SECOND LEVEL	9'-4 1/4"	11'-7"	108.35
26 • Building 5 - Reef Tower	05_EXISTING_DECK	SECOND LEVEL	19'-4 1/2"	7'-11 1/4"	153.79
					2,893.75 sq ft
27 • Building 5 - Reef Tower	09_EXISTING_MECHANICAL	BEACH LEVEL	20'-7 1/2"	7'-0 1/4"	144.80
28 • Building 5 - Reef Tower	09_EXISTING_MECHANICAL	ALLEY LEVEL	20'-7 1/2"	6'-10 3/4"	142.23
29 • Building 5 - Reef Tower	09_EXISTING_MECHANICAL	BASEMENT LEVEL	10'-8 1/4"	5'-1 1/4"	54.55
30 • Building 5 - Reef Tower	09_EXISTING_MECHANICAL	GROUND LEVEL	10'-8"	5'-1"	54.22
31 • Building 5 - Reef Tower	09_EXISTING_MECHANICAL	SECOND LEVEL	10'-8"	5'-1"	54.22
					498.02 sq ft
					10,541.42 sq ft



N **EXISTING REEF TOWER FLOOR PLAN: GROUND LEVEL (4)** 4

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



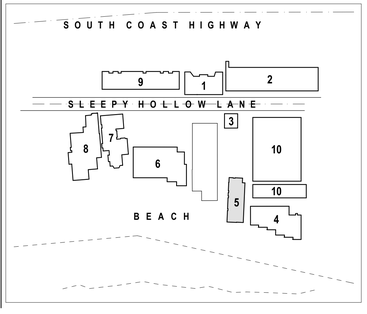
N **PROPOSED REEF TOWER FLOOR PLAN: GROUND LEVEL (4)** 2

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

AREA FILL LEGEND

	EXISTING	PROPOSED
LIVING		
GARAGE		
DECK		
STORAGE		
MECHANICAL		

KEY PLAN



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647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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DATE 9/24/19

SCALE AS SHOWN

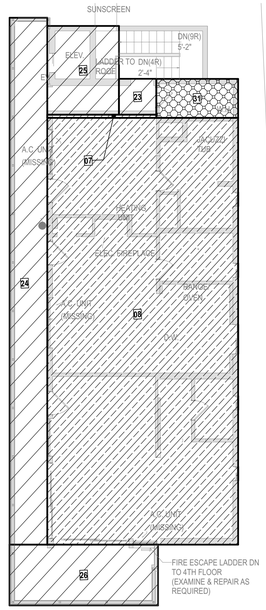
DRAWN BY BK, EC

SHEET TITLE

TOWER FLOOR AREA CALCS: BASEMENT (3) & GROUND (4) LEVEL

SHEET NO. 05-T1.11

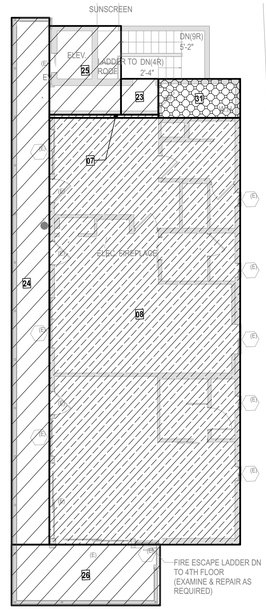
Last Saved By: Beth Kelly
On: Tuesday, September 24, 2019 - 12:25 PM



N

EXISTING REEF TOWER FLOOR PLAN: SECOND LEVEL (5) 2

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



N

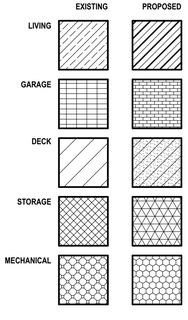
PROPOSED REEF TOWER FLOOR PLAN: SECOND LEVEL (5) 1

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

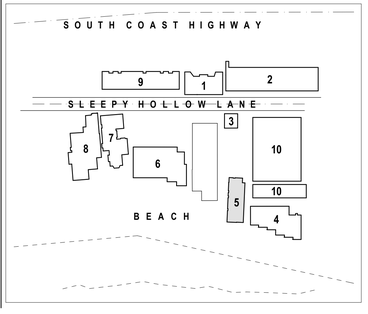
REEF TOWER FLOOR AREA CALCULATIONS - EXISTING

	Building	Category	Home Story	Length (A)	Width (B)	Area
01	Building 5 - Reef Tower	01_EXISTING_LIVING	BEACH LEVEL	24'-10 3/4"	60'-7 3/4"	1,509.83
02	Building 5 - Reef Tower	01_EXISTING_LIVING	ALLEY LEVEL	24'-10 3/4"	60'-9"	1,512.42
03	Building 5 - Reef Tower	01_EXISTING_LIVING	BASEMENT LEVEL	14'-2 3/4"	0'-5"	5.93
04	Building 5 - Reef Tower	01_EXISTING_LIVING	BASEMENT LEVEL	24'-10 3/4"	55'-8"	1,385.87
05	Building 5 - Reef Tower	01_EXISTING_LIVING	GROUND LEVEL	14'-2 3/4"	0'-5"	5.93
06	Building 5 - Reef Tower	01_EXISTING_LIVING	GROUND LEVEL	24'-10 3/4"	55'-8"	1,385.87
07	Building 5 - Reef Tower	01_EXISTING_LIVING	SECOND LEVEL	14'-2 3/4"	0'-5"	5.93
08	Building 5 - Reef Tower	01_EXISTING_LIVING	SECOND LEVEL	24'-10 3/4"	55'-8"	1,385.87
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09	Building 5 - Reef Tower	05_EXISTING_DECK	BEACH LEVEL	4'-11"	59'-9 3/4"	294.08
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						490.02 sq ft
						10,541.42 sq ft

AREA FILL LEGEND



KEY PLAN



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DRAWING LOG

No.	Date	
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7	07.25.19	Zoning Review Re-Submittal
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LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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37011.00

DATE
9/24/19

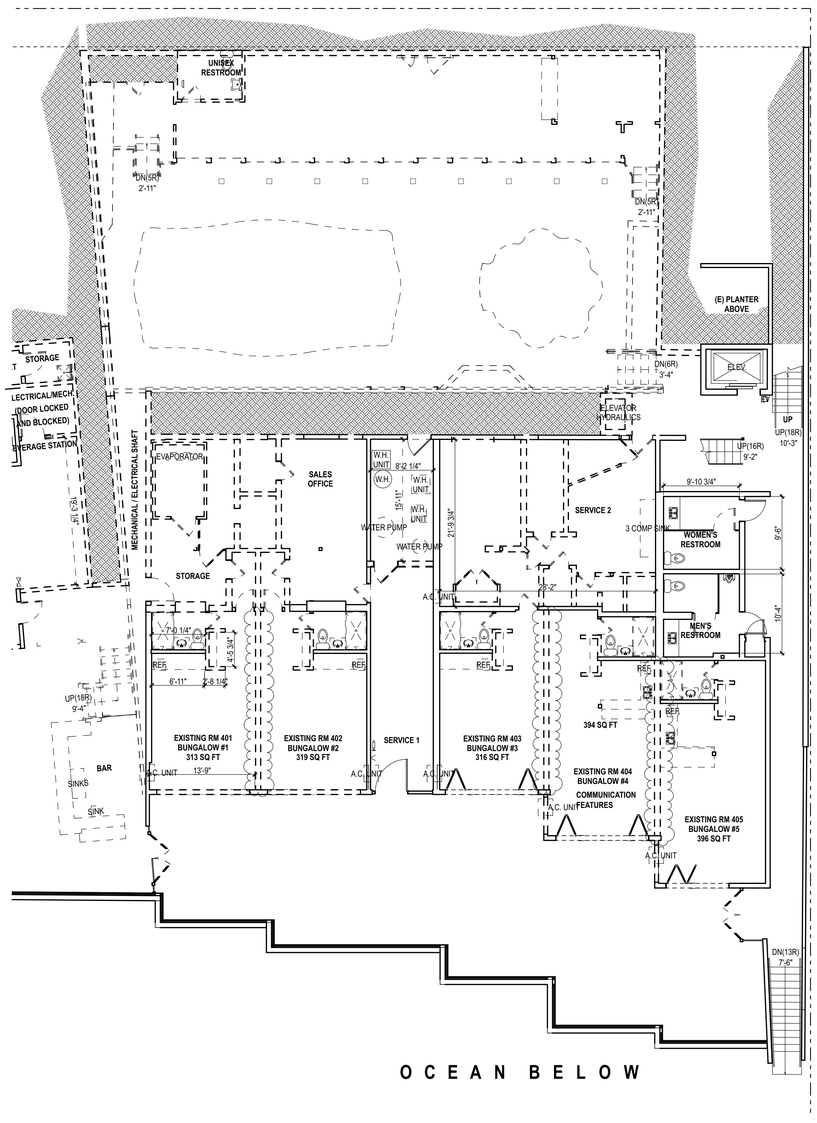
SCALE
AS SHOWN

DRAWN BY
BK, EC

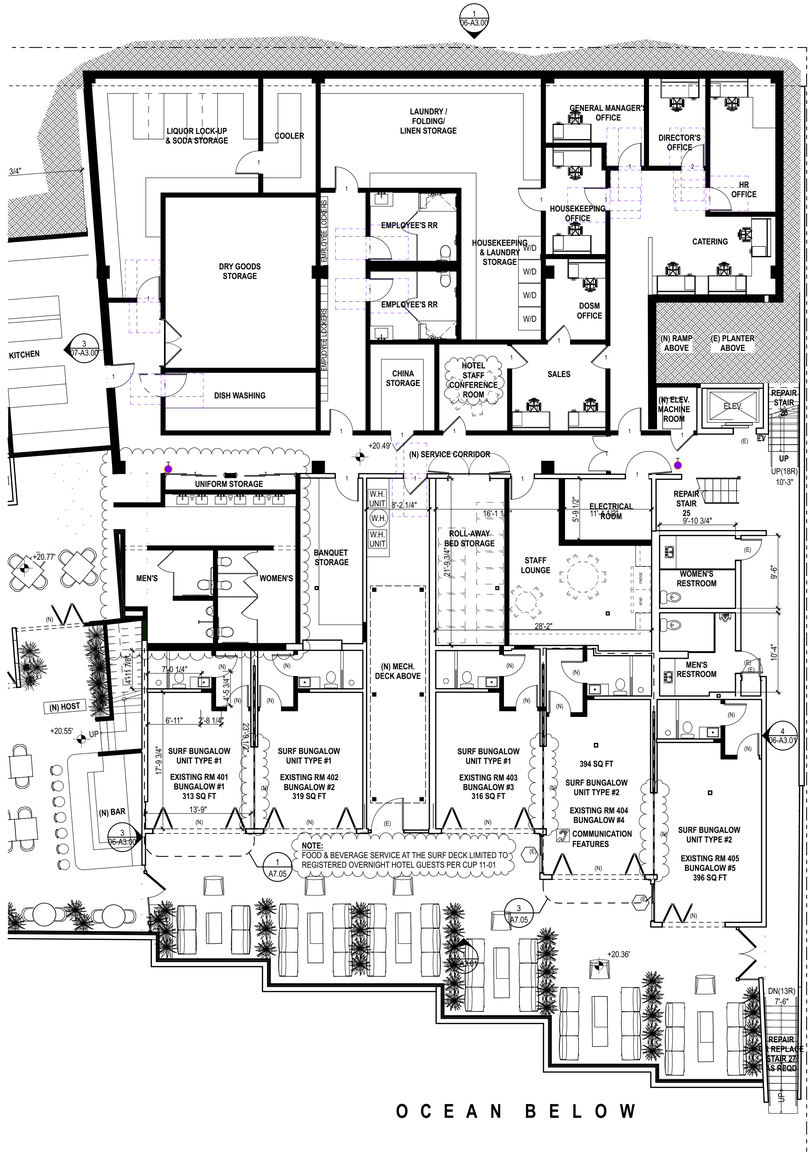
SHEET TITLE
TOWER FLOOR AREA CALCULATIONS: SECOND LEVEL (5)

SHEET NO.
05-T1.12

Last Plotted By: Beth Hsieh
On: Tuesday, September 24, 2019 - 12:23 PM



N SURF EXISTING/DEMO FLOOR PLAN: BEACH LEVEL (1) 2
SCALE: 1/8" = 1'-0"



N SURF PROPOSED FLOOR PLAN: BEACH LEVEL (1) 1
SCALE: 1/8" = 1'-0"

KEYNOTES - FLOOR PLANS

1. **ZONING REVIEW SUBMITTAL DIMENSIONS.** DIMENSIONS SHOWN ARE TYPICAL TO SIMILAR UNITS, U.N.O. DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
2. **STAIRS.** REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW).

FIRE DEPARTMENT NOTES

A) A SEPARATE (DEFERRED) SUBMITTAL FOR THE CONVERSION OF THE DRY STANDPIPE SYSTEM TO WET MANUAL SYSTEM IS REQUIRED AND MUST BE DESIGNED IN COMPLIANCE WITH THE 2016 CFC AND NFPA 14, AND INSTALLED BY A QUALIFIED FIRE PROTECTION CONTRACTOR. PLANS MUST BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND FINAL INSPECTION CONDUCTED.

B) A SEPARATE (DEFERRED) SUBMITTAL FOR FIRE ALARM SYSTEM IS REQUIRED AND MUST BE DESIGNED IN COMPLIANCE WITH 2016 CFC AND NFPA 72, AND INSTALLED BY A QUALIFIED ELECTRICAL CONTRACTOR. PLANS MUST INCLUDE FULL DETECTION AND NOTIFICATION AS REQUIRED BY CFC SECTION 907. PLANS MUST BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND FINAL INSPECTION CONDUCTED.

C) A SEPARATE (DEFERRED) SUBMITTAL FOR FIRE SPRINKLERS IS REQUIRED. SYSTEM DESIGN MUST COMPLY WITH THE 2016 CFC AND 2016 NFPA 13 STANDARD. PLANS MUST BE DESIGNED AND INSTALLED BY A QUALIFIED FIRE PROTECTION CONTRACTOR. PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND APPROPRIATE INSPECTIONS CONDUCTED.

D) A SEPARATE (DEFERRED) SUBMITTAL FOR UL300 COMPLIANT FIRE SUPPRESSION SYSTEM(S) IS REQUIRED FOR ALL TYPE 1 COOK HOODS. A UL300 COMPLIANT SYSTEM PLAN WILL NEED TO BE SUBMITTED TO THE LBFD FOR REVIEW AND APPROVAL. A PERMIT ISSUED AND FINAL INSPECTION REQUIRED. SYSTEM(S) SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF 2016 CFC, CMC, CEC, NFPA 17A & 96.

E) FIRE EXTINGUISHERS TO BE LOCATED AND SIZED AS PER 2016 CFC SECTION 906 AND FIRE INSPECTORS' DIRECTION.

F) MAINTAIN JOBSITE SAFETY DURING CONSTRUCTION AS PER CHAPTER 33 OF THE 2016 CALIFORNIA FIRE CODE.

G) BUILDING ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR FACING THE STREET ADDRESSED TO. MINIMUM SIZE OF UNIT/ SUITE NUMBERS IS 4". WITH THE MINIMUM SIZE OF BUILDING NUMBERS BEING 6". NUMBER COLOR MUST CONTRAST WITH BACKGROUND.

H) KNOX BOX /FIREFIGHTER ACCESS IS REQUIRED. TO BE INSTALLED AT ALL PRIMARY ENTRANCE LOCATIONS. PROVIDE DWELLING / GATE KEYS TO THE LBFD INSPECTOR FOR PLACEMENT INTO THE KNOX BOXES.

I) NEW AND REMODELED ELEVATORS MUST BE SIZED TO ACCOMMODATE AN AMBULANCE GURNEY, AND MEET ALL MINIMUM CBC AND CFC REQUIREMENTS. NOTE: STANDARDIZED ELEVATOR KEYS MUST BE PROVIDED TO LBFD INSPECTOR AT FINAL FOR PLACEMENT INTO KNOX BOXES.

J) ALL APPARATUS ACCESS FIRE LANES MUST BE CONSTRUCTED AND MARKED/SIGNED AS PER CFC REQUIREMENTS.

K) ALL NEW FABRIC AWNINGS MUST BE CA TITLE 19 COMPLIANT FOR FLAME RETARDANCE, WITH THE CSFM LABEL ON EACH ONE.

L) ALL CFC CHAPTER 4 EVACUATION AND PLANNING REQUIREMENTS MUST BE MET. DETAILS FOR DIAGRAMS REQUIRED BY SECTIONS 403 & 404 MUST BE PROVIDED.

M) FOR FIRE DEPARTMENT INSPECTIONS, CALL (949) 497-0352 AT LEAST 3 DAYS IN ADVANCE TO SCHEDULE.

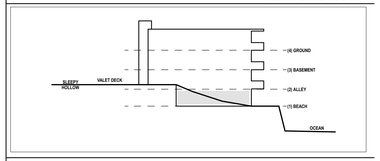
WALL LEGEND

EXISTING WALL TO REMAIN (EMPTY FILL)
(NOTE - NOT ALL (E) DOORS / WINDOWS ARE LABELED.)

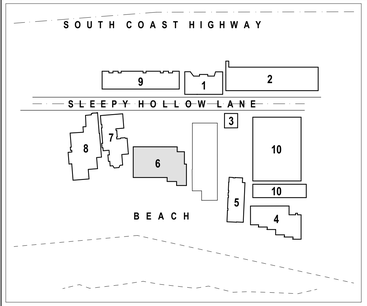
EXISTING WALL / DOOR / WINDOW/ OBJECT TO BE DEMOLISHED (DASHED LINES)

PROPOSED NEW WALL W/ PROPOSED NEW EXTERIOR DOOR / WINDOW
(NOTE - NOT ALL NEW INTERIOR DOORS ARE NUMBERED. NO NUMBERING ON HAND-SKETCHED UNITS.)

KEY SECTION



KEY PLAN



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DRAWING LOG

No.	Date	
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7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
9	10.10.19	Zoning & Fire Dept Review Slip Sheets
11	01.29.2021	Additional Planning Corrections
12	02.11.2021	Additional Planning Corrections 2

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

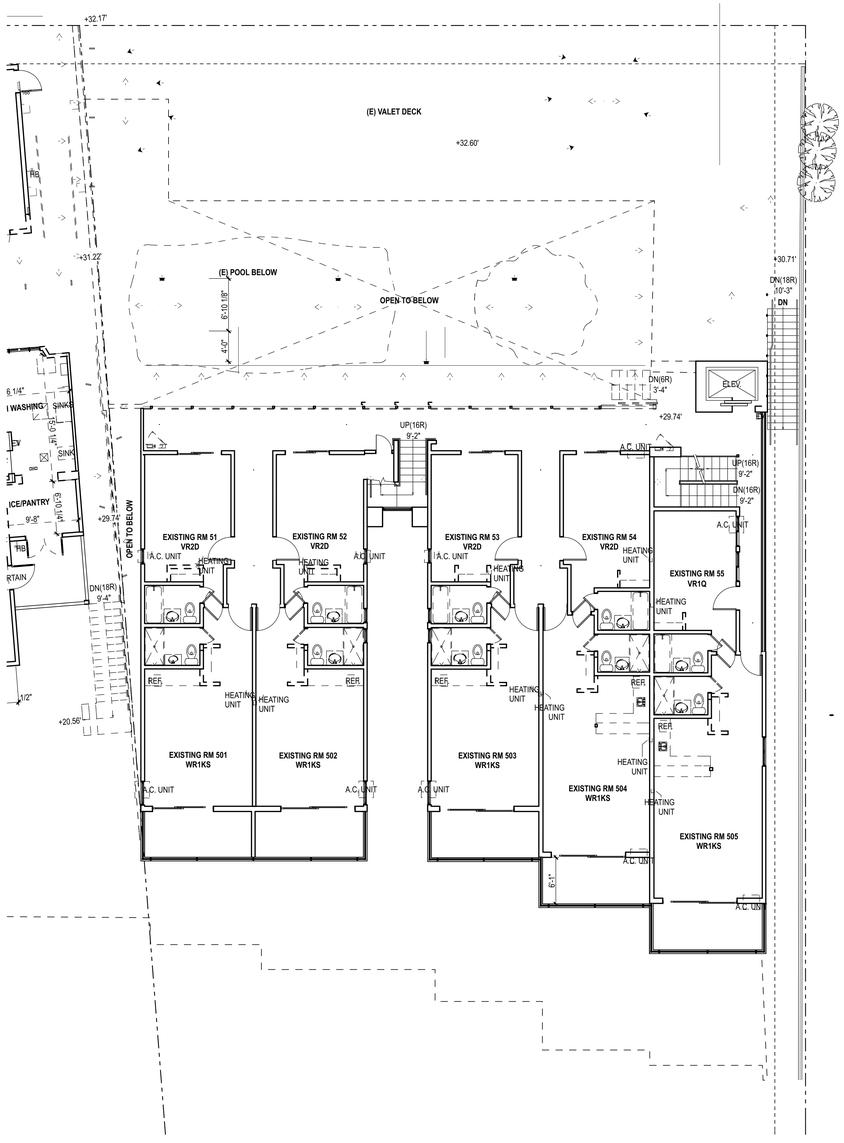
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PROJECT NO. 37011.00
DATE 2/11/21
SCALE AS SHOWN
DRAWN BY BK, EC
SHEET TITLE

SURF DEMO & FLOOR PLANS: BEACH LEVEL (1)

SHEET NO. 06-A2.00

Last Printed By: Keith Hinkle
On: Thursday, February 11, 2021 9:59 AM

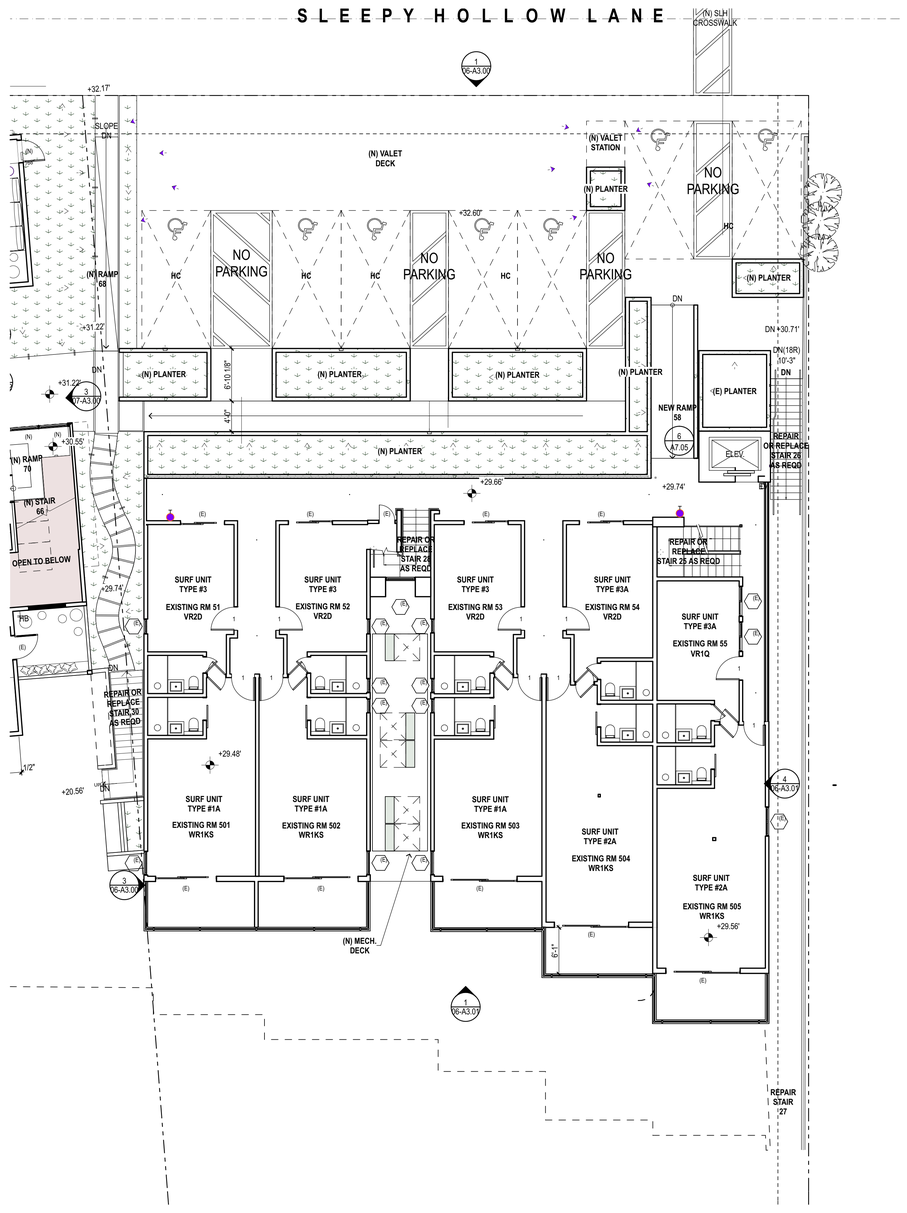


N

SURF EXISTING/DEMO FLOOR PLAN: ALLEY LEVEL (2)

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

2



N

SURF PROPOSED FLOOR PLAN: ALLEY LEVEL (2)

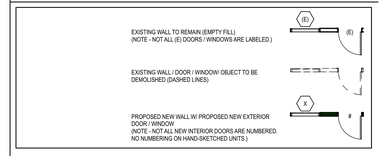
SCALE: 1/8" = 1'-0"

1

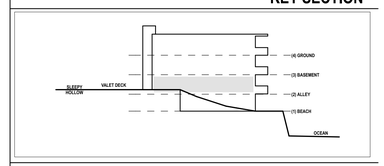
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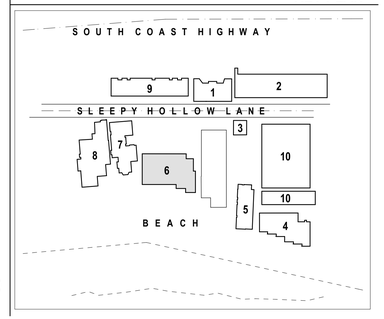
WALL LEGEND



KEY SECTION



KEY PLAN



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7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
REGISTERED PROFESSIONAL ARCHITECT
CALIFORNIA

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DATE 9/24/19

SCALE AS SHOWN

DRAWN BY BK, EC

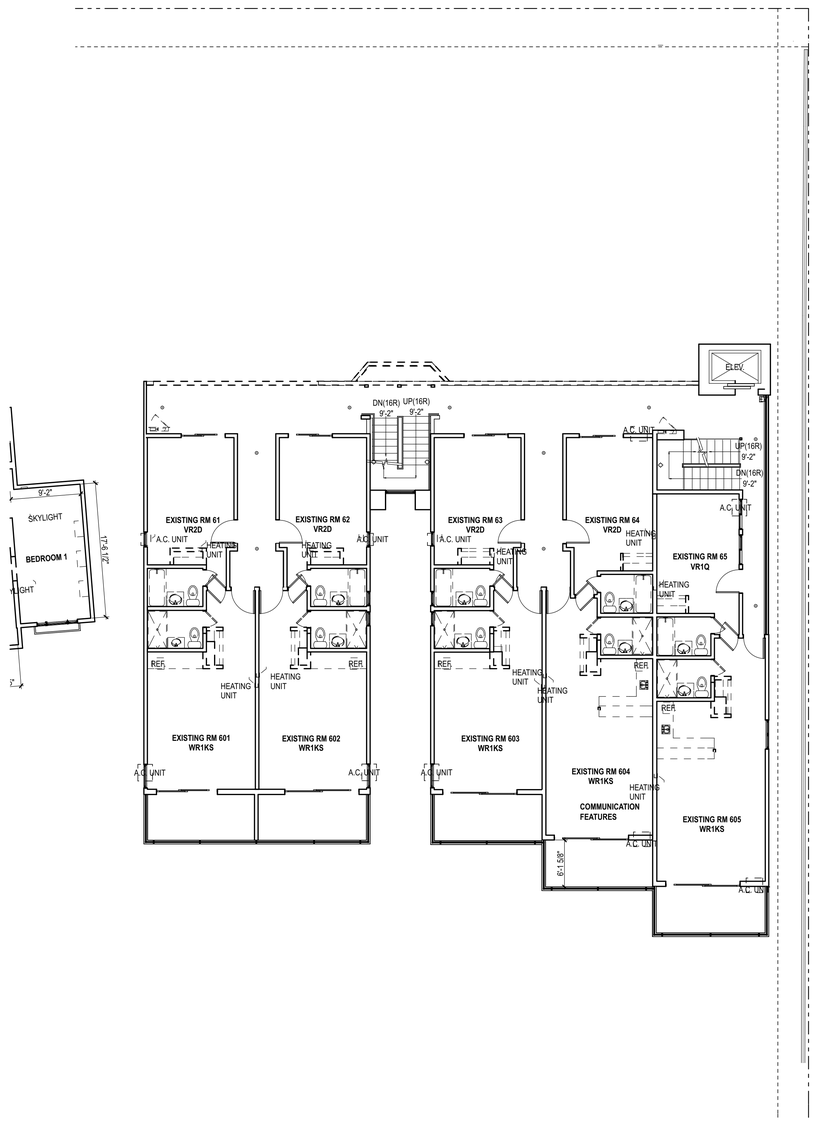
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SURF DEMO & FLOOR PLANS: ALLEY LEVEL (2)

SHEET NO.

06-A2.01

Last Plotted By: Kent Howard
Date: Tuesday, September 24, 2019 - 12:38 PM



N

SURF EXISTING/DEMO FLOOR PLAN: BASEMENT LEVEL (3)

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

2



N

SURF PROPOSED FLOOR PLAN: BASEMENT LEVEL (3)

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

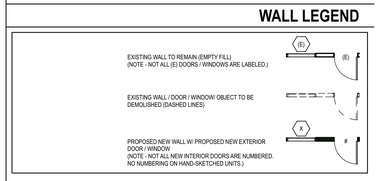
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Last Plotted By: Kent Howard
On: Tuesday, September 24, 2019 - 12:38 PM

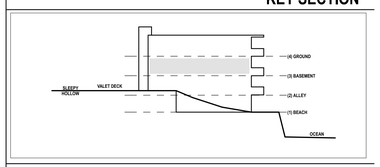
KEYNOTES - FLOOR PLANS

1. **ZONING REVIEW SUBMITTAL DIMENSIONS.** DIMENSIONS SHOWN ARE TYPICAL TO SIMILAR UNITS, U.N.O. DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
2. **STAIRS.** REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW).

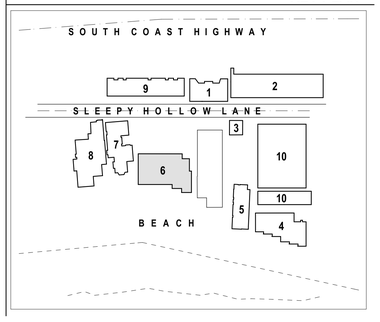
WALL LEGEND



KEY SECTION



KEY PLAN



ROCKEFELLER KEMPEL ARCHITECTS

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90245

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F 310.335.6060
W www.rockefellerkempel.com

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ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
STATE OF CALIFORNIA

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PROJECT NO.
37011.00

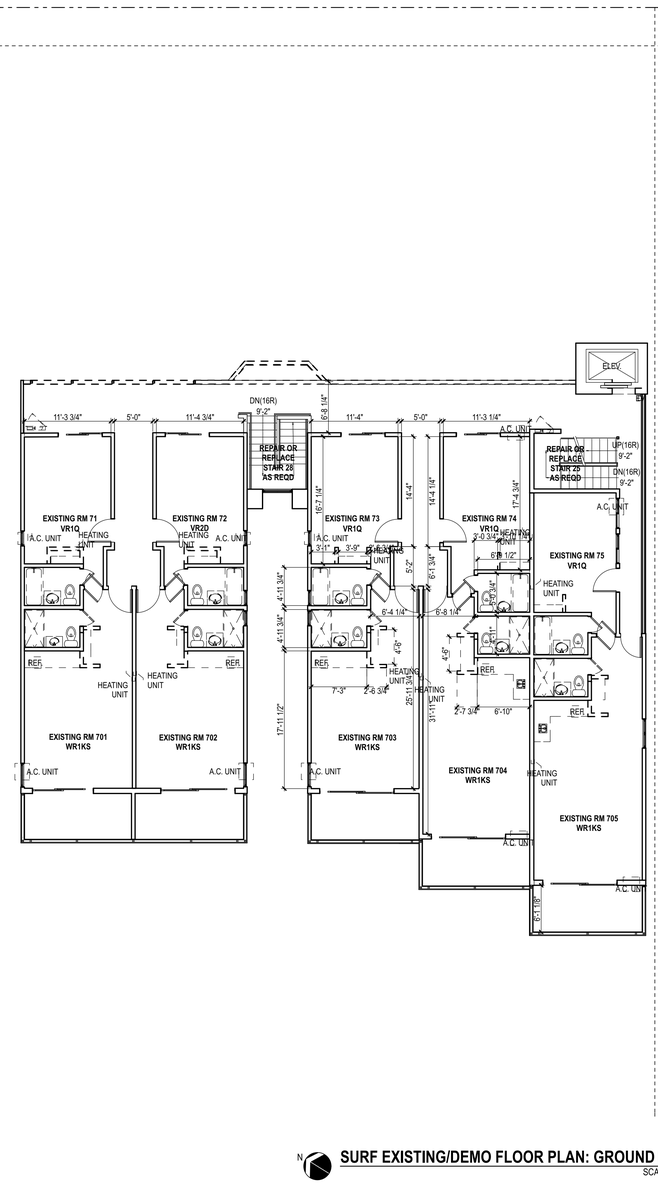
DATE
9/24/19

SCALE
AS SHOWN

DRAWN BY
BK, EC

SHEET TITLE
SURF DEMO & FLOOR PLANS: BASEMENT LEVEL (3)

SHEET NO.
06-A2.02

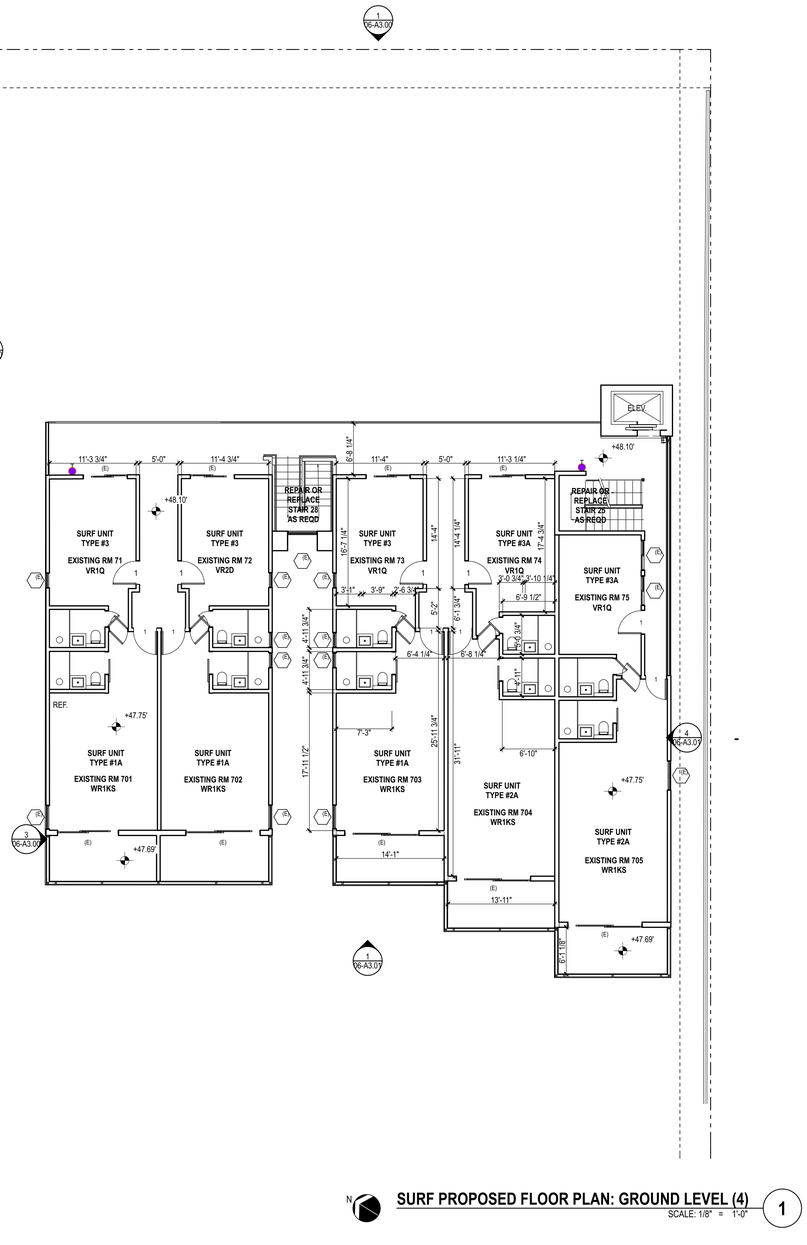


N

SURF EXISTING/DEMO FLOOR PLAN: GROUND LEVEL (4)

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

2



N

SURF PROPOSED FLOOR PLAN: GROUND LEVEL (4)

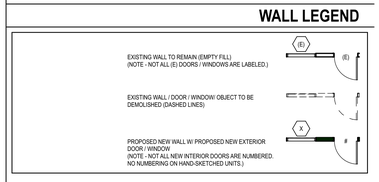
SCALE: 1/8" = 1'-0"

1

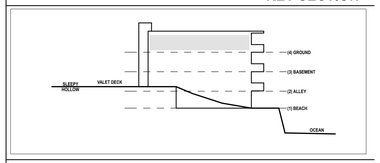
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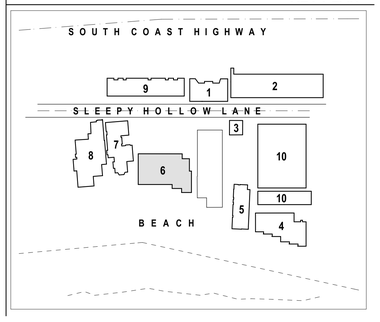
WALL LEGEND



KEY SECTION



KEY PLAN



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LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
REGISTERED PROFESSIONAL ENGINEER
CALIFORNIA

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SCALE AS SHOWN

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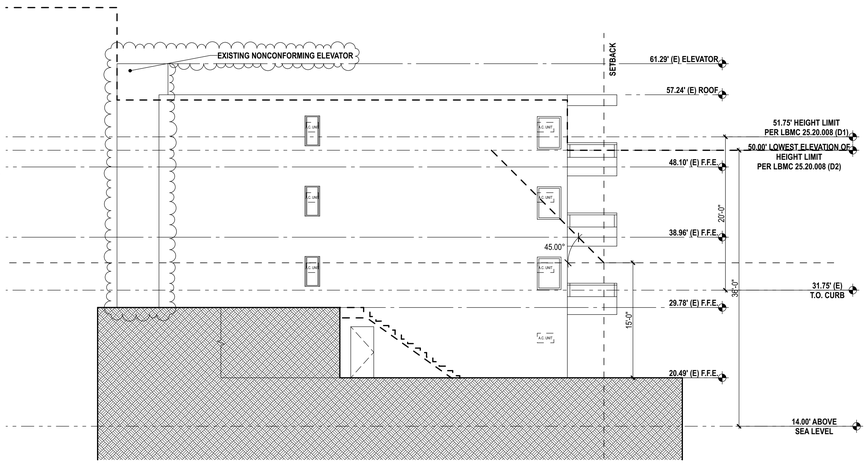
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SURF DEMO & FLOOR PLANS: GROUND LEVEL (4)

SHEET NO.

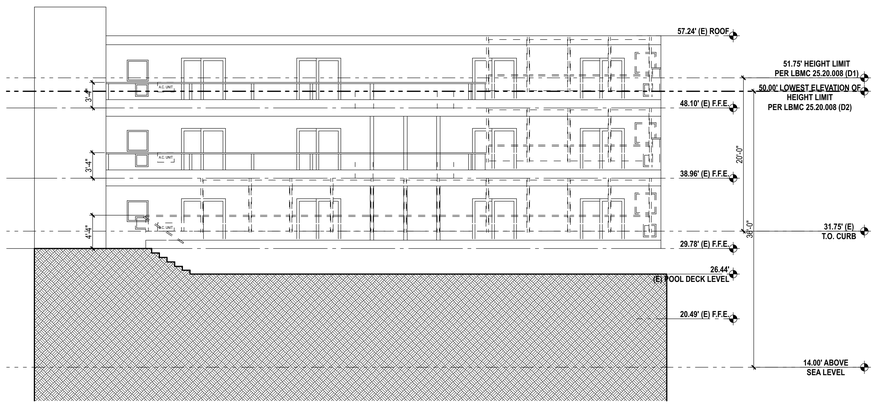
06-A2.03

Last Plotted By: Kevin Howard
On: Tuesday, September 24, 2019 12:38 PM



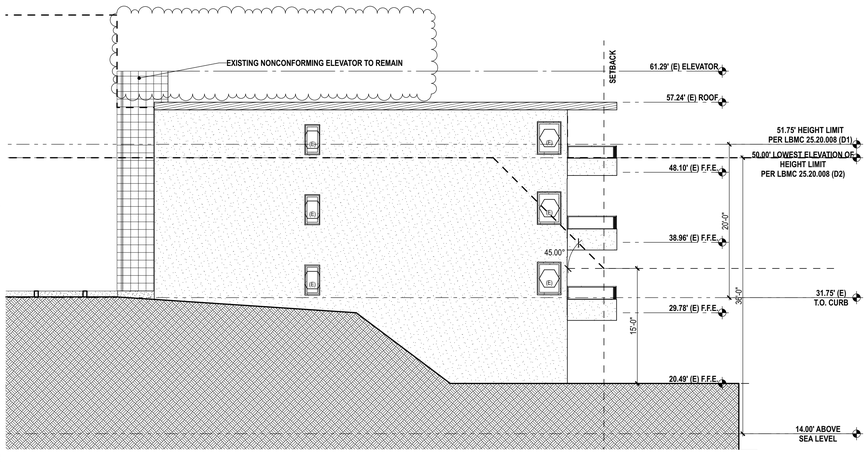
EXISTING/DEMO EXTERIOR ELEVATION: SURF: NORTH

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



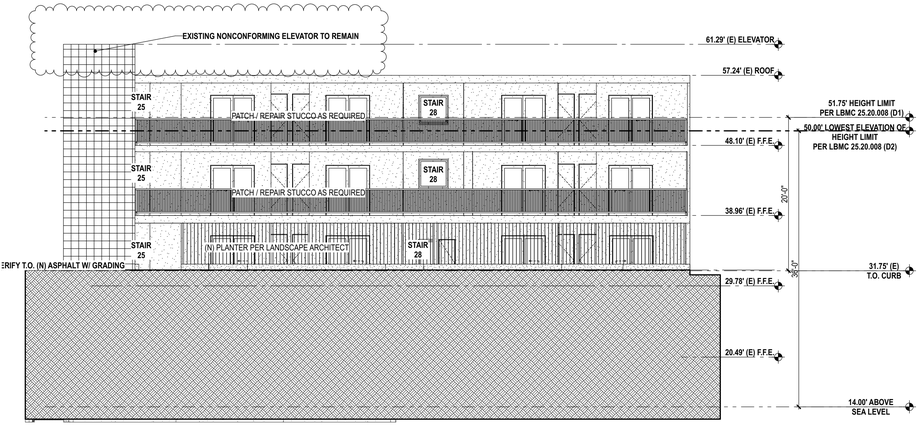
EXISTING/DEMO EXTERIOR ELEVATION: SURF: EAST

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



PROPOSED EXTERIOR ELEVATION: SURF: NORTH

SCALE: 1/8" = 1'-0" 4



PROPOSED EXTERIOR ELEVATION: SURF: EAST

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

KEYNOTES - SURF (35 KEYS - INCLUDING 5 BUNGALOWS)

1. **PAINT.**
   A. EXTERIOR: PAINT ALL STUCCO, (N) DOOR FRAMES, (N + E) HANDRAILS, GUARDRAILS.
   B. INTERIOR: PAINT ALL ROOMS, BATHROOMS, CEILINGS, INTERIOR DOORS AND FRAMES.
2. **EXISTING WINDOWS.** ALL (E) WINDOWS TO REMAIN, U.N.O.
3. **ENTRY DOORS.** ALL ENTRY DOORS TO BE REPLACED WITH SOLID CORE LAMINATE FACED DOOR.
   A. NOT USED.
   B. (N) DOOR TO BE LAMINATE FACED (COLOR TBD).
   C. REUSE EXISTING LATCH / CARD READER ENTRY & HINGE, TYP.
4. **PATCHING.**
   A. PATCH (E) EXTERIOR STUCCO "FLOAT FINISH", PAINT.
   B. PATCH (E) INTERIOR GYP BOARD, FINISH TO MATCH EXISTING, PAINT.
5. **EXISTING WALKING DECKS.** AT ALL (E) WALKING DECKS:
   A. DEMO (E) CARPET, (E) DIATO OR OTHER "WATERPROOF" DECKING UNDER THE CARPET.
   B. ADD (N) WATERPROOF MEMBRANE TO (E) SUB DECK AS REQUIRED.
   C. PROVIDE WALKING DECK FINISH (ADD SOME GRIT - CAST SILICA INTO DECK COATING).
6. **WEST SIDE EXTERIOR ELEVATION (OCEAN FACING).**
   A. RETAIN (E) GLASS + WOOD GUARDRAIL, REPAIR AS REQUIRED.
   B. REPLACE (E) T-111 (ROTTING) PLYWOOD WITH STUCCO (FLOAT FINISH).
7. **EAST SIDE EXTERIOR ELEVATION (FACING VALET DECK).**
   A. (E) GUARDRAIL (PLASTER HALF WALLS), REPAIR AS REQUIRED AT LOCATIONS SHOWN ON ELEVATIONS.
   B. ADD (N) CABLE / ROPE SCREENS & HANDRAILS AS SHOWN ON ELEVATIONS W/ 2 X 2 GALV STEEL FRAME SUPPORT PER STRUCTURAL. INCLUDE PLANTERS WHERE SHOWN IN PLAN PER LANDSCAPE ARCHITECT.
8. **HVAC.**
   A. REMOVE ALL (E) PTAC AC UNITS; PATCH WALL INTERIOR AND EXTERIOR.
   B. ADD (N) VRF (AIR COOLED) "CONDENSER" ON EXTERIOR (PER PLANS & MEP ENGINEER).
   C. ADD (N) PIPING TO EACH ROOM; FAN COIL IN EACH ROOM W/ OSA & MEP ENGINEER
   D. UPGRADE POWER FOR BUILDING AS REQUIRED TO ACCOMMODATE HVAC UPGRADE PER MEP ENGINEER
   E. (N) MECHANICAL DECK (PER STRUCTURAL) PER FLOOR PLANS TO SUPPORT (N) VRF CONDENSER UNITS.
9. **EXISTING ROOF.** (E) ROOF TO BE REPAIRED OR REPLACED (20+ YEARS OLD).
10 **FASCIA BOARDS.** REPLACE ALL FASCIA BOARDS.

KEYNOTES - (N) VALET / PARKING DECK (ABOVE) & BACK OF HOUSE (BELOW)

1. **POOL AND JACUZZI SPA.** DEMO / REMOVE (E) POOL AND JACCUZZI SPA.
2. **EXCAVATE TO ALIGN WITH FLOOR LEVEL OF (E) SURF BUILDING** (APPROXIMATE ELEVATION 20.49'). CONFIRM W/ SURVEY & (E) CONDITIONS
3. **(N) BACK OF HOUSE AREA.** PROVIDE MECHANICAL, ELECTRICAL, PLUMBING, LIGHTING, DATA, ETC. AS REQUIRED TO SUPPORT (N) SURF BACK OF HOUSE AREA.
4. **STRUCTURE.** UTILIZE 18-24" PILES (PER STRUCTURAL), (E) RETAINING WALLS, & REINFORCED (E) RETAINING WALLS TO SUPPORT (N) VALET DECK PER STRUCTURAL.
5. **PARKING.** (N) PT DECK FOR PARKING, SPLIT SLAB WITH WP LAYER BETWEEN DECKS.
6. **PLANTING.** (N) PLANTING PER LANDSCAPE ARCHITECT.
7. **ELEVATOR.** RELOCATE ELEVATOR MACHINE ROOM AS SHOWN ON BASEMENT LEVEL.

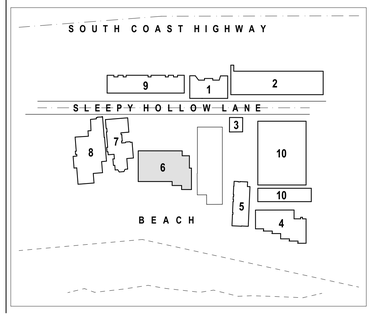
NOTES:

REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW). NOT REFLECTED IN ELEVATIONS, TYP.

SEE GRADING PLAN FOR PRECISE GRADING INFORMATION, TYP.

(E) NON-COMPLIANT RAILING HEIGHTS TO REMAIN, UNO. (N) RAILINGS TO BE 42" HIGH MIN. PER CODE. (E) RAILING DIMENSION HEIGHTS TO BE VERIFIED IN FIELD.

KEY PLAN



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DRAWING LOG

No.	Date	
1	05.21.18	Zoning Review Submittal
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
11	01.29.2021	Additional Planning Corrections

LICENSED ARCHITECT DARRELL S. ROCKEFELLER C-14927 4-30-21 STATE OF CALIFORNIA

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SCALE AS SHOWN

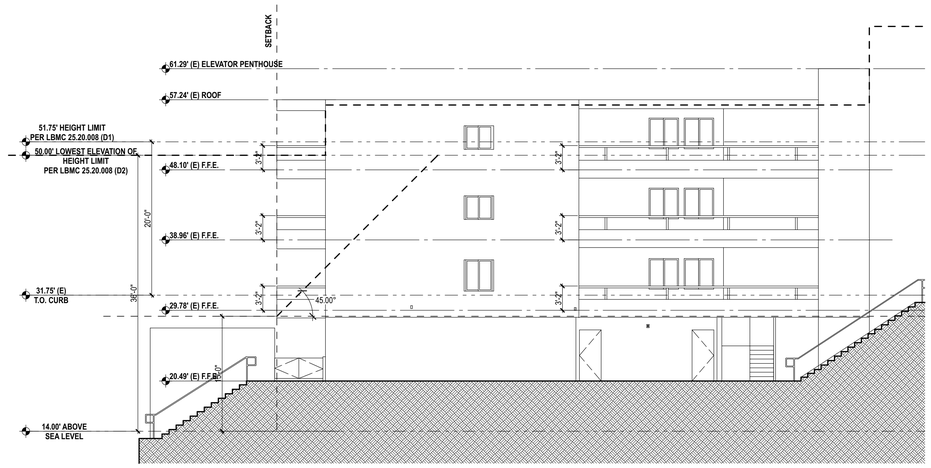
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SHEET TITLE

SURF DEMO & PROPOSED ELEVATIONS

SHEET NO. **06-A3.00**

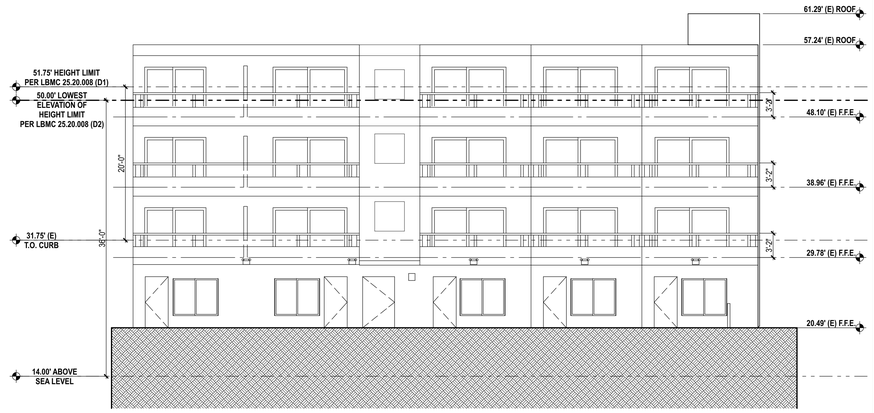
Last Printed By: Beth Kocsis
On: Friday, January 29, 2021
9:46 AM



EXISTING/DEMO EXTERIOR ELEVATION: SURF: SOUTH

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

3



EXISTING/DEMO EXTERIOR ELEVATION: SURF: WEST

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

1

KEYNOTES - SURF (35 KEYS - INCLUDING 5 BUNGALOWS)

1. **PAINT.**
   A. EXTERIOR: PAINT ALL STUCCO, (N) DOOR FRAMES, (N + E) HANDRAILS, GUARDRAILS.
   B. INTERIOR: PAINT ALL ROOMS, BATHROOMS, CEILINGS, INTERIOR DOORS AND FRAMES.

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   C. PROVIDE WALKING DECK FINISH (ADD SOME GRIT - CAST SILICA INTO DECK COATING).

6. **WEST SIDE EXTERIOR ELEVATION (OCEAN FACING).**
   A. RETAIN (E) GLASS + WOOD GUARDRAIL, REPAIR AS REQUIRED.
   B. REPLACE (E) T-111 (ROTTING) PLYWOOD WITH STUCCO (FLOAT FINISH).

7. **EAST SIDE EXTERIOR ELEVATION (FACING VALET DECK).**
   A. (E) GUARDRAIL (PLASTER HALF WALLS), REPAIR AS REQUIRED AT LOCATIONS SHOWN ON ELEVATIONS.
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8. **HVAC.**
   A. REMOVE ALL (E) PTAC AC UNITS; PATCH WALL INTERIOR AND EXTERIOR.
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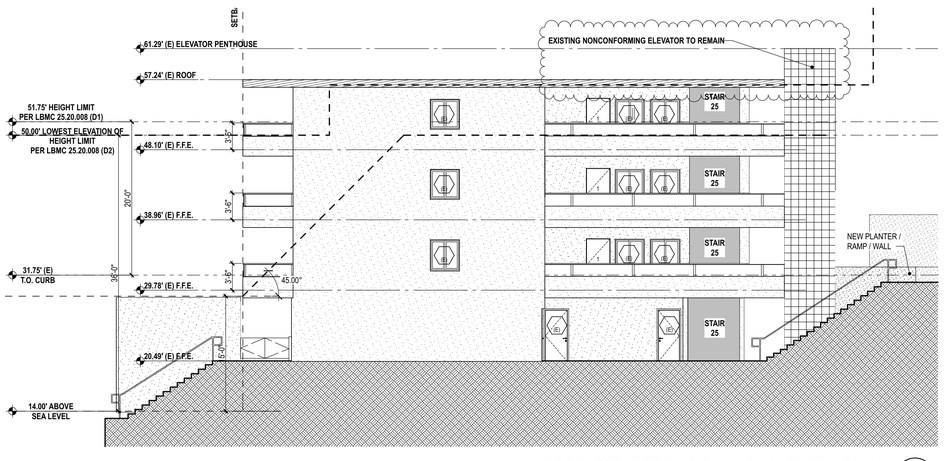
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6. **PLANTING.** (N) PLANTING PER LANDSCAPE ARCHITECT.

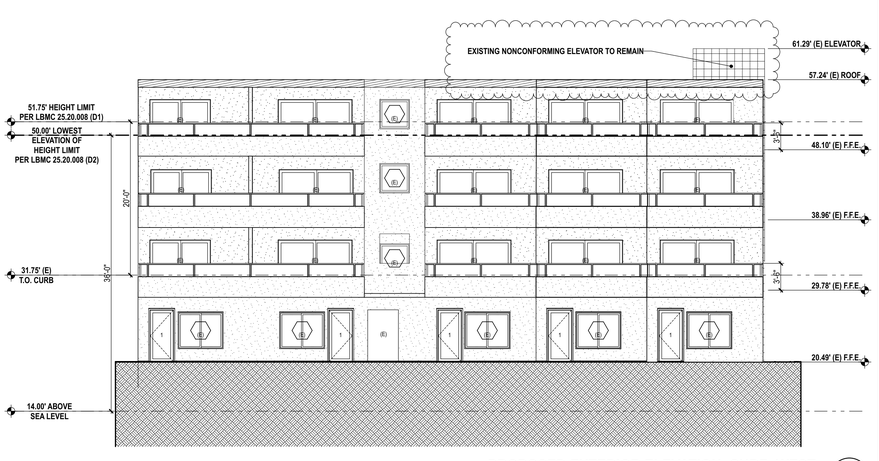
7. **ELEVATOR.** RELOCATE ELEVATOR MACHINE ROOM AS SHOWN ON BASEMENT LEVEL.



PROPOSED EXTERIOR ELEVATION: SURF: SOUTH

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

4



PROPOSED EXTERIOR ELEVATION: SURF: WEST

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

2

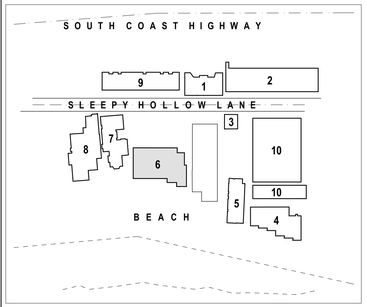
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DATE 9/24/19

SCALE AS SHOWN

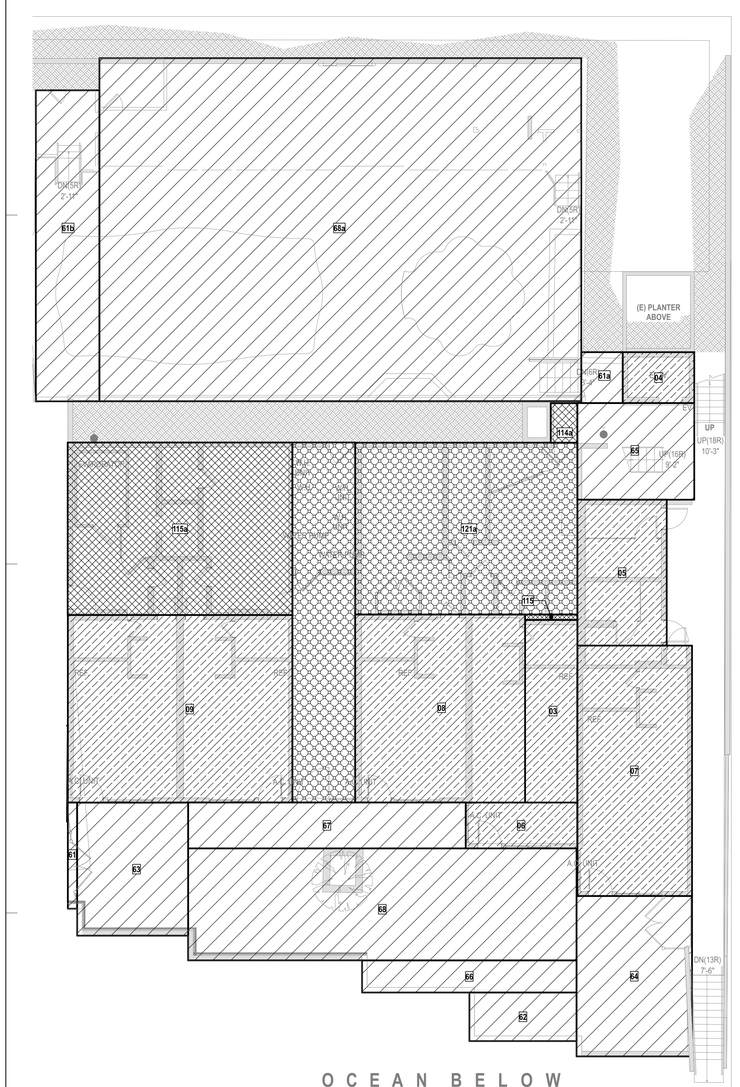
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SHEET TITLE

SURF DEMO & PROPOSED ELEVATIONS

SHEET NO. **06-A3.01**

Last Plotted By: Kelin Hsieh
On: Tuesday, September 24, 2019 - 12:24 PM

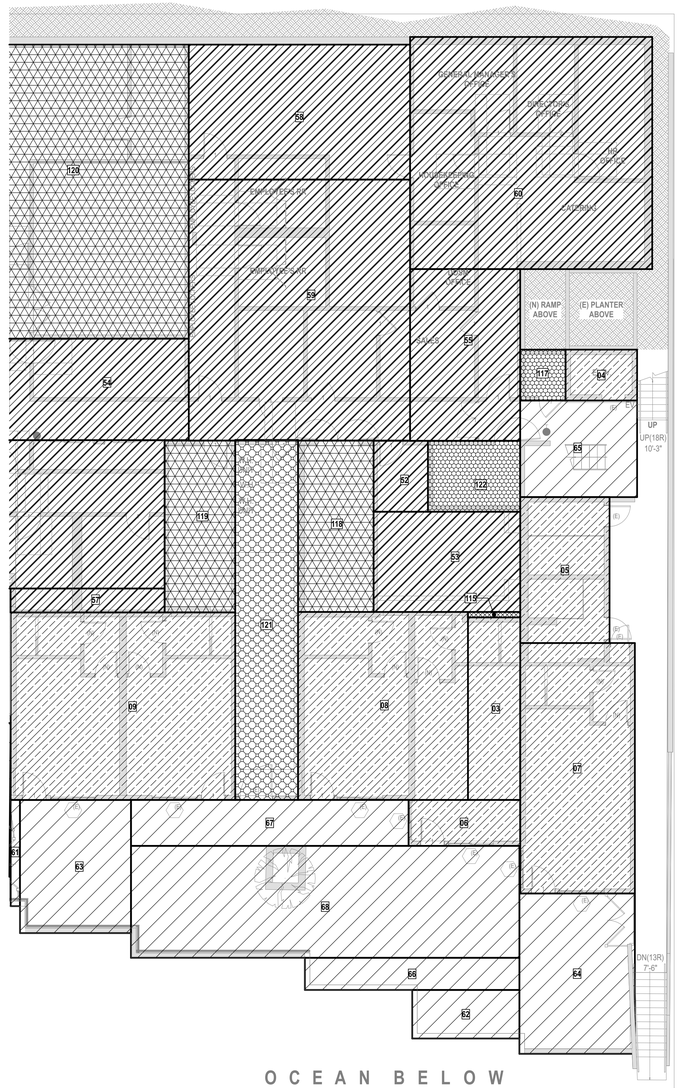


N

EXISITING SURF FLOOR PLAN: BEACH LEVEL (1)

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

2



N

PROPOSED SURF FLOOR PLAN: BEACH LEVEL (1)

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

1

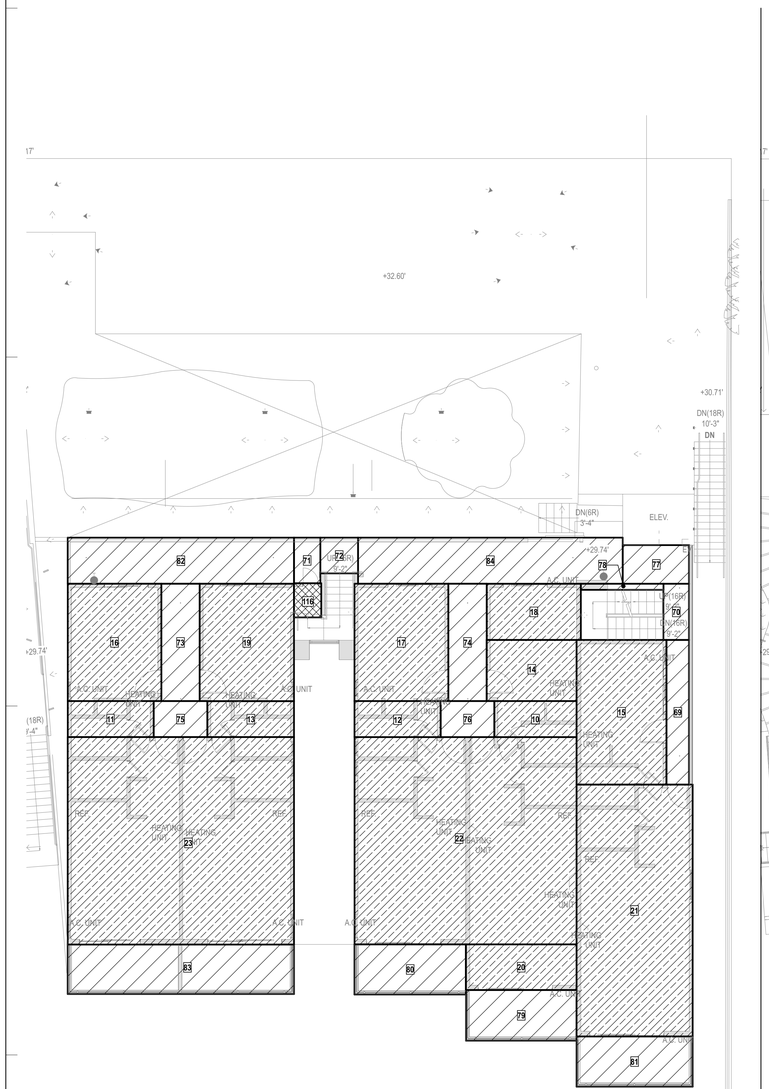
Last Plotted By: Kevin Hoang
On: Tuesday, September 24, 2019 - 12:24 PM

SURF FLOOR AREA CALCULATIONS - PROPOSED

	Building	Category	Home Story	Length (A)	Width (B)	Area
01	Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	(2'-11") x 1/2	38'-4 1/4"	42.36
02	Building 6 - Surf	08_PROPOSED_STORAGE	BEACH LEVEL	(2'-7") x 1/2	32'-7"	56.21
03	Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	6'-9 7/8"	23'-9 3/4"	162.47
04	Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	9'-4"	6'-7 3/4"	62.03
05	Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	11'-7 3/4"	19'-0 1/2"	221.76
06	Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	14'-6 7/8"	5'-11 7/8"	87.29
07	Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	14'-11 3/8"	32'-8"	488.30
08	Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	22'-2"	24'-6 1/4"	543.55
09	Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	29'-3 1/2"	24'-5 1/2"	716.43
10	Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	10'-8 3/4"	4'-8 1/2"	50.52
11	Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-2 1/2"	4'-8 1/2"	52.77
12	Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-3"	4'-8 1/2"	52.97
13	Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-3 3/4"	4'-8 1/4"	53.03
14	Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-8 3/4"	7'-11 3/4"	93.59
15	Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-8 3/4"	18'-10 1/2"	221.39
16	Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-2 1/2"	15'-3 3/4"	186.94
17	Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-3"	15'-3 3/4"	187.56
18	Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-3 1/4"	7'-4"	89.99
19	Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-3 3/4"	15'-3 3/4"	188.54
20	Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	14'-5 1/4"	5'-11 1/2"	86.02
21	Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	15'-1 3/4"	32'-10 1/4"	497.60
22	Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	28'-11 1/2"	27'-2 1/2"	783.08
23	Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	29'-6 1/4"	27'-0 3/4"	798.91
24	Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	10'-8 3/4"	4'-8 1/2"	50.52
25	Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-2 1/2"	4'-8 1/2"	52.77
26	Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-3"	4'-8 1/2"	52.97
27	Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-3 3/4"	4'-8 1/4"	53.03
28	Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-8 3/4"	7'-11 3/4"	93.59
29	Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-8 3/4"	18'-10 1/2"	221.39
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31	Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	12'-3"	15'-3 3/4"	187.56
32	Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	12'-3 1/4"	7'-4"	89.99
33	Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	12'-3 3/4"	15'-3 3/4"	188.54
34	Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	14'-5 1/4"	5'-11 1/2"	86.02
35	Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	15'-1 3/4"	32'-10 1/4"	497.60
36	Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	28'-11 1/2"	27'-2 1/2"	783.08
37	Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	29'-6 1/4"	27'-0 3/4"	798.91
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42	Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-8 3/4"	7'-11 3/4"	93.59
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45	Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	12'-3"	15'-3 3/4"	187.56
46	Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	12'-3 1/4"	7'-4"	89.99
47	Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	12'-3 3/4"	15'-3 3/4"	188.54
48	Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	14'-5 1/4"	5'-11 1/2"	86.02
49	Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	15'-1 3/4"	32'-10 1/4"	497.60
50	Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	28'-11 1/2"	27'-2 1/2"	783.08
51	Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	29'-6 1/4"	27'-0 3/4"	798.91
						12,309.98 sq ft
52	Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	9'-3"	7'-1 1/8"	65.58
53	Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	13'-6 7/8"	19'-1 1/2"	249.99
54	Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	13'-2 3/4"	24'-4 5/8"	322.70
55	Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	14'-4 3/8"	22'-4 3/4"	321.75
56	Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	19'-4 1/4"	21'-2 7/8"	411.17
57	Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	20'-1 1/8"	3'-1 3/8"	62.64
58	Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	26'-10 3/8"	17'-7 1/4"	508.21
59	Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	28'-10 3/8"	34'-0 1/2"	982.66
60	Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	31'-7"	30'-3 3/8"	956.44
						3,923.50 sq ft
61	Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	1'-2 1/2"	13'-10 1/4"	16.74
62	Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	13'-11 3/4"	6'-4"	88.53
63	Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	14'-5 3/4"	17'-4 1/4"	251.27
64	Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	15'-0 3/4"	20'-11"	315.06
65	Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	15'-3"	12'-7 1/4"	192.21
66	Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	27'-11 3/4"	4'-2 1/4"	117.16
67	Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	36'-2 1/2"	6'-0"	217.25
68	Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	50'-8"	14'-7 1/4"	739.94
68a	Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	62'-10 1/4"	44'-9"	2,812.72
69	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	2'-11 1/2"	18'-10 1/2"	55.84
70	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	3'-4 1/4"	7'-4"	24.60
71	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	3'-5 1/4"	5'-11 1/2"	20.48
72	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	4'-11"	4'-8"	22.94
73	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	5'-0"	15'-3 3/4"	76.56
74	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	5'-0"	15'-3 3/4"	76.56
75	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	7'-0"	4'-8 1/2"	32.96
76	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	7'-0"	4'-8 1/2"	32.96
77	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	8'-8"	5'-0 1/2"	43.69
78	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	10'-9 1/2"	0'-9 1/2"	8.54
79	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	14'-5"	6'-7 1/4"	95.21
80	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	6'-6 1/2"	14'-6 1/2"	95.13
81	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	15'-1 3/4"	6'-6 1/4"	99.08
82	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	29'-6 1/4"	6'-0 1/4"	177.74
83	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	29'-6 1/4"	6'-5 1/2"	190.65
84	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	34'-6 1/4"	6'-0 1/4"	207.84
85	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	2'-11 1/2"	18'-10 1/2"	55.84
86	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	3'-4 1/8"	7'-4"	24.52
87	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	5'-0"	15'-3 3/4"	76.56
88	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	5'-0"	15'-3 3/4"	76.56
89	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	7'-0"	4'-8 1/2"	32.96
90	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	7'-0"	4'-8 1/2"	32.96
91	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	7'-3 1/4"	0'-8 1/4"	5.00
92	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	8'-4 1/4"	4'-7 3/4"	38.81
93	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	8'-8"	5'-0 1/2"	43.69
94	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	14'-5 1/4"	6'-7 1/4"	95.35
95	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	14'-6 1/2"	6'-6 1/4"	94.82
96	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	15'-1 3/4"	6'-6 1/2"	99.08
97	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	29'-6 1/4"	6'-5 1/2"	190.65
98	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	34'-6 1/4"	6'-10"	235.89
99	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	7'-0"	4'-8 1/2"	32.96
						5,808.34 sq ft
100	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	2'-11 1/2"	19'-10 1/2"	59.84
101	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	3'-4 1/4"	7'-4"	24.60
102	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	5'-0"	15'-3 3/4"	76.56
103	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	5'-0"	15'-3 3/4"	76.56
104	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	7'-0"	4'-8 1/2"	32.96
105	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	7'-0"	4'-8 1/2"	32.96
106	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	7'-3 1/8"	0'-8 1/4"	5.00
107	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	8'-4 1/4"	4'-7 3/4"	38.81
108	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	8'-8"	5'-0 1/2"	43.69
109	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	14'-5"	6'-7 1/4"	95.21
110	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	14'-6 1/2"	6'-6 1/2"	95.13
111	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	15'-1 3/4"	6'-6 3/4"	99.39
112	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	29'-6 1/4"	6'-5 1/2"	190.65
113	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	29'-6 1/4"	6'-10"	201.73
114	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	34'-6 1/4"	6'-10"	235.89
						8,808.34 sq ft
115	Building 6 - Surf	07_EXISTING_STORAGE	BEACH LEVEL	6'-9 3/4"	0'-8 1/2"	4.83
116	Building 6 - Surf	07_EXISTING_STORAGE	ALLEY LEVEL	3'-6 3/4"	4'-5 1/2"	15.88
						20.71 sq ft
117	Building 6 - Surf	08_PROPOSED_STORAGE	BEACH LEVEL	5'-11"	6'-7 5/8"	39.26
118	Building 6 - Surf	08_PROPOSED_STORAGE	BEACH LEVEL	22'-4 1/4"	6'-10 1/4"	220.38
119	Building 6 - Surf	08_PROPOSED_STORAGE	BEACH LEVEL	22'-5"	9'-2 1/2"	206.44
120	Building 6 - Surf	08_PROPOSED_STORAGE	BEACH LEVEL	26'-11 3/4"	38'-4 1/4"	1,034.56
						1,557.23 sq ft
121	Building 6 - Surf	09_EXISTING_MECHANICAL	BEACH LEVEL	8'-2 1/4"	46'-11 1/2"	384.47
						384.47 sq ft
122	Building 6 - Surf	10_PROPOSED_MECHANICAL	BEACH LEVEL	9'-3"	12'-0 3/8"	111.32
						111.32 sq ft
						24,115.55 sq ft

SURF FLOOR AREA CALCULATIONS - EXISTING

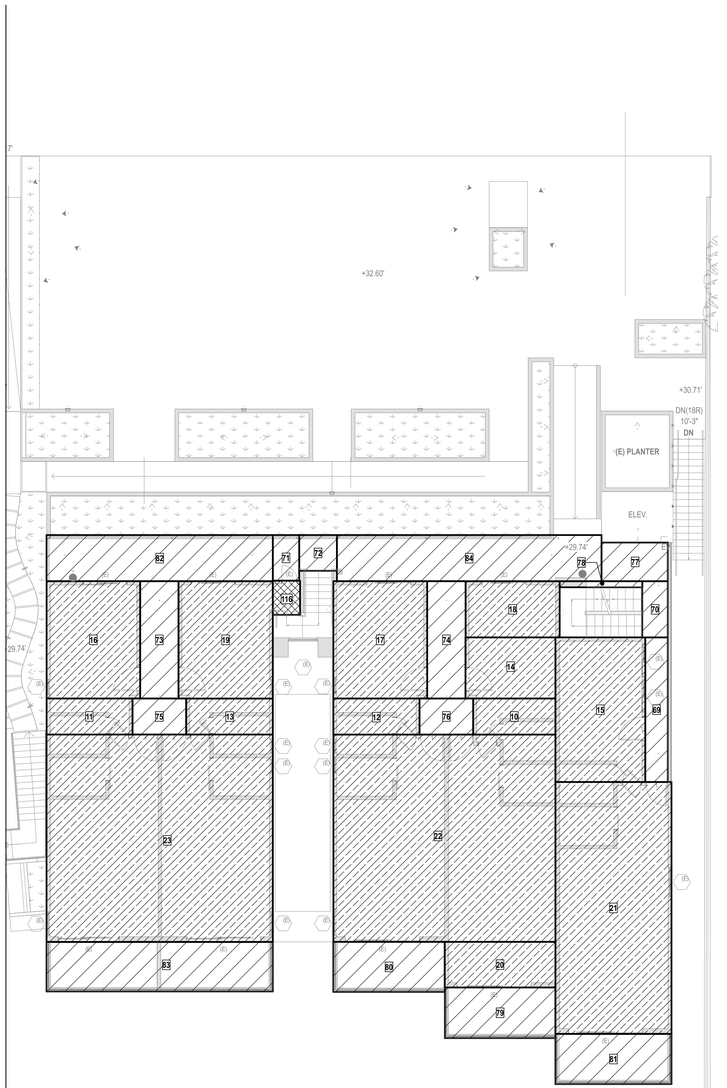
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49	Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	15'-1 3/4"	32'-10 1/4"	497.60
50	Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	28'-11 1/2"	27'-2 1/2"	783.08
51	Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	29'-6 1/4"	27'-0 3/4"	798.91
						12,309.98 sq ft
61	Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	1'-2 1/2"	13'-10 1/4"	16.74
61a	Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	5'-4 3/4"	6'-7 3/4"	35.86
61b	Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	8'-3 1/2"	40'-6 3/4"	336.33
62	Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	13'-11 3/4"	6'-4"	88.53
63	Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	14'-5 3/4"	17'-4 1/4"	251.27
64	Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	15'-0 3/4"	20'-11"	315.06
65	Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	15'-3"	12'-7 1/4"	192.21
66	Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	27'-11 3/4"	4'-2 1/4"	117.16
67	Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	36'-2 1/2"	6'-0"	217.25
68	Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	50'-8"	14'-7 1/4"	739.94
68a	Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	62'-10 1/4"	44'-9"	2,812.72
69	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	2'-11 1/2"	18'-10 1/2"	55.84
70	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	3'-4 1/4"	7'-4"	24.60
71	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	3'-5 1/4"	5'-11 1/2"	20.48
72	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	4'-11"	4'-8"	22.94
73	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	5'-0"	15'-3 3/4"	76.56
74	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	5'-0"	15'-3 3/4"	76.56
75	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	7'-0"	4'-8 1/2"	32.96
76	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	7'-0"	4'-8 1/2"	32.96
77	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	8'-8"	5'-0 1/2"	43.69
78	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	10'-9 1/2"	0'-9 1/2"	8.54
79	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	14'-5"	6'-7 1/4"	95.21
80	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	14'-6 1/2"	6'-6 1/2"	95.13
81	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	15'-1 3/4"	6'-6 3/4"	99.39
82	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	29'-6 1/4"	6'-0 1/4"	177.74
83	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	29'-6 1/4"	6'-5 1/2"	190.65
84	Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	34'-6 1/4"	6'-0 1/4"	207.84
85	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	2'-11 1/2"	18'-10 1/2"	55.84
86	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	3'-4 1/4"	7'-4"	24.52
87	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	5'-0"	15'-3 3/4"	76.56
88	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	5'-0"	15'-3 3/4"	76.56
89	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	7'-0"	4'-8 1/2"	32.96
90	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	7'-0"	4'-8 1/2"	32.96
91	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	7'-3 1/4"	0'-8 1/4"	5.00
92	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	8'-4 1/4"	4'-7 3/4"	38.81
93	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	8'-8"	5'-0 1/2"	43.69
94	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	14'-5 1/4"	6'-7 1/4"	95.35
95	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	14'-6 1/2"	6'-6 1/4"	94.82
96	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	15'-1 3/4"	6'-6 1/2"	99.08
97	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	29'-6 1/4"	6'-5 1/2"	190.65
98	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	34'-6 1/4"	6'-10"	235.89
99	Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	7'-0"	4'-8 1/2"	32.96
100	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	2'-11 1/2"	19'-10 1/2"	59.84
101	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	3'-4 1/4"	7'-4"	24.60
102	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	5'-0"	15'-3 3/4"	76.56
103	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	5'-0"	15'-3 3/4"	76.56
104	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	7'-0"	4'-8 1/2"	32.96
105	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	7'-0"	4'-8 1/2"	32.96
106	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	7'-3 1/4"	0'-8 1/4"	5.00
107	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	8'-4 1/4"	4'-7 3/4"	38.81
108	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	8'-8"	5'-0 1/2"	43.69
109	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	14'-5"	6'-7 1/4"	95.21
110	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	14'-6 1/2"	6'-6 1/2"	95.13
111	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	15'-1 3/4"	6'-6 3/4"	99.39
112	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	29'-6 1/4"	6'-5 1/2"	190.65
113	Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	29'-6 1/4"	6'-10"	201.



EXISTING SURF FLOOR PLAN: ALLEY LEVEL (2)

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

2



PROPOSED SURF FLOOR PLAN: ALLEY LEVEL (2)

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

1

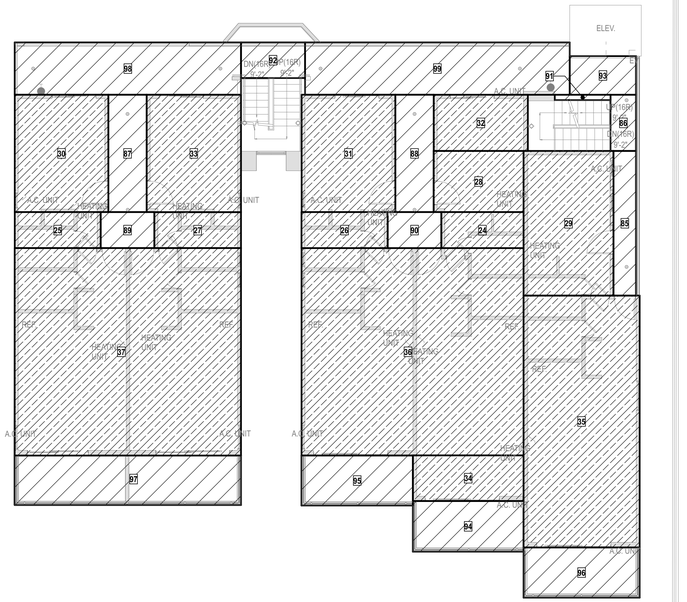
Last Printed By: Kevin Howell
On: Tuesday, September 24, 2019 - 12:08 PM

SURF FLOOR AREA CALCULATIONS - PROPOSED

Building	Category	Home Story	Length (A)	Width (B)	Area
01 • Building 6 - Surf	02_PROPOSED_LIVING	* BEACH LEVEL	(2'-11") x 1'2	38'-4 1/4"	42.36
02 • Building 6 - Surf	08_PROPOSED_STORAGE	* BEACH LEVEL	(2'-7") x 1'2	32'-7"	56.21
					98.57 sq ft
03 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	6'-9 7/8"	23'-9 3/4"	162.47
04 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	9'-4"	6'-7 3/4"	62.03
05 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	11'-7 3/4"	19'-0 1/2"	221.76
06 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	14'-6 7/8"	5'-11 7/8"	87.29
07 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	14'-11 3/8"	32'-8"	488.30
08 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	22'-2"	24'-6 1/4"	543.55
09 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	29'-3 1/2"	24'-5 1/2"	716.43
10 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	10'-8 3/4"	4'-8 1/2"	50.52
11 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-2 1/2"	4'-8 1/2"	52.77
12 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-3"	4'-8 1/2"	52.97
13 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-3 3/4"	4'-8 1/4"	53.03
14 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-8 3/4"	7'-11 3/4"	93.59
15 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-8 3/4"	16'-10 1/2"	221.39
16 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-2 1/2"	15'-3 3/4"	186.94
17 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-3"	15'-3 3/4"	187.58
18 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-3 1/4"	7'-4"	89.99
19 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-3 3/4"	15'-3 3/4"	188.54
20 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	14'-5 1/4"	5'-11 1/2"	86.02
21 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	15'-1 3/4"	32'-10 1/4"	497.60
22 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	28'-11 1/2"	27'-2 1/2"	783.08
23 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	29'-6 1/4"	27'-0 3/4"	798.91
24 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	10'-8 3/4"	4'-8 1/2"	50.52
25 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-2 1/2"	4'-8 1/2"	52.77
26 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-3"	4'-8 1/2"	52.97
27 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-3 3/4"	4'-8 1/4"	53.03
28 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-8 3/4"	7'-11 3/4"	93.59
29 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-8 3/4"	16'-10 1/2"	221.39
30 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	12'-2 1/2"	15'-3 3/4"	186.94
31 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	12'-3"	15'-3 3/4"	187.58
32 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	12'-3 1/4"	7'-4"	89.99
33 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	12'-3 3/4"	15'-3 3/4"	188.54
34 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	14'-5 1/4"	5'-11 1/2"	86.02
35 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	15'-1 3/4"	32'-10 1/4"	497.60
36 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	28'-11 1/2"	27'-2 1/2"	783.08
37 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	29'-6 1/4"	27'-0 3/4"	798.91
38 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	10'-8 3/4"	4'-8 1/2"	50.52
39 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-2 1/2"	4'-8 1/2"	52.77
40 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-3"	4'-8 1/2"	52.97
41 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-3 3/4"	4'-8 1/4"	53.03
42 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-8 3/4"	7'-11 3/4"	93.59
43 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-8 3/4"	16'-10 1/2"	221.39
44 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	12'-2 1/2"	15'-3 3/4"	186.94
45 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	12'-3 3/4"	15'-3 3/4"	187.26
46 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	12'-3 1/4"	7'-4"	89.99
47 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	12'-3 3/4"	15'-3 3/4"	188.54
48 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	14'-5 1/4"	5'-11 1/2"	86.02
49 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	15'-1 3/4"	32'-10 1/4"	497.60
50 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	28'-11 1/2"	27'-2 1/2"	783.08
51 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	29'-6 1/4"	27'-0 3/4"	798.91
					12,309.98 sq ft
52 • Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	9'-3"	7'-1 1/8"	65.58
53 • Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	13'-0 7/8"	19'-1 1/2"	249.99
54 • Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	13'-2 3/4"	24'-4 5/8"	322.70
55 • Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	14'-4 3/8"	22'-4 3/4"	321.75
56 • Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	19'-4 1/4"	21'-2 7/8"	411.17
57 • Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	20'-1 1/8"	3'-1 3/8"	62.64
58 • Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	26'-10 3/8"	17'-7 1/4"	508.21
59 • Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	28'-10 3/8"	34'-0 1/2"	982.66
60 • Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	31'-7"	30'-3 3/8"	956.44
					3,923.50 sq ft
61 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	1'-2 1/2"	13'-10 1/4"	16.74
62 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	12'-11 3/4"	6'-4"	88.53
63 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	14'-5 3/4"	17'-4 1/4"	251.27
64 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	15'-0 3/4"	20'-11"	315.06
65 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	15'-3"	12'-7 1/4"	192.21
66 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	27'-11 3/4"	4'-2 1/4"	117.16
67 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	36'-2 1/2"	6'-0"	217.25
68 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	50'-8"	14'-7 1/4"	738.94
69 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	2'-11 1/2"	18'-10 1/2"	55.84
70 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	3'-4 1/4"	7'-4"	24.60
71 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	3'-5 1/4"	5'-11 1/2"	20.48
72 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	4'-11"	4'-8"	22.94
73 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	5'-0"	15'-3 3/4"	76.56
74 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	5'-0"	15'-3 3/4"	76.56
75 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	7'-0"	4'-8 1/2"	32.96
76 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	7'-0"	4'-8 1/2"	32.96
77 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	8'-8"	5'-0 1/2"	43.69
78 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	10'-9 1/2"	0'-9 1/2"	8.54
79 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	14'-5"	6'-7 1/4"	95.21
80 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	14'-6 1/2"	6'-6 1/2"	95.13
81 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	15'-1 3/4"	6'-6 1/2"	99.08
82 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	29'-6 1/4"	6'-0 1/4"	177.74
83 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	29'-6 1/4"	6'-5 1/2"	190.65
84 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	34'-6 1/4"	6'-0 1/4"	207.84
85 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	2'-11 1/2"	18'-10 1/2"	55.84
86 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	3'-4 1/8"	7'-4"	24.52
87 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	5'-0"	15'-3 3/4"	76.56
88 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	5'-0"	15'-3 3/4"	76.56
89 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	7'-0"	4'-8 1/2"	32.96
90 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	7'-0"	4'-8 1/2"	32.96
91 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	7'-3 1/4"	0'-8 1/4"	5.00
92 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	8'-4 1/4"	4'-7 3/4"	38.81
93 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	8'-8"	5'-0 1/2"	43.69
94 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	14'-5 1/4"	6'-7 1/4"	95.33
95 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	14'-6 1/2"	6'-6 1/4"	94.82
96 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	15'-1 3/4"	6'-6 1/2"	99.08
97 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	29'-6 1/4"	6'-5 1/2"	190.65
98 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	29'-6 1/4"	6'-10"	201.73
99 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	34'-6 1/4"	6'-10"	235.89
100 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	2'-11 1/2"	18'-10 1/2"	55.84
101 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	3'-4 1/4"	7'-4"	24.60
102 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	5'-0"	15'-3 3/4"	76.56
103 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	5'-0"	15'-3 3/4"	76.56
104 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	7'-0"	4'-8 1/2"	32.96
105 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	7'-0"	4'-8 1/2"	32.96
106 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	7'-3 1/4"	0'-8 1/4"	5.00
107 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	8'-4 1/4"	4'-7 3/4"	38.81
108 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	8'-8"	5'-0 1/2"	43.69
109 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	14'-5"	6'-7 1/4"	95.21
110 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	14'-6 1/2"	6'-6 1/2"	95.13
111 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	15'-1 3/4"	6'-6 3/4"	99.39
112 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	29'-6 1/4"	6'-5 1/2"	190.65
113 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	29'-6 1/4"	6'-10"	201.73
114 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	34'-6 1/4"	6'-10"	235.89
					5,808.34 sq ft
115 • Building 6 - Surf	07_EXISTING_STORAGE	BEACH LEVEL	6'-9 3/4"	0'-8 1/2"	4.83
116 • Building 6 - Surf	07_EXISTING_STORAGE	ALLEY LEVEL	3'-6 3/4"	4'-5 1/2"	15.88
					20.71 sq ft
117 • Building 6 - Surf	08_PROPOSED_STORAGE	BEACH LEVEL	5'-11"	6'-7 5/8"	39.26
118 • Building 6 - Surf	08_PROPOSED_STORAGE	BEACH LEVEL	22'-4 1/4"	9'-10 1/4"	220.38
119 • Building 6 - Surf	08_PROPOSED_STORAGE	BEACH LEVEL	22'-5"	9'-2 1/2"	206.44
120 • Building 6 - Surf	08_PROPOSED_STORAGE	BEACH LEVEL	26'-11 3/4"	38'-4 1/4"	1,034.94
					1,557.23 sq ft
121 • Building 6 - Surf	09_EXISTING_MECHANICAL	BEACH LEVEL	8'-2 1/4"	46'-11 1/2"	384.47
					384.47 sq ft
122 • Building 6 - Surf	10_PROPOSED_MECHANICAL	BEACH LEVEL	9'-3"	12'-0 3/8"	111.32
					111.32 sq ft
					24,115.55 sq ft

SURF FLOOR AREA CALCULATIONS - EXISTING

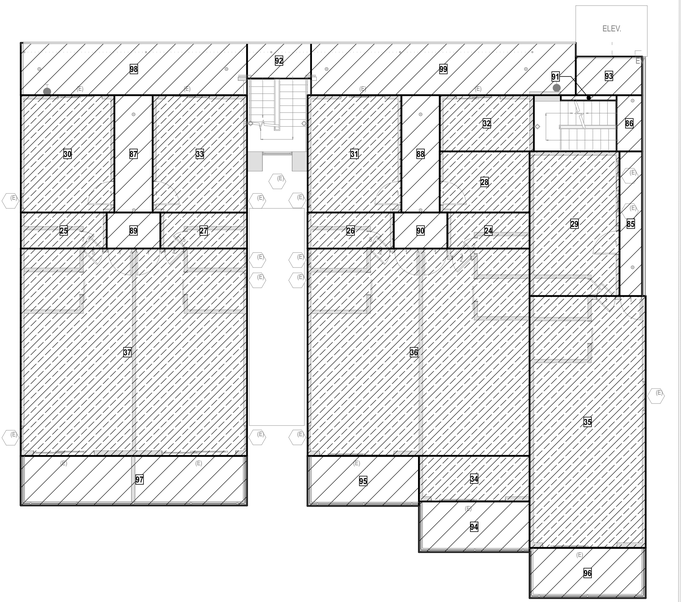
Building	Category	Home Story	Length (A)	Width (B)	Area
03 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	6'-9 7/8"	23'-9 3/4"	162.47
04 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	9'-4"	6'-7 3/4"	62.03
05 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	11'-7 3/4"	19'-0 1/2"	221.76
06 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	14'-6 7/8"	5'-11 7/8"	87.29
07 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	14'-11 3/8"	32'-8"	488.30
08 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	22'-2"	24'-6 1/4"	543.55
09 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	29'-3 1/2"	24'-5 1/2"	716.43
10 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	10'-8 3/4"	4'-8 1/2"	50.52
11 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-2 1/2"	4'-8 1/2"	52.77
12 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-3"	4'-8 1/2"	52.97
13 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-3 3/4"	4'-8 1/4"	53.03
14 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-8 3/4"	7'-11 3/4"	93.59
15 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-8 3/4"	16'-10 1/2"	221.39
16 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-2 1/2"	15'-3 3/4"	186.94
17 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-3"	15'-3 3/4"	187.58
18 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-3 1/4"	7'-4"	89.99
19 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-3 3/4"	15'-3 3/4"	188.54
20 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	14'-5 1/4"	5'-11 1/2"	86.02
21 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	15'-1 3/4"	32'-10 1/4"	497.60
22 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	28'-11 1/2"	27'-2 1/2"	783.08
23 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	29'-6 1/4"	27'-0 3/4"	798.91
24 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	10'-8 3/4"	4'-8 1/2"	50.52
25 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-2 1/2"	4'-8 1/2"	52.77
26 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-3"	4'-8 1/2"	52.97
27 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-3 3/4"	4'-8 1/4"	53.03
28 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-8 3/4"	7'-11 3/4"	93.59
29 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-8 3/4"	16'-10 1/2"	221.39
30 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	12'-2 1/2"	15'-3 3/4"	186.94
31 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	12'-3 3/4"	15'-3 3/4"	187.26
32 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	12'-3 1/4"	7'-4"	89.99
33 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	12'-3 3/4"	15'-3 3/4"	188.54
34 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	14'-5 1/4"	5'-11 1/2"	86.02
35 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	15'-1 3/4"	32'-10 1/4"	497.60
36 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	28'-11 1/2"	27'-2 1/2"	783.08
37 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	29'-6 1/4"	27'-0 3/4"	798.91
38 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	10'-8 3/4"	4'-8 1/2"	50.52
39 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-2 1/2"	4'-8 1/2"	52.77
40 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-3"	4'-8 1/2"	52.97
41 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-3 3/4"	4'-8 1/4"	53.03
42 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-8 3/4"	7'-11 3/4"	93.59
43 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-8 3/4"	16'-10 1/2"	221.39
44 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	12'-2 1/2"	15'-3 3/4"	186.94
45 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	12'-3 3/4"	15'-3 3/4"	187.26
46 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	12'-3 1/4"	7'-4"	89.99
47 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	12'-3 3/4"	15'-3 3/4"	188.54
48 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	14'-5 1/4"	5'-11 1/2"	86.02
49 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	15'-1 3/4"	32'-10 1/4"	497.60
50 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	28'-11 1/2"	27'-2 1/2"	783.08
51 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	29'-6 1/4"	27'-0 3/4"	798.91
					12,309.98 sq ft
61 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	1'-2 1/2"	13'-10 1/4"	16.74
61a • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	5'-4 3/4"	6'-7 3/4"	35.86
61b • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	8'-3 1/2"	40'-6 3/4"	336.33
62 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	13'-11 3/4"	6'-4"	88.53
63 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	14'-5 3/4"	17'-4 1/4"	251.27
64 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	15'-0 3/4"	20'-11"	315.06
65 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	15'-3"	12'-7 1/4"	192.21
66 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	27'-11 3/4"	4'-2 1/4"	117.16
67 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	36'-2 1/2"	6'-0"	217.25
68 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	50'-8"	14'-7 1/4"	739.94
68a • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	62'-10 1/4"	44'-9"	2,812.72
69 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	2'-11 1/2"	18'-10 1/2"	55.84
70 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	3'-4 1/4"	7'-4"	24.60
71 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	3'-5 1/4"	5'-11 1/2"	20.48
72 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	4'-11"	4'-8"	22.94
73 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	5'-0"	15'-3 3/4"	76.56
74 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	5'-0"	15'-3 3/4"	76.56
75 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	7'-0"	4'-8 1/2"	32.96
76 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	7'-0"	4'-8 1/2"	32.96
77 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	8'-8"	5'-0 1/2"	43.69
78 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	10'-9 1/2"	0'-9 1/2"	8.54
79 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	14'-5"	6'-7 1/4"	95.21
80 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	14'-6 1/2"	6'-6 1/2"	95.13
81 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	15'-1 3/4"	6'-6 1/2"	99.08
82 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	29'-6 1/4"	6'-0 1/4"	177.74
83 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	29'-6 1/4"	6'-5 1/2"	190.65
84 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	34'-6 1/4"	6'-0 1/4"	207.84
85 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	2'-11 1/2"	18'-10 1/2"	55.84
86 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	3'-4 1/8"	7'-4"	24.52
87 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	5'-0"	15'-3 3/4"	76.56
88 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	5'-0"	15'-3 3/4"	76.56
89 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	7'-0"	4'-8 1/2"	32.96
90 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	7'-0"	4'-8 1/2"	32.96
91 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	7'-3 1/4"	0'-8 1/4"	5.00
92 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	8'-4 1/4"	4'-7 3/4"	38.81
93 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	8'-8"	5'-0 1/2"	43.69
94 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	14'-5 1/4"	6'-7 1/4"	95.33
95 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	14'-6 1/2"	6'-6 1/4"	94.82
96 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	15'-1 3/4"	6'-6 1/2"	99.08
97 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	29'-6 1/4"	6'-5 1/2"	190.65
98 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	29'-6 1/4"	6'-10"	201.73
99 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	34'-6 1/4"	6'-10"	235.89
100 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	2'-11 1/2"	18'-10 1/2"	55.84
101 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	3'-4 1/4"	7'-4"	24.60
102 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	5'-0"	15'-3 3/4"	76.56
103 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	5'-0"	15'-3 3/4"	76.56
104 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	7'-0"	4'-8 1/2"	32.96
105 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	7'-0"	4'-8 1/2"	32.96
106 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	7'-3 1/4"	0'-8 1/4"	5.00
107 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	8'-4 1/4"	4'-7 3/4"	38.81
108 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	8'-8"	5'-0 1/2"	43.69
109 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	14'-5"	6'-7 1/4"	95.21
110 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	14'-6 1/2"	6'-6 1/2"	95.13
111 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	15'-1 3/4"	6'-6 3/4"	99.39
112 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVE



N

EXISTING SURF FLOOR PLAN: BASEMENT LEVEL (3) — 2

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



N

PROPOSED SURF FLOOR PLAN: BASEMENT LEVEL (3) — 1

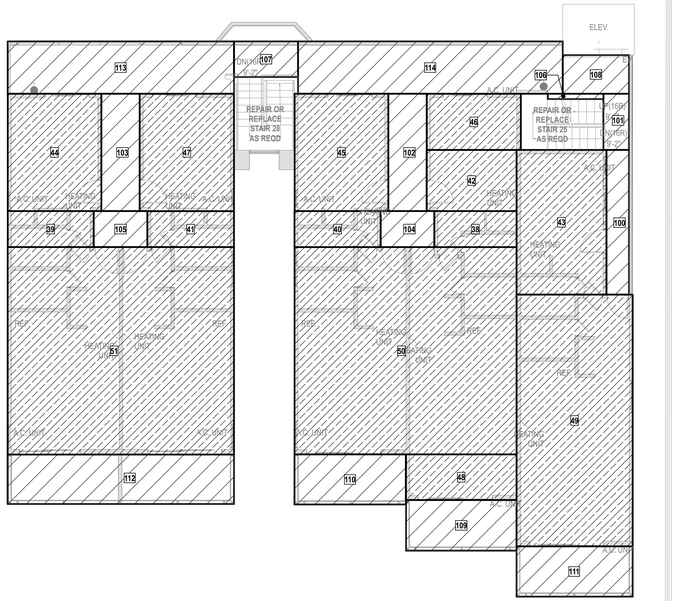
SCALE: 1/8" = 1'-0"

SURF FLOOR AREA CALCULATIONS - PROPOSED

Building	Category		Home Story	Length (A)	Width (B)	Area
01 • Building 6 - Surf	02_PROPOSED_LIVING	*	BEACH LEVEL	(2'-11") x 1/2	38'-4 1/4"	42.36
02 • Building 6 - Surf	08_PROPOSED_STORAGE	*	BEACH LEVEL	(2'-7") x 1/2	32'-7"	56.21
						98.57 sq ft
03 • Building 6 - Surf	01_EXISTING_LIVING		BEACH LEVEL	6'-9 7/8"	23'-9 3/4"	162.47
04 • Building 6 - Surf	01_EXISTING_LIVING		BEACH LEVEL	9'-4"	6'-7 3/4"	62.03
05 • Building 6 - Surf	01_EXISTING_LIVING		BEACH LEVEL	11'-7 3/4"	19'-0 1/2"	221.76
06 • Building 6 - Surf	01_EXISTING_LIVING		BEACH LEVEL	14'-6 7/8"	5'-11 7/8"	87.29
07 • Building 6 - Surf	01_EXISTING_LIVING		BEACH LEVEL	14'-11 3/8"	32'-8"	488.30
08 • Building 6 - Surf	01_EXISTING_LIVING		BEACH LEVEL	22'-2"	24'-6 1/4"	543.55
09 • Building 6 - Surf	01_EXISTING_LIVING		BEACH LEVEL	29'-3 1/2"	24'-5 1/2"	716.43
10 • Building 6 - Surf	01_EXISTING_LIVING		ALLEY LEVEL	10'-8 3/4"	4'-8 1/2"	50.52
11 • Building 6 - Surf	01_EXISTING_LIVING		ALLEY LEVEL	11'-2 1/2"	4'-8 1/2"	52.77
12 • Building 6 - Surf	01_EXISTING_LIVING		ALLEY LEVEL	11'-3"	4'-8 1/2"	52.97
13 • Building 6 - Surf	01_EXISTING_LIVING		ALLEY LEVEL	11'-3 3/4"	4'-6 1/4"	53.03
14 • Building 6 - Surf	01_EXISTING_LIVING		ALLEY LEVEL	11'-8 3/4"	7'-11 3/4"	93.59
15 • Building 6 - Surf	01_EXISTING_LIVING		ALLEY LEVEL	11'-8 3/4"	18'-10 1/2"	221.39
16 • Building 6 - Surf	01_EXISTING_LIVING		ALLEY LEVEL	12'-2 1/2"	15'-3 3/4"	186.94
17 • Building 6 - Surf	01_EXISTING_LIVING		ALLEY LEVEL	12'-3"	15'-3 3/4"	187.58
18 • Building 6 - Surf	01_EXISTING_LIVING		ALLEY LEVEL	12'-3 1/4"	7'-4"	89.99
19 • Building 6 - Surf	01_EXISTING_LIVING		ALLEY LEVEL	12'-3 3/4"	15'-3 3/4"	188.54
20 • Building 6 - Surf	01_EXISTING_LIVING		ALLEY LEVEL	14'-5 1/4"	5'-11 1/2"	86.02
21 • Building 6 - Surf	01_EXISTING_LIVING		ALLEY LEVEL	15'-1 3/4"	32'-10 1/4"	497.60
22 • Building 6 - Surf	01_EXISTING_LIVING		ALLEY LEVEL	28'-11 1/2"	27'-2 1/2"	783.08
23 • Building 6 - Surf	01_EXISTING_LIVING		ALLEY LEVEL	29'-6 1/4"	27'-0 3/4"	798.91
24 • Building 6 - Surf	01_EXISTING_LIVING		BASEMENT LEVEL	10'-8 3/4"	4'-8 1/2"	50.52
25 • Building 6 - Surf	01_EXISTING_LIVING		BASEMENT LEVEL	11'-2 1/2"	4'-8 1/2"	52.77
26 • Building 6 - Surf	01_EXISTING_LIVING		BASEMENT LEVEL	11'-3"	4'-8 1/2"	52.97
27 • Building 6 - Surf	01_EXISTING_LIVING		BASEMENT LEVEL	11'-3 3/4"	4'-6 1/4"	53.03
28 • Building 6 - Surf	01_EXISTING_LIVING		BASEMENT LEVEL	11'-8 3/4"	7'-11 3/4"	93.59
29 • Building 6 - Surf	01_EXISTING_LIVING		BASEMENT LEVEL	11'-8 3/4"	18'-10 1/2"	221.39
30 • Building 6 - Surf	01_EXISTING_LIVING		BASEMENT LEVEL	12'-2 1/2"	15'-3 3/4"	186.94
31 • Building 6 - Surf	01_EXISTING_LIVING		BASEMENT LEVEL	12'-3"	15'-3 3/4"	187.58
32 • Building 6 - Surf	01_EXISTING_LIVING		BASEMENT LEVEL	12'-3 1/4"	7'-4"	89.99
33 • Building 6 - Surf	01_EXISTING_LIVING		BASEMENT LEVEL	12'-3 3/4"	15'-3 3/4"	188.54
34 • Building 6 - Surf	01_EXISTING_LIVING		BASEMENT LEVEL	14'-5 1/4"	5'-11 1/2"	86.02
35 • Building 6 - Surf	01_EXISTING_LIVING		BASEMENT LEVEL	15'-1 3/4"	32'-10 1/4"	497.60
36 • Building 6 - Surf	01_EXISTING_LIVING		BASEMENT LEVEL	28'-11 1/2"	27'-2 1/2"	783.08
37 • Building 6 - Surf	01_EXISTING_LIVING		BASEMENT LEVEL	29'-6 1/4"	27'-0 3/4"	798.91
38 • Building 6 - Surf	01_EXISTING_LIVING		GROUND LEVEL	10'-8 3/4"	4'-8 1/2"	50.52
39 • Building 6 - Surf	01_EXISTING_LIVING		GROUND LEVEL	11'-2 1/2"	4'-8 1/2"	52.77
40 • Building 6 - Surf	01_EXISTING_LIVING		GROUND LEVEL	11'-3"	4'-8 1/2"	52.97
41 • Building 6 - Surf	01_EXISTING_LIVING		GROUND LEVEL	11'-3 3/4"	4'-6 1/4"	53.03
42 • Building 6 - Surf	01_EXISTING_LIVING		GROUND LEVEL	11'-8 3/4"	7'-11 3/4"	93.59
43 • Building 6 - Surf	01_EXISTING_LIVING		GROUND LEVEL	11'-8 3/4"	18'-10 1/2"	221.39
44 • Building 6 - Surf	01_EXISTING_LIVING		GROUND LEVEL	12'-2 1/2"	15'-3 3/4"	186.94
45 • Building 6 - Surf	01_EXISTING_LIVING		GROUND LEVEL	12'-3"	15'-3 3/4"	187.26
46 • Building 6 - Surf	01_EXISTING_LIVING		GROUND LEVEL	12'-3 1/4"	7'-4"	89.99
47 • Building 6 - Surf	01_EXISTING_LIVING		GROUND LEVEL	12'-3 3/4"	15'-3 3/4"	188.54
48 • Building 6 - Surf	01_EXISTING_LIVING		GROUND LEVEL	14'-5 1/4"	5'-11 1/2"	86.02
49 • Building 6 - Surf	01_EXISTING_LIVING		GROUND LEVEL	15'-1 3/4"	32'-10 1/4"	497.60
50 • Building 6 - Surf	01_EXISTING_LIVING		GROUND LEVEL	28'-11 1/2"	27'-2 1/2"	783.08
51 • Building 6 - Surf	01_EXISTING_LIVING		GROUND LEVEL	29'-6 1/4"	27'-0 3/4"	798.91
						12,309.98 sq ft
52 • Building 6 - Surf	02_PROPOSED_LIVING		BEACH LEVEL	9'-3"	7'-1 1/8"	65.58
53 • Building 6 - Surf	02_PROPOSED_LIVING		BEACH LEVEL	13'-0 7/8"	19'-1 1/2"	249.99
54 • Building 6 - Surf	02_PROPOSED_LIVING		BEACH LEVEL	13'-2 3/4"	24'-4 5/8"	322.70
55 • Building 6 - Surf	02_PROPOSED_LIVING		BEACH LEVEL	14'-4 3/8"	22'-4 3/4"	321.75
56 • Building 6 - Surf	02_PROPOSED_LIVING		BEACH LEVEL	19'-4 1/4"	21'-2 7/8"	411.17
57 • Building 6 - Surf	02_PROPOSED_LIVING		BEACH LEVEL	20'-1 1/8"	3'-1 3/8"	62.64
58 • Building 6 - Surf	02_PROPOSED_LIVING		BEACH LEVEL	26'-10 3/8"	17'-7 1/4"	508.21
59 • Building 6 - Surf	02_PROPOSED_LIVING		BEACH LEVEL	28'-10 3/8"	34'-0 1/2"	982.66
60 • Building 6 - Surf	02_PROPOSED_LIVING		BEACH LEVEL	31'-7"	30'-3 3/8"	956.44
						3,923.50 sq ft
61 • Building 6 - Surf	05_EXISTING_DECK		BEACH LEVEL	1'-2 1/2"	13'-10 1/4"	16.74
62 • Building 6 - Surf	05_EXISTING_DECK		BEACH LEVEL	13'-11 3/4"	6'-4"	88.53
63 • Building 6 - Surf	05_EXISTING_DECK		BEACH LEVEL	14'-5 3/4"	17'-4 1/4"	251.27
64 • Building 6 - Surf	05_EXISTING_DECK		BEACH LEVEL	15'-0 3/4"	20'-11"	315.06
65 • Building 6 - Surf	05_EXISTING_DECK		BEACH LEVEL	15'-3"	12'-7 1/4"	192.21
66 • Building 6 - Surf	05_EXISTING_DECK		BEACH LEVEL	27'-11 3/4"	4'-2 1/4"	117.16
67 • Building 6 - Surf	05_EXISTING_DECK		BEACH LEVEL	36'-2 1/2"	6'-0"	217.25
68 • Building 6 - Surf	05_EXISTING_DECK		BEACH LEVEL	50'-8"	14'-7 1/4"	739.94
68a • Building 6 - Surf	05_EXISTING_DECK		BEACH LEVEL	62'-10 1/4"	44'-9"	2,812.72
69 • Building 6 - Surf	05_EXISTING_DECK		ALLEY LEVEL	2'-11 1/2"	18'-10 1/2"	55.84
70 • Building 6 - Surf	05_EXISTING_DECK		ALLEY LEVEL	3'-4 1/4"	7'-4"	24.60
71 • Building 6 - Surf	05_EXISTING_DECK		ALLEY LEVEL	3'-5 1/4"	5'-11 1/2"	20.48
72 • Building 6 - Surf	05_EXISTING_DECK		ALLEY LEVEL	4'-11"	4'-8"	22.94
73 • Building 6 - Surf	05_EXISTING_DECK		ALLEY LEVEL	5'-0"	15'-3 3/4"	76.56
74 • Building 6 - Surf	05_EXISTING_DECK		ALLEY LEVEL	5'-0"	15'-3 3/4"	76.56
75 • Building 6 - Surf	05_EXISTING_DECK		ALLEY LEVEL	7'-0"	4'-8 1/2"	32.96
76 • Building 6 - Surf	05_EXISTING_DECK		ALLEY LEVEL	7'-0"	4'-8 1/2"	32.96
77 • Building 6 - Surf	05_EXISTING_DECK		ALLEY LEVEL	8'-8"	5'-0 1/2"	43.69
78 • Building 6 - Surf	05_EXISTING_DECK		ALLEY LEVEL	10'-9 1/2"	0'-9 1/2"	8.54
79 • Building 6 - Surf	05_EXISTING_DECK		ALLEY LEVEL	14'-5"	6'-7 1/4"	95.21
80 • Building 6 - Surf	05_EXISTING_DECK		ALLEY LEVEL	14'-6 1/2"	6'-6 1/2"	95.13
81 • Building 6 - Surf	05_EXISTING_DECK		ALLEY LEVEL	15'-1 3/4"	6'-6 1/2"	99.08
82 • Building 6 - Surf	05_EXISTING_DECK		ALLEY LEVEL	29'-6 1/4"	6'-0 1/4"	177.74
83 • Building 6 - Surf	05_EXISTING_DECK		ALLEY LEVEL	29'-6 1/4"	6'-5 1/2"	190.65
84 • Building 6 - Surf	05_EXISTING_DECK		ALLEY LEVEL	34'-6 1/4"	6'-0 1/4"	207.84
85 • Building 6 - Surf	05_EXISTING_DECK		BASEMENT LEVEL	2'-11 1/2"	18'-10 1/2"	55.84
86 • Building 6 - Surf	05_EXISTING_DECK		BASEMENT LEVEL	3'-4 1/8"	7'-4"	24.52
87 • Building 6 - Surf	05_EXISTING_DECK		BASEMENT LEVEL	5'-0"	15'-3 3/4"	76.56
88 • Building 6 - Surf	05_EXISTING_DECK		BASEMENT LEVEL	5'-0"	15'-3 3/4"	76.56
89 • Building 6 - Surf	05_EXISTING_DECK		BASEMENT LEVEL	7'-0"	4'-8 1/2"	32.96
90 • Building 6 - Surf	05_EXISTING_DECK		BASEMENT LEVEL	7'-0"	4'-8 1/2"	32.96
91 • Building 6 - Surf	05_EXISTING_DECK		BASEMENT LEVEL	7'-3 1/4"	0'-8 1/4"	5.00
92 • Building 6 - Surf	05_EXISTING_DECK		BASEMENT LEVEL	8'-4 1/4"	4'-7 3/4"	38.81
93 • Building 6 - Surf	05_EXISTING_DECK		BASEMENT LEVEL	8'-8"	5'-0 1/2"	43.69
94 • Building 6 - Surf	05_EXISTING_DECK		BASEMENT LEVEL	14'-5 1/4"	6'-7 1/4"	95.33
95 • Building 6 - Surf	05_EXISTING_DECK		BASEMENT LEVEL	14'-6 1/2"	6'-6 1/4"	94.82
96 • Building 6 - Surf	05_EXISTING_DECK		BASEMENT LEVEL	15'-1 3/4"	6'-6 1/2"	99.08
97 • Building 6 - Surf	05_EXISTING_DECK		BASEMENT LEVEL	29'-6 1/4"	6'-5 1/2"	190.65
98 • Building 6 - Surf	05_EXISTING_DECK		BASEMENT LEVEL	29'-6 1/4"	6'-10"	201.73
99 • Building 6 - Surf	05_EXISTING_DECK		BASEMENT LEVEL	34'-6 1/4"	6'-10"	235.89
						5,808.34 sq ft
100 • Building 6 - Surf	05_EXISTING_DECK		GROUND LEVEL	2'-11 1/2"	18'-10 1/2"	55.84
101 • Building 6 - Surf	05_EXISTING_DECK		GROUND LEVEL	3'-4 1/4"	7'-4"	24.60
102 • Building 6 - Surf	05_EXISTING_DECK		GROUND LEVEL	5'-0"	15'-3 3/4"	76.56
103 • Building 6 - Surf	05_EXISTING_DECK		GROUND LEVEL	5'-0"	15'-3 3/4"	76.56
104 • Building 6 - Surf	05_EXISTING_DECK		GROUND LEVEL	7'-0"	4'-8 1/2"	32.96
105 • Building 6 - Surf	05_EXISTING_DECK		GROUND LEVEL	7'-0"	4'-8 1/2"	32.96
106 • Building 6 - Surf	05_EXISTING_DECK		GROUND LEVEL	7'-3 1/4"	0'-8 1/4"	5.00
107 • Building 6 - Surf	05_EXISTING_DECK		GROUND LEVEL	8'-4 1/4"	4'-7 3/4"	38.81
108 • Building 6 - Surf	05_EXISTING_DECK		GROUND LEVEL	8'-8"	5'-0 1/2"	43.69
109 • Building 6 - Surf	05_EXISTING_DECK		GROUND LEVEL	14'-5"	6'-7 1/4"	95.21
110 • Building 6 - Surf	05_EXISTING_DECK		GROUND LEVEL	14'-6 1/2"	6'-6 1/2"	95.13
111 • Building 6 - Surf	05_EXISTING_DECK		GROUND LEVEL	15'-1 3/4"	6'-6 3/4"	99.39
112 • Building 6 - Surf	05_EXISTING_DECK		GROUND LEVEL	29'-6 1/4"	6'-5 1/2"	190.65
113 • Building 6 - Surf	05_EXISTING_DECK		GROUND LEVEL	29'-6 1/4"	6'-10"	201.73
114 • Building 6 - Surf	05_EXISTING_DECK		GROUND LEVEL	34'-6 1/4"	6'-10"	235.89
						5,808.34 sq ft
115 • Building 6 - Surf	07_EXISTING_STORAGE		BEACH LEVEL	6'-9 3/4"	0'-8 1/2"	4.83
116 • Building 6 - Surf	07_EXISTING_STORAGE		ALLEY LEVEL	3'-6 3/4"	4'-5 1/2"	15.98
						20.71 sq ft
117 • Building 6 - Surf	08_PROPOSED_STORAGE		BEACH LEVEL	5'-11"	6'-7 5/8"	39.26
118 • Building 6 - Surf	08_PROPOSED_STORAGE		BEACH LEVEL	22'-4 1/4"	9'-10 1/4"	220.38
119 • Building 6 - Surf	08_PROPOSED_STORAGE		BEACH LEVEL	22'-5"	9'-2 1/2"	206.44
120 • Building 6 - Surf	08_PROPOSED_STORAGE		BEACH LEVEL	26'-11 3/4"	38'-4 1/4"	1,034.94
						1,557.23 sq ft
121 • Building 6 - Surf	09_EXISTING_MECHANICAL		BEACH LEVEL	8'-2 1/4"	46'-11 1/2"	384.47
						384.47 sq ft
122 • Building 6 - Surf	10_PROPOSED_MECHANICAL		BEACH LEVEL	9'-3"	12'-0 3/8"	111.32
						111.32 sq ft
						24,115.55 sq ft

SURF FLOOR AREA CALCULATIONS - EXISTING

Building	Category	Home Story	Length (A)	Width (B)	Area
03 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	6'-9 7/8"	23'-9 3/4"	162.47
04 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	9'-4"	6'-7 3/4"	62.03
05 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	11'-7 3/4"	19'-0 1/2"	221.76
06 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	14'-6 7/8"	5'-11 7/8"	87.29
07 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	14'-11 3/8"	32'-8"	488.30
08 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	22'-2"	24'-6 1/4"	543.55
09 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	29'-3 1/2"	24'-5 1/2"	716.43
10 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	10'-8 3/4"	4'-8 1/2"	50.52
11 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-2 1/2"	4'-8 1/2"	52.77
12 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-3"	4'-8 1/2"	52.97
13 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-3 3/4"	4'-6 1/4"	53.03
14 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-8 3/4"	7'-11 3/4"	93.59
15 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-8 3/4"	18'-10 1/2"	221.39
16 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-2 1/2"	15'-3 3/4"	186.94
17 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-3"	15'-3 3/4"	187.58
18 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-3 1/4"	7'-4"	89.99
19 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-3 3/4"	15'-3 3/4"	188.54
20 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	14'-5 1/4"	5'-11 1/2"	86.02
21 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	15'-1 3/4"	32'-10 1/4"	497.60
22 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	28'-11 1/2"	27'-2 1/2"	783.08
23 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	29'-6 1/4"	27'-0 3/4"	798.91
24 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	10'-8 3/4"	4'-8 1/2"	50.52
25 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-2 1/2"	4'-8 1/2"	52.77
26 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-3"	4'-8 1/2"	52.97
27 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-3 3/4"	4'-6 1/4"	53.03
28 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-8 3/4"	7'-11 3/4"	93.59
29 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-8 3/4"	18'-10 1/2"	221.39
30 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	12'-2 1/2"	15'-3 3/4"	186.94
31 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	12'-3 3/4"	15'-3 3/4"	187.26
32 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	12'-3 1/4"	7'-4"	89.99
33 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	12'-3 3/4"	15'-3 3/4"	188.54
34 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	14'-5 1/4"	5'-11 1/2"	86.02
35 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	15'-1 3/4"	32'-10 1/4"	497.60
36 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	28'-11 1/2"	27'-2 1/2"	783.08
37 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	29'-6 1/4"	27'-0 3/4"	798.91
38 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	10'-8 3/4"	4'-8 1/2"	50.52
39 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-2 1/2"	4'-8 1/2"	52.77
40 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-3"	4'-8 1/2"	52.97
41 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-3 3/4"	4'-6 1/4"	53.03
42 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-8 3/4"	7'-11 3/4"	93.59
43 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-8 3/4"	18'-10 1/2"	221.39
44 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	12'-2 1/2"	15'-3 3/4"	186.94
45 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	12'-3 3/4"	15'-3 3/4"	187.26
46 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	12'-3 1/4"	7'-4"	89.99
47 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	12'-3 3/4"	15'-3 3/4"	188.54
48 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	14'-5 1/4"	5'-11 1/2"	86.02
49 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	15'-1 3/4"	32'-10 1/4"	497.60
50 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	28'-11 1/2"	27'-2 1/2"	783.08
51 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	29'-6 1/4"	27'-0 3/4"	798.91
					12,309.98 sq ft
61 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	1'-2 1/2"	13'-10 1/4"	16.74
61a • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	5'-4 3/4"	6'-7 3/4"	35.86
61b • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	8'-3 1/2"	40'-6 3/4"	336.33
62 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	13'-11 3/4"	6'-4"	88.53
63 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	14'-5 3/4"	17'-4 1/4"	251.27
64 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	15'-0 3/4"	20'-11"	315.06
65 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	15'-3"	12'-7 1/4"	192.21
66 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	27'-11 3/4"	4'-2 1/4"	117.16
67 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	36'-2 1/2"	6'-0"	217.25
68 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	50'-8"	14'-7 1/4"	739.94
68a • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	62'-10 1/4"	44'-9"	2,812.72
69 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	2'-11 1/2"	18'-10 1/2"	55.84
70 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	3'-4 1/4"	7'-4"	24.60
71 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	3'-5 1/4"	5'-11 1/2"	20.48
72 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	4'-11"	4'-8"	22.94
73 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	5'-0"	15'-3 3/4"	76.56
74 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	5'-0"	15'-3 3/4"	76.56
75 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	7'-0"	4'-8 1/2"	32.96
76 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	7'-0"	4'-8 1/2"	32.96
77 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	8'-8"	5'-0 1/2"	43.69
78 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	10'-9 1/2"	0'-9 1/2"	8.54
79 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	14'-5"	6'-7 1/4"	95.21
80 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	14'-6 1/2"	6'-6 1/2"	95.13
81 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	15'-1 3/4"	6'-6 1/2"	99.08
82 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	29'-6 1/4"	6'-0 1/4"	177.74
83 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	29'-6 1/4"	6'-5 1/2"	190.65
84 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	34'-6 1/4"	6'-0 1/4"	207.84
85 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	2'-11 1/2"	18'-10 1/2"	55.84
86 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	3'-4 1/8"	7'-4"	24.52
87 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	5'-0"	15'-3 3/4"	76.56
88 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	5'-0"	15'-3 3/4"	76.56
89 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	7'-0"	4'-8 1/2"	32.96
90 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	7'-0"	4'-8 1/2"	32.96
91 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	7'-3 1/4"	0'-8 1/4"	5.00
92 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	8'-4 1/4"	4'-7 3/4"	38.81
93 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	8'-8"	5'-0 1/2"	43.69
94 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	14'-5 1/4"	6'-7 1/4"	95.33
95 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	14'-6 1/2"	6'-6 1/4"	94.82
96 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	15'-1 3/4"	6'-6 1/2"	99.08
97 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	29'-6 1/4"	6'-5 1/2"	190.65
98 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	29'-6 1/4"	6'-10"	201.73
99 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	34'-6 1/4"	6'-10"	235.89
					5,993.25 sq ft
100 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	2'-11 1/2"	18'-10 1/2"	55.84
101 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	3'-4 1/4"	7'-4"	24.60
102 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	5'-0"	15'-3 3/4"	76.56
103 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	5'-0"	15'-3 3/4"	76.56
104 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	7'-0"	4'-8 1/2"	32.96
105 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	7'-0"	4'-8 1/2"	32.96
106 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	7'-3 1/4"	0'-8 1/4"	5.00
107 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	8'-4 1/4"	4'-7 3/4"	38.81
108 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	8'-8"	5'-0 1/2"	43.69
109 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	14'-5"	6'-7 1/4"	95.21
110 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	14'-6 1/2"	6'-6 1/2"	95.13
111 • Building



N

EXISTING SURF FLOOR PLAN: GROUND LEVEL (4)

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

2



N

PROPOSED SURF FLOOR PLAN: GROUND LEVEL (4)

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

1

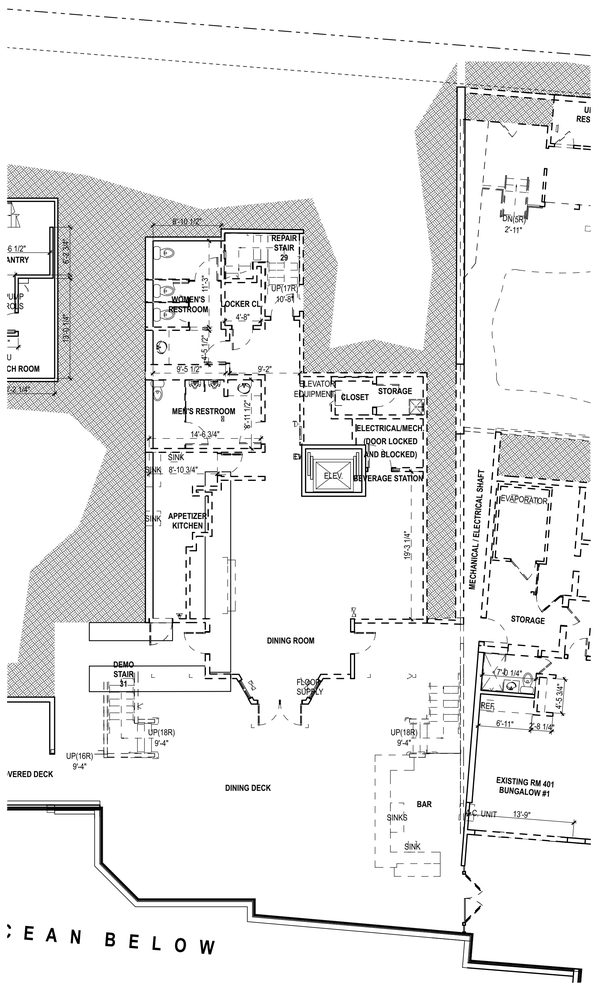
Last Printed By: Kelli Howell
On: Tuesday, September 24, 2019 - 12:08 PM

SURF FLOOR AREA CALCULATIONS - PROPOSED

Building	Category	Home Story	Length (A)	Width (B)	Area
01 • Building 6 - Surf	02_PROPOSED_LIVING	* BEACH LEVEL	(2'-11") x 1/2	38'-4 1/4"	42.36
02 • Building 6 - Surf	08_PROPOSED_STORAGE	* BEACH LEVEL	(2'-7") x 1/2	32'-7"	56.21
					98.57 sq ft
03 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	6'-9 7/8"	23'-9 3/4"	162.47
04 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	9'-4"	6'-7 3/4"	62.03
05 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	11'-7 3/4"	19'-0 1/2"	221.76
06 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	14'-6 7/8"	5'-11 7/8"	87.29
07 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	14'-11 3/8"	32'-8"	488.30
08 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	22'-2"	24'-6 1/4"	543.55
09 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	29'-3 1/2"	24'-5 1/2"	716.43
10 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	10'-8 3/4"	4'-8 1/2"	50.52
11 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-2 1/2"	4'-8 1/2"	52.77
12 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-3"	4'-8 1/2"	52.97
13 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-3 3/4"	4'-6 1/4"	53.03
14 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-8 3/4"	7'-11 3/4"	93.59
15 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-8 3/4"	18'-10 1/2"	221.39
16 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-2 1/2"	15'-3 3/4"	186.94
17 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-3"	15'-3 3/4"	187.58
18 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-3 1/4"	7'-4"	89.99
19 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-3 3/4"	15'-3 3/4"	188.54
20 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	14'-5 1/4"	5'-11 1/2"	86.02
21 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	15'-1 3/4"	32'-10 1/4"	497.60
22 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	28'-11 1/2"	27'-2 1/2"	783.08
23 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	29'-6 1/4"	27'-0 3/4"	798.91
24 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	10'-8 3/4"	4'-8 1/2"	50.52
25 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-2 1/2"	4'-8 1/2"	52.77
26 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-3"	4'-8 1/2"	52.97
27 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-3 3/4"	4'-6 1/4"	53.03
28 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-8 3/4"	7'-11 3/4"	93.59
29 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-8 3/4"	18'-10 1/2"	221.39
30 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	12'-2 1/2"	15'-3 3/4"	186.94
31 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	12'-3"	15'-3 3/4"	187.58
32 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	12'-3 1/4"	7'-4"	89.99
33 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	12'-3 3/4"	15'-3 3/4"	188.54
34 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	14'-5 1/4"	5'-11 1/2"	86.02
35 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	15'-1 3/4"	32'-10 1/4"	497.60
36 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	28'-11 1/2"	27'-2 1/2"	783.08
37 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	29'-6 1/4"	27'-0 3/4"	798.91
38 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	10'-8 3/4"	4'-8 1/2"	50.52
39 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-2 1/2"	4'-8 1/2"	52.77
40 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-3"	4'-8 1/2"	52.97
41 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-3 3/4"	4'-6 1/4"	53.03
42 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-8 3/4"	7'-11 3/4"	93.59
43 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-8 3/4"	18'-10 1/2"	221.39
44 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	12'-2 1/2"	15'-3 3/4"	186.94
45 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	12'-3"	15'-3 3/4"	187.26
46 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	12'-3 1/4"	7'-4"	89.99
47 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	12'-3 3/4"	15'-3 3/4"	188.54
48 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	14'-5 1/4"	5'-11 1/2"	86.02
49 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	15'-1 3/4"	32'-10 1/4"	497.60
50 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	28'-11 1/2"	27'-2 1/2"	783.08
51 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	29'-6 1/4"	27'-0 3/4"	798.91
					12,309.98 sq ft
52 • Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	9'-3"	7'-1 1/8"	65.58
53 • Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	13'-0 7/8"	19'-1 1/2"	249.99
54 • Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	13'-2 3/4"	24'-4 5/8"	322.70
55 • Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	14'-4 3/8"	22'-4 3/4"	321.75
56 • Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	19'-4 1/4"	21'-2 7/8"	411.17
57 • Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	20'-1 1/8"	3'-1 3/8"	62.64
58 • Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	26'-10 3/8"	17'-7 1/4"	508.21
59 • Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	28'-10 3/8"	34'-0 1/2"	982.66
60 • Building 6 - Surf	02_PROPOSED_LIVING	BEACH LEVEL	31'-7"	30'-3 3/8"	956.44
					3,923.50 sq ft
61 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	1'-2 1/2"	13'-10 1/4"	16.74
62 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	13'-11 3/4"	6'-4"	88.53
63 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	14'-5 3/4"	17'-4 1/4"	251.27
64 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	15'-0 3/4"	20'-11"	315.06
65 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	15'-3"	12'-7 1/4"	192.21
66 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	27'-10 3/4"	4'-2 1/4"	117.16
67 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	36'-2 1/2"	6'-0"	217.25
68 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	50'-8"	14'-7 1/4"	739.94
68a • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	62'-10 1/4"	44'-9"	2,812.72
69 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	2'-11 1/2"	18'-10 1/2"	55.84
70 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	3'-4 1/4"	7'-4"	24.60
71 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	3'-5 1/4"	5'-11 1/2"	20.48
72 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	4'-11"	4'-8"	22.94
73 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	5'-0"	15'-3 3/4"	76.56
74 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	5'-0"	15'-3 3/4"	76.56
75 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	7'-0"	4'-8 1/2"	32.96
76 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	7'-0"	4'-8 1/2"	32.96
77 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	8'-8"	5'-0 1/2"	43.69
78 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	10'-9 1/2"	0'-9 1/2"	8.54
79 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	14'-5"	6'-7 1/4"	95.21
80 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	14'-6 1/2"	6'-6 1/2"	95.13
81 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	15'-1 3/4"	6'-6 1/2"	99.08
82 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	29'-6 1/4"	6'-0 1/4"	177.74
83 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	29'-6 1/4"	6'-5 1/2"	190.65
84 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	34'-6 1/4"	6'-0 1/4"	207.84
85 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	2'-11 1/2"	18'-10 1/2"	55.84
86 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	3'-4 1/8"	7'-4"	24.52
87 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	5'-0"	15'-3 3/4"	76.56
88 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	5'-0"	15'-3 3/4"	76.56
89 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	7'-0"	4'-8 1/2"	32.96
90 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	7'-0"	4'-8 1/2"	32.96
91 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	7'-3 1/4"	0'-8 1/4"	5.00
92 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	8'-4 1/4"	4'-7 3/4"	38.81
93 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	8'-8"	5'-0 1/2"	43.69
94 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	10'-9 1/2"	0'-9 1/2"	8.54
95 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	14'-6 1/2"	6'-6 1/4"	94.82
96 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	15'-1 3/4"	6'-6 1/2"	99.08
97 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	29'-6 1/4"	6'-5 1/2"	190.65
98 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	29'-6 1/4"	6'-10"	201.73
99 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	34'-6 1/4"	6'-10"	235.89
100 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	2'-11 1/2"	18'-10 1/2"	55.84
101 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	3'-4 1/4"	7'-4"	24.60
102 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	5'-0"	15'-3 3/4"	76.56
103 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	5'-0"	15'-3 3/4"	76.56
104 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	7'-0"	4'-8 1/2"	32.96
105 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	7'-0"	4'-8 1/2"	32.96
106 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	7'-3 1/4"	0'-8 1/4"	5.00
107 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	8'-4 1/4"	4'-7 3/4"	38.81
108 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	8'-8"	5'-0 1/2"	43.69
109 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	14'-5"	6'-7 1/4"	95.21
110 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	14'-6 1/2"	6'-6 1/2"	95.13
111 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	15'-1 3/4"	6'-6 3/4"	99.39
112 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	29'-6 1/4"	6'-5 1/2"	190.65
113 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	29'-6 1/4"	6'-10"	201.73
114 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	34'-6 1/4"	6'-10"	235.89
					5,808.34 sq ft
115 • Building 6 - Surf	07_EXISTING_STORAGE	BEACH LEVEL	6'-9 3/4"	0'-8 1/2"	4.83
116 • Building 6 - Surf	07_EXISTING_STORAGE	ALLEY LEVEL	3'-6 3/4"	4'-5 1/2"	15.98
					20.71 sq ft
117 • Building 6 - Surf	08_PROPOSED_STORAGE	BEACH LEVEL	5'-11"	6'-7 5/8"	39.26
118 • Building 6 - Surf	08_PROPOSED_STORAGE	BEACH LEVEL	22'-4 1/4"	9'-10 1/4"	220.38
119 • Building 6 - Surf	08_PROPOSED_STORAGE	BEACH LEVEL	22'-5"	9'-2 1/2"	206.44
120 • Building 6 - Surf	08_PROPOSED_STORAGE	BEACH LEVEL	26'-11 3/4"	38'-4 1/4"	1,034.94
					1,557.23 sq ft
121 • Building 6 - Surf	09_EXISTING_MECHANICAL	BEACH LEVEL	8'-2 1/4"	46'-11 1/2"	384.47
					384.47 sq ft
122 • Building 6 - Surf	10_PROPOSED_MECHANICAL	BEACH LEVEL	9'-3"	12'-0 3/8"	111.32
					111.32 sq ft
					24,115.55 sq ft

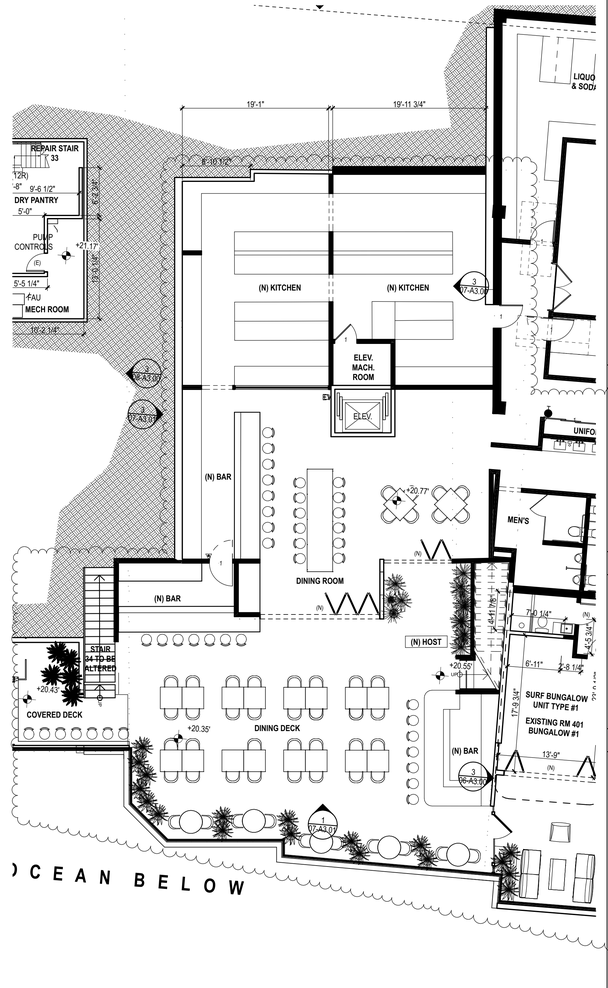
SURF FLOOR AREA CALCULATIONS - EXISTING

Building	Category	Home Story	Length (A)	Width (B)	Area
03 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	6'-9 7/8"	23'-9 3/4"	162.47
04 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	9'-4"	6'-7 3/4"	62.03
05 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	11'-7 3/4"	19'-0 1/2"	221.76
06 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	14'-6 7/8"	5'-11 7/8"	87.29
07 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	14'-11 3/8"	32'-8"	488.30
08 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	22'-2"	24'-6 1/4"	543.55
09 • Building 6 - Surf	01_EXISTING_LIVING	BEACH LEVEL	29'-3 1/2"	24'-5 1/2"	716.43
10 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	10'-8 3/4"	4'-8 1/2"	50.52
11 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-2 1/2"	4'-8 1/2"	52.77
12 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-3"	4'-8 1/2"	52.97
13 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-3 3/4"	4'-6 1/4"	53.03
14 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-8 3/4"	7'-11 3/4"	93.59
15 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	11'-8 3/4"	18'-10 1/2"	221.39
16 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-2 1/2"	15'-3 3/4"	186.94
17 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-3"	15'-3 3/4"	187.58
18 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-3 1/4"	7'-4"	89.99
19 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	12'-3 3/4"	15'-3 3/4"	188.54
20 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	14'-5 1/4"	5'-11 1/2"	86.02
21 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	15'-1 3/4"	32'-10 1/4"	497.60
22 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	28'-11 1/2"	27'-2 1/2"	783.08
23 • Building 6 - Surf	01_EXISTING_LIVING	ALLEY LEVEL	29'-6 1/4"	27'-0 3/4"	798.91
24 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	10'-8 3/4"	4'-8 1/2"	50.52
25 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-2 1/2"	4'-8 1/2"	52.77
26 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-3"	4'-8 1/2"	52.97
27 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-3 3/4"	4'-6 1/4"	53.03
28 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-8 3/4"	7'-11 3/4"	93.59
29 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	11'-8 3/4"	18'-10 1/2"	221.39
30 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	12'-2 1/2"	15'-3 3/4"	186.94
31 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	12'-3 3/4"	15'-3 3/4"	187.26
32 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	12'-3 1/4"	7'-4"	89.99
33 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	12'-3 3/4"	15'-3 3/4"	188.54
34 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	14'-5 1/4"	5'-11 1/2"	86.02
35 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	15'-1 3/4"	32'-10 1/4"	497.60
36 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	28'-11 1/2"	27'-2 1/2"	783.08
37 • Building 6 - Surf	01_EXISTING_LIVING	BASEMENT LEVEL	29'-6 1/4"	27'-0 3/4"	798.91
38 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	10'-8 3/4"	4'-8 1/2"	50.52
39 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-2 1/2"	4'-8 1/2"	52.77
40 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-3"	4'-8 1/2"	52.97
41 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-3 3/4"	4'-6 1/4"	53.03
42 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-8 3/4"	7'-11 3/4"	93.59
43 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	11'-8 3/4"	18'-10 1/2"	221.39
44 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	12'-2 1/2"	15'-3 3/4"	186.94
45 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	12'-3 3/4"	15'-3 3/4"	187.26
46 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	12'-3 1/4"	7'-4"	89.99
47 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	12'-3 3/4"	15'-3 3/4"	188.54
48 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	14'-5 1/4"	5'-11 1/2"	86.02
49 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	15'-1 3/4"	32'-10 1/4"	497.60
50 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	28'-11 1/2"	27'-2 1/2"	783.08
51 • Building 6 - Surf	01_EXISTING_LIVING	GROUND LEVEL	29'-6 1/4"	27'-0 3/4"	798.91
					12,309.98 sq ft
61 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	1'-2 1/2"	13'-10 1/4"	16.74
61a • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	5'-4 3/4"	6'-7 3/4"	35.86
61b • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	8'-3 1/2"	40'-6 3/4"	336.33
62 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	13'-11 3/4"	6'-4"	88.53
63 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	14'-5 3/4"	17'-4 1/4"	251.27
64 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	15'-0 3/4"	20'-11"	315.06
65 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	15'-3"	12'-7 1/4"	192.21
66 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	27'-10 3/4"	4'-2 1/4"	117.16
67 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	36'-2 1/2"	6'-0"	217.25
68 • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	50'-8"	14'-7 1/4"	739.94
68a • Building 6 - Surf	05_EXISTING_DECK	BEACH LEVEL	62'-10 1/4"	44'-9"	2,812.72
69 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	2'-11 1/2"	18'-10 1/2"	55.84
70 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	3'-4 1/4"	7'-4"	24.60
71 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	3'-5 1/4"	5'-11 1/2"	20.48
72 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	4'-11"	4'-8"	22.94
73 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	5'-0"	15'-3 3/4"	76.56
74 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	5'-0"	15'-3 3/4"	76.56
75 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	7'-0"	4'-8 1/2"	32.96
76 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	7'-0"	4'-8 1/2"	32.96
77 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	8'-8"	5'-0 1/2"	43.69
78 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	10'-9 1/2"	0'-9 1/2"	8.54
79 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	14'-5"	6'-7 1/4"	95.21
80 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	14'-6 1/2"	6'-6 1/2"	95.13
81 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	15'-1 3/4"	6'-6 1/2"	99.08
82 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	29'-6 1/4"	6'-0 1/4"	177.74
83 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	29'-6 1/4"	6'-5 1/2"	190.65
84 • Building 6 - Surf	05_EXISTING_DECK	ALLEY LEVEL	34'-6 1/4"	6'-0 1/4"	207.84
85 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	2'-11 1/2"	18'-10 1/2"	55.84
86 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	3'-4 1/8"	7'-4"	24.52
87 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	5'-0"	15'-3 3/4"	76.56
88 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	5'-0"	15'-3 3/4"	76.56
89 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	7'-0"	4'-8 1/2"	32.96
90 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	7'-0"	4'-8 1/2"	32.96
91 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	7'-3 1/4"	0'-8 1/4"	5.00
92 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	8'-4 1/4"	4'-7 3/4"	38.81
93 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	8'-8"	5'-0 1/2"	43.69
94 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	10'-9 1/2"	0'-9 1/2"	8.54
95 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	14'-6 1/2"	6'-6 1/4"	94.82
96 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	15'-1 3/4"	6'-6 1/2"	99.08
97 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	29'-6 1/4"	6'-5 1/2"	190.65
98 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	29'-6 1/4"	6'-10"	201.73
99 • Building 6 - Surf	05_EXISTING_DECK	BASEMENT LEVEL	34'-6 1/4"	6'-10"	235.89
100 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	2'-11 1/2"	18'-10 1/2"	55.84
101 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	3'-4 1/4"	7'-4"	24.60
102 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	5'-0"	15'-3 3/4"	76.56
103 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	5'-0"	15'-3 3/4"	76.56
104 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	7'-0"	4'-8 1/2"	32.96
105 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	7'-0"	4'-8 1/2"	32.96
106 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	7'-3 1/4"	0'-8 1/4"	5.00
107 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	8'-4 1/4"	4'-7 3/4"	38.81
108 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	8'-8"	5'-0 1/2"	43.69
109 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	14'-5"	6'-7 1/4"	95.21
110 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	14'-6 1/2"	6'-6 1/2"	95.13
111 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	15'-1 3/4"	6'-6 3/4"	99.39
112 • Building 6 - Surf	05_EXISTING_DECK	GROUND LEVEL	29'-6



N **VILLA EXISTING/DEMO FLOOR PLAN: BEACH LEVEL (1)** 1

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



N **VILLA PROPOSED FLOOR PLAN: BEACH LEVEL (1)** 1

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

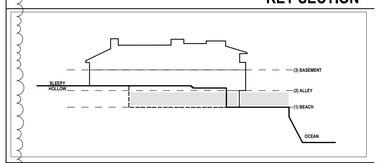
KEYNOTES - FLOOR PLANS

1. **ZONING REVIEW SUBMITTAL DIMENSIONS.** DIMENSIONS SHOWN ARE TYPICAL TO SIMILAR UNITS, U.N.O. DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
2. **STAIRS.** REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW).

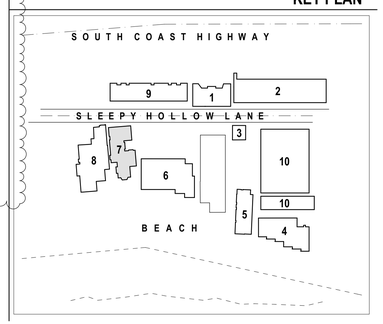
WALL LEGEND



KEY SECTION



KEY PLAN



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DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT DARREL S. ROCKEFELLER C-14927 4-30-21 CALIFORNIA

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PROJECT NO. 37011.00

DATE 10/10/19

SCALE AS SHOWN

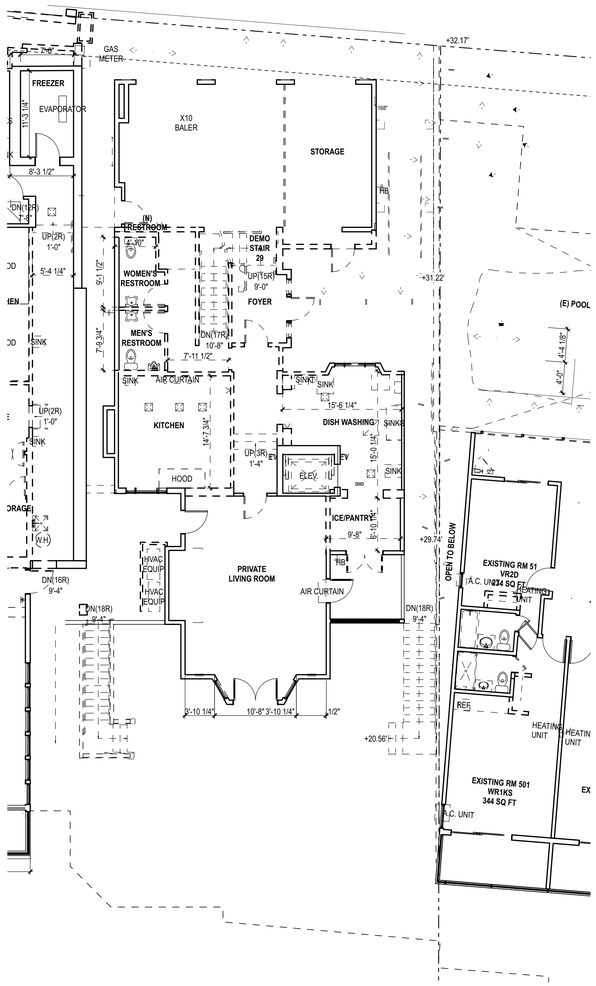
DRAWN BY BK, EC

SHEET TITLE

VILLA DEMO & FLOOR PLANS: BEACH LEVEL (1)

SHEET NO. **07-A2.00**

Last Plotted By: Scott Imhof
On: Tuesday, October 15, 2019 4:27 PM

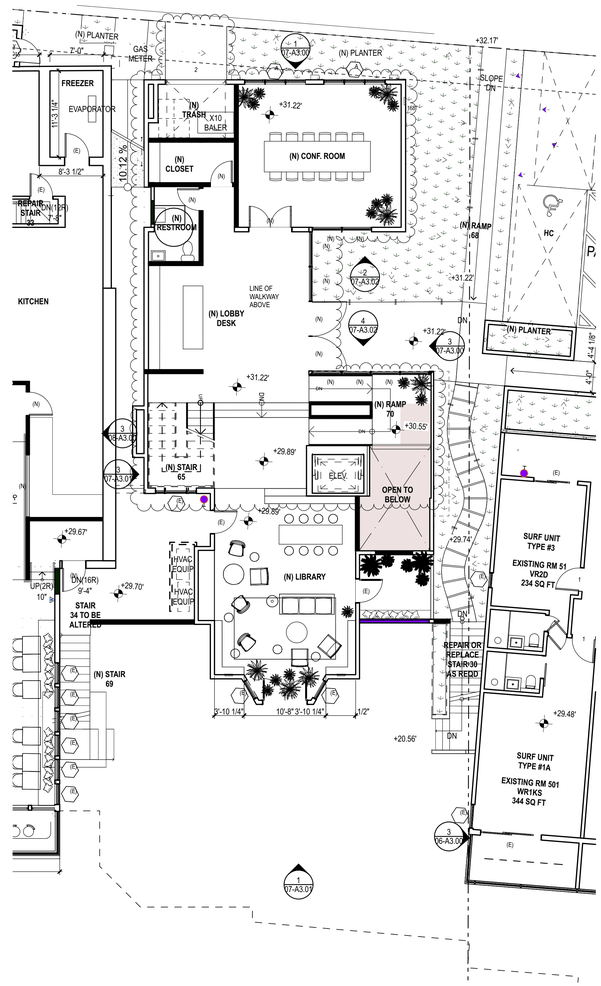


N

VILLA & DRIFTWOOD DEMO PLAN: ALLEY LEVEL (2)

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

2



N

VILLA PROPOSED FLOOR PLAN: ALLEY LEVEL (2)

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

1

KEYNOTES - FLOOR PLANS

1. **ZONING REVIEW SUBMITTAL DIMENSIONS.** DIMENSIONS SHOWN ARE TYPICAL TO SIMILAR UNITS, U.N.O. DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
2. **STAIRS.** REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW).

FIRE DEPARTMENT NOTES

A) A SEPARATE (DEFERRED) SUBMITTAL FOR THE CONVERSION OF THE DRY STANDPIPE SYSTEM TO WET MANUAL SYSTEM IS REQUIRED AND MUST BE DESIGNED IN COMPLIANCE WITH THE 2016 CFC AND NFPA 14, AND INSTALLED BY A QUALIFIED FIRE PROTECTION CONTRACTOR. PLANS MUST BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND FINAL INSPECTION CONDUCTED.

B) A SEPARATE (DEFERRED) SUBMITTAL FOR FIRE ALARM SYSTEM IS REQUIRED AND MUST BE DESIGNED IN COMPLIANCE WITH 2016 CFC AND NFPA 72, AND INSTALLED BY A QUALIFIED ELECTRICAL CONTRACTOR. PLANS MUST INCLUDE FULL DETECTION AND NOTIFICATION AS REQUIRED BY CFC SECTION 907. PLANS MUST BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND FINAL INSPECTION CONDUCTED.

C) A SEPARATE (DEFERRED) SUBMITTAL FOR FIRE SPRINKLERS IS REQUIRED. SYSTEM DESIGN MUST COMPLY WITH THE 2016 CFC AND 2016 NFPA 13 STANDARD. PLANS MUST BE DESIGNED AND INSTALLED BY A QUALIFIED FIRE PROTECTION CONTRACTOR. PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND APPROPRIATE INSPECTIONS CONDUCTED.

D) A SEPARATE (DEFERRED) SUBMITTAL FOR UL300 COMPLIANT FIRE SUPPRESSION SYSTEM(S) IS REQUIRED FOR ALL TYPE 1 COOK HOODS. A UL300 COMPLIANT SYSTEM PLAN WILL NEED TO BE SUBMITTED TO THE LBFD FOR REVIEW AND APPROVAL. A PERMIT ISSUED AND FINAL INSPECTION REQUIRED. SYSTEM(S) SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF 2016 CFC, CMC, CEC, NFPA 17A & 96.

E) FIRE EXTINGUISHERS TO BE LOCATED AND SIZED AS PER 2016 CFC SECTION 906 AND FIRE INSPECTORS' DIRECTION.

F) MAINTAIN JOBSITE SAFETY DURING CONSTRUCTION AS PER CHAPTER 33 OF THE 2016 CALIFORNIA FIRE CODE.

G) BUILDING ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR FACING THE STREET ADDRESSED TO. MINIMUM SIZE OF UNIT/ SUITE NUMBERS IS 4". WITH THE MINIMUM SIZE OF BUILDING NUMBERS BEING 6". NUMBER COLOR MUST CONTRAST WITH BACKGROUND.

H) KNOX BOX /FIREFIGHTER ACCESS IS REQUIRED, TO BE INSTALLED AT ALL PRIMARY ENTRANCE LOCATIONS. PROVIDE DWELLING / GATE KEYS TO THE LBFD INSPECTOR FOR PLACEMENT INTO THE KNOX BOXES.

I) NEW AND REMODELED ELEVATORS MUST BE SIZED TO ACCOMMODATE AN AMBULANCE GURNEY, AND MEET ALL MINIMUM CBC AND CFC REQUIREMENTS. NOTE: STANDARDIZED ELEVATOR KEYS MUST BE PROVIDED TO LBFD INSPECTOR AT FINAL FOR PLACEMENT INTO KNOX BOXES.

J) ALL APPARATUS ACCESS FIRE LANES MUST BE CONSTRUCTED AND MARKED/SIGNED AS PER CFC REQUIREMENTS.

K) ALL NEW FABRIC AWNINGS MUST BE CA TITLE 19 COMPLIANT FOR FLAME RETARDANCE, WITH THE CSFM LABEL ON EACH ONE.

I) ALL CFC CHAPTER 4 EVACUATION AND PLANNING REQUIREMENTS MUST BE MET. DETAILS FOR DIAGRAMS REQUIRED BY SECTIONS 403 & 404 MUST BE PROVIDED.

M) FOR FIRE DEPARTMENT INSPECTIONS, CALL (949) 497-0352 AT LEAST 3 DAYS IN ADVANCE TO SCHEDULE.

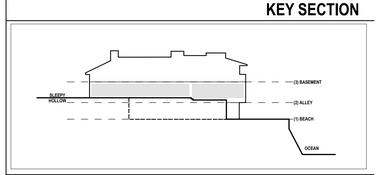
WALL LEGEND

EXISTING WALL TO REMAIN (EMPTY FILL)
(NOTE - NOT ALL (E) DOORS / WINDOWS ARE LABELED.)

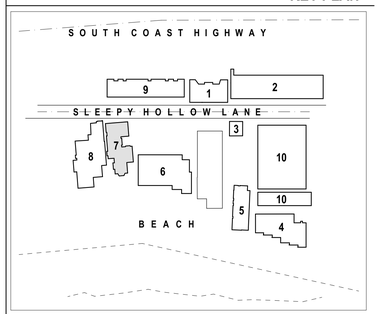
EXISTING WALL / DOOR / WINDOW OBJECT TO BE DEMOLISHED (DASHED LINES)

PROPOSED NEW WALL W/ PROPOSED NEW EXTERIOR DOOR / WINDOW
(NOTE - NOT ALL NEW INTERIOR DOORS ARE NUMBERED. NO NUMBERING ON HAND-SKETCHED UNITS.)

KEY SECTION



KEY PLAN



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647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
14	05.28.2021	Additional Planning Corrections 4

LICENSED ARCHITECT DARRELL S. ROCKEFELLER C-14927 4-30-21 RENEWAL 08/31/2022 REGISTERED CALIFORNIA

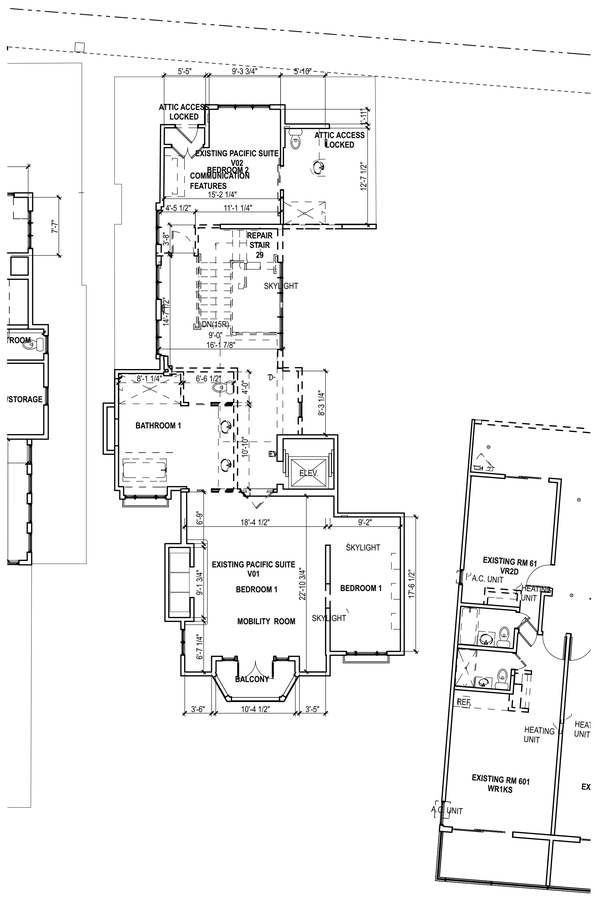
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PROJECT NO. 37011.00
DATE 5/28/21
SCALE AS SHOWN
DRAWN BY BK, EC
SHEET TITLE

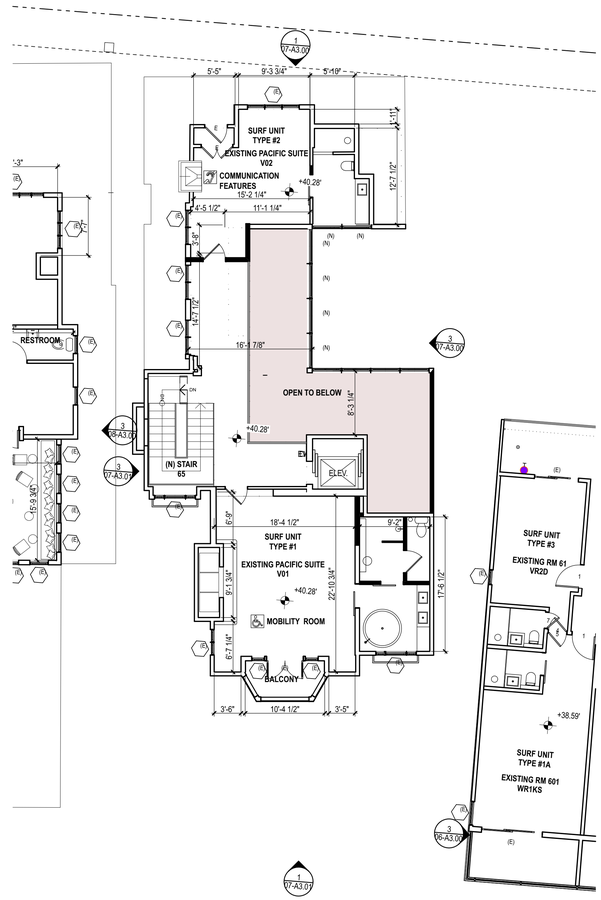
VILLA DEMO & FLOOR PLANS: ALLEY LEVEL (2)

SHEET NO. 07-A2.01

Last Printed By: Brett Kimball
On: Friday, May 28, 2021 3:09 PM



N **VILLA & DRIFTWOOD DEMO PLAN: BASEMENT LEVEL (3)** 2
SCALE: 1/8" = 1'-0"



N **VILLA PROPOSED FLOOR PLAN: BASEMENT LEVEL (3)** 1
SCALE: 1/8" = 1'-0"

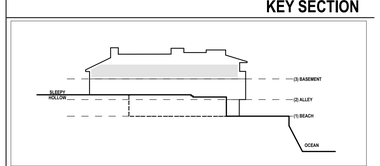
KEYNOTES - FLOOR PLANS

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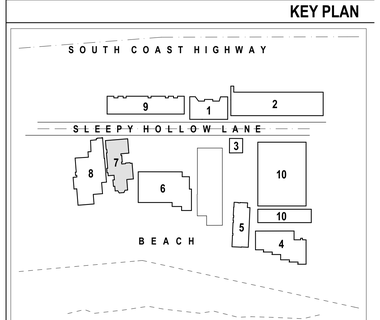
WALL LEGEND



KEY SECTION



KEY PLAN



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DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
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7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
CALIFORNIA

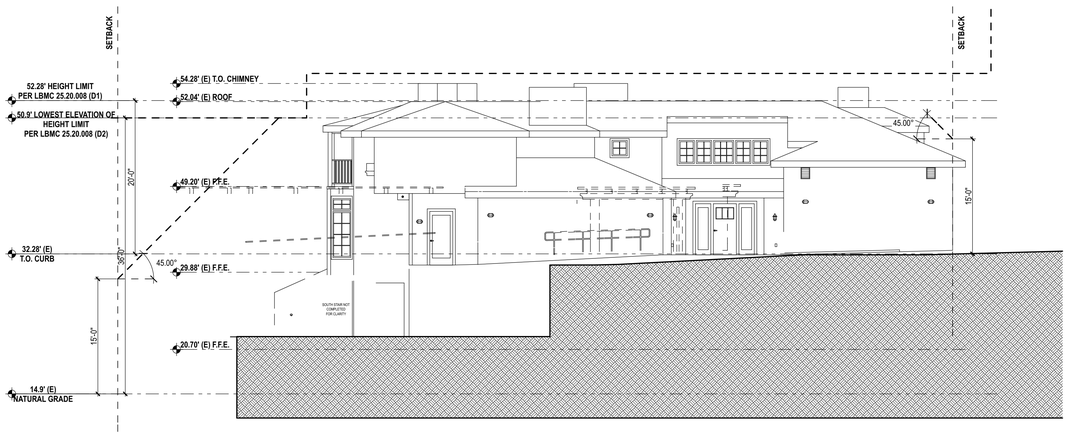
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DATE 9/24/19
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DRAWN BY BK, EC

SHEET TITLE
VILLA DEMO & FLOOR PLANS: BASEMENT LEVEL (3)

SHEET NO. **07-A2.02**

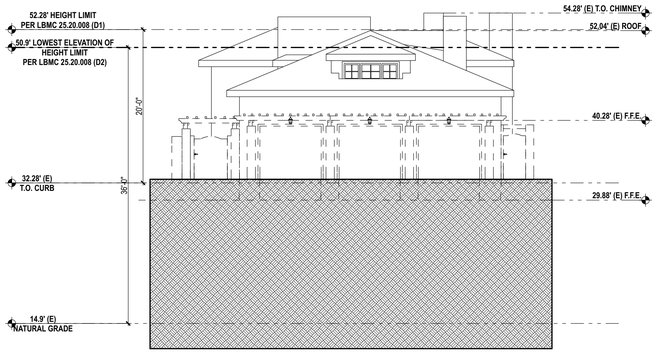
Last Plotted By: Keith Howell
On: Tuesday, September 24, 2019 - 12:08 PM



EXISTING/DEMO EXTERIOR ELEVATION: VILLA: SOUTH

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

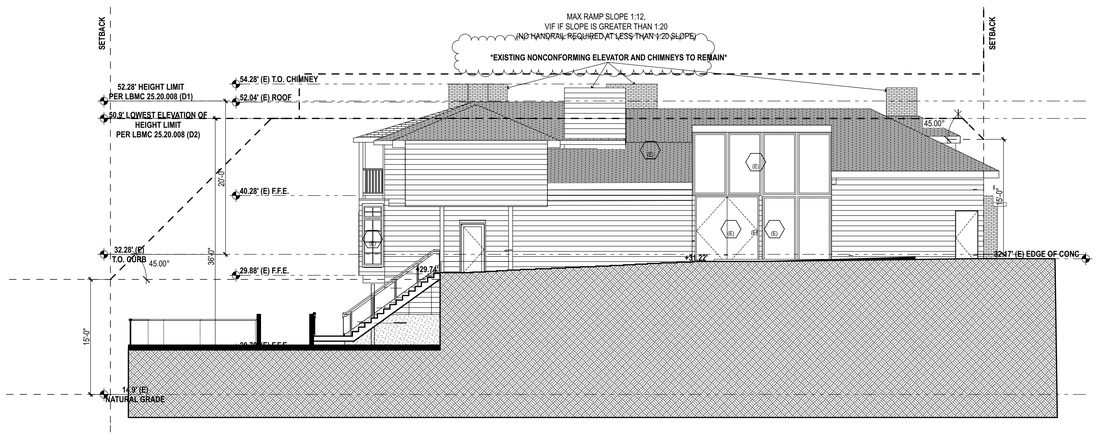
3



EXISTING/DEMO EXTERIOR ELEVATION: VILLA: EAST

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

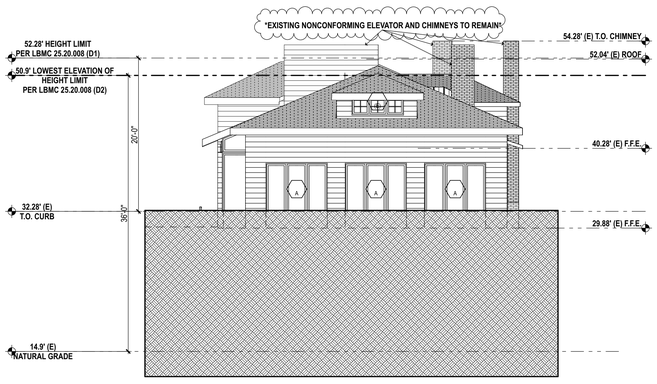
1



PROPOSED EXTERIOR ELEVATION: VILLA: SOUTH

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

4



PROPOSED EXTERIOR ELEVATION: VILLA: EAST

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

2

KEYNOTES - FUTURE LOBBY / VILLA RESTAURANT (2 KEYS)

1. **PAINT.** PAINT INSIDE AND OUT.
2. **BAR.** RELOCATE BAR FROM CURRENT LOCATION TO INSIDE / OUTSIDE THE VILLA DINING ROOM.
3. **WINDOWS / DOORS.**
   - **A.** ALL (E) WINDOWS / DOORS TO REMAIN, U.N.O.
   - **B.** (N) LOBBY WINDOW WALL SYSTEM TO BE INSTALLED PER I.D. DRAWINGS.
   - **C.** (E) GARAGE DOORS (X3) TO BE REPLACED W/ (N) WINDOWS (SEE ELEVATION DRAWINGS).
4. **LOBBY.** BUILD OUT LOBBY IN CURRENT BOH SPACE PER PLANS.
5. **EXISTING DECK.** REPAIR (E) DECK AS REQUIRED.
6. **TRELLIS.** DEMO (E) TRELLIS & SIM. ORNAMENTATION.
7. **HVAC.**
   - A. REMOVE ALL (E) PTAC AC UNITS; PATCH WALL INTERIOR AND EXTERIOR.
   - B. ADD (N) VRF (AIR COOLED) "CONDENSER" ON EXTERIOR (ROOF OR ON GRADE).
   - C. ADD (N) PIPING TO EACH ROOM; FAN COIL IN EACH ROOM W/ OSA.
   - D. UPGRADE POWER FOR BUILDING AS REQUIRED TO ACCOMMODATE HVAC UPGRADE.
8. **WEST SIDE (OCEAN FACING).** (N) GLASS + WOOD GUARDRAIL TO MATCH (E), REPAIR WHERE POSSIBLE. (E) WOOD BALCONY RAILS TO REMAIN.
9. **EXISTING ROOF.** (E) TILE ROOF TO BE REPAIRED OR REPLACED (10+ YEARS OLD).
10. **KITCHEN & DISH-WASHING SPACE.** (E) KITCHEN & SUPPORT SPACES TO BE RELOCATED PER PLANS.

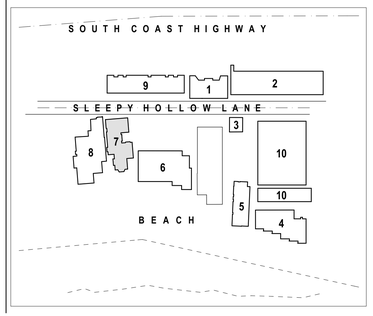
NOTES:

REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW). NOT REFLECTED IN ELEVATIONS, TYP.

SEE GRADING PLAN FOR PRECISE GRADING INFORMATION, TYP.

(E) NON-COMPLIANT RAILING HEIGHTS TO REMAIN, UNO. (N) RAILINGS TO BE 42" HIGH MIN. PER CODE. (E) RAILING DIMENSION HEIGHTS TO BE VERIFIED IN FIELD.

KEY PLAN



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DRAWING LOG

No.	Date	
1	05.21.18	Zoning Review Submittal
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
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LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
CALIFORNIA

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DATE 9/24/19

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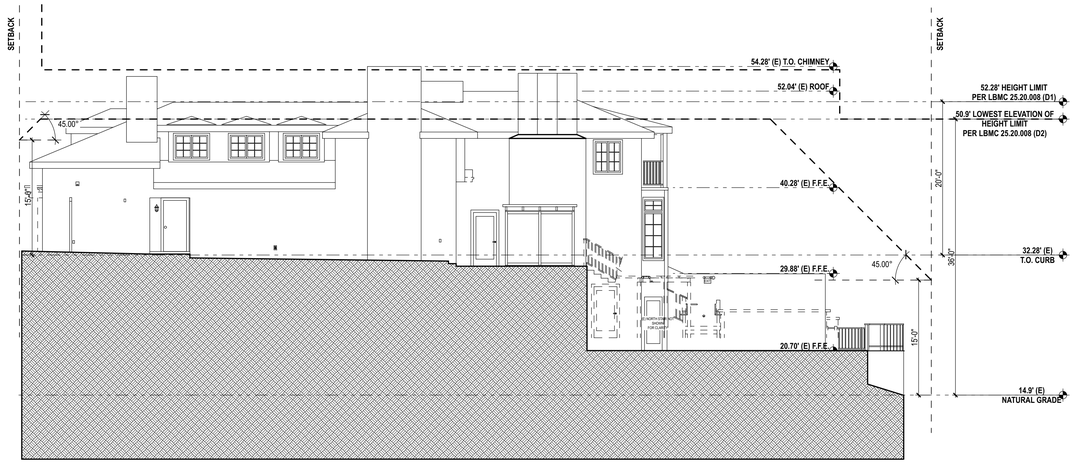
SHEET TITLE

VILLA DEMO & PROPOSED ELEVATIONS

SHEET NO.

07-A3.00

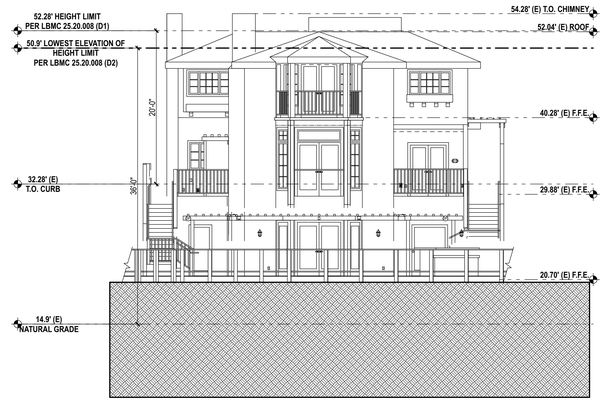
Last Plotted By: Keith Hicks
On: Tuesday, September 24, 2019 - 12:37 PM



EXISTING/DEMO EXTERIOR ELEVATION: VILLA: NORTH

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

3



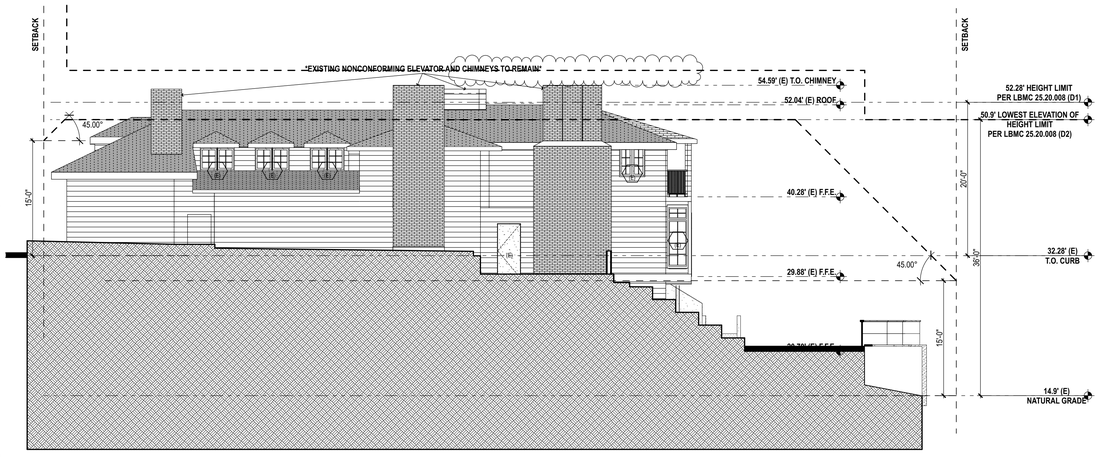
EXISTING/DEMO EXTERIOR ELEVATION: VILLA: WEST

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

1

KEYNOTES - FUTURE LOBBY / VILLA RESTAURANT (2 KEYS)

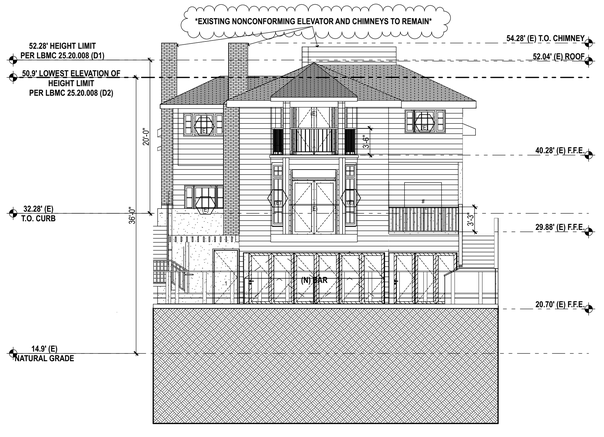
1. **PAINT.** PAINT INSIDE AND OUT.
2. **BAR.** RELOCATE BAR FROM CURRENT LOCATION TO INSIDE / OUTSIDE THE VILLA DINING ROOM.
3. **EXISTING WINDOWS / DOORS.** ALL (E) WINDOWS / DOORS TO REMAIN, U.N.O.
4. **LOBBY.** BUILD OUT LOBBY IN CURRENT UPSTAIRS "DINING" ROOM.
5. **EXISTING DECK.** REPAIR (E) DECK AS REQUIRED.
6. ~~**TRELLIS.** (N) TRELLIS FROM PORTE COCHERE TO (N) LOBBY.~~ N/A -REMOVED DURING DESIGN
7. **HVAC.**
   A. REMOVE ALL (E) PTAC AC UNITS; PATCH WALL INTERIOR AND EXTERIOR.
   B. ADD (N) VRF (AIR COOLED) "CONDENSER" ON EXTERIOR (ROOF OR ON GRADE).
   C. ADD (N) PIPING TO EACH ROOM; FAN COIL IN EACH ROOM W/ OSA.
   D. UPGRADE POWER FOR BUILDING AS REQUIRED TO ACCOMMODATE HVAC UPGRADE.
8. **WEST SIDE (OCEAN FACING).** (N) GLASS + WOOD GUARDRAIL TO MATCH (E), REPAIR WHERE POSSIBLE.
9. **EXISTING ROOF.** (E) TILE ROOF TO BE REPAIRED OR REPLACED (10+ YEARS OLD).



PROPOSED EXTERIOR ELEVATION: VILLA: NORTH

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

4



PROPOSED EXTERIOR ELEVATION: VILLA: WEST

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

2

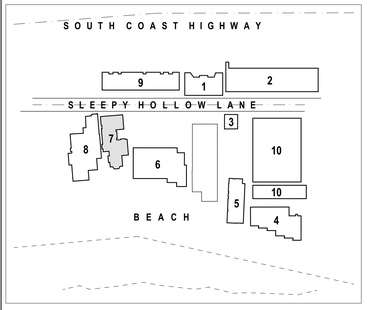
NOTES:

REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW). NOT REFLECTED IN ELEVATIONS, TYP.

SEE GRADING PLAN FOR PRECISE GRADING INFORMATION, TYP.

(E) NON-COMPLIANT RAILING HEIGHTS TO REMAIN, UNO. (N) RAILINGS TO BE 42" HIGH MIN. PER CODE. (E) RAILING DIMENSION HEIGHTS TO BE VERIFIED IN FIELD.

KEY PLAN



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PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
1	05.21.18	Zoning Review Submittal
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
11	01.29.2021	Additional Planning Corrections

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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PROJECT NO. 37011.00

DATE 1/29/21

SCALE AS SHOWN

DRAWN BY BK, EC

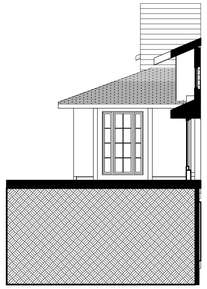
SHEET TITLE

VILLA DEMO & PROPOSED ELEVATIONS

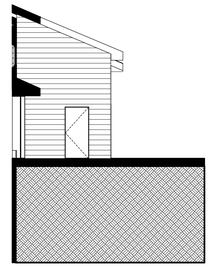
SHEET NO.

07-A3.01

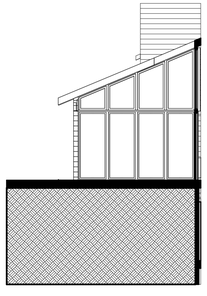
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On: Friday, January 29, 2021
9:47 AM



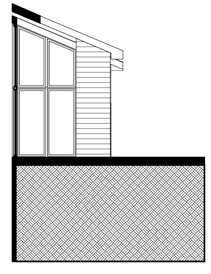
EXISTING/DEMO EXTERIOR ELEVATION: VILLA: EAST (ENTRY) 3
SCALE: 1/8" = 1'-0"



EXISTING/DEMO EXTERIOR ELEVATION: VILLA: WEST (ENTRY) 1
SCALE: 1/8" = 1'-0"



PROPOSED EXTERIOR ELEVATION: VILLA: EAST (ENTRY) 4
SCALE: 1/8" = 1'-0"



PROPOSED EXTERIOR ELEVATION: VILLA: WEST (ENTRY) 2
SCALE: 1/8" = 1'-0"

KEYNOTES - FUTURE LOBBY / VILLA RESTAURANT (2 KEYS)

1. **PAINT.** PAINT INSIDE AND OUT.
2. **BAR.** RELOCATE BAR FROM CURRENT LOCATION TO INSIDE / OUTSIDE THE VILLA DINING ROOM.
3. **EXISTING WINDOWS / DOORS.** ALL (E) WINDOWS / DOORS TO REMAIN, U.N.O.
4. **LOBBY.** BUILD OUT LOBBY IN CURRENT UPSTAIRS "DINING" ROOM.
5. **EXISTING DECK.** REPAIR (E) DECK AS REQUIRED.
6. **TRELLIS.** (N) TRELLIS FROM PORTE COCHERE TO (N) LOBBY.
7. **HVAC.**
   A. REMOVE ALL (E) PTAC AC UNITS; PATCH WALL INTERIOR AND EXTERIOR.
   B. ADD (N) VRF (AIR COOLED) "CONDENSER" ON EXTERIOR (ROOF OR ON GRADE).
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   D. UPGRADE POWER FOR BUILDING AS REQUIRED TO ACCOMMODATE HVAC UPGRADE.
8. **WEST SIDE (OCEAN FACING).** (N) GLASS + WOOD GUARDRAIL TO MATCH (E), REPAIR WHERE POSSIBLE.
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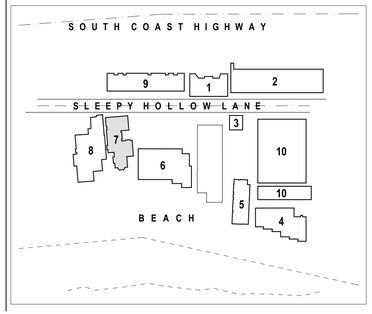
NOTES:

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KEY PLAN



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DRAWING LOG

No.	Date	
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LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

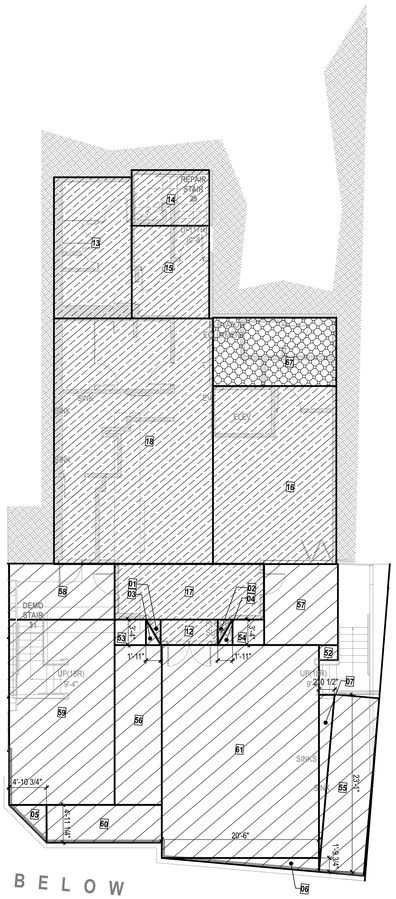
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PROJECT NO. 37011.00
DATE 9/24/19
SCALE AS SHOWN
DRAWN BY BK, EC
SHEET TITLE

VILLA DEMO & PROPOSED ELEVATIONS

SHEET NO. 07-A3.02

Last Plotted By: Beth Hicks
On: Tuesday, September 24, 2019 - 12:27 PM

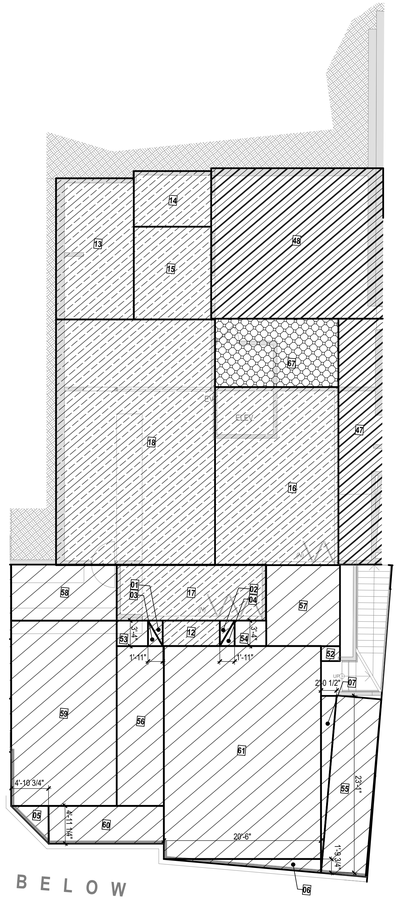


N

EXISTING VILLA FLOOR PLAN: BEACH LEVEL (1)

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

2



N

PROPOSED VILLA FLOOR PLAN: BEACH LEVEL (1)

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

1

07 VILLA FLOOR AREA CALCULATIONS - PROPOSED

Building	Category	Home Story	Length (A)	Width (B)	Area
01 - Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	(3'-4") x 1/2	1'-11"	3.21
02 - Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	(3'-4") x 1/2	1'-11"	3.21
03 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	(3'-4") x 1/2	1'-11"	3.21
04 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	(3'-4") x 1/2	1'-11"	3.21
05 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	(4'-10") x 1/2	4'-11 1/4"	12.04
06 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	(20'-6") x 1/2	1'-9 3/4"	18.50
07 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	(23'-1") x 1/2	2'-0 1/2"	23.56
08 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	(3'-4") x 1/2	1'-11"	3.21
09 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	(3'-4") x 1/2	1'-11"	3.21
10 - Building 7 - Villa	05_EXISTING_DECK	BASEMENT LEVEL	(3'-4") x 1/2	1'-11"	3.21
11 - Building 7 - Villa	05_EXISTING_DECK	BASEMENT LEVEL	(3'-4") x 1/2	1'-11"	3.21
12 - Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	7'-8 1/2"	3'-4"	24.95
13 - Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	10'-1 1/8"	7'-3"	73.23
14 - Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	10'-1 1/8"	12'-1 1/4"	122.23
15 - Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	10'-1 3/4"	18'-5"	186.92
16 - Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	16'-1 1/8"	23'-2 3/4"	373.72
17 - Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	19'-5 1/2"	7'-3 1/2"	141.88
18 - Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	20'-9"	32'-0 1/2"	664.72
19 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	0'-5 3/4"	1'-1"	0.52
20 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	0'-6 1/2"	1'-1"	0.59
21 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	0'-9 7/8"	4'-11"	4.02
22 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	0'-10"	3'-1"	2.57
23 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	1'-5 3/4"	6'-8 3/4"	9.95
24 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	1'-11"	10'-2 1/2"	19.57
25 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	2'-1"	10'-1 3/4"	21.14
26 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	6'-7"	1'-1"	7.14
27 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	7'-5 1/4"	3'-4"	24.79
28 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	9'-8"	7'-11 5/8"	77.03
29 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	16'-7 3/4"	15'-11"	264.95
30 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	19'-5 1/2"	24'-2"	470.26
31 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	21'-3 1/4"	34'-8 3/4"	738.66
32 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	0'-7"	3'-5"	1.99
33 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	1'-5 3/4"	3'-1 1/2"	5.92
34 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	1'-6"	6'-8"	10.00
35 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	2'-1 1/4"	10'-1 3/4"	21.35
36 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	2'-9 3/4"	9'-3 1/4"	26.08
37 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	4'-7"	2'-6 1/2"	11.65
38 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	4'-7"	2'-6 1/2"	11.65
39 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	5'-4 3/4"	15'-9 1/4"	85.10
40 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	6'-8 1/4"	1'-1 1/2"	7.52
41 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	8'-8"	18'-6 1/2"	160.69
42 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	10'-5 3/4"	2'-6"	26.20
43 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	16'-6 1/2"	13'-8 1/2"	226.79
44 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	16'-6 3/4"	20'-4 3/4"	337.81
45 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	20'-5 1/2"	21'-7 1/2"	442.41
46 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	22'-0 1/4"	13'-8 1/2"	301.87
					4,918.62 sq ft
47 - Building 7 - Villa	02_PROPOSED_LIVING	BEACH LEVEL	5'-10 1/8"	32'-0 7/8"	187.45
48 - Building 7 - Villa	02_PROPOSED_LIVING	BEACH LEVEL	22'-5 1/4"	19'-7 1/2"	440.22
49 - Building 7 - Villa	02_PROPOSED_LIVING	ALLEY LEVEL	9'-9"	19'-3 3/4"	181.92
50 - Building 7 - Villa	02_PROPOSED_LIVING	ALLEY LEVEL	11'-10"	14'-3 3/4"	169.30
51 - Building 7 - Villa	02_PROPOSED_LIVING	ALLEY LEVEL	13'-2 5/8"	19'-11 1/4"	263.40
					1,242.29 sq ft
52 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	2'-5 3/4"	1'-11 1/4"	4.80
53 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	4'-1"	3'-4"	13.61
54 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	4'-1 1/2"	3'-4"	13.75
55 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	5'-10 1/4"	23'-2 3/4"	135.92
56 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	6'-1 3/4"	20'-10 1/4"	128.17
57 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	9'-7 1/2"	10'-6 3/4"	101.66
58 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	13'-9 1/4"	7'-3 3/4"	100.70
59 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	13'-9 1/4"	24'-2"	332.80
60 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	15'-0 1/2"	4'-11 1/4"	74.27
61 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	20'-6"	27'-8 1/2"	569.73
62 - Building 7 - Villa	05_EXISTING_DECK	ALLEY LEVEL	9'-8"	8'-11 1/2"	86.60
63 - Building 7 - Villa	05_EXISTING_DECK	BASEMENT LEVEL	1'-5 1/4"	2'-6 1/2"	3.65
64 - Building 7 - Villa	05_EXISTING_DECK	BASEMENT LEVEL	1'-5 1/2"	2'-6 1/2"	3.71
65 - Building 7 - Villa	05_EXISTING_DECK	BASEMENT LEVEL	7'-5 1/4"	5'-10 1/2"	43.70
					1,680.01 sq ft
66 - Building 7 - Villa	07_EXISTING_STORAGE	ALLEY LEVEL	10'-9 1/2"	5'-0"	53.96
					53.96 sq ft
67 - Building 7 - Villa	09_EXISTING_MECHANICAL	BEACH LEVEL	16'-1 1/8"	8'-11"	143.49
					143.49 sq ft
					8,038.37 sq ft

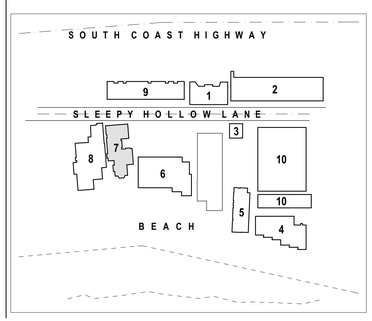
VILLA FLOOR AREA CALCULATIONS - EXISTING

Building	Category	Home Story	Length (A)	Width (B)	Area
01 - Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	(3'-4") x 1/2	1'-11"	3.21
02 - Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	(3'-4") x 1/2	1'-11"	3.21
03 - Building 7 - Villa	06_EXISTING_DECK	BEACH LEVEL	(3'-4") x 1/2	1'-11"	3.21
04 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	(3'-4") x 1/2	1'-11"	3.21
05 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	(4'-10") x 1/2	4'-11 1/4"	12.04
06 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	(20'-6") x 1/2	1'-9 3/4"	18.50
07 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	(23'-1") x 1/2	2'-0 1/2"	23.56
08 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	(3'-4") x 1/2	1'-11"	3.21
09 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	(3'-4") x 1/2	1'-11"	3.21
10 - Building 7 - Villa	05_EXISTING_DECK	BASEMENT LEVEL	(3'-4") x 1/2	1'-11"	3.21
11 - Building 7 - Villa	05_EXISTING_DECK	BASEMENT LEVEL	(3'-4") x 1/2	1'-11"	3.21
12 - Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	7'-8 1/2"	3'-4"	24.95
13 - Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	10'-1 1/8"	7'-3"	73.23
14 - Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	10'-1 1/8"	12'-1 1/4"	122.23
15 - Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	10'-1 3/4"	18'-5"	186.92
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17 - Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	19'-5 1/2"	7'-3 1/2"	141.88
18 - Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	20'-9"	32'-0 1/2"	664.72
19 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	0'-5 3/4"	1'-1"	0.52
20 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	0'-6 1/2"	1'-1"	0.59
21 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	0'-9 7/8"	4'-11"	4.02
22 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	0'-10"	3'-1"	2.57
23 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	1'-5 3/4"	6'-8 3/4"	9.95
24 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	1'-11"	10'-2 1/2"	19.57
25 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	2'-1"	10'-1 3/4"	21.14
26 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	6'-7"	1'-1"	7.14
27 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	7'-5 1/4"	3'-4"	24.79
28 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	9'-8"	7'-11 5/8"	77.03
29 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	16'-7 3/4"	15'-11"	264.95
30 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	19'-5 1/2"	24'-2"	470.26
31 - Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	21'-3 1/4"	34'-8 3/4"	738.66
32 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	0'-7"	3'-5"	1.99
33 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	1'-5 3/4"	3'-1 1/2"	5.92
34 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	1'-6"	6'-8"	10.00
35 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	2'-1 1/4"	10'-1 3/4"	21.35
36 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	2'-9 3/4"	9'-3 1/4"	26.08
37 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	4'-7"	2'-6 1/2"	11.65
38 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	4'-7"	2'-6 1/2"	11.65
39 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	5'-4 3/4"	15'-9 1/4"	85.10
40 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	6'-8 1/4"	1'-1 1/2"	7.52
41 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	8'-8"	18'-6 1/2"	160.69
42 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	10'-5 3/4"	2'-6"	26.20
43 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	16'-6 1/2"	13'-8 1/2"	226.79
44 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	16'-6 3/4"	20'-4 3/4"	337.81
45 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	20'-5 1/2"	21'-7 1/2"	442.41
46 - Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	22'-0 1/4"	13'-8 1/2"	301.87
					4,918.62 sq ft
52 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	2'-5 3/4"	1'-11 1/4"	4.80
53 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	4'-1"	3'-4"	13.61
54 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	4'-1 1/2"	3'-4"	13.75
55 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	5'-10 1/4"	23'-2 3/4"	135.92
56 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	6'-1 3/4"	20'-10 1/4"	128.17
57 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	9'-7 1/2"	10'-6 3/4"	101.66
58 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	13'-9 1/4"	7'-3 3/4"	100.70
59 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	13'-9 1/4"	24'-2"	332.80
60 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	15'-0 1/2"	4'-11 1/4"	74.27
61 - Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	20'-6"	27'-8 1/2"	569.73
62 - Building 7 - Villa	05_EXISTING_DECK	ALLEY LEVEL	9'-8"	8'-11 1/2"	86.60
63 - Building 7 - Villa	05_EXISTING_DECK	BASEMENT LEVEL	1'-5 1/4"	2'-6 1/2"	3.65
64 - Building 7 - Villa	05_EXISTING_DECK	BASEMENT LEVEL	1'-5 1/2"	2'-6 1/2"	3.71
65 - Building 7 - Villa	05_EXISTING_DECK	BASEMENT LEVEL	7'-5 1/4"	5'-10 1/2"	43.70
					1,680.01 sq ft
65a - Building 7 - Villa	07_EXISTING_STORAGE	ALLEY LEVEL	9'-5"	19'-2 3/4"	181.07
66 - Building 7 - Villa	07_EXISTING_STORAGE	ALLEY LEVEL	10'-9 1/2"	5'-0"	53.96
66a - Building 7 - Villa	07_EXISTING_STORAGE	ALLEY LEVEL	11'-8 1/2"	14'-2 3/4"	166.59
66b - Building 7 - Villa	07_EXISTING_STORAGE	ALLEY LEVEL	13'-0"	22'-0 1/2"	286.54
					688.16 sq ft
67 - Building 7 - Villa	09_EXISTING_MECHANICAL	BEACH LEVEL	16'-1 1/8"	8'-11"	143.49
					143.49 sq ft
					7,430.28 sq ft

AREA FILL LEGEND

	EXISTING	PROPOSED
LIVING		
GARAGE		
DECK		
STORAGE		
MECHANICAL		

KEY PLAN



ROCKEFELLER KEMPEL
ARCHITECTS

145 Standard Street
El Segundo, California
90245

T 310.335.6000
F 310.335.6060
W www.rockefellerkempel.com

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
CALIFORNIA

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PROJECT NO.
37011.00

DATE
10/10/19

SCALE
AS SHOWN

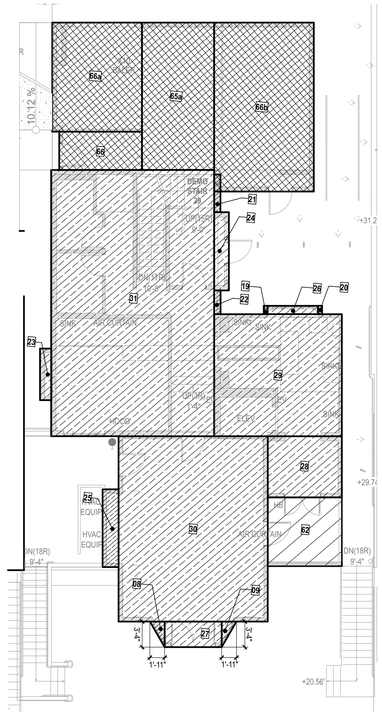
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BK, EC

SHEET TITLE

VILLA FLOOR AREA CALCULATIONS: BEACH LEVEL (1)

SHEET NO.
07-T1.10

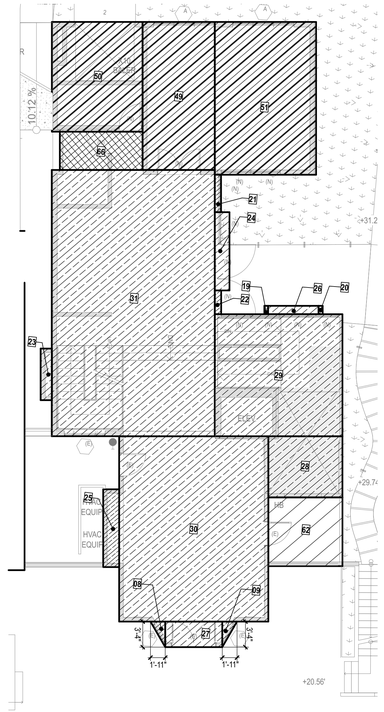
Last Plotted By: Eric Hood
On: Tuesday, October 15, 2019 6:28 PM



N

EXISTING VILLA FLOOR PLAN: ALLEY LEVEL (2) — 2

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



N

PROPOSED VILLA FLOOR PLAN: ALLEY LEVEL (2) — 1

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

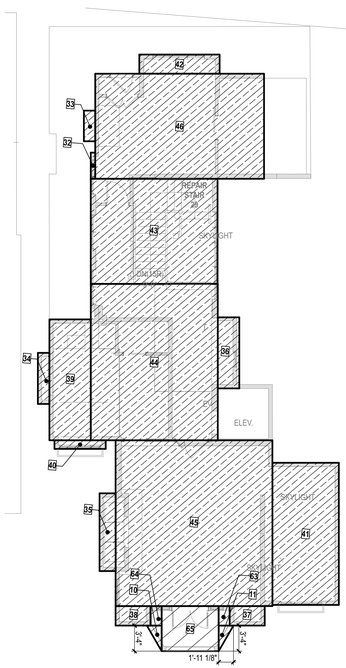
Last Plotted By: Keith Hobbs
On: Friday, May 28, 2021 3:26 PM

07 VILLA FLOOR AREA CALCULATIONS - PROPOSED

	Building	Category	Home Story	Length (A)	Width (B)	Area
01	Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	(3'-4") x 1'2	1'-11"	3.21
02	Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	(3'-4") x 1'2	1'-11"	3.21
03	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	(3'-4") x 1'2	1'-11"	3.21
04	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	(3'-4") x 1'2	1'-11"	3.21
05	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	(4'-10") x 1'2	4'-11 1/4"	12.04
06	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	(20'-6") x 1'2	1'-9 3/4"	18.50
07	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	(23'-1") x 1'2	2'-0 1/2"	23.56
08	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	(3'-4") x 1'2	1'-11"	3.21
09	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	(3'-4") x 1'2	1'-11"	3.21
10	Building 7 - Villa	05_EXISTING_DECK	BASEMENT LEVEL	(3'-4") x 1'2	1'-11"	3.21
11	Building 7 - Villa	05_EXISTING_DECK	BASEMENT LEVEL	(3'-4") x 1'2	1'-11"	3.21
						79.78 sq ft
12	Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	7'-5 1/2"	3'-4"	24.86
13	Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	10'-1 1/8"	7'-3"	73.23
14	Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	10'-1 1/8"	12'-1 1/4"	122.23
15	Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	10'-1 3/4"	18'-5"	186.92
16	Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	16'-1 1/8"	23'-2 3/4"	373.72
17	Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	19'-5 1/2"	7'-3 1/2"	141.88
18	Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	20'-9"	32'-0 1/2"	664.72
19	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	5 3/4"	1'-1"	0.52
20	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	6 1/2"	1'-1"	0.59
21	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	9'7/8"	4'-1"	4.02
22	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	10"	2'-1"	2.57
23	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	1'-5 3/4"	6'-8 3/4"	9.95
24	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	1'-11"	10'-2 1/2"	19.57
25	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	2'-1"	10'-1 3/4"	21.14
26	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	6'-2"	1'-1"	7.14
27	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	7'-5 1/4"	3'-4"	24.79
28	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	9'-8"	7'-11 5/8"	77.03
29	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	16'-7 3/4"	15'-11"	264.95
30	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	19'-5 1/2"	24'-2"	470.26
31	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	21'-3 1/4"	34'-8 3/4"	738.66
32	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	7"	3'-5"	1.99
33	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	1'-5 3/4"	4'-0"	5.92
34	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	1'-6"	6'-8"	10.00
35	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	2'-1 1/4"	10'-1 3/4"	21.35
36	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	2'-9 3/4"	9'-3 1/4"	26.09
37	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	4'-7"	2'-6 1/2"	11.65
38	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	4'-7"	2'-6 1/2"	11.65
39	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	5'-4 3/4"	15'-9 1/4"	85.10
40	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	6'-8 1/4"	1'-1 1/2"	7.52
41	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	8'-8"	18'-6 1/2"	160.69
42	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	10'-5 3/4"	2'-6"	26.20
43	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	16'-6 1/2"	13'-8 1/2"	226.79
44	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	16'-6 3/4"	20'-4 3/4"	337.81
45	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	20'-5 1/2"	21'-7 1/2"	442.41
46	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	22'-0 1/4"	13'-8 1/2"	301.87
						4,918.62 sq ft
47	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	2'-5 3/4"	1'-11 1/4"	4.80
48	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	4'-1"	3'-4"	13.61
49	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	4'-1 1/2"	3'-4"	13.75
50	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	5'-10 1/4"	23'-2 3/4"	135.92
51	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	6'-1 3/4"	20'-10 1/4"	128.17
52	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	9'-7 1/2"	10'-6 3/4"	101.66
53	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	13'-9 1/4"	7'-3 3/4"	100.70
54	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	13'-9 1/4"	24'-2"	332.80
55	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	15'-0 1/2"	4'-11 1/4"	74.27
56	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	20'-6"	27'-9 1/2"	569.73
57	Building 7 - Villa	05_EXISTING_DECK	ALLEY LEVEL	9'-8"	8'-11 1/2"	86.60
58	Building 7 - Villa	05_EXISTING_DECK	BASEMENT LEVEL	1'-5 1/4"	2'-6 1/2"	3.65
59	Building 7 - Villa	05_EXISTING_DECK	BASEMENT LEVEL	1'-5 1/2"	2'-6 1/2"	3.71
60	Building 7 - Villa	05_EXISTING_DECK	BASEMENT LEVEL	7'-5 1/4"	5'-10 1/2"	43.70
						1,613.07 sq ft
61	Building 7 - Villa	07_EXISTING_STORAGE	ALLEY LEVEL	10'-9 1/2"	5'-0"	53.96
62						**53.96 sq ft**
63	Building 7 - Villa	09_EXISTING_MECHANICAL	BEACH LEVEL	16'-1 1/8"	8'-11"	143.49
64						**143.49 sq ft**
65						**6,796.08 sq ft**
						1,680.01 sq ft
66						
67						

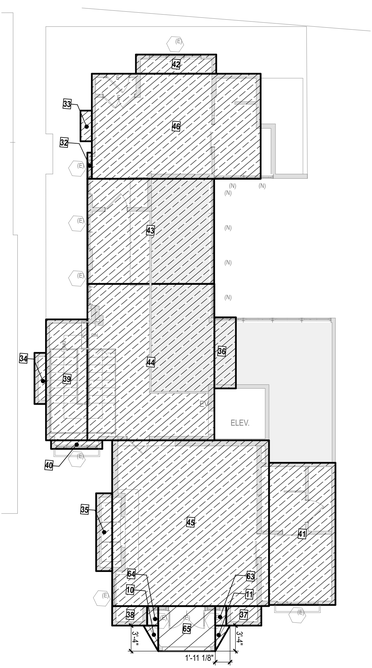
VILLA FLOOR AREA CALCULATIONS - EXISTING

	Building	Category	Home Story	Length (A)	Width (B)	Area
01	Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	(3'-4") x 1'2	1'-11"	3.21
02	Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	(3'-4") x 1'2	1'-11"	3.21
03	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	(3'-4") x 1'2	1'-11"	3.21
04	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	(3'-4") x 1'2	1'-11"	3.21
05	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	(4'-10") x 1'2	4'-11 1/4"	12.04
06	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	(20'-6") x 1'2	1'-9 3/4"	18.50
07	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	(23'-1") x 1'2	2'-0 1/2"	23.56
08	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	(3'-4") x 1'2	1'-11"	3.21
09	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	(3'-4") x 1'2	1'-11"	3.21
10	Building 7 - Villa	05_EXISTING_DECK	BASEMENT LEVEL	(3'-4") x 1'2	1'-11"	3.21
11	Building 7 - Villa	05_EXISTING_DECK	BASEMENT LEVEL	(3'-4") x 1'2	1'-11"	3.21
						79.78 sq ft
12	Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	7'-5 1/2"	3'-4"	24.86
13	Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	10'-1 1/8"	7'-3"	73.23
14	Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	10'-1 1/8"	12'-1 1/4"	122.23
15	Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	10'-1 3/4"	18'-5"	186.92
16	Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	16'-1 1/8"	23'-2 3/4"	373.72
17	Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	19'-5 1/2"	7'-3 1/2"	141.88
18	Building 7 - Villa	01_EXISTING_LIVING	BEACH LEVEL	20'-9"	32'-0 1/2"	664.72
19	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	5 3/4"	1'-1"	0.52
20	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	6 1/2"	1'-1"	0.59
21	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	9'7/8"	4'-1"	4.02
22	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	10"	2'-1"	2.57
23	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	1'-5 3/4"	6'-8 3/4"	9.95
24	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	1'-11"	10'-2 1/2"	19.57
25	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	2'-1"	10'-1 3/4"	21.14
26	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	6'-2"	1'-1"	7.14
27	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	7'-5 1/4"	3'-4"	24.79
28	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	9'-8"	7'-11 5/8"	77.03
29	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	16'-7 3/4"	15'-11"	264.95
30	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	19'-5 1/2"	24'-2"	470.26
31	Building 7 - Villa	01_EXISTING_LIVING	ALLEY LEVEL	21'-3 1/4"	34'-8 3/4"	738.66
32	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	7"	3'-5"	1.99
33	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	1'-5 3/4"	4'-0"	5.92
34	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	1'-6"	6'-8"	10.00
35	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	2'-1 1/4"	10'-1 3/4"	21.35
36	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	2'-9 3/4"	9'-3 1/4"	26.09
37	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	4'-7"	2'-6 1/2"	11.65
38	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	4'-7"	2'-6 1/2"	11.65
39	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	5'-4 3/4"	15'-9 1/4"	85.10
40	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	6'-8 1/4"	1'-1 1/2"	7.52
41	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	8'-8"	18'-6 1/2"	160.69
42	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	10'-5 3/4"	2'-6"	26.20
43	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	16'-6 1/2"	13'-8 1/2"	226.79
44	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	16'-6 3/4"	20'-4 3/4"	337.81
45	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	20'-5 1/2"	21'-7 1/2"	442.41
46	Building 7 - Villa	01_EXISTING_LIVING	BASEMENT LEVEL	22'-0 1/4"	13'-8 1/2"	301.87
						4,918.62 sq ft
52	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	2'-5 3/4"	1'-11 1/4"	4.80
53	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	4'-1"	3'-4"	13.61
54	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	4'-1 1/2"	3'-4"	13.75
55	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	5'-10 1/4"	23'-2 3/4"	135.92
56	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	6'-1 3/4"	20'-10 1/4"	128.17
57	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	9'-7 1/2"	10'-6 3/4"	101.66
58	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	13'-9 1/4"	7'-3 3/4"	100.70
59	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	13'-9 1/4"	24'-2"	332.80
61	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	15'-0 1/2"	4'-11 1/4"	74.27
63	Building 7 - Villa	05_EXISTING_DECK	BEACH LEVEL	20'-6"	27'-9 1/2"	569.73
64	Building 7 - Villa	05_EXISTING_DECK	ALLEY LEVEL	9'-8"	8'-11 1/2"	86.60
65	Building 7 - Villa	05_EXISTING_DECK	BASEMENT LEVEL	1'-5 1/4"	2'-6 1/2"	3.65



EXISTING VILLA FLOOR PLAN: BASEMENT LEVEL (3) — 2

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



PROPOSED VILLA FLOOR PLAN: BASEMENT LEVEL (3) — 1

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

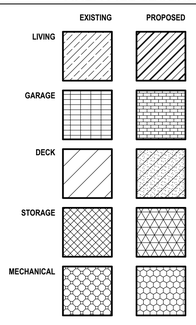
07 VILLA FLOOR AREA CALCULATIONS - PROPOSED

	Building	Category	Home Story	Length (A)	Width (B)	Area
01	Building 7 - Villa	01_EXISTING_LIVING_	BEACH LEVEL	(3'-4") x 1/2	1'-11"	3.21
02	Building 7 - Villa	01_EXISTING_LIVING_	BEACH LEVEL	(3'-4") x 1/2	1'-11"	3.21
03	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	(3'-4") x 1/2	1'-11"	3.21
04	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	(3'-4") x 1/2	1'-11"	3.21
05	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	(4'-10") x 1/2	4'-11 1/4"	12.04
06	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	(20'-0") x 1/2	1'-9 3/4"	18.50
07	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	(23'-1") x 1/2	2'-0 1/2"	23.56
08	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	(3'-4") x 1/2	1'-11"	3.21
09	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	(3'-4") x 1/2	1'-11"	3.21
10	Building 7 - Villa	05_EXISTING_DECK_	BASEMENT LEVEL	(3'-4") x 1/2	1'-11"	3.21
11	Building 7 - Villa	05_EXISTING_DECK_	BASEMENT LEVEL	(3'-4") x 1/2	1'-11"	3.21
12	Building 7 - Villa	01_EXISTING_LIVING_	BEACH LEVEL	7'-8 1/2"	3'-4"	24.95
13	Building 7 - Villa	01_EXISTING_LIVING_	BEACH LEVEL	10'-1 1/8"	7'-3"	73.23
14	Building 7 - Villa	01_EXISTING_LIVING_	BEACH LEVEL	10'-1 1/8"	12'-1 1/4"	122.23
15	Building 7 - Villa	01_EXISTING_LIVING_	BEACH LEVEL	10'-1 3/4"	18'-5"	186.92
16	Building 7 - Villa	01_EXISTING_LIVING_	BEACH LEVEL	16'-1 1/8"	23'-2 3/4"	373.72
17	Building 7 - Villa	01_EXISTING_LIVING_	BEACH LEVEL	19'-5 1/2"	7'-3 1/2"	141.88
18	Building 7 - Villa	01_EXISTING_LIVING_	BEACH LEVEL	20'-9"	32'-0 1/2"	664.72
19	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	0'-5 3/4"	1'-1"	0.52
20	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	0'-6 1/2"	1'-1"	0.59
21	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	0'-9 7/8"	4'-11"	4.02
22	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	0'-10"	3'-1"	2.57
23	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	1'-5 3/4"	6'-8 3/4"	9.95
24	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	1'-11"	10'-2 1/2"	19.57
25	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	2'-1"	10'-1 3/4"	21.14
26	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	6'-7"	1'-1"	7.14
27	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	7'-5 1/4"	3'-4"	24.79
28	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	9'-8"	7'-11 5/8"	77.03
29	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	16'-7 3/4"	15'-11"	264.95
30	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	19'-5 1/2"	24'-2"	470.26
31	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	21'-3 1/4"	34'-8 3/4"	738.66
32	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	0'-7"	3'-5"	1.99
33	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	1'-5 3/4"	3'-10"	5.92
34	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	1'-6"	6'-8"	10.00
35	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	2'-1 1/4"	10'-1 3/4"	21.35
36	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	2'-9 3/4"	9'-3 1/4"	26.08
37	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	4'-7"	2'-6 1/2"	11.65
38	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	4'-7"	2'-6 1/2"	11.65
39	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	5'-4 3/4"	15'-9 1/4"	85.10
40	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	6'-8 1/4"	1'-1 1/2"	7.52
41	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	8'-8"	18'-6 1/2"	160.69
42	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	10'-5 3/4"	2'-6"	26.20
43	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	16'-6 1/2"	13'-8 1/2"	226.79
44	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	16'-6 3/4"	20'-4 3/4"	337.81
45	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	20'-5 1/2"	21'-7 1/2"	442.41
46	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	22'-0 1/4"	13'-8 1/2"	301.87
						4,918.62 sq ft
47	Building 7 - Villa	02_PROPOSED_LIVING_	BEACH LEVEL	5'-10 1/8"	32'-0 7/8"	187.45
48	Building 7 - Villa	02_PROPOSED_LIVING_	BEACH LEVEL	22'-5 1/4"	19'-7 1/2"	440.22
49	Building 7 - Villa	02_PROPOSED_LIVING_	ALLEY LEVEL	9'-5"	19'-3 3/4"	181.92
50	Building 7 - Villa	02_PROPOSED_LIVING_	ALLEY LEVEL	11'-10"	14'-3 3/4"	169.30
51	Building 7 - Villa	02_PROPOSED_LIVING_	ALLEY LEVEL	13'-2 5/8"	19'-11 1/4"	263.40
52						**1,242.29 sq ft**
52	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	2'-5 3/4"	1'-11 1/4"	4.80
53	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	4'-1"	3'-4"	13.61
54	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	4'-1 1/2"	3'-4"	13.75
55	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	5'-10 1/4"	23'-2 3/4"	135.92
56	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	6'-1 3/4"	20'-10 1/4"	128.17
57	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	9'-7 1/2"	10'-6 3/4"	101.66
58	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	13'-9 1/4"	7'-3 3/4"	100.70
59	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	13'-9 1/4"	24'-2"	332.80
60	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	15'-0 1/2"	4'-11 1/4"	74.27
61	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	20'-6"	27'-9 1/2"	569.73
62	Building 7 - Villa	05_EXISTING_DECK_	ALLEY LEVEL	9'-8"	8'-11 1/2"	86.60
63	Building 7 - Villa	05_EXISTING_DECK_	BASEMENT LEVEL	1'-5 1/2"	2'-6 1/2"	3.65
64	Building 7 - Villa	05_EXISTING_DECK_	BASEMENT LEVEL	1'-5 1/2"	2'-6 1/2"	3.71
65	Building 7 - Villa	05_EXISTING_DECK_	BASEMENT LEVEL	7'-5 1/4"	5'-10 1/2"	43.70
67						**1,680.01 sq ft**
66	Building 7 - Villa	07_EXISTING_STORAGE	ALLEY LEVEL	10'-9 1/2"	5'-0"	**1,680.01 sq ft**
68						**53.96 sq ft**
67	Building 7 - Villa	09_EXISTING_MECHANICAL	BEACH LEVEL	16'-1 1/8"	8'-11"	143.49
						143.49 sq ft
						8,038.37 sq ft

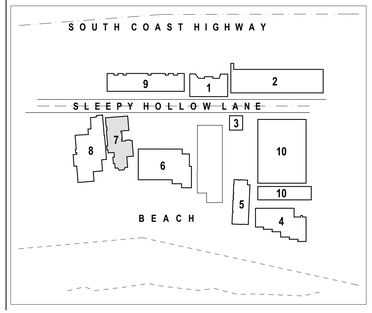
VILLA FLOOR AREA CALCULATIONS - EXISTING

	Building	Category	Home Story	Length (A)	Width (B)	Area
01	Building 7 - Villa	01_EXISTING_LIVING_	BEACH LEVEL	(3'-4") x 1/2	1'-11"	3.21
02	Building 7 - Villa	01_EXISTING_LIVING_	BEACH LEVEL	(3'-4") x 1/2	1'-11"	3.21
03	Building 7 - Villa	06_EXISTING_DECK_	BEACH LEVEL	(3'-4") x 1/2	1'-11"	3.21
04	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	(3'-4") x 1/2	1'-11"	3.21
05	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	(4'-10") x 1/2	4'-11 1/4"	12.04
06	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	(20'-0") x 1/2	1'-9 3/4"	18.50
07	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	(23'-1") x 1/2	2'-0 1/2"	23.56
08	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	(3'-4") x 1/2	1'-11"	3.21
09	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	(3'-4") x 1/2	1'-11"	3.21
10	Building 7 - Villa	05_EXISTING_DECK_	BASEMENT LEVEL	(3'-4") x 1/2	1'-11"	3.21
11	Building 7 - Villa	05_EXISTING_DECK_	BASEMENT LEVEL	(3'-4") x 1/2	1'-11"	3.21
12	Building 7 - Villa	01_EXISTING_LIVING_	BEACH LEVEL	7'-8 1/2"	3'-4"	24.95
13	Building 7 - Villa	01_EXISTING_LIVING_	BEACH LEVEL	10'-1 1/8"	7'-3"	73.23
14	Building 7 - Villa	01_EXISTING_LIVING_	BEACH LEVEL	10'-1 1/8"	12'-1 1/4"	122.23
15	Building 7 - Villa	01_EXISTING_LIVING_	BEACH LEVEL	10'-1 3/4"	18'-5"	186.92
16	Building 7 - Villa	01_EXISTING_LIVING_	BEACH LEVEL	16'-1 1/8"	23'-2 3/4"	373.72
17	Building 7 - Villa	01_EXISTING_LIVING_	BEACH LEVEL	19'-5 1/2"	7'-3 1/2"	141.88
18	Building 7 - Villa	01_EXISTING_LIVING_	BEACH LEVEL	20'-9"	32'-0 1/2"	664.72
19	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	0'-5 3/4"	1'-1"	0.52
20	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	0'-6 1/2"	1'-1"	0.59
21	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	0'-9 7/8"	4'-11"	4.02
22	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	0'-10"	3'-1"	2.57
23	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	1'-5 3/4"	6'-8 3/4"	9.95
24	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	1'-11"	10'-2 1/2"	19.57
25	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	2'-1"	10'-1 3/4"	21.14
26	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	6'-7"	1'-1"	7.14
27	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	7'-5 1/4"	3'-4"	24.79
28	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	9'-8"	7'-11 5/8"	77.03
29	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	16'-7 3/4"	15'-11"	264.95
30	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	19'-5 1/2"	24'-2"	470.26
31	Building 7 - Villa	01_EXISTING_LIVING_	ALLEY LEVEL	21'-3 1/4"	34'-8 3/4"	738.66
32	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	0'-7"	3'-5"	1.99
33	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	1'-5 3/4"	3'-10"	5.92
34	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	1'-6"	6'-8"	10.00
35	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	2'-1 1/4"	10'-1 3/4"	21.35
36	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	2'-9 3/4"	9'-3 1/4"	26.08
37	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	4'-7"	2'-6 1/2"	11.65
38	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	4'-7"	2'-6 1/2"	11.65
39	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	5'-4 3/4"	15'-9 1/4"	85.10
40	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	6'-8 1/4"	1'-1 1/2"	7.52
41	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	8'-8"	18'-6 1/2"	160.69
42	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	10'-5 3/4"	2'-6"	26.20
43	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	16'-6 1/2"	13'-8 1/2"	226.79
44	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	16'-6 3/4"	20'-4 3/4"	337.81
45	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	20'-5 1/2"	21'-7 1/2"	442.41
46	Building 7 - Villa	01_EXISTING_LIVING_	BASEMENT LEVEL	22'-0 1/4"	13'-8 1/2"	301.87
						4,918.62 sq ft
52	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	2'-5 3/4"	1'-11 1/4"	4.80
53	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	4'-1"	3'-4"	13.61
54	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	4'-1 1/2"	3'-4"	13.75
55	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	5'-10 1/4"	23'-2 3/4"	135.92
56	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	6'-1 3/4"	20'-10 1/4"	128.17
57	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	9'-7 1/2"	10'-6 3/4"	101.66
58	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	13'-9 1/4"	7'-3 3/4"	100.70
59	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	13'-9 1/4"	24'-2"	332.80
60	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	15'-0 1/2"	4'-11 1/4"	74.27
61	Building 7 - Villa	05_EXISTING_DECK_	BEACH LEVEL	20'-6"	27'-9 1/2"	569.73
62	Building 7 - Villa	05_EXISTING_DECK_	ALLEY LEVEL	9'-8"	8'-11 1/2"	86.60
63	Building 7 - Villa	05_EXISTING_DECK_	BASEMENT LEVEL	1'-5 1/2"	2'-6 1/2"	3.65
64	Building 7 - Villa	05_EXISTING_DECK_	BASEMENT LEVEL	1'-5 1/2"	2'-6 1/2"	3.71
65	Building 7 - Villa	05_EXISTING_DECK_	BASEMENT LEVEL	7'-5 1/4"	5'-10 1/2"	43.70
						1,680.01 sq ft
65a	Building 7 - Villa	07_EXISTING_STORAGE	ALLEY LEVEL	9'-5"	19'-2 3/4"	181.07
66	Building 7 - Villa	07_EXISTING_STORAGE	ALLEY LEVEL	10'-9 1/2"	5'-0"	53.96
66a	Building 7 - Villa	07_EXISTING_STORAGE	ALLEY LEVEL	11'-8 1/2"	14'-2 3/4"	166.59
66b	Building 7 - Villa	07_EXISTING_STORAGE	ALLEY LEVEL	13'-0"	22'-5 1/2"	286.54
						688.16 sq ft
67	Building 7 - Villa	09_EXISTING_MECHANICAL	BEACH LEVEL	16'-1 1/8"	8'-11"	143.49
						143.49 sq ft
						7,430.28 sq ft

AREA FILL LEGEND



KEY PLAN



ROCKEFELLER KEMPEL
ARCHITECTS

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PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
REGISTERED
CALIFORNIA

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PROJECT NO.
37011.00

DATE
10/10/19

SCALE
AS SHOWN

DRAWN BY
BK, EC

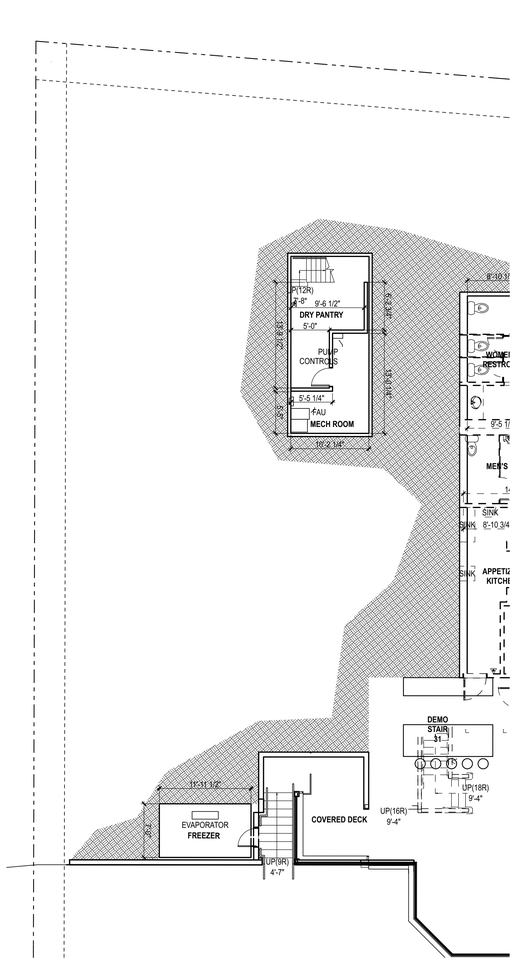
SHEET TITLE
VILLA FLOOR AREA CALCULATIONS: BASEMENT LEVEL (3)

SHEET NO.
07-T1.12

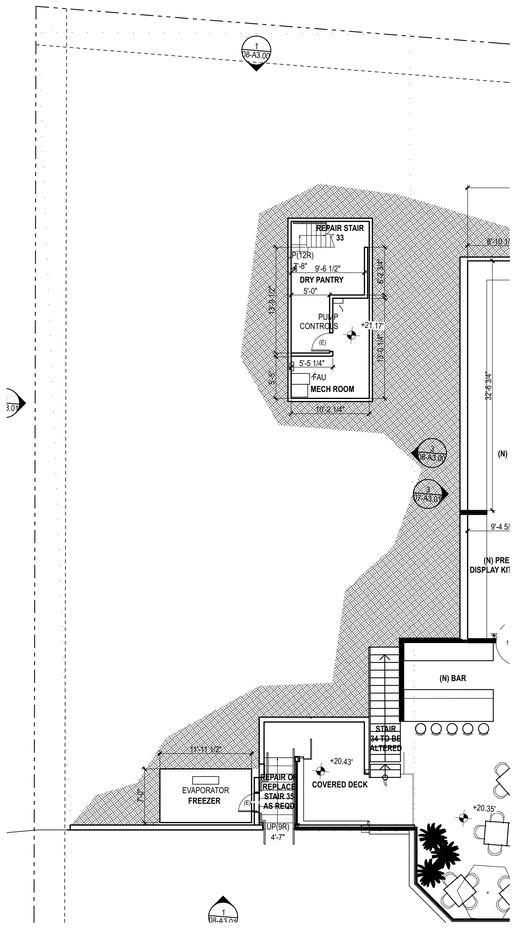
Last Plotted By: Ariel Arnold
On: Tuesday, October 15, 2019 6:28 PM

KEYNOTES - FLOOR PLANS

1. **ZONING REVIEW SUBMITTAL DIMENSIONS.** DIMENSIONS SHOWN ARE TYPICAL TO SIMILAR UNITS, U.N.O. DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
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N DRIFTWOOD EXISTING/DEMO FLOOR PLAN: BEACH LEVEL (1) 2
SCALE: 1/8" = 1'-0"

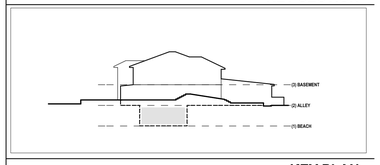


N DRIFTWOOD PROPOSED FLOOR PLAN: BEACH LEVEL (1) 1
SCALE: 1/8" = 1'-0"

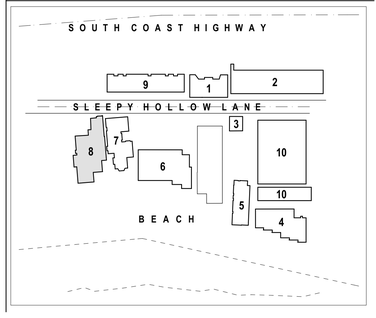
WALL LEGEND



KEY SECTION



KEY PLAN



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PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal

LICENSED ARCHITECT DARRELL S. ROCKEFELLER C-14927 4-30-21 RENEWAL PENDING CALIFORNIA

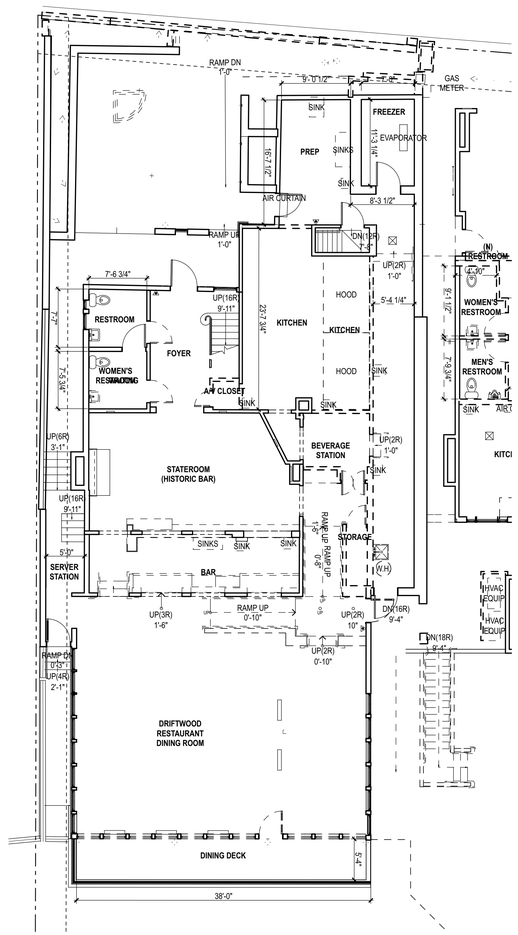
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PROJECT NO. 37011.00
DATE 9/24/19
SCALE AS SHOWN
DRAWN BY BK, EC

SHEET TITLE
DRIFTWOOD DEMO & FLOOR PLANS: BEACH LEVEL (1)

SHEET NO. **08-A2.00**

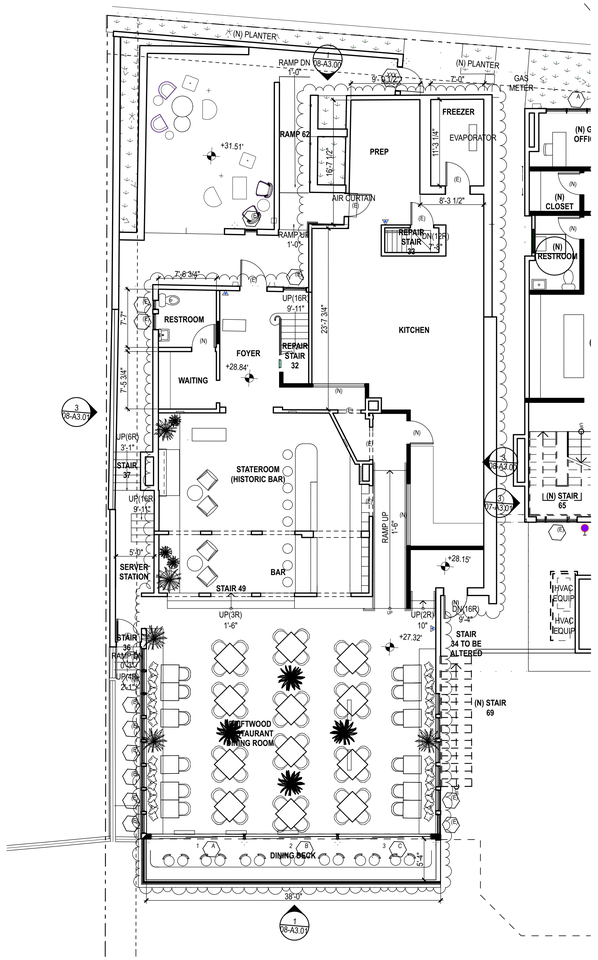
Last Plotted By: Kelli Hamill
On: Tuesday, September 24, 2019 - 12:37 PM



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DRIFTWOOD EXISTING/DEMO FLOOR PLAN: ALLEY LEVEL (2) — 2

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



N

DRIFTWOOD PROPOSED FLOOR PLAN: ALLEY LEVEL (2) — 1

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

KEYNOTES - FLOOR PLANS

1. **ZONING REVIEW SUBMITTAL DIMENSIONS.** DIMENSIONS SHOWN ARE TYPICAL TO SIMILAR UNITS, U.N.O. DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
2. **STAIRS.** REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW).

FIRE DEPARTMENT NOTES

A) A SEPARATE (DEFERRED) SUBMITTAL FOR THE CONVERSION OF THE DRY STANDPIPE SYSTEM TO WET MANUAL SYSTEM IS REQUIRED AND MUST BE DESIGNED IN COMPLIANCE WITH THE 2016 CFC AND NFPA 14, AND INSTALLED BY A QUALIFIED FIRE PROTECTION CONTRACTOR. PLANS MUST BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND FINAL INSPECTION CONDUCTED.

B) A SEPARATE (DEFERRED) SUBMITTAL FOR FIRE ALARM SYSTEM IS REQUIRED AND MUST BE DESIGNED IN COMPLIANCE WITH 2016 CFC AND NFPA 72, AND INSTALLED BY A QUALIFIED ELECTRICAL CONTRACTOR. PLANS MUST INCLUDE FULL DETECTION AND NOTIFICATION AS REQUIRED BY CFC SECTION 907. PLANS MUST BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND FINAL INSPECTION CONDUCTED.

C) A SEPARATE (DEFERRED) SUBMITTAL FOR FIRE SPRINKLERS IS REQUIRED. SYSTEM DESIGN MUST COMPLY WITH THE 2016 CFC AND 2016 NFPA 13 STANDARD. PLANS MUST BE DESIGNED AND INSTALLED BY A QUALIFIED FIRE PROTECTION CONTRACTOR. PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND APPROPRIATE INSPECTIONS CONDUCTED.

D) A SEPARATE (DEFERRED) SUBMITTAL FOR UL300 COMPLIANT FIRE SUPPRESSION SYSTEM(S) IS REQUIRED FOR ALL TYPE 1 COOK HOODS. A UL300 COMPLIANT SYSTEM PLAN WILL NEED TO BE SUBMITTED TO THE LBFD FOR REVIEW AND APPROVAL. A PERMIT ISSUED AND FINAL INSPECTION REQUIRED. SYSTEM(S) SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF 2016 CFC, CMC, CEC, NFPA 17A & 96.

E) FIRE EXTINGUISHERS TO BE LOCATED AND SIZED AS PER 2016 CFC SECTION 906 AND FIRE INSPECTORS' DIRECTION.

F) MAINTAIN JOBSITE SAFETY DURING CONSTRUCTION AS PER CHAPTER 33 OF THE 2016 CALIFORNIA FIRE CODE.

G) BUILDING ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR FACING THE STREET ADDRESSED TO. MINIMUM SIZE OF UNIT/ SUITE NUMBERS IS 4". WITH THE MINIMUM SIZE OF BUILDING NUMBERS BEING 6". NUMBER COLOR MUST CONTRAST WITH BACKGROUND.

H) KNOX BOX /FIREFIGHTER ACCESS IS REQUIRED, TO BE INSTALLED AT ALL PRIMARY ENTRANCE LOCATIONS. PROVIDE DWELLING / GATE KEYS TO THE LBFD INSPECTOR FOR PLACEMENT INTO THE KNOX BOXES.

I) NEW AND REMODELED ELEVATORS MUST BE SIZED TO ACCOMMODATE AN AMBULANCE GURNEY, AND MEET ALL MINIMUM CBC AND CFC REQUIREMENTS. NOTE: STANDARDIZED ELEVATOR KEYS MUST BE PROVIDED TO LBFD INSPECTOR AT FINAL FOR PLACEMENT INTO KNOX BOXES.

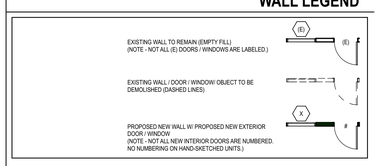
J) ALL APPARATUS ACCESS FIRE LANES MUST BE CONSTRUCTED AND MARKED/SIGNED AS PER CFC REQUIREMENTS.

K) ALL NEW FABRIC AWNINGS MUST BE CA TITLE 19 COMPLIANT FOR FLAME RETARDANCE, WITH THE CSFM LABEL ON EACH ONE.

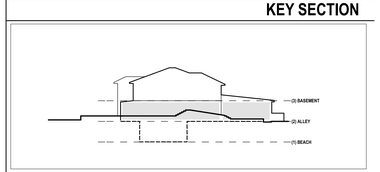
L) ALL CFC CHAPTER 4 EVACUATION AND PLANNING REQUIREMENTS MUST BE MET. DETAILS FOR DIAGRAMS REQUIRED BY SECTIONS 403 & 404 MUST BE PROVIDED.

M) FOR FIRE DEPARTMENT INSPECTIONS, CALL (949) 497-0352 AT LEAST 3 DAYS IN ADVANCE TO SCHEDULE.

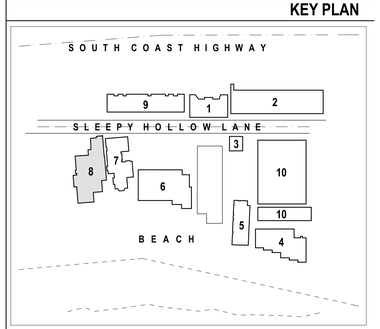
WALL LEGEND



KEY SECTION



KEY PLAN



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DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT DARRELL S. ROCKEFELLER C-14927 4-30-21 REGISTERED CALIFORNIA

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DATE 10/10/19

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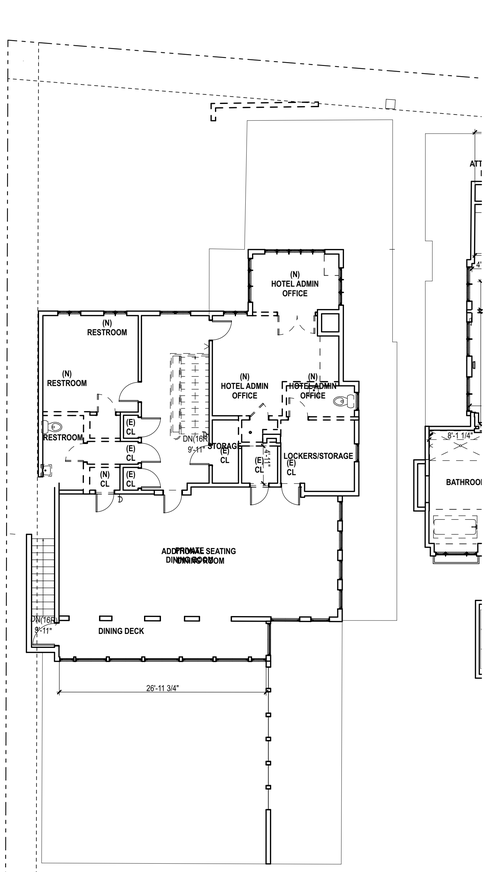
DRAWN BY BK, EC

SHEET TITLE

DRIFTWOOD DEMO & FLOOR PLANS: ALLEY LEVEL (2)

SHEET NO. **08-A2.01**

Last Printed By: Ryan Arnold
On: Tuesday, October 15, 2019 6:28 PM

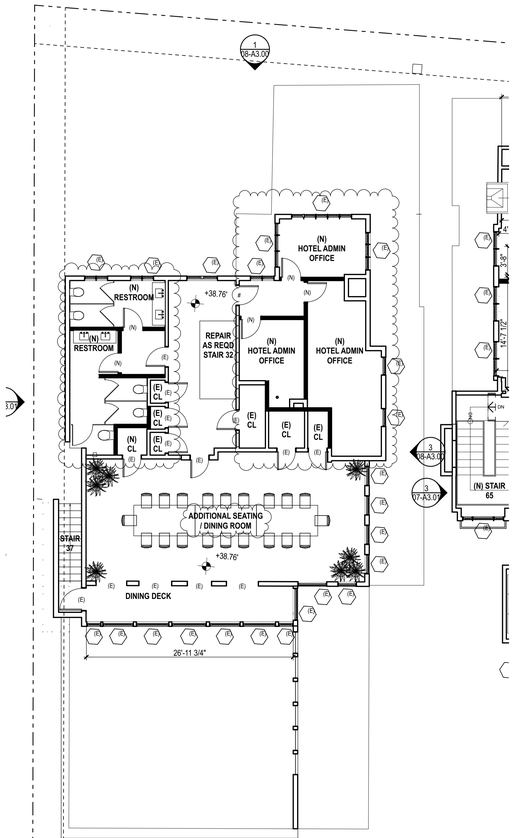


N

DRIFTWOOD EXISTING/DEMO FLOOR PLAN: BASEMENT LEVEL (3)

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

3



N

DRIFTWOOD PROPOSED FLOOR PLAN: BASEMENT LEVEL (3)

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

1

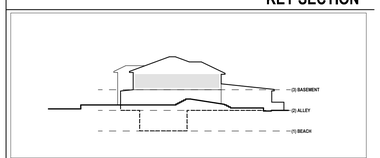
KEYNOTES - FLOOR PLANS

1. **ZONING REVIEW SUBMITTAL DIMENSIONS.** DIMENSIONS SHOWN ARE TYPICAL TO SIMILAR UNITS, U.N.O. DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
2. **STAIRS.** REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW).

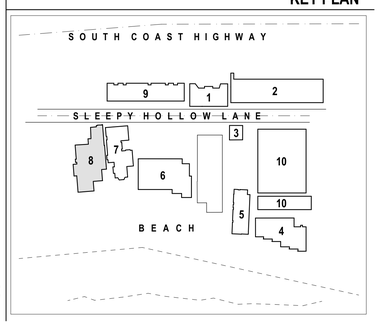
WALL LEGEND



KEY SECTION



KEY PLAN



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12	02.11.2021	Additional Planning Corrections 2

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
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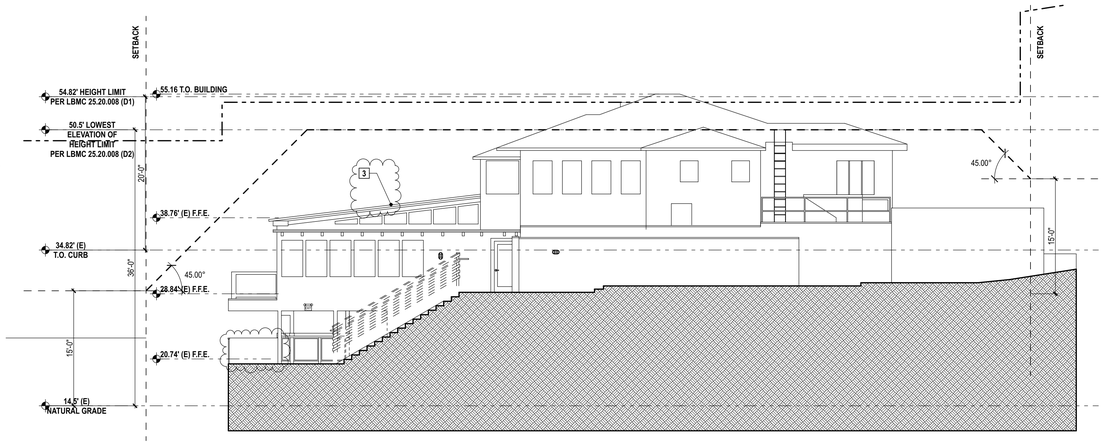
DRAWN BY BK, EC

SHEET TITLE

DRIFTWOOD DEMO & FLOOR PLANS: BASEMENT LEVEL (3)

SHEET NO. 08-A2.02

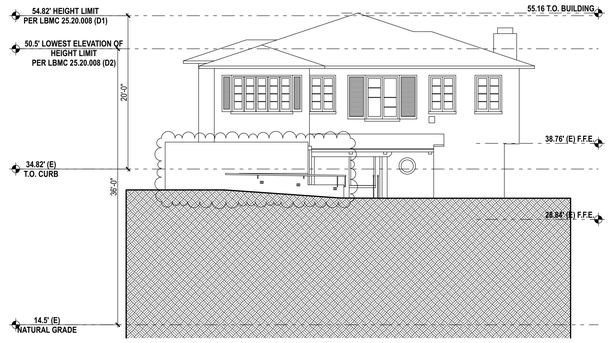
Last Plotted By: Ken Hamdi
On: Thursday, February 11, 2021 9:59 AM



EXISTING/DEMO EXTERIOR ELEVATION: DRIFTWOOD: SOUTH

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

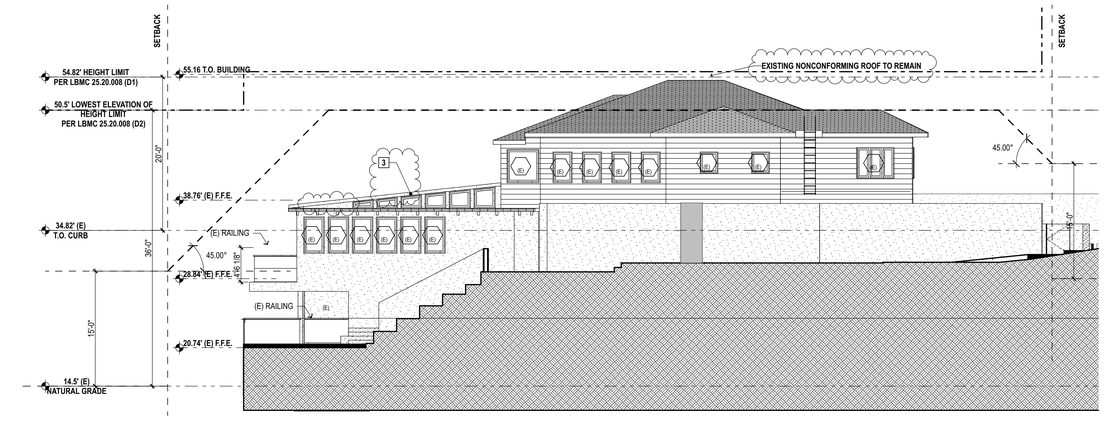
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EXISTING/DEMO EXTERIOR ELEVATION: DRIFTWOOD: EAST

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

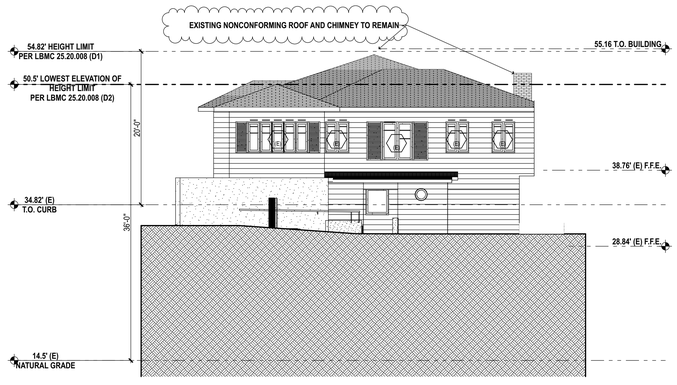
1



PROPOSED EXTERIOR ELEVATION: DRIFTWOOD: SOUTH

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

4



PROPOSED EXTERIOR ELEVATION: DRIFTWOOD: EAST

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

2

KEYNOTES - DRIFTWOOD RESTAURANT (HISTORIC BUILDING)

1. **PAINT.** PAINT INSIDE AND OUT.
2. **EXISTING WINDOWS / DOORS.** ALL (E) WINDOWS TO REMAIN, U.N.O.
3. **DINING ROOM ROOF.** (E) DINING ROOM ENCLOSURE (ROOF, WALLS, & WINDOWS) TO REMAIN, REPAIR AS REQUIRED.
4. **EXISTING ROOF.** (E) ROOF. REPAIR AS REQUIRED.
5. **HVAC.**
   A. (E) SYSTEM TO REMAIN U.N.O.

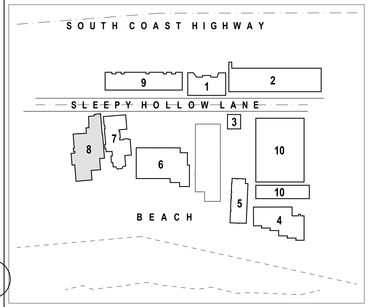
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SEE GRADING PLAN FOR PRECISE GRADING INFORMATION, TYP.

(E) NON-COMPLIANT RAILING HEIGHTS TO REMAIN, UNO. (N) RAILINGS TO BE 42" HIGH MIN. PER CODE. (E) RAILING DIMENSION HEIGHTS TO BE VERIFIED IN FIELD.

KEY PLAN



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DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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SCALE AS SHOWN

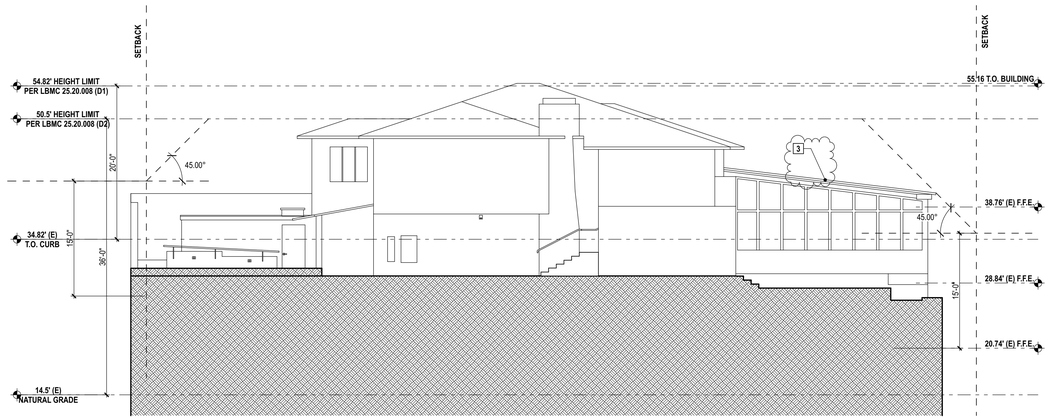
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SHEET TITLE

DRIFTWOOD DEMO & PROPOSED ELEVATIONS

SHEET NO. **08-A3.00**

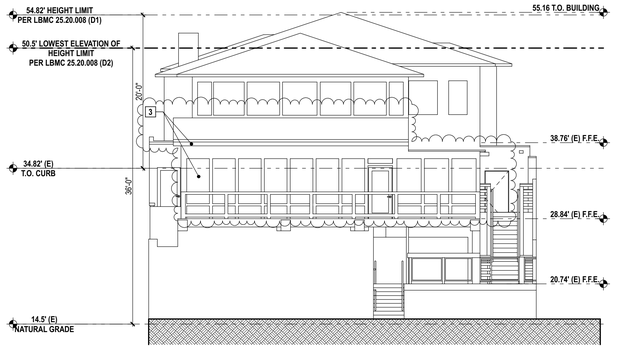
Last Plotted By: Mark Hosley
On: Thursday, February 11, 2021 10:00 AM



EXISTING/DEMO EXTERIOR ELEVATION: DRIFTWOOD: NORTH

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

3



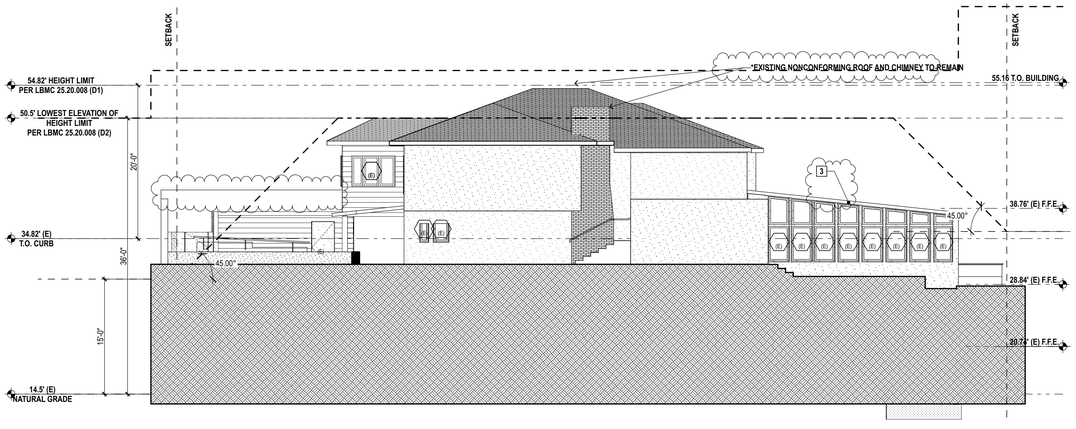
EXISTING/DEMO EXTERIOR ELEVATION: DRIFTWOOD: WEST

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

1

KEYNOTES - DRIFTWOOD RESTAURANT (HISTORIC BUILDING)

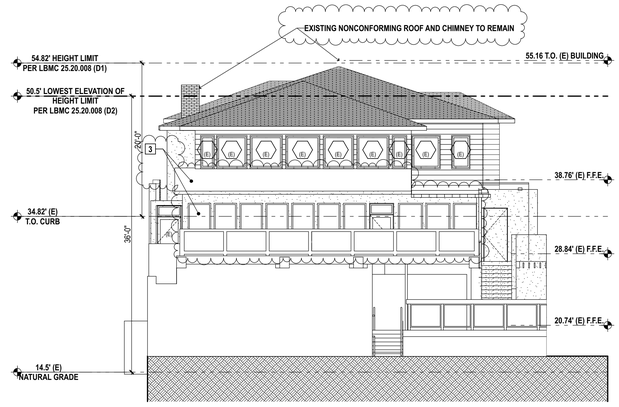
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4. **EXISTING ROOF.** (E) ROOF. REPAIR AS REQUIRED.
5. **HVAC.**
   A. (E) SYSTEM TO REMAIN U.N.O.



PROPOSED EXTERIOR ELEVATION: DRIFTWOOD: NORTH

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

4



PROPOSED EXTERIOR ELEVATION: DRIFTWOOD: WEST

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

2

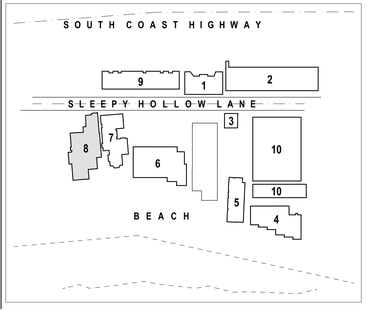
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LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
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4-30-21
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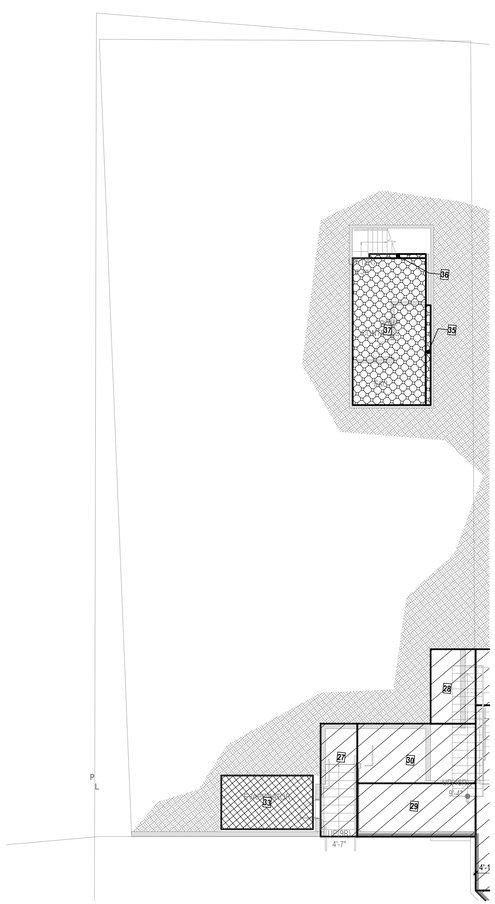
SHEET TITLE

DRIFTWOOD DEMO & PROPOSED ELEVATIONS

SHEET NO.

08-A3.01

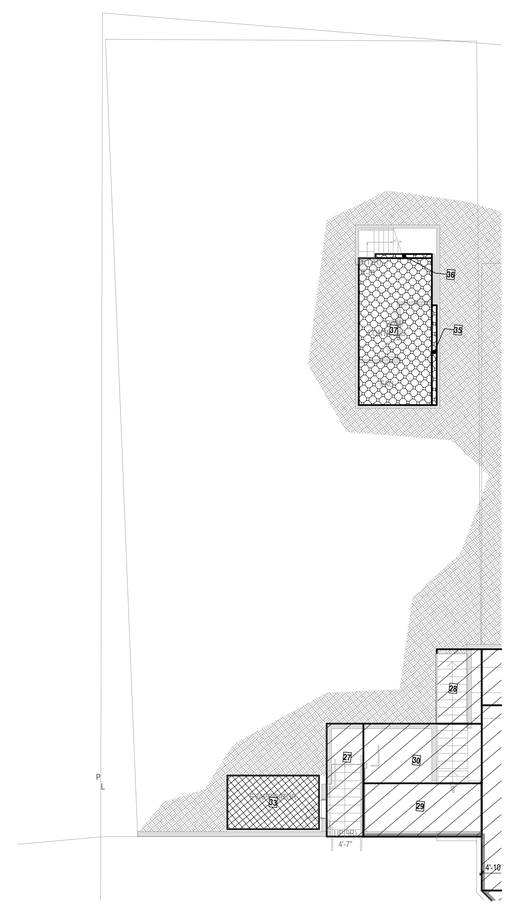
Last Plotted By: Mark Hasley
On: Thursday, February 11, 2021 10:00 AM



N

EXISTING DRIFTWOOD FLOOR PLAN: BEACH LEVEL (1) — 2

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



N

PROPOSED DRIFTWOOD FLOOR PLAN: BEACH LEVEL (1) — 1

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

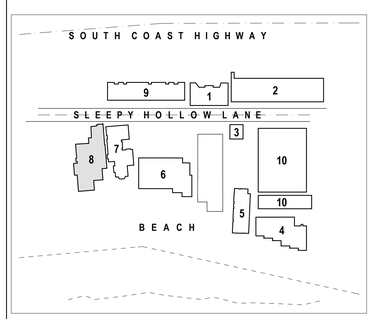
DRIFTWOOD FLOOR AREA CALCULATIONS - EXISTING

Building	Category	Home Story	Length (A)	Width (B)	Area
01 • Building 8 - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	0'-7"	12'-0 3/4"	7.04
02 • Building 8 - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	11'-7 1/4"	5'-0"	8.02
03 • Building 8 - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	3'-5 1/2"	23'-11 1/8"	82.86
04 • Building 8 - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	4'-7 1/4"	3'-8 3/4"	17.17
05 • Building 8 - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	5'-3 3/4"	3'-3 1/2"	17.49
06 • Building 8 - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	6'-11 1/4"	3'-3 1/2"	22.84
07 • Building 8 - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	7'-6 1/4"	24'-3 1/4"	182.54
08 • Building 8 - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	9'-1 1/4"	4'-4 3/4"	40.02
09 • Building 8 - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	9'-10 1/4"	17'-4 1/8"	170.88
10 • Building 8 - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	20'-3 1/2"	16'-3 1/4"	330.16
11 • Building 8 - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	23'-11"	20'-4 1/2"	487.30
12 • Building 8 - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	33'-10 1/4"	23'-11 3/4"	811.79
13 • Building 8 - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	39'-0"	32'-1"	1,251.25
14 • Building 8 - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	2'-1 1/2"	6'-11 3/4"	14.85
15 • Building 8 - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	4'-3"	16'-0 3/4"	68.28
16 • Building 8 - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	4'-8 3/4"	5'-10 1/8"	27.69
17 • Building 8 - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	5'-0 3/4"	6'-10 3/4"	34.88
18 • Building 8 - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	5'-0 3/4"	9'-1 3/4"	46.26
19 • Building 8 - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	8'-2 1/4"	9'-1 3/4"	74.93
20 • Building 8 - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	10'-2 3/4"	6'-10 3/4"	70.55
21 • Building 8 - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	12'-6 1/2"	8'-0 1/2"	100.86
22 • Building 8 - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	13'-1 5/8"	16'-4 3/4"	215.32
23 • Building 8 - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	15'-3 1/2"	8'-0 1/2"	122.94
24 • Building 8 - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	17'-6 1/2"	16'-0 3/8"	281.20
25 • Building 8 - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	24'-4 3/4"	24'-0"	595.55
26 • Building 8 - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	28'-2 1/4"	5'-2 1/2"	146.81
				EXISTING LIVING SUBTOTAL	**5,229.48 sq ft**
27 • Building 8 - Driftwood	05_EXISTING_DECK	BEACH LEVEL	4'-9 1/2"	14'-8 3/4"	70.55
28 • Building 8 - Driftwood	05_EXISTING_DECK	BEACH LEVEL	5'-10 1/2"	9'-8 3/4"	57.15
29 • Building 8 - Driftwood	05_EXISTING_DECK	BEACH LEVEL	13'-5 1/4"	8'-11 1/4"	107.19
30 • Building 8 - Driftwood	05_EXISTING_DECK	BEACH LEVEL	15'-5 1/4"	7'-9 1/2"	120.22
31 • Building 8 - Driftwood	05_EXISTING_DECK	ALLEY LEVEL	7'-3 3/4"	7'-11"	57.89
32 • Building 8 - Driftwood	05_EXISTING_DECK	ALLEY LEVEL	28'-5"	6'-4 1/8"	249.84
				EXISTING DECK SUBTOTAL	**662.84 sq ft**
33 • Building 8 - Driftwood	07_EXISTING_STORAGE	BEACH LEVEL	11'-11 1/2"	6'-1/2"	83.71
34 • Building 8 - Driftwood	07_EXISTING_STORAGE	ALLEY LEVEL	19'-1 1/2"	12'-11 1/2"	118.24
				EXISTING STORAGE SUBTOTAL	**201.95 sq ft**
35 • Building 8 - Driftwood	09_EXISTING_MECHANICAL	BEACH LEVEL	0'-7 3/4"	13'-0 1/4"	8.41
36 • Building 8 - Driftwood	09_EXISTING_MECHANICAL	BEACH LEVEL	7'-4 1/2"	0'-6 1/2"	3.99
37 • Building 8 - Driftwood	09_EXISTING_MECHANICAL	BEACH LEVEL	9'-6 1/2"	19'-2"	182.88
				EXISTING MECH SUBTOTAL	**195.28 sq ft**
					TOTAL 6,289.55 sq ft

AREA FILL LEGEND

	EXISTING	PROPOSED
LIVING		
GARAGE		
DECK		
STORAGE		
MECHANICAL		

KEY PLAN



ROCKEFELLER KEMPEL ARCHITECTS

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647 S COAST HWY 92651

DRAWING LOG

No.	Date	
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7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
9	10.10.19	Zoning & Fire Dept Review Slip Sheets

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
CALIFORNIA

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37011.00

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10/10/19

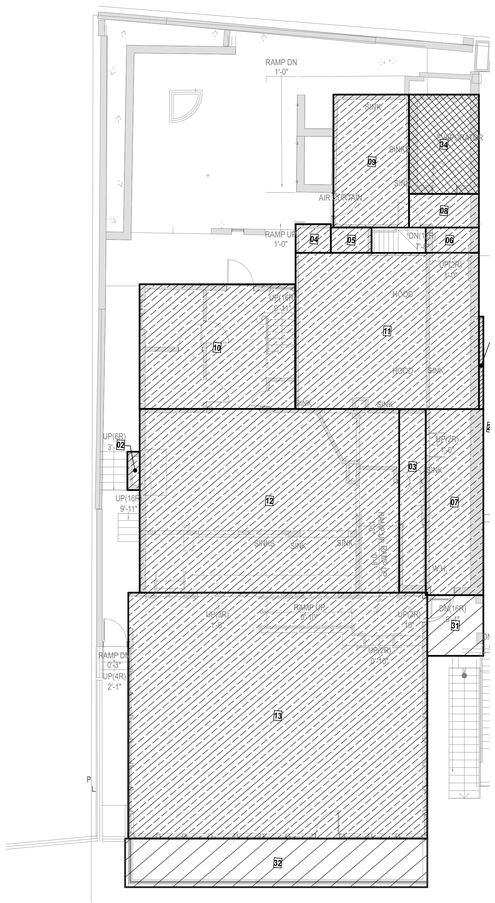
SCALE
AS SHOWN

DRAWN BY
BK, EC

SHEET TITLE
DRIFTWOOD FLOOR AREA CALCULATIONS: BEACH LEVEL (1)

SHEET NO.
08-T1.10

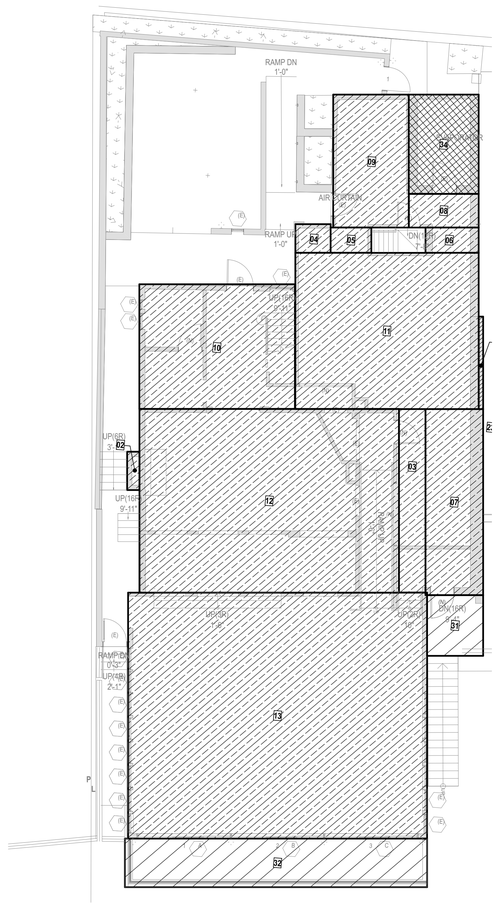
Last Plotted By: Kelli Hand
On: Wednesday, October 16, 2019 3:43 PM



N

EXISTING DRIFTWOOD FLOOR PLAN: ALLEY LEVEL (2)

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



N

PROPOSED DRIFTWOOD FLOOR PLAN: ALLEY LEVEL (2)

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

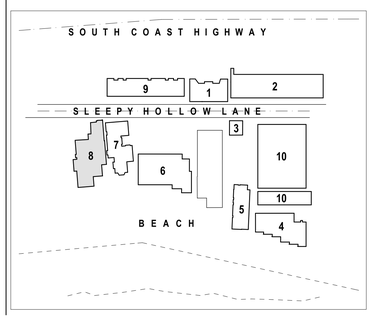
DRIFTWOOD FLOOR AREA CALCULATIONS - EXISTING

	Building	Category	Home Story	Length (A)	Width (B)	Area
01	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	0'-7"	12'-0 3/4"	7.04
02	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	11'-7 1/4"	5'-0"	8.02
03	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	3'-5 1/2"	23'-11 1/8"	82.86
04	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	4'-7 1/4"	3'-8 3/4"	17.17
05	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	5'-3 3/4"	3'-3 1/2"	17.49
06	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	6'-11 1/4"	3'-3 1/2"	22.84
07	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	7'-6 1/4"	24'-3 1/4"	182.54
08	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	9'-1 1/4"	4'-4 3/4"	40.02
09	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	9'-10 1/4"	17'-4 1/8"	170.88
10	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	20'-3 1/2"	16'-3 1/4"	330.16
11	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	23'-11"	20'-4 1/2"	487.30
12	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	33'-10 1/4"	23'-11 3/4"	811.79
13	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	39'-0"	32'-1"	1,251.25
14	Building B - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	2'-1 1/2"	6'-11 3/4"	14.85
15	Building B - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	4'-3"	16'-0 3/4"	68.28
16	Building B - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	4'-8 3/4"	5'-10 1/4"	27.69
17	Building B - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	5'-0 3/4"	6'-10 3/4"	34.86
18	Building B - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	5'-0 3/4"	9'-1 3/4"	46.26
19	Building B - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	8'-2 1/4"	9'-1 3/4"	74.93
20	Building B - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	10'-2 3/4"	6'-10 3/4"	70.55
21	Building B - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	12'-6 1/2"	8'-0 1/2"	100.86
22	Building B - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	13'-1 5/8"	16'-4 3/4"	215.32
23	Building B - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	15'-3 1/2"	8'-0 1/2"	122.94
24	Building B - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	17'-6 1/2"	16'-0 3/8"	281.20
25	Building B - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	24'-4 3/4"	24'-0"	595.55
26	Building B - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	28'-2 1/4"	5'-2 1/2"	146.81
					EXISTING LIVING SUBTOTAL	**5,229.48 sq ft**
27	Building B - Driftwood	05_EXISTING_DECK	BEACH LEVEL	4'-9 1/2"	14'-9 3/4"	70.55
28	Building B - Driftwood	05_EXISTING_DECK	BEACH LEVEL	5'-10 1/2"	9'-8 3/4"	57.15
29	Building B - Driftwood	05_EXISTING_DECK	BEACH LEVEL	15'-5 1/4"	6'-11 1/4"	107.19
30	Building B - Driftwood	05_EXISTING_DECK	BEACH LEVEL	15'-5 1/4"	7'-9 1/2"	120.22
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					EXISTING DECK SUBTOTAL	**662.84 sq ft**
33	Building B - Driftwood	07_EXISTING_STORAGE	BEACH LEVEL	11'-11 1/2"	6'-1/2"	83.71
34	Building B - Driftwood	07_EXISTING_STORAGE	ALLEY LEVEL	11'-1 1/2"	12'-11 1/2"	118.24
					EXISTING STORAGE SUBTOTAL	**201.95 sq ft**
35	Building B - Driftwood	09_EXISTING_MECHANICAL	BEACH LEVEL	0'-7 3/4"	13'-0 1/4"	8.41
36	Building B - Driftwood	09_EXISTING_MECHANICAL	BEACH LEVEL	7'-4 1/2"	0'-6 1/2"	3.99
37	Building B - Driftwood	09_EXISTING_MECHANICAL	BEACH LEVEL	9'-6 1/2"	19'-0"	182.88
					EXISTING MECH SUBTOTAL	**195.28 sq ft**
					TOTAL	**6,289.55 sq ft**

AREA FILL LEGEND

	EXISTING	PROPOSED
LIVING		
GARAGE		
DECK		
STORAGE		
MECHANICAL		

KEY PLAN



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LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4.30.21
REGISTERED
PROFESSIONAL
ARCHITECT
CALIFORNIA

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DATE 10/10/19

SCALE AS SHOWN

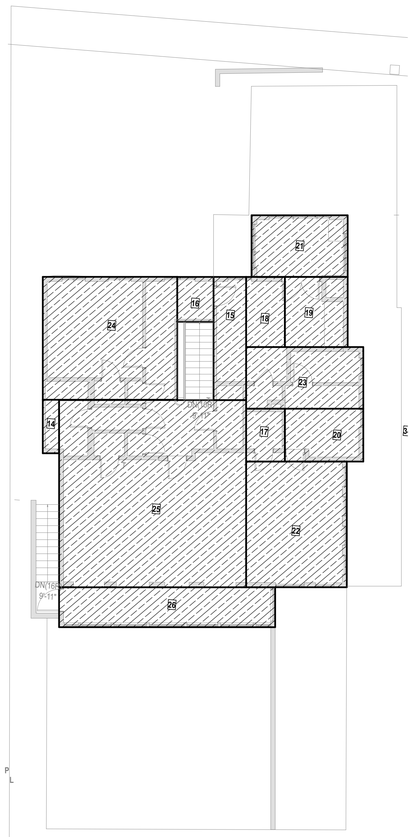
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SHEET TITLE

DRIFTWOOD FLOOR AREA CALCULATIONS: ALLEY LEVEL (2)

SHEET NO. 08-T1.11

Last Plotted By: Kate Howard
On: Tuesday, October 15, 2019 4:28 PM

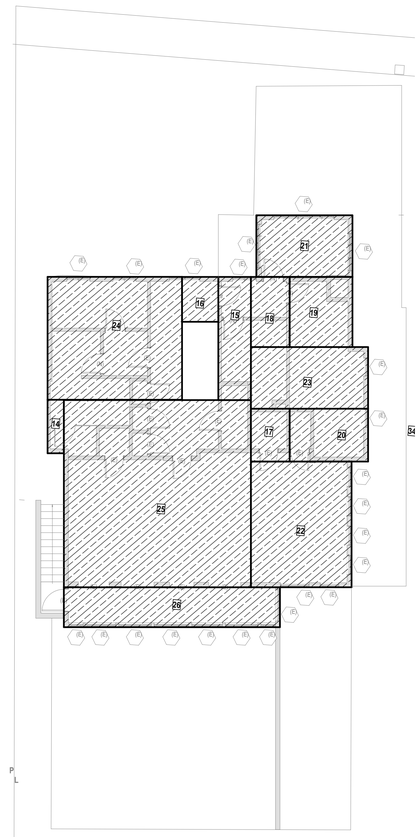


N

EXISTING DRIFTWOOD FLOOR PLAN: BASEMENT LEVEL (3)

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

2



N

PROPOSED DRIFTWOOD FLOOR PLAN: BASEMENT LEVEL (3)

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

1

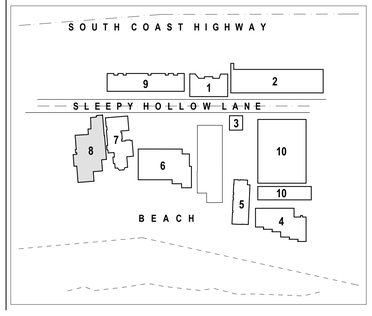
DRIFTWOOD FLOOR AREA CALCULATIONS - EXISTING

	Building	Category	Home Story	Length (A)	Width (B)	Area
01	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	0'-7"	12'-0 3/4"	7.04
02	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	11'-7 1/4"	0'-0"	8.02
03	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	3'-5 1/2"	23'-11 1/8"	82.86
04	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	4'-7 1/4"	3'-8 3/4"	17.17
05	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	5'-3 3/4"	3'-3 1/2"	17.49
06	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	6'-11 1/4"	3'-3 1/2"	22.84
07	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	7'-6 1/4"	24'-3 1/4"	182.54
08	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	9'-1 1/4"	4'-4 3/4"	40.02
09	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	9'-10 1/4"	17'-4 1/8"	170.88
10	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	20'-3 1/2"	16'-3 1/4"	330.16
11	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	23'-11"	20'-4 1/2"	487.30
12	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	33'-10 1/4"	23'-11 3/4"	811.79
13	Building B - Driftwood	01_EXISTING_LIVING	ALLEY LEVEL	39'-0"	32'-1"	1,251.25
14	Building B - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	2'-1 1/2"	6'-11 3/4"	14.85
15	Building B - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	4'-3"	16'-0 3/4"	68.28
16	Building B - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	4'-8 3/4"	5'-10 1/4"	27.69
17	Building B - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	5'-0 3/4"	6'-10 3/4"	34.88
18	Building B - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	5'-0 3/4"	9'-1 3/4"	46.26
19	Building B - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	8'-2 1/4"	9'-1 3/4"	74.93
20	Building B - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	10'-2 3/4"	6'-10 3/4"	70.55
21	Building B - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	12'-6 1/2"	8'-0 1/2"	100.86
22	Building B - Driftwood	01_EXISTING_LIVING	BASEMENT LEVEL	13'-1 5/8"	16'-4 3/4"	215.32
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					EXISTING LIVING SUBTOTAL	**5,229.48 sq ft**
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29	Building B - Driftwood	05_EXISTING_DECK	BEACH LEVEL	15'-5 1/4"	6'-11 1/4"	107.19
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37	Building B - Driftwood	09_EXISTING_MECHANICAL	BEACH LEVEL	9'-6 1/2"	19'-0"	182.88
					EXISTING MECH SUBTOTAL	**195.28 sq ft**
					TOTAL	**6,289.55 sq ft**

AREA FILL LEGEND

	EXISTING	PROPOSED
LIVING		
GARAGE		
DECK		
STORAGE		
MECHANICAL		

KEY PLAN



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LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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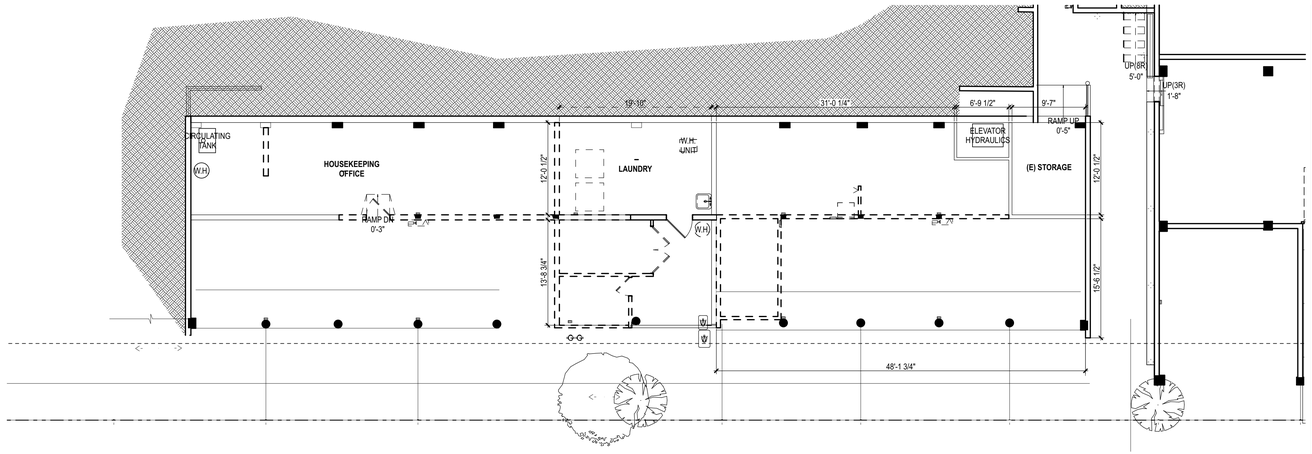
SCALE
AS SHOWN

DRAWN BY
BK, EC

SHEET TITLE
DRIFTWOOD FLOOR AREA CALCULATIONS: BASEMENT LVL (3)

SHEET NO.
08-T1.12

Last Plotted By: Kelli Hobbs
On: Tuesday, October 15, 2019 6:28 PM

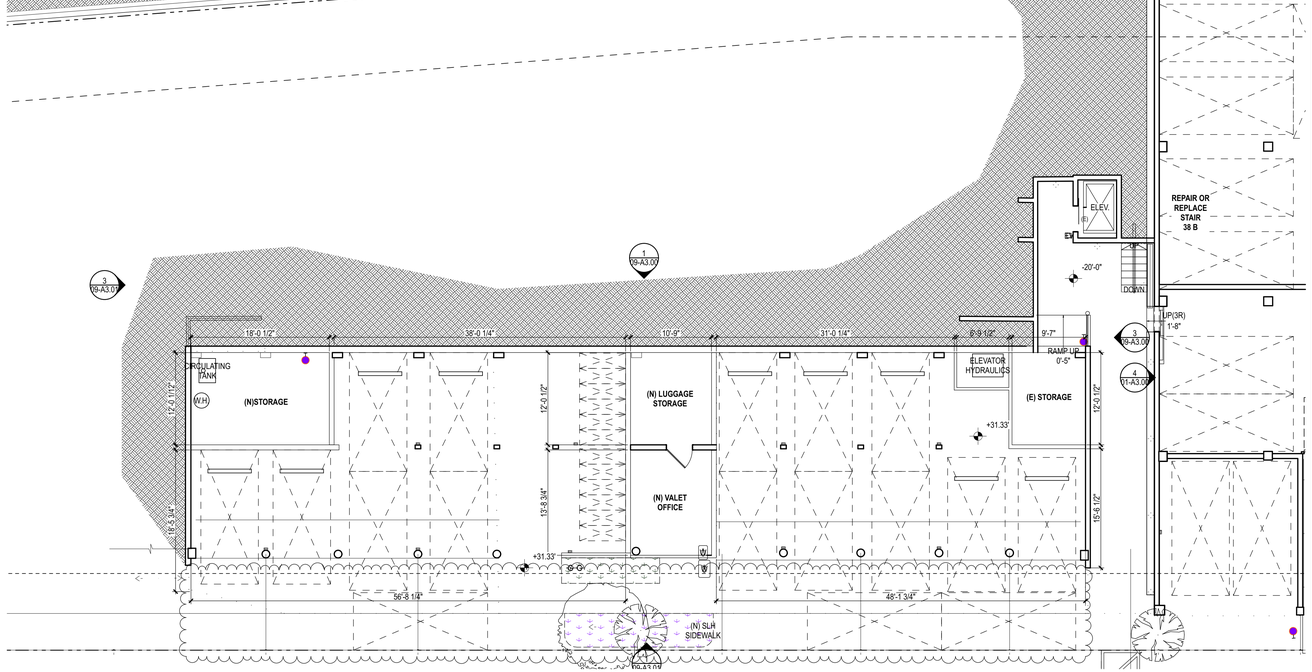


N

BAHIA EXISTING/DEMO FLOOR PLAN: ALLEY LEVEL (2)

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

1



N

BAHIA PROPOSED FLOOR PLAN: ALLEY LEVEL (2)

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

2

KEYNOTES - FLOOR PLANS

1. **ZONING REVIEW SUBMITTAL DIMENSIONS.** DIMENSIONS SHOWN ARE TYPICAL TO SIMILAR UNITS, U.N.O. DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
2. **STAIRS.** REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW).

FIRE DEPARTMENT NOTES

A) A SEPARATE (DEFERRED) SUBMITTAL FOR THE CONVERSION OF THE DRY STANDPIPE SYSTEM TO WET MANUAL SYSTEM IS REQUIRED AND MUST BE DESIGNED IN COMPLIANCE WITH THE 2016 CFC AND NFPA 14, AND INSTALLED BY A QUALIFIED FIRE PROTECTION CONTRACTOR. PLANS MUST BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND FINAL INSPECTION CONDUCTED.

B) A SEPARATE (DEFERRED) SUBMITTAL FOR FIRE ALARM SYSTEM IS REQUIRED AND MUST BE DESIGNED IN COMPLIANCE WITH 2016 CFC AND NFPA 72, AND INSTALLED BY A QUALIFIED ELECTRICAL CONTRACTOR. PLANS MUST INCLUDE FULL DETECTION AND NOTIFICATION AS REQUIRED BY CFC SECTION 907. PLANS MUST BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND FINAL INSPECTION CONDUCTED.

C) A SEPARATE (DEFERRED) SUBMITTAL FOR FIRE SPRINKLERS IS REQUIRED. SYSTEM DESIGN MUST COMPLY WITH THE 2016 CFC AND 2016 NFPA 13 STANDARD. PLANS MUST BE DESIGNED AND INSTALLED BY A QUALIFIED FIRE PROTECTION CONTRACTOR. PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND APPROPRIATE INSPECTIONS CONDUCTED.

D) A SEPARATE (DEFERRED) SUBMITTAL FOR UL300 COMPLIANT FIRE SUPPRESSION SYSTEM(S) IS REQUIRED FOR ALL TYPE 1 COOK HOODS. A UL300 COMPLIANT SYSTEM PLAN WILL NEED TO BE SUBMITTED TO THE LBFD FOR REVIEW AND APPROVAL. A PERMIT ISSUED AND FINAL INSPECTION REQUIRED. SYSTEM(S) SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF 2016 CFC, CMC, CEC, NFPA 17A & 96.

E) FIRE EXTINGUISHERS TO BE LOCATED AND SIZED AS PER 2016 CFC SECTION 906 AND FIRE INSPECTORS' DIRECTION.

F) MAINTAIN JOBSITE SAFETY DURING CONSTRUCTION AS PER CHAPTER 33 OF THE 2016 CALIFORNIA FIRE CODE.

G) BUILDING ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR FACING THE STREET ADDRESSED TO. MINIMUM SIZE OF UNIT/ SUITE NUMBERS IS 4". WITH THE MINIMUM SIZE OF BUILDING NUMBERS BEING 6". NUMBER COLOR MUST CONTRAST WITH BACKGROUND.

H) KNOX BOX /FIREFIGHTER ACCESS IS REQUIRED, TO BE INSTALLED AT ALL PRIMARY ENTRANCE LOCATIONS. PROVIDE DWELLING / GATE KEYS TO THE LBFD INSPECTOR FOR PLACEMENT INTO THE KNOX BOXES.

I) NEW AND REMODELED ELEVATORS MUST BE SIZED TO ACCOMMODATE AN AMBULANCE GURNEY, AND MEET ALL MINIMUM CBC AND CFC REQUIREMENTS. NOTE: STANDARDIZED ELEVATOR KEYS MUST BE PROVIDED TO LBFD INSPECTOR AT FINAL FOR PLACEMENT INTO KNOX BOXES.

J) ALL APPARATUS ACCESS FIRE LANES MUST BE CONSTRUCTED AND MARKED/SIGNED AS PER CFC REQUIREMENTS.

K) ALL NEW FABRIC AWNINGS MUST BE CA TITLE 19 COMPLIANT FOR FLAME RETARDANCE, WITH THE CSFM LABEL ON EACH ONE.

L) ALL CFC CHAPTER 4 EVACUATION AND PLANNING REQUIREMENTS MUST BE MET. DETAILS FOR DIAGRAMS REQUIRED BY SECTIONS 403 & 404 MUST BE PROVIDED.

M) FOR FIRE DEPARTMENT INSPECTIONS, CALL (949) 497-0352 AT LEAST 3 DAYS IN ADVANCE TO SCHEDULE.

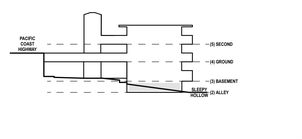
WALL LEGEND

EXISTING WALL TO REMAIN (EMPTY FILL)
(NOTE - NOT ALL (E) DOORS / WINDOWS ARE LABELED.)

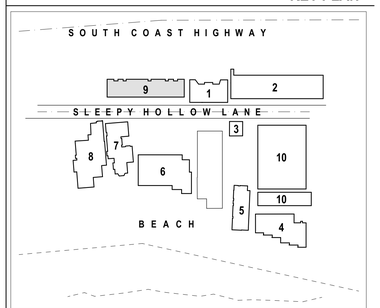
EXISTING WALL / DOOR / WINDOW/ OBJECT TO BE DEMOLISHED (DASHED LINES)

PROPOSED NEW WALL W/ PROPOSED NEW EXTERIOR DOOR / WINDOW
(NOTE - NOT ALL NEW INTERIOR DOORS ARE NUMBERED. NO NUMBERING ON HAND-SKETCHED UNITS.)

KEY SECTION



KEY PLAN



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DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
10	11.19.19	Zoning Review Slip Sheets
13	02.18.2021	Additional Planning Corrections 3

REGISTERED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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DATE 2/18/21

SCALE AS SHOWN

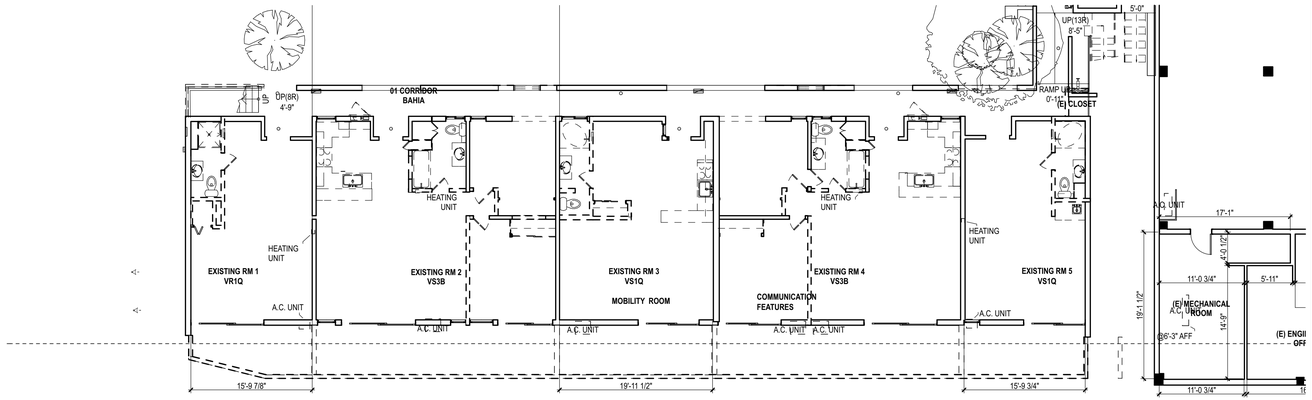
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SHEET TITLE

BAHIA DEMO & FLOOR PLANS: ALLEY LEVEL (2)

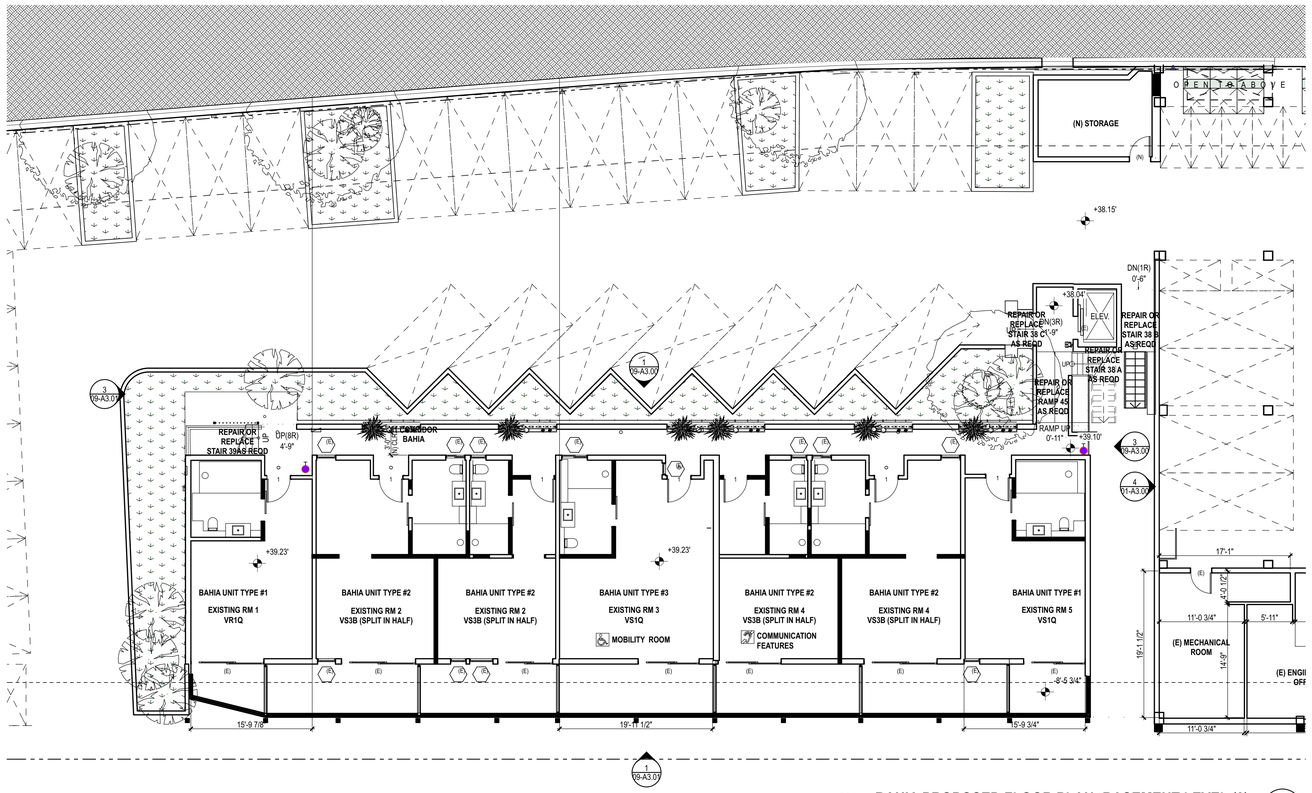
SHEET NO. **09-A2.00**

Last Printed By: Eddie Ibrahim
On: Thursday, February 18, 2021 4:50 PM



N **BAHIA EXISTING/DEMO FLOOR PLAN: BASEMENT LEVEL (3)** 1

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



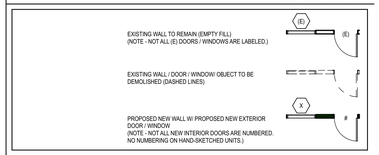
N **BAHIA PROPOSED FLOOR PLAN: BASEMENT LEVEL (3)** 2

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

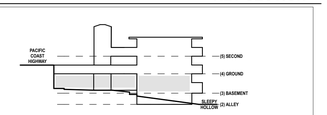
KEYNOTES - FLOOR PLANS

1. **ZONING REVIEW SUBMITTAL DIMENSIONS.** DIMENSIONS SHOWN ARE TYPICAL TO SIMILAR UNITS, U.N.O. DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
2. **STAIRS.** REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW).

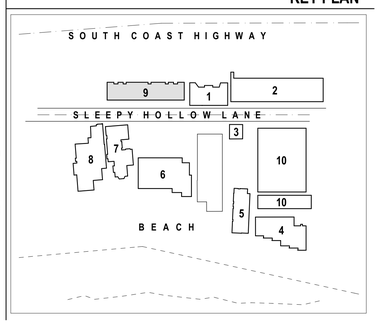
WALL LEGEND



KEY SECTION



KEY PLAN



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LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
CALIFORNIA

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DATE 11/19/19

SCALE AS SHOWN

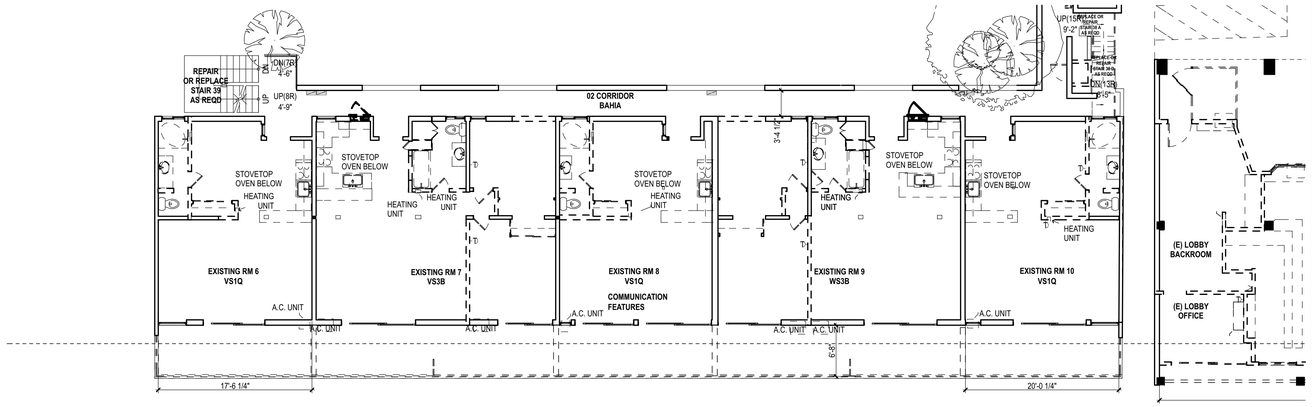
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SHEET TITLE

BAHIA DEMO & FLOOR PLANS: BASEMENT LEVEL (3)

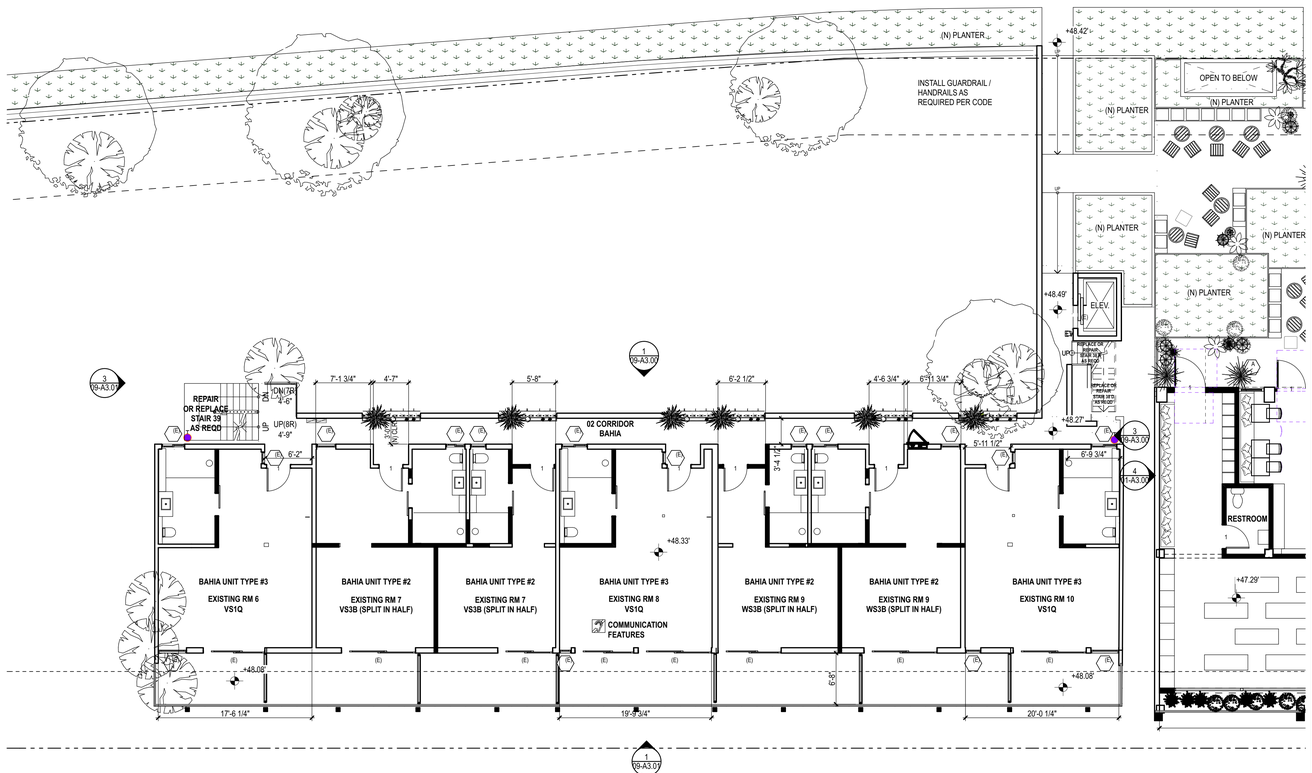
SHEET NO. **09-A2.01**

Last Plotted By: Keith Wright
On: Tuesday, November 19, 2019 11:21 AM



N **BAHIA EXISTING/DEMO FLOOR PLAN: GROUND LEVEL (4)** 1

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



N **BAHIA PROPOSED FLOOR PLAN: GROUND LEVEL (4)** 2

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

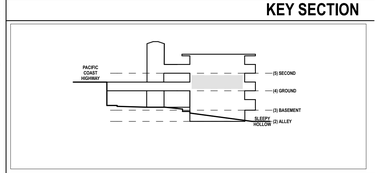
KEYNOTES - FLOOR PLANS

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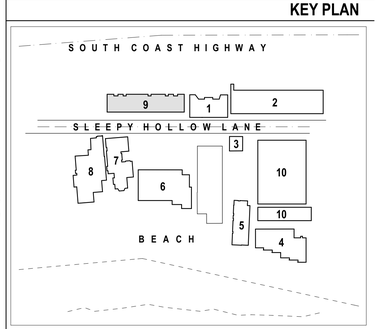
WALL LEGEND



KEY SECTION



KEY PLAN



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LICENSED ARCHITECT DARRELL S. ROCKEFELLER C-14927 4-30-21 CALIFORNIA

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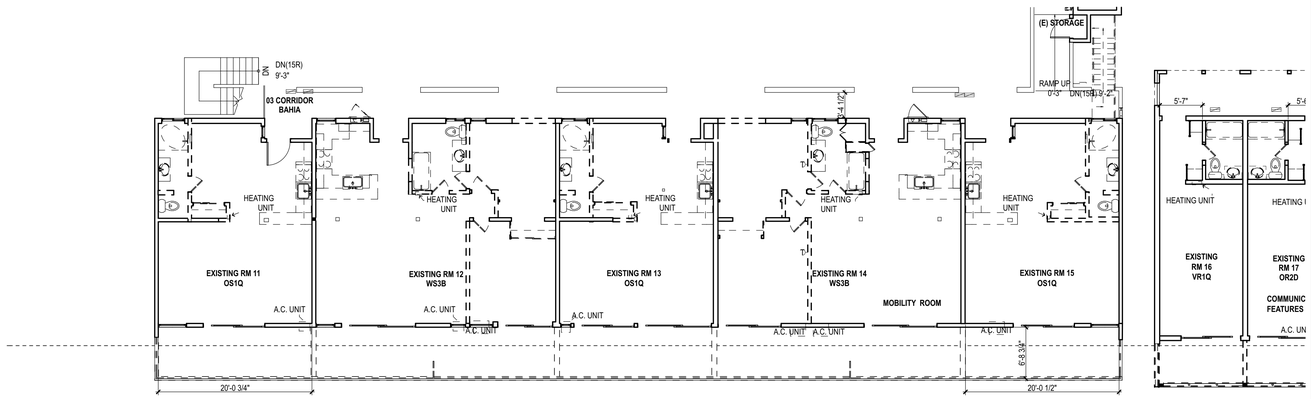
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SHEET TITLE

BAHIA DEMO & FLOOR PLANS: GROUND LEVEL (4)

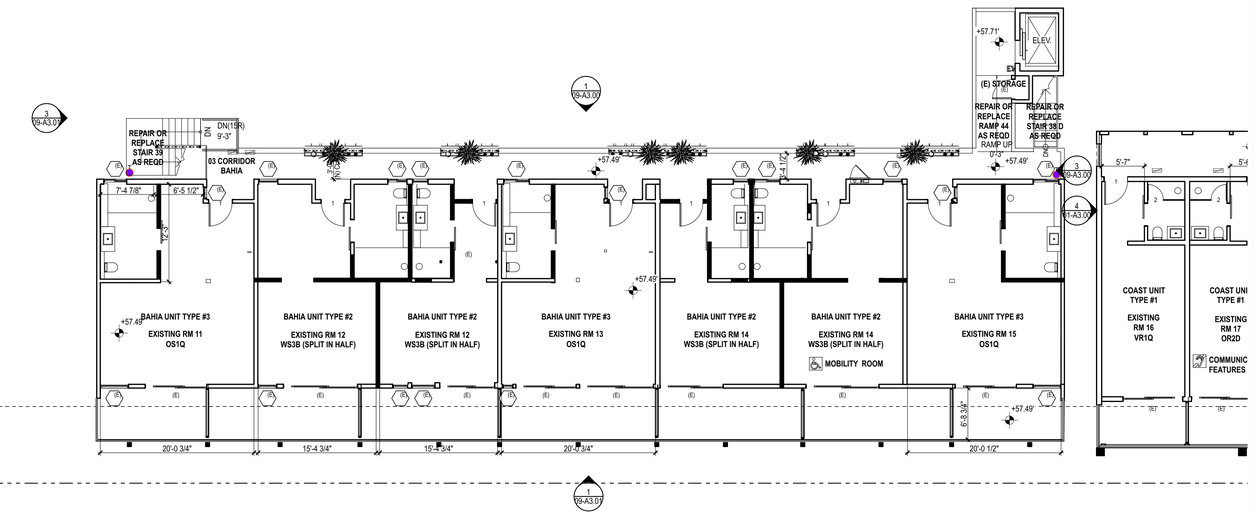
SHEET NO. **09-A2.02**

Last Printed By: Keith Hinkel
On: Tuesday, November 19, 2019 11:21 AM



N **BAHIA EXISTING/DEMO FLOOR PLAN: SECOND LEVEL (5)** 1

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



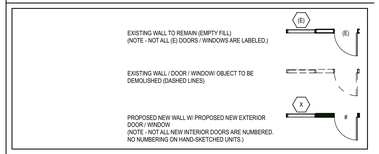
N **BAHIA PROPOSED FLOOR PLAN: SECOND LEVEL (5)** 2

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

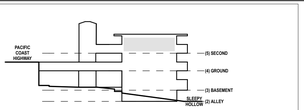
KEYNOTES - FLOOR PLANS

1. **ZONING REVIEW SUBMITTAL DIMENSIONS.** DIMENSIONS SHOWN ARE TYPICAL TO SIMILAR UNITS, U.N.O. DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
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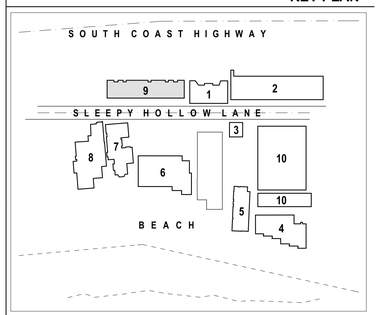
WALL LEGEND



KEY SECTION



KEY PLAN



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10	11.19.19	Zoning Review Slip Sheets

LICENSED ARCHITECT
DARREL S. ROCKEFELLER
C-14927
4-30-21
CALIFORNIA

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DATE 11/19/19

SCALE AS SHOWN

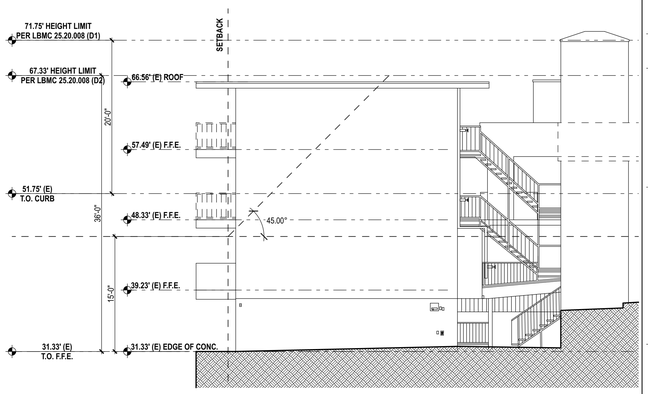
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SHEET TITLE

BAHIA DEMO & FLOOR PLANS: SECOND LEVEL (5)

SHEET NO. 09-A2.03

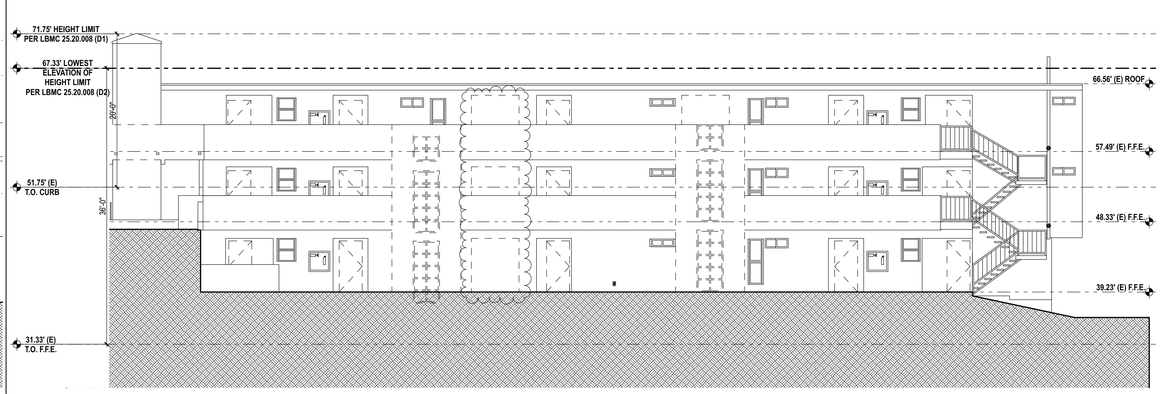
Last Saved By: Ruth Ortega
On: Tuesday, November 19, 2019 11:21 AM



EXISTING/DEMO EXTERIOR ELEVATION: BAHIA: SOUTH

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

3



EXISTING/DEMO EXTERIOR ELEVATION: BAHIA: EAST

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

1

KEYNOTES - BAHIA (21 KEYS)

1. **PAINT.**
   A. EXTERIOR: PAINT ALL STUCCO, (N) DOOR FRAMES, (N + E) HANDRAILS, GUARDRAILS.
   B. INTERIOR: PAINT ALL ROOMS, BATHROOMS, CEILINGS, INTERIOR DOORS AND FRAMES.

2. **EXISTING WINDOWS.** ALL (E) WINDOWS TO REMAIN, U.N.O.

3. **ENTRY DOORS.** ALL ENTRY DOORS TO BE REPLACED WITH SOLID CORE LAMINATE FACED DOOR.
   A. NOT USED.
   B. (N) DOOR TO BE LAMINATE FACED (COLOR TBD).
   C. REUSE EXISTING LATCH / CARD READER ENTRY & HINGE, TYP.

4. **PATCHING.**
   A. PATCH (E) EXTERIOR STUCCO "FLOAT FINISH", PAINT.
   B. PATCH (E) INTERIOR GYP BOARD, FINISH TO MATCH EXISTING, PAINT.

5. **EXISTING WALKING DECKS.** AT ALL (E) WALKING DECKS:
   A. DEMO (E) CARPET, (E) DIATO OR OTHER "WATERPROOF" DECKING UNDER THE CARPET.
   B. ADD (N) WATERPROOF MEMBRANE TO (E) SUB DECK AS REQUIRED.
   C. PROVIDE WALKING DECK FINISH (ADD SOME GRIT - CAST SILICA INTO DECK COATING).

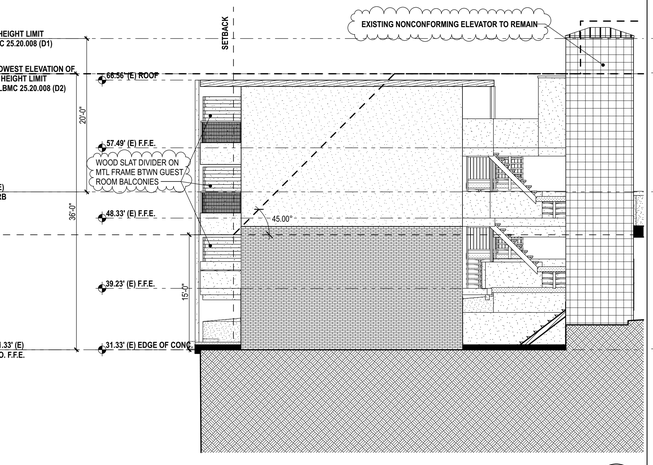
6. **WEST SIDE EXTERIOR ELEVATION.**
   A. (E) GUARDRAIL (PLASTER HALF WALLS), REPAIR AS REQUIRED AT LOCATIONS SHOWN ON ELEVATIONS.
   B. ADD (N) CABLE / ROPE SCREENS & HANDRAILS AS SHOWN ON ELEVATIONS W/ 2 X 2 GALV STEEL FRAME SUPPORT PER STRUCTURAL. INCLUDE PLANTERS WHERE SHOWN IN PLAN PER LANDSCAPE ARCHITECT.
   C. NOT USED
   D. (N) VERTICAL POSTS ON EXTERIOR OF BUILDING (STUCCO FINISH PER I.D.) - SEE PLANS & ELEVATIONS FOR LOCATION & SIZES.
   E. REPLACE (E) T-111 (ROTTING) PLYWOOD WITH STUCCO (FLOAT FINISH).

7. **EAST SIDE EXTERIOR ELEVATION.**
   A. (E) GUARDRAIL (PLASTER HALF WALLS), REPAIR AS REQUIRED AT LOCATIONS SHOWN ON ELEVATIONS.
   B. ADD (N) CABLE / ROPE SCREENS & HANDRAILS AS SHOWN ON ELEVATIONS W/ 2 X 2 GALV STEEL FRAME SUPPORT PER STRUCTURAL. INCLUDE PLANTERS WHERE SHOWN IN PLAN PER LANDSCAPE ARCHITECT.
   C. NOT USED
   D. REPLACE (E) T-111 (ROTTING) PLYWOOD WITH STUCCO (FLOAT FINISH).

8. **HVAC.**
   A. REMOVE ALL (E) PTAC AC UNITS; PREP WALL INTERIOR AND EXTERIOR FOR (N) PTAC UNITS.
   B. ALL PTAC UNITS INSTALLED PER MEP ENGINEER & MANUFACTURER REQUIREMENTS. INSTALLATION TO FOLLOW I.D. DESIGN DIRECTION (SEE I.D. DRAWINGS).
   C. ALL (N) PTAC UNITS TO BE DIPPED / SPRAYED IN ANTI-CORROSIVE COATING TO ENSURE LONG LIFESPAN.
   D. UPGRADE POWER FOR BUILDING AS REQUIRED TO ACCOMMODATE HVAC UPGRADE PER MEP ENGINEER

9. **EXISTING ROOF.** PATCH / REPAIR (E) ROOF. ALT: REPLACE WITH (N) SINGLE PLY PVC (CURRENT ROOF 20+ YEARS).

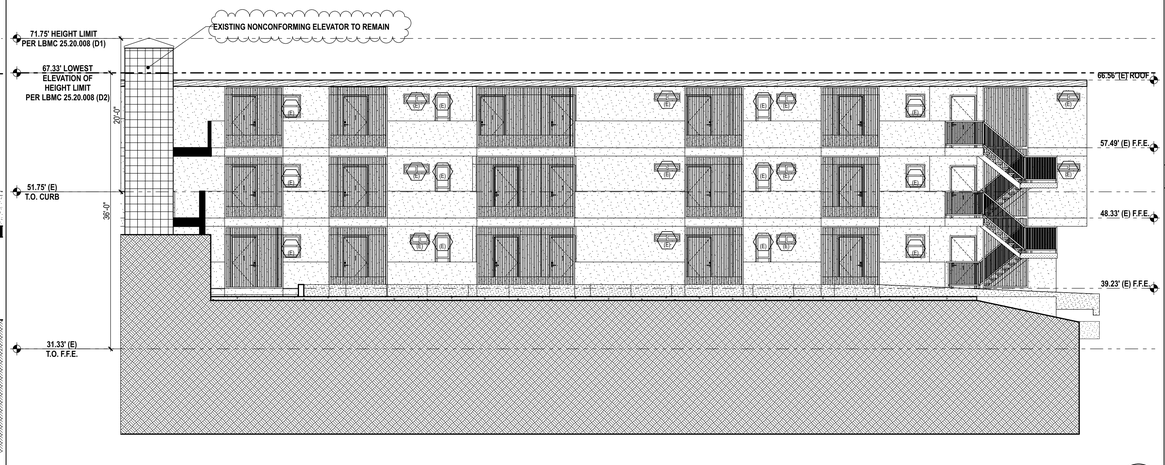
10. **FASCIA BOARDS.** REPLACE ALL FASCIA BOARDS.



PROPOSED EXTERIOR ELEVATION: BAHIA: SOUTH

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

4



PROPOSED EXTERIOR ELEVATION: BAHIA: EAST

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

2

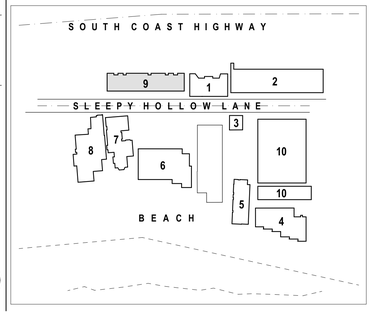
NOTES:

REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW). NOT REFLECTED IN ELEVATIONS, TYP.

SEE GRADING PLAN FOR PRECISE GRADING INFORMATION, TYP.

(E) NON-COMPLIANT RAILING HEIGHTS TO REMAIN, UNO. (N) RAILINGS TO BE 42" HIGH MIN. PER CODE. (E) RAILING DIMENSION HEIGHTS TO BE VERIFIED IN FIELD.

KEY PLAN



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11	01.29.2021	Additional Planning Corrections

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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SCALE AS SHOWN

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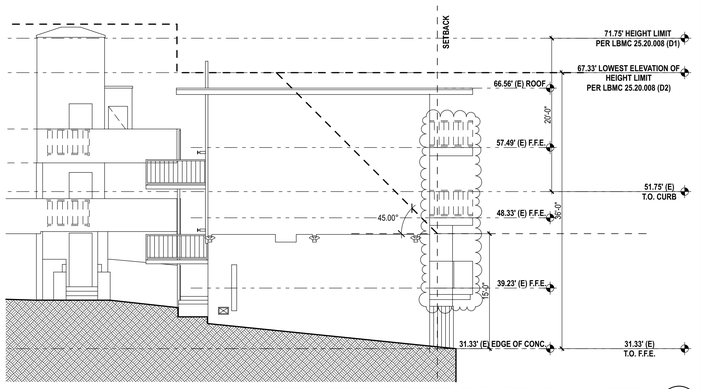
SHEET TITLE

BAHIA DEMO & PROPOSED ELEVATIONS

SHEET NO.

09-A3.00

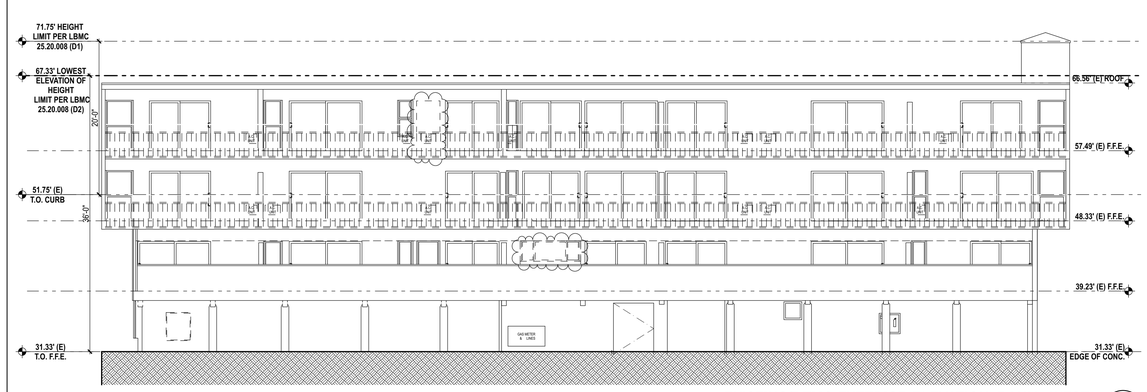
Last Printed By: Kelin Hsiao
On: Friday, January 29, 2021
8:49 AM



EXISTING/DEMO EXTERIOR ELEVATION: BAHIA: NORTH

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

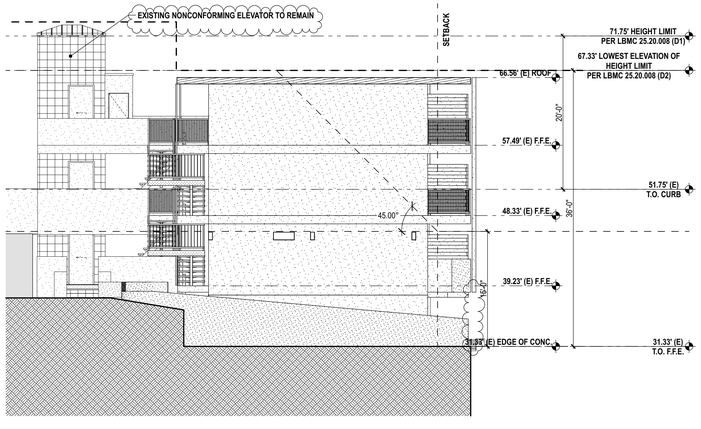
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EXISTING/DEMO EXTERIOR ELEVATION: BAHIA: WEST

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

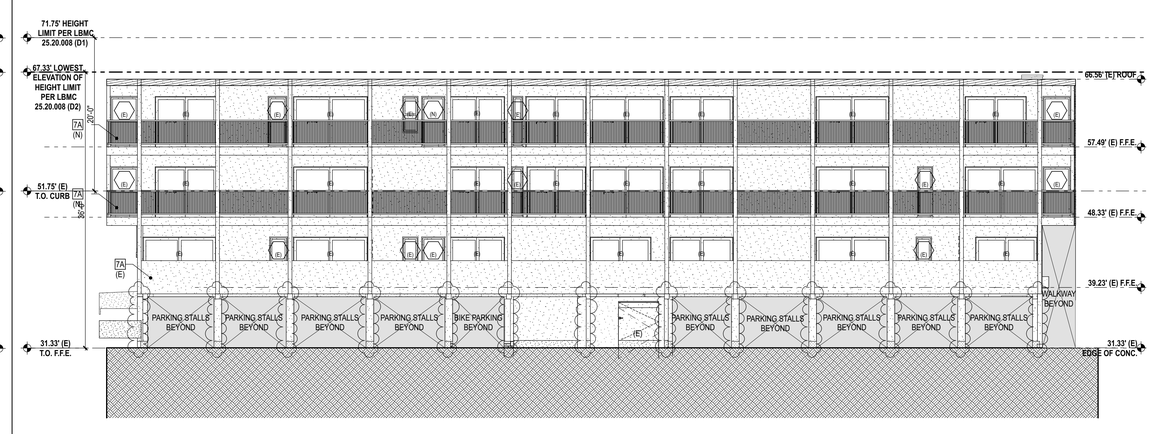
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PROPOSED EXTERIOR ELEVATION: BAHIA: NORTH

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

4



PROPOSED EXTERIOR ELEVATION: BAHIA: WEST

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

2

Last Plotted By: Beth Healy
On: Thursday, February 18, 2021 4:50 PM

KEYNOTES - BAHIA (21 KEYS)

1. **PAINT.**
   A. EXTERIOR: PAINT ALL STUCCO, (N) DOOR FRAMES, (N + E) HANDRAILS, GUARDRAILS.
   B. INTERIOR: PAINT ALL ROOMS, BATHROOMS, CEILINGS, INTERIOR DOORS AND FRAMES.

2. **EXISTING WINDOWS.** ALL (E) WINDOWS TO REMAIN, U.N.O.

3. **ENTRY DOORS.** ALL ENTRY DOORS TO BE REPLACED WITH SOLID CORE LAMINATE FACED DOOR.
   A. NOT USED.
   B. (N) DOOR TO BE LAMINATE FACED (COLOR TBD).
   C. REUSE EXISTING LATCH / CARD READER ENTRY & HINGE, TYP.

4. **PATCHING.**
   A. PATCH (E) EXTERIOR STUCCO "FLOAT FINISH", PAINT.
   B. PATCH (E) INTERIOR GYP BOARD, FINISH TO MATCH EXISTING, PAINT.

5. **EXISTING WALKING DECKS.** AT ALL (E) WALKING DECKS:
   A. DEMO (E) CARPET, (E) DIATO OR OTHER "WATERPROOF" DECKING UNDER THE CARPET.
   B. ADD (N) WATERPROOF MEMBRANE TO (E) SUB DECK AS REQUIRED.
   C. PROVIDE WALKING DECK FINISH (ADD SOME GRIT - CAST SILICA INTO DECK COATING).

6. **WEST SIDE EXTERIOR ELEVATION.**
   A. (E) GUARDRAIL (PLASTER HALF WALLS), REPAIR AS REQUIRED AT LOCATIONS SHOWN ON ELEVATIONS.
   B. ADD (N) CABLE / ROPE SCREENS & HANDRAILS AS SHOWN ON ELEVATIONS W/ 2 X 2 GALV STEEL FRAME SUPPORT PER STRUCTURAL. INCLUDE PLANTERS WHERE SHOWN IN PLAN PER LANDSCAPE ARCHITECT.
   C. NOT USED
   D. (N) VERTICAL POSTS ON EXTERIOR OF BUILDING (STUCCO FINISH PER I.D.) - SEE PLANS & ELEVATIONS FOR LOCATION & SIZES.
   E. REPLACE (E) T-111 (ROTTING) PLYWOOD WITH STUCCO (FLOAT FINISH).

7. **EAST SIDE EXTERIOR ELEVATION.**
   A. (E) GUARDRAIL (PLASTER HALF WALLS), REPAIR AS REQUIRED AT LOCATIONS SHOWN ON ELEVATIONS.
   B. ADD (N) CABLE / ROPE SCREENS & HANDRAILS AS SHOWN ON ELEVATIONS W/ 2 X 2 GALV STEEL FRAME SUPPORT PER STRUCTURAL. INCLUDE PLANTERS WHERE SHOWN IN PLAN PER LANDSCAPE ARCHITECT.
   C. NOT USED
   D. REPLACE (E) T-111 (ROTTING) PLYWOOD WITH STUCCO (FLOAT FINISH).

8. **HVAC.**
   A. REMOVE ALL (E) PTAC AC UNITS; PREP WALL INTERIOR AND EXTERIOR FOR (N) PTAC UNITS.
   B. ALL PTAC UNITS INSTALLED PER MEP ENGINEER & MANUFACTURER REQUIREMENTS. INSTALLATION TO FOLLOW I.D. DESIGN DIRECTION (SEE I.D. DRAWINGS).
   C. ALL (N) PTAC UNITS TO BE DIPPED / SPRAYED IN ANTI-CORROSIVE COATING TO ENSURE LONG LIFESPAN.
   D. UPGRADE POWER FOR BUILDING AS REQUIRED TO ACCOMMODATE HVAC UPGRADE PER MEP ENGINEER

9. **EXISTING ROOF.** PATCH / REPAIR (E) ROOF. ALT: REPLACE WITH (N) SINGLE PLY PVC (CURRENT ROOF 20+ YEARS).

10. **FASCIA BOARDS.** REPLACE ALL FASCIA BOARDS.

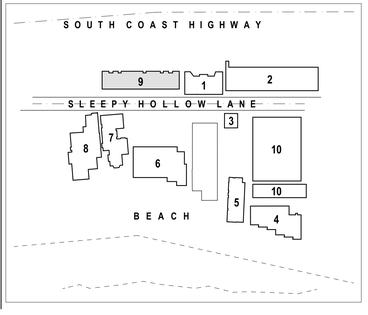
NOTES:

REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW). NOT REFLECTED IN ELEVATIONS, TYP.

SEE GRADING PLAN FOR PRECISE GRADING INFORMATION, TYP.

(E) NON-COMPLIANT RAILING HEIGHTS TO REMAIN, UNO. (N) RAILINGS TO BE 42" HIGH MIN. PER CODE. (E) RAILING DIMENSION HEIGHTS TO BE VERIFIED IN FIELD.

KEY PLAN



ROCKEFELLER KEMPEL ARCHITECTS

145 Standard Street
El Segundo, California
90245

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F 310.335.6060
W www.rockefellerkempel.com

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
10	11.19.19	Zoning Review Slip Sheets
11	01.29.2021	Additional Planning Corrections
13	02.18.2021	Additional Planning Corrections 3

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
STATE OF CALIFORNIA

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PROJECT NO. 37011.00

DATE 2/18/21

SCALE AS SHOWN

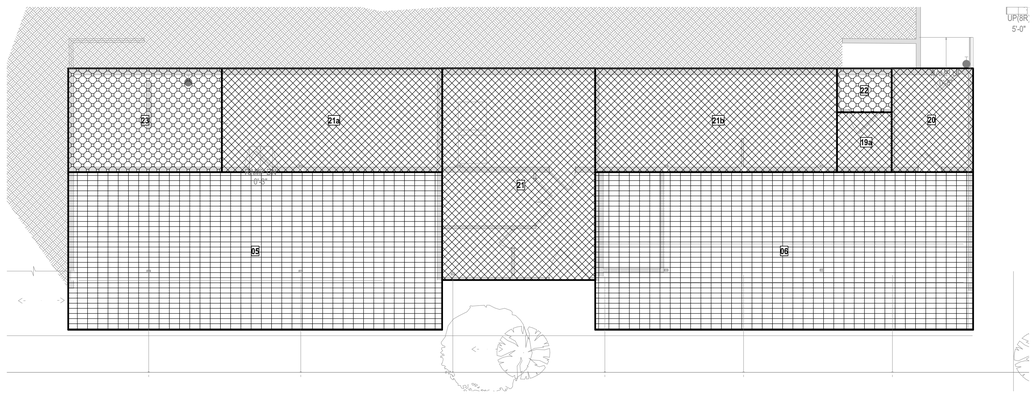
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SHEET TITLE

BAHIA DEMO & PROPOSED ELEVATIONS

SHEET NO.

09-A3.01

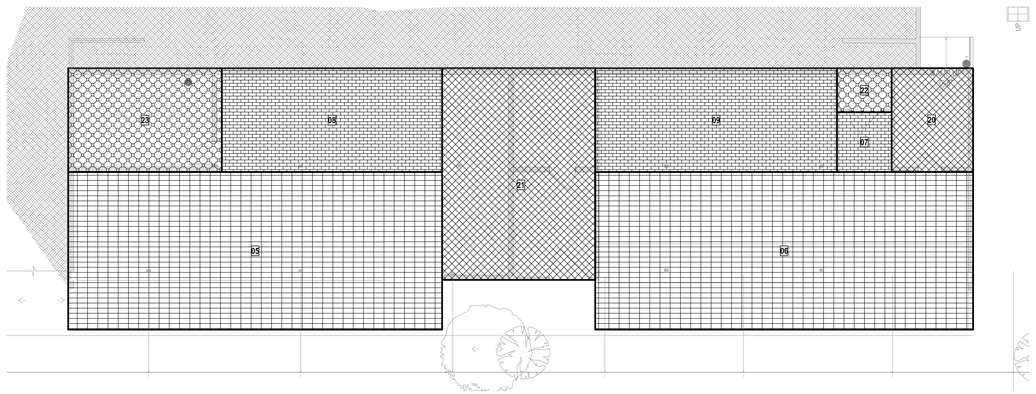


N

EXISTING BAHIA FLOOR PLAN: ALLEY LEVEL (2)

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

1



N

PROPOSED BAHIA FLOOR PLAN: ALLEY LEVEL (2)

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

2

Last Plotted By: Keith Hobbs
On: Tuesday, September 24, 2019 - 12:28 PM

09 BAHIA FLOOR AREA CALCULATIONS - PROPOSED 2

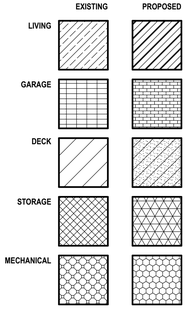
	Building	Category	Home Story	Length (A)	Width (B)	Area
01	Building 9 - Bahia	05_EXISTING_DECK *	BASEMENT LEVEL	(2'-6 3/4") x 1/2	10'-4 3/4"	13.32
02	Building 9 - Bahia	01_EXISTING_LIVING	BASEMENT LEVEL	118'-0 1/4"	27'-3"	3,216.07
03	Building 9 - Bahia	01_EXISTING_LIVING	GROUND LEVEL	126'-4 1/2"	27'-3"	3,443.72
04	Building 9 - Bahia	01_EXISTING_LIVING	SECOND LEVEL	126'-2 1/2"	27'-3"	3,439.18
				EXISTING LIVING SUBTOTAL		**10,098.97 sq ft**
05	Building 9 - Bahia	03_EXISTING_GARAGE	ALLEY LEVEL	48'-9 1/4"	20'-6 3/4"	1,002.85
06	Building 9 - Bahia	03_EXISTING_GARAGE	ALLEY LEVEL	49'-3 1/2"	20'-6 3/4"	1,013.56
				EXISTING GARAGE SUBTOTAL		**2,016.41 sq ft**
07	Building 9 - Bahia	04_PROPOSED_GARAGE	ALLEY LEVEL	7'-1 1/2"	7'-9 3/4"	55.66
08	Building 9 - Bahia	04_PROPOSED_GARAGE	ALLEY LEVEL	29'-9"	13'-6 1/2"	389.32
09	Building 9 - Bahia	04_PROPOSED_GARAGE	ALLEY LEVEL	31'-6 1/2"	13'-6 1/2"	427.13
				PROPOSED GARAGE SUBTOTAL		**872.11 sq ft**
10	Building 9 - Bahia	05_EXISTING_DECK	BASEMENT LEVEL	10'-4 3/4"	4'-10 1/2"	50.68
11	Building 9 - Bahia	05_EXISTING_DECK	BASEMENT LEVEL	104'-5 3/4"	4'-0 1/2"	422.27
12	Building 9 - Bahia	05_EXISTING_DECK	BASEMENT LEVEL	107'-8 1/2"	7'-5 1/4"	801.08
13	Building 9 - Bahia	05_EXISTING_DECK	GROUND LEVEL	2'-11 1/2"	3'-11"	11.59
14	Building 9 - Bahia	05_EXISTING_DECK	GROUND LEVEL	4'-2"	8'-1"	33.68
15	Building 9 - Bahia	05_EXISTING_DECK	GROUND LEVEL	100'-8"	4'-0 1/2"	406.86
16	Building 9 - Bahia	05_EXISTING_DECK	GROUND LEVEL	126'-2 1/4"	6'-11 1/4"	875.43
17	Building 9 - Bahia	05_EXISTING_DECK	SECOND LEVEL	4'-3 1/2"	8'-1"	34.69
18	Building 9 - Bahia	05_EXISTING_DECK	SECOND LEVEL	103'-9 1/2"	4'-0 1/2"	419.49
19	Building 9 - Bahia	05_EXISTING_DECK	SECOND LEVEL	126'-2 1/4"	6'-11 1/4"	875.43
				EXISTING DECK SUBTOTAL		**3,943.64 sq ft**
20	Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	101'-1 1/2"	13'-6 1/2"	143.88
21	Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	19'-11 1/2"	27'-7 1/2"	551.35
				EXISTING STORAGE SUBTOTAL		**695.23 sq ft**
22	Building 9 - Bahia	09_EXISTING_MECHANICAL	ALLEY LEVEL	7'-1 1/2"	5'-8 3/4"	40.82
23	Building 9 - Bahia	09_EXISTING_MECHANICAL	ALLEY LEVEL	20'-0 1/2"	13'-6 1/2"	271.40
				EXISTING MECH SUBTOTAL		**312.22 sq ft**
						TOTAL 17,939.46 sq ft

Non-rectilinear area fills are in appropriate subtotal categories below, typ * ★

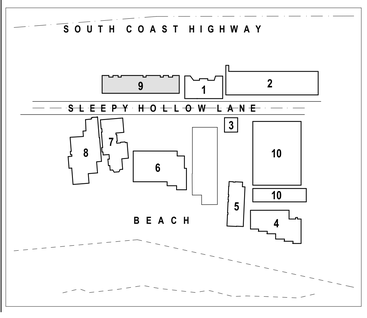
BAHIA FLOOR AREA CALCULATIONS - EXISTING

	Building	Category	Home Story	Length (A)	Width (B)	Area
01	Building 9 - Bahia	05_EXISTING_DECK *	BASEMENT LEVEL	(2'-6 3/4") x 1/2	10'-4 3/4"	13.32
02	Building 9 - Bahia	01_EXISTING_LIVING	BASEMENT LEVEL	118'-0 1/4"	27'-3"	3,216.07
03	Building 9 - Bahia	01_EXISTING_LIVING	GROUND LEVEL	126'-4 1/2"	27'-3"	3,443.72
04	Building 9 - Bahia	01_EXISTING_LIVING	SECOND LEVEL	126'-2 1/2"	27'-3"	3,439.18
				EXISTING LIVING SUBTOTAL		**10,098.97 sq ft**
05	Building 9 - Bahia	03_EXISTING_GARAGE	ALLEY LEVEL	48'-9 1/4"	20'-6 3/4"	1,002.85
06	Building 9 - Bahia	03_EXISTING_GARAGE	ALLEY LEVEL	49'-3 1/2"	20'-6 3/4"	1,013.56
				EXISTING GARAGE SUBTOTAL		**2,016.41 sq ft**
10	Building 9 - Bahia	05_EXISTING_DECK	BASEMENT LEVEL	10'-4 3/4"	4'-10 1/2"	50.68
11	Building 9 - Bahia	05_EXISTING_DECK	BASEMENT LEVEL	104'-5 3/4"	4'-0 1/2"	422.27
12	Building 9 - Bahia	05_EXISTING_DECK	BASEMENT LEVEL	107'-8 1/2"	7'-5 1/4"	801.08
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14	Building 9 - Bahia	05_EXISTING_DECK	GROUND LEVEL	4'-2"	8'-1"	33.68
15	Building 9 - Bahia	05_EXISTING_DECK	GROUND LEVEL	100'-8"	4'-0 1/2"	406.86
16	Building 9 - Bahia	05_EXISTING_DECK	GROUND LEVEL	126'-2 1/4"	6'-11 1/4"	875.43
17	Building 9 - Bahia	05_EXISTING_DECK	SECOND LEVEL	4'-3 1/2"	8'-1"	34.69
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19	Building 9 - Bahia	05_EXISTING_DECK	SECOND LEVEL	126'-2 1/4"	6'-11 1/4"	875.43
				EXISTING DECK SUBTOTAL		**3,943.64 sq ft**
19a	Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	7'-1 1/2"	7'-9 3/4"	55.64
20	Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	10'-7 1/2"	13'-6 1/2"	143.88
21	Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	19'-11 1/2"	27'-7 1/2"	551.35
21a	Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	28'-9"	13'-6 1/2"	389.32
21b	Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	31'-6 1/2"	13'-6 1/2"	427.13
				EXISTING STORAGE SUBTOTAL		**1,567.32 sq ft**
22	Building 9 - Bahia	09_EXISTING_MECHANICAL	ALLEY LEVEL	7'-1 1/2"	5'-8 3/4"	40.82
23	Building 9 - Bahia	09_EXISTING_MECHANICAL	ALLEY LEVEL	20'-0 1/2"	13'-6 1/2"	271.40
				EXISTING MECH SUBTOTAL		**312.22 sq ft**
						TOTAL 17,939.44 sq ft

AREA FILL LEGEND



KEY PLAN



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ARCHITECTS

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F 310.335.6060
W www.rockefellerkempel.com

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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PROJECT NO.
37011.00

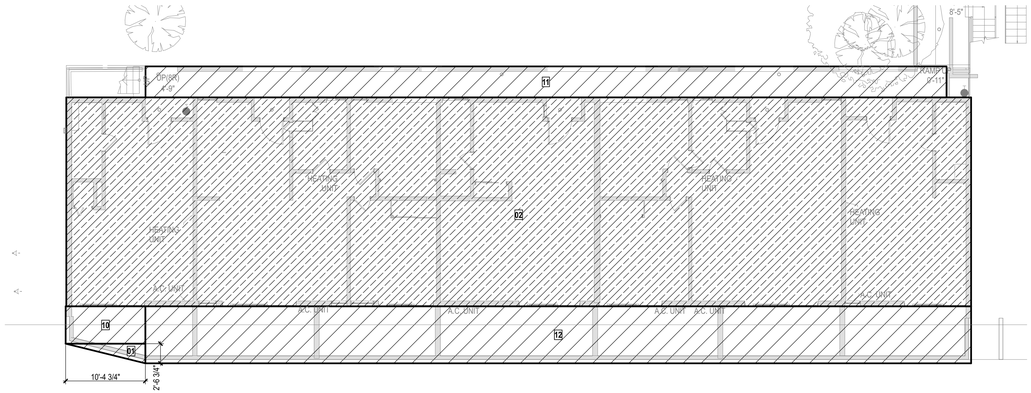
DATE
9/24/19

SCALE
AS SHOWN

DRAWN BY
BK, EC

SHEET TITLE
BAHIA FLOOR AREA CALCULATIONS: ALLEY LEVEL (2)

SHEET NO.
09-T1.10

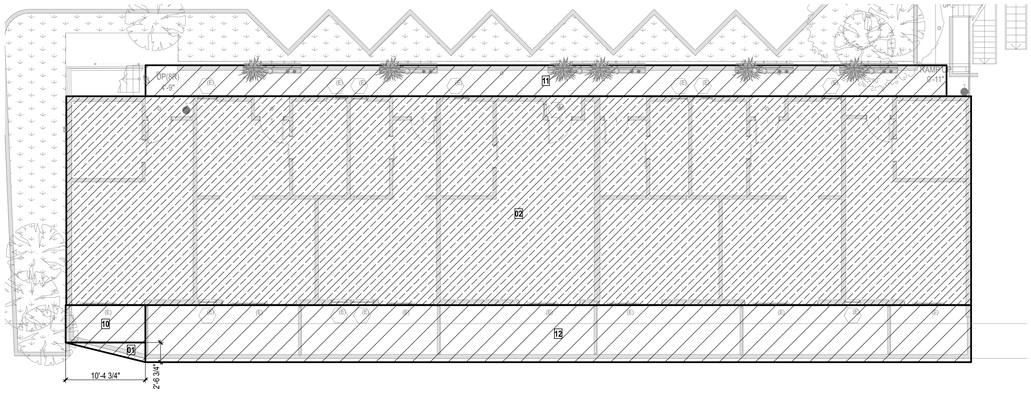


N

EXISTING BAHIA FLOOR PLAN: BASEMENT LEVEL (3)

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

1



N

PROPOSED BAHIA FLOOR PLAN: BASEMENT LEVEL (3)

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

1

Last Saved By: Beth Hoard
On: Tuesday, September 24, 2019 - 12:28 PM

09 BAHIA FLOOR AREA CALCULATIONS - PROPOSED 2

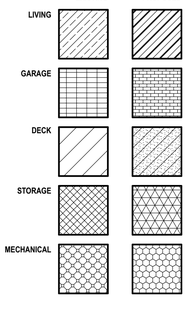
	Building	Category	Home Story	Length (A)	Width (B)	Area
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02	• Building 9 - Bahia	01_EXISTING_LIVING	BASEMENT LEVEL	118'-0 1/4"	27'-3"	3,216.07
03	• Building 9 - Bahia	01_EXISTING_LIVING	GROUND LEVEL	126'-4 1/2"	27'-3"	3,443.72
04	• Building 9 - Bahia	01_EXISTING_LIVING	SECOND LEVEL	126'-2 1/2"	27'-3"	3,439.18
				EXISTING LIVING SUBTOTAL		**10,098.97 sq ft**
05	• Building 9 - Bahia	03_EXISTING_GARAGE	ALLEY LEVEL	48'-9 1/4"	20'-6 3/4"	1,002.85
06	• Building 9 - Bahia	03_EXISTING_GARAGE	ALLEY LEVEL	49'-3 1/2"	20'-6 3/4"	1,013.56
				EXISTING GARAGE SUBTOTAL		**2,016.41 sq ft**
07	• Building 9 - Bahia	04_PROPOSED_GARAGE	ALLEY LEVEL	7'-1 1/2"	7'-9 3/4"	55.66
08	• Building 9 - Bahia	04_PROPOSED_GARAGE	ALLEY LEVEL	29'-9"	13'-6 1/2"	389.32
09	• Building 9 - Bahia	04_PROPOSED_GARAGE	ALLEY LEVEL	31'-6 1/2"	13'-6 1/2"	427.13
				PROPOSED GARAGE SUBTOTAL		**872.11 sq ft**
10	• Building 9 - Bahia	05_EXISTING_DECK	BASEMENT LEVEL	10'-4 3/4"	4'-10 1/2"	50.68
11	• Building 9 - Bahia	05_EXISTING_DECK	BASEMENT LEVEL	104'-5 3/4"	4'-0 1/2"	422.27
12	• Building 9 - Bahia	05_EXISTING_DECK	BASEMENT LEVEL	107'-8 1/2"	7'-5 1/4"	801.08
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						TOTAL 17,939.46 sq ft

BAHIA FLOOR AREA CALCULATIONS - EXISTING

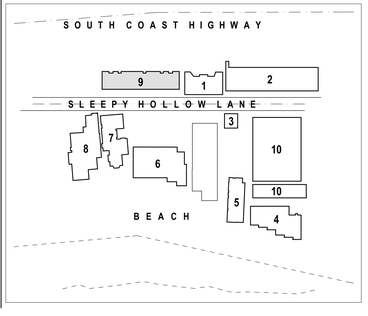
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11	• Building 9 - Bahia	05_EXISTING_DECK	BASEMENT LEVEL	104'-5 3/4"	4'-0 1/2"	422.27
12	• Building 9 - Bahia	05_EXISTING_DECK	BASEMENT LEVEL	107'-8 1/2"	7'-5 1/4"	801.08
13	• Building 9 - Bahia	05_EXISTING_DECK	GROUND LEVEL	2'-11 1/2"	3'-11"	11.59
14	• Building 9 - Bahia	05_EXISTING_DECK	GROUND LEVEL	4'-2"	8'-1"	33.68
15	• Building 9 - Bahia	05_EXISTING_DECK	GROUND LEVEL	100'-8"	4'-0 1/2"	406.86
16	• Building 9 - Bahia	05_EXISTING_DECK	GROUND LEVEL	126'-2 1/4"	6'-11 1/4"	875.43
17	• Building 9 - Bahia	05_EXISTING_DECK	SECOND LEVEL	4'-3 1/2"	8'-1"	34.69
18	• Building 9 - Bahia	05_EXISTING_DECK	SECOND LEVEL	103'-9 1/2"	4'-0 1/2"	419.49
19	• Building 9 - Bahia	05_EXISTING_DECK	SECOND LEVEL	126'-2 1/4"	6'-11 1/4"	875.43
				EXISTING DECK SUBTOTAL		**3,931.20 sq ft**
19a	• Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	7'-1 1/2"	7'-9 3/4"	55.64
20	• Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	10'-7 1/2"	13'-6 1/2"	143.88
21	• Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	19'-11 1/2"	27'-7 1/2"	551.35
21a	• Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	28'-9"	13'-6 1/2"	389.32
21b	• Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	31'-6 1/2"	13'-6 1/2"	427.13
				EXISTING STORAGE SUBTOTAL		**1,567.32 sq ft**
22	• Building 9 - Bahia	09_EXISTING_MECHANICAL	ALLEY LEVEL	7'-1 1/2"	5'-8 3/4"	40.82
23	• Building 9 - Bahia	09_EXISTING_MECHANICAL	ALLEY LEVEL	20'-0 1/2"	13'-6 1/2"	271.40
				EXISTING MECH SUBTOTAL		**312.22 sq ft**
						TOTAL 17,939.44 sq ft

Non-rectilinear area fills are in appropriate subtotal categories below, typ. * ★

AREA FILL LEGEND



KEY PLAN



ROCKEFELLER KEMPEL
ARCHITECTS

145 Standard Street
El Segundo, California
90245

T 310.335.6000
F 310.335.6060
W www.rockefellerkempel.com

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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PROJECT NO.
37011.00

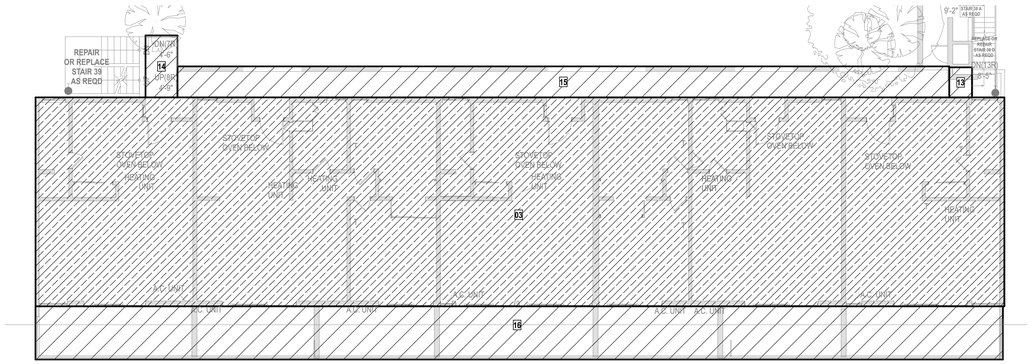
DATE
9/24/19

SCALE
AS SHOWN

DRAWN BY
BK, EC

SHEET TITLE
BAHIA FLOOR AREA CALCULATIONS: BASEMENT LVL (3)

SHEET NO.
09-T1.11

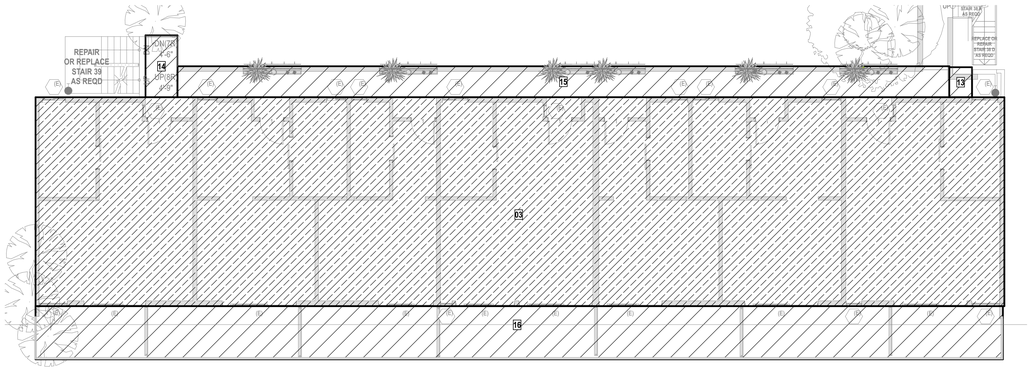


N

EXISTING BAHIA FLOOR PLAN: GROUND LEVEL (4)

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

1



N

PROPOSED BAHIA FLOOR PLAN: GROUND LEVEL (4)

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

2

Last Plotted By: Beth Hoag
On: Tuesday, September 24, 2019 - 12:28 PM

09 BAHIA FLOOR AREA CALCULATIONS - PROPOSED 2

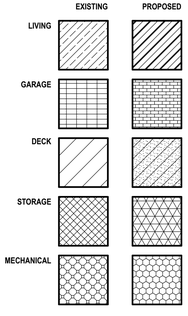
	Building	Category	Home Story	Length (A)	Width (B)	Area
01	Building 9 - Bahia	05_EXISTING_DECK *	BASEMENT LEVEL	(2'-6 3/4") x 10'	10'-4 3/4"	13.32
02	Building 9 - Bahia	01_EXISTING_LIVING	BASEMENT LEVEL	118'-0 1/4"	27'-3"	3,216.07
03	Building 9 - Bahia	01_EXISTING_LIVING	GROUND LEVEL	126'-4 1/2"	27'-3"	3,443.72
04	Building 9 - Bahia	01_EXISTING_LIVING	SECOND LEVEL	126'-2 1/2"	27'-3"	3,439.18
				EXISTING LIVING SUBTOTAL		**10,098.97 sq ft**
05	Building 9 - Bahia	03_EXISTING_GARAGE	ALLEY LEVEL	48'-9 1/4"	20'-6 3/4"	1,002.85
06	Building 9 - Bahia	03_EXISTING_GARAGE	ALLEY LEVEL	49'-3 1/2"	20'-6 3/4"	1,013.56
				EXISTING GARAGE SUBTOTAL		**2,016.41 sq ft**
07	Building 9 - Bahia	04_PROPOSED_GARAGE	ALLEY LEVEL	7'-1 1/2"	7'-9 3/4"	55.66
08	Building 9 - Bahia	04_PROPOSED_GARAGE	ALLEY LEVEL	29'-9"	13'-6 1/2"	389.32
09	Building 9 - Bahia	04_PROPOSED_GARAGE	ALLEY LEVEL	31'-6 1/2"	13'-6 1/2"	427.13
				PROPOSED GARAGE SUBTOTAL		**872.11 sq ft**
10	Building 9 - Bahia	05_EXISTING_DECK	BASEMENT LEVEL	10'-4 3/4"	4'-10 1/2"	50.68
11	Building 9 - Bahia	05_EXISTING_DECK	BASEMENT LEVEL	104'-5 3/4"	4'-0 1/2"	422.27
12	Building 9 - Bahia	05_EXISTING_DECK	BASEMENT LEVEL	107'-8 1/2"	7'-5 1/4"	801.08
13	Building 9 - Bahia	05_EXISTING_DECK	GROUND LEVEL	2'-11 1/2"	3'-11"	11.59
14	Building 9 - Bahia	05_EXISTING_DECK	GROUND LEVEL	4'-2"	8'-1"	33.68
15	Building 9 - Bahia	05_EXISTING_DECK	GROUND LEVEL	100'-8"	4'-0 1/2"	406.86
16	Building 9 - Bahia	05_EXISTING_DECK	GROUND LEVEL	126'-2 1/4"	6'-11 1/4"	875.43
17	Building 9 - Bahia	05_EXISTING_DECK	SECOND LEVEL	4'-3 1/2"	8'-1"	34.69
18	Building 9 - Bahia	05_EXISTING_DECK	SECOND LEVEL	103'-9 1/2"	4'-0 1/2"	419.49
19	Building 9 - Bahia	05_EXISTING_DECK	SECOND LEVEL	126'-2 1/4"	6'-11 1/4"	875.43
				EXISTING DECK SUBTOTAL		**3,943.64 sq ft**
20	Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	10'-1 1/2"	13'-6 1/2"	143.88
21	Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	19'-11 1/2"	27'-7 1/2"	551.35
				EXISTING STORAGE SUBTOTAL		**695.23 sq ft**
22	Building 9 - Bahia	09_EXISTING_MECHANICAL	ALLEY LEVEL	7'-1 1/2"	5'-8 3/4"	40.82
23	Building 9 - Bahia	09_EXISTING_MECHANICAL	ALLEY LEVEL	20'-0 1/2"	13'-6 1/2"	271.40
				EXISTING MECH SUBTOTAL		**312.22 sq ft**
						TOTAL 17,939.46 sq ft

Non-rectilinear area fills are in appropriate subtotal categories below, typ * ★

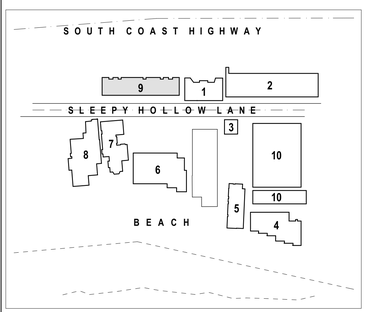
BAHIA FLOOR AREA CALCULATIONS - EXISTING

	Building	Category	Home Story	Length (A)	Width (B)	Area
01	Building 9 - Bahia	05_EXISTING_DECK *	BASEMENT LEVEL	(2'-6 3/4") x 10'	10'-4 3/4"	13.32
02	Building 9 - Bahia	01_EXISTING_LIVING	BASEMENT LEVEL	118'-0 1/4"	27'-3"	3,216.07
03	Building 9 - Bahia	01_EXISTING_LIVING	GROUND LEVEL	126'-4 1/2"	27'-3"	3,443.72
04	Building 9 - Bahia	01_EXISTING_LIVING	SECOND LEVEL	126'-2 1/2"	27'-3"	3,439.18
				EXISTING LIVING SUBTOTAL		**10,098.97 sq ft**
05	Building 9 - Bahia	03_EXISTING_GARAGE	ALLEY LEVEL	48'-9 1/4"	20'-6 3/4"	1,002.85
06	Building 9 - Bahia	03_EXISTING_GARAGE	ALLEY LEVEL	49'-3 1/2"	20'-6 3/4"	1,013.56
				EXISTING GARAGE SUBTOTAL		**2,016.41 sq ft**
10	Building 9 - Bahia	05_EXISTING_DECK	BASEMENT LEVEL	10'-4 3/4"	4'-10 1/2"	50.68
11	Building 9 - Bahia	05_EXISTING_DECK	BASEMENT LEVEL	104'-5 3/4"	4'-0 1/2"	422.27
12	Building 9 - Bahia	05_EXISTING_DECK	BASEMENT LEVEL	107'-8 1/2"	7'-5 1/4"	801.08
13	Building 9 - Bahia	05_EXISTING_DECK	GROUND LEVEL	2'-11 1/2"	3'-11"	11.59
14	Building 9 - Bahia	05_EXISTING_DECK	GROUND LEVEL	4'-2"	8'-1"	33.68
15	Building 9 - Bahia	05_EXISTING_DECK	GROUND LEVEL	100'-8"	4'-0 1/2"	406.86
16	Building 9 - Bahia	05_EXISTING_DECK	GROUND LEVEL	126'-2 1/4"	6'-11 1/4"	875.43
17	Building 9 - Bahia	05_EXISTING_DECK	SECOND LEVEL	4'-3 1/2"	8'-1"	34.69
18	Building 9 - Bahia	05_EXISTING_DECK	SECOND LEVEL	103'-9 1/2"	4'-0 1/2"	419.49
19	Building 9 - Bahia	05_EXISTING_DECK	SECOND LEVEL	126'-2 1/4"	6'-11 1/4"	875.43
				EXISTING DECK SUBTOTAL		**3,943.64 sq ft**
19a	Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	7'-1 1/2"	7'-9 3/4"	55.64
20	Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	10'-7 1/2"	13'-6 1/2"	143.88
21	Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	19'-11 1/2"	27'-7 1/2"	551.35
21a	Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	28'-9"	13'-6 1/2"	389.32
21b	Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	31'-6 1/2"	13'-6 1/2"	427.13
				EXISTING STORAGE SUBTOTAL		**1,567.32 sq ft**
22	Building 9 - Bahia	09_EXISTING_MECHANICAL	ALLEY LEVEL	7'-1 1/2"	5'-8 3/4"	40.82
23	Building 9 - Bahia	09_EXISTING_MECHANICAL	ALLEY LEVEL	20'-0 1/2"	13'-6 1/2"	271.40
				EXISTING MECH SUBTOTAL		**312.22 sq ft**
						TOTAL 17,939.44 sq ft

AREA FILL LEGEND



KEY PLAN



ROCKEFELLER KEMPEL ARCHITECTS

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DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
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7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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PROJECT NO. 37011.00

DATE 9/24/19

SCALE AS SHOWN

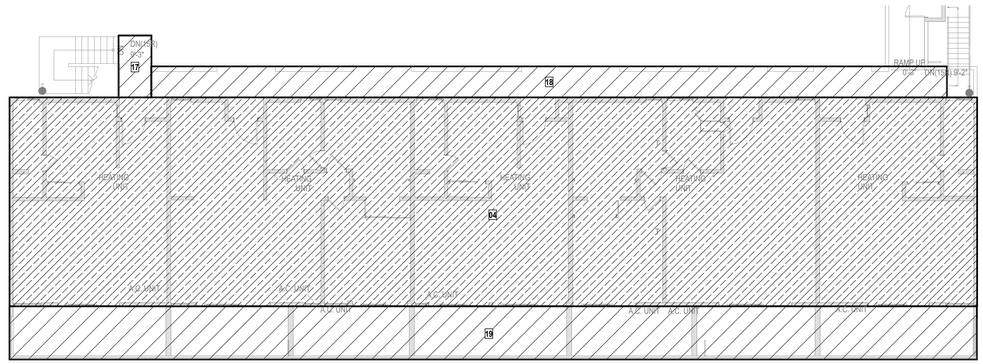
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SHEET TITLE

BAHIA FLOOR AREA CALCULATIONS: GROUND LEVEL (4)

SHEET NO.

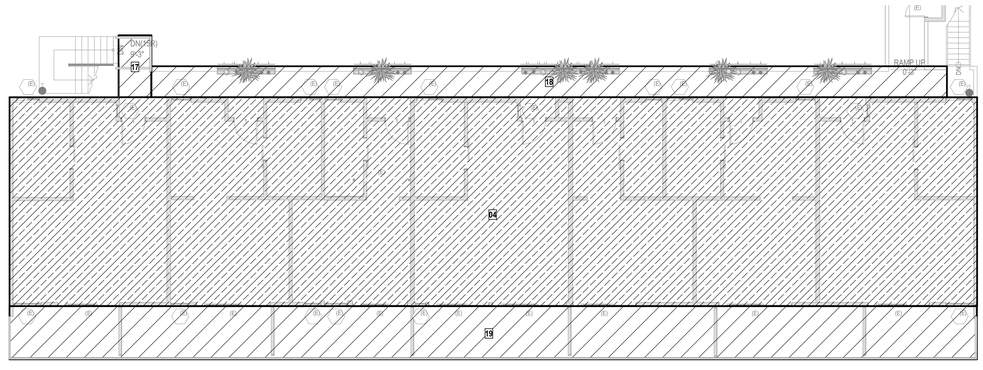
09-T1.12



N

EXISTING BAHIA FLOOR PLAN: BEACH LEVEL (1) — 1

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



N

PROPOSED BAHIA FLOOR PLAN: BEACH LEVEL (1) — 2

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

09 BAHIA FLOOR AREA CALCULATIONS - PROPOSED 2

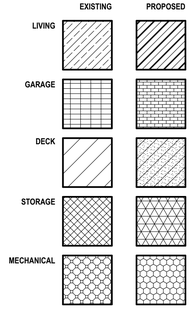
	Building	Category	Home Story	Length (A)	Width (B)	Area
01 •	Building 9 - Bahia	05_EXISTING_DECK *	BASEMENT LEVEL	(2'-6 3/4") x 1/2	10'-4 3/4"	13.32
02 •	Building 9 - Bahia	01_EXISTING_LIVING	BASEMENT LEVEL	118'-0 1/4"	27'-3"	3,216.07
03 •	Building 9 - Bahia	01_EXISTING_LIVING	GROUND LEVEL	126'-4 1/2"	27'-3"	3,443.72
04 •	Building 9 - Bahia	01_EXISTING_LIVING	SECOND LEVEL	126'-2 1/2"	27'-3"	3,439.18
					EXISTING LIVING SUBTOTAL	10,098.97 sq ft
05 •	Building 9 - Bahia	03_EXISTING_GARAGE	ALLEY LEVEL	48'-9 1/4"	20'-6 3/4"	1,002.85
06 •	Building 9 - Bahia	03_EXISTING_GARAGE	ALLEY LEVEL	49'-3 1/2"	20'-6 3/4"	1,013.56
					EXISTING GARAGE SUBTOTAL	2,016.41 sq ft
07 •	Building 9 - Bahia	04_PROPOSED_GARAGE	ALLEY LEVEL	7'-1 1/2"	7'-9 3/4"	55.66
08 •	Building 9 - Bahia	04_PROPOSED_GARAGE	ALLEY LEVEL	28'-9"	13'-6 1/2"	389.32
09 •	Building 9 - Bahia	04_PROPOSED_GARAGE	ALLEY LEVEL	31'-6 1/2"	13'-6 1/2"	427.13
					PROPOSED GARAGE SUBTOTAL	872.11 sq ft
10 •	Building 9 - Bahia	05_EXISTING_DECK	BASEMENT LEVEL	102'-4 3/4"	4'-10 1/2"	50.68
11 •	Building 9 - Bahia	05_EXISTING_DECK	BASEMENT LEVEL	104'-5 3/4"	4'-0 1/2"	422.27
12 •	Building 9 - Bahia	05_EXISTING_DECK	BASEMENT LEVEL	107'-8 1/2"	7'-5 1/4"	801.08
13 •	Building 9 - Bahia	05_EXISTING_DECK	GROUND LEVEL	2'-11 1/2"	3'-11"	11.59
14 •	Building 9 - Bahia	05_EXISTING_DECK	GROUND LEVEL	4'-2"	8'-1"	33.68
15 •	Building 9 - Bahia	05_EXISTING_DECK	GROUND LEVEL	100'-8"	4'-0 1/2"	406.86
16 •	Building 9 - Bahia	05_EXISTING_DECK	GROUND LEVEL	126'-2 1/4"	6'-11 1/4"	875.43
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18 •	Building 9 - Bahia	05_EXISTING_DECK	SECOND LEVEL	103'-9 1/2"	4'-0 1/2"	419.49
19 •	Building 9 - Bahia	05_EXISTING_DECK	SECOND LEVEL	126'-2 1/4"	6'-11 1/4"	875.43
					EXISTING DECK SUBTOTAL	3,943.64 sq ft
20 •	Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	101'-1 1/2"	13'-6 1/2"	143.88
21 •	Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	19'-11 1/2"	27'-7 1/2"	551.35
					EXISTING STORAGE SUBTOTAL	695.23 sq ft
22 •	Building 9 - Bahia	09_EXISTING_MECHANICAL	ALLEY LEVEL	7'-1 1/2"	5'-8 3/4"	40.82
23 •	Building 9 - Bahia	09_EXISTING_MECHANICAL	ALLEY LEVEL	20'-0 1/2"	13'-6 1/2"	271.40
					EXISTING MECH SUBTOTAL	312.22 sq ft
					TOTAL	17,939.46 sq ft

BAHIA FLOOR AREA CALCULATIONS - EXISTING

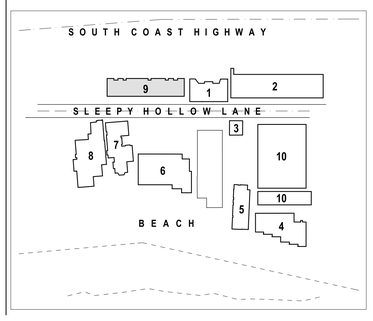
	Building	Category	Home Story	Length (A)	Width (B)	Area
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02 •	Building 9 - Bahia	01_EXISTING_LIVING	BASEMENT LEVEL	118'-0 1/4"	27'-3"	3,216.07
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19 •	Building 9 - Bahia	05_EXISTING_DECK	SECOND LEVEL	126'-2 1/4"	6'-11 1/4"	875.43
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19a •	Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	7'-1 1/2"	7'-9 3/4"	55.64
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21 •	Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	19'-11 1/2"	27'-7 1/2"	551.35
21a •	Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	28'-9"	13'-6 1/2"	389.32
21b •	Building 9 - Bahia	07_EXISTING_STORAGE	ALLEY LEVEL	31'-6 1/2"	13'-6 1/2"	427.13
					EXISTING STORAGE SUBTOTAL	1,567.32 sq ft
22 •	Building 9 - Bahia	09_EXISTING_MECHANICAL	ALLEY LEVEL	7'-1 1/2"	5'-8 3/4"	40.82
23 •	Building 9 - Bahia	09_EXISTING_MECHANICAL	ALLEY LEVEL	20'-0 1/2"	13'-6 1/2"	271.40
					EXISTING MECH SUBTOTAL	312.22 sq ft
					TOTAL	17,939.44 sq ft

Non-rectilinear area fills are in appropriate subtotal categories below, typ • ★

AREA FILL LEGEND



KEY PLAN



ROCKEFELLER KEMPEL ARCHITECTS

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DRAWING LOG

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8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT — DARRELL S. ROCKEFELLER — C-14927 — 4-30-21 — STATE OF CALIFORNIA

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DATE 9/24/19

SCALE AS SHOWN

DRAWN BY BK, EC

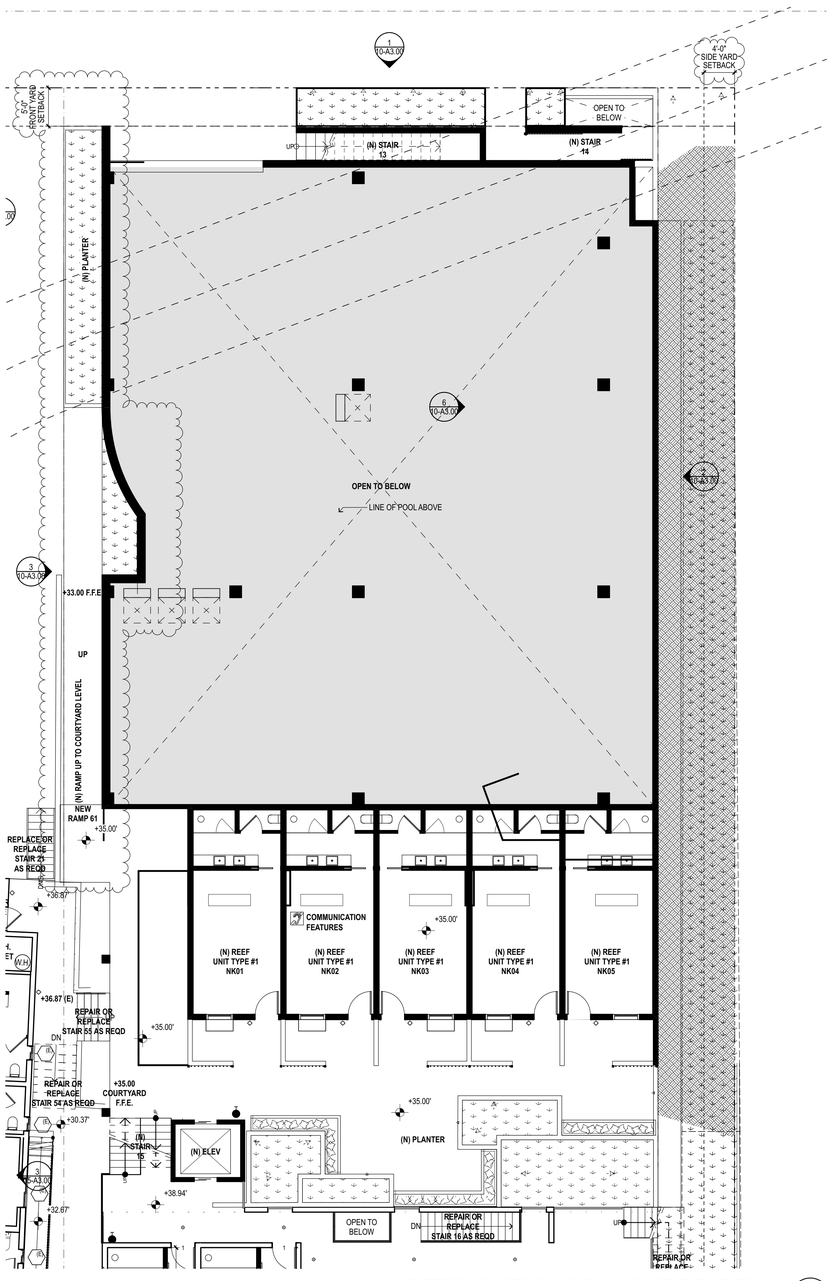
SHEET TITLE

BAHIA FLOOR AREA CALCULATIONS: SECOND LEVEL (5)

SHEET NO.

09-T1.13

Last Plotted By: Kelin Hsieh
On: Tuesday, September 24, 2019 - 12:28 PM

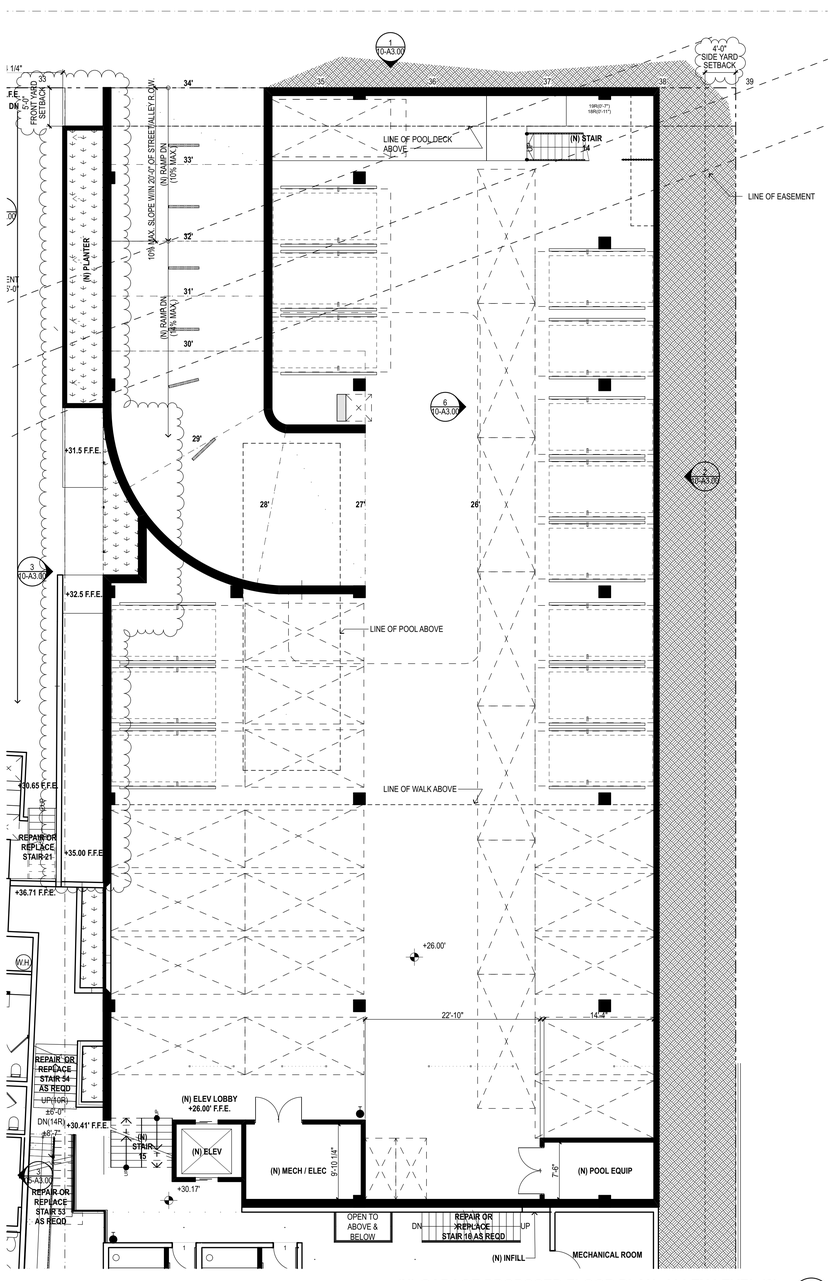


N

(N) REEF PROPOSED FLOOR PLAN: BASEMENT LEVEL (3)

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

2



N

(N) GARAGE PROPOSED FLOOR PLAN: ALLEY LEVEL (2)

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

1

KEYNOTES - FLOOR PLANS

1. **ZONING REVIEW SUBMITTAL DIMENSIONS.** DIMENSIONS SHOWN ARE TYPICAL TO SIMILAR UNITS, U.N.O. DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
2. **STAIRS.** REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW).

FIRE DEPARTMENT NOTES

A) A SEPARATE (DEFERRED) SUBMITTAL FOR THE CONVERSION OF THE DRY STANDPIPE SYSTEM TO WET MANUAL SYSTEM IS REQUIRED AND MUST BE DESIGNED IN COMPLIANCE WITH THE 2016 CFC AND NFPA 14, AND INSTALLED BY A QUALIFIED FIRE PROTECTION CONTRACTOR. PLANS MUST BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND FINAL INSPECTION CONDUCTED.

B) A SEPARATE (DEFERRED) SUBMITTAL FOR FIRE ALARM SYSTEM IS REQUIRED AND MUST BE DESIGNED IN COMPLIANCE WITH 2016 CFC AND NFPA 72, AND INSTALLED BY A QUALIFIED ELECTRICAL CONTRACTOR. PLANS MUST INCLUDE FULL DETECTION AND NOTIFICATION AS REQUIRED BY CFC SECTION 907. PLANS MUST BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND FINAL INSPECTION CONDUCTED.

C) A SEPARATE (DEFERRED) SUBMITTAL FOR FIRE SPRINKLERS IS REQUIRED. SYSTEM DESIGN MUST COMPLY WITH THE 2016 CFC AND 2016 NFPA 13 STANDARD. PLANS MUST BE DESIGNED AND INSTALLED BY A QUALIFIED FIRE PROTECTION CONTRACTOR. PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND APPROPRIATE INSPECTIONS CONDUCTED.

D) A SEPARATE (DEFERRED) SUBMITTAL FOR UL300 COMPLIANT FIRE SUPPRESSION SYSTEM(S) IS REQUIRED FOR ALL TYPE 1 COOK HOODS. A UL300 COMPLIANT SYSTEM PLAN WILL NEED TO BE SUBMITTED TO THE LBFD FOR REVIEW AND APPROVAL. A PERMIT ISSUED AND FINAL INSPECTION REQUIRED. SYSTEM(S) SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF 2016 CFC, CMC, CEC, NFPA 17A & 96.

E) FIRE EXTINGUISHERS TO BE LOCATED AND SIZED AS PER 2016 CFC SECTION 906 AND FIRE INSPECTORS' DIRECTION.

F) MAINTAIN JOBSITE SAFETY DURING CONSTRUCTION AS PER CHAPTER 33 OF THE 2016 CALIFORNIA FIRE CODE.

G) BUILDING ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR FACING THE STREET ADDRESSED TO. MINIMUM SIZE OF UNIT/ SUITE NUMBERS IS 4". WITH THE MINIMUM SIZE OF BUILDING NUMBERS BEING 6". NUMBER COLOR MUST CONTRAST WITH BACKGROUND.

H) KNOX BOX /FIREFIGHTER ACCESS IS REQUIRED. TO BE INSTALLED AT ALL PRIMARY ENTRANCE LOCATIONS. PROVIDE DWELLING / GATE KEYS TO THE LBFD INSPECTOR FOR PLACEMENT INTO THE KNOX BOXES.

I) NEW AND REMODELED ELEVATORS MUST BE SIZED TO ACCOMMODATE AN AMBULANCE GURNEY, AND MEET ALL MINIMUM CBC AND CFC REQUIREMENTS. NOTE: STANDARDIZED ELEVATOR KEYS MUST BE PROVIDED TO LBFD INSPECTOR AT FINAL FOR PLACEMENT INTO KNOX BOXES.

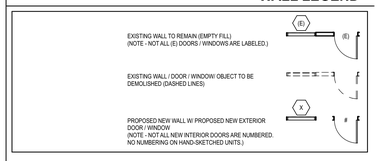
J) ALL APPARATUS ACCESS FIRE LANES MUST BE CONSTRUCTED AND MARKED/SIGNED AS PER CFC REQUIREMENTS.

K) ALL NEW FABRIC AWNINGS MUST BE CA TITLE 19 COMPLIANT FOR FLAME RETARDANCE, WITH THE CSFM LABEL ON EACH ONE.

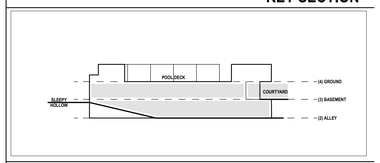
I) ALL CFC CHAPTER 4 EVACUATION AND PLANNING REQUIREMENTS MUST BE MET. DETAILS FOR DIAGRAMS REQUIRED BY SECTIONS 403 & 404 MUST BE PROVIDED.

M) FOR FIRE DEPARTMENT INSPECTIONS, CALL (949) 497-0352 AT LEAST 3 DAYS IN ADVANCE TO SCHEDULE.

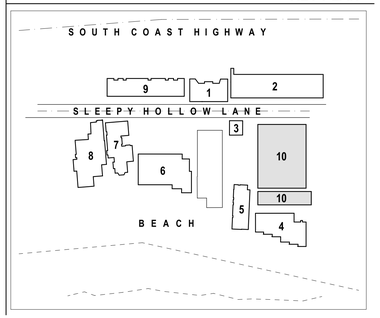
WALL LEGEND



KEY SECTION



KEY PLAN



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647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
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11	01.29.2021	Additional Planning Corrections
12	02.11.2021	Additional Planning Corrections 2

LICENSED ARCHITECT — DARRELL S. ROCKEFELLER — C-14927 — 4-30-21 — STATE OF CALIFORNIA

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DATE 2/11/21

SCALE AS SHOWN

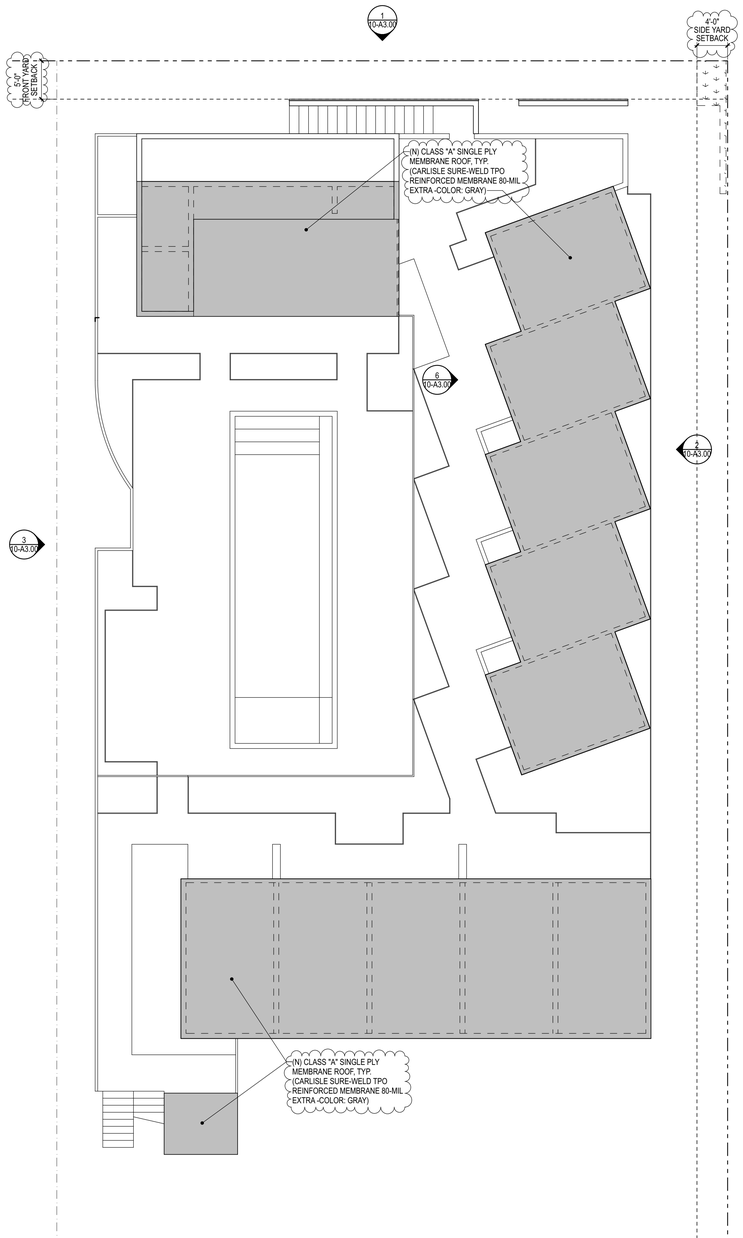
DRAWN BY BK, EC

SHEET TITLE

NEW REEF & GARAGE FLOOR PLANS: ALLEY (2) & BASEMENT (3) LVL

SHEET NO. 10-A2.00

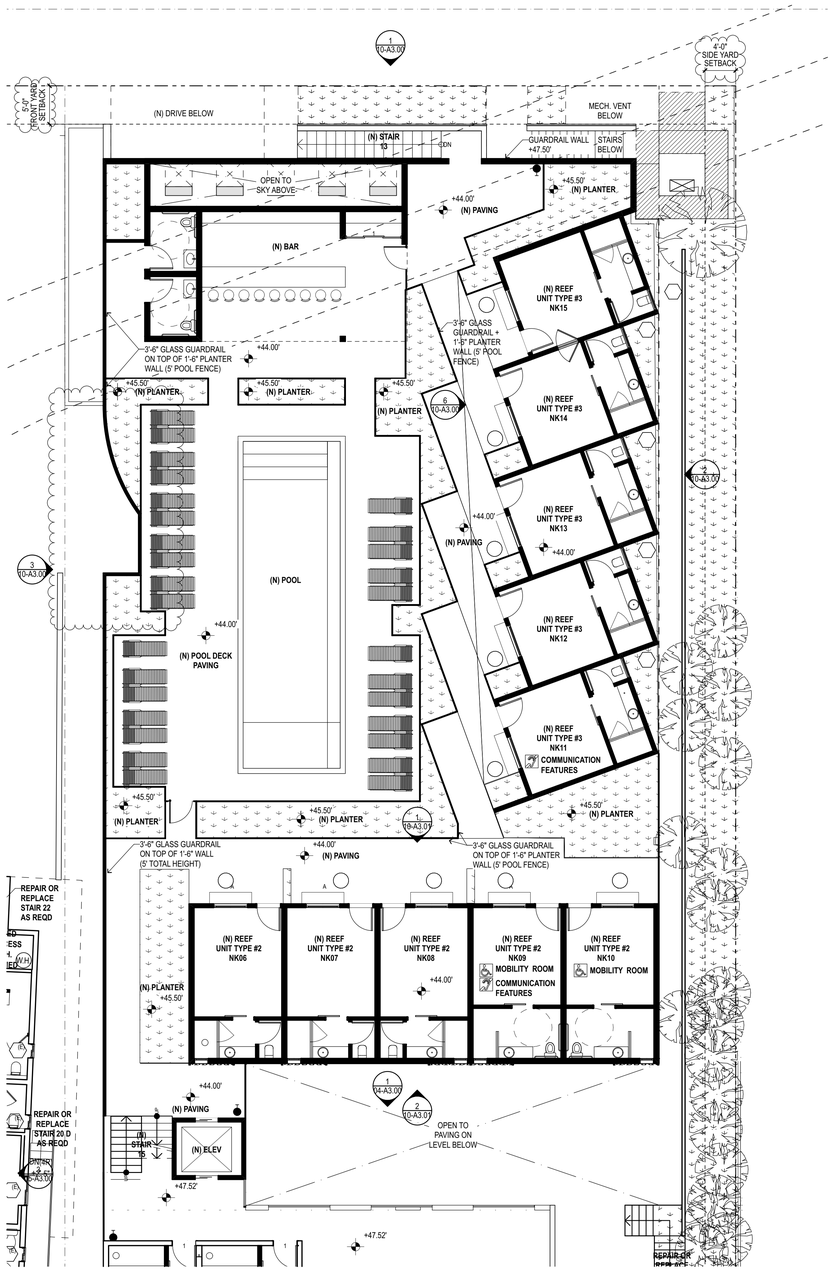
Last Plotted By: Beth Kiesling
On: Thursday, February 11, 2021 10:51 AM



(N) REEF & POOL PROPOSED ROOF PLAN: SECOND LEVEL (5)

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

2



(N) REEF & POOL PROPOSED FLOOR PLAN: GROUND LEVEL (4)

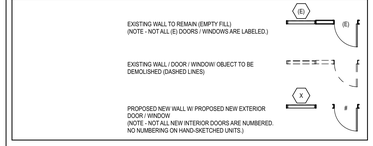
SCALE: 1/8" = 1'-0"

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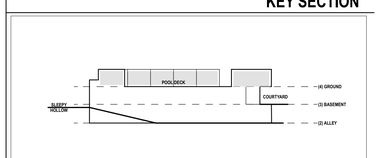
KEYNOTES - FLOOR PLANS

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2. **STAIRS.** REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW).

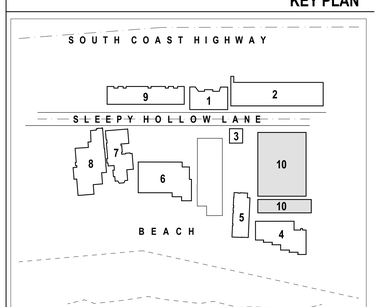
WALL LEGEND



KEY SECTION



KEY PLAN



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LICENSED ARCHITECT DARRELL S. ROCKEFELLER C-14927 4-30-21 STATE OF CALIFORNIA

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DATE 2/11/21

SCALE AS SHOWN

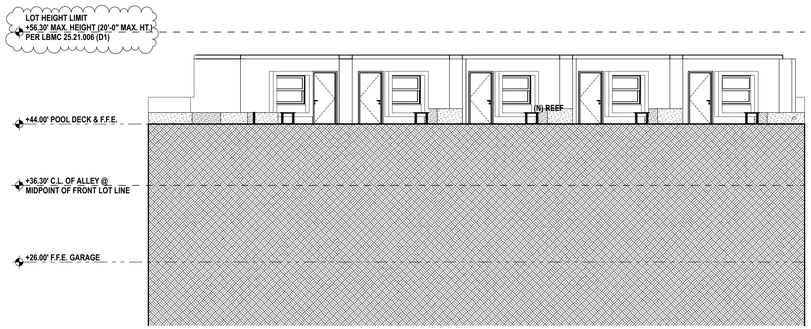
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SHEET TITLE

NEW REEF & POOL FLOOR PLAN: GROUND LEVEL (4)

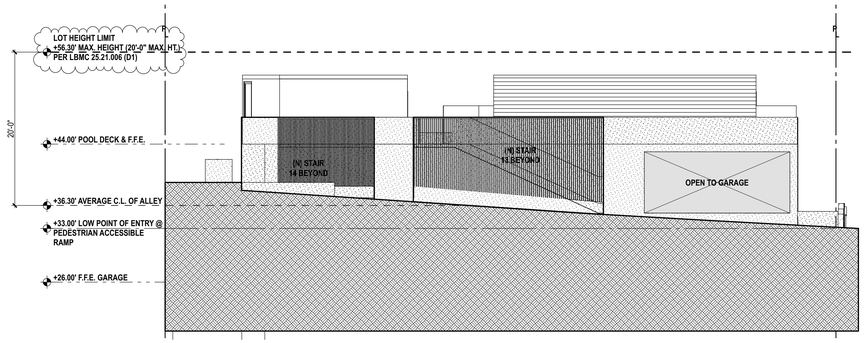
SHEET NO. **10-A2.01**

Last Plotted By: Eddi Hsieh
On: Thursday, February 11, 2021 - 10:51 AM



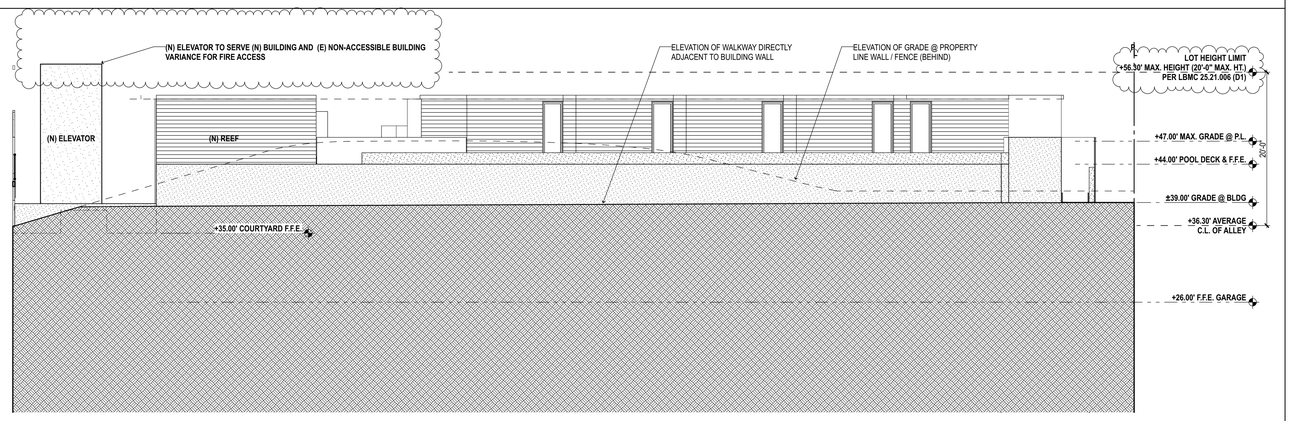
PROPOSED EXTERIOR ELEVATION: REEF GARAGE: NORTH UNITS

SCALE: 1/8" = 1'-0" — 6



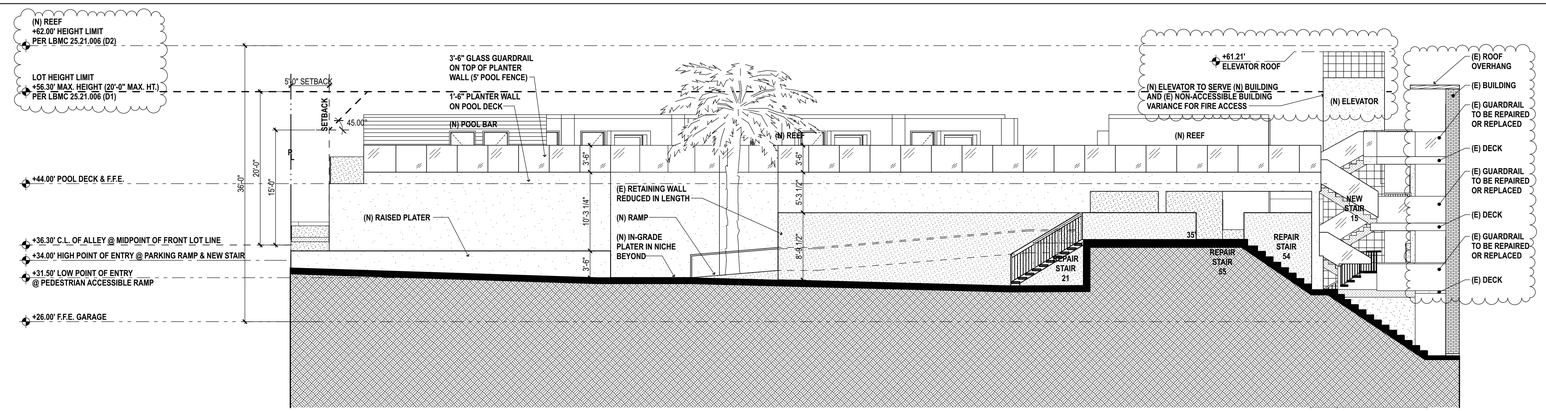
PROPOSED EXTERIOR ELEVATION: REEF GARAGE: EAST

SCALE: 1/8" = 1'-0" — 1



PROPOSED EXTERIOR ELEVATION: REEF GARAGE: SOUTH

SCALE: 1/8" = 1'-0" — 2



PROPOSED EXTERIOR ELEVATION: REEF GARAGE: NORTH

SCALE: 1/8" = 1'-0" — 3

KEYNOTES - (N) REEF / (N) PARKING GARAGE, POOL, BAR (15 NEW KEYS)

1. **SUBTERRANEAN PARKING.** SHORING / EXCAVATION FOR SUBTERRANEAN PARKING GARAGE (12' AVERAGE RETAINING).
2. **PARKING LIFTS IN GARAGE** (ALLOW FOR 15 LIFTS IN GARAGE).
3. **PT DECK W/ INSET POOL & PLANTERS.** SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR LOCATIONS & DEPTHS.
4. **SWIMMING POOL.** 4' DEEP.
5. **BAR AND ENCLOSURE** PER I.D. DRAWINGS.
6. **MEN'S AND WOMEN'S RESTROOMS** PER ARCHITECTURAL PLANS.
8. **PAVERS.** (N) PAVERS ON POOL DECK.
8. **PLANTERS.** (N) PLANTERS + PLANTING PER LANDSCAPE ARCHITECT.
9. **HOTEL ROOMS.** (N) HOTEL ROOMS (15 ROOM TOTAL, TWO STORIES ABOVE PARKING GARAGE).
10. **ELEVATOR.** (N) SEVEN STOP ELEVATOR (ADA ACCESSIBLE PER ADA CONSULTANT)
10. **FIRE SPRINKLERS.** (N) FIRE SPRINKLERS ALL LEVELS.
11. **HVAC.**
    A. ADD (N) VRF (AIR COOLED) "CONDENSER" ON EXTERIOR (ROOF OR ON GRADE).
    B. ADD (N) PIPING TO EACH ROOM; FAN COIL IN EACH ROOM W/ OSA AS REQUIRED.
    C. UPGRADE POWER FOR BUILDING AS REQUIRED TO ACCOMMODATE HVAC UPGRADE.
12. **ROOF.** (N) SINGLE PLY PVC ROOF.
13. **ELEVATIONS.**
    A. ADD (N) CABLE / ROPE SCREENS & HANDRAILS AS SHOWN ON ELEVATIONS W/ 2 X 2 GALV STEEL FRAME SUPPORT PER STRUCTURAL. INCLUDE PLANTERS WHERE SHOWN IN PLAN PER LANDSCAPE ARCHITECT.

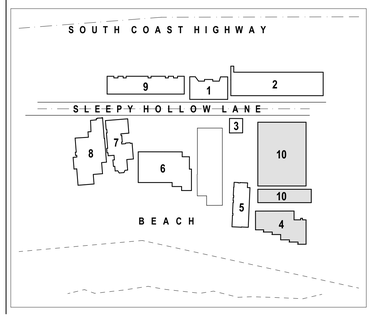
NOTES:

REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW), NOT REFLECTED IN ELEVATIONS, TYP.

SEE GRADING PLAN FOR PRECISE GRADING INFORMATION, TYP.

(E) NON-COMPLIANT RAILING HEIGHTS TO REMAIN, UNO. (N) RAILINGS TO BE 42" HIGH MIN. PER CODE. (E) RAILING DIMENSION HEIGHTS TO BE VERIFIED IN FIELD.

KEY PLAN



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DRAWING LOG

No.	Date	
1	05.21.18	Zoning Review Submittal
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LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
STATE OF CALIFORNIA

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PROJECT NO. 37011.00

DATE 1/29/21

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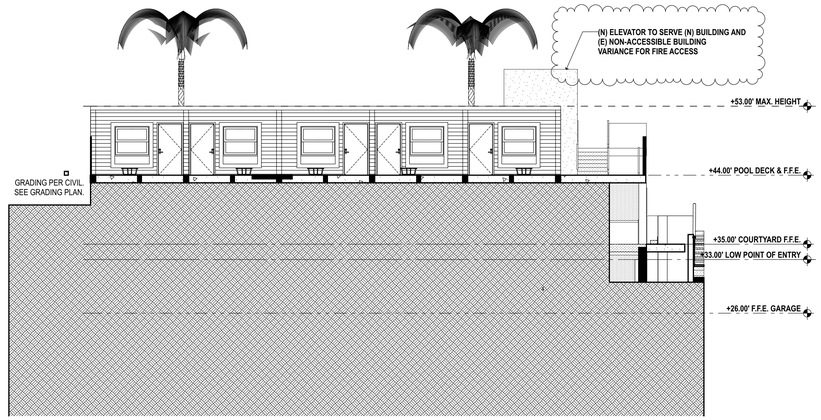
DRAWN BY BK, EC

SHEET TITLE

NEW REEF & GARAGE PROPOSED ELEVATIONS

SHEET NO. **10-A3.00**

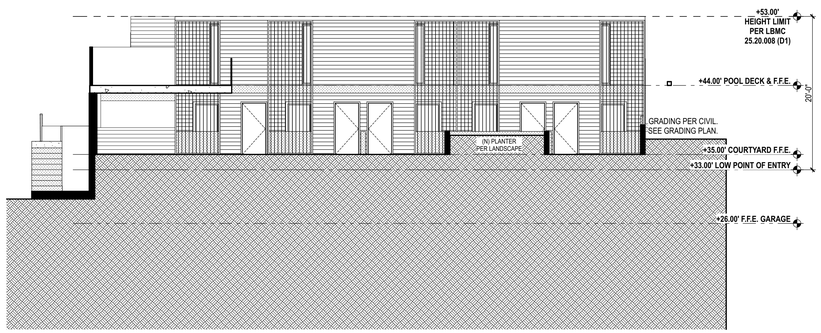
Last Plotted By: Nate Howard
CAD: Friday, January 29, 2021 9:51 AM



PROPOSED EXTERIOR ELEVATION: NEW REEF: EAST

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

1



PROPOSED EXTERIOR ELEVATION: NEW REEF: WEST

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

2

KEYNOTES - (N) REEF / (N) PARKING GARAGE, POOL, BAR (15 NEW KEYS)

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5. **BAR AND ENCLOSURE** PER I.D. DRAWINGS.
6. **MEN'S AND WOMEN'S RESTROOMS** PER ARCHITECTURAL PLANS.
8. **PAVERS.** (N) PAVERS ON POOL DECK.
8. **PLANTERS.** (N) PLANTERS + PLANTING PER LANDSCAPE ARCHITECT.
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10. **FIRE SPRINKLERS.** (N) FIRE SPRINKLERS ALL LEVELS.
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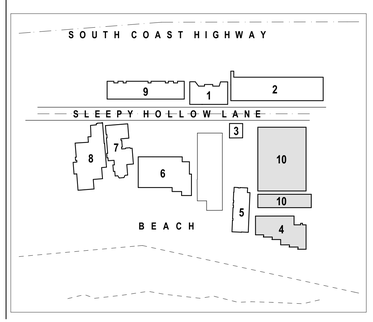
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DATE 9/24/19

SCALE AS SHOWN

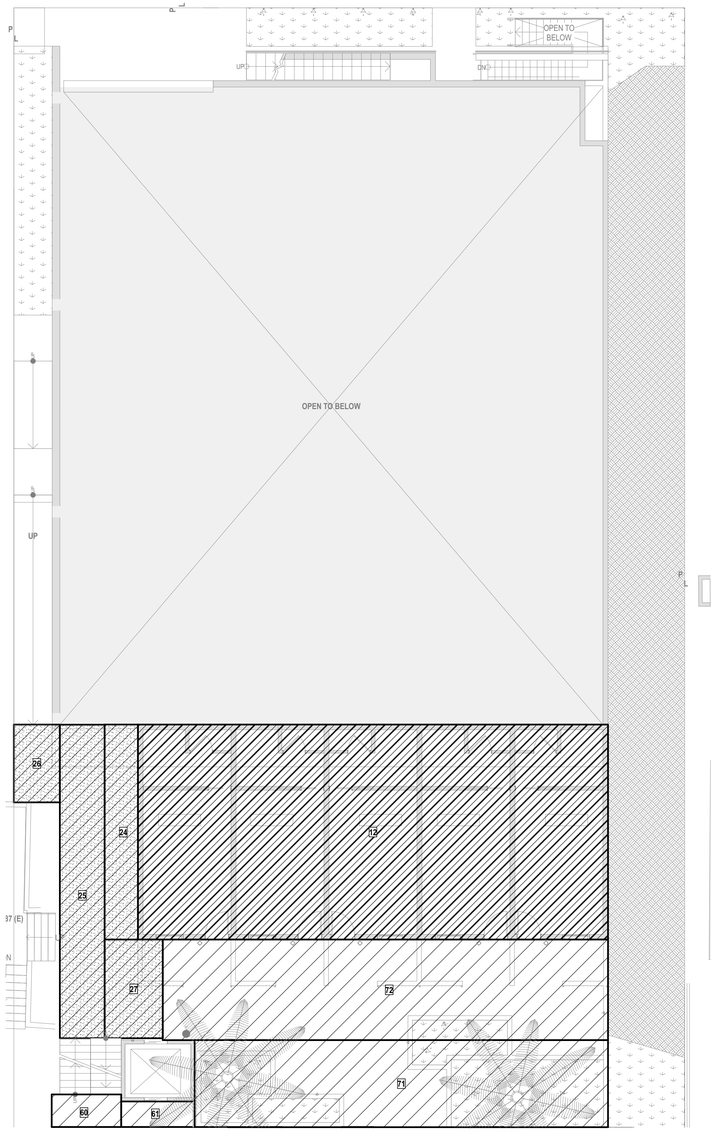
DRAWN BY BK, EC

SHEET TITLE

NEW REEF PROPOSED ELEVATIONS

SHEET NO. **10-A3.01**

Last Plotted By: Ryan Arnold
On: Tuesday, September 24, 2019 12:28 PM

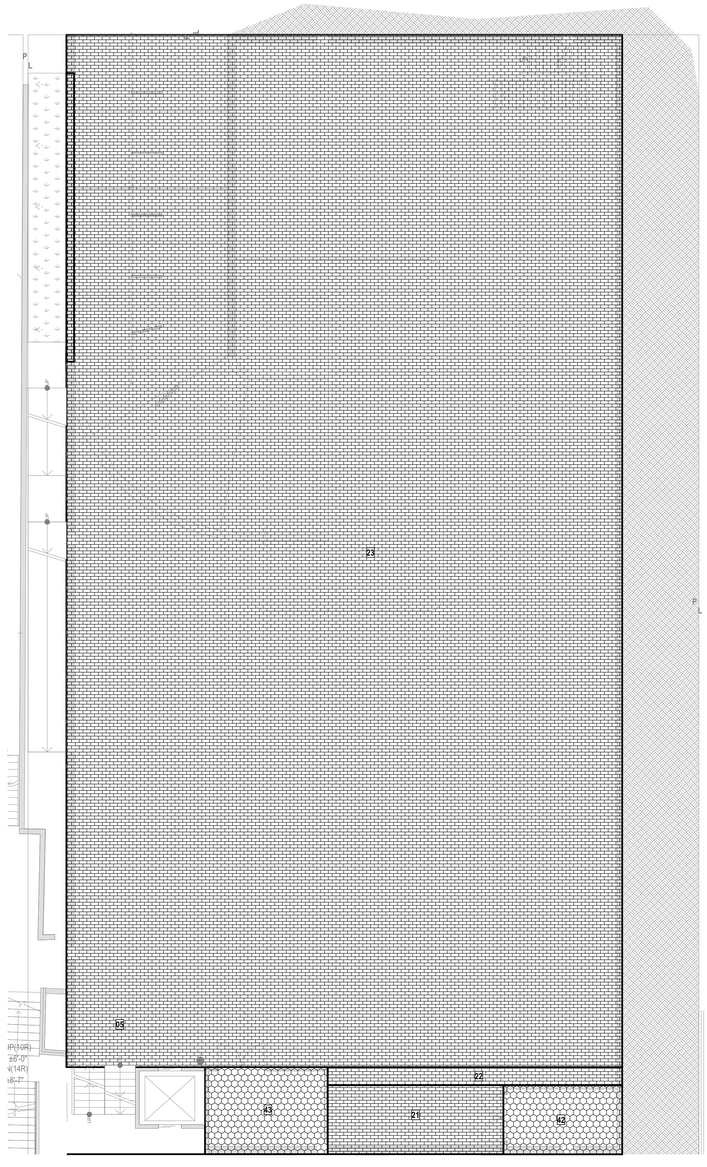


N

PROPOSED (N) REEF FLOOR PLAN: BASEMENT LEVEL (3)

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

2



N

PROPOSED (N) REEF FLOOR PLAN: ALLEY LEVEL (2)

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

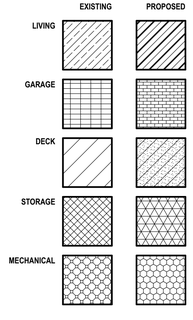
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(N) REEF FLOOR AREA CALCULATIONS - PROPOSED

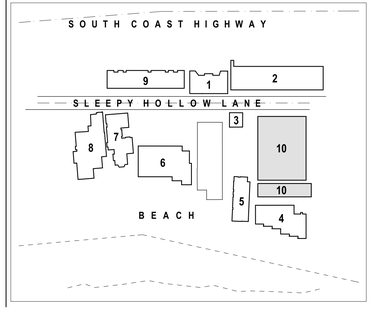
Building	Category		Home Story	Length (A)	Width (B)	Area
01 • Building 10 - (N) Reef	01_PROPOSED_DECK	*	GROUND LEVEL	(13'-6") x 1/2	4'-11 1/4"	33.33
02 • Building 10 - (N) Reef	01_PROPOSED_DECK	*	GROUND LEVEL	(13'-6") x 1/2	4'-11 1/4"	33.33
03 • Building 10 - (N) Reef	01_PROPOSED_DECK	*	GROUND LEVEL	(13'-6") x 1/2	4'-11 1/4"	33.33
04 • Building 10 - (N) Reef	01_PROPOSED_DECK	*	GROUND LEVEL	(13'-9") x 1/2	5'-0"	34.37
05 • Building 10 - (N) Reef	01_PROPOSED_DECK	*	GROUND LEVEL	(13'-9") x 1/2	5'-0"	34.38
06 • Building 10 - (N) Reef	01_PROPOSED_DECK	*	GROUND LEVEL	(13'-9") x 1/2	5'-0"	34.38
07 • Building 10 - (N) Reef	01_PROPOSED_DECK	*	GROUND LEVEL	(13'-9") x 1/2	5'-0"	34.38
08 • Building 10 - (N) Reef	01_PROPOSED_DECK	*	GROUND LEVEL	(14'-5") x 1/2	5'-3"	37.85
09 • Building 10 - (N) Reef	01_PROPOSED_DECK	*	GROUND LEVEL	(27'-4 1/2") x 1/2	10'-1/4"	137.15
10 • Building 10 - (N) Reef	01_PROPOSED_DECK	*	GROUND LEVEL	(30'-7") x 1/2	11'-3"	170.76
11 • Building 10 - (N) Reef	01_PROPOSED_DECK	*	GROUND LEVEL	(30-10 1/2") x 1/2	11'-4"	176.32
12 • Building 10 - (N) Reef	02_PROPOSED_LIVING		BASEMENT LEVEL	81'-3 3/4"	28'-0 1/2"	1,719.30
13 • Building 10 - (N) Reef	02_PROPOSED_LIVING		GROUND LEVEL	17'-9 1/2"	14'-2 1/4"	252.41
14 • Building 10 - (N) Reef	02_PROPOSED_LIVING		GROUND LEVEL	17'-9 3/4"	13'-4 1/4"	237.87
15 • Building 10 - (N) Reef	02_PROPOSED_LIVING		GROUND LEVEL	17'-9 3/4"	13'-6 1/4"	240.84
16 • Building 10 - (N) Reef	02_PROPOSED_LIVING		GROUND LEVEL	17'-9 3/4"	13'-6 1/4"	240.84
17 • Building 10 - (N) Reef	02_PROPOSED_LIVING		GROUND LEVEL	17'-9 3/4"	13'-6 1/4"	240.84
18 • Building 10 - (N) Reef	02_PROPOSED_LIVING		GROUND LEVEL	18'-9"	18'-10 1/4"	353.48
19 • Building 10 - (N) Reef	02_PROPOSED_LIVING		GROUND LEVEL	18'-10 1/4"	7'-5 1/8"	140.07
20 • Building 10 - (N) Reef	02_PROPOSED_LIVING		GROUND LEVEL	61'-3 3/4"	20'-10"	1,277.34
						4,702.99 sq ft
21 • Building 10 - (N) Reef	04_PROPOSED_GARAGE		ALLEY LEVEL	22'-11"	9'-0"	206.20
22 • Building 10 - (N) Reef	04_PROPOSED_GARAGE		ALLEY LEVEL	38'-5"	2'-4 1/4"	90.44
23 • Building 10 - (N) Reef	04_PROPOSED_GARAGE		ALLEY LEVEL	72'-6"	134'-7 3/4"	9,761.83
					PROPOSED GARAGE SUBTOTAL	**10,058.52 sq ft**
24 • Building 10 - (N) Reef	06_PROPOSED_DECK		BASEMENT LEVEL	4'-4 1/4"	28'-0 1/2"	122.10
25 • Building 10 - (N) Reef	06_PROPOSED_DECK		BASEMENT LEVEL	5'-10"	40'-10 3/4"	238.56
26 • Building 10 - (N) Reef	06_PROPOSED_DECK		BASEMENT LEVEL	6'-0"	10'-1 3/4"	60.88
27 • Building 10 - (N) Reef	06_PROPOSED_DECK		BASEMENT LEVEL	7'-7"	12'-10 1/2"	97.64
28 • Building 10 - (N) Reef	06_PROPOSED_DECK		GROUND LEVEL	4'-11"	27'-8 1/4"	136.13
29 • Building 10 - (N) Reef	06_PROPOSED_DECK		GROUND LEVEL	4'-11 1/4"	14'-2 1/4"	70.05
30 • Building 10 - (N) Reef	06_PROPOSED_DECK		GROUND LEVEL	4'-11 1/4"	27'-6 1/4"	135.88
31 • Building 10 - (N) Reef	06_PROPOSED_DECK		GROUND LEVEL	4'-11 1/4"	27'-6 1/4"	135.88
32 • Building 10 - (N) Reef	06_PROPOSED_DECK		GROUND LEVEL	4'-11 1/2"	27'-4 1/2"	135.73
33 • Building 10 - (N) Reef	06_PROPOSED_DECK		GROUND LEVEL	5'-5"	23'-10 1/4"	129.21
34 • Building 10 - (N) Reef	06_PROPOSED_DECK		GROUND LEVEL	6'-6"	4'-5 3/4"	29.11
35 • Building 10 - (N) Reef	06_PROPOSED_DECK		GROUND LEVEL	10'-0 3/8"	3'-3"	32.61
36 • Building 10 - (N) Reef	06_PROPOSED_DECK		GROUND LEVEL	10'-0 1/2"	15'-7 1/4"	156.69
37 • Building 10 - (N) Reef	06_PROPOSED_DECK		GROUND LEVEL	11'-2 1/4"	20'-10"	233.07
38 • Building 10 - (N) Reef	06_PROPOSED_DECK		GROUND LEVEL	16'-7"	6'-10 1/2"	127.76
39 • Building 10 - (N) Reef	06_PROPOSED_DECK		GROUND LEVEL	30'-10 3/4"	8'-6 1/2"	263.90
40 • Building 10 - (N) Reef	06_PROPOSED_DECK		GROUND LEVEL	41'-7"	73'-4 1/8"	3,049.92
41 • Building 10 - (N) Reef	06_PROPOSED_DECK		GROUND LEVEL	67'-1"	4'-1/2"	335.29
					PROPOSED DECK SUBTOTAL	**6,249.99 sq ft**
42 • Building 10 - (N) Reef	08_PROPOSED_STORAGE		ALLEY LEVEL	15'-6"	8'-0 1/4"	139.82
43 • Building 10 - (N) Reef	08_PROPOSED_STORAGE		ALLEY LEVEL	16'-0"	11'-4 1/4"	181.67
					PROPOSED STORAGE SUBTOTAL	**321.49 sq ft**
					TOTAL	**21,332.99 sq ft**

Non-rectilinear area fills are in appropriate subtotal categories below, typ * ★

AREA FILL LEGEND



KEY PLAN



ROCKEFELLER KEMPEL ARCHITECTS

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El Segundo, California
90245

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F 310.335.6060
W www.rockefellerkempel.com

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
STATE OF CALIFORNIA

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PROJECT NO.
37011.00

DATE
9/24/19

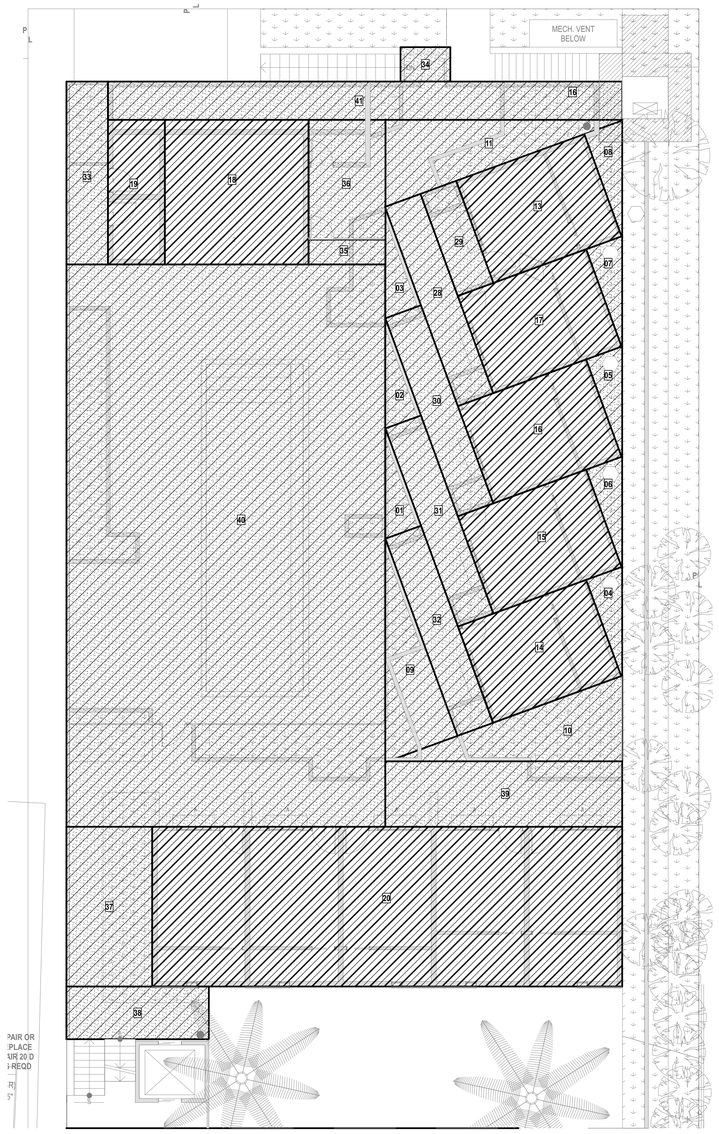
SCALE
AS SHOWN

DRAWN BY
BK, EC

SHEET TITLE
NEW REEF FLOOR AREA CALCS: ALLEY (2) & BASEMENT (3) LVL

SHEET NO.
10-T1.10

Last Plotted By: Kevin Hamad
On: Tuesday, September 24, 2019 - 12:08 PM



N

PROPOSED (N) REEF FLOOR PLAN: GROUND LEVEL (4)

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

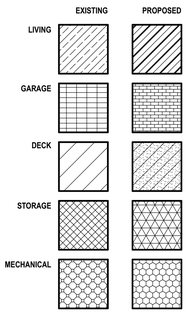
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(N) REEF FLOOR AREA CALCULATIONS - PROPOSED

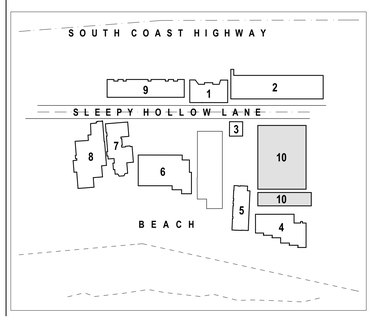
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42 • Building 10 - (N) Reef	08_PROPOSED_STORAGE		ALLEY LEVEL	15'-6"	8'-0 1/4"	139.82
43 • Building 10 - (N) Reef	08_PROPOSED_STORAGE		ALLEY LEVEL	16'-0"	11'-4 1/4"	181.67
					PROPOSED STORAGE SUBTOTAL	**321.49 sq ft**
					TOTAL	**21,332.99 sq ft**

Non-rectilinear area fills are in appropriate subtotal categories below, typ. * ★

AREA FILL LEGEND



KEY PLAN



ROCKEFELLER KEMPEL ARCHITECTS

145 Standard Street
El Segundo, California
90245

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F 310.335.6060
W www.rockefellerkempel.com

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
STATE OF CALIFORNIA

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PROJECT NO. 37011.00

DATE 9/24/19

SCALE AS SHOWN

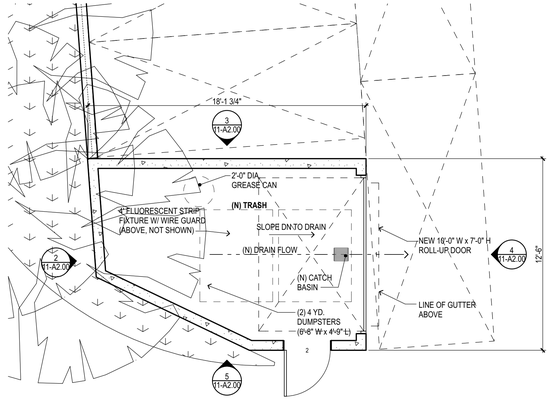
DRAWN BY BK, EC

SHEET TITLE

NEW REEF FLOOR AREA CALCULATIONS: GROUND (4) LEVEL

SHEET NO. 10-T1.11

Last Saved By: Matt Arnold
On: Tuesday, September 24, 2019 12:58 PM

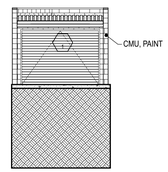


(N) TRASH ENCLOSURE PROPOSED PLAN 1

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

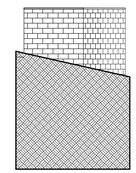
KEYNOTES - (N) TRASH ENCLOSURE

1. **ELEVATIONS.**
   A. (N) CMU BUILDING W/ ROLL-UP DOOR & SWINGING DOOR.
   B. GUTTERS PER PLAN
2. **CAPACITY** (ALLOW FOR TWO 4 YD. DUMPSTERS).
3. **INTERIOR.**
   A. (N) LIGHTING PER PLAN
   B. (N) CATCH BASIN W/ SLOPE TO DRAIN



PROPOSED EXTERIOR ELEVATION: TRASH ENCLOSURE: SOUTH 4

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



PROPOSED EXTERIOR ELEVATION: TRASH ENCLOSURE: NORTH 2

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

NOTES:

REFER TO PLAN AND STAIR MATRIX FOR STATUS OF STAIR (REPLACE, REPAIR, COMPLIANT, DEMO OR NEW). NOT REFLECTED IN ELEVATIONS, TYP.

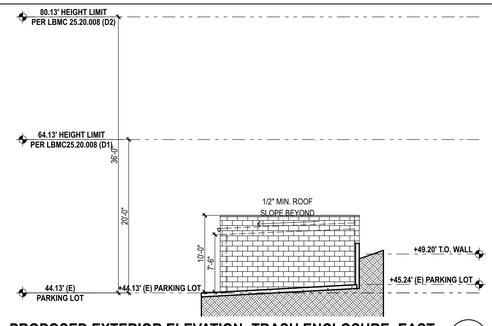
SEE GRADING PLAN FOR PRECISE GRADING INFORMATION, TYP.

(E) NON-COMPLIANT RAILING HEIGHTS TO REMAIN, UNO. (N) RAILINGS TO BE 42" HIGH MIN. PER CODE. (E) RAILING DIMENSION HEIGHTS TO BE VERIFIED IN FIELD.



PROPOSED EXTERIOR ELEVATION: TRASH ENCLOSURE: WEST 5

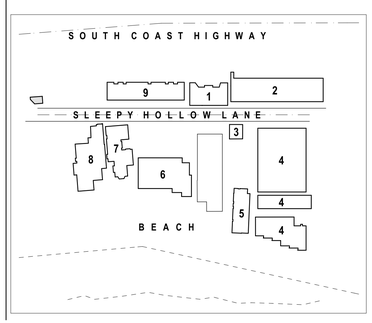
SCALE: 1/8" = 1'-0"



PROPOSED EXTERIOR ELEVATION: TRASH ENCLOSURE: EAST 3

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

KEY PLAN



ROCKEFELLER KEMPEL
ARCHITECTS

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DRAWING LOG

No.	Date	
1	05.21.18	Zoning Review Submittal
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
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LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL DATE
CALIFORNIA

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PROJECT NO.
37011.00

DATE
9/24/19

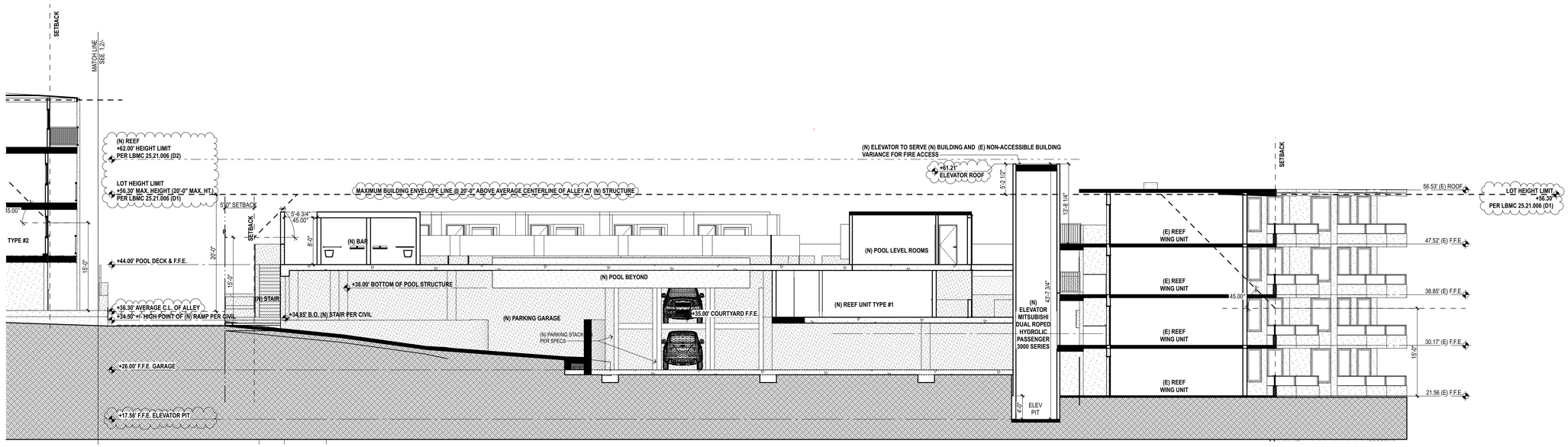
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AS SHOWN

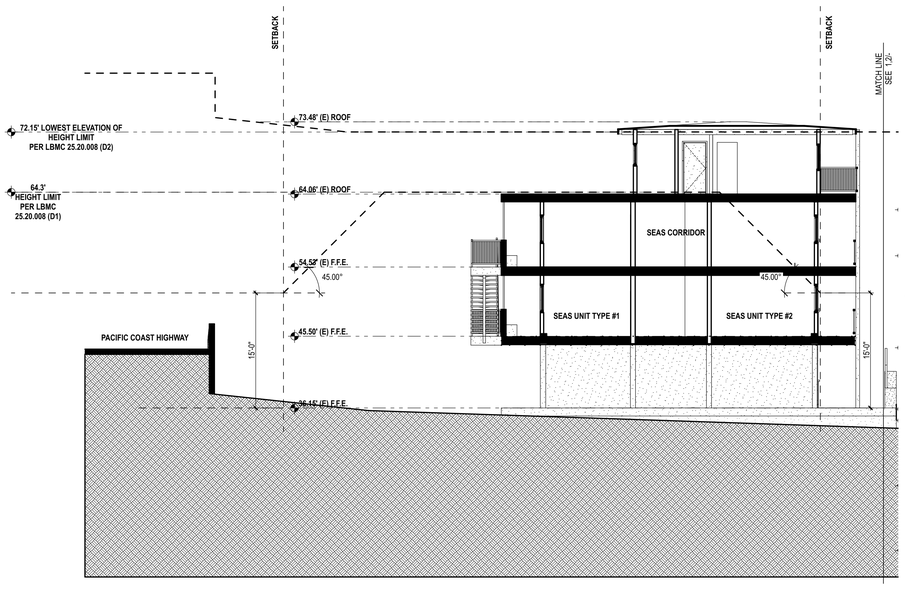
DRAWN BY
BK, EC

SHEET TITLE
NEW TRASH ENCLOSURE ELEVATIONS & PLAN

SHEET NO.
11-A2.00

Last Plotted By: Matt Hamill
On: Tuesday, September 24, 2019 - 12:58 PM





SITE SECTION E/W — 2
SCALE: 1/8" = 1'-0"

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3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
10	11.19.19	Zoning Review Slip Sheets
11	01.29.2021	Additional Planning Corrections

LICENSED ARCHITECT — DARRELL S. ROCKEFELLER — C-14927 — 4-30-21 — STATE OF CALIFORNIA

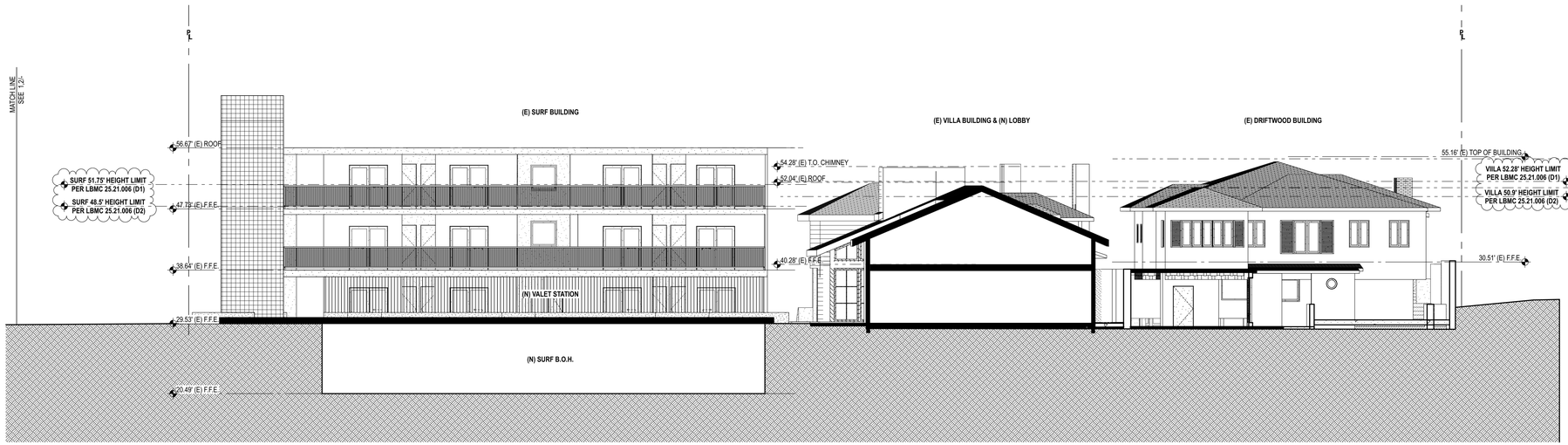
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PROJECT NO. 37011.00
DATE 1/29/21
SCALE AS SHOWN
DRAWN BY BK, EC
SHEET TITLE

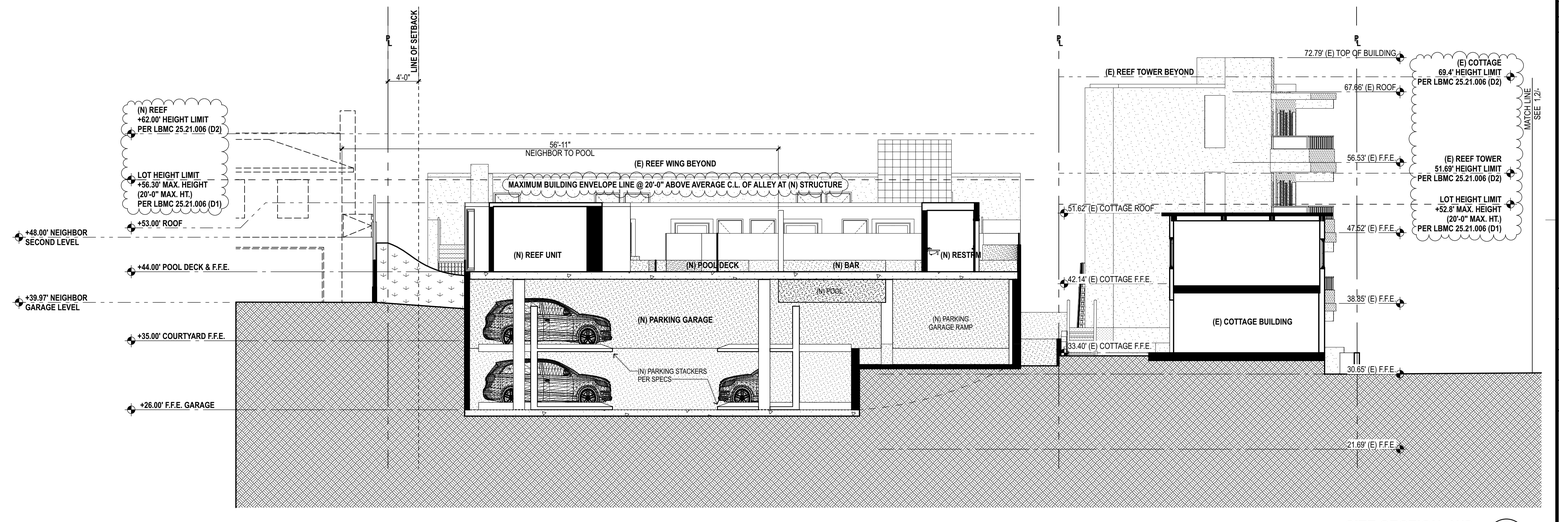
BUILDING SECTIONS

SHEET NO. **A4.00**

Last Plotted By: Beth Kotsis
On: Friday, January 29, 2021 9:51 AM



SITE SECTION: N/S 1
SCALE: 1/8" = 1'-0"



SITE SECTION: N/S 2
SCALE: 1/8" = 1'-0"

Last Plotted By: Beth Krebs
On: Friday, January 29, 2021 8:52 AM

ROCKEFELLER KEMPEL
ARCHITECTS

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PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
1	05.21.18	Zoning Review Submittal
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal
11	01.29.2021	Additional Planning Corrections

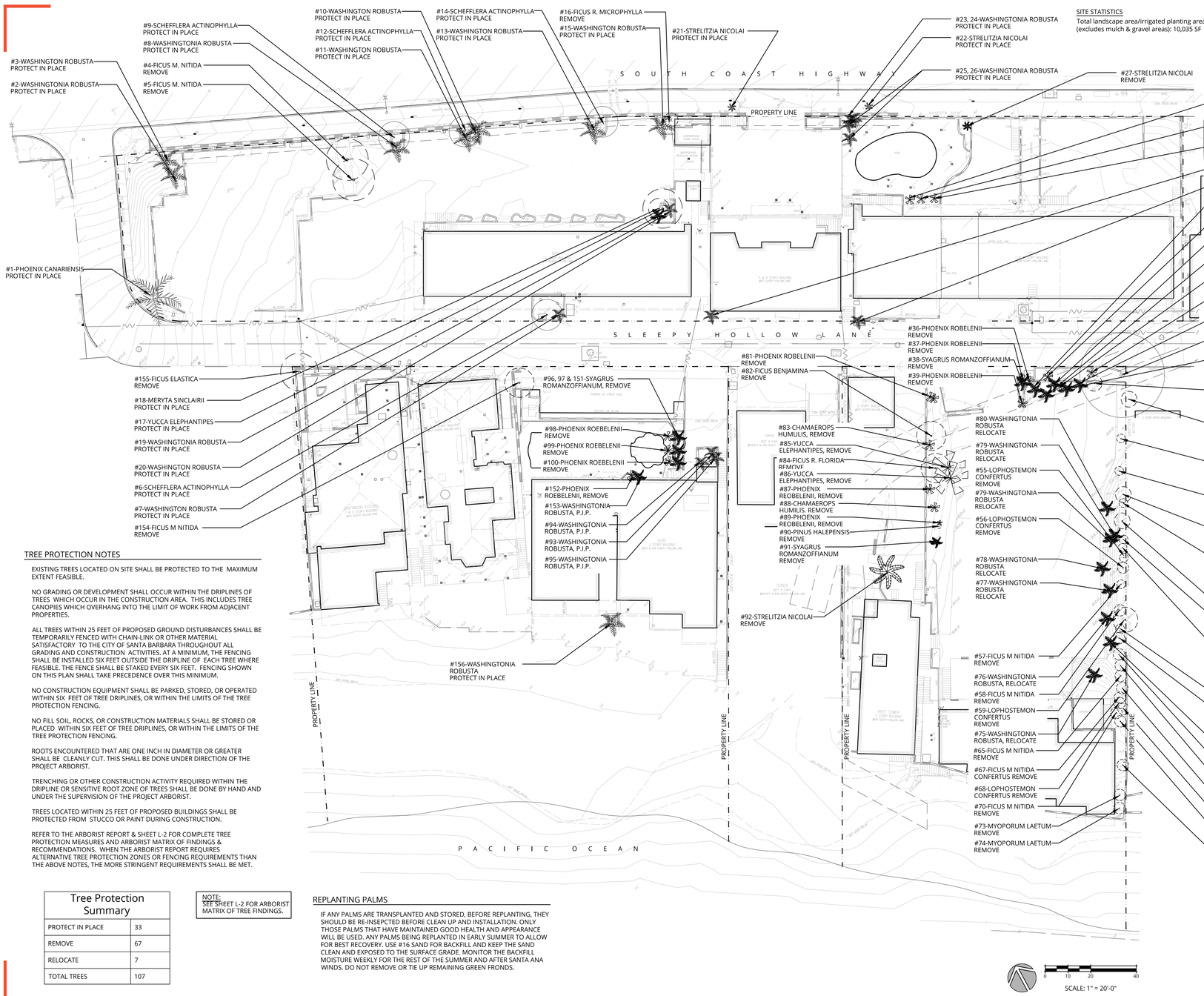
LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
CALIFORNIA

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PROJECT NO. 37011.00
DATE 1/29/21
SCALE AS SHOWN
DRAWN BY BK, EC
SHEET TITLE

BUILDING SECTIONS

SHEET NO. A4.01



TREE PROTECTION NOTES

EXISTING TREES LOCATED ON SITE SHALL BE PROTECTED TO THE MAXIMUM EXTENT FEASIBLE.

NO GRADING OR DEVELOPMENT SHALL OCCUR WITHIN THE DRIPLINES OF TREES WHICH OCCUR IN THE CONSTRUCTION AREA. THIS INCLUDES TREE CANOPIES WHICH OVERHANG INTO THE LIMIT OF WORK FROM ADJACENT PROPERTIES.

ALL TREES WITHIN 25 FEET OF PROPOSED GROUND DISTURBANCES SHALL BE TEMPORARILY FENCED WITH CHAIN-LINK OR OTHER MATERIAL SATISFACTORY TO THE CITY OF SANTA BARBARA THROUGHOUT ALL GRADING AND CONSTRUCTION ACTIVITIES. AT A MINIMUM, THE FENCING SHALL BE INSTALLED SIX FEET OUTSIDE THE DRIPLINE OF EACH TREE WHERE FEASIBLE. THE FENCE SHALL BE STAKED EVERY SIX FEET. FENCING SHOWN ON THIS PLAN SHALL TAKE PRECEDENCE OVER THIS MINIMUM.

NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED, OR OPERATED WITHIN SIX FEET OF TREE DRIPLINES, OR WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.

NO FILL SOIL, ROCKS, OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN SIX FEET OF TREE DRIPLINES, OR WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.

ROOTS ENCOUNTERED THAT ARE ONE INCH IN DIAMETER OR GREATER SHALL BE CLEANLY CUT. THIS SHALL BE DONE UNDER DIRECTION OF THE PROJECT ARBORIST.

TRENCHING OR OTHER CONSTRUCTION ACTIVITY REQUIRED WITHIN THE DRIPLINE OR SENSITIVE ROOT ZONE OF TREES SHALL BE DONE BY HAND AND UNDER THE SUPERVISION OF THE PROJECT ARBORIST.

TREES LOCATED WITHIN 25 FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM STUCCO OR PAINT DURING CONSTRUCTION.

REFER TO THE ARBORIST REPORT & SHEET L-2 FOR COMPLETE TREE PROTECTION MEASURES AND ARBORIST MATRIX OF FINDINGS & RECOMMENDATIONS. WHEN THE ARBORIST REPORT REQUIRES ALTERNATIVE TREE PROTECTION ZONES OR FENCING REQUIREMENTS THAN THE ABOVE NOTES, THE MORE STRINGENT REQUIREMENTS SHALL BE MET.

Tree Protection Summary	
PROTECT IN PLACE	33
REMOVE	67
RELOCATE	7
TOTAL TREES	107

NOTE:
SEE SHEET L-2 FOR ARBORIST MATRIX OF TREE FINDINGS.

REPLANTING PALMS

IF ANY PALMS ARE TRANSPLANTED AND STORED, BEFORE REPLANTING, THEY SHOULD BE RE-INSEPCTED BEFORE CLEAN UP AND INSTALLATION. ONLY THOSE PALMS THAT HAVE MAINTAINED GOOD HEALTH AND APPEARANCE WILL BE USED. ANY PALMS BEING REPLANTED IN EARLY SUMMER TO ALLOW FOR BEST RECOVERY. USE #16 SAND FOR BACKFILL AND KEEP THE SAND CLEAN AND EXPOSED TO THE SURFACE GRADE. MONITOR THE BACKFILL MOISTURE WEEKLY FOR THE REST OF THE SUMMER AND AFTER SANTA ANA WINDS. DO NOT REMOVE OR TIE UP REMAINING GREEN FRONDS.

SITE STATISTICS

Total landscape area/irrigated planting area (excludes mulch & gravel areas): 10,035 SF

LANDSCAPE SHEET INDEX

L-1.1 PRELIMINARY TREE DISPOSITION PLAN
L-1.2 ARBORIST MATRIX OF FINDINGS
L-2 PRELIMINARY LANDSCAPE PLAN
L-3 PRELIMINARY LANDSCAPE PLAN ENLARGEMENTS
L-4 PRELIMINARY LANDSCAPE PLAN ENLARGEMENT
L-5 PRELIMINARY PLANT PALETTE
L-6 PRELIMINARY PLANT PALETTE IMAGES

ARBORIST RECOMMENDATIONS

1. IF ANY TREES OR PALMS ARE TO BE BOXED AND STORED, HIRE A CONTRACTOR THAT SPECIALIZES IN TREE MOVING.
2. IF ANY TREES ARE BOXED AND STORED, AS PART OF THE CONTRACT INCLUDE MAINTENANCE OF PRESERVED IN PLACE AND BOXED TREES. THE CONTRACTOR MUST SUPPLY AT LEAST ONE ENGLISH SPEAKING FOREMAN AS A CONTACT PERSON ON SITE.
3. FIND A STORAGE SITE FOR BOXED TREES THAT HAS A CLEAN DOMESTIC AND RELIABLE SOURCE OF WATER AND THAT IS PROTECTED FROM STRONG WINDS. DO NOT STORE BOXED TREES ON TOP OF ASPHALT, THE SITE SHOULD HAVE AT LEAST 2% CROSS SLOPE.
4. SEE THE CALLOUTS AND MATRIX OF RECOMMENDATIONS OF THE ARBORIST REPORT FOR INDIVIDUAL TRANSPLANTING, CLEARANCE OR REMOVAL RECOMMENDATIONS FOR EACH TREE.
5. N/A
6. IF ANY PALMS ARE TO BE TRANSPLANTED, THEY MUST BE LIFTED USING WOVEN CARGO STRAPS AND MAY NOT BE LIFTED OR CONTACTED BY CABLE OR CHAIN.
7. MONITOR SOIL MOISTURE, USING A SOIL TEST PROB, AT LEAST MONTHLY FOR PALMS PRESERVED IN PLACE AND CHECK MOISTURE WEEKLY ON BOXED OR TRANSPLANTED TREES OR PALMS.
8. DEEP SOAK PALMS AS WEATHER AND SOIL CONDITIONS INDICATE TO KEEP THE ENTIRE ROOTBALL MOIST AT ALL TIMES. THE SOIL SHALL BE MAINTAINED IN A MOIST, BUT NOT WET, CONDITION TO WITHIN AN INCH OF THE SOIL SURFACE.
9. DEEP SOAK THE OTHER TREES PRESERVED IN PLACE AS WEATHER AND SOIL CONDITIONS INDICATE TO KEEP THE SOIL MOIST TO WITHIN 2 INCHES OF THE SURFACE.
10. REMOVE ALL OTHER PLANTS WITHIN THE PROTECTION ZONES, INCLUDING IVY ON AND BETWEEN TREES, GRASSES AND WEEDS.
11. OTHER THAN NECESSARY CLEARANCE PRUNING, DEAD OR BROKEN LIMBS, PRUNING OF TRANSPLANTED TREES SHOULD BE HELD OFF FOR ONE OR TWO YEARS OR UNTIL NORMAL GROWTH RESUMES.

TREE & PALM SPECIFICATIONS FOR PRESERVATION IN PLACE

1. PROTECTION BARRIER: A PROTECTION BARRIER SHALL BE INSTALLED AROUND THE TREES TO BE PRESERVED. THE BARRIER SHALL BE CONSTRUCED OF DURABLE CHAIN-LINK FENCING. THE BARRIER SHALL BE PLACED AS FAR FROM THE BASE OF THREES AS POSSIBLE, AT A MINIMUM ACCORDING TO THE ARBORIST RECOMMENDATIONS. THE FENCING SHALL BE MAINTAINED IN GOOD REPAIR THROUGHOUT THE DURATION OF THE PROJECT, AND SHALL NOT BE REMOVED, RELOCATED, OR ENCROACHED UPON WITHOUT PERMISSION OF THE ARBORIST INVOLVED. SIGNS SHALL BE PLACED AT THE FENCE, WHICH INDICATES THAT NO CHEMICALS, FUEL, OIL, VEHICLES, MACHINERY OR MATERIALS SHALL BE PLACED OR STORED WITHIN THE PROTECTION ZONE.
2. STORAGE OF MATERIALS: THERE SHALL BE NO STORAGE OF MATERIALS OR SUPPLIES OF ANY KIND WITHIN THE AREA OF THE PROTECTION BARRIERS. CONCRETE AND CEMENT MATERIALS, BLOCK, STONE, SAND AND SOIL SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE.
3. FUEL STORAGE: FUEL STORAGE SHALL NOT BE PERMITTED WITHIN 150 FEET OF ANY TREE TO BE PRESERVED. REFUELING, SERVICING AND MAINTENANCE OF EQUIPMENT AND MACHINERY SHALL NOT BE PERMITTED WITHIN 150 FEET OF PROTECTED TREES.
4. DEBRIS AND WASTE MATERIALS: DEBRIS AND WASTE FROM CONSTRUCTION OR OTHER ACTIVITIES SHALL NOT BE PERMITTED WITHIN PROTECTION ZONE. WASH DOWN OF CONCRETE OR CEMENT HANDLING EQUIPMENT, IN PARTICULAR, SHALL NOT BE PERMITTED WITHIN 150 FEET OF PROTECTED TREES.
5. GRADE CHANGES: GRADE CHANGES CAN BE DAMAGING TO PALMS. LOWERING THE GRADE CAN DESTROY MAJOR PORTIONS OF A ROOT SYSTEM. ANY GRADE CHANGES PROPOSED SHOULD BE APPROVED BY A REGISTERED CONSULTING ARBORIST BEFORE CONSTRUCTION BEGINS, AND PRECAUTIONS TAKEN TO MITIGATE POTENTIAL INJURIES.
6. ANY AUTHORIZED WORK WITHIN THE PROTECTION ZONE MUST BE DONE USING HAND TOOLS ONLY.
7. DAMAGES: ANY DAMAGES OR INJURIES SHOULD BE REPORTED TO THE PROJECT ARBORIST AS SOON AS POSSIBLE. SEVERED ROOTS SHALL BE PRUNED CLEANLY TO HEALTHY TISSUE, USING SHARP AND APPROPRIATE PRUNING TOOLS.
8. PREVENTIVE MEASURES: BEFORE CONSTRUCTION BEGINS, IRRIGATION AND FERTILIZATION OF THE AFFECTED TREES IS RECOMMENDED TO IMPROVE TREE VIGOR AND HEALTH. SOIL ANALYSIS TESTING SHOULD BE COMPLETED TO ASSURE FERTILIZATION WITH THE APPROPRIATE FERTILIZER PRODUCTS. PRUNING OF THE LIMBS SHOULD BE DONE AT THE DIRECTION OF THE PROJECT ARBORIST, AND TO PROVIDE THE NECESSARY CLEARANCES FOR THE CONSTRUCTION EQUIPMENT.

GENERAL RECOMMENDATIONS

THE FOLLOWING GENERAL RECOMMENDATIONS APPLY TO ALL TREES TO BE PRESERVED IN PLACE.

1. ANY TRENCHING FOR IRRIGATION OR OTHER UTILITIES SHOULD STAY AS FAR AWAY FROM TREES AS POSSIBLE, AT LEAST OUTSIDE THE PROTECTION ZONE. ANY ROOTS ENCOUNTERED SHOULD BE CUT CLEANLY AND COVERED IMMEDIATELY TO PREVENT DESICCATION. TUNNELING SHOULD BE USED WHEN ROOTS LARGER THAN 2 INCHES ARE ENCOUNTERED.
2. KEEP TUNNELED UTILITY OR IRRIGATION LINES FIVE FEET FROM ALL TREES.
3. DO NOT PRUNE LIVE LIMBS OTHER THAN ABSOLUTELY NEEDED FOR CLEARANCE. CONSIDER TYING UP OR TYING BACK SUCH LIMBS FIRST. ALL PRUNING SHALL BE SUPERVISED DIRECTLY BY AN ISA CERTIFIED ARBORIST.
4. WHEN SUCH PRUNING IS NEEDED, ALL WORK SHALL BE PERFORMED BY A FIRM DRAWN FROM A PRE-QUALIFIED LIST OF TREE SERVICES. THE SELECTED FIRM SHALL BE PROPERLY LICENSED AND INSURED AND EMPLOY AND PROVIDE A CERTIFIED ARBORIST TO DIRECT OPERATIONS ON SITE.
5. IF UNDERSTORY PLANTINS ARE DESIRED, THEY MUST BE NON-AGRESSIVE PLANTS WHOSE IRRIGATION AND FERTILIZATION REQUIREMENTS ARE NOT IN CONFLICT WITH THE TREES. NON-LIVING ORNAMENT, ESPECIALLY MULCH, IS PREFERABLE TO ANY PLANTING WITHIN THE DRIPLINE FOR THE IMMEDIATE FUTURE.
6. ALL PLANTING PITS FOR TRANSPLANTED TREES OR PALMS AS WELL AS NEW SPECIMEN TREES MUST BE TESTED FOR ADEQUATE PERCOLATION. MINIMUM PERCOLATION IS AT LEAST 1" PER HOUR.

THE ABOVE RECOMMENDATIONS WERE PREPARED BY GREG APPLEGATE, ARBORGATE CONSULTING, INC. AS PART OF THE TREE EVALUATION REPORT DATED 03/16/18.

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1221 STATE STREET SUITE 204
SANTA BARBARA CA 93101

PRELIMINARY TREE DISPOSITION PLAN

PACIFIC EDGE HOTEL

647 S. COAST HIGHWAY
LAGUNA BEACH, CA 92651

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, CA 5641
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS

	06/12/18	Zoning Submittal 1
1	12/20/18	Zoning Submittal 2
2	04/24/19	Zoning Submittal 3
3	07/24/19	Zoning Submittal 4

PROJECT NUMBER 1803
DRAWN BY NH
DATE DRAWN 4/08/19
SCALE 1"=20'-0"
PRINT DATE 7/31/19

SHEET NUMBER
L-1.1

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ARBORIST MATRIX OF FINDINGS & RECOMMENDATIONS

Tag#	Species	DBH	Ht.	Wd.	Health	Transplant?	Safety clearance	Health clearance	Trunk cond	Foliage cond	Root cond	Location	Comments
1	Phoenix canariensis	15'th		22	B	If needed	4'	5'	Okay	tip burn	crowded	parking 610	Edge of corner planter
2	Washingtonia robusta	45'th		10	B	No	3'	4'	gaffed	okay	okay	parking 610	on slope
3	Washingtonia robusta	42'th		10	B	No	3'	4'	gaffed	okay	okay	parking 610	on slope
4	Ficus m. Nitida	18	32	24	C	No	7.5	13.5	codominant	sparse	crowded Sh	parking 610	edge of wall, Lt 1sRF
5	Ficus m. Nitida	20	32	24	C	No	8.33	15	codominant	sparse	crowded Sh	parking 610	edge of wall, Lt 1sRF CrS
6	Schefflera actinophylla	7,7,7,6	22	14	C	No	6'	14'	cod inc	only top	crowded Sh	below 636	Small planter
7	Washingtonia robusta	58'th		10	A	No	3'	4'	gaffed	okay	crowded	below 636	Small planter
8	Washingtonia robusta	48'th		10	B	No	3'	4'	Okay	okay	crowded	parking 620	Small planter
9	Schefflera actinophylla	7,7,8,12	22	18	C	No	6'	14'	cod inc	sparse	crowded Sh	parking 620	Small planter
10	Washingtonia robusta	43'th		10	B	No	3'	4'	Okay	okay	crowded	parking 620	Small planter
11	Washingtonia robusta	46'th		10	A	No	3'	4'	Okay	okay	crowded	parking 620	Small planter
12	Schefflera actinophylla	15"b	22	24	C	No	6'	14'	cod inc	sparse	crowded Sh	parking 620	Small planter
13	Washingtonia robusta	43'th		10	A	No	3'	4'	Okay	okay	crowded	parking 620	Small planter
14	Schefflera actinophylla	5x6"+2"	24	20	C	No	6'	14'	cod inc	sparse	crowded Sh	parking 620	Small planter
15	Washingtonia robusta	52'th		10	A	No	3'	4'	Okay	okay	crowded	parking 620	Small planter
16	Ficus r. Microphylla	2.3	60	3	B	If needed	4	1.7250	codominant	shoots	crowded	parking 620	Small planter
17	Yucca elephantipes	20.0000	24	15	B	No	4'	5'	cod inc	sparse	over curb	parking 620	Small planter
18	Meryta sinclairii	3.2+4.6	15	12	C	No	3'	7'	codominant	only top	crowded	parking 620	Small planter
19	Washingtonia robusta	55'th		10	C	No	3'	4'	gaffed	sparse	crowded	parking 620	Small planter
20	Washingtonia robusta	54'th		10	B	No	3'	4'	gaffed	okay	crowded	parking 620	Small planter
21	Strelitzia nicolai	6x15'th	22	16	C	No	3'	5'	3 Ts cut	torn Sp	okay	S/W planter	river rock mulch
22	Strelitzia nicolai	6x12'th	22	14	C	No	3'	5'	5 Ts cut	torn Sp	okay	S/W planter	river rock mulch
23	Washingtonia robusta	55'th		10	B	No	3'	4'	leans	okay	crowded	Seas Pool	4 in 1 planter
24	Washingtonia robusta	14'th		9	B	No	3'	4'	over stump	overpruned	crowded	Seas Pool	4 in 1 planter
25	Washingtonia robusta	53'th		10	B	No	3'	4'	crowded	okay	crowded	Seas Pool	4 in 1 planter
26	Washingtonia robusta	42';th		10	B	No	3'	4'	Okay	okay	crowded	Seas Pool	4 in 1 planter
27	Strelitzia nicolai	3x10'+1@ 20'		9	C-	No	3'	5'	stunted	sparse	crowded	Seas Pool	weak growth
28	Phoenix roebellinii	5'th		7	B	If needed	2'	3'	Okay	okay	crowded	Seas Pool	Competition with other plants
29	Phoenix roebellinii	6'th		6	B	If needed	2'	3'	Okay	okay	crowded	Seas Pool	Competition with other plants
30	Phoenix roebellinii	6'th		7	B	If needed	2'	3'	Okay	okay	crowded	Seas Pool	Competition with other plants
31	Washingtonia robusta	60'th		10	B	No	3'	4'	gaffed	okay	crowded	Sleepy Hol	Small planter
32	Washingtonia robusta	60'th		10	B	No	3'	4'	gaffed	okay	crowded	Sleepy Hol	Small planter
33	Eucalyptus camaldulensis	24+28	40. 000 0	45	C-	No	15'	37'	cod inc	Db	crowded	Sleepy Hol	Jointly owned? Lt Ivy on T
34	Phoenix roebellinii	5+7+8'th		7'	C	No	2'	3'	cluster	OP	okay	Sleepy Hol	
35	Phoenix roebellinii	7+8'th		7'	C	No	2'	3'	pair	OP	okay	Sleepy Hol	river rock mulch
36	Phoenix roebellinii	5.5'th		7'	C	No	2'	3'	Okay	OP	crowded	Sleepy Hol	river rock mulch
37	Phoenix roebellinii	8'th		7'	C	No	2'	3'	Okay	OP	over base	Sleepy Hol	river rock mulch
38	Syagrus romanzoffianum	30'th		20	C	No	3'	4'	gaffed	OP	crowded	Sleepy Hol	river rock mulch
39	Phoenix roebellinii	9'th		84	C	No	2'	3'	Okay	OP	crowded	Reef parking	river rock mulch
40	Syagrus romanzoffianum	30'th		18	C	No	3'	4'	Okay	OP	crowded	Reef parking	river rock mulch
41	Syagrus romanzoffianum	26'th		18	C	No	3'	4'	narrows	OP	crowded	Reef parking	river rock mulch
42	Syagrus romanzoffianum	18'th		7	D	No	3'	4'	thin	OP	crowded	Reef parking	river rock mulch
43	Phoenix roebellinii	6'th		8	C	No	2'	3'	Okay	OP	crowded	Reef parking	river rock mulch
44	Syagrus romanzoffianum	25'th		16	C	No	3'	4'	Okay	OP	crowded	Reef parking	river rock mulch
45	Syagrus romanzoffianum	28'th		20	C	No	3'	4'	Okay	OP	crowded	Reef parking	river rock mulch
46	Olea europea	8.0	21	9	C	No	3.33	5'	cod inc	sparse	crowded	Reef parking	river rock mulch
47	Prunus caroliniana	4.0	20	10	C-	No	1.67	4'	Okay	sparse	covered	Reef parking	by S. fence
48	Prunus caroliniana	3.0	18	10	D	No	1.2500	3'	Okay	sparse	covered	Reef parking	by S. fence
49	Lophostemon confertus	6.5	20	13	C	No	2.71	6.5'	top'd	at top	crowded	Reef parking	by S. fence
50	Lophostemon confertus	3.5	20	6	D	No	1.46	3.5'	top'd	sparse	crowded	Reef parking	by S. fence
51	Lophostemon confertus	6.5	20	8	C	No	2.71	6.5'	top'd	at top	crowded	Reef parking	by S. fence
52	Lophostemon confertus	3.8	20	5	D	No	1.58	3.8'	top'd	sparse	crowded	Reef parking	by S. fence, mostly trunk
53	Lophostemon confertus	4.2	20	7	C-	No	1.7500	4.2'	top'd	sparse	crowded	Reef parking	by S. fence
54	Lophostemon confertus	4.2	20	7	C-	No	1.7500	4.2'	top'd	mDb	crowded	Reef parking	by S. fence
55	Lophostemon confertus	4.0	18	7	C-	No	1.67	4'	top'd	mDb	crowded	Reef parking	by S. fence
56	Lophostemon confertus	5.8	20	10	C-	No	2.42	5.8'	top'd	mDb	crowded	Reef parking	by S. fence
57	Ficus m. Nitida	3.0	18	6	A	If needed	1.2500	2.25	Okay	okay	crowded	Reef parking	by S. fence, column form
58	Ficus m. Nitida	5.2	20	8	B	If needed	2.17	3.90	cod inc	okay	crowded	Reef parking	by S. fence, std
59	Lophostemon confertus	5.2	20	11	C	No	2.17	5.2'	cod inc	at top	crowded	Reef parking	by S. fence
60	Ficus m. Nitida	3.5	17	7	B	If needed	1.46	2.63	Okay	okay	crowded	Reef parking	by S. fence, low branch
61	Ficus m. Nitida	4+2	16	10	A	If needed	2'	4'	cod inc	low	crowded	Reef parking	by S. fence
62	Washingtonia robusta	20'th		10	A	No	3'	4'	Okay	okay	crowded	Reef parking	by S. fence
63	Ficus m. Nitida	5.2	13	8	B	If needed	2.17	3.90	std	pale	crowded	Reef parking	by S. fence
64	Ficus m. Nitida	5.2	14	8	B	If needed	2.17	3.90	std	pale	crowded	Reef parking	by S. fence
65	Ficus m. Nitida	5.0	14	8	B	If needed	2.08	3.75	std	pale	crowded	S. Reef Bldg	by S. fence
66	Ficus m. Nitida	4.3	14	8	A	If needed	1.79	3.23	Okay	okay	crowded	S. Reef Bldg	by S. fence
67	Ficus m. Nitida	4.2	14	8	A	If needed	1.7500	3.15	Okay	okay	crowded	S. Reef Bldg	by S. fence
68	Lophostemon confertus	5.1	24		C	No	2.1250	5.1'	OL	at top	crowded	S. Reef Bldg	by S. fence
69	Lophostemon confertus	4.6	24		C-	No	1.9	4.6'	on fence, OL	at top	crowded	S. Reef Bldg	by S. fence
70	Ficus m. Nitida	5.7	16	9	B	If needed	2.38	4.28	Okay	okay	crowded	S. Reef Bldg	by S. fence
71	Quercus ilex	6.0	30	10	C-	No	2.5000	6'	OL	at top	crowded	S. Reef Bldg	by S. fence
72	Myoporum laetum	6.5+3.2	16	9	C-	No	4'	8'	Okay	sparse	crowded	S. Reef Bldg	between bldgs, bush/tree?
73	Myoporum laetum	5	12	9	B	No	2.08	5'	leans	okay	crowded	S. Reef Bldg	between bldgs, bush/tree?
74	Myoporum laetum	5	12	9	B	No	2.08	5'	leans	okay	crowded	S. Reef Bldg	between bldgs, bush/tree?
75	Washingtonia robusta	24'th		10	A	No	3'	4'	gaffed	okay	okay	Reef parking	edge of slope
76	Washingtonia robusta	18'th		10	A	No	3'	4'	gaffed	okay	okay	Reef parking	edge of slope
77	Washingtonia robusta	19'th		10	A	No	3'	4'	gaffed	okay	okay	Reef parking	edge of slope
78	Washingtonia robusta	28'th		10	B	No	3'	4'	gaffed	okay	okay	Reef parking	edge of slope
79	Washingtonia robusta	33'th		10	B	No	3'	4'	gaffed	okay	okay	Reef parking	edge of slope
80	Washingtonia robusta	31'th		10	A	No	3'	4'	gaffed	okay	okay	Reef parking	edge of slope
81	Phoenix roebellinii	5+8'th		96	C	No	2'	3'	pair	OP	crowded	Reef parking	
82	Ficus benjamina	14	24	28	C	No	5.83	10.50	cod inc	OP sparse	crowded	Reef parking	Lt epi
83	Chamaerops humilis	14+9'th		12	B	No	3'	4'	9'Lt crk'd	OP	crowded	Reef parking	bow'd out
84	Ficus r. Florida	15	20	24	C	No	6.25	11.25	cod	OP	crowded	Reef parking	Lt, air roots
85	Yucca elephantipes	4+7+7+9	9	19	B	No	4'	5'	cod inc	OP	crowded	Reef parking	Hd
86	Yucca elephantipes	2+2+2+8	9	18	C	No	4'	5'	cod inc	OP	crowded	Reef parking	Hd
87	Phoenix roebellinii	8'th		6	D	No	2'	3'	thin	OP	crowded	Reef parking	
88	Chamaerops humilis	11		7	C-	No	3'	4'	one	OP	crowded	Reef parking	
89	Phoenix roebellinii	7		7	C-	No	2'	3'	thin	OP	crowded	Reef parking	
90	Pinus halepensis	8.3000	19	22	C-	No	3.50	8'	top'd	OP sparse	crowded	Reef parking	Xing
91	Syagrus romanzoffianum	9'th		8	C-	No	3'	4'	thin	OP sparse	crowded	Reef parking	Crowded by 90
92	Strelitzia nicolai	9Ts@10'av g	20	16	B	If needed	3'	5'	thin	okay	crowded	Reef Tower	nice clump
93	Washingtonia robusta	50'th		10	B	No	3'	4'	gaffed	okay	crowded	Surf	
94	Washingtonia robusta	58'th		10	B	No	3'	4'	gaffed	okay	crowded	Surf	
95	Washingtonia robusta	55'th		10	C	No	3'	4'	gaffed	okay	crowded	Surf	
96	Syagrus romanzoffianum	22'th		12	C	No	3'	4'	thin	OP	crowded	Surf pool	
97	Syagrus romanzoffianum	31'th		14	C	No	3'	4'	Okay	OP	crowded	Surf pool	
98	Phoenix roebellinii	10'th		108	C	No	2'	3'	Okay	OP	crowded	Surf pool	
99	Phoenix roebellinii	9'th		108	C	No	2'	3'	Okay	OP	crowded	Surf pool	
100	Phoenix roebellinii	8'th		96	C	No	2'	3'	Okay	OP	crowded	Surf pool	
136	Washingtonia robusta	54'th		10	A	No	3'	4'	surface rot	okay	okay	front Reef	a pick up
151	Syagrus romanzoffianum	32'th		16	C	No	3'	4'	thin	OP	crowded	Surf pool	
152	Phoenix roebellinii	7'th		6	C-	No	2'	3'	bow'd out	OP	crowded	Surf pool	
153	Phoenix roebellinii	6'th		6	C-	No	2'	3'	bow'd out	OP	crowded	Surf pool	
154	Ficus m. Nitida	16	22	24	B	If needed	6.67	12.0	cod inc	okay	crowded	Sleepy Hol	Hd Lt TO
155	Ficus elastica	18	24	26	B	No	7.5	13.5	Db cod inc	at top	crowded	Driftwood	DL OL
156	Washingtonia robusta	52'th		10	B	No	3'	4'	gaffed	okay	below deck	Surf Deck	bow'd out

*THE ABOVE MATRIX WAS PREPARED BY GREG APPLEGATE, ARBORGATE CONSULTING, INC. AS PART OF THE TREE EVALUATION REPORT DATED 03/16/18.

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ARBORIST MATRIX OF FINDINGS

PACIFIC EDGE HOTEL

647 S. COAST HIGHWAY
LAGUNA BEACH, CA 92651

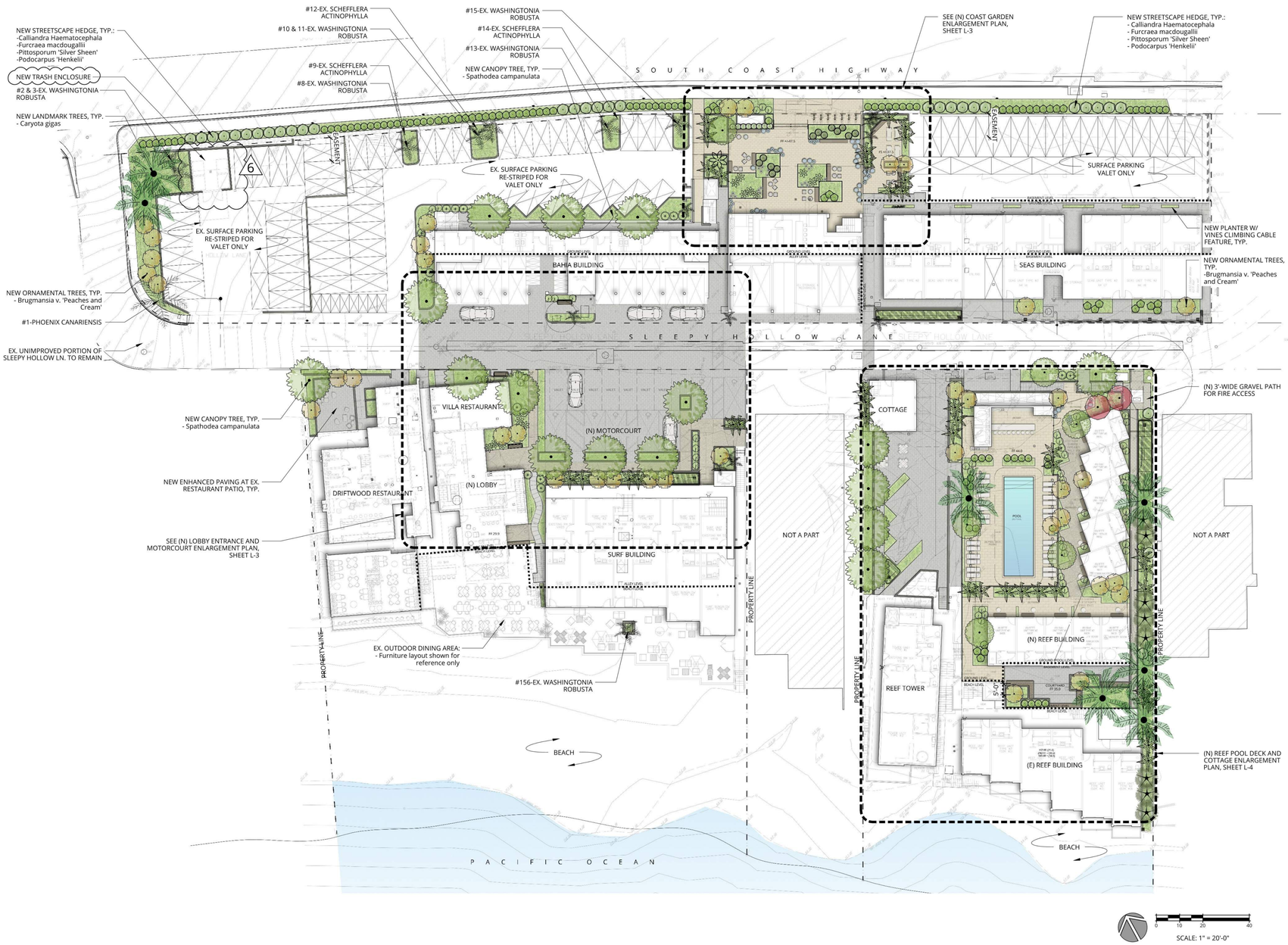
LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, LLC No. 5281
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS

	06/12/18	Zoning Submittal 1
1	12/20/18	Zoning Submittal 2
2	04/24/19	Zoning Submittal 3
3	07/24/19	Zoning Submittal 4

PROJECT NUMBER
1803
DRAWN BY
NH
DATE DRAWN
4/08/19
SCALE
PRINT DATE
7/31/19

SHEET NUMBER
L-1.2



PRELIMINARY PLAN - PLANTING AND DESIGN

CJM::LA STRIVES TO UPHOLD THE ARCHITECTURAL AND CULTURAL HERITAGE OF THE LAGUNA BEACH COMMUNITY THROUGH THE DEVELOPMENT OF ENGAGING SPACES. OUR APPROACH RESPONDS TO CONTEXT, HISTORY AND OUTLOOK IN ORDER TO PROVIDE OUTDOOR SPACES WHICH QUIET THE MIND AND ACTIVATE THE SENSES. THE BUILT ENVIRONMENT IS PARAMOUNT IN REPRESENTING THE IDENTITY OF A COMMUNITY, AND WE SEEK TO PROVIDE RESPONSIBLE DESIGN SOLUTIONS THAT RESPECT THE BALANCE OF PAST AND FUTURE. WE PRIDE OURSELVES IN DESIGN THAT IS UNIQUE AND SPECIFIC; ENDURING AND AUTHENTIC.

THIS PLAN ENGAGES BOTH SUSTAINABLE BUILDING PRACTICES AS WELL AS AESTHETIC AND FORWARD-THINKING DESIGN SOLUTIONS TO CREATE A UNIQUE ADDITION TO THE BUILT ENVIRONMENT.

- PEDESTRIAN, BICYCLE AND VEHICULAR CIRCULATION HAS BEEN STUDIED IN ORDER TO MAINTAIN APPROPRIATE CONNECTIVITY WITH THE SURROUNDING COMMUNITY, AS WELL AS WITHIN THE DEVELOPMENT.
- STORMWATER QUALITY WILL BE ADDRESSED WITH THE MOST APPROPRIATE BEST MANAGEMENT PRACTICES FOR THIS DEVELOPMENT.

EXISTING TREES ON SITE WILL BE PROTECTED TO THE MAXIMUM EXTENT FEASIBLE WITHIN THE PROJECT REQUIREMENTS.

THE PLANT PALETTE WILL BE MEDITERRANEAN IN CHARACTER AND SUITABLE TO THE LAGUNA REGIONAL CLIMATE. PLANT MATERIAL WILL BE LOW-WATER AND LOW-MAINTENANCE. ONLY ORGANIC FERTILIZERS AND SOIL AMENDMENTS WILL BE USED. REFER TO PRELIMINARY PLANT SCHEDULE FOR LIST OF PROPOSED PLANT SPECIES, SHEET L-5.

PRELIMINARY PLAN - EXISTING TREE NOTES

CJM:LA STRIVES TO PROTECT EXISTING TREES ON SITE TO THE MAXIMUM EXTENT FEASIBLE WITHIN THE PROJECT REQUIREMENTS.

MANY FACTORS ARE REVIEWED IN EVALUATING THE APPROPRIATENESS OF PROTECTING-IN-PLACE, RELOCATING, OR REMOVING EXISTING TREES AT EACH PROJECT SITE. IN GENERAL, THE FOLLOWING PARAMETERS ARE CONSIDERED:

HEALTH AND LONG-TERM VIABILITY OF EXISTING TREES IS ASSESSED EITHER BY A REPRESENTATIVE OF CJM:LA OR BY THE PROJECT ARBORIST.

LOCATION OF EXISTING TREES IN RELATIONSHIP TO PROPOSED PROJECT ELEMENTS SUCH AS BUILDINGS, HARDSCAPE AND LANDSCAPE AMENITIES IS REVIEWED IN DEPTH.

APPROPRIATENESS OF EXISTING TREE SPECIES IN RELATIONSHIP TO PROJECT DESIGN AND ARCHITECTURAL STYLES IS CONSIDERED.

VALUE OF EXISTING TREES RELATED TO BIOLOGICAL HABITAT IS REVIEWED.

VISUAL AND AESTHETIC VALUE IS ASSESSED IN RELATIONSHIP TO NEIGHBORHOOD OR SITE CONTEXT.

HISTORIC VALUE IS REVIEWED, AND SPECIMEN TREES ARE NOTED.

THE FOLLOWING TREES MAY REQUIRE SPECIFIC REVIEW AND ADDITIONAL REQUIREMENTS:

STREET TREES
TREES ON CITY OR PUBLIC PROPERTY
SETBACK TREES
PARKING LOT TREES
HISTORIC OR SPECIMEN TREES

PRELIMINARY PLAN - IRRIGATION NOTES

ALL NEW AND EXISTING PLANTED AREAS WILL RECEIVE PERMANENT IRRIGATION. IRRIGATION WILL INCLUDE A COMBINATION OF LOW-VOLUME SPRAY HEADS, BUBBLERS AND DRIP SYSTEMS AS APPLICABLE. ALL IRRIGATION WILL BE CONTROLLED BY AN AUTOMATIC TIMER WITH A SEASONAL ADJUSTMENT CAPACITY (E.G. WEATHER SENSOR) TO APPLY LESS WATER DURING THE RAINY SEASON.

IRRIGATION AND LANDSCAPE CONSTRUCTION PLANS WILL BE PREPARED IN ACCORDANCE WITH THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).

POTS WILL BE HAND-WATERED OR WILL INCLUDE SELF-WATERING SYSTEMS.

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PRELIMINARY LANDSCAPE PLAN

PACIFIC EDGE HOTEL
647 S. COAST HIGHWAY
LAGUNA BEACH, CA 92651

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, CA No. 5581
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS

	06/12/18	Zoning Submittal 1
1	12/20/18	Zoning Submittal 2
2	04/24/19	Zoning Submittal 3
3	07/24/19	Zoning Submittal 4
4	11/02/20	PC/DRC Progress
5	02/18/21	PC/DRC Progress
6	05/27/21	Planning Progress

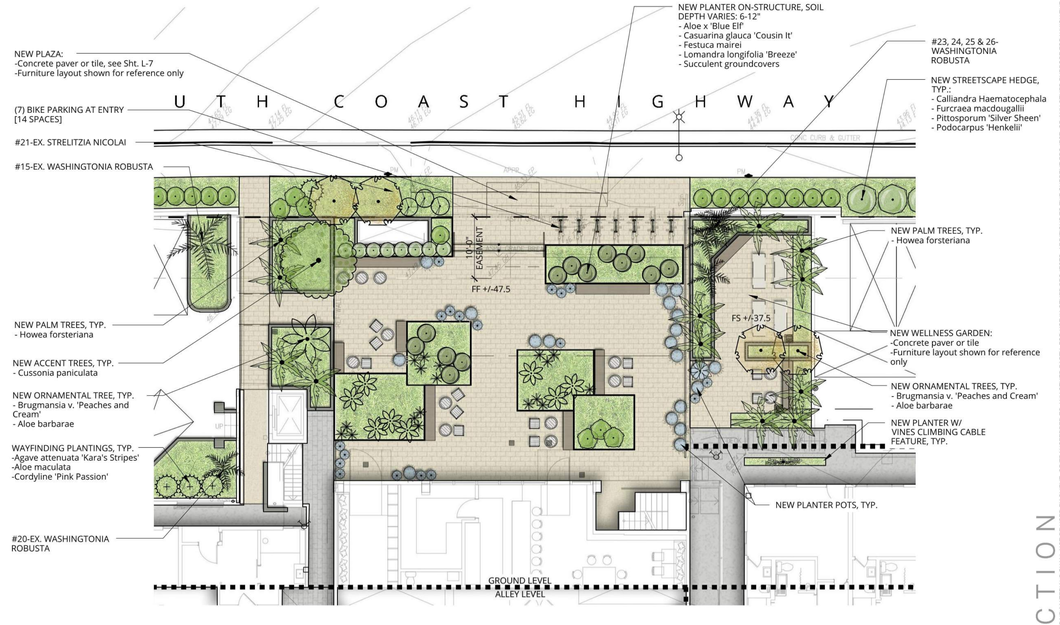
PROJECT NUMBER
1803
DRAWN BY
NH
DATE DRAWN
4/08/19
SCALE
1"=20'-0"
PRINT DATE
5/27/21

SHEET NUMBER
L-2



(N) LOBBY ENTRANCE & MOTOR COURT

SCALE: 1"=10'-0"



(N) COAST GARDEN

SCALE: 1"=10'-0"

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PRELIMINARY LANDSCAPE PLAN ENLARGEMENTS

PACIFIC EDGE HOTEL
647 S. COAST HIGHWAY
LAGUNA BEACH, CA 92651

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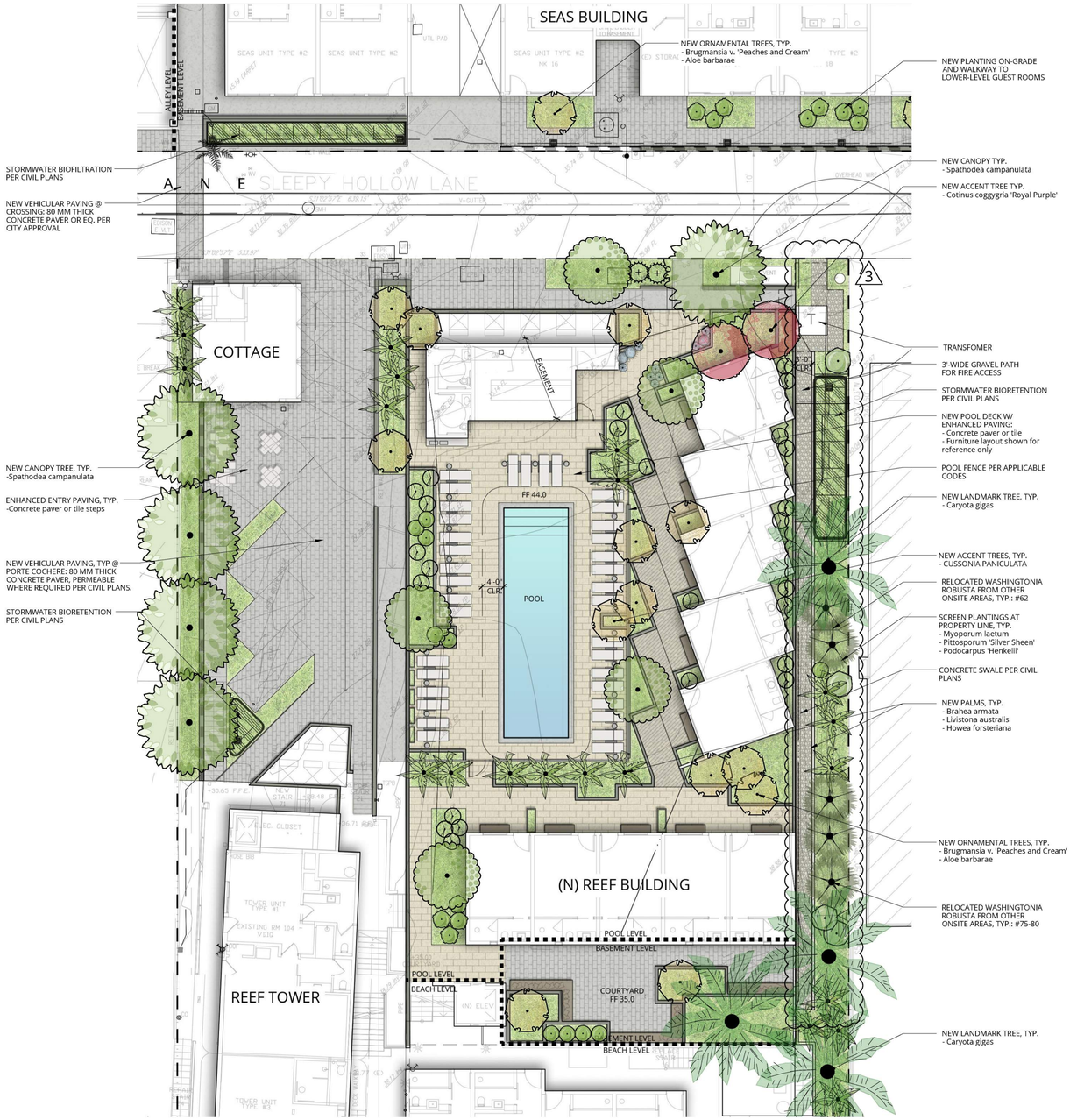
LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, No. 6041
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS

	06/12/18	Zoning Submittal 1
1	12/20/18	Zoning Submittal 2
2	04/24/19	Zoning Submittal 3
3	07/24/19	Zoning Submittal 4
4	11/02/20	PC/DRC Progress
5	02/18/21	PC/DRC Progress
6	05/27/21	Planning Progress

PROJECT NUMBER
1803
DRAWN BY
NH
DATE DRAWN
4/08/19
SCALE
PRINT DATE
5/27/21

SHEET NUMBER
L-3



(N) REEF POOL DECK AND COTTAGE

SCALE: 1"=10'-0"

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PRELIMINARY LANDSCAPE PLAN ENLARGEMENT

PACIFIC EDGE HOTEL

647 S. COAST HIGHWAY
LAGUNA BEACH, CA 92651

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, No. 6064
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS

	06/12/18	Zoning Submittal 1
1	12/20/18	Zoning Submittal 2
2	04/24/19	Zoning Submittal 3
3	07/24/19	Zoning Submittal 4

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NH

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4/08/19

SCALE

PRINT DATE
7/31/19

SHEET NUMBER
L-4

EXISTING TREE PALETTE - PACIFIC EDGE HOTEL

Sunset Zone 24 / WUCOLS Region 3

TAG#	BOTANICAL NAME	COMMON NAME	WUCOLS	DBH	*MATURE SIZE	CURRENT SIZE
EXISTING TREES						
2	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L	45'th	90'-0" H X 15'-0"W	10'-0"W
3	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L	42'th	90'-0" H X 15'-0"W	10'-0"W
6	SCHEFFLERA ACTINOPHYLLA	QUEENSLAND UMBRELLA TREE	L	7,7,7,6	40'-0" H X 15'-0"W	22'-0"H X 14'-0"W
7	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L	58'th	90'-0" H X 15'-0"W	10'-0"W
8	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L	48'th	90'-0" H X 15'-0"W	10'-0"W
9	SCHEFFLERA ACTINOPHYLLA	QUEENSLAND UMBRELLA TREE	L	7,7,8,12	40'-0" H X 15'-0"W	22'-0"H X 18'-0"W
10	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L	43'th	90'-0" H X 15'-0"W	10'-0"W
11	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L	46'th	90'-0" H X 15'-0"W	10'-0"W
12	SCHEFFLERA ACTINOPHYLLA	QUEENSLAND UMBRELLA TREE	M	15b	40'-0" H X 15'-0"W	22'-0"H X 24'-0"W
13	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L	43'th	90'-0" H X 15'-0"W	10'-0"W
14	SCHEFFLERA ACTINOPHYLLA	QUEENSLAND UMBRELLA TREE	L	5x6"+2"	40'-0" H X 15'-0"W	24'-0"H X 20'-0"W
15	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L	52th	90'-0" H X 15'-0"W	10'-0"W
17	YUCCA ELEPHANTIPES	GIANT YUCCA	L	20	50'-0"H X 10'-0"W	24'-0"H X 15'-0"W
18	MERYTA SINCLARII	PUKA	M	3.2+4.6	20'-0"H X 15'-0"W	15'-0" H X 12'-0" W
19	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L	55'th	90'-0" H X 15'-0"W	10'-0"W
20	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L	54'th	90'-0" H X 15'-0"W	10'-0"W
21	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	M	6'x15'th	30'-0"H X 15'-0"W	22'-0"H X 16'-0"W
22	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	M	6'x12'th	30'-0"H X 15'-0"W	22'-0"H X 14'-0"W
23	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L	55'th	90'-0" H X 15'-0"W	10'-0"W
24	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L	14'th	90'-0" H X 15'-0"W	9'-0"W
25	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L	53'th	90'-0" H X 15'-0"W	10'-0"W
26	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L	42'th	90'-0" H X 15'-0"W	10'-0"W
31	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L	60'th	90'-0" H X 15'-0"W	10'-0"W
62	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L	20'th	90'-0" H X 15'-0"W	10'-0"W
92	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	M	9Ts@10' avg	30'-0"H X 15'-0"W	20'-0"H X 16'-0"W
93	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L	50'th	90'-0" H X 15'-0"W	10'-0"W
94	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L	58'th	90'-0" H X 15'-0"W	10'-0"W
95	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L	55'th	90'-0" H X 15'-0"W	10'-0"W
156	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L	52'th	90'-0" H X 15'-0"W	10'-0"W

NOTE:
*MATURE SIZE: TREES AT 20 YEARS & SHRUBS AT 5 YEARS PER URBAN FOREST ECOSYSTEMS INSTITUTE & SAN MARCOS GROWERS.
B.T. - Brown Trunk Height
L.B. - Low Branch
Std. - Standard
th- Trunk Height
"OR EQ." - Contractor to locate variety listed or equivalent variety listed or equivalent variety within same species with similar characteristics. Similar characteristics include mature size, growth habit and color of foliage and flowers.
W.U.C.O.L.S. - Water Use Classification of Landscape Species. Jan. 2014. This is a guide to identifying irrigation water needs of landscape species and is intended for reference only.
Existing tree per 3/16/18 "Tree Evaluation Report" by Greg Applegate, ASCA (Arborist).

PLANTING GENERAL NOTES

1. MATURE SIZE = TREES AT 20 YEARS & SHRUBS AT 5 YEARS PER URBAN FOREST ECOSYSTEMS INSTITUTE & SAN MARCOS GROWERS.
2. HEDGES SHALL BE MAINTAINED IN FRONT AND SIDE YARD PER APPLICABLE CITY GUIDELINES AND CODES.
3. ALL TREES ARE TO BE SELECTED AND TAGGED BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT A MINIMUM FOUR (4) WEEKS IN ADVANCE OF PLANTING TIME.
4. ABOVE-GRADE UTILITIES SHALL BE SCREENED TO THE MAXIMUM EXTENT FEASIBLE.
5. PLANTS LISTED AS 'ALERT STATUS' BY THE CALIFORNIA INVASIVE PLANT COUNCIL (CAL-IPC 2006) SHALL NOT BE USED FOR LANDSCAPING.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	MATURE SIZE	MAINTAINED SIZE		REMARKS
ALO BAR	ALOE BARBERAE	TREE ALOE	24"BOX	LOW	30`-0"H X 20`-0"W	15`-0"H X 12`-0"W		STD. & MULTI.
BEA REC	BEAUCARNEA RECURVATA	PONY TAIL PALM	15 GAL	LOW	20`-0"H X 12`-0"W	10`-0"H X 6`-0"W		STD.
BRA ARM	BRAHEA ARMATA	MEXICAN BLUE PALM	10` B.T.	LOW	30`-0"H X 20`-0"W	30`-0"H X 20`-0"W		STD.
BRU VER	BRUGMANSIA VERSICOLOR `PEACHES AND CREAM`	PEACH ANGEL`S TRUMPET	24"BOX	LOW	15`-0"H X 15`-0"W	15`-0"H X 8`-0"W		STD.
CAR GIG	CARYOTA GIGAS	FISHTAIL PALM	14` BTH	MEDIUM	50`-0"H X 30`-0"W	50`-0"H X 30`-0"W		SINGLE
COT COG	COTINUS COGGYGRIA `ROYAL PURPLE`	ROYAL PURPLE SMOKE TREE	15 GAL	LOW	15`-0"H X 15`-0"W	15`-0"H X 8`-0"W		STD.
CUS PAN	CUSSONIA PANICULATA	CABBAGE TREE	24"BOX	MEDIUM	20`-0"H X 15`-0"W	15`-0"H X 12`-0"W		STD.
CYC REV	CYCAS REVOLUTA	SAGO PALM	15 GAL	MEDIUM	15`-0"H X 12`-0"W	8`-0"H X 6`-0"W		STD.
DRA DRA	DRACAENA DRACO	DRAGON TREE	24"BOX	LOW	30`-0"H X 20`-0"W	30`-0"H X 20`-0"W		STD.
HOW FOR	HOWEA FORSTERIANA	KENTIA PALM	10` BTH	MEDIUM	25`-0"H X 10`-0"W	25`-0"H X 10`-0"W		STD. & DOUBLE
LIV AUS	LIVISTONA AUSTRALIS	CABBAGE PALM	24"BOX	MEDIUM	50`-0"H X 15`-0"W	15`-0"H X 12`-0"W		STD.
MYO LAE	MYOPORUM LAETUM	GRASS LEAF MYOPORUM	15 GAL	LOW	30`-0"H X 20`-0"W	10`-0"H X 6`-0"W		STD.
SPA CAM	SPATHODEA CAMPANULATA	AFRICAN TULIP TREE	48"BOX	LOW	30`-0"H X 40`-0"W	30`-0"H X 25`-0"W		STD.
STR NIC	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	24"BOX	LOW	30`-0"H X 15`-0"W	30`-0"H X 15`-0"W		5`-0" O.C.
WAS ROB	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	12` BTH	LOW	50`-0"H X 10`-0"W	50`-0"H X 10`-0"W		SINGLE
YUC ELE	YUCCA ELEPHANTIPES	SPINELESS YUCCA	15 GAL	LOW	30`-0"H X 5`-0"W	20`-0"H X 5`-0"W		MULTI
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	MATURE SIZE	MAINTAINED SIZE	SPACING	REMARKS
AEO MIN	AEONIUM X `MINT SAUCER`	MINT SAUCER AEONIUM	5 GAL	LOW	3`-0"H X 2`-0"W	3`-0"H X 2`-0"W	18" o.c.	
AGA ATT	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	LOW	5`-0"H X 8`-0"W	5`-0"H X 8`-0"W	30" o.c.	
AGA KAR	AGAVE ATTENUATA `KARA`S STRIPES`	VARIEGATED FOXTAIL AGAVE	5 GAL	VERY LOW	4`-0"H X 4`-0"W	4`-0"H X 4`-0"W	30" o.c.	
AGA NOV	AGAVE ATTENUATA `NOVA`	FOXTAIL AGAVE	5 GAL	LOW	4`-0"H X 4`-0"W	4`-0"H X 4`-0"W	30" o.c.	
AGA GUI	AGAVE GUIENGOLA	NCN	5 GAL	LOW	4`-0"H X 4`-0"W	4`-0"H X 4`-0"W	48" o.c.	
AGA BLU	AGAVE X `BLUE GLOW`	BLUE GLOW AGAVE	5 GAL	LOW	2`-0"H X 3`-0"W	2`-0"H X 3`-0"W	30" o.c.	
AGA MAT	AGAVE X `MATEO`	MATTHEW`S AGAVE	5 GAL	LOW	2`-0"H X 3`-0"W	2`-0"H X 3`-0"W	30" o.c.	
ALO ARB	ALOE ARBORESCENS	TORCH ALOE	5 GAL	LOW	8`-0"H X 8`-0"W	6`-0"H X 6`-0"W	48" o.c.	
ALO CAS	ALOE CASTANEA	CAT`S TAIL ALOE	15 GAL	LOW	12`-0"H X 8`-0"W	6`-0"H X 6`-0"W	60" o.c.	
ALO SOA	ALOE MACULATA	SOAP ALOE	1 GAL	LOW	1`-0"H X 2`-0"W	1`-0"H X 2`-0"W	18" o.c.	
ALO STR	ALOE STRIATA	CORAL ALOE	1 GAL	VERY LOW	3`-0"H X 2`-0"W	3`-0"H X 2`-0"W	18" o.c.	
ALO THR	ALOE THRASKII	COAST ALOE	5 GAL	VERY LOW	10`-0"H X 5`-0"W	10`-0"H X 5`-0"W	48" o.c.	
ALO BLU	ALOE X `BLUE ELF`	BLUE ELF ALOE	1 GAL	LOW	2`-0"H X 2`-0"W	2`-0"H X 2`-0"W	18" o.c.	
ALO DEL	ALOE X `DELTA LIGHTS`	DELTA LIGHTS ALOE	1 GAL	LOW	2`-0"H X 3`-0"W	2`-0"H X 3`-0"W	12" o.c.	
ASP DEN	ASPARAGUS DENSIFLORUS `MYERS`	MYERS ASPARAGUS FERN	1 GAL	MEDIUM	2`-0"H X 2`-0"W	2`-0"H X 2`-0"W	36" o.c.	
CAL HAE	CALLIANDRA HAEMATOCEPHALA	PINK POWDER PUFF	15 GAL	LOW	10`-0"H X 10`-0"W	8`-0"H X 4`-0"W	48" o.c.	
CHA OYB	CHAMAEDOREA PLUMOSA `BABY QUEEN PALM`	BABY QUEEN PALM	15 GAL	MEDIUM	10`-0"H X 3`-0"W	10`-0"H X 3`-0"W	36" o.c.	
COR PIN	CORDYLINE AUSTRALIS `PINK PASSION`	GRASS PALM	15 GAL	LOW	15`-0"H X 8`-0"W	12`-0"H X 6`-0"W	48" o.c.	
COT ORB	COTYLEDON ORBICULATA `CINDERELLA`	CINDERELLA PIG`S EAR	1 GAL	LOW	3`-0"H X 3`-0"W	3`-0"H X 3`-0"W	24" o.c.	
DIO MER	DIOON MEROLAE `GOLDEN DIOON`	GOLDEN DIOON	15 GAL	MEDIUM	10`-0"H X 3`-0"W	10`-0"H X 3`-0"W	36" o.c.	
DOR PAL	DORYANTHES PALMERI	GIANT SPEAR LILY	15 GAL	LOW	8`-0"H X 6`-0H	8`-0"H X 6`-0H	60" o.c.	
EUP AMM	EUPHORBIA AMMAK `VARIEGATA`	VARIEGATED CANDELABRA	15 GAL	LOW	15`-0"H X 10`-0"W	10`-0"H X 6`-0"W	48" o.c.	
FES MAI	FESTUCA MAIREI	ATLAS FESCUE	5 GAL	LOW	3`-0"H X 3`-0"W	3`-0"H X 3`-0"W	24" o.c.	
FUR MAC	FURCRAEA MACDOUGALII	MACDOUGALL`S FURCRAEA	15 GAL	LOW	16`-0"H X 6`-0"W	16`-0"H X 6`-0"W	48" o.c.	
LEU GOL	LEUCADENDRON X `SAFARI GOLD STRIKE`	YELLOW CONEBUSH	5 GAL	LOW	6`-0"H X 6`-0"W	4`-0"H X 4`-0"W	36" o.c.	
LOM BRE	LOMANDRA LONGIFOLIA `BREEZE`	DWARF MAT RUSH	1 GAL	LOW	3`-0"H X 4`-0"W	3`-0"H X 4`-0"W	18" o.c.	
MON DEL	MONSTERA DELICIOSA	SPLIT-LEAF PHILODENDRON	15 GAL	MEDIUM	20`-0"H X 10`-0"W	10`-0"H X 8`-0"W	36" o.c.	
OPU BUR	OPUNTIA FICUS-INDICA `BURBANK SPINELESS`	NOPAL	15 GAL	LOW	6`-0"H X 4`-0"W	6`-0"H X 4`-0"W	48" o.c.	
PHI SEL	PHILODENDRON SELLOUM	LACY TREE PHILODENDRON	15 GAL	MEDIUM	10`-0"H X 6`-0"W	8`-0"H X 6`-0H	36" o.c.	
PHI XAN	PHILODENDRON X `XANADU`	WINTER BOURNE PHILODENDRON	5 GAL	MEDIUM	3`-0"H X 4`-0"W	3`-0"H X 4`-0"W	36" o.c.	
SES AUT	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	MEDIUM	2`-0"H X 2`-0"W	1`-6"H X 1`-6"W	12" o.c.	
STR JUN	STRELITZIA JUNCEA	NARROW-LEAFED BIRD OF PARADISE	5 GAL	LOW	6`-0"H X 5`-0"W	4`-0"H X 4`-0"W	36" o.c.	
STR REG	STRELITZIA REGINAE	BIRD OF PARADISE	5 GAL	MEDIUM	6`-0"H X 6`-0"W	6`-0"H X 6`-0"W	36" o.c.	
WES FRU	WESTRINGIA FRUTICOSA `BLUE GEM`	COAST ROSEMARY	5 GAL	LOW	6`-0"H X 4`-0"W	4`-0"H X 4`-0"W	36" o.c.	
XAN QUA	XANTHORRHOEA QUADRANGULATA	GRASS TREE	24"BOX	LOW	12`-0"H X 8`-0"W	8`-0"H X 6`-0H	72" o.c.	
BIOFILTRATION PLANTER	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	MATURE SIZE	MAINTAINED SIZE	SPACING	REMARKS
BAC PIG	BACCHARIS PILULARIS `PIGEON POINT`	DWARF COYOTE BRUSH	1 GAL	LOW	2`-0"H X 10`-0"W	2`-0"H X 10`-0"W	36" o.c.	CA NATIVE
CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	LOW	1`-6"H X 1`-6"W	1`-6"H X 1`-6"W	12" o.c.	
CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	LOW	3`-0"H X 4`-0"W	2`-0"H X 3`-0"W	30" o.c.	
JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	LOW	2`-0"H X 2`-0"W	2`-0"H X 2`-0"W	12" o.c.	CA NATIVE
LEY CAN	LEYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE	1 GAL	LOW	3`-0"H X RUNNING	2`-0"H X RUNNING	24" o.c.	CA NATIVE
MAH REP	MAHONIA REPENS	CREEPING MAHONIA	1 GAL	MEDIUM	2`-0"H X 3`-0"W	2`-0"H X 3`-0"W	24" o.c.	CA NATIVE
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW	5`-0"H X 5`-0"W	4`-0"H X 4`-0"W	36" o.c.	CA NATIVE
ROS CAL	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	LOW	8`-0"H X SPREADING	5`-0"H X SPREADING	36" o.c.	CA NATIVE
VIT CA	VITIS CALIFORNICA	CALIFORNIA WILD GRAPE	5 GAL	LOW	CLIMBING	CLIMBING	36" o.c.	CA NATIVE
HEDGE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	MATURE SIZE	MAINTAINED SIZE	SPACING	REMARKS
ESC BIF	ESCALLONIA BIFIDA	WHITE ESCALLONIA	15 GAL	MEDIUM	10`-0"H X 10`-0"W	8`-0"H 3`-0"W	36" o.c.	
LAU NOB	LAURUS NOBILIS	SWEET BAY	15 GAL	LOW	20`-0"H X 10`-0"W	10`-0"H X 3`-0"W	60" o.c.	
PIT TEN	PITTOSPORUM TENUIFOLIUM `SILVER SHEEN`	TAWHIWHI	15 GAL	MEDIUM	16`-0"H X 8`-0"W	8`-0"H 3`-0"W	36" o.c.	
POD HEN	PODOCARPUS HENKELII	LONG-LEAFED YELLOW WOOD	15 GAL	MEDIUM	30`-0"H X 15`-0"W	8`-0"H 3`-0"W	36" o.c.	
VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	MATURE SIZE	MAINTAINED SIZE	SPACING	REMARKS
ARI GIG	ARISTOLOCHIA GIGANTEA	PELICAN FLOWER VINE	5 GAL	MEDIUM	CLIMBING	CLIMBING	48" o.c.	TRAIN ON WALL
DIS BUC	DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE	5 GAL	MEDIUM	CLIMBING	CLIMBING	48" o.c.	TRAIN ON WALL
FIC MIN	FICUS PUMILA MINIMA	CREEPING FIG	5 GAL	MEDIUM	CLIMBING	CLIMBING	48" o.c.	TRAIN ON WALL
MUE COM	MUEHLENBECKIA COMPLEXA	MAIDENHAIR VINE	5 GAL	MEDIUM	CLIMBING	CLIMBING	48" o.c.	TRAIN ON WALL
PAS PHO	PASSIFLORA PHOENICEA `RUBY GLOW`	PASSION VINE	5 GAL	MEDIUM	CLIMBING	CLIMBING	48" o.c.	TRAIN ON WALL
THU ALA	THUNBERGIA ALATA	BLACK EYED SUSAN VINE	5 GAL	MEDIUM	CLIMBING	CLIMBING	48" o.c.	TRAIN ON WALL
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	MATURE SIZE	MAINTAINED SIZE	SPACING	REMARKS
CAS COU	CASUARINA GLAUCA `COUSIN IT`	COUSIN IT CASUARINA	5 GAL	LOW	10"H X SPREADING	10"H X SPREADING	36" o.c.	
CEA ANC	CEANOTHUS GLORIOSUS `ANCHOR BAY`	ANCHOR BAY LILAC	1 GAL	LOW	3`-0"H X 6`-0"W	2`-0"H X 4`-0"W	36" o.c.	
DYM MAR	DYMONDIA MARGARETAE	SILVER CARPET	FLAT	LOW	10"H X SPREADING	10"H X SPREADING	12" o.c.	
ECH IMB	ECHEVERIA X `IMBRICATA`	HEN AND CHICKS	1 GAL	LOW	1`-0"H X 1`-0"W	1`-0"H X 1`-0"W	12" o.c.	
FES MAR	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	LOW	2`-0"H X 2`-0"W	2`-0"H X 2`-0"W	18" o.c.	
GAZ SUN	GAZANIA X `SUNGLOW`	AFRICAN DAISY	FLAT	LOW	1`-0"H X 4`-0"W	1`-0"H X 4`-0"W	12" o.c.	
POR AFR	PORTULACARIA AFRA `PROSTRATE FORM`	ELEPHANT`S FOOD	1 GAL	VERY LOW	10"H X 6`-0"W	10"H X 6`-0"W	12" o.c.	
SEN CYL	SENECIO CYLINDRICUS	NARROW-LEAF CHALKSTICKS	1 GAL	LOW	2`-0"H X 5`-0"W	2`-0"H X 5`-0"W	18" o.c.	
SEN MAN	SENECIO MANDRALISCAE	KLEINIA	1 GAL	LOW	3`-0"H X 3`-0"W	3`-0"H X 3`-0"W	8" o.c.	
SEN FIS	SENECIO RADICANS `FISHHOOKS`	SENECIO FISHHOOKS	1 GAL	LOW	2"H X SPREADING	2"H X SPREADING	12" o.c.	
SET PAL	SETCREASEA PALLIDA `PURPLE HEART`	PURPLE HEART SETCREASEA	1 GAL	MEDIUM	1`-0"H X 4`-0"W	1`-0"H X 4`-0"W	12" o.c.	

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Courtney Jane Miller, LIC. No. 5641
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS

	06/12/18	Zoning Submittal 1
1	12/20/18	Zoning Submittal 2
2	04/24/19	Zoning Submittal 3
3	07/24/19	Zoning Submittal 4

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TREES


ALOE BARBERAE
TREE ALOE


BEAUCARNEA RECURVATA
PONY TAIL PALM


BRAHEA ARMATA
BLUE HESPER PALM


BRUGMANSIA VERSICOLOR 'PEACHES & CREAM'
PEACH ANGELS TRUMPET


CARYOTA GIGAS
FISHTAIL PALM


COTINUS COGGYRGIA 'ROYAL PURPLE'
ROYAYL PURPLE SMOKE TREE


CUSSONIA PANICULATA SPP. SINUATA
CABBAGE TREE


CYCAS REVOLUTA
SAGO PALM


DRACAENA DRACO
DRAGON TREE


HOWEA FORSTERIANA
KENTIA PALM


LIVISTONA AUSTRALIS
CABBAGE PALM


MYOPORUM LAETUM
GRASS LEAF MYOPORUM


SPATHODEA CAMPANULATA
AFRICAN TULIP TREE


STRELITZIA NICOLAI
GIANT BIRD OF PARADISE


WASHINGTONIA ROBUSTA
MEXICAN FAN PALM


YUCCA ELEPHANTIPES
SPINELESS YUCCA

SHRUBS


AEONIUM 'MINT SAUCER'
MINT SAUCER


AGAVE ATTENUATTA
FOXTAIL AGAVE


AGAVE ATTENUATA 'KARA'S STRIPES'
VARIEGATED FOXTAIL AGAVE


AGAVE ATTENUATA 'NOVA'
FOXTAIL AGAVE


AGAVE GUIENGOLA
NCN


AGAVE 'BLUE GLOW'
BLUE GLOW AGAVE


AGAVE 'MATEO'
MATTHEWS AGAVE


ALOE ARBORESCENS
TORCH ALOE


ALOE CASTANEA
CAT'S TAIL ALOE


ALOE MACULATA
SOAP ALOE


ALOE STRIATA
CORAL ALOE


ALOE THRASKII
COAST ALOE


ALOE 'BLUE ELF'
BLUE ELF ALOE


ALOE 'DELTA LIGHTS'
DELTA LIGHTS ALOE


ASPERAGUS DENSIFLORUS 'MYERS'
MYERS ASPERAGUS FERN


CALLIANDRA HAEMATOCEPHALA
PINK POWDER PUFF


CHAMAEDORAEA PLUMOSA
BABY QUEEN PALM


CORDYLINE AUSTRALIS 'PINK PASSION'
PINK PASSION GRASS PALM


COTYLEDON ORBICULATA
PIG'S EAR


DIOON MEROLAE
GOLDEN DIOON


DORYANTHES PALMERI
GIANT SPEAR LILY


EUPHORBBIA AMMAK 'VARIEGATA'
VARIEGATED CANDELABRA


FESTUCA MAIREI
ATLAS FESCUE


FURCRAEA MACDOUGALLII
MAGDOUGALL'S FURCRAEA

LEUCADENDRON 'SAFARI GOLDSTRIKE'
YELLOW CONEBRUSH

LOMANDRA 'BREEZE'
DWARF MAT RUSH

MONSTERA DELICIOSA
SPLIT LEAF PHILODENDRON

OPUNTIA 'BURBANK SPINELESS'
NOPAL

PHILODENDRON SELLOUM
TREE PHILODENDRON

PHILODENDRON 'XANADU'
WINTERBOURNE PHILODENDRON

SESLERIA AUTUMNALIS
AUTUMN MOOR GRASS

STRELITZIA JUNCEA NARROW LEAVED
BIRD OF PARADISE

STRELITZIA REGINAE
BIRD OF PARADISE

WESTRINGIA 'BLUE GEM'
BLUE GEM COAST ROSEMARY

XANTHORRHOEA
GRASS TREE

BIOFILTRATION PLANTER

BACCHARIS PILULARIS 'PIGEON POINT'
DWARF COYOTE BUSH

CAREX DIVULSA
BERKELEY SEDGE

CHONDROPETALUM TECTORUM
CAPE RUSH

JUNCUS PATENS
CALIFORNIA GRAY RUSH

LEYMUS CONDENSATUS 'CANYON PRINCE'
NATIVE BLUE RYE

MAHONIA RIPENS
CREEPING MAHONIA

MUHLENBERGIA RIGENS
DEER GRASS

ROSA CALIFORNICA
CALIFORNIA WILD ROSE

VITIS CALIFORNICA
CALIFORNIA WILD GRAPE

HEDGES

ESCALLONIA BIFIDA
WHITE ESCALLONIA

LAURUS NOBILIS
SWEET BAY

PITTOSPORUM 'SILVER SHEEN'
TAWHIWHI

PODOCARPUS HENKELII
LONG-LEAFED YELLOWWOOD

VINES

ARISTOLOCHIA GIGANTEA
PELICAN FLOWER VINE

DISTICTIS BUCCINATORIA
RED TRUMPET VINE

FICUS PUMILA 'MINIMA'
CREEPING FIG

MUEHLENBECKIA COMPLEXA
MAIDENHAIR VINE

PASSIFLORA EDULIS
PASSIONFRUIT VINE

THUNBERGIA ALATA
BLACK EYED SUSAN VINE

GROUNDCOVER

CASUARINA 'COUSIN IT'
COUSIN IT CASUARINA

CEANOTHUS GLORIOSUS 'ANCHOR BAY'
ANCHOR BAY LILAC

DYMONDIA MARGARETAE
SILVER CARPET

ECHEVERIA X IMBRICATA
HEN AND CHICKS

GAZANIA
AFRICAN DAISY

PORTULACARIA AFRA 'AUREA'
ELEPHANTS FOOD

SENECIO CYLINDRICUS
NARROW-LEAF CHALKSTICKS

SENECIO MANRALISCAE
KLEINIA

SENECIO RADICANS 'FISHHOOKS'
SENECIO FISHHOOKS

SETCREASEA PALLIDA
SETCREASEA

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647 S. COAST HIGHWAY
LAGUNA BEACH, CA 92651

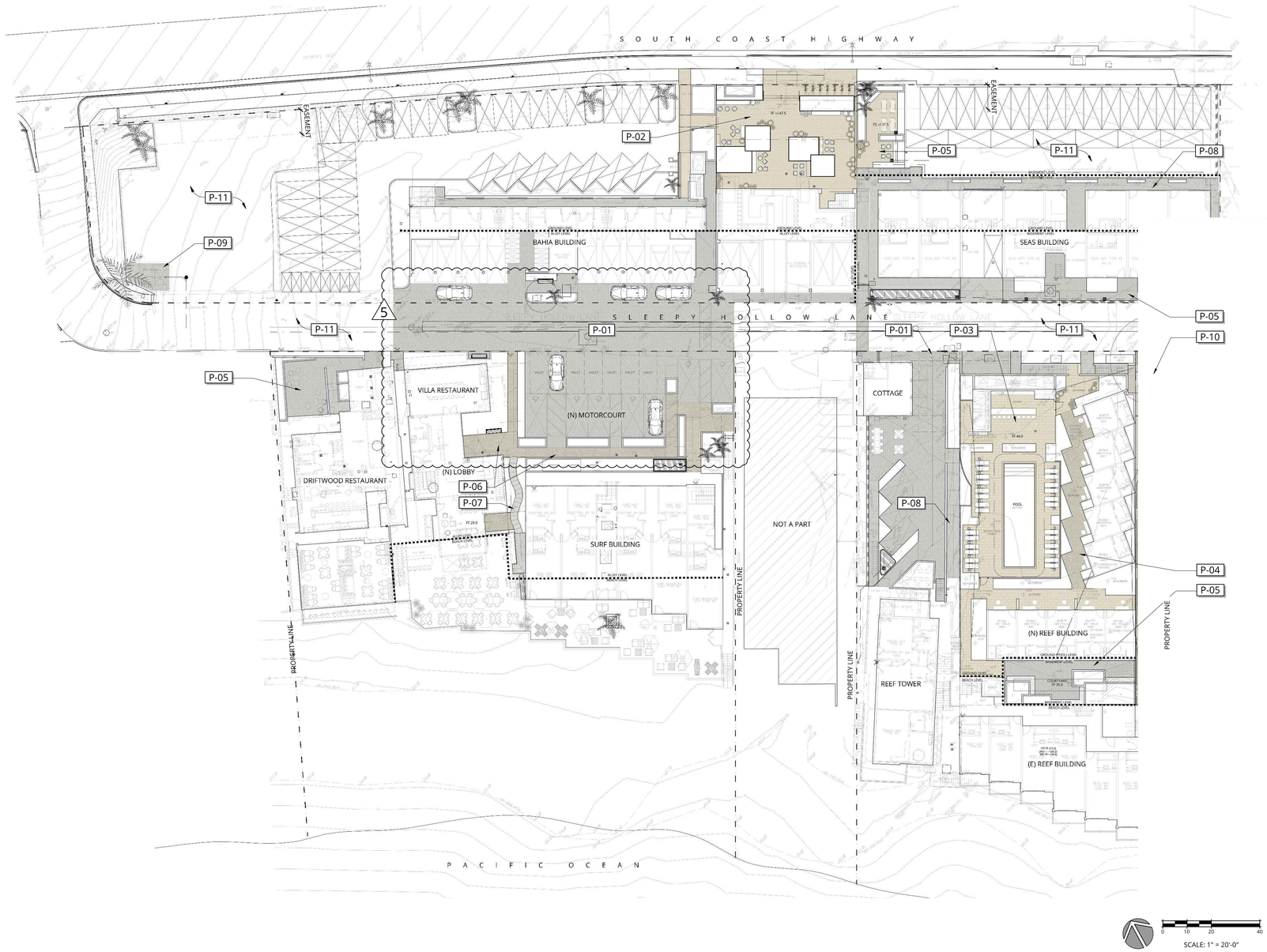
LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, No. 5491
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS

	06/12/18	Zoning Submittal 1
1	12/20/18	Zoning Submittal 2
2	04/24/19	Zoning Submittal 3
3	07/24/19	Zoning Submittal 4

PROJECT NUMBER
1803
DRAWN BY
NH
DATE DRAWN
4/08/19
SCALE
PRINT DATE
7/31/19

SHEET NUMBER
L-6



PAVING SCHEDULE

SYMBOL	DESCRIPTION
P-01	PAVER - VEHICULAR 80MM CONCRETE OR GRANITE COBBLE, MORTAR SET, RANDOM RUNNING BOND PATTERN, SIZES VARY COLOR: DARK WARM GRAY / CHARCOAL
P-02	PAVER - ON STRUCTURE @ COAST LIMESTONE OR PORCELAIN, MORTAR SET RANDOM ASHLAR PATTERN COLORS VARY: TAN / BEIGE / WARM GRAY
P-03	PAVER - ON STRUCTURE @ POOL LIMESTONE OR PORCELAIN, MORTAR SET RANDOM ASHLAR PATTERN WET-RATED, BRUSHED FINISH COLORS VARY: TAN / BEIGE / WARM GRAY
P-04	PAVER - ON STRUCTURE @ POOL GUESTROOMS LIMESTONE, MORTAR SET NARROW FORMAT, RUNNING BOND PATTERN COLORS VARY: TAN / BEIGE / WARM GRAY
P-05	PAVER - ON GRADE, PEDESTRIAN GRANITE, LIMESTONE OR PORCELAIN, SAND SET NARROW FORMAT, RUNNING BOND PATTERN COLOR: MATCH ADJACENT VEHICULAR PAVING
P-06	LOBBY ENTRANCE LIMESTONE, MORTAR SET LARGE FORMAT RUNNING BOND PATTERN CHISELED EDGE, TUMBLED FINISH COLOR: WARM GRAY
P-07	LOBBY RAMP / STEPS LIMESTONE, MORTAR SET TUMBLED FINISH COLOR: BEIGE / WARM GRAY
P-08	CONCRETE TOPPING SLAB, TYPICAL SCOFIELD COLORS: FRENCH GRAY LIGHT SANDBLAST EQUIV. FINISH
P-09	CONCRETE - ON GRADE, TYPICAL SCOFIELD COLORS: FRENCH GRAY LIGHT SANDBLAST EQUIV. FINISH
P-10	GRAVEL MAINTENANCE PATH 3/8-1/2" CRUSHED ANGULAR GRAVEL COLOR: CHARCOAL GRAY
P-11	ASPHALT - VEHICULAR, TYPICAL (REPAIR AND RESURFACE AS NECESSARY)

C-14 French Gray

C-14 French Gray

NOT FOR CONSTRUCTION

CLIENT SHALL RETAIN COPIES OF THE WORK PERFORMED BY LANDSCAPE ARCHITECT IN CAD FORM ONLY FOR INFORMATION AND USE BY CLIENT FOR THE SPECIFIC PURPOSE FOR WHICH LANDSCAPE ARCHITECT WAS ENGAGED. SAID MATERIALS SHALL NOT BE USED BY CLIENT OR TRANSFERRED TO ANY OTHER PARTY, FOR USE IN OTHER PROJECTS, ADDITIONS TO THE CURRENT PROJECT, OR ANY OTHER PURPOSE FOR WHICH THE MATERIAL WAS NOT STRICTLY INTENDED BY LANDSCAPE ARCHITECT. ANY USE OF THESE MATERIALS BY CLIENT OR ANY OTHER PARTY FOR ANY OTHER PURPOSE IS AT CLIENT'S AND USER'S SOLE RISK AND WITHOUT LIABILITY TO LANDSCAPE ARCHITECT. THE DOCUMENTS ARE AVAILABLE TO THE CLIENT FOR USE ONLY ON THIS PROJECT DURING THE EXISTENCE OF THE CONTRACT. RE-USE OF THE DOCUMENTS FOR PROJECTS NOT A PART OF THE CONTRACT REQUIRE THE EXPRESS UNAUTHORIZED MODIFICATION OR USE OF THESE MATERIALS. THE LANDSCAPE ARCHITECTURAL DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT. THE DOCUMENTS AUTHORIZATION OF THE LANDSCAPE ARCHITECT.

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LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1221 STATE STREET SUITE 206
SANTA BARBARA CA 93101

PRELIMINARY HARDSCAPE PLAN

PACIFIC EDGE HOTEL

647 S. COAST HIGHWAY
LAGUNA BEACH, CA 92651

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, RLA No. 5641
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS

	06/12/18	Zoning Submittal 1
1	12/20/18	Zoning Submittal 2
2	04/24/19	Zoning Submittal 3
3	07/24/19	Zoning Submittal 4
4	11/02/20	PC/DRC Progress
5	02/18/21	PC/DRC Progress

PROJECT NUMBER
1803
DRAWN BY
NH
DATE DRAWN
4/08/19
SCALE
1"=20'-0"
PRINT DATE
2/18/21

SHEET NUMBER
L-7

ORIGINAL R.O.W. LINE PER M.M. BOOK 1, PAGE 78 N35°28'54"W 388.81'

4' Wide easement for construction of State Highway rec'd Oct. 6, 1926 Bk. 678, Pg. 373 (Lot 16) & Bk. 681, Pg. 81, 82, & 86 (Lots 13, 17, 18 & 19); Oct. 7, 1927 Bk. 681, Pg. 110 (Lots 14 & 15); Dec. 8, 1926 Bk. 684, Pg. 423 (Lot 12) All O.R.

S35°28'54"E 622.29'

Fd LT&T LS 4384 No ref.

N88°27'29"W 8.77'

Fd LT&T LS 3064 per R/S No. 2016-1021

SOUTH COAST HIGHWAY

S35°28'54"E 221.34'

S31°02'57"E 339.52'

N31°02'57"W 248.62'

S54°31'03"W 49.96'

Δ=85°17'51"
R=25.00'
L=37.22'

Cas and Oil Easement to SoCal Gas Company rec'd September 16, 2009 Inst. No. 20090047796 O.R.

N31°02'57"W 440.64'

S31°02'57"E 191.97'

Searched not found. Estab'd per rec dist. of 6.67' NE'ly from and normal to the N'W

N31°02'57"W 124.86'

S31°02'57"E 150.00'

N58°57'03"E 90.00'

Estab by rec dist. from the NW line of Cleo Street per M.M. 4-80

S31°02'57"E 150.00'

N58°57'03"E 90.00'

S58°57'03"W 140.00'

SLEEPY HOLLOW LANE

105.06'

Fd N&T LS 4139 In Lieu of 2" IP per P.M. No. 82-656. held for SW'ly line of Sleepy Hollow

Fd 1" IP&N No Tag Dn. 0.05', (No Ref.)

16.0' wide Easement to the City of Laguna Beach (purpose not stated) rec'd March 29, 1929 Bk. 260, Pg. 111 O.R.

S54°31'03"W 200.50'±

NOT A PART

N/W Line Estl'b per rec angle & dist P.M. 82-656. Bk. 178, Pgs. 1-2

SEC. 25 T.7S. R.9.W.
SEC. 26 T.7S. R.9.W.

S58°57'03"W 209.00'±

NOT A PART

S58°57'03"W 220.00'±

S58°57'03"W 247.50'±

Lateral Public Access easement to the City of Laguna Beach rec'd May 6, 2010 as Inst. No. 20100002151820 O.R.

Approximate Location of Tide Line

Sewer Easement rec'd April 7, 1958, Bk. 4246, Pg. 457 O.R.

' Tide
Mean Sea Leve)
ıy 6, 1982
3k. 178, Pgs. 1-2

Mean High Water, Elev. 4.672'
Elevation of Tidal Datum referred to
Mean Lower Low Water

CLEO STREET

DIVISION I
DIVISION II
DIVISION III
DIVISION IV
DIVISION V, PARCEL 1
DIVISION V, PARCEL 2
DIVISION VI, PARCEL 1
DIVISION VI, PARCEL 2
DIVISION VII, PARCEL 2
DIVISION VII, PARCEL 3
DIVISION IX, PARCEL 2
DIVISION X, PARCEL 2
DIVISION "

P.M. NO. 82-656
BK. 178/ 1-2
M.M. 4-80
LAGUNA TERRACE BLOCK 76

GRAPHIC SCALE
20' 10' 0' 20' 40'
Note: For reduced sized prints, original scale is in inches

Last Plotted By:
On: Monday, April 17, 2018

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3 Hutton Centre Drive
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(714) 751-7373 Fax(714) 545-8883

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PACIFIC EDGE HOTEL ON LAGUNA BEACH
647 S. COAST HWY 92651

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PROJECT NO. 2HCI010100

DATE 7/25/19

SCALE AS SHOWN

DRAWN BY

SHEET TITLE

TOPOGRAPHIC SURVEY

SHEET NO.

C1.00

SOUTH COAST HIGHWAY

SLEEPY HOLLOW LANE

CLEO STREET

PACIFIC OCEAN

BEACH

RIGHT-OF-WAY

EX. HOTEL PARKING
620 SLEEPY HOLLOW LANE

PROPOSED TRASH ENCLOSURE

EX. HOTEL PARKING (ON-GRADE)
610 SLEEPY HOLLOW LANE

EX. BAHIA BUILDING (3 STORY)
636 SLEEPY HOLLOW LANE

PROPOSED CAFE ON EX. DECK PER ARCH. PLANS
647 S. COAST HWY.

EX. LOBBY BUILDING (3&4 STORY)
647 S. COAST HWY.

EX. SEAS BUILDING (2&3 STORY)
668 SLEEPY HOLLOW LANE

EX. DRIFTWOOD RESTAURANT (1&2 STORY)
619 SLEEPY HOLLOW LANE

EX. VILLA RESTAURANT (2&3 STORY)
627 SLEEPY HOLLOW LANE

PROPOSED VALET/PORTE COCHERE HOTEL PARKING
633 & 635 SLEEPY HOLLOW LANE

EX. SURF BUILDING (3 STORY)
633 & 635 SLEEPY HOLLOW LANE

16.0' WIDE EASEMENT TO THE CITY OF LAGUNA BEACH REC'D MARCH 29, 1929 Bk. 260, PG. 111 O.R.
N.A.P.
645, 647 & 649 SLEEPY HOLLOW LANE

EX. COTTAGE (2 STORY)

PROPOSED REEF PARKING GARAGE
HOTEL PARKING IN NEW GARAGE BELOW

EX. REEF TOWER (5 STORY)
653 SLEEPY HOLLOW LANE

PROPOSED REEF BUILDING (4 STORY)
667 SLEEPY HOLLOW LANE

EX. REEF BUILDING (4 STORY)
667 SLEEPY HOLLOW LANE

EXISTING CATCH BASIN WITH DROP INLET

EXISTING CATCH BASIN WITH DROP INLET

4+76.00 END 4'x4' RCP

4+53.52 PI

3+91.46 PI

3+45.29

3+38.51 EC

3+32.00 BEGIN 4'x4' RCB

3+26.00 END 48" RCP

0+88.82 P/L

0+64.00 BC

0+00.00 BP

Δ=55.00°
L=79.99'
R=75.00'

P/L

VICINITY MAP
NOT TO SCALE

PROJECT SITE

LAGUNA BEACH

PARK AVE

BROADWAY ST

OCEAN AVE

FOREST AVE

CAMEL POINT

LEGAL DESCRIPTION

THE LEGAL DESCRIPTION SHOWN HEREON IS PER THE TITLE COMMITMENT NOTED BELOW, AND WAS USED TO PLOT THE PROPERTY BOUNDARIES SHOWN HEREON.

BASIS OF BEARINGS

THE BEARING N54°14'31"E OF THE CENTERLINE OF LEGION STREET SHOWN AS N53°24'05"E ON THE RECORD OF SURVEY NO. 2015-1021 FILED IN BOOK 277, PAGE 21 OF RECORDS OF SURVEYS, RECORDS OF ORANGE COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS SURVEY.

20' 10' 0' 20' 40'
GRAPHIC SCALE
Note: For reduced sized prints, original scale is in inches

LEGEND

- STREET RIGHT-OF WAY LINE
- PROPERTY / BOUNDARY LINE
- CURB LINE (1"=10', 1"=8', 1"=16')
- CENTER LINE
- FLOW LINE
- LOT LINE / PARCEL LINE
- EASEMENT LINE (W=WIDTH)
- CONTOUR LINE (APPROXIMATE)
- BUILDING FOOT PRINT LINE
- OVERHANG LINE
- CHAINLINK (CHLK) FENCE LINE
- BARBWIRE FENCE LINE
- WOODEN (WDN) FENCE LINE
- WROUGHT IRON (W) FENCE LINE
- RETAINING (RET) / SCREEN WALL (AS NOTED)
- GUARD RAIL
- EDGE OF ASPHALT PAVING
- SD — STORM DRAIN PIPE
- W — DOMESTIC WATER LINE
- FW — FIRE WATER LINE
- RW — RECLAIMED WATER LINE
- SS — SANITARY SEWER LINE
- G — GAS LINE
- E — ELECTRIC LINE
- CATV — CABLE TV LINE
- T — TELECOMMUNICATION LINE

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PACIFIC EDGE HOTEL ON LAGUNA BEACH

1	05.21.18	Zoning Review Submittal
2	12.20.18	Zoning Review Re-Submittal
3	03.29.19	Zoning Review Re-Submittal
4	07.25.19	Zoning Review Re-Submittal
5	09.23.19	Fire Department Zoning Review Resubmittal
6	10.10.19	Fire Department Zoning Review Resubmittal
7	05.28.21	Additional Planning Corrections

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PROJECT NO. 2HCI010100

DATE 05/28/21

SCALE AS SHOWN

DRAWN BY

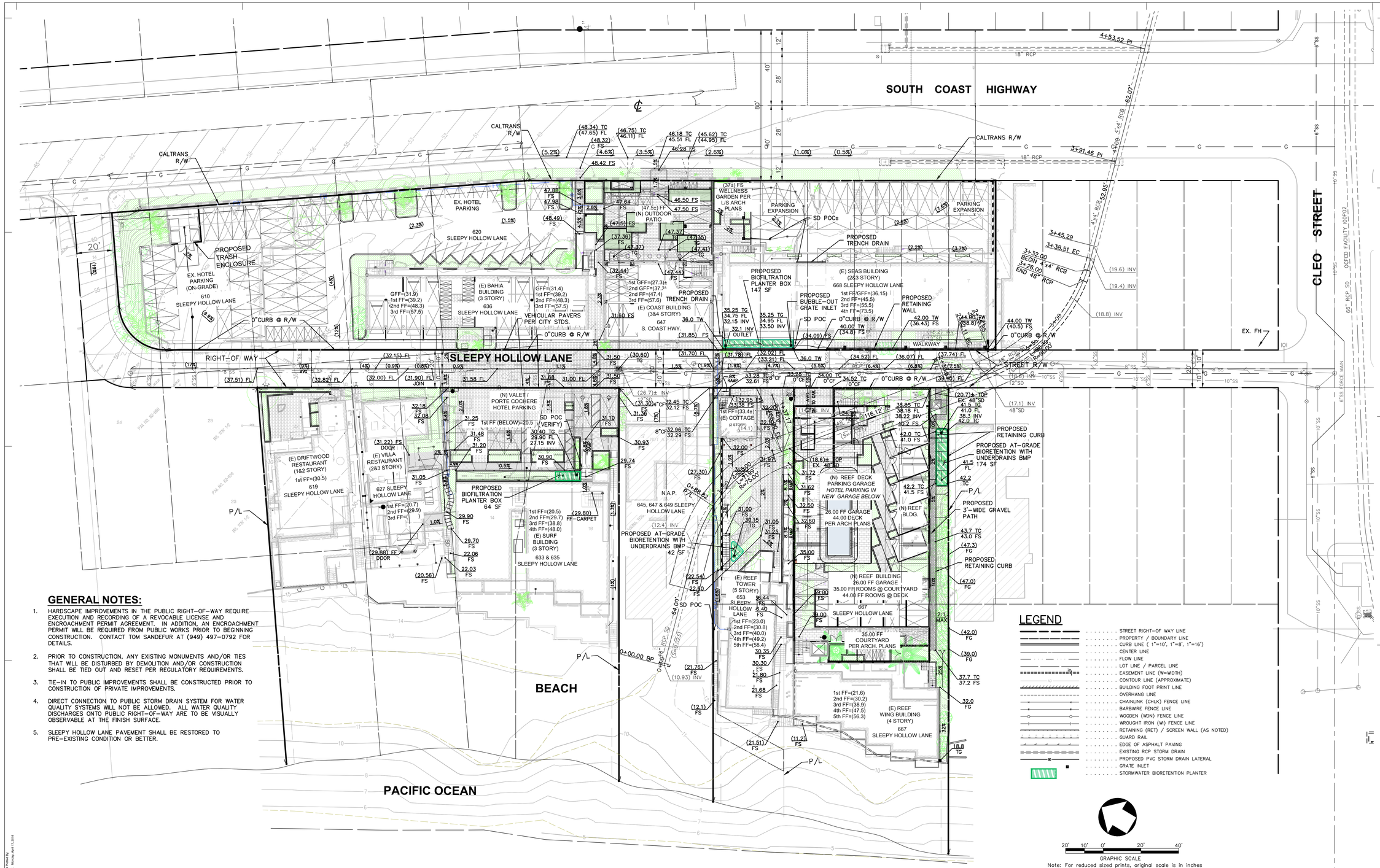
SHEET TITLE

PRELIMINARY SITE AND RIGHT-OF-WAY PLAN (S&RIP)

SHEET NO. C2.01

May 28, 2021 - 3:12PM - M:\2HCI010100\ENGR\SHEETS\PACIFICEDGE_C201_S&RIP.DWG

Last Plotted By
Ori, Monday, April 17, 2018



GENERAL NOTES:

1. HARDSCAPE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY REQUIRE EXECUTION AND RECORDING OF A REVOCABLE LICENSE AND ENCROACHMENT PERMIT AGREEMENT. IN ADDITION, AN ENCROACHMENT PERMIT WILL BE REQUIRED FROM PUBLIC WORKS PRIOR TO BEGINNING CONSTRUCTION. CONTACT TOM SANDEFUR AT (949) 497-0792 FOR DETAILS.
2. PRIOR TO CONSTRUCTION, ANY EXISTING MONUMENTS AND/OR TIES THAT WILL BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION SHALL BE TIED OUT AND RESET PER REGULATORY REQUIREMENTS.
3. TIE-IN TO PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED PRIOR TO CONSTRUCTION OF PRIVATE IMPROVEMENTS.
4. DIRECT CONNECTION TO PUBLIC STORM DRAIN SYSTEM FOR WATER QUALITY SYSTEMS WILL NOT BE ALLOWED. ALL WATER QUALITY DISCHARGES ONTO PUBLIC RIGHT-OF-WAY ARE TO BE VISUALLY OBSERVABLE AT THE FINISH SURFACE.
5. SLEEPY HOLLOW LANE PAVEMENT SHALL BE RESTORED TO PRE-EXISTING CONDITION OR BETTER.

LEGEND

- STREET RIGHT-OF WAY LINE
- PROPERTY / BOUNDARY LINE
- CURB LINE (1"=10', 1"=8', 1"=16')
- CENTER LINE
- FLOW LINE
- LOT LINE / PARCEL LINE
- EASEMENT LINE (W=WIDTH)
- CONTOUR LINE (APPROXIMATE)
- BUILDING FOOT PRINT LINE
- OVERHANG LINE
- CHAINLINK (CHLK) FENCE LINE
- BARBWIRE FENCE LINE
- WOODEN (WDN) FENCE LINE
- WROUGHT IRON (WI) FENCE LINE
- RETAINING (RET) / SCREEN WALL (AS NOTED)
- GUARD RAIL
- EDGE OF ASPHALT PAVING
- EXISTING RCP STORM DRAIN
- PROPOSED PVC STORM DRAIN LATERAL
- GRATE INLET
- STORMWATER BIORETENTION PLANTER

20' 10' 0' 20' 40'

GRAPHIC SCALE

Note: For reduced sized prints, original scale is in inches

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PROJECT NO. 2HCI010100

DATE 05/28/21

SCALE AS SHOWN

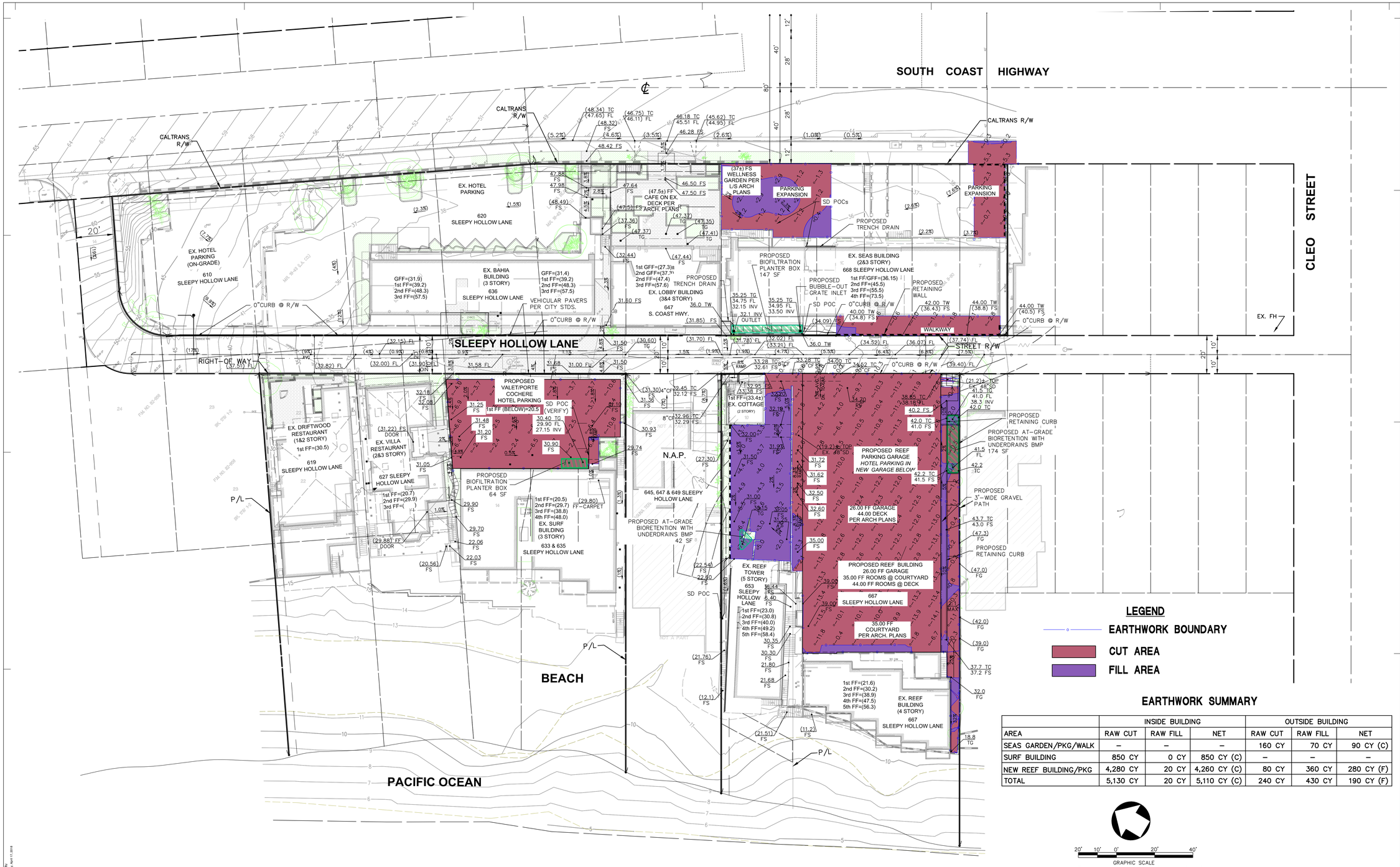
DRAWN BY

SHEET TITLE

PRELIMINARY GRADING PLAN

SHEET NO. C2.02

May 28, 2021 - 3:24PM - M:\2HCI010100\ENGR\SHEETS\PACIFICEDGE_C202_GRADING.DWG
Last Plotted By
On Monday, April 17, 2018



LEGEND

- EARTHWORK BOUNDARY
- CUT AREA
- FILL AREA

EARTHWORK SUMMARY

	INSIDE BUILDING			OUTSIDE BUILDING		
AREA	RAW CUT	RAW FILL	NET	RAW CUT	RAW FILL	NET
SEAS GARDEN/PKG/WALK	–	–	–	160 CY	70 CY	90 CY (C)
SURF BUILDING	850 CY	0 CY	850 CY (C)	–	–	–
NEW REEF BUILDING/PKG	4,280 CY	20 CY	4,260 CY (C)	80 CY	360 CY	280 CY (F)
TOTAL	5,130 CY	20 CY	5,110 CY (C)	240 CY	430 CY	190 CY (F)

20' 10' 0' 20' 40'

GRAPHIC SCALE

Note: For reduced sized prints, original scale is in inches

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647 S. COAST HWY 92651

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PROJECT NO. 2HCI010100

DATE 7/25/19

SCALE AS SHOWN

DRAWN BY

SHEET TITLE

PRELIMINARY CUT-FILL EXHIBIT

SHEET NO. C2.03

Jul 24, 2019 - 11:52AM - M:\2HCI010100\ENGR\SHEETS\PACIFICEDGE_C203_CUT-FILL.DWG
Last Plotted By On Monday, April 17, 2018

LEGEND

- RIGHT-OF-WAY LINE
- SIGN
- EXISTING PUBLIC FIRE HYDRANT (FH)
- EXISTING FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- CLASS I STANDPIPE WITH ONE 2-1/2" OUTLET
- PAVED PUBLIC ROADWAY USED FOR FIRE ACCESS WITH ALL WEATHER SURFACE DESIGNED TO SUPPORT 74,000 LB APPURATUS
- 150 FOOT FIRE HOSE PULL LENGTH THRU ACCESS FROM FIRE APPARATUS ACCESS ROAD
- RED CURB
- PROPOSED LOCATION FOR THE 3 FOOT WIDE ALL WEATHER ACCESS PATH AROUND STRUCTURE

KEY NOTE LEGEND

1. EXISTING "TOW-AWAY NO PARKING ANY TIME" SIGN
3. PAINT RED CURB PER DETAIL 3 ON SHEET C-3.02

SEE SHEETS C3.01A THRU 3.01D FOR PLAN ENLARGEMENTS

Last Plotted By:
On: Monday, April 17, 2018

PROJECT INFORMATION

BUILDING AUTHORITY: California Building Code, Laguna Beach Municipal Code
BUILDING CODE: 2016

SITE ADDRESSES:

(E) Coast Building - 647 S. Coast Highway, Laguna Beach, CA 92651	Interior / exterior remodel, replace MEP as req'd, relocate lobby to Villa, convert (E) lobby to retail, convert (E) lobby parking to patio, remove (E) drive apron and curb per CalTrans
(E) Seas Building - 668 Sleepy Hollow Lane, Laguna Beach, CA 92651	Interior / exterior remodel & replace MEP as req'd, add 4 (N) hotel rooms.
(E) Reef Cottage Building - 653 Sleepy Hollow Lane, Laguna Beach, CA 92651	Interior / exterior remodel & replace MEP as req'd. No floor area increase.
(E) Reef Wing Building - 667 Sleepy Hollow Lane, Laguna Beach, CA 92651	Interior / exterior remodel & replace MEP as req'd. No floor area increase.
(N) Reef Building - 667 Sleepy Hollow Lane, Laguna Beach, CA 92651	Add 15 (N) hotel rooms, construct (N) underground parking garage w/ swimming pool / bar above, & add (N) landscaping.
(E) Reef Tower Building - 653 Sleepy Hollow Lane, Laguna Beach, CA 92651	Interior / exterior remodel, replace MEP as req'd, repair (E) steel stairs, minor landscape revisions, & repave / regrade (E) parking lot. No floor area increase.
(E) Surf Building - 633 & 635 Sleepy Hollow Lane, Laguna Beach, CA 92651	Interior / exterior remodel, replace MEP as req'd, demo (E) swimming pool, construct new Porte Cochere w/ storage and offices below.
(E) Villa Building - 627 Sleepy Hollow Lane, Laguna Beach, CA 92651	Interior / exterior remodel to create (N) lobby / entry, remodel of (E) bar / restaurant, & revise seating count w/ approved parking.
(E) Driftwood Building - 619 Sleepy Hollow Lane, Laguna Beach, CA 92651	Remodel street front patio / landscaping & legalize upper dining area w/ approved parking. No floor area increase.
(E) Bahia Building - 620 & 636 South Coast Highway, Laguna Beach, CA 92651	Interior / exterior remodel, replace MEP as req'd, divide (E) 15 hotel rooms to create 6 additional rooms. No floor area increase.
(E) Parking Lots - 610 & 620 Sleepy Hollow Lane, Laguna Beach, CA 92651	(N) trash enclosure, repave / stripe parking lot, & new landscape / lighting.
(E) SHL & PCH	(N) landscaping / lighting along PCH & SHL, (N) paving / striping / landscape at (E) parking, & (N) paving at SHL per city.

PROJECT DESCRIPTION

SCOPE OF WORK

1. DEMOLITION OF A PORTION OF THE EXISTING HARDSCAPE AND LANDSCAPE.
2. CONSTRUCTION OF NEW HARDSCAPE AND LANDSCAPE
3. CONSTRUCTION OF A NEW CAFE AND SUBTERRANEAN PARKING
4. CONSTRUCTION OF A NEW VALET/PORTE COCHERE FOR HOTEL PARKING
5. CONSTRUCTION OF A NEW BAR, POOL, RESTROOMS AND SUBTERRANEAN PARKING
6. CONSTRUCTION OF A NEW HOTEL BUILDING

TYPE OF CONSTRUCTION

(N) REEF BUILDING: TYPE 2 (NON-COMBUSTIBLE) W/ A CONCRETE PARKING GARAGE, (N) STEEL FRAMED HOTEL GUEST ROOMS ON TOP, & (N) SPRINKLERS THROUGHOUT. NEW GARAGE IS 10,609 SQ. FT., LIVING SPACE IS 3,513 SQ. FT., AND THE DECK ON TOP IS 6,947 SQ. FT. (E) REEF WING: TYPE 3-B (COMBINATION OF WOOD AND BRICK / CMU). (E) REEF WING IS 9,290 SQ. FT. OF EXISTING INTERIOR SPACE & 3,872 SQ. FT. OF EXISTING EXTERIOR PRIVATE DECK / WALKWAY. (E) REEF TOWER: TYPE 3-B (COMBINATION OF WOOD AND BRICK / CMU). (E) REEF TOWER IS 8,015 SQ. FT. OF EXISTING INTERIOR SPACE & 2,589 SQ. FT. OF EXISTING EXTERIOR PRIVATE DECK / WALKWAY.

TYPE OF OCCUPANCY

HOTEL: R-1
RESTAURANTS: A-2
PARKING GARAGES: S-2

APPLICABLE BUILDING CODES

2016 CALIFORNIA BUILDING CODE (CBC), MECHANICAL (CMC), PLUMBING (CPC), ELECTRICAL (CEC), ENERGY (CEnC), FIRE (CFC), GREEN (CGBC), LAGUNA BEACH MUNICIPAL CODE (LMBC)

SPRINKLERS REQUIRED

YES, A NFPA 13 AUTOMATIC SPRINKLER SYSTEM WILL BE INSTALLED IN THE FOLLOWING BUILDINGS:
(N) REEF BUILDING
(E) SURF BUILDING
(E) VILLA BUILDING
(E) DRIFTWOOD BUILDING (PARTIAL)
(E) REEF TOWER

NOTE:
The porte-cochere shall *not* extend over Sleepy Hollow Lane.

FIRE FLOW AND HYDRANT SPACING

MAXIMUM FIRE FLOWS ARE ESTIMATED TO BE 2250 GPM EACH FOR THE SEAS, BAHIA AND REEF WING WET STANDPIPE SYSTEMS BASED ON CFC TABLE B105.1(2)

AVERAGE HYDRANT SPACING = 450' (CFC TABLE C102.1)
MAXIMUM DISTANCE FROM FRONTAGE TO HYDRANT = 250'
MINIMUM REQUIRED FIRE HYDRANTS = 2 EA.

FIRE DEPARTMENT NOTES:

a) A separate (deferred) submittal for the conversion of the dry standpipe system to wet manual system is required and must be designed in compliance with the 2016 CFC and NFPA 14, and installed by a qualified Fire Protection Contractor. Plans must be submitted to and approved by the LBFD, with permit issued and final inspection conducted.

b) A separate (deferred) submittal for fire alarm system is required and must be designed in compliance with 2016 CFC and NFPA 72, and installed by a qualified Electrical Contractor. Plans must include full detection and notification as required by CFC Section 907. Plans must be submitted to and approved by the LBFD, with permit issued and final inspection conducted.

c) A separate (deferred) submittal for fire sprinklers is required. System design must comply with the 2016 CFC and 2016 NFPA 13 standard. Plans must be designed and installed by a qualified Fire Protection Contractor. Plans shall be submitted to and approved by the LBFD, with permit issued and appropriate inspections conducted.

d) A separate (deferred) submittal for UL300 compliant fire suppression system(s) is required for all Type I Cook Hoods. A UL300 compliant system plan will need to be submitted to the LBFD for review and approval, a permit issued and final inspection required. System(s) shall be designed to meet the requirements of 2016 CFC, CMC, CEC, NFPA 17A & 96.

e) Fire extinguishers to be located and sized as per 2016 CFC Section 906 and fire inspectors' direction.

f) Maintain jobsite safety during construction as per Chapter 33 of the 2016 California Fire Code.

g) Building address numbers must be placed on the exterior facing the street addressed to. Minimum size of unit / suite numbers is 4", with the minimum size of building numbers being 6". Number color must contrast with background.

h) Knox box firefighter access is required, to be installed at all primary entrance locations. Provide dwelling / gate keys to the LBFD inspector for placement into the knox boxes.

i) New and remodeled elevators must be sized to accommodate an ambulance gurney, and meet all minimum CBC and CFC requirements. Note: Standardized elevator keys must be provided to LBFD Inspector at final for placement into knox boxes.

j) All apparatus access fire lanes must be constructed and marked/signed as per CFC requirements.

k) All new fabric awnings must be CA Title 19 compliant for flame retardance, with the CSFM label on each one.

l) All CFC Chapter 4 evacuation and planning requirements must be met. Details for diagrams required by Sections 403 & 404 must be provided.

m) For Fire Department inspections, call (949) 497-0352 at least 3 days in advance to schedule.

n) A Sign will be provided for each FDC that clearly indicates the building and system served, wet standpipe and/or wet sprinkler per detail on sheet C3.02

FIRE PROTECTION UPGRADE NARRATIVE

STANDPIPE CONVERSIONS AND FIRE ALARM SYSTEM UPGRADES WILL BE IMPLEMENTED IN TWO PHASES.
PHASE I CONSISTS OF THE SEAS, COAST, & BAHIA BUILDINGS. THESE BUILDINGS CONNECT TO A SHARED FDC LOCATION AND WORK IS PRIMARILY INTERIOR IN NATURE. CONSTRUCTION & FLS SYSTEM UPGRADES ARE PROPOSED TO BE DONE DURING THE PEAK SEASON (SUMMER). WORK WILL START IN SEAS AND MOVE CLOCKWISE TO THE NEXT BUILDING AS THE WORK IN THE ORIGINAL BUILDING NEARS COMPLETION. WHILE WORKING ON ONE BUILDING, FIRE LIFE SAFETY SYSTEMS & ACCESS WILL BE MAINTAINED FOR ALL ADJACENT BUILDINGS.

PHASE 2 CONSISTS OF DRIFTWOOD, VILLA, SURF, COTTAGE, REEF TOWER, REEF WING, AND (N) REEF. WORK WILL START IN DRIFTWOOD FOLLOWING THE COMPLETION OF PHASE 1 AND MOVE CLOCKWISE TO THE NEXT BUILDING AS WORK IN THE ORIGINAL BUILDING NEARS COMPLETION. WORK IN DRIFTWOOD, VILLA, SURF, COTTAGE, REEF TOWER, & REEF WING IS PRIMARILY INTERIOR IN NATURE WHILE FULL INTERIOR / EXTERIOR CONSTRUCTION WILL BE REQUIRED FOR THE (N) REEF BUILDING. CONSTRUCTION & FLS SYSTEM UPGRADES ARE PROPOSED TO BE DONE IN THE OFF SEASON (WINTER). WHILE WORKING ON ONE BUILDING, FIRE LIFE SAFETY SYSTEMS & ACCESS WILL BE MAINTAINED FOR ALL ADJACENT BUILDINGS.
NOTE: SEPARATE DEFERRED SUBMITTALS WILL BE REQUIRED FOR DRY STANDPIPE CONVERSION & FIRE ALARM UPGRADE.

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201 Arena Street
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90245

T 310.335.6000
F 310.335.6060
W www.rockefeller-pa.com

PACIFIC EDGE HOTEL ON LAGUNA BEACH

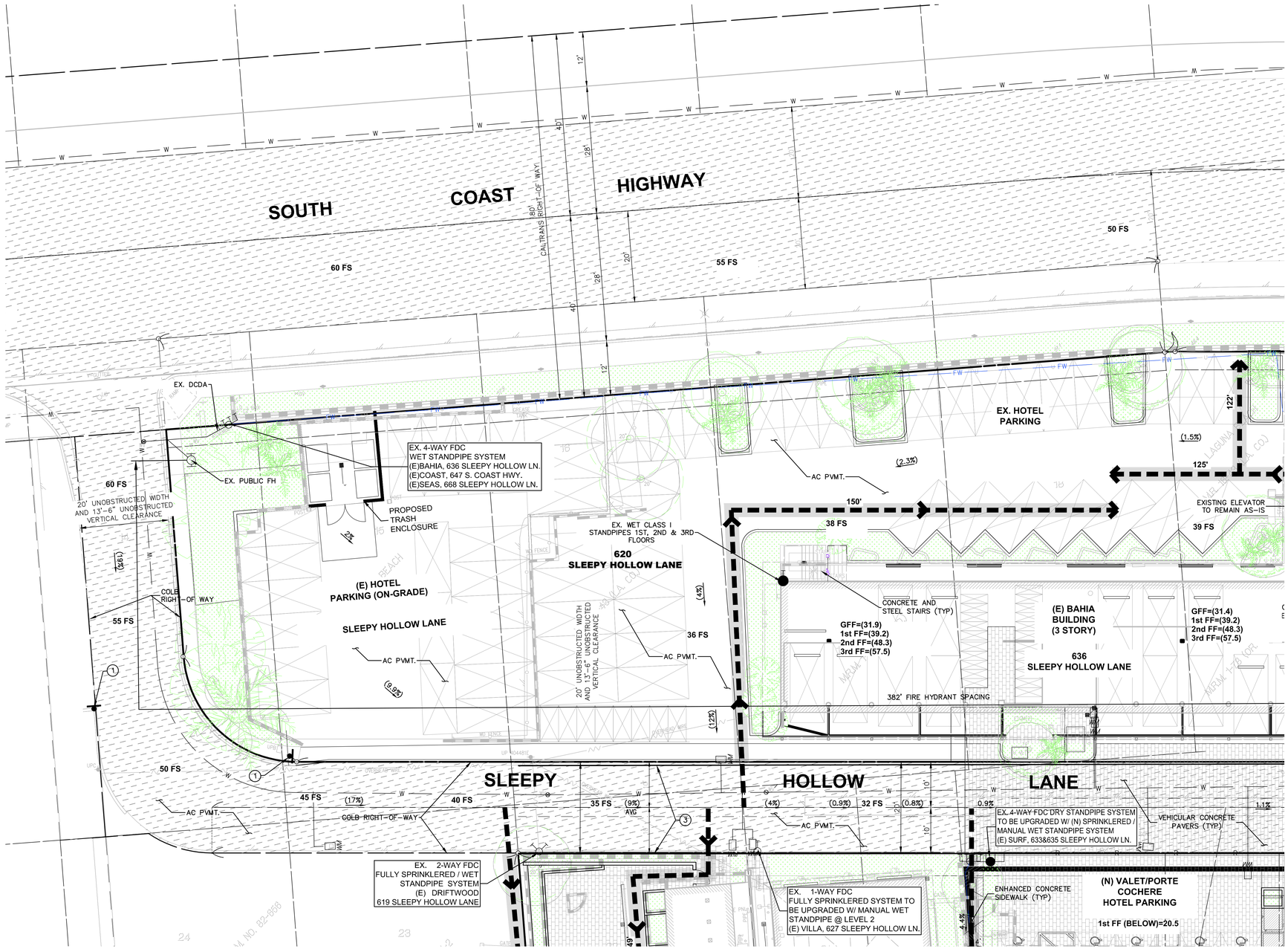
1	05.21.18	Zoning Review Submittal
2	12.20.18	Zoning Review Re-Submittal
3	03.29.19	Zoning Review Re-Submittal
4	07.25.19	Zoning Review Re-Submittal
5	09.23.19	Fire Department Zoning Review Resubmittal
6	10.10.19	Fire Department Zoning Review Resubmittal
7	05.28.21	Additional Planning Corrections

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PROJECT NO. 2HCI010100
DATE 05/28/21
SCALE AS SHOWN
DRAWN BY

SHEET TITLE
FIRE DEPARTMENT - SITE ACCESS PLAN (FD-SAP)

SHEET NO. C3.01



SEE SHEET C3.01B

SEE SHEET C3.01C

KEY NOTE LEGEND

1. EXISTING "TOW-AWAY NO PARKING ANY TIME" SIGN
3. PAINT RED CURB PER DETAIL 3 ON SHEET C-3.02

LEGEND

- RIGHT-OF-WAY LINE
- SIGN
- EXISTING PUBLIC FIRE HYDRANT (FH)
- EXISTING FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- EXISTING CLASS I STANDPIPE WITH ONE 2-1/2" OUTLET
- PAVED PUBLIC ROADWAY USED FOR FIRE ACCESS WITH ALL WEATHER SURFACE DESIGNED TO SUPPORT 74,000 LB APPURATUS
- 150 FOOT FIRE HOSE PULL LENGTH THRU ACCESS FROM FIRE APPARATUS ACCESS ROAD
- RED CURB
- PROPOSED LOCATION FOR THE 3 FOOT WIDE ALL WEATHER ACCESS PATH AROUND STRUCTURE

10' 5' 0' 10' 20'
GRAPHIC SCALE

Note: For reduced sized prints, original scale is in inches

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PACIFIC EDGE HOTEL ON LAGUNA BEACH

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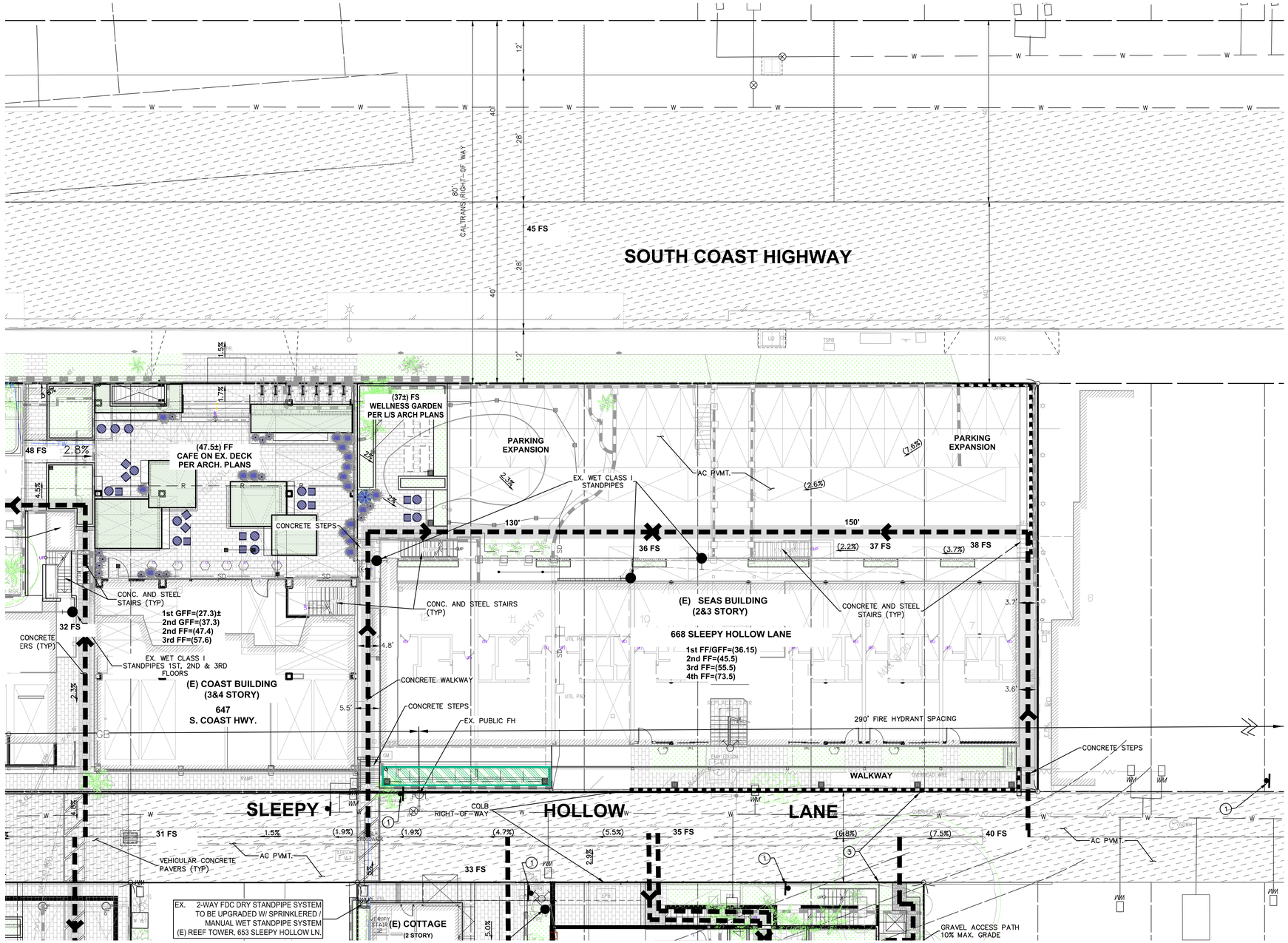
SHEET TITLE

FIRE DEPARTMENT - SITE ACCESS PLAN ENLARGEMENT (FD-SAP)

SHEET NO.

C3.01A

Last Plotted By:
On: Monday, April 17, 2018



SEE SHEET C3.01D

KEY NOTE LEGEND

1. EXISTING "TOW-AWAY NO PARKING ANY TIME" SIGN
3. PAINT RED CURB PER DETAIL 3 ON SHEET C-3.02

LEGEND

- RIGHT-OF-WAY LINE
- SIGN
- EXISTING PUBLIC FIRE HYDRANT (FH)
- EXISTING FIRE DEPARTMENT CONNECTION (FDC) (FDC FOR COAST AND SEAS BLDGS. IS SHOWN ON SHT. C3.01A)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- EXISTING CLASS I STANDPIPE WITH ONE 2-1/2" OUTLET
- PAVED PUBLIC ROADWAY USED FOR FIRE ACCESS WITH ALL WEATHER SURFACE DESIGNED TO SUPPORT 74,000 LB APPURATUS
- 150 FOOT FIRE HOSE PULL LENGTH THRU ACCESS FROM FIRE APPARATUS ACCESS ROAD
- RED CURB
- PROPOSED LOCATION FOR THE 3 FOOT WIDE ALL WEATHER ACCESS PATH AROUND STRUCTURE

10' 5' 0' 10' 20'

GRAPHIC SCALE

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ON LAGUNA BEACH
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PROJECT NO. 2HCI010100

DATE 10/10/19

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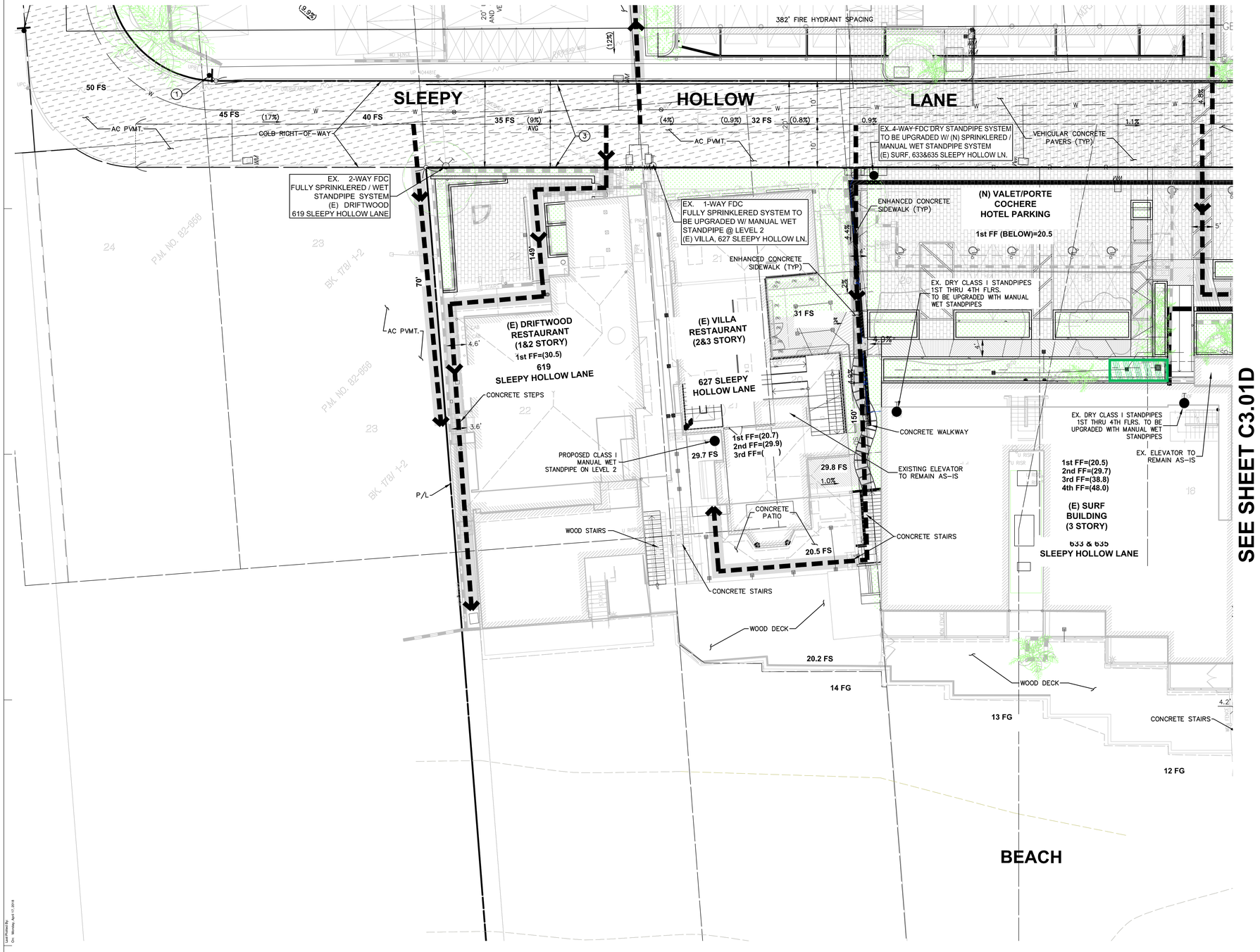
SHEET TITLE

FIRE DEPARTMENT - SITE ACCESS PLAN ENLARGEMENT (FD-SAP)

SHEET NO. C3.01B

Last Saved By
On: Monday, April 01 2019

SEE SHEET C3.01A



SEE SHEET C3.01D

KEY NOTE LEGEND

1. EXISTING "TOW-AWAY NO PARKING ANY TIME" SIGN
3. PAINT RED CURB PER DETAIL 3 ON SHEET C-3.02

LEGEND

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- SIGN
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- EXISTING FIRE DEPARTMENT CONNECTION (FDC)
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GRAPHIC SCALE
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PACIFIC EDGE HOTEL ON LAGUNA BEACH

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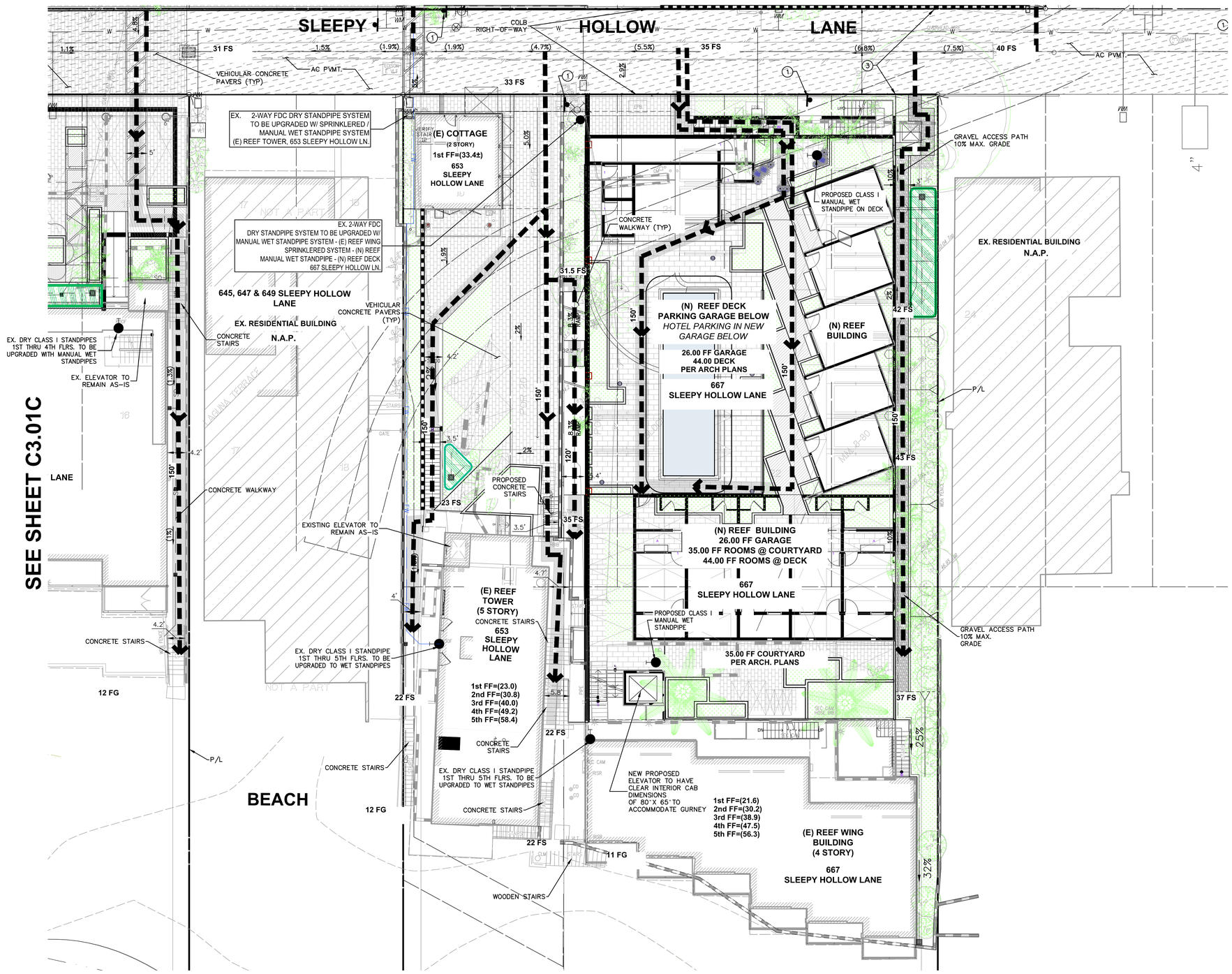
PROJECT NO. 2HCI010100
DATE 05/28/21
SCALE AS SHOWN
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SHEET TITLE

FIRE DEPARTMENT - SITE ACCESS PLAN ENLARGEMENT (FD-SAP)

SHEET NO. C3.01C

Last Plotted By:
On: Monday, April 17, 2019

SEE SHEET C3.01B



SEE SHEET C3.01C

KEY NOTE LEGEND

1. EXISTING "TOW-AWAY NO PARKING ANY TIME" SIGN
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LEGEND

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- SIGN
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- EXISTING FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
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PROJECT NO. 2HCI010100
DATE 10/10/19
SCALE AS SHOWN
DRAWN BY

SHEET TITLE
FIRE DEPARTMENT - SITE ACCESS PLAN ENLARGEMENT (FD-SAP)

SHEET NO. C3.01D

Last Saved By
On: Monday, April 17, 2018

Laguna Beach Fire Department
505 Forest Ave., Laguna Beach, CA 92651
(949) 497-0700

HYDRANT FLOW REPORT AND FIRE FLOW INFORMATION

Please complete Section A of this form (*must be saved as an Adobe "pdf" document*) and e-mail it to: **James Brown, LBFD Fire Marshal** --- jdbrown@lagunabeachcity.net.

The LBFD will complete Section B and send to the Water Purveyor for completion of Section C. Once all Sections are complete, the LBFD will send a copy back to the requesting party via e-mail.

NOTE: Water Purveyors require a fee to be paid prior to completing Section C. Please contact them for payment information.

SECTION A: TO BE COMPLETED BY APPLICANT

Date of Request: 9/19/2019 Construction Type: III-B Square Footage*: 17,168

Contact Name: Darcey Berting for Keith Ireland (RKA) Project Address: 647 South Coast Highway (Coast Building)

Data Requested for: ____ Fire Protection System Design** X Fire Hydrant Flow Report (Check which apply)

*Square Footage must include all attached garages, carports and solid roof patio covers.

**Include estimated water (Fire Flow) needed for System Design: _____GPM

SECTION B: TO BE COMPLETED BY LAGUNA BEACH FIRE DEPARTMENT

As required by Appendix B of the 2016 CFC, the minimum Hydrant Flow is: 2,750 GPM for 2 hours at a minimum residual pressure of 20 PSI. Completed by: James Brown, Fire Marshal Date: 9/23/2019
Name and Title of LBFD Representative

Water Purveyor ☒ LBCWD ☐ SCWD

SECTION C: TO BE COMPLETED BY WATER PURVEYOR

The test shall be provided from the closest junction node on the same pressure system as the proposed project.
NOTE: All water information is provided using the water purveyors' current hydraulic water model simulated under maximum day demand conditions. The pressure provided reflects at street level elevations unless noted otherwise.

Fire Flow Requested in Section A: _____GPM Static Press.: _____ PSI Residual Press.: _____ PSI

Hydrant Flow Required by Section B: 4040 GPM at 20 PSI residual pressure

Junction Node location and elevation: 653 SLEEPY HOLLOW LN/ELEV. 33ft. NODE (W-FH-12-121)

Elevation of water meter for project: 33ft.

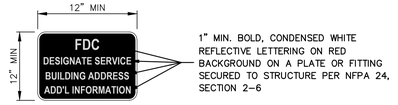
Completed by: Eric Callahan Digitally signed by Eric Callahan DN: cn=Eric Callahan, o=Laguna Beach County Water District, ou=ENGINEERING TECH, email=ecallahan@lbcwd.com, c=US Date: 2019.09.24 08:07:00 -07'00' ENGINEERING TECH Date: 09-24-19
Name and Title of Water Purveyor Representative



HYDRANT FLOW REPORT - 647 SOUTH COAST HWY. (COAST)
NTS

PARCEL DESCRIPTION	647 S. COAST HWY.	668 SLEEPY HOLLOW LN.	653 SLEEPY HOLLOW LN.	667 SLEEPY HOLLOW LN.	667 SLEEPY HOLLOW LN.	653 SLEEPY HOLLOW LN.	633 & 635 SLEEPY HOLLOW LN.	627 SLEEPY HOLLOW LN.	619 SLEEPY HOLLOW LN.	636 SLEEPY HOLLOW LN.
BUILDING:	**COAST**	**SEAS**	**COTTAGE**	**REEF WING**	**(N) REEF**	**REEF TOWER**	**SURF**	**VILLA**	**DRIFTWOOD**	**BAHIA**
TRACT:	416	416	416	416	416	416	935 & 9	Laguna Beach City	410	410
BLOCK:	76	76	76	76	76	76	N/A & 76	-	76	76
LOT:	13	7	19	20	20	19	A & 14	21	22	17
PIN NUMBER:	5527	5528	5536	5537	5537	5536	5547 & 5535	5546	5534	5526
ASSESSOR PARCEL NO.:	644-021-04	644-021-05	644-022-06	644-022-07	644-022-07	644-022-06	644-022-17 & 644-022-04	644-022-16	644-022-02	644-021-03
ZONING INFORMATION										
ZONING:	C1	C1	CH-M	CH-M	CH-M	CH-M	CH-M	CH-M	CH-M	C1
PRESENT USE:	Hotel / Parking	Hotel / Parking	Hotel	Hotel / Parking	Surface Parking Lot	Hotel / Parking	Hotel / Parking	Hotel / Restaurant	Restaurant	Hotel / Parking
PROPOSED USE:	Hotel / Retail / Parking	Hotel / Parking	Hotel / Retail	Hotel / Parking	Hotel / Parking	Hotel / Parking	Hotel / Parking	Hotel / Restaurant	Restaurant	Hotel / Parking
CONSTRUCTION TYPE:	Type 3-B	Type 3-B	Type 5	Type 3-B	Type 3-B	Type 3-B	Type 3-B	Type 5-B	Type 5	Type 3-B
NUMBER OF STORIES:	4	3	2	4	3	5	4	3	2	3
BUILDING HIGHEST ELEVATION:	+67.59'	+64.06'	+51.62'	+56.36'	+53.13'	+72.79'	+61.29'	+52.04'	+55.16'	+66.76'
PROJECT DESCRIPTION:	(E) Lobby + parking to be converted to retail + deck	(E) hotel rooms to be upgraded + 4 (N) keys	(E) hotel room to be upgraded. (N) Retail added.	(E) hotel rooms to be upgraded	(N) parking garage + 15 (N) keys + pool deck	(E) hotel rooms to be upgraded	(E) hotel rooms to be upgraded	(E) bar to be relocated. (N) Hotel Lobby relocated to 2nd level	(E) bar & dining to remain. (N) finishes at exterior dining	(E) hotel rooms to be upgraded. + 6 (N) keys.
BUILDING LIVING AREA (SQ. FT.):	2,711	11,763	893	10,960	3,833	8,327	5,544 & 8,640	6,423	2,079	9,993
MISC. INFORMATION										
YEAR BUILT:	1965	1960	1946	1967	(N) Construction	1946	1965	-	1932	1963
FIRE DEPT. INFORMATION										
EXISTING FIRE PROTECTION:	Wet standpipe w/ domestic water hose cabinets (1 - 1/2" wet). No sprinklers	Wet standpipe w/ domestic water hose cabinets (1 - 1/2" wet). No sprinklers	N/A	Dry standpipe w/ domestic water hose cabinets (1-1/2" wet). No sprinklers	N/A	Dry standpipe w/ domestic water hose cabinets (1-1/2" wet). No sprinklers	Dry standpipe w/ domestic water hose cabinets (1-1/2" wet). No sprinklers	Fully Sprinklered w/ wet standpipe	Fully Sprinklered w/ wet standpipe	Wet standpipe w/ domestic water hose cabinets (1 - 1/2" wet). No sprinklers
PROPOSED FIRE PROTECTION:	Fire sprinklers not required per LBMC 15.01.045 & 15.01.0454. (E) Fire Alarm system to be brought up to current 2016 CFC 907 requirements.	Fire sprinklers not required per LBMC 15.01.045 & 15.01.0454. (E) Fire Alarm system to be brought up to current 2016 CFC 907 requirements.	Fire sprinklers not required per LBMC 15.01.045. (E) Fire Alarm system to be brought up to current 2016 CFC 907 requirements.	(N) Manual wet standpipe, (N) Sprinkler system. (E) Fire Alarm system to be brought up to current 2016 CFC 907 requirements.	(N) Manual wet standpipe, (N) Sprinkler System & (N) Fire Alarm system per 2016 CFC 903 & 907 requirements.	(N) Manual wet standpipe, (N) Sprinkler System & (N) Fire Alarm system per 2016 CFC 903 & 907 requirements.	(N) Manual wet standpipe, (N) Sprinkler system. (E) Fire Alarm system to be brought up to current 2016 CFC 907 requirements.	(N) Manual wet standpipe at Alley Level (2) for FD access only. (E) Sprinkler system and Fire Alarm system to be brought up to current 2016 CFC 903 & 907 requirements due to valuation.	(E) Sprinkler system and Fire Alarm system to be brought up to current 2016 CFC 903 & 907 requirements.	Fire sprinklers not required per LBMC 15.01.045 & 15.01.0454. (E) Fire Alarm system to be brought up to current 2016 CFC 907 requirements.

PROJECT INFORMATION TABLE
NTS



FDC SIGN STANDARD DETAIL
NTS



(E) VILLA RESTAURANT
NTS



(E) REEF WING / (N) REEF BUILDINGS
NTS



(E) DRIFTWOOD RESTAURANT
NTS



(E) REEF TOWER
NTS

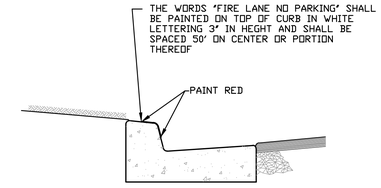


(E) BAHIA, COAST AND SEAS BUILDINGS
NTS

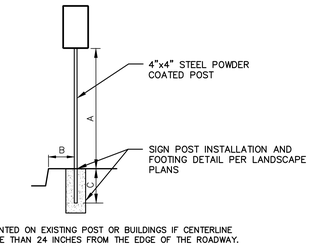


(E) SURF BUILDING
NTS

FDC SIGN DETAILS
NTS



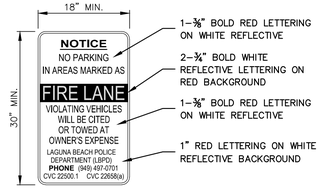
3 RED CURB DETAIL
NTS



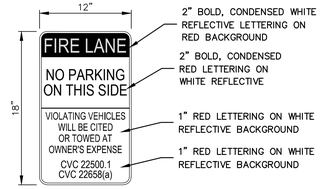
SIGNS MAY BE MOUNTED ON EXISTING POST OR BUILDINGS IF CENTERLINE OF SIGN IS NO MORE THAN 24 INCHES FROM THE EDGE OF THE ROADWAY.

NOTE:
A. HEIGHT OF SIGN IN SIDEWALKS OR PEDESTRIAN AREAS SHALL BE 7'-0" AND 5'-0" IN ALL OTHER AREAS.
B. DEPTH OF SIGN SHALL BE 18-INCHES MIN. FROM STANDARD CURB AND 24 INCHES FROM ROLLED CURB TO CENTER OF POST.
C. BURY DEPTH SHALL BE A MINIMUM OF 24 INCHES.

FIRE LANE SIGN MOUNTING DETAIL
NTS



2 FIRE LANE ENTRANCE SIGN



1 FIRE LANE NO PARKING SIGN

THE SIGN SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE DURABLE MATERIAL AND INSTALLED AS NOTED IN THE GUIDELINES FOR SIGN MOUNTING.

1 2 FIRE LANE SIGNAGE
NTS

PSOMAS
3 Hutton Centre Drive
Suite 200
Santa Ana, CA 92707
(714) 751-7373 Fax(714) 545-8883

PACIFIC EDGE HOTEL
647 S. COAST HIGHWAY
LAGUNA BEACH, CA 92651

201 Arena Street
El Segundo, California
90245

T 310.335.6000
F 310.335.6060
W www.rockefeller-pa.com

PACIFIC EDGE HOTEL ON LAGUNA BEACH
647 S COAST HWY 92651

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PROJECT NO. 2HCI010100
DATE 10/10/19
SCALE AS SHOWN
DRAWN BY
SHEET TITLE

FIRE DEPARTMENT - SITE ACCESS PLAN (FD-SAP) DETAILS/REPORTS

SHEET NO. C3.02

Laguna Beach Fire Department
505 Forest Ave., Laguna Beach, CA 92651
(949) 497-0700

HYDRANT FLOW REPORT AND FIRE FLOW INFORMATION

Please complete Section A of this form (*must be saved as an Adobe "pdf" document*) and e-mail it to: **James Brown, LBFD Fire Marshal ---** jdbrown@lagunabeachcity.net.

The LBFD will complete Section B and send to the Water Purveyor for completion of Section C. Once all Sections are complete, the LBFD will send a copy back to the requesting party via e-mail.

NOTE: Water Purveyors require a fee to be paid prior to completing Section C. Please contact them for payment information.

SECTION A: TO BE COMPLETED BY APPLICANT

Date of Request: 9/19/2019 Construction Type: V-B Square Footage*: 8,038

Contact Name: Darcey Berting for Keith Ireland (RKA) Project Address: 627 Sleepy Hollow Lane (Villa Building)

Data Requested for: ____ Fire Protection System Design** X Fire Hydrant Flow Report (Check which apply)

*Square Footage must include all attached garages, carports and solid roof patio covers.

**Include estimated water (Fire Flow) needed for System Design: _____GPM

SECTION B: TO BE COMPLETED BY LAGUNA BEACH FIRE DEPARTMENT

As required by Appendix B of the 2016 CFC, the minimum Hydrant Flow is: 2,500 GPM for 2 hours at a minimum residual pressure of 20 PSI. Completed by: James Brown, Fire Marshal Date: 9/23/2019
Name and Title of LBFD Representative

Water Purveyor ☒ LBCWD ☐ SCWD

SECTION C: TO BE COMPLETED BY WATER PURVEYOR

The test shall be provided from the closest junction node on the same pressure system as the proposed project.
NOTE: All water information is provided using the water purveyors' current hydraulic water model simulated under maximum day demand conditions. The pressure provided reflects at street level elevations unless noted otherwise.

Fire Flow Requested in Section A: _____GPM Static Press.: _____ PSI Residual Press.: _____ PSI

Hydrant Flow Required by Section B: 4040 GPM at 20 PSI residual pressure

Junction Node location and elevation: 653 SLEEPY HOLLOW LN/ELEV. 33ft. NODE (W-FH-12-121)

Elevation of water meter for project: 34ft.

Completed by: Eric Callahan (Digitally signed by Eric Callahan, DN: cn=Eric Callahan, o=Laguna Beach County Water District, ou=IS, email=ecallahan@lbcwd.org, c=US, Date: 2019.09.24 09:03:31 -07'00') ENGINEERING TECH Date: 09-24-19
Name and Title of Water Purveyor Representative



HYDRANT FLOW REPORT - 627 SLEEPY HOLLOW LN. (VILLA)
NTS

Laguna Beach Fire Department
505 Forest Ave., Laguna Beach, CA 92651
(949) 497-0700

HYDRANT FLOW REPORT AND FIRE FLOW INFORMATION

Please complete Section A of this form (*must be saved as an Adobe "pdf" document*) and e-mail it to: **James Brown, LBFD Fire Marshal ---** jdbrown@lagunabeachcity.net.

The LBFD will complete Section B and send to the Water Purveyor for completion of Section C. Once all Sections are complete, the LBFD will send a copy back to the requesting party via e-mail.

NOTE: Water Purveyors require a fee to be paid prior to completing Section C. Please contact them for payment information.

SECTION A: TO BE COMPLETED BY APPLICANT

Date of Request: 9/19/2019 Construction Type: III-B Square Footage*: 24,115

Contact Name: Darcey Berting for Keith Ireland (RKA) Project Address: 633 & 635 Sleepy Hollow Lane (Surf Building)

Data Requested for: ____ Fire Protection System Design** X Fire Hydrant Flow Report (Check which apply)

*Square Footage must include all attached garages, carports and solid roof patio covers.

**Include estimated water (Fire Flow) needed for System Design: _____GPM

SECTION B: TO BE COMPLETED BY LAGUNA BEACH FIRE DEPARTMENT

As required by Appendix B of the 2016 CFC, the minimum Hydrant Flow is: 3,250 GPM for 3 hours at a minimum residual pressure of 20 PSI. Completed by: James Brown, Fire Marshal Date: 9/23/2019
Name and Title of LBFD Representative

Water Purveyor ☒ LBCWD ☐ SCWD

SECTION C: TO BE COMPLETED BY WATER PURVEYOR

The test shall be provided from the closest junction node on the same pressure system as the proposed project.
NOTE: All water information is provided using the water purveyors' current hydraulic water model simulated under maximum day demand conditions. The pressure provided reflects at street level elevations unless noted otherwise.

Fire Flow Requested in Section A: _____GPM Static Press.: _____ PSI Residual Press.: _____ PSI

Hydrant Flow Required by Section B: 4040 GPM at 20 PSI residual pressure

Junction Node location and elevation: 653 SLEEPY HOLLOW LN/ELEV. 33ft. NODE (W-FH-12-121)

Elevation of water meter for project: 33ft.

Completed by: Eric Callahan (Digitally signed by Eric Callahan, DN: cn=Eric Callahan, o=Laguna Beach County Water District, ou=IS, email=ecallahan@lbcwd.org, c=US, Date: 2019.09.24 09:03:31 -07'00') ENGINEERING TECH Date: 09-24-19
Name and Title of Water Purveyor Representative



HYDRANT FLOW REPORT - 633 & 635 SLEEPY HOLLOW LN. (SURF)
NTS

Laguna Beach Fire Department
505 Forest Ave., Laguna Beach, CA 92651
(949) 497-0700

HYDRANT FLOW REPORT AND FIRE FLOW INFORMATION

Please complete Section A of this form (*must be saved as an Adobe "pdf" document*) and e-mail it to: **James Brown, LBFD Fire Marshal ---** jdbrown@lagunabeachcity.net.

The LBFD will complete Section B and send to the Water Purveyor for completion of Section C. Once all Sections are complete, the LBFD will send a copy back to the requesting party via e-mail.

NOTE: Water Purveyors require a fee to be paid prior to completing Section C. Please contact them for payment information.

SECTION A: TO BE COMPLETED BY APPLICANT

Date of Request: 9/19/2019 Construction Type: III-B Square Footage*: 21,333

Contact Name: Darcey Berting for Keith Ireland (RKA) Project Address: 667 Sleepy Hollow Lane (New Reef Building)

Data Requested for: ____ Fire Protection System Design** X Fire Hydrant Flow Report (Check which apply)

*Square Footage must include all attached garages, carports and solid roof patio covers.

**Include estimated water (Fire Flow) needed for System Design: _____GPM

SECTION B: TO BE COMPLETED BY LAGUNA BEACH FIRE DEPARTMENT

As required by Appendix B of the 2016 CFC, the minimum Hydrant Flow is: 3,000 GPM for 3 hours at a minimum residual pressure of 20 PSI. Completed by: James Brown, Fire Marshal Date: 9/23/2019
Name and Title of LBFD Representative

Water Purveyor ☒ LBCWD ☐ SCWD

SECTION C: TO BE COMPLETED BY WATER PURVEYOR

The test shall be provided from the closest junction node on the same pressure system as the proposed project.
NOTE: All water information is provided using the water purveyors' current hydraulic water model simulated under maximum day demand conditions. The pressure provided reflects at street level elevations unless noted otherwise.

Fire Flow Requested in Section A: _____GPM Static Press.: _____ PSI Residual Press.: _____ PSI

Hydrant Flow Required by Section B: 4040 GPM at 20 PSI residual pressure

Junction Node location and elevation: 653 SLEEPY HOLLOW LN/ELEV. 33ft. NODE (W-FH-12-121)

Elevation of water meter for project: 33ft.

Completed by: Eric Callahan (Digitally signed by Eric Callahan, DN: cn=Eric Callahan, o=Laguna Beach County Water District, ou=IS, email=ecallahan@lbcwd.org, c=US, Date: 2019.09.24 09:03:31 -07'00') ENGINEERING TECH Date: 09-24-19
Name and Title of Water Purveyor Representative



HYDRANT FLOW REPORT - 667 SLEEPY HOLLOW LN. ((N) REEF)
NTS

Laguna Beach Fire Department
505 Forest Ave., Laguna Beach, CA 92651
(949) 497-0700

HYDRANT FLOW REPORT AND FIRE FLOW INFORMATION

Please complete Section A of this form (*must be saved as an Adobe "pdf" document*) and e-mail it to: **James Brown, LBFD Fire Marshal ---** jdbrown@lagunabeachcity.net.

The LBFD will complete Section B and send to the Water Purveyor for completion of Section C. Once all Sections are complete, the LBFD will send a copy back to the requesting party via e-mail.

NOTE: Water Purveyors require a fee to be paid prior to completing Section C. Please contact them for payment information.

SECTION A: TO BE COMPLETED BY APPLICANT

Date of Request: 9/19/2019 Construction Type: III-B Square Footage*: 19,503

Contact Name: Darcey Berting for Keith Ireland (RKA) Project Address: 668 Sleepy Hollow Lane (Seas Building)

Data Requested for: ____ Fire Protection System Design** X Fire Hydrant Flow Report (Check which apply)

*Square Footage must include all attached garages, carports and solid roof patio covers.

**Include estimated water (Fire Flow) needed for System Design: _____GPM

SECTION B: TO BE COMPLETED BY LAGUNA BEACH FIRE DEPARTMENT

As required by Appendix B of the 2016 CFC, the minimum Hydrant Flow is: 3,000 GPM for 3 hours at a minimum residual pressure of 20 PSI. Completed by: James Brown, Fire Marshal Date: 9/23/2019
Name and Title of LBFD Representative

Water Purveyor ☒ LBCWD ☐ SCWD

SECTION C: TO BE COMPLETED BY WATER PURVEYOR

The test shall be provided from the closest junction node on the same pressure system as the proposed project.
NOTE: All water information is provided using the water purveyors' current hydraulic water model simulated under maximum day demand conditions. The pressure provided reflects at street level elevations unless noted otherwise.

Fire Flow Requested in Section A: _____GPM Static Press.: _____ PSI Residual Press.: _____ PSI

Hydrant Flow Required by Section B: 4040 GPM at 20 PSI residual pressure

Junction Node location and elevation: 653 SLEEPY HOLLOW LN/ELEV. 33ft. NODE (W-FH-12-121)

Elevation of water meter for project: 33ft.

Completed by: Eric Callahan (Digitally signed by Eric Callahan, DN: cn=Eric Callahan, o=Laguna Beach County Water District, ou=IS, email=ecallahan@lbcwd.org, c=US, Date: 2019.09.24 09:03:31 -07'00') ENGINEERING TECH Date: 09-24-19
Name and Title of Water Purveyor Representative



HYDRANT FLOW REPORT - 668 SLEEPY HOLLOW LN. (SEAS)
NTS

PSOMAS
3 Hutton Centre Drive
Suite 200
Santa Ana, CA 92707
(714) 751-7373 Fax(714) 545-8883

PACIFIC EDGE HOTEL
647 S. COAST HIGHWAY
LAGUNA BEACH, CA 92651

201 Arena Street
El Segundo, California
90245

T 310.335.6000
F 310.335.6060
W www.rockefeller-pa.com

PACIFIC EDGE HOTEL ON LAGUNA BEACH
647 S COAST HWY 92651

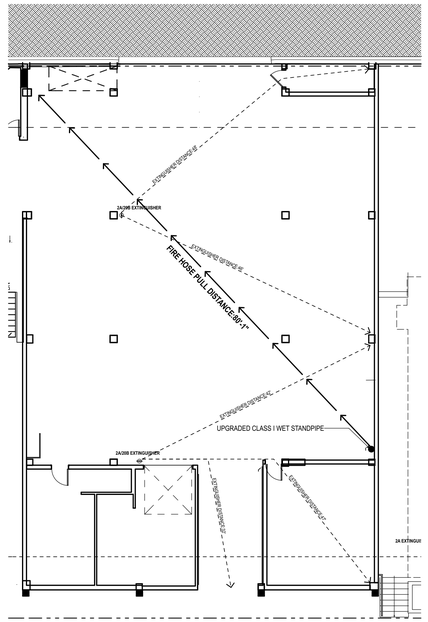
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PROJECT NO. 2HCI010100
DATE 10/10/19
SCALE AS SHOWN
DRAWN BY
SHEET TITLE

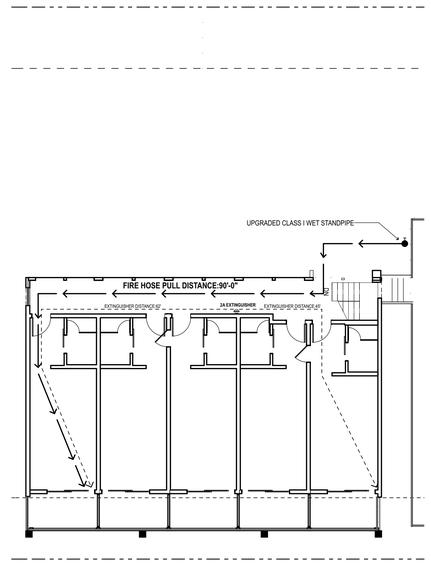
FIRE DEPARTMENT - SITE ACCESS PLAN (FD-SAP) FLOW REPORTS

SHEET NO. C3.03

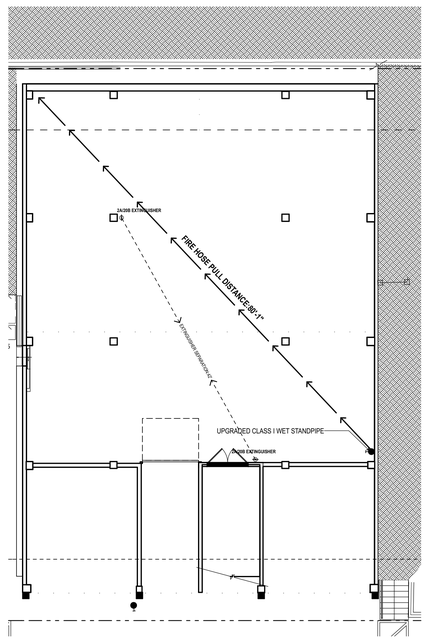
Last Plotted By:
On: Monday, April 17, 2019



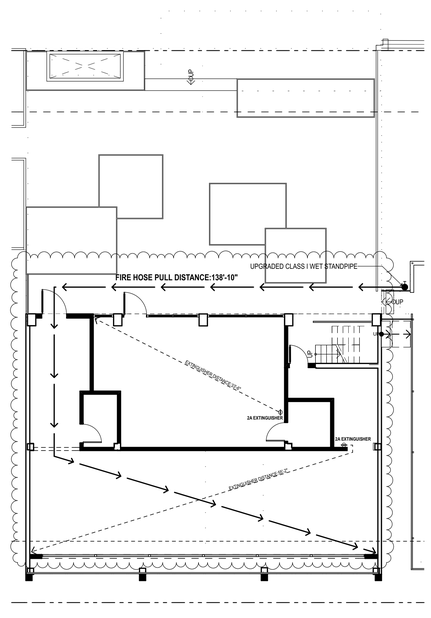
COAST: BASEMENT LEVEL 3
SCALE: 1" = 10'



COAST: SECOND LEVEL 1
SCALE: 1" = 10'



COAST: ALLEY LEVEL 4
SCALE: 1" = 10'



COAST: GROUND LEVEL 2
SCALE: 1" = 10'

LEGEND

→ → →	Path of fire hose pull
- - - →	Path of travel to fire extinguisher
T ●	Class I Wet Standpie
2A/20B EXTINGUISHER	In Light (Low) Hazard Locations (Hotel and Assembly)
2A/20B EXTINGUISHER	In Ordinary (Moderate) Hazard Locations (Parking Garage)
K EXTINGUISHER	In kitchens with cooking appliances that use combustible cooking media

Last Saved By: Ken Hampt
On: Tuesday, November 19, 2019 - 11:21 AM

ROCKEFELLER KEMPEL
ARCHITECTS

145 Standard Street
El Segundo, California
90245

T 310.335.6000
F 310.335.6060
W www.rockefellerkempel.com

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
8	09.24.19	Fire Dept Zoning Review Re-Submittal
9	10.10.19	Zoning & Fire Dept Review Slip Sheets
10	11.19.19	Zoning Review Slip Sheets

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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PROJECT NO. 37011.00

DATE 11/19/19

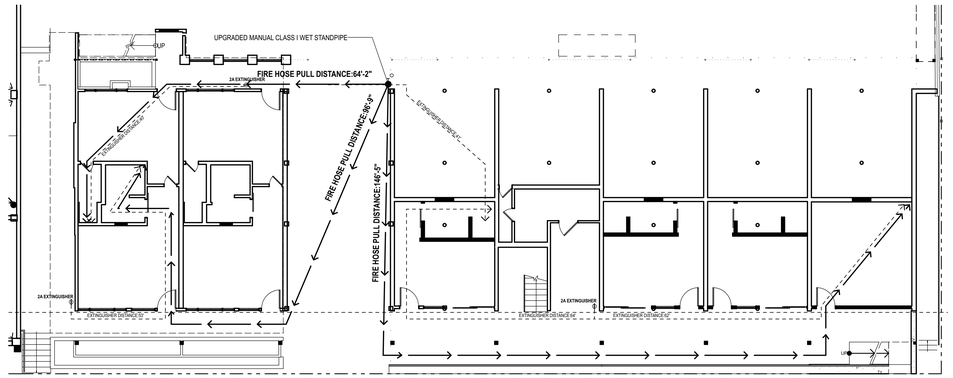
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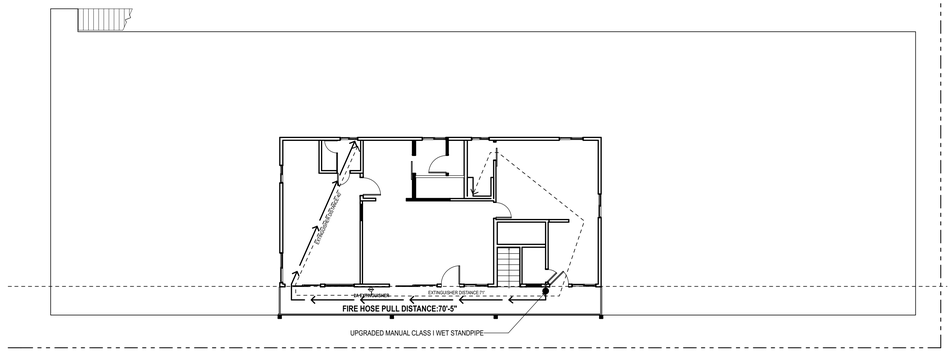
SHEET TITLE

FIRE PROTECTION ACCESS COAST

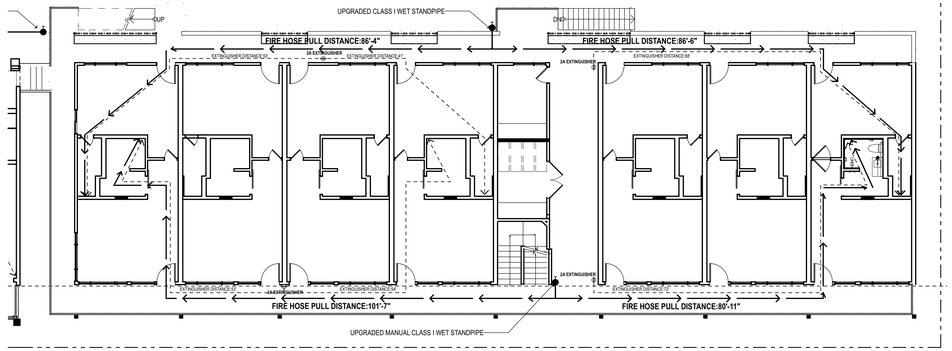
SHEET NO. FP1.01



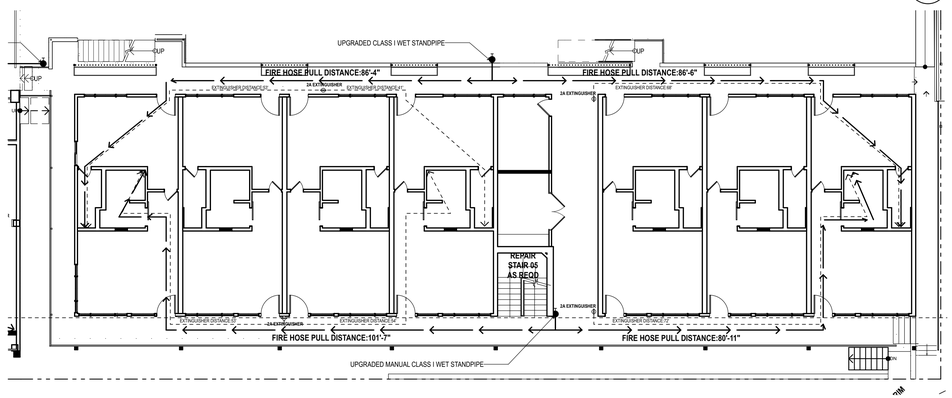
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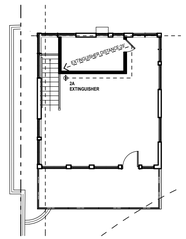
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SCALE: 1" = 10'



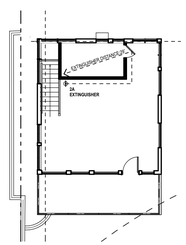
SEAS: SECOND LEVEL 2
SCALE: 1" = 10'



SEAS: GROUND LEVEL 3
SCALE: 1" = 10'



COTTAGE: BASEMENT LEVEL 5
SCALE: 1" = 10'



COTTAGE: BASEMENT LEVEL 6
SCALE: 1" = 10'

LEGEND

→ → →	Path of fire hose pull
- - - →	Path of travel to fire extinguisher
	Class I Wet Standpie
2A/20B EXTINGUISHER	In Light (Low) Hazard Locations (Hotel and Assembly)
2A/20B EXTINGUISHER	In Ordinary (Moderate) Hazard Locations (Parking Garage)
K EXTINGUISHER	In kitchens with cooking appliances that use combustible cooking media

ROCKEFELLER KEMPEL ARCHITECTS

145 Standard Street
El Segundo, California
90245

T 310.335.6000
F 310.335.6060
W www.rockefellerkempel.com

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
8	09.24.19	Fire Dept Zoning Review Re-Submittal
10	11.19.19	Zoning Review Slip Sheets

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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PROJECT NO. 37011.00
DATE 11/19/19
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SHEET TITLE

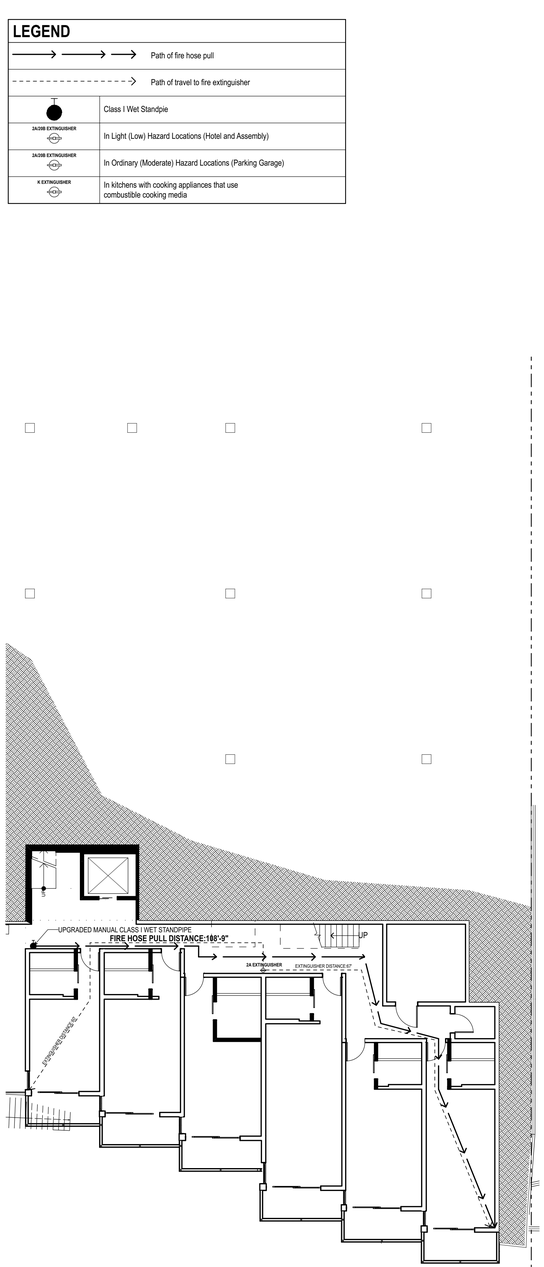
FIRE PROTECTION ACCESS SEAS, COTTAGE

SHEET NO. FP1.02

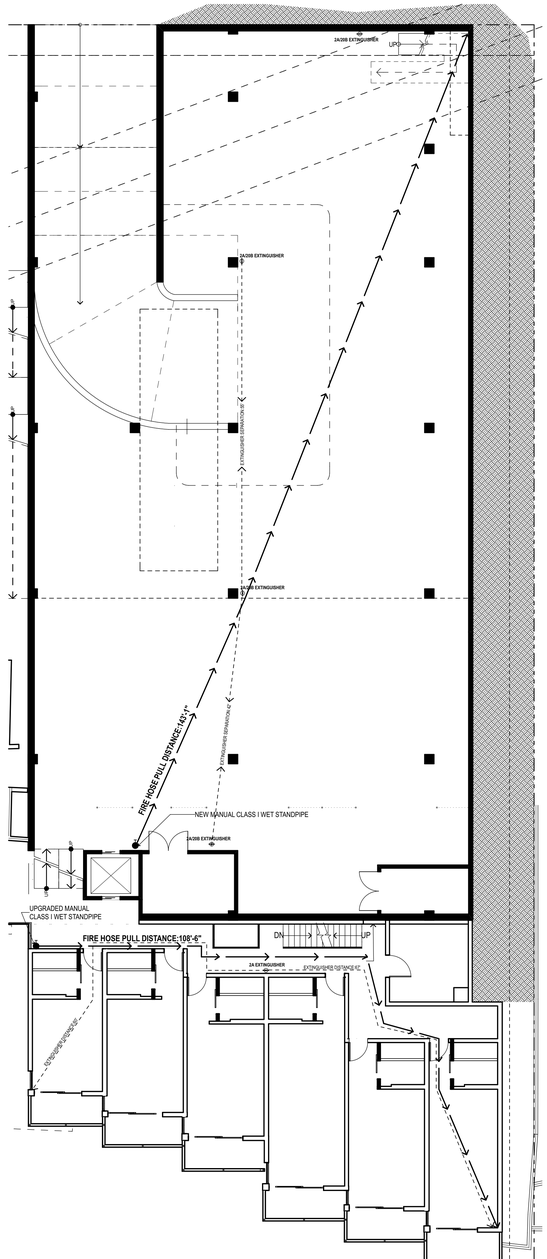
Last Printed By: Keith Imbert
On: Tuesday, November 19, 2019 11:21 AM

LEGEND

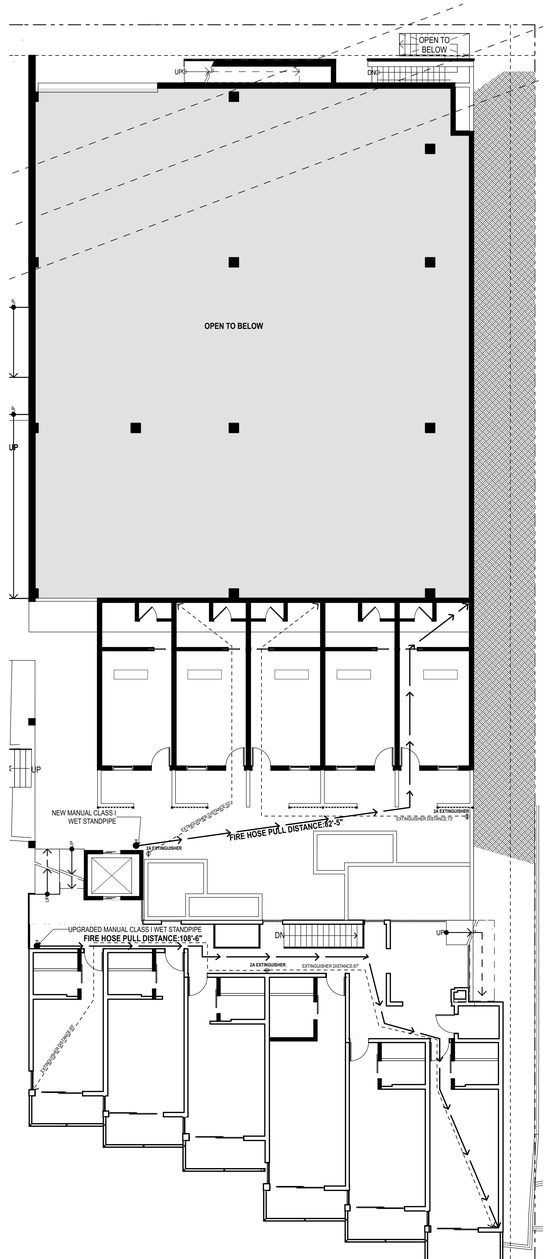
→ →	Path of fire hose pull
- - →	Path of travel to fire extinguisher
●	Class I Wet Standpie
2A/10B EXTINGUISHER	In Light (Low) Hazard Locations (Hotel and Assembly)
2A/10B EXTINGUISHER	In Ordinary (Moderate) Hazard Locations (Parking Garage)
K EXTINGUISHER	In kitchens with cooking appliances that use combustible cooking media



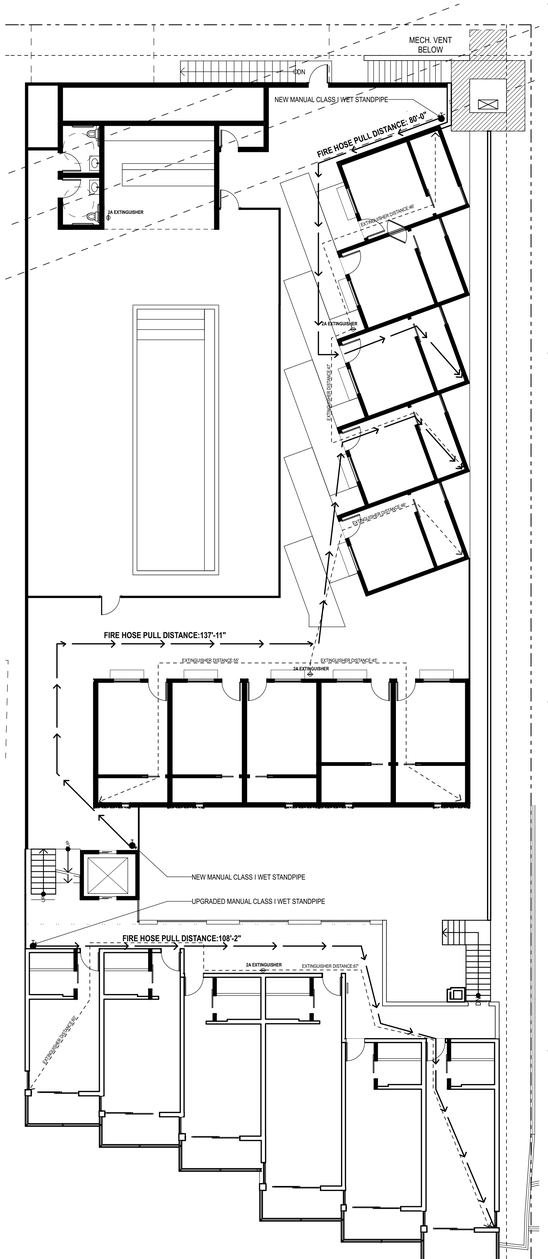
REEF: BEACH LEVEL 4
SCALE: 1" = 10'



REEF: ALLEY LEVEL 3
SCALE: 1" = 10'



REEF: BASEMENT LEVEL 2
SCALE: 1" = 10'



REEF: GROUND LEVEL 1
SCALE: 1" = 10'

ROCKEFELLER KEMPEL
ARCHITECTS

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PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
6	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
CALIFORNIA

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DATE 9/24/19

SCALE AS SHOWN

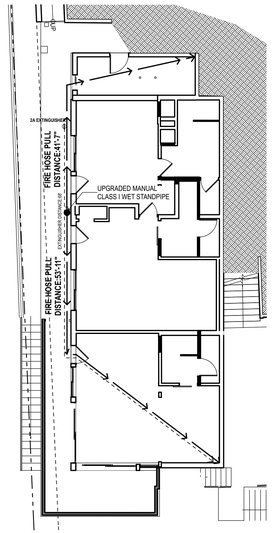
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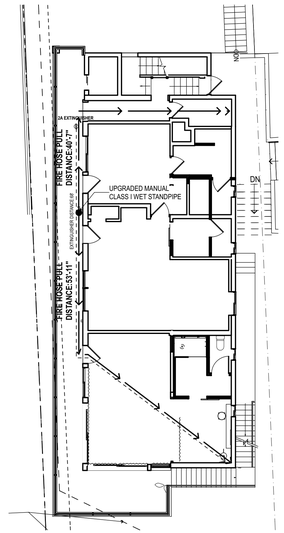
FIRE PROTECTION ACCESS REEF WING, NEW REEF

SHEET NO. **FP1.03**

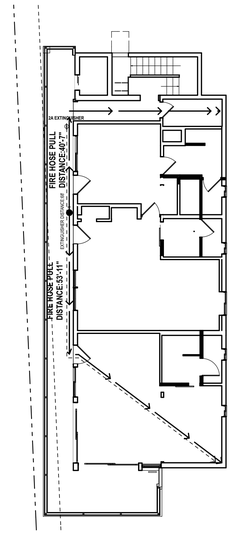
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On: Tuesday, September 24, 2019 - 12:39 PM



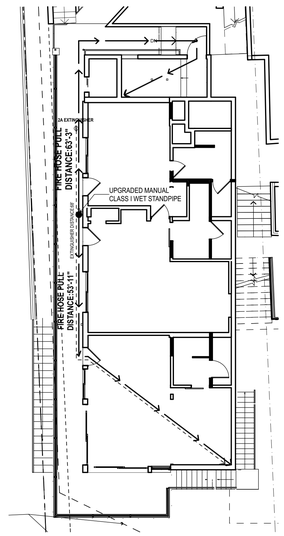
REEF TOWER: BEACH LEVEL — 5
SCALE: 1" = 10'



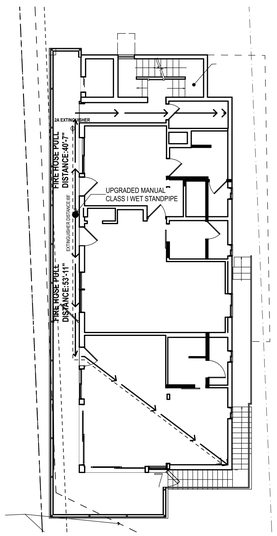
REEF TOWER: BASEMENT LEVEL — 1
SCALE: 1" = 10'



REEF TOWER: SECOND LEVEL — 3
SCALE: 1" = 10'



REEF TOWER: ALLEY LEVEL — 4
SCALE: 1" = 10'



REEF TOWER: GROUND LEVEL — 2
SCALE: 1" = 10'

LEGEND

→ → →	Path of fire hose pull
- - - - - - →	Path of travel to fire extinguisher
	Class I Wet Standpie
2A20B EXTINGUISHER	In Light (Low) Hazard Locations (Hotel and Assembly)
2A20B EXTINGUISHER	In Ordinary (Moderate) Hazard Locations (Parking Garage)
K EXTINGUISHER	In kitchens with cooking appliances that use combustible cooking media

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PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
RENEWAL
STATE OF CALIFORNIA

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DATE
9/24/19

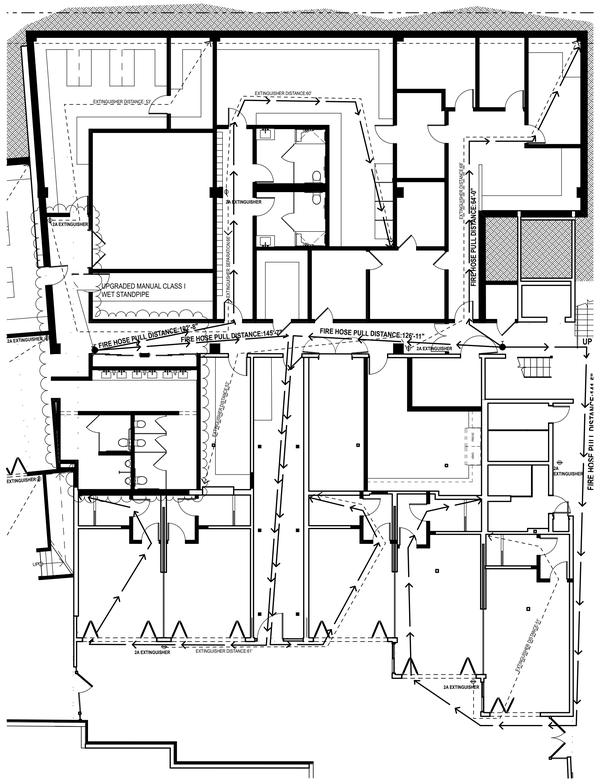
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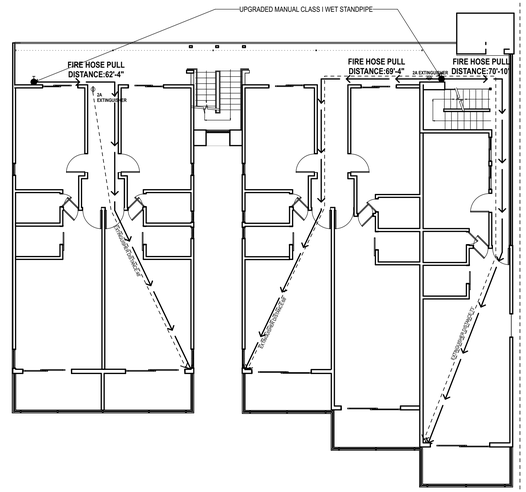
SHEET TITLE
FIRE PROTECTION ACCESS REEF TOWER

SHEET NO.
FP1.04

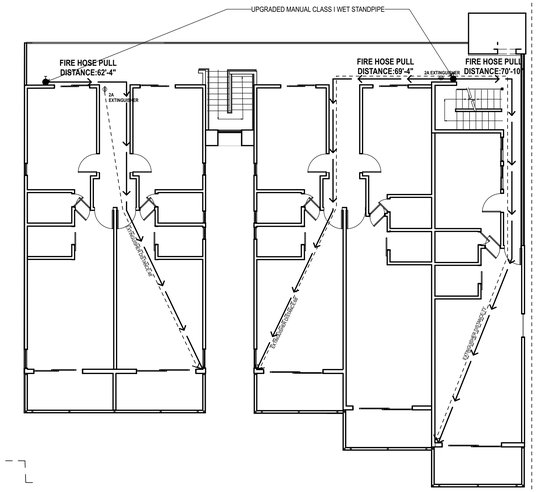
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C:\Dr Tuesday, September 24, 2019 - 12:48 PM



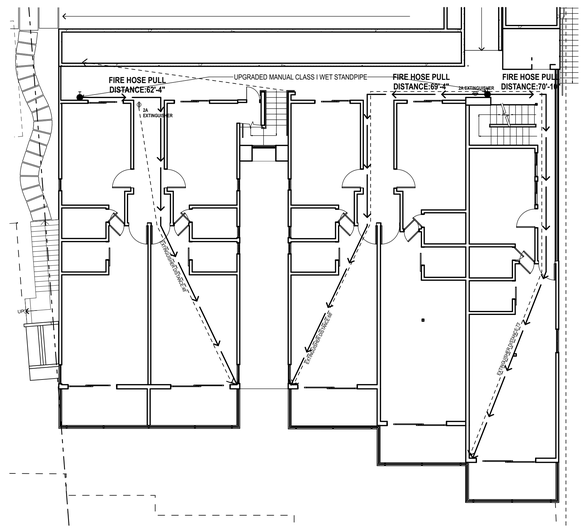
SURF: BEACH LEVEL
SCALE: 1" = 10' 5



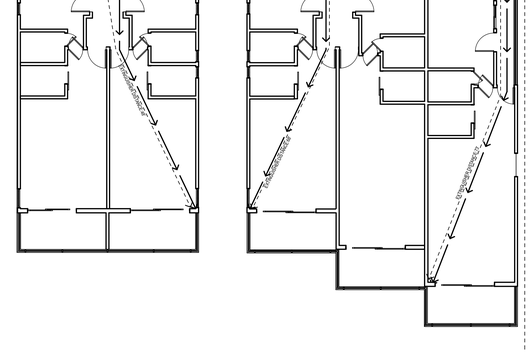
SURF: BASEMENT LEVEL
SCALE: 1" = 10' 3



SURF: GROUND LEVEL
SCALE: 1" = 10' 1



SURF: ALLEY LEVEL
SCALE: 1" = 10' 4



SURF: BASEMENT LEVEL
SCALE: 1" = 10' 2

LEGEND

→ → →	Path of fire hose pull
- - - - - - - - →	Path of travel to fire extinguisher
	Class I Wet Standpie
2A10B EXTINGUISHER	In Light (Low) Hazard Locations (Hotel and Assembly)
2A20B EXTINGUISHER	In Ordinary (Moderate) Hazard Locations (Parking Garage)
K EXTINGUISHER	In kitchens with cooking appliances that use combustible cooking media

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PACIFIC EDGE HOTEL
ON LAGUNA BEACH
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DRAWING LOG

No.	Date	
8	09.24.19	Fire Dept Zoning Review Re-Submittal
9	10.10.19	Zoning & Fire Dept Review Slip Sheets

LICENSED ARCHITECT
DARREL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

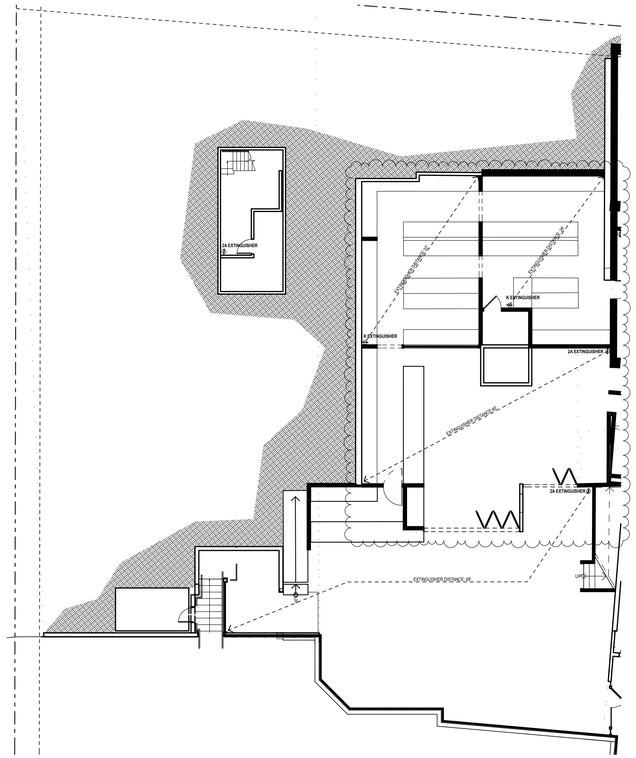
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FIRE PROTECTION ACCESS SURF

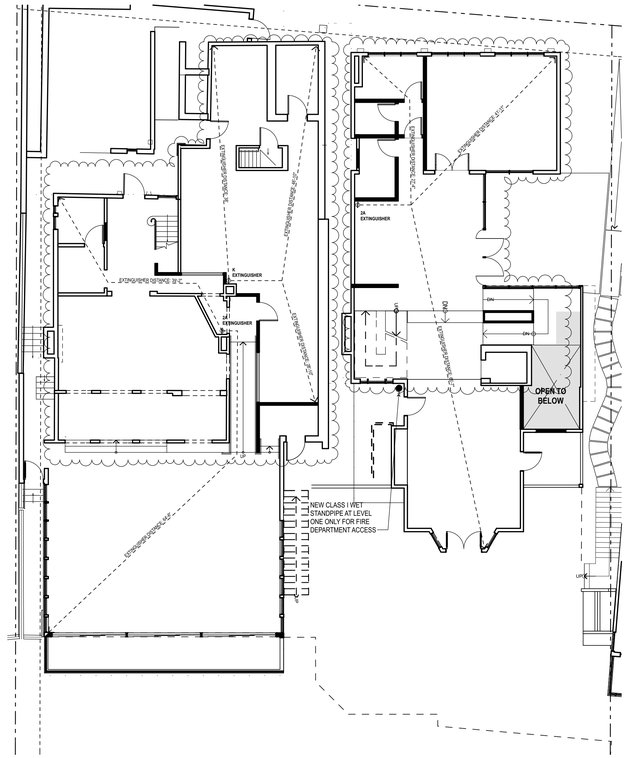
SHEET NO. **FP1.05**

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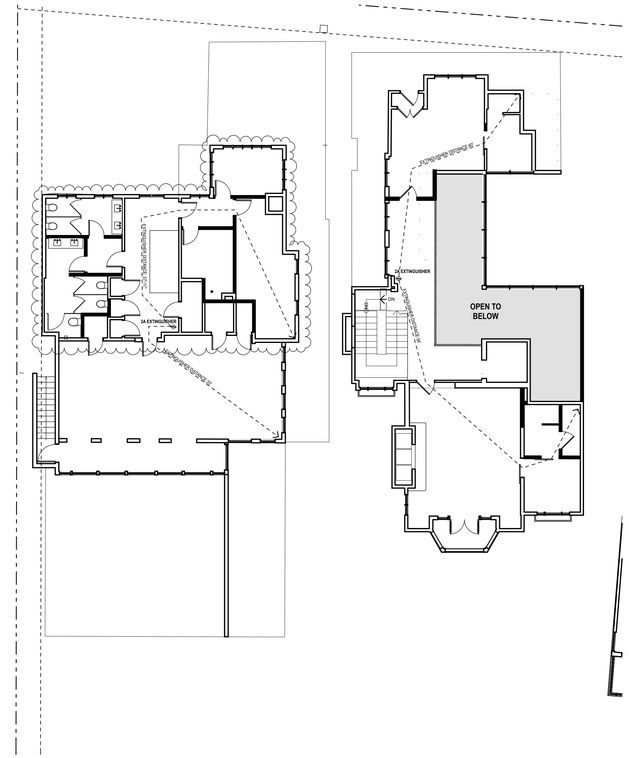
VILLA, DRIFFTWOOD: BEACH LEVEL

SCALE: 1" = 10' (3)



VILLA, DRIFFTWOOD: ALLEY LEVEL

SCALE: 1" = 10' (2)



VILLA, DRIFFTWOOD: BASEMENT LEVEL

SCALE: 1" = 10' (1)

LEGEND

→ → →	Path of fire hose pull
- - - - - - - →	Path of travel to fire extinguisher
	Class I Wet Standpie
2A20B EXTINGUISHER	In Light (Low) Hazard Locations (Hotel and Assembly)
2A20B EXTINGUISHER	In Ordinary (Moderate) Hazard Locations (Parking Garage)
K EXTINGUISHER	In kitchens with cooking appliances that use combustible cooking media

Last Plotted By: Kent Howell
On: Tuesday, October 15, 2019 4:29 PM

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ON LAGUNA BEACH
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DRAWING LOG

No.	Date	
8	09.24.19	Fire Dept Zoning Review Re-Submittal
9	10.10.19	Zoning & Fire Dept Review Slip Sheets

LICENSED ARCHITECT
DARRELL G. ROCKEFELLER
C-14927
4-30-21
RENEWAL
STATE OF CALIFORNIA

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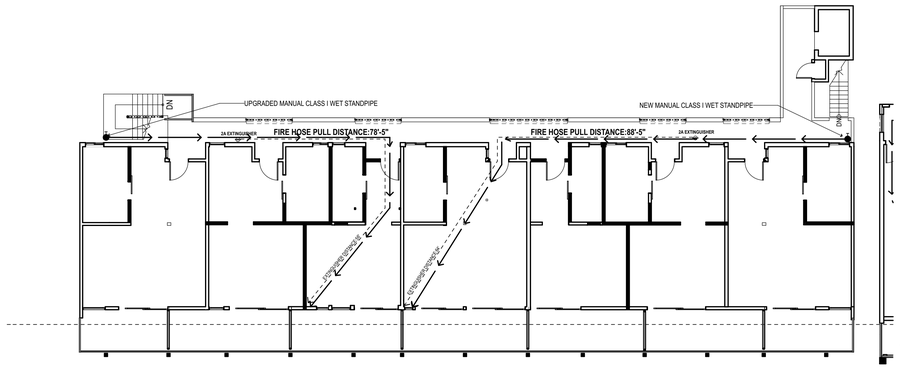
DATE
10/10/19

SCALE
AS SHOWN

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SHEET TITLE
FIRE PROTECTION ACCESS VILLA, DRIFTWOOD

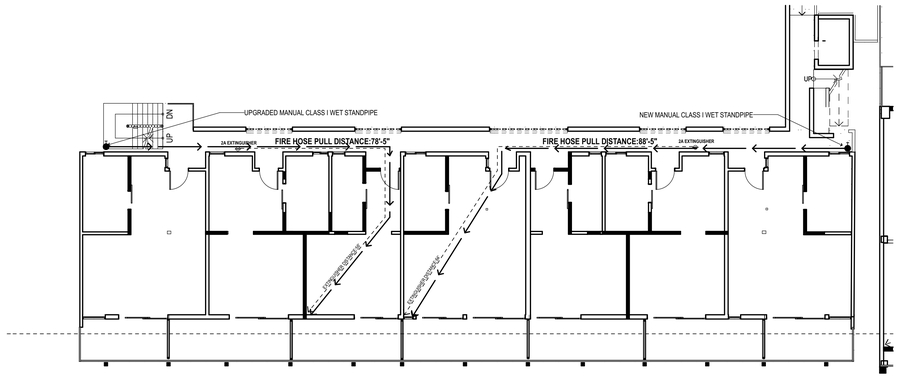
SHEET NO.
FP1.06



BAHIA: SECOND LEVEL

SCALE: 1" = 10'

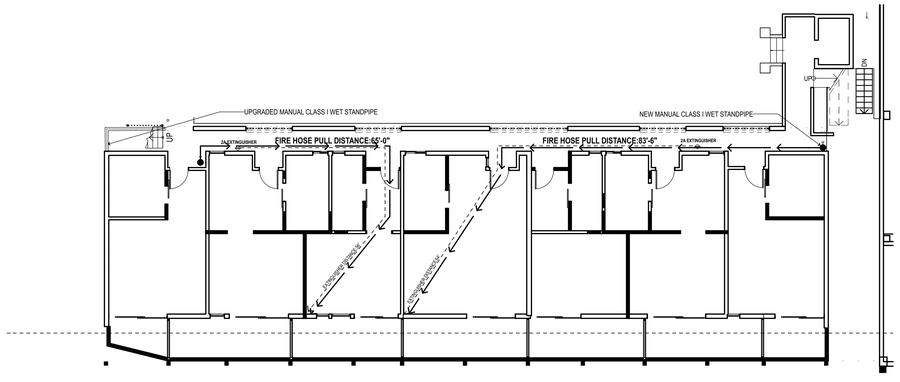
1



BAHIA: GROUND LEVEL

SCALE: 1" = 10'

2



BAHIA: BASEMENT LEVEL

SCALE: 1" = 10'

3

LEGEND

→ → →	Path of fire hose pull
- - - - - - - →	Path of travel to fire extinguisher
FDC	Class I Wet Standpie
2A/10B EXTINGUISHER	In Light (Low) Hazard Locations (Hotel and Assembly)
2A/10B EXTINGUISHER	In Ordinary (Moderate) Hazard Locations (Parking Garage)
K EXTINGUISHER	In kitchens with cooking appliances that use combustible cooking media

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No.	Date	
8	09.24.19	Fire Dept Zoning Review Re-Submittal
10	11.19.19	Zoning Review Slip Sheets

LICENSED ARCHITECT
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4-30-21
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DATE
11/19/19

SCALE
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SHEET TITLE
FIRE PROTECTION ACCESS BAHIA

SHEET NO.
FP1.07

Last Plotted By: Justin Hood
On: Tuesday, November 19, 2019 11:21 AM

requirements. New Class I manual wet standpipe hose connections. Fire extinguishers to be provided per CFC 906 requirements.

6. Reef Tower – 653 Sleepy Hollow Lane, Laguna Beach, CA 92651
   A. Type IIIB, 5 stories, 59'-5" building height, 10,542 sf gross area
   B. Year built: 1946 (Existing)
   C. Current use: Hotel (R-1), Parking and Utility Rooms (S-2)
   D. Proposed use: No change
   E. Project Description: Existing hotel rooms to be upgraded.
   F. Existing Fire Protection: Nonsprinklered. Class I dry standpipe (not in service) and dry Class II fire hose stations. FDC located in front of property. Fire extinguishers adequately spaced throughout each occupied floor. No Fire Alarm Control Panel (FACP) or annunciator installed.
   G. Proposed Fire Protection: New fire sprinkler system to comply with current 2016 CFC 903 requirements. New fire pump per 2016 CFC 913 requirements. New Class I wet pipe standpipe. Class II fire hose stations to be removed per LBFD recommendation and will be shown as removed on Building Department submittal demo plans. Fire sprinklers not required per LBMC 15.01.045. Fire alarm system to be brought up to current 2016 CFC 907 requirements.
7. Surf – 633 & 635 Sleepy Hollow Lane, Laguna Beach, CA 92651
   A. Type IIIB, 4 stories, 44'-9" building height, 24,116 sf gross area
   B. Year built: 1965 (Existing)
   C. Current use: Hotel (R-1), General Storage (S-1), Parking (S-2)
   D. Proposed use: Hotel (R-1), General Storage (S-1), Parking (S-2), Amenity Deck (A-3), Office (B)
   E. Project Description: Existing hotel rooms to be upgraded, pool deck converted to support space for restaurant and hotel back of house
   F. Existing Fire Protection: Nonsprinklered. Class I dry standpipe and Class II dry fire hose cabinets. FDC is located on Sleepy Hollow Lane in front of property. Fire extinguishers adequately spaced throughout each occupied floor. Hard wired spot type combination smoke detectors and carbon monoxide detectors installed in each sleeping room.
   G. Proposed Fire Protection: New Class I wet manual standpipe. Class II fire hose stations to be removed per LBFD recommendation and will be shown as removed on Building Department submittal demo plans. New fire sprinkler system required per LBMC 15.01.045.903.2 Item 2 due to addition area, installed per 2016 CFC Section 903 requirements. New fire pump per 2016 CFC 913 requirements. Fire alarm system to be brought up to current 2016 CFC 907 requirements.
8. Villa – 627 Sleepy Hollow Lane, Laguna Beach, CA 92651
   A. Type VB, 3 stories, 39'-7" building height, 7,413 sf gross area
   B. Current use: Hotel (R-1), General Storage (S-1), Restaurant (A-2)

1.0 Introduction

HCI Laguna Owner L.P. c/o Highgate Hotels has retained JENSEN HUGHES (Consultant) to identify the applicable code requirements with respect to fire protection and life safety for the Pacific Edge Hotel consisting of the following 10 buildings: Coast (1), Seas (2), Cottage (3), Reef Wing (4), New Reef (5), Reef Tower (6), Surf (7), Villa (8), Driftwood (9), and Bahia (10) located in Laguna Beach, California.

Descriptions of each building are listed below:

1. Coast – 647 S. Coast Highway, Laguna Beach, CA 92651
   A. Type IIIB, 4 stories (3 stories above grade plane), 36'-0" building height, 17,168 sf gross area
   B. Year Built: 1965 (Existing)
   C. Current use: Hotel (R-1), General Storage (S-1), Parking (S-2)
   D. Proposed use: Hotel (R-1), General Storage (S-1), Parking (S-2), Fitness/Cafe (A-3)
   E. Project Description: Existing lobby and parking to be converted to fitness and cafe use with an occupied deck.
   F. Existing Fire Protection: Nonsprinklered. Class I wet standpipe located at stair between Coast and Seas buildings and Class II fire hose stations. Fire extinguishers adequately spaced throughout each occupied floor. Hard wired spot type combination smoke detectors and carbon monoxide detectors installed throughout lobby and rooms.
   G. Proposed Fire Protection: Fire sprinklers not required per Laguna Beach Municipal Code (LBMC) 15.01.045. Fire Alarm system to be brought up to current 2016 CFC 907 requirements. Class II fire hose stations to be removed per LBFD recommendation and will be shown as removed on Building Department submittal demo plans.
2. Seas – 668 Sleepy Hollow Lane, Laguna Beach, CA 92651
   A. Type IIIB, 3 stories, 36'-0" building height, 19,727 sf gross area
   B. Year Built: 1960 (Existing)
   C. Current use: Hotel (R-1), General Storage (S-1), Parking (S-2)
   D. Proposed use: Hotel (R-1), Paint Room and General Storage (S-1), Parking (S-2)
   E. Project Description: Existing hotel rooms to be upgraded plus 4 new keys.
   F. Existing Fire Protection: Nonsprinklered. Class I wet standpipes and Class II wet fire hose stations. Fire extinguishers adequately spaced throughout each occupied floor. Hard wired spot type combination smoke detectors and carbon monoxide detectors installed in each sleeping room.
   G. Proposed Fire Protection: Fire sprinklers not required per LBMC 15.01.045. Fire Alarm system to be brought up to current 2016 CFC 907 requirements. Class II fire hose stations to be removed per LBFD recommendation and will be shown as removed on Building Department submittal demo plans.
3. Reef Cottage – 653 Sleepy Hollow Lane, Laguna Beach, CA 92651
   A. Type VB, 2 stories, 22'-11" building height, 893 sf gross area

2.10.1 Automatic Sprinkler Systems (CFC 903) 24
2.10.1.1 General Requirements for Automatic Sprinkler Systems in New and Existing Buildings 24
2.10.2 Standpipes (CFC 905, 1103.8) 25
2.10.2.1 General Requirements for Standpipes 26
2.10.3 Fire Department Connections (CFC 912) 26
2.10.4 Portable Fire Extinguishers (CFC 906) 26
2.11 Fire Alarm and Detection Systems 27
2.11.1 Fire Alarm System 27
2.11.2 Detection Systems 27
2.11.3 Carbon Monoxide Detection 28
2.11.4 Notification Systems 29
2.12 Emergency Responder Radio Coverage 29
2.13 Emergency Medical Service Elevator 29
2.14 Fire Department Access 29
3.0 CONCLUSION 31

FIRE PROTECTION ANALYSIS

Pacific Edge Hotel – Laguna Beach, CA

PREPARED FOR

Mr. Alan Kusov
HCI Laguna Owner L.P. c/o Highgate Hotels
870 7th Avenue, 2nd Floor
New York, NY 10019

Project #: 1MXS00049
Date: 9/23/2019

JENSEN HUGHES
Advancing the Science of Safety

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C. Proposed use: Hotel (R-1), Restaurant (A-2), Hotel Lobby and Library (B)
D. Project Description: Existing bar to be relocated, new hotel lobby relocated to 2nd level
E. Existing Fire Protection: Fully sprinklered. Backflow and FDC are located in the front of the building on Sleepy Hollow Lane. Fire extinguishers adequately spaced throughout each occupied floor. Existing fire alarm system with annunciator, manual pull stations, and audible/visual notification devices. UL-300 kitchen hood system.
F. Proposed Fire Protection: New Class I manual wet standpipe at building exterior as mitigation for fire department access AM&M Request. Existing sprinkler system and fire alarm system to be brought up to current 2016 CFC 903 and 907 requirements, per LBMC 15.01.045 due to valuation. New fire pump per 2016 CFC 913 requirements.

9. Driftwood – 619 Sleepy Hollow Lane, Laguna Beach, CA 92651
   A. Type VB, 2 stories, 36'-0" building height, 6,283 sf gross area
   B. Year built: 1932 (Existing)
   C. Current use: Restaurant (A-2), Office (B), General Storage (S-1), Mechanical Room (S-2)
   D. Proposed use: No Change
   E. Project Description: Existing bar and dining to remain, new finishes at dining exterior
   F. Existing Fire Protection: Fully sprinklered. Backflow and FDC are located in the front of the building on Sleepy Hollow Lane. Fire extinguishers adequately spaced throughout each occupied floor. Existing fire alarm system with annunciator, manual pull stations, and audible/visual notification devices. UL-300 kitchen hood system.
   G. Proposed Fire Protection: . Fire alarm system to be brought up to current 2016 CFC 907 requirements.
10. Bahia – 620 & 636 Sleepy Hollow Lane, Laguna Beach, CA 92651
    A. Type IIIB, 3 stories, 35'-1" building height, 17,940 sf gross area
    B. Year Built: 1963 (Existing)
    C. Current use: Hotel (R-1), General Storage (S-1), Parking and Utility Rooms (S-2)
    D. Proposed use: No change
    E. Project Description: Existing bar to be relocated, new hotel lobby relocated to 2nd level
    F. Existing Fire Protection: Nonsprinklered. Class I wet standpipe and Class II wet fire hose cabinets. Backflow and FDC are located at the corner of PCH and Sleepy Hollow Lane. Fire extinguishers adequately spaced throughout each occupied floor. Hard wired spot type combination smoke detectors and carbon monoxide detectors installed in each sleeping room.
    G. Proposed Fire Protection: Fire sprinklers not required per LBMC 15.01.045. Fire alarm system to be brought up to current 2016 CFC 907 requirements. Class II fire hose stations to be removed per LBFD recommendation and will be shown as removed on Building Department submittal demo plans.

B. Year Built: 1946 (Existing)
C. Current use: Hotel (R-1)
D. Proposed use: Hotel (R-1), Retail (M)
E. Project Description: Existing hotel room to be upgraded. New retail added.
F. Existing Fire Protection: N/A
G. Proposed Fire Protection: Fire sprinklers not required per LBMC 15.01.045. Fire Alarm system to be brought up to current 2016 CFC 907 requirements. Fire extinguishers to be provided per CFC 906 requirements.

4. Reef Wing – 667 Sleepy Hollow Lane, Laguna Beach, CA 92651
   A. Type IIIB, 4 stories, 46'-10" building height, 14,540 sf gross area
   B. Year Built: 1967 (Existing)
   C. Current use: Hotel (R-1), Parking and Mechanical Rooms (S-2)
   D. Proposed use: No change
   E. Project Description: Existing hotel rooms to be upgraded.
   F. Existing Fire Protection: Nonsprinklered. Dry Class I standpipe and dry Class II fire hose cabinets. Fire Department Connection (FDC) located on Sleepy Hollow Lane in front of property. Fire extinguishers adequately spaced throughout each occupied floor. Existing fire alarm system with annunciator, limited manual pull stations, limited notification devices and hard-wired spot type combination smoke detectors and carbon monoxide detectors installed in each sleeping room.
   G. Proposed Fire Protection: New Class I manual wet standpipe. Class II fire hose stations to be removed per LBFD recommendation and will be shown as removed on Building Department submittal demo plans. New automatic sprinkler protection throughout per 2016 CFC 903 requirements. New fire pump per 2016 CFC 913 requirements. Fire alarm system to be brought up to current 2016 CFC 907 requirements.
5. New Reef – 667 Sleepy Hollow Lane, Laguna Beach, CA 92651
   A. Type IIIB, 3 stories, 43'-4" building height, 21,333 sf gross area
   B. Year Built: New Construction
   C. Current use: Surface Parking Lot (S-2)
   D. Proposed use: Hotel (R-1), General Storage (S-1) Parking and Equipment Rooms (S-2), Bar (A-2), Amenity Deck (A-3)
   E. Project Description: New parking garage plus 15 new keys and pool deck.
   F. Existing Fire Protection: N/A
   G. Proposed Fire Protection: New fire alarm system per 2016 CFC 907 requirements. New automatic sprinkler protection throughout per 2016 CFC 903 requirements. New fire pump per 2016 CFC 913

List of Acronyms

AHJ	Authorities Having Jurisdiction
AM&M	Alternate Means and Methods
CBC	California Building Code
CEC	California Electrical Code
CFC	California Fire Code
FACP	Fire Alarm Control Panel
FDC	Fire Department Connection
FDSAP	Fire Department Site Access Plan
FPA	Fire Protection Analysis
FSD	Fire Separation Distance
LBCWD	Laguna Beach County Water District
LBFD	Laguna Beach Fire Department
LBMC	Laguna Beach Municipal Code
NFPA	National Fire Protection Association
PCH	Pacific Coast Highway
SCWD	South Coast Water District
SHL	Sleepy Hollow Lane
UL	Underwriters Laboratory

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8	09.24.19	Fire Dept Zoning Review Re-Submittal

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4-30-21
STATE OF CALIFORNIA

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FIRE PROTECTION ANALYSIS REPORT

SHEET NO. **FP2.01**

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Table 601 – Fire-Resistance Rating of Building Elements

Building Element	Type IIIB	TYPE VB
Structural frame	0	0
Bearing Walls Exterior Interior	2 0	0 0
Nonbearing walls and partitions – Exterior[2]	See Table 602 Below	
Nonbearing walls and partitions - Interior	0	0
Floor construction and associated secondary members	0	0
Roof construction and associated secondary members	0	0

1. The fire-resistance rating of exterior walls is determined by fire separation distances and in accordance with Table 602.

2.6 EXTERIOR EXPOSURE PROTECTION

Fire-resistance rating requirements for exterior walls based on fire separation distance (FSD) are summarized in the following table. Fire separation distance is measured from the building face to one of the following: the closest interior lot line; to the centerline of a street, an alley or public way; or to an imaginary line between two buildings on the property.

Table 602 – Fire-Resistance Rating Requirements for Exterior Walls[1]

Fire Separation Distance (feet)	Type of Construction	Group M, S-1 (hour)*	Group A, B, R, S-2 (hour)*
x < 5	All	2	1
5 ≤ x < 10	IA Others	2 1	1 1
10 ≤ x < 30	IA, IB IIB, VB Others	1 0 1	1 0 1
X ≥ 30	All	0	0

*But not less than required by Table 601

1. Where Table 705.8 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0-hours.

Allowable Exterior Openings (Table 705.8) - The percentage of unprotected, exterior wall openings is regulated by Table 705.8. The following table applies to each individual story.

Table 705.8 – Maximum Area of Exterior Wall Openings Based on Fire Separation Distance and Degree of Opening Protection

Classification	0 to less than 3 ft.	3 to less than 5 ft.	5 to less than 10 ft.	10 to less than 15 ft.	15 to less than 20 ft.	20 to less than 25 ft.	25 to less than 30 ft.	30 ft. or greater
Unprotected, Nonsprinklered	Not Permitted	Not Permitted	10%	15%	25%	45%	70%	No Limit
Unprotected, Sprinklered	Not Permitted	15%	25%	45%	75%	No Limit	No Limit	No Limit

Cornices, eave overhangs, exterior balconies and similar projections extending beyond exterior walls are required to conform with Sections 705.2 and 1406. Projections should not extend any closer to the line used to determine the fire separation distance than shown in Table 705.2. Projections from walls of Type III or V construction can be of any approved material.

Table 705.2 – Minimum Distance of Projection

Fire Separation Distance (FSD)	Minimum distance from line used to determine FSD
0 feet to 2 feet	Projections not permitted
Greater than 2 feet to 3 feet	24 inches
Greater than 3 feet to less than 30 feet	24 inches plus 8 inches for every foot of FSD beyond 3 feet or fraction thereof

Parapets are required to be provided on exterior walls of buildings where they are required to be rated based on fire separation distance (705.11). The parapet shall have the same fire resistance rating as the supporting wall and extend 30 inches above where the roof surface and wall intersect.

2.6.1 Protection of Exterior Walls Between Project Buildings

This project includes new building construction which will require rated exterior walls and limited unprotected openings based on fire separation distance. This new building construction will also impact the rating of exterior walls as well as the allowable area of unprotected openings in the exterior walls of adjacent existing buildings.

This project also includes additions to existing buildings that impact separation between buildings and require protection of exterior walls and limitations on the allowable area of unprotected openings based on fire separation distance.

The following section details how these conditions will comply with the exterior wall rating requirements of Section 602, maximum area of unprotected openings per Section 705.8, and the allowable distance of projections per Section 705.2:

1. The Coast (1) and Bahia (10) buildings will be treated as separate buildings on the same lot. By placing an imaginary lot line at the face of the Coast building exterior wall facing Bahia, the Coast exterior wall will have 0 feet of FSD. The north exterior wall of the Coast building will be 1-hour rated with no openings permitted.

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B. Occupancy Separation: Group B, R-1, S-1 and S-2 are nonseparated occupancies per CBC 508.3. Group R-1 is most restrictive non-separated occupancy. (Group A-3 is open to sky and is excluded from building area calculations)

C. Gross Building Area: 24,116 sf

D. Allowable Building Area per Story: Group R-1: 16,000 sf

E. Allowable Building Area: 24,116 sf/16,000 sf = 1.51 < 2 [OK]

7. Villa (8)
   A. Construction Type: VB
   B. Occupancy Separation: Groups A-2, B and R-1 are nonseparated occupancies per CBC 508.3. Group A-2 is most restrictive non-separated occupancy.
   C. Gross Building Area: 7,413 sf
   D. Allowable Building Area per Story: Group A-2: 6,000 sf
   E. Allowable Building Area: 7,413 sf/6,000 sf = 1.24 < 2 [OK]
8. Driftwood (9)
   A. Construction Type: VB
   B. Occupancy Separation: Groups A-2, B, S-1 and S-2 are nonseparated occupancies per CBC 508.3. Group A-2 is most restrictive non-separated occupancy.
   C. Gross Building Area: 6,283 sf
   D. Allowable Building Area per Story: Group R-1: 6,000 sf
   E. Allowable Building Area: 6,283 sf /6,000 sf = 1.05 < 2 [OK]
9. Bahia (10)
   A. Construction Type: IIIB
   B. Occupancy Separation: Groups R-1, S-1 and S-2 are nonseparated occupancies per CBC 508.3. Group R-1 is most restrictive non-separated occupancy.
   C. Gross Building Area: 17,940 sf
   D. Allowable Building Area per Story: Group R-1: 16,000 sf
   E. Allowable Building Area: 17,940 sf /16,000 sf = 1.05 < 2 [OK]

2.3.3 Address Identification

Building address numbers should be placed on the exterior facing the street addressed to. The minimum height of unit/suite numbers is 4 inches with a minimum stroke width of ½ inch, and the minimum size of building numbers is 6 inches. The number color should contrast with the background (501.2).

2.4 MIXED-USE AND OCCUPANCY

The existing Reef Wing (4) and New Reef (5) building will be considered a single building and utilize a combination of mixed-use separated and non-separated occupancies approaches per Sections 508.3 and

508.4. Group A-2, A-3, R-1 and S-1 occupancies will be considered nonseparated per Section 508.3 while Group S-2 parking garage will be separated from adjacent occupancies per Section 508.4. Group R-1 sleeping rooms will be separated from each other and adjacent occupancies by 1-hour fire partitions and 1-hour horizontal separations per Section 420.2.

The existing Coast (1), Seas (2), and Bahia (10) buildings are all of Type IIIB construction, contain Group R-1 and S-2 occupancies and appear to have utilized a non-separated occupancies approach per Section 508.3. However, the addition of Group A-2 and A-3 occupancies to the Coast building will not allow the buildings to remain as Type IIIB nonseparated. The Bahia (10) building will be considered a separate building on the same lot, however the allowable building area approach for the Coast (1) and Seas (2) buildings will be further evaluated as the project progresses. Exterior walls and allowable area of unprotected openings between the Coast (1) building and the adjacent Seas (2) and Bahia (10) buildings is addressed in Section 2.6 of this report.

A mixed-use, non-separated occupancies approach is utilized throughout the following buildings: Cottage (3), Reef Tower (6), Surf (7), Villa (8), Driftwood (9). Buildings utilizing this approach are not required to have occupancies separated with rated construction per Section 508.3. Group R-1 sleeping rooms will be separated from each other and adjacent occupancies by 1-hour fire partitions and 1-hour horizontal separations per Section 420.2. If it is later determined that a separated occupancies approach is going to be required based on allowable area and height limitations, the occupancies will be required to be separated in accordance with Section 508.4.

Table 508.4 – Separated Occupancies Approach – Required Separation (Hours)[1,2]

Occupancy	Separation Required
A to B	1
A t M	1
A to R-1	1
A to S-1	1
A to S-2	N
B to M	N
B to R-1	1
B to S-1	N
B to S-2	N
R-1 to S-1	1
R-1 to S-2	1^3
S-1 to S-2	1^3

1. N indicates that there is no separation requirement.
2. Values are for a sprinklered building.
3. The required separation from areas used only for private or pleasure vehicles shall be reduced by 1 hour but to not less than 1 hour.

2.5 FIRE RESISTANCE RATING OF BUILDING ELEMENTS

The Pacific Edge Hotel consists of 10 buildings of Type IIIB and Type VB construction. The fire-resistance rating requirements of building elements of each construction type are identified below:

2.3.2 Actual Building Heights and Areas

Building heights and number of stories for each project building are provided in the following table:

Building Height and Number of Stories for Project Buildings

Building	Construction Type	Occupancies	Sprinkler Protection	Building Height (feet)	Allowable Building Height (feet)[1]	Stories Above Grade Plane	Allowable Stories Above Grade
Coast	IIIB	A-2, A-3, R-1, S-1, S-2	NS	28	55 (A, B, R-1, S)	3	2 (A-2, A-3, S-1)[2,3], 4 (R-1), 3 (S-2)
Seas	IIIB	R-1, S-1, S-2	NS	27	55 (R-1, S)	3	2(S-1), 3 (S-2), 4 (R-1)
Cottage	VB	R-1, M	NS	22	40 (R-1, M)	2	2 (R-1), 1 (M)[4]
Reef Wing	IIIB	R-1, S-2	S	31	75 (R-1, S)	4	5 (R-1), 4 (S-2)
New Reef	IIIB	R-1, S-1, S-2, A-2, A-3	S	28	75 (A, R-1, S)	3	3 (A-2, A-3, S-1), 5 (R-1), 4 (S-2)
Reef Tower	IIIB	R-1, S-2	S	46	55 (R-1, S)	5	5 (R-1), 4 (S-2)[5]
Surf	IIIB	A-3, B, R-1, S-1, S-2	S	33	75 (A, B, R-1, S)	4	3 (A-3, S-1), 5 (R-1), 4 (B, S-2)
Villa	VB	A-2, B, R-1	S	23	60 (R-1, A-2)	3	2 (A-2)[6], 3 (R-1), 4 (B)
Driftwood	VB	A-2, B, S-1, S-2	NS	28	40 (A-2)	2	1 (A-2)[7], 2 (B), 1 (S-1), 2 (S-2)
Bahia	IIIB	R-1, S-1, S-2	NS	32	55 (R-1, S)	3	2 (S-1), 3 (S-2), 4 (R-1)

1. Values for sprinklered buildings are without area increase
2. New Group A-2 and A-3 occupancy in Coast building does not extend above 2nd story above grade plane.
3. No Group S-1 occupancy is located above 2nd story above grade plane
4. No Group M occupancy above 1st story above grade plane
5. No Group S-2 occupancy above 4th story above grade plane
6. No Group A-2 occupancy above 2nd story above grade plane
7. Existing Group A-2 is two stories above grade plane, existing to remain

The following summary lists the approach for each project building(s) for meeting the allowable area requirements of CBC Chapter 5:

1. Coast (1)
   A. Construction Type: IIIB
   B. Occupancy Separation: Groups A-2, A-3, R-1, S-1, S-2 are nonseparated occupancies per CBC 508.3. Group A-2/A-3 is most restrictive non-separated occupancy.
   C. Gross Building Area: 17,168 sf
   D. Allowable Building Area per Story: Group A-2/A-3: 9,500 sf
   E. Allowable Building Area Ratio: 17,168 sf/9,500 sf = 1.81 < 2 [OK]

2. Seas (2)
   A. Construction Type: IIIB
   B. Occupancy Separation: Group R-1, S-1 and S-2 are nonseparated occupancies per CBC 508.3. Group R-1 is most restrictive non-separated occupancy.
   C. Gross Building Area: 19,727 sf
   D. Allowable Building Area per Story: Group R-1: 16,000 sf
   E. Allowable Building Area Ratio: 19,727 sf/16,000sf = 1.23 < 2 [OK]
3. Cottage (3)
   A. Construction Type: VB
   B. Occupancy Separation: Groups R-1 and M are nonseparated occupancies per CBC 508.3.
   C. Gross Building Area: 893 sf total
   D. Allowable Building Area per Story: Group R-1: 7,000 sf
   E. Allowable Building Area Ratio: 447 sf/7,000 sf 0.128 < 2 [OK]
4. Reef Wing (4) and New Reef (5) – Buildings on the same lot per CBC 705.3.
   A. Construction Type: IIIB
   B. Occupancy Separation: Group S-2 parking garage will be separated from adjacent occupancies per CBC 508.4. Group S-1, A-2, A-3, and Group R-1 are nonseparated occupancies per CBC 508.3. Group R-1 is most restrictive non-separated occupancy. (Group A-2/A-3 is open to sky and is excluded from building area calculations)
   C. Gross Building Area: Group S-2 Parking Garage: 10,058 sf, Group S-1, A-2, A-3, R-1: 25,851 sf
   D. Allowable Building Area per Story: Group R-1: 16,000 sf, Group S-2: 78,000 sf
   E. Allowable Building Area Ratio: 25,851 sf/16,000 sf + 10,058sf/78,000sf = 1.74 < 2 [OK]
5. Reef Tower (6)
   A. Construction Type: IIIB
   B. Occupancy Separation: Groups R-1 and S-2 are nonseparated occupancies per CBC 508.3. Group R-1 is most restrictive non-separated occupancy.
   C. Gross Building Area: 10,542 sf
   D. Allowable Building Area per Story: Group R-1: 16,000 sf
   E. Allowable Building Area: 10,542 sf/16,000 sf = 0.66 < 2 [OK]
6. Surf (7)
   A. Construction Type: IIIB

2.3 CONSTRUCTION TYPE / BUILDING HEIGHT AND AREA

2.3.1 Allowable Building Heights and Areas

Tabular area and height limitations for the various occupancies and construction types in each building are provided in the following tables:

Table 504.3 - Allowable Building Height in Feet Above Grade Plane[1,2]

Group	Type IIIB		Type VB	
	NS	S	NS	S
A, B, M, R-1, S	55	75	40	60

1. "NS" indicates a nonsprinklered building
2. "S" indicates a sprinklered building without area increase

Table 504.4 - Allowable Number of Stories Above Grade Plane[1,2]

Group	Type IIIB		Type VB	
	NS	S	NS	S
A, M, S-1	2	3	1	2
B, S-2	3	4	2	3
R-1	4	5	2	3

1. "NS" indicates a nonsprinklered building
2. "S" indicates a sprinklered building without area increase

Table 506.2 - Allowable Building Area in Square Feet[1,2,3,4]

Group	Type IIIB		Type VB	
	NS	S	NS	S
A	9,500	28,500	6,000	18,000
B	9,000	57,000	9,000	27,000
M	12,500	37,500	9,000	27,000
R-1	16,000	48,000	7,000	21,000
S-1	17,500	52,500	9,000	27,500
S-2	26,000	78,000	13,500	40,500

1. Area limitation as determined by the definition of "Area, Building," per story.
2. "NS" indicates a nonsprinklered building
3. "S" indicates a sprinklered building without area increase
4. Values are for a multi-story sprinklered building without height increase

This Fire Protection Analysis (FPA) is intended to summarize the applicable code requirements for the Pacific Edge Hotel. This document should be utilized in discussions with the Laguna Beach Building Division and the Laguna Beach Fire Department (LBFD), the Authorities Having Jurisdiction (AHJ) for this project, and to inform the design team of the applicable code requirements for coordination with other disciplines. It is intended that this report will be updated as the project progresses.

2.0 *Fire Protection Code Summary*

2.1 APPLICABLE CODES

The following is a list of applicable fire protection and life safety codes for the project. The list below is not meant to be all inclusive but is meant to identify key building and fire codes and standards related to fire protection and life safety applicable to this project.

+ 2016 California Building Code (CBC), with City of Laguna Beach Amendments
+ 2016 California Fire Code (CFC), with City of Laguna Beach Amendments
+ NFPA 13, Standard for the Installation of Sprinkler Systems, 2016 Edition
+ NFPA 14, Standard for the Installation of Standpipes and Hose Systems, 2013 Edition
+ NFPA 72, National Fire Alarm and Signaling Code, 2016 Edition

New buildings and additions to existing buildings are required to comply with the requirements of the 2016 CBC. This includes the following project buildings: New Reef (5) building, Surf (7) addition, Coast (1) addition, Cottage (3) new retail, and Seas (2) addition.

Where existing buildings or existing portions of buildings do not comply with the minimum requirements of the 2016 CBC, the following buildings are permitted to comply with the construction requirements for existing buildings provided by CFC Chapter 11 (CFC 1101.2): Coast (1) (existing portion), Seas (2) (existing portion), Cottage (3) (existing hotel room), Reef Wing (4) (existing building), Reef Tower (6) (existing building), Surf (7) (existing portion), Villa (8) (existing building), Driftwood (9) (existing building), and Bahia (10) (existing building).

All references within this outline are with respect to the 2016 CBC, as amended by the City of Laguna Beach, unless specifically noted otherwise.

2.2 BUILDING OCCUPANCY AND USE GROUPS

Description of Use	Occupancy Classifications (Per CBC Chapter 3)
Dining areas, bar and café over 735 square feet	Group A-2
Fitness rooms, meeting rooms and other amenity spaces over 735 square feet	Group A-3
Office use, amenity spaces under 735 square feet	Group B
Retail areas	Group M
Hotel sleeping rooms and circulation (transient)	Group R-1
General storage	Group S-1
Parking areas, electrical/mechanical/utility rooms	Group S-2

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2.9 MEANS OF EGRESS

2.9.1 Occupant Load Factors (1004.1.2)

Table 1004.1.2-Maximum Floor Area Allowances per Occupant

Use	Occupant Load Factor (sq.ft./occ.)
Lobbies, lounges, amenity spaces, restaurant seating areas and outdoor assembly areas	15 net
Pool decks	15 gross
Exercise Rooms	50 gross
Swimming pools and spas	50 gross
Mercantile	60 gross
Business use	100 gross
General circulation	100 gross
Residential	200 gross
Commercial kitchens	200 gross
Parking	200 gross
General storage rooms, Electrical/Utility/Mechanical	300 gross

2.9.2 Number of Exits and Exit Access Doorways (1006)

1. Two exits or exit access doorways from any space must be provided where the design occupant load exceeds the values listed in Table 1006.2.1 for a sprinklered building:

Table 1006.2.1-Spaces with One Exit or Exit Access Doorway

Occupancy	Maximum Occupant Load
A, M	49
B	49
S	29
R-1	10

Three or more exits or exit access doorways must be provided from any space with an occupant load of 501 to 1000. Four exits or exit access doorways must be provided from any space with an occupancy load greater than 1000. (1006.2.1.1)

Every sleeping room in existing Group R-1 occupancies should have access to not less than two exits when the occupant load is 10 or more (exits need not be directly from the sleeping room). A fire escape may be used as one required exit. Subject to approval of the AHJ, a ladder device may be used in lieu of a fire escape when the construction feature or the location of building on the property cause the installation of a fire escape to be impractical (CFC 1113.2).

2.9.3 Exit and Exit Access Doorway Configuration (1007)

1. Required exits should be located in a manner that makes their availability apparent. Exits should to be unobstructed at all times.

In nonsprinklered buildings, where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways should be placed a distance apart which is equal to not less than one-half of the length of the maximum overall diagonal dimension of the area served. (1007.1.1)

In fully sprinklered buildings, where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways should be placed a distance apart which is equal to not less than one-third of the length of the maximum overall diagonal dimension of the area served. (1007.1.1 Exception 2)

Where access to three or more exits is required, not less than two exit or exit access doorways shall be arranged in accordance with the provisions of Section 1007.1.1. Additional required exit or exit access doorways shall be arranged a reasonable distance apart so that if one becomes blocked, the other will be available. (1007.1.2)

2.9.4 Egress Widths (1005)

Stairways (inches per occupant)	Other Egress Components (inches per occupant)
0.3	0.2

1. The capacity, in inches, of means of egress stairways is calculated by multiplying the occupant load served by such egress component by an egress capacity factor of 0.3 inches per occupant (1005.3.1).

The capacity, in inches, of means of egress components other than stairways is calculated by multiplying the occupant load served by such egress component by an egress capacity factor of 0.2 inches per occupant (1005.3.2).

Multiple means of egress need to be sized such that the loss of any one means of egress will not reduce the available capacity to less than 50% of the required capacity or width (1005.5).

Doors opening into the path of egress travel must not reduce the required width to less than one-half during the course of the swing. When fully open, the door must not project more than seven inches into the required width (1005.7.1).

Corridor width must be determined as specified in Section 1005.3 but not less than 44 inches. Corridor width is permitted to be 36 inches for corridors serving occupant loads of less than 50 (1020.2, Table 1020.2).

The minimum clear width of a door opening is 32 inches. Where a door opening includes two door leaves without a mullion, at least one leaf must provide a clear opening width of 32 inches. The maximum width of a swinging door leaf is 48 inches nominal (1010.1.1). Minimum door width must also be determined as specified in Section 1005.3.

The minimum egress width of a stairway should be as determined in Section 1005.3; however, should not be less than 44 inches. Stairways serving an occupant load of less than 50 are permitted to have a clear width of not less than 36 inches (1011.4).

Stairways should have intermediate handrails located in such a manner that all portions of the stairway width required for egress capacity are within 30 inches of a handrail (1014.9).

2.9.5 Travel Distance, Common Path of Egress Travel and Dead-End Limitations (1006, 1017, 1020)

1. The following table summarizes the maximum common path of egress travel (Table 1006.2.1), exit access travel distance limitations (Table 1017.2) and the maximum dead-end length for corridors (1020.4) in new sprinklered buildings:

Occupancy	Common Path of Egress Travel (feet)	Exit Access Travel Distance (feet)	Dead End Length in Corridor (feet)

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2.7.5 Opening Protectives (716.5)

Table 716.5-Opening Fire Protection Assemblies

Type of Assembly		Required Assembly Rating (hours)	Fire Door Rating (hours)
Fire Barriers	Shafts, Exit Enclosures and Exit Passageway Walls	2	1½
	Shafts, Exit Enclosures and Exit Passageway Walls	1	1
	Other Fire Barriers	1	¾
Fire Partitions	Corridor Walls (Group R-1)	1	⅓
	Other Fire Partitions	1	¾

2.7.6 Ducts and Air Transfer Openings (717)

1. Ducts and air transfer openings that penetrate fire-resistance-rated walls and horizontal assemblies and duct penetrations through non-fire-resistance-rated floor assemblies shall be protected as required by Section 717.

2. Section 717.5.4 and Section 717.5.4.1 require duct penetrations and air transfer openings in corridors required to be constructed as fire partitions to be protected with both a fire damper and smoke damper or a combination fire/smoke damper.

   A. The fire damper and smoke damper can be omitted if the duct is constructed of steel not less than 0.019 inches in thickness and there are no openings from the duct serving the corridor (717.5.4.1 – Exception 2).

3. Ducts and air transfer openings of fire barriers and shaft enclosures must be protected with approved fire and smoke dampers installed in accordance with their listing (717.5.2 and 717.5.3).

2.7.7 Group R-1 Separations (420)

1. Walls separating sleeping units in the same building and from other adjacent occupancies must be constructed as 1-hour fire partitions in accordance with Section 708. Floor assemblies separating sleeping units in the same building and from other adjacent occupancies must be constructed as horizontal assemblies in accordance with Section 711 (420.2 and 420.3).

2. Balconies serving the sleeping units are permitted to be treated as projections per Section 705.2. Therefore, the floors of the balconies are not required to maintain a 1-hour rating to comply with sleeping unit separation requirements of Sections 420.2 and 420.3.

2.7.8 Elevator Hoistway Protection

1. Elevator hoistway door openings should be protected in accordance with Section 3006.3 where an elevator hoistway connects more than two stories in Group A or R-1 occupancies and more than three stories for all other occupancies (3006.2).

   A. Elevator hoistway protection is not required at the level(s) of exit discharge, provided the level(s) of exit discharge is fully sprinklered (3006.2 Exception 2).

   B. Enclosed elevator lobbies and protection of elevator hoistway door openings are not required on levels where the elevator hoistway opens to the exterior (3006.2 Exception 3).

2. Where required by CBC Section 3006.2, elevator hoistway protection should be provided by one of the following (3006.3):

   A. An enclosed elevator lobby constructed as fire partitions with 20-minute doors in accordance with Section 708 (3006.3 Exception 1).

   B. An enclosed elevator lobby constructed as smoke partitions in accordance with Section 710 where the building is fully sprinklered. Elevator lobby doors should be self- or automatic closing upon detection of smoke and be listed and labeled smoke and draft control doors (S-Label) (3006.3 Exception 2).

   C. Additional smoke and draft control doors should be provided at each hoistway door opening (3006.3 Exception 3).

   D. Enclosed elevator lobbies are not required where the hoistway door has a fire protection rating as required by Section 708.7 and the hoistway door opening is also protected by a listed and labeled smoke containment system complying with ICC ES AC 77 (3006.3 Exception 5).

2.8 INTERIOR FINISH

Interior wall and ceiling finishes are classified into the following categories (803.1.1):

Class A: Flame Spread Index 0-25; Smoke-Developed Index 0-450.

Class B: Flame Spread Index 26-75; Smoke-Developed Index 0-450.

Class C: Flame Spread Index 76-200; Smoke-Developed Index 0-450.

The following table summarizes the minimum interior finish classification permitted for each occupancy:

Table 803.11-Interior Wall and Ceiling Finish Requirements by Occupancy

Group	Interior Exit Stairways and Exit Passageways		Corridors		Rooms and Enclosed Spaces	
	NS	S	NS	S	NS	S
A-2	A	B	A	B	B	C
A-3	A	B	A	B	C	C
B, M, R-1	A	B	B	C	C	C
S	B	C	B	C	C	C

Interior floor finishes are classified into the following categories (804.2):

Class I: 0.45 watts/cm^2 or greater

Class II: 0.22 watts/cm^2 or greater

Floor finishes in interior exit stairways, exit passageways, and corridors shall not be less than Class II for areas classified as Group A, B, M, R-1, or S occupancies (804.4.2).

All new fabric awnings should be California Title 19 compliant for flame retardance and each awning should be provided with a California State Fire Marshal (CSFM) label.

than 35 square feet of aggregate open area adjacent to each floor level and the level of each intermediate landing. The required open area should be located not less than 42 inches above the adjacent floor or landing level (1027.3).

2. The open areas adjoining exterior exit stairways should be either yards, courts, or public ways; the remaining sides are permitted to be enclosed by the exterior walls of the building (1027.4).

3. Exterior exit stairways should have a minimum fire separation distance of 10 feet measured at right angles from the exterior edge of the stairway, including landings, to (1027.5):

   A. Adjacent lot lines

   B. Other portions of the building

   C. Other buildings on the same lot unless the adjacent building exterior walls and openings are protected in accordance with Section 705 based on fire separation distance.

4. Exterior exit stairways should be separated from the interior of the building as required for interior exit stairways in Section 1023.2, unless one of the exceptions of 1027.6 is met (1027.6).

5. Exterior stairways in existing buildings should be noncombustible or of wood not less than 2-inch nominal thickness with solid treads and risers (CFC 1113.5).

2.7.2 Fire Resistance of Vertical Openings and Shafts (713)

1. Shaft enclosures are required to have a fire-resistance rating of not less than two hours where connecting four or more stories. Shaft enclosures are required to have a fire-resistance rating of not less than the floor assembly penetrated but need not exceed two hours (713.4).

2. Shaft enclosures are to be constructed as fire barriers in accordance with Section 707 or horizontal assemblies in accordance with Section 711, or both. Continuity is required to comply with Sections 707.5 or 711.4 (713.5).

3. Openings other than those necessary for the purpose of the shaft are not permitted in shaft enclosures. Openings are required to be protected in accordance with Section 716. Doors are required to be self- or automatic-closing by smoke detection in accordance with Section 716.5.9.3 (713.7).

4. Penetrations other than those necessary for the purpose of the shaft are not permitted in shaft enclosures. Penetrations must comply with Section 714. Structural elements, such as beams or joists, where protected in accordance with Section 714 shall be permitted to penetrate a shaft enclosure (713.8).

5. Joints in shaft enclosures are required to be protected in accordance with Section 715 (713.9).

6. Penetration of shafts with ducts and air transfer openings are required to be protected in accordance with Section 717 (713.10).

7. Elevator enclosures are required to be constructed in accordance with Section 713 and Chapter 30 (713.14).

2.7.3 Fire-resistance-rated Joint Assemblies

1. Joints installed in or between fire-resistance-rated walls, floor or floor/ceiling assemblies, and roofs or roof/ceiling assemblies are required to be protected by an approved fire-resistant joint system designed to resist the passage of fire for a time period not less than the required fire-resistance rating of the wall, floor, or roof in or between which it is installed (715.1).

2. Where fire resistance-rated floor or floor/ceiling assemblies are required, voids created at the intersection of the exterior curtain wall assemblies and such floor assemblies shall be sealed with an approved fire-resistant joint system to prevent the interior spread of fire. The joint system is required to be securely installed and tested in accordance with ASTM E 2307 to provide an F rating for a time period at least equal to the fire-resistance rating of the floor assembly (715.4).

3. Fire-resistant joint systems in smoke barriers, and joints at the intersection of a horizontal smoke barrier and an exterior curtain wall, shall be tested in accordance with the requirements of UL 2079 for air leakage. The L Rating the joint system shall not exceed 5 cfm per lineal foot of joint at 0.3 inch of water for both the ambient temperature and elevated temperature tests (715.6).

4. Fire-resistant joint systems are not required for joints in the following locations (715.1, Exception):

   A. Floors within a single dwelling unit.

   B. Floors where the joint is protected by a shaft enclosure in accordance with Section 713.

   C. Walls that are permitted to have unprotected openings (including exterior walls).

   D. Roofs where openings are permitted.

2.7.4 Penetrations (714)

1. Through-penetrations of fire-resistance-rated walls are required to be protected by an approved penetration fire-stop system installed as tested in accordance with ASTM E 814 or UL 1479, with a minimum positive pressure differential of 0.01 inch of water and shall have an F-rating not less than the fire-resistance rating of the wall penetrated (714.3.1.2).

2. Through-penetrations of fire-resistance-rated horizontal assemblies are required to be protected by an approved penetration fire-stop system installed as tested in accordance with ASTM E 814 or UL 1479, with a minimum positive pressure differential of 0.01 inch of water and shall have an F-rating and T-rating not less than the fire-resistance rating of the horizontal assembly penetrated (714.4.1.1.2). Floor penetrations contained and located within the cavity of a wall above the floor or below the floor and floor penetrations by floor drains, tub or shower drains contained and located within the horizontal assembly do not require a T-rating (714.4.1.1.2, Exceptions 1 and 2).

3. Membrane penetrations are to comply with Section 714.3.1 and Section 714.3.2.

2. In existing buildings, corridors serving an occupant load greater than 30 and the openings therein should provide an effective barrier to resist the movement of smoke. Transoms, louvers, doors and other openings should be closed or self-closing (CFC 1104.17).

2.7.1.2 Interior Exit Stairways (1023)

1. Interior stairways serving as exit enclosures are required to be enclosed with fire barriers constructed in accordance with Section 707. Interior exit stairways serving new construction are required to be enclosed by one-hour fire barriers where connecting less than four stories, and 2-hour fire barriers where connecting four or more stories (1023.2).

2. Interior stairways in existing buildings should be enclosed with walls of not less than one-hour fire-resistive construction. Where existing partitions form part of a stairwell enclosure, wood lath and plaster in good condition will be acceptable in lieu of one-hour fire-resistive construction. Doors to such enclosures should be protected by a self-closing door with a thickness equivalent to a solid wood door of not less than 1.75 inches.

   Enclosures should include all landing between flights and any corridors, passageways or public rooms necessary for continuous exit to the exterior of the buildings. The stairway need not be enclosed in a continuous shaft if cut off at each story by the fire resistive construction required by this section. Enclosures are not required if an automatic sprinkler system is provided for all portions of the building except for bedrooms, apartments and rooms accessory thereto. Interior stairs and vertical openings need not be enclosed in two-story buildings (CFC 1113.4)

3. Openings in exit enclosures must be protected in accordance with Section 716. One-hour fire-resistance-rated exit enclosures require 1-hour fire-protection rated doors. 2-hour fire-resistance-rated exit enclosures require 90-minute fire-protection rated doors. Refer to Table 716.5 below for a summary of opening protection requirements (1023.4).

4. Openings in exit enclosures other than unprotected exterior openings should be limited to those used for exit access to the enclosure from normally occupied spaces and for egress from the enclosure (1023.4).

5. Penetrations into and openings through an exit enclosure are prohibited except for required exit doors, equipment and ductwork necessary for independent ventilation or pressurization, sprinkler piping, standpipes, electrical raceway for fire department communication systems and electrical raceway serving the exit enclosure and terminating at a steel box not exceeding 16 square inches. These penetrations must be protected in accordance with Section 714 (1023.5).

6. Exterior walls of an exit enclosure shall comply with the requirements for exterior walls. Where nonrated walls or unprotected openings enclose the exterior of the stairway and the walls or openings are exposed by other parts of the building at an angle of less than 180 degrees, the building exterior walls within 10 feet horizontally of a nonrated wall or unprotected opening shall have a fire-resistance rating of not less than one hour. Openings in such exterior walls must be not less than ¾ hour rated (1023.7).

7. The walls and soffits within enclosed usable spaces under enclosed and unenclosed stairways must be protected by one-hour fire-resistance-rated construction or the fire-resistance rating of the stairway enclosure, whichever is greater. Access to the enclosed space shall not be directly from within the stair enclosure (1011.7.3).

2.7.1.3 Exterior Exit Stairways (1027)

1. Exterior exit stairways serving as a required means of egress should be open on not less than one side, except for required structural columns, beams, handrails and guards. An open side should not have less

The exterior walls of Bahia facing Coast on the Ground Floor and Second Floor will have 4 feet of FSD and will require a 1-hour rating with no openings permitted. The exterior walls of Bahia facing Coast on the Alley Level will have 8 feet of FSD and will require a 1-hour rating with 10% unprotected openings permitted.

2. The protection of exterior walls between the Coast (1) and Seas (2) buildings will be further evaluated as the project progresses.

3. The New Reef (5) and Reef Wing (5) buildings are considered buildings on the same lot per CBC 705.3. As such, the opposing exterior walls between these two buildings will not be rated or have unprotected openings limited based on fire separation distance.

4. The New Reef (5) and Reef Tower (6) buildings are separated by a distance of approximately 8 feet at the Alley Level and 20 feet at the Basement Level and Ground Level. By placing an imaginary lot line on the exterior walls of the New Reef building, the exterior walls should be 1-hour rated with no openings permitted. The exterior walls of the Reef Tower at the Alley Level should be 1-hour rated with 10% openings permitted. The exterior walls of the Reef Tower at the Basement Level and Ground Level should be 1-hour rated with 45% openings permitted.

   The New Reef (5) and Cottage (3) buildings are separated by a distance of 19'-5". Placing the imaginary property line at the exterior wall of the New Reef building results in 0 feet of FSD for the New Reef and 19'-5" of FSD for the Cottage. The exterior walls of the New Reef facing the Cottage should be 1-hour rated with no openings permitted. The exterior walls of the Cottage facing New Reef should be 1-hour rated with 75% unprotected openings.

   The south exterior walls of the New Reef building are located 9 feet from the adjacent property line. The west exterior walls should be 1-hour rated with up to 25% unprotected openings.

   The east exterior walls of the New Reef building are located 19'-8" feet from the center of SHL. The east exterior walls should be 1-hour rated with up to 75% unprotected openings.

5. The protection of exterior walls between the Type IIIB Surf (7) and Type VB Villa (8) buildings will be further evaluated as the project progresses.

2.7 INTERIOR SEPARATIONS

2.7.1 Fire Resistance of Exit Routes

2.7.1.1 Corridors (1020)

1. Exit access corridors require a fire-resistance rating based on Table 1020.1. Corridors serving greater than 10 occupants in a Group R-1 occupancy are required to be constructed as 1-hour fire partitions.

Table 1020.1-Corridor Fire-Resistance Rating

Occupancy	Occupant Load Served by Corridor	Required Fire-Resistance Rating (hours) without Sprinkler System	Required Fire-Resistance Rating (hours) with Sprinkler System
A, B, M, S	Greater than 30	1	0
R-1	Greater than 10	1	1
A[1]	Greater than 100	1	1

1. Group A occupancies with greater than 100 occupants may be required to exit through a rated corridor. (1029.3.1)

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DRAWING LOG

No.	Date	
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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FIRE PROTECTION ANALYSIS REPORT

SHEET NO. **FP2.03**

4. The maximum travel distance permitted to an extinguisher is 75 feet. Typically, the travel distance criteria will dictate the total number of extinguishers.

5. In addition to providing Class A extinguishers for open area protection, Class K fire extinguishers should be provided in kitchens with cooking appliances that use combustible cooking media (vegetable or animal oils and fats).

2.11 FIRE ALARM AND DETECTION SYSTEMS

The following is a summary of the proposed fire alarm systems in each building. Refer to Section 1 of this report for more information for each building:

Per CFC 1103.8.5.1, the LBFD has determined that all existing fire alarm systems must be upgraded to building fire alarm systems with full notification and smoke detection in compliance with CFC Section 907. This will apply to the following buildings: Coast (1), Seas (2), Cottage (3), Reef Wing (4), Reef Tower (6), Surf (7), Villa (8), Driftwood (9) and Bahia (10).

The New Reef (5) building will be provided with a new fire alarm system per 2016 CFC 907 requirements.

2.11.1 Fire Alarm System

1. Existing Group R-1 hotels with three or more stories or with more than 20 sleeping units should be provided with a manual fire alarm system that activates the occupant notification system in accordance with CFC Section 907.5 (CFC 1113.12.1).
   A. Manual fire alarm boxes are not required throughout the building where the building is fully sprinklered, notification devices will activate on sprinkler waterflow, and not less than one manual fire alarm box is installed at an approved location (CFC 1103.7.5.1 Exception).

In Group A occupancies with 300 or more occupants, Group B occupancies, and Group M occupancies, manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler waterflow (Sections 907.2.1 – Exception, 907.2.2 – Exception, and 907.2.7 – Exception 2).

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 should be installed in new Group R-1 occupancies (CFC 907.2.8.1).

   B. Manual fire alarm boxes are not required where the building is sprinklered throughout, notification devices will activate upon sprinkler waterflow, and at least one manual fire alarm box is installed at an approved location (CFC 907.2.8.1 – Exception 2).

2.11.2 Detection Systems

1. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 should be installed in existing Group R-1 hotels throughout all interior corridors serving sleeping rooms and not equipped with an approved, supervised sprinkler system installed in accordance with CFC Section 903 (CFC 1103.7.5.1.1).
   A. Exception: An automatic smoke detection system is not required in buildings that do not have interior corridors serving sleeping units and where each sleeping unit has a means of egress door opening directly to an exit or an exterior exit access that leads directly to an exit.

For new Group R construction, an approved single station carbon monoxide alarm is required to be installed in sleeping units within which fuel-burning appliances are installed (CFC 915.1.2). Carbon monoxide alarms

An automatic sprinkler system should be provided in an existing building where one of the following conditions exists (CFC 903.2(2) as amended by LBFD):

   A. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5,000 square feet.

   B. When an addition exceeds 2,000 square feet and the resulting building area exceeds 5,000 square feet.

   C. An additional story is added above the second floor regardless of fire areas or allowable area.

An automatic sprinkler system should be installed throughout the entire building when (CFC 903.6 as amended by LBFD):

   D. Alterations, additions or repairs are done to a Group R occupancy if the additions, alterations or repairs have a valuation of 50% or more of the building's valuation prior to the additions, alterations or repairs.

   E. Alterations, additions or repairs are done to other than a Group R occupancy if the building would be required to be sprinklered after the additions, alterations or repairs are completed and the additions, alterations, or repairs have a valuation of 50% or more of the building's valuation prior to the additions, alterations or repairs.

   F. Additions are made to a building equipped with an automatic sprinkler system whether or not the building was required to have a sprinkler system.

2.10.2 Standpipes (CFC 905, 1103.8)

The following is a summary of the proposed standpipe systems in each building. Refer to Section 1 of this report for more information for each building:

Per CFC 1103.8.5.1, the LBFD has determined that existing Class I dry standpipe systems must all be converted to wet manual standpipe systems as part of this project. This will apply to the following buildings: Reef Wing (4) (wet manual Class I), Reef Tower (6) (wet manual Class I), and Surf (7) (wet manual Class I).

The existing Coast (1), Seas (2), and Bahia (10) buildings are currently provided with Class I wet manual standpipes. These systems should be inspected and tested to their original design. If the system cannot meet the original demand of their original design, a new Class I wet system should be installed per NFPA 25 CA Edition Section 6.3.1.3.

The existing Cottage (3), Villa (8), and Driftwood (9) buildings are not provided with a standpipe system and will remain as such for this project.

The New Reef (5) building will be provided with a wet Class I standpipe system per 2016 CFC 905 requirements.

The existing Coast (1), Seas (2), Reef Wing (4), Reef Tower (6), Surf (7) and Bahia (10) building are currently provided with Class II standpipe/fire hose stations. The Class II standpipe/fire hose stations will be shown as removed on Building Department submittal demo plans per LBFD recommendation.

The location of existing Class I standpipes is provided on the Fire Department Site Access Plan sheets. The 150-foot hose pull measurement from Class I standpipes to all portions of the floor area on each level will be included in the building permit submittal once the fire sprinkler system designer is onboard.

In buildings where a required accessible floor is four or more stories above a level of exit discharge, at least one required accessible means of egress must be an elevator complying with Section 1009.4. When the building is equipped throughout with an automatic fire sprinkler system, elevators need not be accessed from an area of refuge; however, standby power is required in accordance with Chapter 27 and Section 3003 (1009.4 Exception 2).

A two-way communication system is required to be provided at the elevator landing on each accessible floor that is one or more stories above or below the story of exit discharge (1009.8).

Two-way communication is required to comply with Sections 1009.8.1 and 1009.8.2.

2.9.9 Group A Occupancy Egress Requirements (1029)

1. Group A occupancies with an occupant load of 100 or more and 300 or less, must have not less than one of the required means of egress directly to an exit, or through a lobby, that is not used to access the other required exit, to an exit, or to a one-hour rated corridor to an exit or continuous through a one-hour rated lobby to an exit. Not less than one exit must discharge on a street or an unoccupied space of not less than 20 feet in capacity that adjoins a street or public way. (1029.3.1)

Group A occupancies with an occupant load greater than 300 must be provided with a main exit of sufficient width to accommodate not less than one-half of the occupant load, but such width must not be less than the total required width of all means of egress leading to the exit. Where there is no well-defined main exit or where multiple main exits are provided, exits are permitted to be distributed around the perimeter of the building provided that the total width of egress is not less than 100 percent of the required width. At least one exit must discharge on a street or an unoccupied space of not less than 20 feet in width that adjoins a street or public way (1029.2).

In addition to having access to a main exit, each level with Group A occupancy must have additional means of egress that provides an egress capacity for at least one-half of the total occupant load served by that level and must comply with 1007.1. At least one-half of the additional means of egress (one-fourth of overall occupant load) must be directly to an exit, or through a lobby, that is not used to access the main exit, to an exit, or to a 1-hour rated corridor to an exit (1029.3).

2.9.10 Emergency Escape and Rescue Openings (1030)

1. New buildings with sleeping rooms below the fourth story above grade should have at least one exterior emergency escape and rescue opening. Such openings should open directly into a public way or to a yard or court that opens to a public way. Emergency escape and rescue openings are not required from sleeping rooms that have an exit door or exit access door that opens directly into a public way or to a yard, court or exterior exit balcony that opens to a public way. (1030.1)

Emergency escape and rescue openings should have a minimum clear opening of 5.7 square feet above grade, and 5 square feet at the grade floor. (1030.2)

2.9.11 Fire Escape Stair and Ladder (CFC 1104.16 and 1113.6)

The Reef Tower (6) is currently served by a fire escape stair that serves four stories (1st through 4th floors above grade) and a fire escape ladder that serves two stories, the 2nd Floor and the Ground Floor (4th and 5th floors above grade). The following requirements will be addressed as part of this project:

1. Examination as required by 2016 CFC 1104.16.5.1.

   Structural Focus, a licensed structural engineering firm, is in the process of evaluating the fire escape stair for compliance with the requirements in CFC 1104.16.5.1.

A	75	250	20
B	100	300	50
M	75	250	50
R-1	75	250	50
S-1	100	250	50
S-2	100	400	50

Where existing buildings cannot meet the common path of egress travel, exit access travel distance or dead-end limitations of the CBC, the following limits are applicable per CFC Table 1104.18:

Occupancy	Common Path of Egress Travel (feet)		Exit Access Travel Distance (feet)		Dead End Length in Corridor (feet)	
	NS	S	NS	S	NS	S
A	20/75	20/75	200	250	20	20
B	75	100	200	300	50	50
M	75	100	200	250	50	50
R-1	75	75	200	250	50	50
S-1	75	100	200	250	50	50
S-2	75	100	300	400	50	50

In any occupancy, a dead-end corridor is not limited in length where the length of the dead-end is less than 2.5 times the least width of the dead-end corridor (1020.4, Exception 3).

Where an exit access stair is used in the means of egress, the travel distance is required to be measured along the inclined plane of the stair (1016.3).

2.9.6 Door Swing Requirements (1010)

1. Doors are required to swing in the direction of egress travel where serving an occupant load greater than 49 (1010.1.2.1).

Doors serving rooms or spaces with an occupant load of 50 or more in a Group A occupancy, or assembly occupancy not classified as an assembly occupancy, are not permitted to be provided with a latch or lock unless it is panic hardware or fire exit hardware (1010.1.10).

Exit or exit access doors serving electrical rooms with equipment rated 1,200 amperes or more and over 6 feet wide that contain overcurrent devices, switching devices, or control devices are required to be equipped with panic or fire exit hardware. These doors are required to swing in the direction of egress travel (1010.1.10).

Doors serving refrigeration machinery rooms larger than 1,000 sq. ft. are required to swing in the direction of travel, regardless of the occupant load served (1006.2.2.2).

2.9.7 Exit Discharge (1028)

1. Exits are required to discharge directly to the exterior of the building. The exit discharge shall be at grade and is required to provide a direct path of egress travel to grade. The exit discharge is not permitted to re-enter the building, apart from the following two instances:
   A. A maximum of 50 percent of the number and/or capacity of interior exit stairways is permitted to egress through areas on the level of exit discharge provided the following is met (1028.1 Exception 1):

combined with smoke alarms must comply with Section 915, all applicable standards, and requirements for listing and approval by the Office of the State Fire Marshal, for smoke alarms (CFC 915.4.3).

In the Group R occupancies, single- and multiple-station smoke alarms complying with UL 217 are to be installed in accordance with CFC Sections 907.2.11.1 through 907.2.11.8 and NFPA 72 (CFC 907.2.8.3 and 907.2.11). A fire alarm system with smoke detectors located in accordance with CFC Section 907.2.11 may be installed in lieu of smoke alarms. Upon actuation of the detector, only those notification appliances in the guest room where the detector is actuated shall activate.

Single- and multiple-station smoke alarms should be provided in existing Group R occupancies per CFC 1103.8. Carbon monoxide alarms should be provided in existing Group R occupancies per CFC 1103.9.

Single- and multiple-station smoke alarms are required to be installed in the following locations in new Group R-1 occupancies (907.2.11.1):

   B. In sleeping areas.

   C. In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.

   D. In each story within a sleeping unit, including basements. In dwellings or dwelling units with split levels and without an intervening door between adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level if the lower level is less than one full story below the upper level.

Where more than one smoke alarm must be installed within an individual sleeping unit, the smoke alarms must be interconnected in such a manner that the activation of one alarm will activate all alarms in the individual unit (907.2.11.5).

In new construction, smoke alarms must receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup, unless such smoke alarms are connected to an emergency electrical system (907.2.11.6).

2.11.3 Carbon Monoxide Detection

1. Carbon monoxide detection is required to be provided in Group R occupancies in dwelling units and sleeping units. (915.1.2)

Carbon monoxide detection must be installed in dwelling units in the following locations (915.2.1):

   A. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.

   B. On every occupiable level of a dwelling unit, including basements.

   C. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, carbon monoxide detection shall be installed within the bedroom.

Carbon monoxide detection shall be allowed to be installed outside each separate sleeping area in the immediate vicinity of the sleeping unit where the sleeping unit or its attached bathroom does not contain a fuel burning appliance. (Exception, 915.2.2)

Combination carbon monoxide alarms/smoke alarms shall be an acceptable alternative to carbon monoxide alarms. Combination carbon monoxide/smoke alarms shall be listed in accordance with UL 2034 and UL 217. (915.4.3)

2.10.2.1 General Requirements for Standpipes

1. Standpipes are required to be installed in accordance with NFPA 14, as amended in Chapter 80, and Section 905 (CFC 905.2).

Class III standpipe systems should be installed where any of the following occur:

   A. Buildings where the floor level of the highest story is more than 30 feet above the lowest level of fire department vehicle access.

   B. Buildings that are four or more stories in height.

   C. Buildings where the floor level of the lowest story is located more than 30 feet below the highest level of fire department vehicle access.

   D. Buildings that are two or more stories below the highest level of fire department vehicle access.

Class I standpipes are allowed in buildings equipped in equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. (CFC 905.3.1 Exception 1)

Standpipe hose connections are required to be provided in every required stairway for each floor level above or below grade. The standpipe hose connection shall be located at the intermediate stair landings. (CFC 905.4)

Where the roof has a slope of less than four units vertical in twelve units horizontal (33.3-percent slope), a hose connection shall be located to serve the roof or at the highest landing of an interior exit stairway with access to the roof provided in accordance with Section 1011.12. (CFC 905.4 Item 5)

Where the most remote portion of a floor or story is more than 150 feet from a hose connection, the fire code official is authorized to require that additional hose connections be provided in approved locations. The distances from a hose connection should be measured along the path of travel. (CFC 905.4 Item 6)

2.10.3 Fire Department Connections (CFC 912)

1. Fire department connections are required to be installed in accordance with NFPA 13 and Section 912 (CFC 912.1).

Fire department connections shall be located so that fire apparatus and hose connected to supply will not obstruct access to the building for other fire apparatus (CFC 912.2).

Fire department connections must be fully visible and recognizable from the street or nearest point of fire department vehicle access (CFC 912.2.1).

A metal sign with raised letters shall be mounted on all fire department connections (CFC 912.5).

2.10.4 Portable Fire Extinguishers (CFC 906)

1. Portable fire extinguishers are required to be provided in occupancies and locations as required by CFC Section 906 and California Code of Regulations, Title 19, Division 1.
2. For Light (Low) Hazard hotel or assembly occupancies, a Class 2A extinguishers should be placed at a minimum of one extinguisher for every 6,000 square feet of floor area.
3. For Ordinary (Moderate) Hazard parking garage occupancies, a Class 2A extinguishers should be placed at a minimum of one extinguisher for every 3,000 square feet of floor area. Class B extinguishers should also be placed in parking garages based on Table 906.3(2). Extinguishers meeting Class A and B ratings can be provided they meet the combined criteria of Tables 906.3(1) and 906.3(2).

2. Construction/repair of stairs in compliance with Section 1104.16.5.

   Structural Focus is in the process of evaluating the fire escape stair for compliance with the requirements in CFC 1104.16.5.1. The stair will be repaired as necessary to comply with CFC 1104.16.5.

3. Openings within 10 feet in compliance with Section 1104.16.5 (3/4-hour rated or fully sprinklered building).

   The Reef Tower will be fully sprinklered as part of this project. As such, protection of openings within 10 feet of the stair is not required.

4. Ladder in compliance with the requirements of Section 1113.6.

   A separate AM&M will be provided to address compliance with the requirements of Section 1113.6. A new sprinkler system will be provided for the Reef Tower as a mitigation to address noncompliant items in Section 1113.6.

5. Construction/repair of ladder in compliance with Section 1113.6.1.

   The fire escape ladder will be replaced to meet the requirements of Section 1113.6.1.

2.10 FIRE SUPPRESSION SYSTEMS

2.10.1 Automatic Sprinkler Systems (CFC 903)

The following is a summary of the proposed sprinkler protection for each building. Refer to Section 1 of this report for more information for each building:

The Reef Wing (4) and New Reef (5) buildings will be considered a single building. As the addition of the New Reef (5) will exceed 2,000 square feet and the total building area will exceed 5,000 square feet, the Reef Wing (4) and New Reef (5) will be sprinklered throughout per CFC 903.2(2)(b) as amended by LBFD.

The Coast (1), Seas (2), Cottage (3), Reef Tower (6), Driftwood (9) and Bahia (10) do not meet the thresholds for additions to building area, alterations, repairs or building valuation that would trigger sprinkler protection throughout the buildings. As such, fire sprinklers are not required to be provided in these buildings per CFC 903.2(2) and CFC 903.6 as amended by LBFD.

The existing sprinkler system serving the Villa (8) will be brought up to current CFC Section 903 requirements per CFC 903.6 as amended by LBFD due to project valuation.

The addition to the Surf (7) building will exceed 2,000 square feet and the total building area will exceed 5,000 square feet. As such, this building will be provided with automatic sprinkler protection throughout per CFC 903.2(2)(b) as amended by LBFD.

2.10.1.1 General Requirements for Automatic Sprinkler Systems in New and Existing Buildings

The general provisions of CFC Sections 903.2 and 903.6, as amended by the City of Laguna Beach, are outlined as follows:

1. An automatic fire sprinkler system is required to be provided in new buildings when the total building area exceeds 5,000 square feet or the building is more than two stories in height (CFC 903.2(1) as amended by LBFD). Sprinklers should be installed in accordance with 2016 NFPA 13 as amended in Chapter 35 (CFC 903.3.1.1).

An automatic sprinkler system should be installed throughout all new Group R buildings (CFC 903.2.8 as amended by LBFD).

   a. The exit enclosure discharges to a free and unobstructed path of travel to an exterior exit door and such exit is readily visible and identifiable from the point of termination of the enclosure.

   b. The entire area of the level of exit discharge is separated from areas below by construction conforming to the fire-resistance rating for the enclosure.

   c. The egress path from the interior exit stairway on the level of exit discharge is protected throughout by an approved automatic sprinkler system. All portions of the level of exit discharge with access to the egress path shall either be protected throughout with an automatic sprinkler system or separated from the egress path in accordance with the requirements for the enclosure of interior exit stairway.

   B. A maximum of 50 percent of the number and capacity of the interior exit stairways and ramps is permitted to egress through a vestibule provided all the following are met (1028.1 Exception 2):

   a. The entire area of the vestibule is separated from areas below by construction conforming to the fire-resistance rating for the enclosure. This does not apply when the floor of the vestibule is slab on grade.

   b. The depth from the exterior of the building is not greater than 10 feet and the length is not greater than 30 feet.

   c. The area is separated from the remainder of the level of exit discharge by construction providing protection at least the equivalent of approved wired glass in steel frames.

   d. The area is used only for means of egress and exits directly to the outside.

Egress courts serving as a portion of the exit discharge are required to comply with Section 1028. (1028.4)

The capacity of the exit discharge is not permitted to be less than the required discharge capacity of the exits being served. (1028.2)

Exit discharge components are required to be sufficiently open to the exterior to minimize the accumulation of smoke and toxic gases. (1028.3).

2.9.8 Accessible Means of Egress (1009)

Note: Accessible means of egress is not required to be provided in existing buildings (1009.1).

1. Accessible rooms and spaces are required to be provided with not less than one accessible means of egress. Where more than one means of egress is required by Section 1006.2 or 1006.3 based on occupant load or travel distances, each accessible portion is required to be served by accessible means of egress in at least the same number as required by Section 1006.2 or 1006.3 (1009.1).

Each required accessible means of egress is required to be continuous to a public way and consist of one or more of the following components: accessible routes (1110A.1 and 1120A), interior exit stairways (1009.3, 1019.3 or 1019.4), exterior exit stairways (1009.3, 1027), elevators (1009.4), areas of refuge (1009.6) (1009.2).

Exit stairways in buildings equipped throughout with an automatic fire sprinkler system are permitted to be considered as an accessible means of egress. Areas of refuge are not required, and the clear width need not be greater than that required based on the occupant loading (1009.3 Exceptions 2 and 4). It should be noted that the California State Fire Marshal (CSFM) permits the omission of areas of refuge within the exit stairways when the building is fully sprinklered. However, two-way communication, as discussed in item 'e' below, is still required at elevator landings.

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DRAWING LOG

No.	Date	
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT DARRELL S. ROCKEFELLER C-14927 4-30-21 STATE OF CALIFORNIA

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FIRE PROTECTION ANALYSIS REPORT

SHEET NO. **FP2.04**

Last Saved By: Ryan Arnold
On: Tuesday, September 24, 2019 12:40 PM

3.0 Conclusion

This fire protection analysis is intended to provide the design team with an overview of the fire protection / life safety related code requirements of the CBC and CFC as amended by the City of Laguna Beach that are applicable to the project. This document can be utilized in discussions with the City of Laguna Beach and to inform the design team of the key applicable code requirements to facilitate coordination with other disciplines. This document will be updated as the design progresses.

If the design team has questions regarding the content of this fire protection analysis, please do not hesitate to contact us at 213.412.1400.

Sincerely,

JENSEN HUGHES

Prepared by:

Donald J. Wood
Associate

Reviewed by:

Mary K. Schneider, PE
Senior Fire Protection Engineer

LICENSED PROFESSIONAL ENGINEER
MARY K. SCHNEIDER
No FP 1730
Exp. 06-30-20
FIRE PROTECTION
STATE OF CALIFORNIA
DATE 7/25/19
(FACSIMILE STATE)

DJW/MKS: cv
20190923_Pacific Edge_FPA_Rev2

Carbon monoxide detection systems shall be an acceptable alternative to carbon monoxide alarms and shall comply with Sections 915.5.1 through 915.5.3.

2.11.4 Notification Systems

1. Visual and Audible Notification (907.5)
   A. Occupant notification systems shall be designed and installed in accordance with Section 907.5 and NFPA 72.

2.12 EMERGENCY RESPONDER RADIO COVERAGE

Emergency responder radio coverage should be provided for new and existing buildings, unless the fire code official determines that the radio coverage system is not needed. The system should comply with the requirements of CFC Section 510 and the Orange County Communications Emergency Responder Digital Radio Guidelines (CFC 1103.2, 510.1 as amended by LBFD).

2.13 EMERGENCY MEDICAL SERVICE ELEVATOR

New and remodeled elevators in buildings four or more stories above, or four or more stories below, grade plane should be sized to accommodate an ambulance gurney per CBC 3002.4 and 3002.4a.

Where elevators are provided in buildings four or more stories above, or four or more stories below, grade plane, not fewer than one elevator should be provided for fire department emergency access to all floors. The elevator car should be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches with not less than 5-inch radius corners, in the horizontal, open position and should be identified by the international symbol for emergency medical services (star of life) The symbol (3002.4). Additional California specific requirements for emergency medical service elevators are provided in CBC 3002.4a.

Note: Standardized elevator keys should be provided to LBFD inspector at final for placement into Knox boxes.

2.14 FIRE DEPARTMENT ACCESS

The CFC as amended by the Laguna Beach Fire Department requires that where any portion of the first story exterior wall of any building structure is more than 150 feet from the edge of the roadway or of an approved street, an approved fire lane shall be provided such that the exterior wall is within 150 feet of the fire lane. The measurements from the fire access road should start 10-feet from the edge of the road. The Laguna Beach Fire Department requires that fire lanes comply with CFC Section 503. See the LBFD Fire Department Site Access Plan (FDSAP) Submittal Checklist for submittal guidelines for fire department access and fire flow approval.

The (E) Driftwood Restaurant, (E) Villa Restaurant, (E) Coast, (E) Seas, (E) Surf, (E) Reef Tower, (N) Reef, and (E) Reef Wing buildings have exterior walls that are more than 150 feet from the nearest fire department access roadway (Sleepy Hollow Lane). Fire department access for buildings that do not meet the 150-foot hose pull distance required by CFC Section 503 will be addressed by an Alternate Means & Methods Request (AM&M) dated September 23, 2019, and included as part of the zoning resubmittal package.

Fire lanes are required to be designed as follows:

1. Fire lanes should have a minimum clear roadway width of 20 feet, and an unobstructed vertical clearance of 13 feet 6 inches (CFC 503.2.1).

Portions of a fire lane that must accommodate the operation of Fire Department aerial ladder apparatus should have a minimum clear roadway width of 26 feet, be located 15 to 30 feet from the building, and positioned parallel to one entire side of the building (CFC D103.1).

The existing site is not currently being served by aerial apparatus access roads (AAAR) complying with CFC Appendix D105. As existing site constraints make providing an AAAR infeasible for existing buildings with roof heights greater than 30 feet, this will be addressed as part of our AM&M request for fire department access.

Dead-end fire apparatus access lanes in excess of 150 feet are required to terminate in cul-de-sacs or other approved turning areas consistent with those in Table D103.4.

Fire apparatus access roads are required to be designed and maintained to support 74,000 lbs. fire apparatus and be surfaces so as to provide all-weather driving capabilities (CFC 503.2.3 as amended by LBFD).

Fire apparatus access roads should be marked/signed per CFC requirements.

Fire flow requirements should comply with 2016 CFC Appendix B.

Hydrant locations and spacing should comply with CFC Appendix C, except that per LBFD the maximum distance from road frontage to a hydrant should not exceed 250 feet. "Hydrant Flow Report" form to be completed by Laguna Beach County Water District (LBCWD) or South Coast Water District (SCWD).

If any new Fire Department Connections (FDCs) are added as part of this project, the following amendments by LBFD should be considered:

1. FDCs should contain a minimum of two 2.5-inch inlets and be located not more than 150 feet from a public fire hydrant. When the fire sprinkler density exceeds 500 GPM (including inside hose stream demand) or greater, or where a standpipe system is provided, four 2.5-inch inlets should be provided (NFPA 13 6.8.3)

FDCs should be located on the address side of buildings, should be immediately adjacent to the fire access road and provide unobstructed access without interference from buildings, fences, posts, etc. (NFPA 13 8.17.2.4.6).

Knox box firefighter access is required to be installed at all primary entrance locations. Provide dwelling / gate keys to the LBFD inspector for placement into the Knox boxes.

It is recommended that the Fire Department Site Access plan, identifying the fire apparatus access roadways, fire department connections, hydrants, standpipe connections and standpipe inlets be discussed with and approved by LBFD.

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8	09.24.19	Fire Dept Zoning Review Re-Submittal
9	10.10.19	Zoning & Fire Dept Review Slip Sheets

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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FIRE PROTECTION ANALYSIS REPORT

SHEET NO. **FP2.05**

Last Plotted By: Keith Hinkle
On: Tuesday, October 15, 2019 4:29 PM

Conclusion

It is our opinion that the proposed approach detailed above meets the intent of the CFC as amended by the City of Laguna Beach with regards to fire department access to the site. If you have any questions, please do not hesitate to contact our office at (213) 412-1400. We look forward to addressing LBFD's comments and concerns.

Sincerely,

JENSEN HUGHES

Prepared by:

Donald J. Wood
Consultant

Reviewed by:

Mary K. Schneider, PE
Sr. Fire Protection Engineer

DJW | MKS: mkb
1MXS00049/20190923_Pacific Edge Hotel_FD Access AM&M Request - FD Access

Enclosure



Justification

JENSEN HUGHES proposes the following mitigations to allow portions of the building's exterior walls to be located greater than 150 feet from a fire apparatus access road, to be discussed for each building on an individual basis. An annotated site plan with fire department hose pull distances, standpipe hose connection locations and locations of exterior walls more than 150 feet from a fire lane are provided in Exhibit A.

(E) DRIFTWOOD RESTAURANT

1. Portions of the (E) Driftwood Restaurant building exterior walls that are more than 150 feet from a fire apparatus access road currently front on coastal beach land. Based on the existing geography of the site, it is impractical and infeasible to build a new fire apparatus access road to serve this portion of the building.
2. Exterior walls of the (E) Driftwood Restaurant that are located more than 150 feet from a fire apparatus access roadway will be reachable by a Class I manual wet standpipe at the exterior of the adjacent (E) Villa building.
3. The fire alarm system serving the (E) Driftwood Restaurant will be brought up to current 2016 CFC Section 907 requirements as part of this project.

(E) VILLA RESTAURANT

1. Exterior walls of the (E) Villa Restaurant that are located more than 150 feet from a fire apparatus access roadway will be reachable by a Class I manual wet standpipe at the exterior of the building.
2. The sprinkler system serving the (E) Villa building will be brought up to current 2016 CFC Section 903 requirements as part of this project.
3. The fire alarm system serving the (E) Villa building will be brought up to current 2016 CFC Section 907 requirements as part of this project.

(E) COAST

1. Portions of the (E) Coast building's exterior walls that are more than 150 feet from a fire lane will be reachable within 150 feet of a Class I wet manual standpipe hose connection located at the stair between Coast and Seas buildings.
2. The fire alarm system serving the (E) Coast building will be brought up to current 2016 CFC Section 907 requirements as part of this project.

(E) SURF

1. Portions of the (E) Surf building exterior walls that are more than 150 feet from a fire apparatus access road currently front on coastal beach land. Based on the existing geography of the site, it is impractical and infeasible to build a new fire apparatus access road to serve this portion of the building.
2. All portions of the (E) Surf building's floor area on each level will be reachable within 150 feet of a Class I manual wet standpipe hose connection, as measured along the path of travel.
3. The existing Class I dry standpipes serving the (E) Surf building will be converted to Class I wet manual standpipes as part of this project.
4. The (E) Surf building will be provided with sprinkler protection throughout per 2016 CFC Section 903 requirements as part of this project.
5. The fire alarm system serving the (E) Surf building will be brought up to current 2016 CFC Section 907 requirements as part of this project.

(E) REEF TOWER

1. Portions of the (E) Reef Tower exterior walls that are more than 150 feet from a fire apparatus access road currently front on adjacent property lines or coastal beach land. Based on the existing geography of the site, it is impractical and infeasible to building a new fire apparatus access road to serve these portions of the building.

JENSEN HUGHES
Advancing the Science of Safety

September 23, 2019

Fire Marshal James Brown
Laguna Beach Fire Department
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jdbrown@lagunabeachcity.net
949.497.0352

RE: Alternate Materials & Methods Request – Fire Department Access
Pacific Edge Hotel – Laguna Beach, CA
Jensen Hughes Project No.: 1MXS00049

Dear Fire Marshal Brown:

This letter represents a formal request for approval for an Alternate Materials & Methods (AM&M) Request, prepared in accordance with Section 104.9 of the Laguna Beach Fire Code (LBFC), and Section 104.11 of the Laguna Beach Building Code (LBBC). This letter provides justification that the current design achieves a reasonable overall building fire protection relative to the building's fire department access arrangement.

Project Information

The project consists of the remodel and development of seven (7) hotel buildings, two (2) hotel/restaurants, and one (1) restaurant. Project includes renovating and/or adding new guestrooms, interiors, exteriors and adding valet/porte cochere and parking. The Pacific Edge Hotel complex consists of the following amenities:

- meeting/banquet space
- guest rooms
- restaurant
- fitness center
- wellness center
- useful business center
- seating area
- convenience market
- retail space

The project site is located on approximately 8.1 acres on the coast of south Laguna Beach, California. The proposed property remodel and development for the Pacific Edge Hotel consist of ten (10) buildings which include:

Building Name	Stories	Square footage	Description of Work
(E) Coast – Hotel / Parking	4	17,168	Interior / exterior remodel - (E) lobby and parking converted to retail and patio.
(E) Reef Cottage - Hotel	2	893	Interior / exterior remodel – (E) guest rooms renovated, (N) retail. No increase in floor area.
(E) Bahia – Hotel / Parking	3	17,940	Interior / exterior remodel – (E) guest rooms renovated plus 6 (N) keys. No increase in floor area.

2. All portions of the (E) Reef Tower's floor area on each level will be reachable within 150 feet of a Class I manual wet standpipe hose connection, as measured along the path of travel.
3. The (E) Reef Tower building will be provided with sprinkler protection throughout per 2016 CFC Section 903 requirements as part of this project.
4. The existing Class I dry standpipes serving the (E) Reef Tower will be converted to Class I wet manual standpipes as part of this project.
5. The fire alarm system serving the (E) Reef Tower will be brought up to current 2016 CFC Section 907 requirements as part of this project.

(N) REEF

1. Portions of the (N) Reef building's exterior walls that are more than 150 feet from a fire apparatus access road currently front on the (E) Reef Wing building. Based on the existing geography of the site, it is impractical and infeasible to build a new fire apparatus access road to serve these portions of the building.
2. Portions of the (N) Reef building's exterior walls that are located more than 150 feet from a fire apparatus access road will be reachable within 150 feet of a Class I wet manual standpipe hose connection located in the adjacent (E) Reef Wing building, as measured along the path of travel. The (N) Reef and (E) Reef Wing buildings are considered buildings on the same lot and will both be provided with sprinkler protection throughout.
3. All portions of the (N) Reef building's floor area on each level will be reachable within 150 feet of a Class I manual wet standpipe hose connection, as measured along the path of travel.
4. The (N) Reef building will be provided with a new fire alarm system per 2016 CFC Section 907 requirements.
5. The (N) Reef building will be provided with sprinkler protection throughout per 2016 CFC Section 903 requirements.

(E) REEF WING

1. All portions of the (E) Reef Wing building's exterior walls are located more than 150 feet from a fire apparatus access road. The building fronts on the (E) Reef Tower to the north, the (N) Reef building to the east, coastal land to the west, and an adjacent property line to the south. Based on the existing geography of the site, it is impractical and infeasible to building a new fire apparatus access road to serve these portions of the building.
2. All portions of the (E) Reef Wing building's floor area on each level will be reachable within 150 feet of a Class I manual wet standpipe hose connection, as measured along the path of travel.
3. The existing Class I dry standpipes serving the (E) Reef Wing building will be converted to Class I manual wet standpipes as part of this project.
4. The (E) Reef Wing building will be provided with sprinkler protection throughout per 2016 CFC Section 903 requirements as part of this project.
5. The fire alarm system serving the (E) Surf building will be brought up to current 2016 CFC Section 907 requirements as part of this project.

Building Name	Stories	Square footage	Description of Work
(E) Driftwood - Restaurant	2	6,283	Remodel exterior patio, new finishes at exterior dining deck. No increase in floor area.
(E) Reef Wing – Hotel / Parking	4	14,540	Interior remodel – (E) guest rooms renovated. No increase in floor area.
(N) Reef – Hotel / Parking	3	21,333	Add 15 (N) guest rooms, construct (N) underground parking with swimming pool and bar above.
(E) Reef Tower – Hotel / Parking	5	10,542	Interior / exterior remodel – (E) guest rooms renovated, repave / regrade (E) parking lot. No increase in floor area.
(E) Seas – Hotel / Parking	3	19,727	Interior remodel – (E) guest rooms renovated, 4 (N) guest rooms added.
(E) Surf – Hotel / Parking	4	24,116	Interior / exterior remodel – (E) guest rooms renovated, convert (E) swimming pool to new Porte Cochere w/ storage and office below.
(E) Villa - Hotel & Restaurant	3	7,413	Interior / exterior remodel to create new lobby / entry, remodel (E) restaurant and bar, revise seating count.

Of the ten (10) buildings included in the scope of this project, the following seven (7) buildings have been identified as having exterior walls that are more than 150 feet from the edge of a fire apparatus access road: (E) Driftwood Restaurant, (E) Villa Restaurant, (E) Coast, (E) Surf, (E) Reef Tower, (N) Reef, and (E) Reef Wing.

The Authorities Having Jurisdiction (AHJs) for this project are the City of Laguna Beach Building Division and the Laguna Beach Fire Department (LBFD).

Applicable Codes

The applicable codes for this project are the 2016 California Building Code (CBC) and California Fire Code (CFC), as amended by the City of Laguna Beach. The relevant code sections for this discussion are as follows:

- CFC Section 503.1.1 – Approved fire apparatus access roads shall be provided for every facility, building or portion of a building. The fire access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of exterior walls of the building as measured by an approved route around the exterior of the building.

Request

This letter is requesting that an Alternate Means & Method of design be considered in order to address the fire department access limitations of the existing project site. The specific items this request is intended to address include:

- Fire Department/Firefighter Access: To allow for portions of the building's exterior wall to be located greater than the LBFC 503.1.1 required distance of 150 feet from a fire apparatus access road. This request is applicable to (E) Driftwood Restaurant, (E) Villa Restaurant, (E) Coast, (E) Surf, (E) Reef Tower, (N) Reef, and (E) Reef Wing.

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ALT. MATERIALS & METHODS REQUEST -FIRE DEPT ACCESS

SHEET NO. **FP3.01**

Last Saved By: Matt Hollis
On: Tuesday, September 24, 2019 - 12:43 PM

(E) Bahia Building -
- All portions of grade level exterior walls are within 150 feet of a fire access roadway per CFC 503.1.1

(E) Coast Building - Grade level exterior walls are more than 150 feet from fire lane.

Proposed Mitigations:
- FA system brought up to current req's.
- Exterior walls beyond 150 ft of fire lane are reachable within 150 ft of Class I wet manual standpipe in adjacent Seas building

3-foot all weather fire department access path will be provided through planters

(E) Seas Building
- All portions of grade level exterior walls are within 150 feet of a fire access roadway per CFC 503.1.1

(E) Reef Cottage -
- All portions of grade level exterior walls are within 150 feet of a fire access roadway per CFC 503.1.1

(N) Reef (Parking Level at grade) - Grade level exterior walls more than 150 feet from fire lane.

Proposed Mitigations:
- New FA system per current req's.
- New sprinkler system per current req's.
- Exterior walls beyond 150 ft of fire lane are reachable within 150 ft of Class I manual wet standpipe in (E) Reef Wing build

Alley separating Coast and Seas will be widened to provide 3-foot all weather fire department access path

(E) Driftwood Restaurant - Grade level exterior walls are more than 150 feet from fire lane.

Proposed Mitigations:
- FA system brought up to current req's.
- Portions of exterior walls beyond 150ft of fire lane front on coastal land; providing fire department access for these walls is infeasible.
- Exterior walls beyond 150 ft of fire lane are reachable within 150 ft of Class I manual wet standpipe at exterior of Villa building

(E) Villa Restaurant - Grade level exterior walls are more than 150 feet from fire lane.

Proposed Mitigations:
- FA system brought up to current req's.
- Sprinkler system brought up to current req's.
- Exterior walls beyond 150 ft of fire lane are reachable within 150 ft of Class I manual wet standpipe at exterior of Villa building

(E) Surf - Grade level exterior walls are more than 150 feet from fire lane.

Proposed Mitigations:
- Dry standpipes converted to Class I manual wet standpipes.
- FA system brought up to current req's.
- New sprinkler system per current req's.
- Portions of exterior walls beyond 150ft of fire lane front on coastal land; providing fire department access for these walls is infeasible.
- Exterior walls beyond 150 ft of fire lane are reachable within 150 ft of Class I manual wet standpipes in stairways/within building

(E) Reef Tower - Grade level exterior walls are more than 150 feet from fire lane.

Proposed Mitigations:
- Dry standpipes converted to Class I manual wet standpipes.
- FA system brought up to current req's.
- New sprinkler system per current req's.
- Exterior walls beyond 150 ft of fire lane are reachable within 150 ft of Class I manual wet standpipes in stairways/within building

(E) Reef Wing - Grade level exterior walls are more than 150 feet from fire lane.

Proposed Mitigations:
- Dry standpipes converted to Class I manual wet standpipes.
- FA system brought up to current req's.
- New sprinkler system per current req's.
- Exterior walls beyond 150 ft of fire lane are reachable within 150 ft of Class I manual wet standpipes in stairways/within building

LEGEND
- Standpipe Hose Connection
- Hose Pull Distance
- Exterior wall more than 150 feet from fire lane

EXHIBIT A - PACIFIC EDGE HOTEL FIRE DEPARTMENT ACCESS AM&M REQUEST

SOUTH COAST HIGHWAY
SLEEPY HOLLOW LANE
(N) TRASH
HOTEL PARKING
610 SLEEPY HOLLOW LANE
(E) BAHIA BUILDING
620 & 636 SLEEPY HOLLOW LANE
EXISTING KEYS: 15
PROPOSED KEYS: 21
(N) OUTDOOR PATIO
(E) COAST BUILDING
647 S. COAST HIGHWAY
EXISTING KEYS: 5
PROPOSED KEYS: 5
HOTEL PARKING
(E) SEAS BUILDING
668 SLEEPY HOLLOW LANE
EXISTING KEYS: 34
PROPOSED KEYS: 38
(N) VALET / PORTE COCHERE
HOTEL PARKING
(E) VILLA RESTAURANT
627 SLEEPY HOLLOW LANE
EXISTING KEYS: 2
PROPOSED KEYS: 2
(E) DRIFTWOOD RESTAURANT
619 SLEEPY HOLLOW LANE
EXISTING KEYS: 0
PROPOSED KEYS: 0
(E) SURF BUILDING
633 & 635 SLEEPY HOLLOW LANE
EXISTING KEYS: 35
PROPOSED KEYS: 35
(E) REEF COTTAGE
653 SLEEPY HOLLOW LANE
EXISTING KEYS: 1
PROPOSED KEYS: 1
(N) REEF PARKING GARAGE BELOW
667 SLEEPY HOLLOW LANE
HOTEL PARKING IN (N) GARAGE BELOW
(N) POOL
(N) REEF
667 SLEEPY HOLLOW LANE
EXISTING KEYS: 0
PROPOSED KEYS: 15
(E) REEF TOWER
653 SLEEPY HOLLOW LANE
EXISTING KEYS: 15
PROPOSED KEYS: 15
(N) LANDSCAPED COURTYARD
(E) REEF WING
667 SLEEPY HOLLOW LANE
EXISTING KEYS: 24
PROPOSED KEYS: 24
(E) CONDO NOT IN SCOPE
645, 647, & 649 SLEEPY HOLLOW LANE
(E) SFR NOT IN SCOPE
671 SLEEPY HOLLOW LANE
(E) BUILDING NOT IN SCOPE
AREA UNDER RETRACTABLE ROOF COVER
DASHED LINE OF ELEVATION 14 PER PSOMAS SURVEY (DATED 02-28-18)
DASHED LINES OF EASEMENT FOR SEWER PER PSOMAS SURVEY (DATED 02-28-18)
DASHED LINE OF FOUNDATION PER PSOMAS SURVEY (DATED 02-28-18)
4'-0" SIDE YARD SETBACK
10'-0" SIDE YARD SETBACK
5'-0" SETBACK
(N) CROSSWALK
(N) LANDSCAPED RAMP / WALKWAY
FIRE ACCESS
SITE PLAN
SCALE: 1/16" = 1'-0"

ROCKEFELLER KEMPEL ARCHITECTS

PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
1	05.21.18	Zoning Review Submittal
3	12.20.18	Zoning Review Re-Submittal
5	03.29.19	Zoning Review Re-Submittal

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PROJECT NO. 37011.00
DATE 10/10/19
SCALE AS SHOWN
DRAWN BY
SHEET TITLE
ALT. MATERIALS & METHODS REQUEST -FIRE DEPT ACCESS
SHEET NO. FP3.02

- The availability of activating the ladder device is accessible only to the opening or balcony served
- The device as installed will not cause a person using it to be within 12 feet of exposed energized high voltage conductors

Request

This AM&M request is to allow the use of a fire escape ladder as part of the means of egress for the existing Reef Tower building.

Justification

The (E) Reef Tower is currently served by a fire escape stair that connects four stories (1st through 4th floors above grade) and a fire escape ladder that connects two stories, the 2nd Floor and the Ground Floor (4th and 5th floors above grade). Based on the existing geography of the site (bounded by coastal beach land on one side) and existing construction of the building, it is impractical and infeasible to comply with one or more of the conditions listed in Section 1113.6. Therefore, the following will be addressed as part of this project to allow the use of a fire escape ladder:

1. The (E) Reef Tower building will be provided with sprinkler protection throughout per 2016 CFC Section 903 and NFPA 13 as part of this project.
2. The existing Class I dry standpipes serving the (E) Reef Tower will be converted to Class I wet manual standpipes as part of this project.
3. The fire alarm system serving the (E) Reef Tower will be brought up to current 2016 CFC Section 907 requirements as part of this project.
4. The openings behind the ladder at the 5th floor will be closed/sealed.
5. Any nearby equipment that would cause a person using the ladder to be within 12 feet of exposed energized high-voltage conductors will be relocated.
6. The fire escape ladder will be tested by Structural Focus, a licensed structural engineering firm, and repaired or replaced as necessary to comply with Sections 1113.6.1.1 through 1113.6.1.8, including the following requirements:
   A. Posted instructions
   B. General design
   C. Performance
   D. Rung-strength test
   E. Rung-to-side-rail shear test
   F. Release mechanism test
   G. Low temperature operation test
7. The fire escape ladder is part of a means of egress that includes an existing fire escape stair. The fire escape stair will be evaluated by Structural Focus, a licensed structural engineering firm, and repaired for compliance with 1104.16.5. The Reef Tower building will be sprinklered throughout so protection of openings within 10 feet of fire escape stairway is not required (1104.16.2).

JENSEN HUGHES
Advancing the Science of Safety

October 15, 2019

Fire Marshal James Brown
Laguna Beach Fire Department
505 Forest Avenue
Laguna Beach, CA 92651
jdbrown@lagunabeachcity.net
949.497.0352

RE: Alternate Materials & Methods Request – Fire Escape Ladder at Reef Tower
Pacific Edge Hotel – Laguna Beach, CA
Jensen Hughes Project No.: 1MXS00049

Dear Fire Marshal Brown:

This letter represents a formal request for approval for an Alternate Materials & Methods (AM&M) Request, prepared in accordance with Section 104.9 of the Laguna Beach Fire Code (LBFC), and Section 104.11 of the Laguna Beach Building Code (LBBC). This letter provides justification that the proposed approach achieves a reasonable level of fire protection and life safety relative to the existing Reef Tower building's fire escape ladder.

Project Information

The project consists of the remodel and development of seven (7) hotel buildings, two (2) hotel/restaurants, and one (1) restaurant. Project includes renovating and/or adding new guestrooms, interiors, exteriors and adding valet/porte cochere and parking. The Pacific Edge Hotel complex consists of the following amenities:

+ meeting/banquet space
+ guest rooms
+ restaurant
+ fitness center
+ wellness center
+ useful business center
+ seating area
+ convenience market
+ retail space

The project site is located on approximately 8.1 acres on the coast of south Laguna Beach, California. The proposed property remodel and development for the Pacific Edge Hotel consist of ten (10) buildings which include:

1000 Wilshire Boulevard, Suite 250
Los Angeles, CA 90017 USA
O: +1 213-412-1400

jensenhughes.com

Conclusion

It is our opinion that the proposed upgrades to fire protection and life safety for the building should be sufficient to continue to allow the use of a fire escape ladder as part of the means of egress for the existing Reef Tower building. If you have any questions, please do not hesitate to contact our office at (213) 412-1400. We look forward to addressing LBFD's comments and concerns.

Sincerely,

JENSEN HUGHES

Mary K. Schneider, PE
Sr. Fire Protection Engineer

MKS | DJW: cv
1MXS00049/20191015_Pacific Edge Hotel_Fire Escape Ladder AM&M Request

Building Name	Stories	Square footage	Description of Work
(E) Coast – Hotel / Parking	4	17,168	Interior / exterior remodel - (E) lobby and parking converted to retail and patio.
(E) Reef Cottage - Hotel	2	893	Interior / exterior remodel – (E) guest rooms renovated, (N) retail. No increase in floor area.
(E) Bahia – Hotel / Parking	3	17,940	Interior / exterior remodel – (E) guest rooms renovated plus 6 (N) keys. No increase in floor area.
(E) Driftwood - Restaurant	2	6,283	Remodel exterior patio, new finishes at exterior dining deck. No increase in floor area.
(E) Reef Wing – Hotel / Parking	4	14,540	Interior remodel – (E) guest rooms renovated. No increase in floor area.
(N) Reef – Hotel / Parking	3	21,333	Add 15 (N) guest rooms, construct (N) underground parking with swimming pool and bar above.
(E) Reef Tower – Hotel / Parking	5	10,542	Interior / exterior remodel – (E) guest rooms renovated, repave / regrade (E) parking lot. No increase in floor area.
(E) Seas – Hotel / Parking	3	19,727	Interior remodel – (E) guest rooms renovated, 4 (N) guest rooms added.
(E) Surf – Hotel / Parking	4	24,116	Interior / exterior remodel – (E) guest rooms renovated, convert (E) swimming pool to new Porte Cochere w/ storage and office below.
(E) Villa - Hotel & Restaurant	3	7,413	Interior / exterior remodel to create new lobby / entry, remodel (E) restaurant and bar, revise seating count.

Of the ten (10) buildings included in the scope of this project, this AM&M Request is for the existing Reef Tower building. Specifically, the Reef Tower has been identified as having a non-complying fire escape ladder device.

The Authorities Having Jurisdiction (AHJs) for this project are the City of Laguna Beach Building Division (LBBD) and the Laguna Beach Fire Department (LBFD).

Applicable Codes

The applicable codes for this project are the 2016 California Building Code (CBC) and California Fire Code (CFC), as amended by the City of Laguna Beach. The relevant code sections for this AM&M are as follows:

+ CFC Section 1113.6 – Fire escape ladders may be used as one means of egress if the pitch does not exceed 60 degrees, the width is not less than 18 inches (457 mm), the treads are not less than 4 inches (102 mm) wide, and they extend to the ground or are provided with counterbalanced stairs reaching to the ground. Access shall be by an opening having a minimum dimension of 29 inches (737 mm) when open. The sill shall not be more than 30 inches (762 mm) above the floor and landing. A ladder device, when used in lieu of a fire escape, shall conform to Section 1113.6.1 and the following:
  - Serves an occupant load of nine people or less or a single dwelling unit or hotel room
  - The building does not exceed three stories in height
  - The access is adjacent to an opening as specified for emergency egress or rescue or from a balcony
  - The device does not pass in front of any building opening below the unit being served

ROCKEFELLER KEMPEL
ARCHITECTS

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PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
9	10.10.19	Zoning & Fire Dept Review Slip Sheets

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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PROJECT NO. 37011.00
DATE 10/10/19
SCALE AS SHOWN
DRAWN BY
SHEET TITLE
ALT. MATERIALS & METHODS REQUEST -FIRE DEPT ACCESS
SHEET NO.
FP3.03

Last Plotted By: Keith Hardy
On: Tuesday, October 15, 2019 4:29 PM

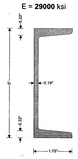
	Support B	Dead × 1.40
Load combination 3 - LL	Support A	Live × 1.00
		Live × 1.00
	Support B	Live × 1.00
Load combination 4 - DL + LL	Support A	Dead × 1.00
		Live × 1.00
		Dead × 1.00
		Live × 1.00
	Support B	Dead × 1.00
		Live × 1.00

Analysis results

Maximum moment	M_{max} = **9.2** kips_ft	M_{min} = **0** kips_ft
Maximum shear	V_{max} = **2.6** kips	V_{min} = **-2.6** kips
Deflection	δ_{max} = **0.8** in	δ_{min} = **0** in
Maximum reaction at support A	R_{A_max} = **2.6** kips	R_{A_min} = **0.5** kips
Unfactored dead load reaction at support A	R_{A_Dead} = **0.3** kips	
Unfactored live load reaction at support A	R_{A_Live} = **1.4** kips	
Maximum reaction at support B	R_{B_max} = **2.6** kips	R_{B_min} = **0.5** kips
Unfactored dead load reaction at support B	R_{B_Dead} = **0.3** kips	
Unfactored live load reaction at support B	R_{B_Live} = **1.4** kips	

Section details

Section type	**C 5x6.7 (AISC 15th Edn (v15.0))**
ASTM steel designation	**A36**
Steel yield stress	F_y = **36** ksi
Steel tensile stress	F_u = **58** ksi
Modulus of elasticity	E = **29000** ksi



Resistance factors

Resistance factor for tensile yielding	ϕ_y = **0.90**
Resistance factor for tensile rupture	ϕ_r = **0.75**
Resistance factor for compression	ϕ_c = **0.90**
Resistance factor for flexure	ϕ_b = **0.90**

Lateral bracing

Span 1 has continuous lateral bracing

Classification of sections for local buckling - Section B4.1

Classification of flanges in flexure - Table B4.1b (case 10)

Width to thickness ratio	b / t = **5.47**	
Limiting ratio for compact section	$\lambda_{pf} = 0.38 \times \sqrt{E / F_y}$ = **10.79**	
Limiting ratio for non-compact section	$\lambda_{rf} = 1.0 \times \sqrt{E / F_y}$ = **28.38**	Compact

Classification of web in flexure - Table B4.1b (case 15)

Width to thickness ratio	(d - 2 × k) / t_w = **18.42**	
Limiting ratio for compact section	$\lambda_{pwf} = 3.76 \times \sqrt{E / F_y}$ = **106.72**	
Limiting ratio for non-compact section	$\lambda_{rwf} = 5.70 \times \sqrt{E / F_y}$ = **161.78**	Compact

Section is compact in flexure

Design of members for shear - Chapter G

Required shear strength	$V_r = max(abs(V_{r,max}), abs(V_{r,min}))$ = **2.632** kips
Web area	$A_w = d \times t_w$ = **0.95** in²
Web plate buckling coefficient	k_v = **5**
Web shear coefficient - eq G2-3	C_v = **1**
Nominal shear strength -- eq G2-1	$V_n = 0.6 \times F_y \times A_w \times C_v$ = **20.520** kips
Resistance factor for shear	ϕ_v = **0.90**
Design shear strength	$V_c = \phi_v \times V_n$ = **18.468** kips

PASS - Design shear strength exceeds required shear strength

Design of members for flexure in the major axis - Chapter F

Required flexural strength	$M_r = max(abs(M_{r1,max}), abs(M_{r1,min}))$ = **9.213** kips_ft

Yielding - Section F2.1

Nominal flexural strength for yielding - eq F2-1	$M_{nbb} = M_p = F_y \times Z_x$ = **10.65** kips_ft
Nominal flexural strength	$M_n = M_{nbb}$ = **10.650** kips_ft
Design flexural strength	$M_c = \phi_b \times M_n$ = **9.585** kips_ft

PASS - Design flexural strength exceeds required flexural strength

Design of members for vertical deflection

Consider deflection due to live loads

Limiting deflection	δ_{lim} = min(0.93 in, L_{s1} / 180) = **0.93** in
Maximum deflection span 1	δ = max(abs(δ_{max}), abs(δ_{min})) = **0.797** in

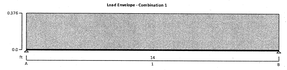
PASS - Maximum deflection does not exceed deflection limit

STEEL BEAM ANALYSIS & DESIGN (AISC360-10)

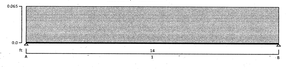
In accordance with AISC360-10 using the LRFD method

Tedds calculation version 3.0.14

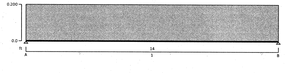
Load Envelope - Combination 1



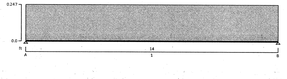
Load Envelope - Combination 2



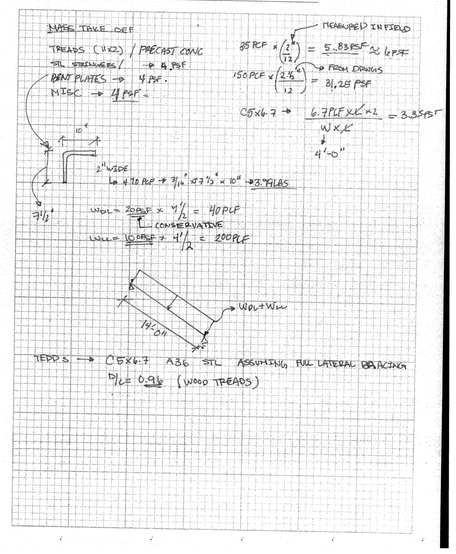
Load Envelope - Combination 3



Load Envelope - Combination 4



PROJECT PACIFIC EDGE DATE 8/16/19
PROJECT NUMBER 18207 SECTION
BY LH CHECKED BY PAGE OF
SUBJECT REEF TOWER STAIR



STRUCTURAL FOCUS

Memo

Date	September 18, 2019	**Project No.**	18205
Project Name	Pacific Edge Hotel		
To	PJ Cleary, Cumming	**Email**	pcleary@ccorpusa.com
Cc		**Email**	
From	Samuel Mengelkoch, S.E., Structural Focus		
Subject	Reef Tower Stair	**Pages**	1

Memo

Structural Focus has completed an on-site examination of the west stair of the Reef Tower, and performed calculations to determine the system's capacity, in its original condition. We have determined the stair was designed and built to support a gravity-load capacity of 100 lb per square foot. Please see accompanying calculations.

The stair will be repaired as necessary for compliance with CFC Section 1104.16.5.

The ladder from the upper level will be replaced in order to achieve compliance with CFC Section 1113.6.1.

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PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT DARREL S. ROCKEFELLER C-14927 4-30-21 STATE OF CALIFORNIA

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PROJECT NO. 37011.00
DATE 9/24/19
SCALE AS SHOWN
DRAWN BY
SHEET TITLE
REEF TOWER F.E. STAIR & LADDER STRUCTURAL MEMO & CALCS
SHEET NO. **FP4.01**

Resistance factor for tensile rupture	ϕ_r = **0.75**
Resistance factor for compression	ϕ_c = **0.90**
Resistance factor for flexure	ϕ_b = **0.90**

Lateral bracing

Span 1 has continuous lateral bracing

Classification of sections for local buckling - Section B4.1

Classification of flanges in flexure - Table B4.1b (case 10)

Width to thickness ratio	b / t = **5.47**	
Limiting ratio for compact section	$\lambda_{pf} = 0.38 \times \sqrt{E / F_y}$ = **10.79**	
Limiting ratio for non-compact section	$\lambda_{rf} = 1.0 \times \sqrt{E / F_y}$ = **28.38**	Compact

Classification of web in flexure - Table B4.1b (case 15)

Width to thickness ratio	(d - 2 × k) / t_w = **18.42**	
Limiting ratio for compact section	$\lambda_{pwf} = 3.76 \times \sqrt{E / F_y}$ = **106.72**	
Limiting ratio for non-compact section	$\lambda_{rwf} = 5.70 \times \sqrt{E / F_y}$ = **161.78**	Compact

Section is compact in flexure

Design of members for shear - Chapter G

Required shear strength	$V_r = max(abs(V_{r,max}), abs(V_{r,min}))$ = **2.632** kips
Web area	$A_w = d \times t_w$ = **0.95** in²
Web plate buckling coefficient	k_v = **5**
Web shear coefficient - eq G2-3	C_v = **1**
Nominal shear strength -- eq G2-1	$V_n = 0.6 \times F_y \times A_w \times C_v$ = **20.520** kips
Resistance factor for shear	ϕ_v = **0.90**
Design shear strength	$V_c = \phi_v \times V_n$ = **18.468** kips

PASS - Design shear strength exceeds required shear strength

Design of members for flexure in the major axis - Chapter F

Required flexural strength	$M_r = max(abs(M_{r1,max}), abs(M_{r1,min}))$ = **9.213** kips_ft

Yielding - Section F2.1

Nominal flexural strength for yielding - eq F2-1	$M_{nbb} = M_p = F_y \times Z_x$ = **10.65** kips_ft
Nominal flexural strength	$M_n = M_{nbb}$ = **10.650** kips_ft
Design flexural strength	$M_c = \phi_b \times M_n$ = **9.585** kips_ft

PASS - Design flexural strength exceeds required flexural strength

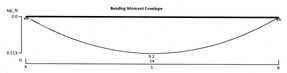
Design of members for vertical deflection

Consider deflection due to live loads

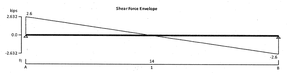
Limiting deflection	δ_{lim} = min(0.93 in, L_{s1} / 180) = **0.93** in
Maximum deflection span 1	δ = max(abs(δ_{max}), abs(δ_{min})) = **0.797** in

PASS - Maximum deflection does not exceed deflection limit

Bending Moment Envelope



Shear Force Envelope



Support conditions

Support A	Vertically restrained
	Rotationally free
Support B	Vertically restrained
	Rotationally free

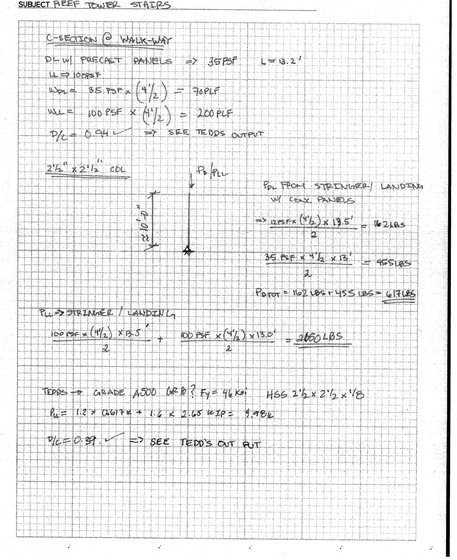
Applied loading

Beam loads	Live full UDL 0.2 kips/ft
	Dead full UDL 0.04 kips/ft
	Dead self weight of beam × 1

Load combinations

Load combination 1 - 1.2DL + 1.6LL	Support A	Dead × 1.20
		Live × 1.60
		Roof live × 1.60
		Snow × 1.60
	Support B	Dead × 1.20
		Live × 1.60
		Roof live × 1.60
		Snow × 1.60
Load combination 2 - 1.4DL	Support A	Dead × 1.40
		Dead × 1.40

PROJECT PACIFIC EDGE DATE 8/21/19
PROJECT NUMBER 18207 SECTION
BY LH CHECKED BY PAGE OF
SUBJECT REEF TOWER STAIRS



STRUCTURAL FOCUS

PACIFIC EDGE HOTEL

REEF TOWER WEST STAIR

653 SLEEPY HOLLOW LANE
LAGUNA BEACH, CALIFORNIA

STRUCTURAL CALCULATIONS

September 18, 2019

Structural Focus Project #18205



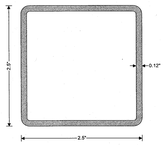
Last Saved By: Sam Mengelkoch
On: Tuesday, September 24, 2019 12:42 PM

STRUCTURAL FOCUS

STEEL COLUMN DESIGN

In accordance with AISC360-10 and the LRFD method

Tedds calculation version 1.0.09



Column and loading details

Column details	
Column section	**HSS 2-1/2x2-1/2x1/8**
Design loading	
Required axial strength	P_r = **5** kips (Compression)
Maximum moment about x axis	M_x = **0.0** kips_ft
Maximum moment about y axis	M_y = **0.0** kips_ft
Maximum shear force parallel to y axis	V_{ry} = **0.0** kips
Maximum shear force parallel to x axis	V_{rx} = **0.0** kips
Material details	
Steel grade	**A500 Gr. B**
Yield strength	F_y = **46** ksi
Ultimate strength	F_u = **58** ksi
Modulus of elasticity	E = **29000** ksi
Shear modulus of elasticity	G = **11200** ksi
Unbraced lengths	
For buckling about x axis	L_x = **132** in
For buckling about y axis	L_y = **132** in
For torsional buckling	L_z = **132** in
Effective length factors	
For buckling about x axis	K_x = **1.00**
For buckling about y axis	K_y = **1.00**
For torsional buckling	K_z = **1.00**

STRUCTURAL FOCUS

Section classification

Section classification for local buckling (cl. B4)	
Critical flange width	b = b_f - 3 × t = **2.152** in
Critical web width	h = d - 3 × t = **2.152** in
Width to thickness ratio of flange (compression)	$\lambda_{f,c}$ = b / t = **18.552**
Width to thickness ratio of web (compression)	$\lambda_{w,c}$ = h / t = **18.552**
Width to thickness ratio of flange (major flexure)	$\lambda_{f,b}$ = b / t = **18.552**
Width to thickness ratio of web (major flexure)	$\lambda_{w,b}$ = h / t = **18.552**
Width to thickness ratio of flange (minor flexure)	$\lambda_{f,by}$ = b / t = **18.552**
Width to thickness ratio of web (minor flexure)	$\lambda_{w,by}$ = b / t = **18.552**
Compression	
Limit for nonslender section	$\lambda_{r,c}$ = 1.40 × √(E / F_y) = **35.152**
	The section is nonslender in compression

Slenderness

Member slenderness	
Slenderness ratio about x axis	SR_x = K_x × L_x / r_x = **136.8**
Slenderness ratio about y axis	SR_y = K_y × L_y / r_y = **136.8**

Reduction factor for slender elements

Reduction factor for slender elements (E7)	
The section does not contain any slender elements therefore:-	
Slender element reduction factor	Q = **1.0**

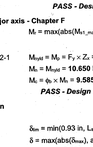
Compressive strength

Flexural buckling about x axis (cl. E3)	
Elastic critical buckling stress	F_{ex} = (π² × E) / (SR_x)² = **15.3** ksi
Flexural buckling stress about x axis	F_{cx} = 0.877 × F_{ex} = **13.4** ksi
Nominal flexural buckling strength	P_{nx} = F_{cx} × A_g = **14.4** kips
Flexural buckling about y axis (cl. E3)	
Elastic critical buckling stress	F_{ey} = (π² × E) / (SR_y)² = **15.3** ksi
Flexural buckling stress about y axis	F_{cy} = 0.877 × F_{ey} = **13.4** ksi
Nominal flexural buckling strength	P_{ny} = F_{cy} × A_g = **14.4** kips
Design compressive strength (cl.E1)	
Resistance factor for compression	ϕ_c = **0.90**
Design compressive strength	P_c = ϕ_c × min(P_{nx}, P_{ny}) = **12.9** kips
	PASS - The design compressive strength exceeds the required compressive strength

STRUCTURAL FOCUS

	Support B	Dead × 1.40
Load combination 3 - LL	Support A	Live × 1.00
		Live × 1.00
	Support B	Live × 1.00
Load combination 4 - DL + LL	Support A	Dead × 1.00
		Live × 1.00
		Dead × 1.00
		Live × 1.00
	Support B	Dead × 1.00
		Live × 1.00

Analysis results		
Maximum moment	M_{max} = **9** kips_ft	M_{min} = **0** kips_ft
Maximum shear	V_{max} = **2.7** kips	V_{min} = **-2.7** kips
Deflection	δ_{max} = **0.6** in	δ_{min} = **0** in
Maximum reaction at support A	$R_{A,max}$ = **2.7** kips	$R_{A,min}$ = **0.7** kips
Unfactored dead load reaction at support A	$R_{A,Dead}$ = **0.5** kips	
Unfactored live load reaction at support A	$R_{A,Live}$ = **1.3** kips	
Maximum reaction at support B	$R_{B,max}$ = **2.7** kips	$R_{B,min}$ = **0.7** kips
Unfactored dead load reaction at support B	$R_{B,Dead}$ = **0.5** kips	
Unfactored live load reaction at support B	$R_{B,Live}$ = **1.3** kips	
Section details		
Section type	**C 5x6.7 (AISC 15th Edn (v15.0))**	
ASTM steel designation	**A36**	
Steel yield stress	F_y = **36** ksi	
Steel tensile stress	F_u = **58** ksi	
Modulus of elasticity	E = **29000** ksi	



Resistance factors	
Resistance factor for tensile yielding	ϕ_y = **0.90**

STRUCTURAL FOCUS

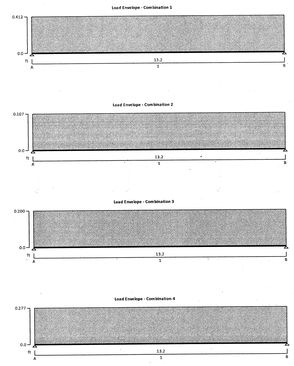
Resistance factor for tensile rupture	ϕ_u = **0.75**
Resistance factor for compression	ϕ_c = **0.90**
Resistance factor for flexure	ϕ_b = **0.90**
Lateral bracing	
	Span 1 has continuous lateral bracing
Classification of sections for local buckling - Section B4.1	
Classification of flanges in flexure - Table B4.1b (case 10)	
Width to thickness ratio	b / t = **5.47**
Limiting ratio for compact section	λ_{pf} = 0.38 × √(E / F_y) = **10.79**
Limiting ratio for non-compact section	λ_{rf} = 1.0 × √(E / F_y) = **28.38** Compact
Classification of web in flexure - Table B4.1b (case 15)	
Width to thickness ratio	(d - 2 × k) / t_w = **18.42**
Limiting ratio for compact section	λ_{pwf} = 3.76 × √(E / F_y) = **106.72**
Limiting ratio for non-compact section	λ_{rwf} = 5.70 × √(E / F_y) = **161.78** Compact
	Section is compact in flexure
Design of members for shear - Chapter G	
Required shear strength	V_r = max(abs(V_{max}), abs(V_{min})) = **2.719** kips
Web area	A_w = d × t_w = **0.95** in²
Web plate buckling coefficient	k_v = **5**
Web shear coefficient - eq G2-3	C_v = **1**
Nominal shear strength – eq G2-1	V_n = 0.6 × F_y × A_w × C_v = **20.520** kips
Resistance factor for shear	ϕ_v = **0.90**
Design shear strength	V_c = ϕ_v × V_n = **18.468** kips
	PASS - Design shear strength exceeds required shear strength
Design of members for flexure in the major axis - Chapter F	
Required flexural strength	M_r = max(abs(M_{r1_max}), abs(M_{r1_min})) = **8.974** kips_ft
Yielding - Section F2.1	
Nominal flexural strength for yielding - eq F2-1	M_{nyld} = M_p = F_y × Z_x = **10.65** kips_ft
Nominal flexural strength	M_n = M_{nyld} = **10.650** kips_ft
Design flexural strength	M_c = ϕ_b × M_n = **9.585** kips_ft
	PASS - Design flexural strength exceeds required flexural strength
Design of members for vertical deflection	
Consider deflection due to live loads	
Limiting deflection	δ_{lim} = min(0.93 in, L_{ef} / 180) = **0.88** in
Maximum deflection span 1	δ = max(abs(δ_{max}), abs(δ_{min})) = **0.63** in
	PASS - Maximum deflection does not exceed deflection limit

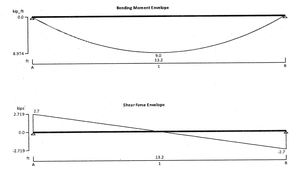
STRUCTURAL FOCUS

STEEL BEAM ANALYSIS & DESIGN (AISC360-10)

In accordance with AISC360-10 using the LRFD method

Tedds calculation version 3.0.14





Support conditions		
Support A	Vertically restrained	
	Rotationally free	
Support B	Vertically restrained	
	Rotationally free	
Applied loading		
Beam loads	Live full UDL 0.2 kips/ft	
	Dead full UDL 0.07 kips/ft	
	Dead self weight of beam × 1	
Load combinations		
Load combination 1 - 1.2DL + 1.6LL	Support A	Dead × 1.20
		Live × 1.60
		Roof live × 1.60
		Snow × 1.60
		Dead × 1.20
		Live × 1.60
		Roof live × 1.60
		Snow × 1.60
	Support B	Dead × 1.20
		Live × 1.60
		Roof live × 1.60
		Snow × 1.60
Load combination 2 - 1.4DL	Support A	Dead × 1.40
		Dead × 1.40

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PACIFIC EDGE HOTEL
ON LAGUNA BEACH
647 S COAST HWY 92651

DRAWING LOG

No.	Date	
7	07.25.19	Zoning Review Re-Submittal
8	09.24.19	Fire Dept Zoning Review Re-Submittal

LICENSED ARCHITECT
DARRELL S. ROCKEFELLER
C-14927
4-30-21
STATE OF CALIFORNIA

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PROJECT NO. 37011.00

DATE 9/24/19

SCALE AS SHOWN

DRAWN BY

SHEET TITLE

REEF TOWER F.E. STAIR & LADDER STRUCTURAL MEMO & CALCS

SHEET NO. **FP4.02**

Last Saved By: Ruth Arnold
On: Tuesday, September 24, 2019 12:42 PM

SOUTH COAST HIGHWAY

SLEEPY HOLLOW LANE

BEACH

PACIFIC OCEAN

EX. HOTEL PARKING (ON-GRADE)
610 SLEEPY HOLLOW LANE

EX. HOTEL PARKING
620 SLEEPY HOLLOW LANE

EX. BAHIA BUILDING (3 STORY)
636 SLEEPY HOLLOW LANE

EX. LOBBY BUILDING (3&4 STORY)
647 S. COAST HWY.

EX. SEAS BUILDING (2&3 STORY)
668 SLEEPY HOLLOW LANE

EX. DRIFTWOOD RESTAURANT (1&2 STORY)
619 SLEEPY HOLLOW LANE

EX. VILLA RESTAURANT (2&3 STORY)
627 SLEEPY HOLLOW LANE

PROPOSED VALET/PORTE COCHERE HOTEL PARKING

633 & 635 SLEEPY HOLLOW LANE

EX. SURF BUILDING (3 STORY)
633 & 635 SLEEPY HOLLOW LANE

EX. COTTAGE (2 STORY)

N.A.P.
645, 647 & 649 SLEEPY HOLLOW LANE

PROPOSED REEF PARKING GARAGE
HOTEL PARKING IN NEW GARAGE BELOW

PROPOSED REEF BUILDING (4 STORY)
667 SLEEPY HOLLOW LANE

EX. REEF TOWER (5 STORY)
653 SLEEPY HOLLOW LANE

EX. REEF BUILDING (4 STORY)
667 SLEEPY HOLLOW LANE

A-1 0.17 Ac
A-2 0.07 Ac
A-3 0.09 Ac
A-4 0.28 Ac
A-5 0.06 Ac
A-6 0.03 Ac

BIO-6A 64 SF
BIO-6B 42 SF
BIO-6B 174 SF
BIO-6C

HSC-2

PROPOSED TRENCH DRAIN & SD PIPE
PROPOSED BUBBLE-OUT GRATE INLET
PROPOSED SD PIPE CURB DRAIN
PROPOSED SD PIPE
EXISTING GRATE INLET
EXISTING SD PIPE
EX. 12" SD
EX. 48" STORM DRAIN
EX. 48" STORM DRAIN POINT OF DISCHARGE

18" RCP
4'x4' RCB
4'x4' RCP
48" RCP

4+76.00 END 4'x4' RCP
4+53.52 PI
4+06.41 BEGIN 4'x4' RCB
3+91.46 PI
3+45.29
3+38.51 EC
3+32.00 BEGIN 4'x4' RCB
3+25.00 END 48" RCP

LEGEND

- STORM DRAIN PIPE
- GRATE INLET / CATCH BASIN
- PROPOSED PROJECT BOUNDARY
- PROPERTY LINE
- LIMITS OF GRADING
- PERVIOUS AREA
- BIOTREATMENT BMP AREA
- DRAINAGE BOUNDARY
- DRAINAGE FLOW DIRECTION
- A-2 / 1.06 Ac — DRAINAGE SUB-AREA LABEL; SUB-AREA SIZE (acres) 5.85 acres total

STRUCTURAL BMP's

- S1 STORM DRAIN SYSTEM STENCILING AND SIGNAGE
- S3 TRASH ENCLOSURE AREA
- S4 EFFICIENT IRRIGATION AND LANDSCAPE DESIGN
- S5 PROTECT SLOPES AND CHANNELS
- S12 HILLSIDE LANDSCAPING

NON-STRUCTURAL BMP's

- N3 LANDSCAPE MAINTENANCE
- N11 LITTER CONTROL
- N14 CATCH BASIN AND INLET INSPECTION
- N15 STREET/PARKING SWEEPING

BIOTREATMENT BMP's

- BIO-6A AT-GRADE BIOFILTRATION PLANTER BOX
- BIO-6B AT-GRADE BIORETENTION WITH UNDERDRAINS
- BIO-6C ABOVE-GRADE BIOFILTRATION PLANTER BOX

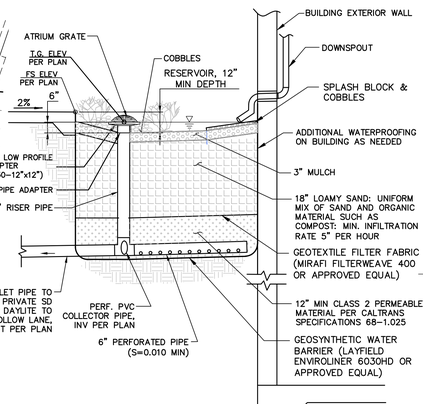
HYDROLOGIC SOURCE CONTROL BMP's

- HSC-2 IMPERVIOUS AREA DISPERSION

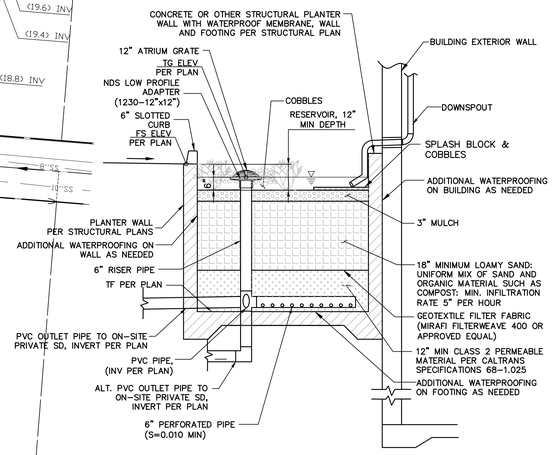
SITE AREAS

TOTAL PROPERTY AREA = 2.62 Ac
TOTAL IMPERVIOUS GROUND = 1.86 Ac
REDEVELOPED IMPERVIOUS GROUND = 0.56 Acres (30%)

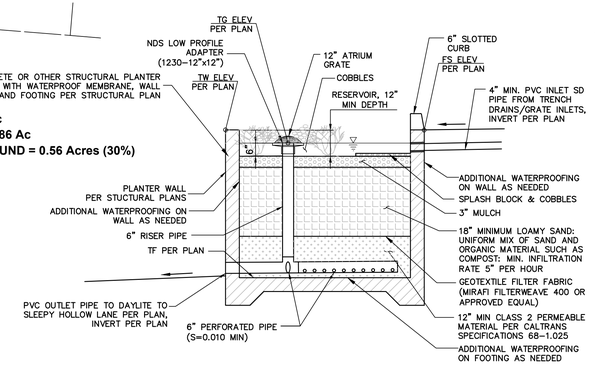
20' 10' 0' 20' 40'
GRAPHIC SCALE
Note: For reduced sized prints, original scale is in inches



AT GRADE BIOBIRETENTION WITH UNDERDRAINS (BIO-6B)
NTS



AT-GRADE BIOFILTRATION PLANTER BOX (BIO-6A)
NTS



ABOVE-GRADE BIOFILTRATION PLANTER BOX (BIO-6C)
NTS

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PACIFIC EDGE HOTEL ON LAGUNA BEACH

1	05.21.18	Zoning Review Submittal
2	12.20.18	Zoning Review Re-Submittal
3	03.29.19	Zoning Review Re-Submittal
4	07.25.19	Zoning Review Re-Submittal
5	09.23.19	Fire Department Zoning Review Resubmittal
6	10.10.19	Fire Department Zoning Review Resubmittal
7	05.28.21	Additional Planning Corrections

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PROJECT NO. 2HCI010100
DATE 05/28/21
SCALE AS SHOWN
DRAWN BY
SHEET TITLE

PRELIMINARY WQMP SITE PLAN

SHEET NO. C4.01

May 28, 2021 - 3:50PM - M:\2HCI010100\ENGR\SHEETS\PACIFICEDGE_C401_WQMP.DWG
Last Plotted By: Gin Monday, April 01 2019

SHEET INDEX

Sheet List Table

Sheet Number	Sheet Title
LD-000	LIGHTING COVER SHEET
LD-001	FIXTURE SCHEDULE
LD-B101	BEACH LEVEL (1) FLOOR LIGHTING PLAN
LD-B100	ALLEY LEVEL (2) FLOOR LIGHTING PLAN
LD-100	BASEMENT (3) LEVEL FLOOR LIGHTING PLAN
LD-101	GROUND LEVEL (4) FLOOR LIGHTING PLAN
LD-102	SECOND LEVEL (5) FLOOR LIGHTING PLAN
LD-103	THIRD LEVEL (6) FLOOR LIGHTING PLAN
LD-B101C	BEACH LEVEL (1) LIGHTING PLAN - AREA C
LD-B101D	BEACH LEVEL (1) LIGHTING PLAN - AREA D
LD-B100A	ALLEY LEVEL (2) LIGHTING PLAN - AREA A
LD-B100B	ALLEY LEVEL (2) LIGHTING PLAN - AREA B
LD-B100C	ALLEY LEVEL (2) LIGHTING PLAN - AREA C
LD-B100D	ALLEY LEVEL (2) LIGHTING PLAN - AREA D
LD-100A	BASEMENT LEVEL (3) LIGHTING PLAN - AREA A
LD-100B	BASEMENT LEVEL (3) LIGHTING PLAN - AREA B
LD-100C	BASEMENT LEVEL (3) LIGHTING PLAN - AREA C
LD-100D	BASEMENT LEVEL (3) LIGHTING PLAN - AREA D
LD-101A	GROUND LEVEL (4) LIGHTING PLAN - AREA A
LD-101B	GROUND LEVEL (4) LIGHTING PLAN - AREA B
LD-101C	GROUND LEVEL (4) LIGHTING PLAN - AREA C
LD-101D	GROUND LEVEL (4) LIGHTING PLAN - AREA D
LD-102A	SECOND LEVEL (5) LIGHTING PLAN - AREA A
LD-102B	SECOND LEVEL (5) LIGHTING PLAN - AREA B
LD-102D	SECOND LEVEL (5) LIGHTING PLAN - AREA D
LD-103B	THIRD LEVEL (6) LIGHTING PLAN - AREA B

REVISIONS - NARRATIVE

GENERAL LIGHTING NOTES

General Provisions

1. Provide all materials as detailed on drawings, specifications and/or schedules, and labor as required to achieve a complete and operating lighting system.
2. Contractor shall be responsible for all electrical permits and inspection fees. It is the responsibility of the contractor to schedule all electrical inspections required by the building department and serving utilities.
3. Contractor shall perform all work in strict accordance with all local and national governing codes, including seismic, if applicable. Work not in conformance with applicable codes shall be brought into compliance at the Contractor's expense.
4. All electrical material and equipment shall be in new condition when installed. All equipment shall be listed, labeled or certified by a nationally recognized testing laboratory. Immediately notify lighting designer if any specified lighting equipment is not appropriately listed, or arrives without appropriate labeling.
5. All equipment shall be factory tested to ensure proper operation prior to shipment to job site.
6. Contractor shall guarantee all materials and workmanship related to the electrical installation for a minimum period of one year from the date of ownership turnover. Any defects in materials or workmanship during this guarantee period shall be corrected at the contractor's expense.
7. Contractor shall visit site prior to bid date, to verify all existing conditions to be encountered in the installation of all new equipment, fixtures, devices, feeders, etc. Exact installation method and requirements shall be verified and determined prior to bid date. Contractor shall immediately notify lighting designer of any required modifications that are not shown on the drawings. Submittal of bid indicates contractor is cognizant of all job site conditions and work to be performed.
8. All equipment, electrical characteristics, locations, and connection requirements shall be verified prior to any rough-in work.
9. The complete electrical system shall be grounded in accordance with NEC requirements.
10. Electrical contractor shall be licensed in the jurisdiction where the project is located, and capable of employing the proper labor force necessary to complete the installation as instructed by owner.
11. Provide shipment of all lighting and related equipment to be delivered to the job site.
12. Delivery of equipment to the job site shall be in clearly identified crates, cartons, or appropriate shipping containers as to item, quantity, and installation location. Once received, lighting equipment shall be secured and protected from the elements.
13. Contractor shall be capable of making emergency warranty repairs within twenty-four (24) hours of notification when a system or component malfunctions during use.
14. All measurements found in lighting plans are approximate. Contractor shall make field measurements based on actual site conditions to develop complete orders and install systems per drawings and specifications.
15. Emergency egress lighting shall be the responsibility of the electrical engineer in consultation with the owner's representative.
16. Contractor shall properly verify all circuitry, dimming and control prior to test and adjust phase commencing.
17. Contractor to refer to Architectural (A) and Lighting Drawings (EL) and specification packages for all mounting heights and details for special mounting requirements.
18. Contractor services shall include necessary systems integration and engineering, project management and interface with owner, consultants, architects, contractors and all other parties necessary to provide a complete and working lighting system.
19. Contractor services shall include a Systems Integrator (SI) to properly coordinate the installation and set up of the specialty fixtures and control equipment (e.g. DMX, Ethernet, RS232, SMPTE etc.) on the job site regardless of the manufacturer of the fixtures or control equipment.

Installation

1. All fixture voltages shall be verified by the contractor prior to the release of fixture order
2. Fixtures shall have appropriate UL or other recognized testing agency label, as well as damp or wet listing as required by local codes.
3. Fixtures shall include accessories for installation according to local and national codes.
4. Prior to ordering lighting equipment, the contractor shall verify:
   a. Fixture locations
   b. Fixture mounting conditions
   c. Ceiling trim compatibility
   d. Recess depths
   e. Existence of IC or other restrictive conditions
   f. Fire rated ceiling or locations
   g. Fixture voltage
6. Contractor to provide and coordinate approved fire-rated enclosures for lighting fixtures located in a fire-rated ceiling.
7. Contractor to coordinate IC housing requirements, if any, as required.
8. Lamps and accessories (e.g. color filters, louvers, etc.) shall be installed in fixtures in accordance with the provided fixture schedule.
9. Ceiling thickness in excess of or 20mm shall be identified in writing by the Contractor or Architect.
10. Fixtures shall be ordered with the appropriate ballasts complete UL , CBM or other recognized testing lab labels. Where required, ballasts shall conform to Title 24 or other energy code requirements for performance, switching, and wiring (e.g. tandem wired, bi-level switching, etc.).
11. Walls directly illuminated by uplight or downlight wall wash shall be installed and finished in a manner to eliminate shadows or blemishes (e.g. hang dry wall vertically, and level 5 drywall finish).
12. The drawings are diagrammatic and represent the design intent of the equipment, devices, etc. to be connected and the circuits to which they are to be connected to. Contractor shall install all conduit, j-boxes, etc., as required for a complete and operating system.
13. All custom length fixtures (e.g. continuous wall slot fixtures) shall be field measured prior to ordering, and manufacturer shop drawings issued to the lighting designer for review prior to release for manufacture
14. Contractor shall include all miscellaneous items required to complete work and make fixture and lighting systems fully operational.
15. Lighting fixtures, shown in these drawings, shall not be used as worklights during construction and shall be fully operational at the time of opening to the public.
16. Contractor shall provide Owner and Lighting Designer with one set each of electrical "As-Builts" at the completion of job.
17. Lighting Design Alliance specifically reserves the right to relocate any equipment or outlet at no increase in contract cost prior to its installation (in case of standard product) or release for manufacture (in the case of custom product), regardless of prior shop or design drawing review.
18. Contractor shall be responsible for rough and final aiming and focus of all lighting fixtures as directed by lighting designer during Test and Adjust phase.

Execution

1. All conduit runs shall be concealed unless shown otherwise, or approved.
2. Existing conditions shown are from available record drawings and visual field survey and are shown for reference only. Contractor shall verify actual existing conditions at site.
3. Contractor to supply a minimum of two electricians for each Lighting Designer directing focus during the Test and Adjust phase (AKA Focus and Programming). Electricians to be minimum journeyman level experience. Contractor must supply adequate support including ladders, lifts or other equipment required to access fixtures at the time for focus, including evening or night work as may be required due to schedule conflict or daylight impact.
4. Contractor to have all necessary equipment available throughout Test and Adjust phase including, but not limited to:
   - Standard contractor electrician hand tools.
   - Socket set
   - Clean lint-free towels or wipes to clean lenses and reflectors
   - Spare lamps for fixtures being focused
   - Ladders, fully-charged lifts or other means of access to areas being focused.
   - Safety harnesses or other devices as required.

Submittals

1. Contractor to submit for approval on the products he intends to furnish within (7) days of award of contract. Failure to submit within deadline constitutes a guarantee that only the base specified products will be supplied and that no other products, whether listed as alternates or not, will be considered.
2. Requests for approval of non-specified products must be accompanied by the following at least five (5) business days in advance of the bid submittal date:
   a. Specification data sheet complete with manufacturer name and specified model number, as well as manufacturer's published photometrics
   b. A list of comparable projects where the product has been used in the last (2) years
   c. Functioning sample of product, complete with cord and plug and specified lamp
3. Manufacturers of submitted products must have been in business for five years and in no instance will this project be the occasion of the first installation of this product if it is not listed on the specification.
4. Contractor shall allow proper ordering time for procurement of fixtures. Lighting Design Alliance shall be notified immediately of any product substitutions as a result of delivery, prior to ordering alternate product. Failure to order fixtures with adequate lead-time to meet the installation schedule does not relieve the contractor of the responsibility to provide and install the specified product, even after substantial completion, with all labor and material charges for other trades at the contractor's expense.
5. Should a manufacturer fail to deliver a product that has been ordered within reasonable lead-time, contractor shall notify Lighting Design Alliance with a proposed alternate fixture. Lighting Design Alliance shall maintain final authority for authorization of any substitution.
6. Lamps and any accessories specified shall be included in the submittal package for all fixtures. If no submittal is made on lamps, lamps must be provided as specified, or from approved manufacturers: Philips, Osram Sylvania, General Electric, Ushio, and Venture.
7. Contractor shall provide Complete Maintenance Manuals including, but not limited to:
   a. Required scheduled maintenance.
   b. Original Manufacturer's Equipment (OME) technical data sheets.
   c. Detailed operating procedures.
   d. A list of recommended spare parts and lamps.
   e. Installation wiring diagrams.
   f. Shop drawings
   g. Installation and/or construction As-Built drawings.

Fixture Specifications

1. All lighting fixtures shall be mounted and supported in accordance with applicable safety standards and all national and local electrical codes.
2. All exterior equipment shall be rated for wet location and the IP rating of all equipment shall conform to the conditions in which the fixture is mounted.
3. Contractor shall provide fixture-mounting kits as required to suit the exact type of ceiling or condition to which they are mounted.
4. All fixtures shall be supplied with accessories as listed.
5. All remote transformers and /or ballasts are to be located as close to the fixture as possible, hidden from guest view in an accessible compartment that is well ventilated to provide heat dissipation.
6. All transformers shall be fused on the secondary side.
7. Contractor to supply lamps only from approved lamp manufacturers. Approved manufacturers: Philips, Osram Sylvania, General Electric, Ushio, Venture
8. Color filters shall be glass or dichroic unless otherwise indicated in drawings or specifications.
   a. Where a specific color has not been called for in specifications, contractor shall confirm color with lighting designer prior to ordering.
   b. Contractor to provide 20% additional color filters for each color and size.
9. Contractor to permanently label all color media in a manner that does not interfere with light output.
10. Contractor to verify all fixtures specified with a color filter are supplied with any and all attachment devices for the filter. This includes frames, snap rings, attachment hardware and/or filter standoff. All attachment hardware must be submitted by supplier for review prior to ordering of fixture. Review and approval shall be by lighting designer.
11. Contractor to verify all fixtures specified with a template (pattern or "gobo") are supplied with any and all attachment devices for the pattern. This includes pattern holders, snap rings, and/or installation hardware. Contractor to verify size and type of template material in conjunction with fixture specifications and lighting instrument schedule. All attachment hardware must be submitted by supplier for review prior to ordering of fixture. Review and approval shall be by lighting designer.
12. Contractor to provide lamps for all fixtures in full cases to exceed the number required by no less than 10%.
13. Contractor to replace all burned out or inoperative lamps at the end of the construction phase prior to Test and Adjust (also known as aiming of focusing) phase and once again prior to Owner occupancy or project opening.

System Integrator

1. Lighting "System Integrator" (SI) shall mean the contractor responsible to provide, furnish and/or install, as noted, the specialty lighting equipment, dimming and control systems.
2. The SI shall terminate all lighting control data connections including, but not limited to, remote console data stations, lighting dimmer cabinets, lighting relay cabinets, architectural lighting control stations, lighting control rack, and all other low voltage lighting controls required to provide a functioning and complete lighting control network.
3. The SI shall set all necessary DMX Network addresses for each fixture or device requiring or receiving control signal according to lighting design paperwork/instrument schedule.
4. The SI shall certify that all lighting data cables are terminated correctly and functioning.
5. Services shall include necessary systems integration and engineering, project management and interface with owner, consultants, architects, contractors and all other parties necessary to provide a complete and working lighting system.
6. Services may include site visits and or attendance at coordination meetings with installation personnel. A minimum of two (2) site visits and two (2) coordination meetings are required during project duration and shall be included in base bid. Additional meetings and onsite time, as required, will be negotiable.
7. Termination of Ethernet lighting network wiring may be completed by a qualified subcontractor under the direction of the SI. SI remains responsible for certifying or accepting certification that Ethernet system meets all Ethernet standards.
8. All equipment shall be thoroughly tested, addressed, configured and burned in by the SI prior to shipment to the site to ensure mechanical and electrical integrity.
9. The SI shall have been in the specialty lighting distribution and installation business for a minimum of (5) years and shall have provided complete engineering and installation services on a minimum of five jobs of similar size and scope in the past five years.
10. The SI shall include the services of a factory engineer, who shall be available to report to the job site within fourteen (14) days of receipt of request from the Owner, contractor, or Lighting Design Alliance, and shall remain at the job site until the system is fully operational to the satisfaction of the lighting designer and/or owner's representative.
11. Specialty lighting equipment, such as automated luminaires and any device transmitting or receiving lighting control data shall be provided by SI
12. Systems Integrators are subject to approval by Lighting Design Alliance and Owner

FIXTURE TYPE LABELING NOMENCLATURE

		LETTER #1 - FIXTURE TYPE	LETTER #2 - MOUNTING
DECORATIVE	D	Decorative	E Retrofit / Relamp
			F Floor (Decorative)
			P Pendant (Decorative)
			R Recessed (Decorative)
			S Surface (Decorative)
			T Table (Decorative)
			W Wall (Decorative)
		LETTER #1 - FIXTURE TYPE	**LETTER #2 - MOUNTING**
ARCHITECTURAL	A	Adjustable Accent / Flood	C Catenary
	B	Bollard	E Retrofit / Relamp
	C	Light Column	H Hardscape
	D	----------	L Landscape (softscape / spike)
	E	Entertainment / Ellipsoidal	P Pendant
	F	Fixed Accent / Flood / Cylinder	R Recessed
	G	In-Grade Uplight	S Surface
	H	----------	T Track
	I	----------	Z Specialty (C-Clamp, Truss, etc)
	J	----------	
	K	Keypad / Touchscreen (No 2nd Letter)	
	L	Linear (Line Voltage)	
	M	Millwork / Puck	
	N	Panel / Light Pad	
	O	----------	
	P	Pole	
	Q	Controls Device / Sensor (No 2nd Letter)	
	R	Recessed Downlight	**LETTER #2 - DOWNLIGHT TYPE**
			A Adjustable
			D Fixed
			E Retrofit / Relamp
			W Wallwash
	S	Strip (Low Voltage)	
	T	Track (No 2nd Letter)	
	T	Trackhead	
	U	Underwater	
	V	----------	
	W	Wall Sconce / Steplight	
	X	General - 1x4, 2x4, 2x2, 1x1	
	Y	Existing Fixture (to remain)	
	Z	Specialty (Fiber, Mirror, Etc.)	

GENERIC LIGHTING SYMBOLS

RL (RECESSED LIGHT) · RD (RECESSED LIGHT) · RD-AIM (RECESSED LIGHT WAIMING LINE) · RD-SQ (SQUARE RECESSED LIGHTING/GRADE) · RD-H (RECESSED LIGHT W/ HOUSING) · RA (RECESSED ADJUSTABLE) · RA-SQ (SQUARE RECESSED ADJUSTABLE/ ADJUSTABLE INGRADE) · RA-SQ-AIM (SQUARE RECESSED ADJUSTABLE/ ADJUSTABLE INGRADE AIM)

RA-H (RECESSED ADJUSTABLE W/ HOUSING) · RW (RECESSED WALL WASHER) · RW2 (RECESSED WALL WASHER 2-WAY) · RWC (RECESSED WALL WASHER CORNER) · RW-SQ (RECESSED WALL WASHER SQUARE) · UR (RECESSED UNDERWATER LAMP) · UR-ELEV (ELEVATION UNDERWATER LAMP) · UR-ELEV (ELEVATION UNDERWATER LAMP)

2-BANG-AIM (RECESSED 2 LAMP AIM) · 2-BANG (RECESSED 2 LAMP) · 3-BANG (RECESSED 3 LAMP) · 4-BANG (RECESSED 4 LAMP) · 2X2-BANG (RECESSED 4 LAMP) · 2-BANG-WALL (WALL MTD. 2 LAMP) · DP (DECORATIVE PENDANT) · DP (DECORATIVE PENDANT)

AL (SURFACE MOUNTED LIGHT) · ALS (SURFACE MOUNTED LIGHT) · AL-AIM (SURFACE MOUNTED LIGHT AIM) · TREE-STRAP (TREE MOUNTED FIXTURES) · 2-RA (INGRADE MOUNTED UPLIGHTS) · 2-AL (SURFACE MOUNTED UPLIGHTS) · 2-RD (INGRADE MOUNTED UPLIGHTS) · 3-AL (SURFACE MOUNTED UPLIGHTS)

WR (RECESSED STEPLIGHT) · FLOOD (FLOOD LIGHT) · DW (DECORATIVE SCONCES) · XR (FLUOR RECESSED) · XR (FLUOR INDIRECT) · XR (FLUOR PARABOLIC) · WS (WALL STRIP) · LS (FLUORESCENT STRIP)

BOL (BOLLARD) · PH (POLE LIGHT) · PH (POLE LIGHT VISIBILITY 2) · PH (POLE LIGHT VISIBILITY 3) · PH (POLE LIGHT VISIBILITY 4) · PH-O (POLE LIGHT) · WM (WALL PACK) · WF (WALL STRIP)

DW-ELEV (SCONCE ELEVATION) · RA-ELEV (ELEVATION DOWN/ UP LIGHT) · TRACK (TRACK STRIP) · FRES (FRESNEL THEATRICAL) · PAR (PAR THEATRICAL) · ERS (SOURCE-4 THEATRICAL) · DRL (READING LIGHT) · BBQL (BBQ LIGHT)

PIC-LITE (PICTURE LIGHT) · DT (DECORATIVE TABLE/ FLOOR LAMP) · CUT (CUT LINE) · CL (CENTER LIGHT SYMBOL) · REVNUM (REVISION NUMBER) · SWITCH (DIMMER) · Q (CONTROL STATION) · NOTE (CONTROL ZONE NOTE)

OS (OCCUPANCY SENSOR) · J-BOX (JUNCTION BOX) · J-BOX-W (WALL MOUNTED JUNCTION BOX) · TF (TRANSFORMER) · DUPLEX (DUPLEX OUTLET (VISIBILITY DUPLEX)) · DUPLEX (DUPLEX WALL (VISIBILITY DUPLEX-W)) · DUPLEX (DUPLEX (VISIBILITY DUPLEX-2)) · DUPLEX (DUPLEX FLOOR (VISIBILITY DUPLEX-F))

QUADPLEX (QUADPLEX (VISIBILITY QUADPLEX)) · PLUGBOX (PLUGBOX) · SECTION CALLOUT (DETAIL SECTION) · ELEVATION CALLOUT (DETAIL ELEVATION) · KEY (KEY NOTES KEY) · KEY (VISIBILITY SQUARE) · KEY (VISIBILITY ROUND) · TAG / TAG (LIGHT FIXTURE TYPE)

LIGHT STRIP
LED
HIDDEN

LINEWEIGHTS

LINE TYPE: HIDDEN2
LINE TYPE: LED
LINE TYPE: LDA-HIDDEN

35	100%	250	45%
80	100%	251	40%
150	100%	252	35%
240	100%	253	30%
50	100%	254	25%
185	100%	255	0%
		OTHER	50%

LIGHTING DESIGN ALLIANCE
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LDA-LOGO

GENERAL NOTES:
- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

LIGHTING CONSULTANT

LIGHTING DESIGN ALLIANCE

2830 TEMPLE AVE. LONG BEACH, CA 90806-2213, USA
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PACIFIC EDGE HOTEL
ON LAGUNA BEACH

DRAWING LOG

No.	Date

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PROJECT NO. 37011.00

DATE 06/28/19

SCALE N.T.S

DRAWN BY SP

SHEET TITLE
LIGHTING COVER SHEET

SHEET NO. LD-000

FIXTURE NOTES:

1. Fixtures shall include all accessories for installation as required by national or local electrical codes.
2. Electrical Engineer to determine all fixture voltages.
3. Electrical Engineer shall be responsible for emergency lighting, calculations and circuiting to meet code conformance as required by law.
4. Prior to the release of the lighting fixture order, the party responsible for fixture procurement (Typically the Contractor) shall:

-Verify all fixtures shall have appropriate UL, ETL or other recognized and accepted testing agency for dry, damp, or wet location installation as required by national or local electrical codes
-Verify all integral or remote ballasts or drivers are recogni ed by UL, ETL or other recogni ed testing agency. Remote ballasts or drivers shall be listed as an assembly to operate with the luminaire
-Verify fixture and ballast configuration conform with Title 24 or other local energy codes (e.g. tandem wiring, ballast factor, etc)
-Work with the Contractor to verify items outlined in section 5 below.

5. Prior to the release of the lighting fixture order, contractor shall work with the lighting procurement agent to:

-Verify fixture location and above-ceiling clearances for recessed fixtures. Contractor shall notify the Lighting Designer of any conflicts.
-Verify final fixture voltaged
-Verify housing and trim compatibility with ceiling type (e.g. gyp. or suspended ceiling) and ceiling thickness.
-Verify field lengths of cove or perimeter lighting. These fixtures must not be dimensioned from plans
-Identify fire rated ceiling or floor assemblies and provide fire rated enclosures for fixtures to be installed in these conditions
-Identify insulated ceiling areas and provide IC rated housing options for fixtures to be installed in these conditions. Contractor shall notify the Lighting Designer if an IC option is not available for the specified fixture(s).

6. Lamps or LED light engines shall be installed as outlined in the fixture schedule below.
7. Ceiling thicknesses in excess of 3/4" shall be identified in writing by the Architect or Contractor.
8. Walls directly illuminated (e.g. wall gra ing or perimeter lighting systems) shall be a Level 5 finish, as defined in Gypsum Association GA 216-96.
9. The Architect and Lighting Designer shall approve fixture substitutions prior to bid, in accordance with section 26 00 00 specifications. If non-specified or non-approved alternates are installed, they shall be replaced at the Contractors sole expense (including backcharges by other trades such as drywall, painting, etc.), with no additional cost to the owner.
10. Contractor or Purchaser to supply all necessary parts, pieces and mounting brackets as necessary for a fully functioning and properly installed fixture. Refer to detail drawings for additional comments.
11. All LED remote power supplies:

-To be mounted in an accessible, concealed, dry, well ventilated location, within manufacturer recommendations and distance
-All fixtures on a control zone to have equal length wire to the power supply.
-Contractor to provide fully code compliant LED system, Contractor to coordinate any necessary additional parts or enclosures (such as NEMA rated enclosures) for the power supply and fixtures to be code compliant.

12. DIMMING TYPE:

a. NON: Standard dimmer module Module configured to function as Non-Dim
b. INC: Incandescent, Halogen, or Mark 10 type fluorescent, 2-wire, Forward Phase dimming module
c. MLV: Magnetic Low Low Voltage, 2-wire, Forward Phase dimming module
d. ELV: Electronic Low Voltage, 2-Wire, Reverse Phase dimming module
e. Hi-Lume: 3-wire, Specialized Dimming Module for use with Lutron Hi-Lume 1% dimming ballasts
f. 0-10V: 4-Wire 0-10V Dimming Module with switched mains power and 0-10V low voltage intensity control
g. RLV: Relay Module, 2-wire switch closure, no dimming capability
h. NON+DMX: Fixture requires normal non-dim switched mains power IN ADDITION TO serial data DMX signal from lighting control system
i. DIM: Dimming requirements are not known. Dimmer types to be determined by lamp and / or ballast /driver/power supply combinations selected by Interior Designer/Architect.

TYPE	SYMBOL	DESCRIPTION	LOCATION	MANUFACTURER & CATALOG #	LIGHT SOURCE	WATTS	VOLTAGE	LOAD TYPE	DIM TYPE	REMARKS
AL1		Deleted								
AL2		Landscape: Adjustable LED bullet accent mounted via tree strap within trees with very low output, regressed lens, and with: Optic: 36 Flood Aperture: 1.7" Round Finish: TBD Mounting: Tree Strap -90 Glare Shield with Weephole	Porte Cochere	Hevi Lite Accents: HL-310-LED-{finish}-2700K-36-12-GL-7	Integral LED CCT: 2700 CRI: 80 CBCP: Lumens: 144 lm (Delivered)	3	12V (Remote)	LED	MLV	Final placement of AL2 locations will be confirmed in field by landscape architect and lighting designer Provide with marine-grade finishes on fixtures, and all mounting hardware.
AL3		Landscape: Adjustable LED bullet accent with very low output, regressed lens, and with: Optic: 36 Flood Aperture: 1.7" Round Finish: TBD Mounting: Landscape Stake -90 Glare Shield with Weephole	Landscape	Hevi Lite Accents: HL-310-LED-{finish}-2700K-36-12-GL-7	Integral LED CCT: 2700 CRI: 80 CBCP: Lumens: 144 lm (Delivered)	3	12V (Remote)	LED	MLV	Final placement of all AL3 locations will be confirmed in field by landscape architect and lighting designer Provide with marine-grade finishes on fixtures, and all mounting hardware.
BL1		Landscape: Adjustable LED path accent with very low output, regressed lens, and downward oriented light with: Optic: Flood Aperture: 1.13" Square Height: 24" Finish: TBD Rating: IP67 Material: 6061-T6 Corrosion Resistant Aluminum Mounting: Landscape Stake	Landscape Pathways	HK Lighting PATH-L-08L-SQ-2-12V-27-{finish}-24"	Integral LED CCT: 2700 CRI: 83 CBCP: N/A Lumens: 100 lm (Delivered)	2	12V (Remote)	LED	MLV	Provide with marine-grade finishes on fixtures, and all mounting hardware.
BL2		Landscape: Same as BL1 with different height: Optic: Flood Aperture: 1.13" Square Height: 12" Finish: TBD Rating: IP67 Material: 6061-T6 Corrosion Resistant Aluminum Mounting: Landscape Stake	Coast Plaza	HK Lighting PATH-L-08L-SQ-2-12V-27-{finish}-12"	Integral LED CCT: 2700 CRI: 83 CBCP: N/A Lumens: 100 lm (Delivered)	2	12V (Remote)	LED	MLV	Provide with marine-grade finishes on fixtures, and all mounting hardware.
DF1		Landscape: Decorative Outdoor rated LED Floor lamp with low output, diffuse glow. Shade Diameter: 19" Fixture Height: 30" Finish: Brown Rattan Mounting: Floor Rating: IP66	Lounge Areas	Bover Amphora 01 0133003UP742	Integral LED CCT: 2700 CRI: 80 CBCP: N/A Lumens: TBD lm (Delivered)	20	120V (Integral)	LED	INC	All mounting hardware including screws and fasteners to be marine rated / corrosion resistant. Fixture is not hardwired. Provide outlets near indicated locations in plan
DF2		Landscape: Decorative Outdoor rated LED Floor lamp with low output, diffuse glow. Shade Diameter: 28.35" Fixture Height: 24" Finish: Brown Rattan Mounting: Floor Rating: IP66	Lounge Areas	Bover Garota FI01 Outdoor 335013008IU/P802	Separate Lamping CCT: 2700 CRI: 80 CBCP: N/A Lumens: TBD lm (Delivered)	20	120V (Integral)	LED	INC	All mounting hardware including screws and fasteners to be marine rated / corrosion resistant. Fixture is not hardwired. Provide outlets near indicated locations in plan
DW1		Building: Decorative wall sconce with seeded glass diffuser, and with: Height: 20" Depth: 3 1/2" (ADA Compliant) Rating: IP65	Building Entries	Modern Forms Omni WS-W35520-{finish}-MOD270K	Integral LED CCT: 2700 CRI: 85 CBCP: N/A Lumens: 150 lm (Delivered)	16	120V (Integral)	LED	MLV	All mounting hardware including screws and fasteners to be marine rated / corrosion resistant.
DW2		Building: Decorative wall sconce with seeded glass diffuser, and with: Radius: 5.25" Depth: 3.2" (ADA Compliant) Rating: IP65 Finish: Silver	Guestroom Entries	Rich Brilliant Willing Crisp CR-S12-27-120-TR-IP65-[power]	Integral LED CCT: 2700 CRI: 80 CBCP: N/A Lumens: 300 lm (Delivered)	8.5	120V (Integral)	LED	MLV	All mounting hardware including screws and fasteners to be marine rated / corrosion resistant.
GH1		Site: Hardscape-mounted, low-output ingrade LED pathlight, with: Optic: 25 x2 Aperture: 2 1/2" Round Finish: BR powdercoat Rating: IP68 Installation Depth: 3" Accessories:	Sleepy Hollow Lane	LUXR M4-S-PL2 180-WWW-I	Integral LED CCT: 2700K CRI: 90+ Lumens: 267 lm (Delivered)	4	12V (Integral)	LED	MLV	All mounting hardware including screws and fasteners to be marine rated / corrosion resistant.
LC1		Not Used								
LC2		Site: Festoon lighting with decorative shield to prevent uplight Mounting: Powerspan Cable (stainless steel tension wire & 10-gauge conductors within IP65 sealed jacket) Fixture Spacing: 5 OC. As Per RCP, Dims on Arch Lighting Shade Diameter: 11.75" Disk Diffuser: 1.625" Cylinder Gem Shade Finish: Black Kore-EXS Finish: Aluminum Field Cuttable: es (Cable) Max. Cable Span: 110 -0" Rating: IP65 Exterior	Villa & Surf	Tegan Lighting Exton Series EXS-K-C-FCG-AL-DS-BLK-{CCT-24K} Powerspan Cable: EX-C-BLK EX-EC-BLK (End Cap) Horizontal Mounting Bracket: EX-HSMB-BLK Tensioning Bracket: EX-TSEB-BLK Power Feed Canopy: EX-PF-BLK Remote Power Supply: D-DM-{Wattage}-120/277V-IP 20-LRPSE-GY (IP24 and IP66 versions also available)	Integral LED CCT: 2400K CRI: 85 CBCP: N/A Lumens: 500 (Delivered)	6.5	24V (Remote)	LED	0-10V (10%)	Refer to manufacturer installation instructions for detailed steps for cable tensioning and module placement. Modules should only be placed after cable has been installed and tension applied. Remote power supply to be located at concealed, accessible, well ventilated location at interior of building. Remote power supply to be located a max. of 150'-0" from furthest fixture. Mounting Heights - 10 at lowest point

TYPE	SYMBOL	DESCRIPTION	LOCATION	MANUFACTURER & CATALOG #	LIGHT SOURCE	WATTS	VOLTAGE	LOAD TYPE	DIM TYPE	REMARKS
LS1		Building: Surface-mounted linear LED striplight with: Optic: 15 x60 Gra e Mounting: Surface Lens: Tempered glass Finish: Textured bron e Lengths: 12", 24", 36", 48" Rating: IP67 Accessories: -Snoot for glare control -Louver for glare control	Sleepy Hollow Lane	Insight Lighting MVWII-7-27K-15 -SMSS- length - volt -DIM-TBR-SN-LV	Integral LED CCT: 2700K CRI: CBCP: Lumens: 482 lm/ft (Delivered)	7 /ft	120V (Integral)	LED	0-10V	Fixture mounted within channel at top of architectural sceens along PCH, with light directed downwards only. All mounting hardware including screws and fasteners to be marine rated / corrosion resistant.
LS2		Building: Surface-mounted linear LED striplight with: Optic: Diffuse Mounting: Surface Lens: Dropped acrylic lens Finish: Custom bron e shroud Lengths: 2 increment, 2 -8 Rating: IP65 Accessories: -Custom perforated shroud	Garage/Parking	Birchwood Lighting BRA-LED-SKO-27-4-BK-SMT-TRI-FW-{volt}-EB-D10-SM	Integral LED CCT: 2700K CRI: CBCP: Lumens: 494 lm/ft (Delivered)	4.5 /ft	120V (Integral)	LED	0-10V	All mounting hardware including screws and fasteners to be marine rated / corrosion resistant.
RA1		Building: Recessed adjustable LED accent, with: Optic: 36 Flood Tilt / Rotation 35 / 360 Aperture: 3 1/2" Round Trim: 4 1/2" Round Trim Finish: White Housing Depth: Remodel Max. Ceiling Thickness: 5/16"-3/4" Rating: Wet	Exterior - Accents	Intense Lighting Housing: MXRG2ARTR-NC-LO-D101 Trim: MXTG2-RTRR302-W-SF-LO-27-36-[lens]	Integral LED CCT: 2700K CRI: 82 CBCP: N/A Lumens: 700lm (Delivered)	10	120V (Integral)	LED	0-10V (1%)	Smaller aperture allows for low glare. Fixture trim, housing, and accessories to be rated for marine environment.
RE1		Building: Recessed fixed LED to replace currently existing downlights, with: Optic: 120 Wide Flood Aperture: 4" Round Trim: 5" Round Trim Finish: White Housing Depth: Remodel Mounting: Into existing incandescent fixture Rating: Wet Location	Exterior - Retrofitting	Juno Lighting Trim: 4RLD-G3-600-27K-90CRI-120-FRPC-WWH	Integral LED CCT: 2700K CRI: 90 CBCP: N/A Lumens: 600lm (Delivered)	10	120V (Integral)	LED	0-10V (1%)	For one to one replacement of existing downlights. Regressed lens allows for low glare. Fixture trim, housing, and accessories to be rated for marine environment.
RE2		Building: Surface mounted fixed LED to replace currently existing surface mounted light, with: Optic: 120 Wide Flood Diameter: 6" Round Finish: Stainless Steel Housing Depth: Remodel Rating: Wet	Exterior - Retrofitting	WAC Lighting FM-W57806-2700K-SS	Integral LED CCT: 2700K CRI: 82 CBCP: N/A Lumens: 535 lm (Delivered)	10	120V (Integral)	LED	0-10V (1%)	For one to one replacement of existing downlights. Smaller aperture allows for low glare. Fixture trim, housing, and accessories to be rated for marine environment.
SS1		Site: Surface-mounted linear LED tapelight concealed within railing with: Mounting: Recessed Channel Lens: Frosted Finish: Anodi ed Aluminum Field Cuttable: es, 3.94" OC Max Run Length: 64 Rating: IP68 Exterior Accessories: per Contractor	Exterior	Optic Arts FLEXDC-68-27-24-1.5-{config}-xx Driver: PDC.[Watt].24 Channel: CHS-R-1715-CF	Integral LED CCT: 2700K CRI: 90+ CBCP: N/A Lumens: 133.47lm/ft (Delivered)	1.5 /ft	24V (Remote)	LED	MLV	All linear LED to be integrated and concealed within railing for downlight component only. Distributor to specify preferred configuration. All accessories and screws to be rated for marine environment. All lengths per the plans.
WR1		Site: Wall-recessed steplight with regressed optics and: Faceplate: 6" H x 6" W Shielding: Lens/Louver Finish: BR Rating: IP65 Accessories:	Stairs	BEGA 22 248+K27+BRZ	Integral LED CCT: 2700 CRI: 85+ Lumens: 262 (Delivered)	3.9	120-277V (Integral)	LED	0-10V	All mounting hardware including screws and fasteners to be marine rated / corrosion resistant.
WR2		Site: Wall-recessed steplight with concealed, full-cutoff optics and: Faceplate: 2.75" H x 2.59" W Profile Shielding: Lens/Louver Finish: BR Rating: IP65 Accessories:	Exterior Corridors	Lucifer Impact Steplight ISL1-2-[finish]-80L-02B-1 Remote Power Supply: PSA-24V-60-[volt]-A72 (supports 1-12 fixtures) Mounting: SSL-8B	Integral LED CCT: 2700 CRI: 80+ Lumens: 43 (Delivered)	3.4	24V (Remote)	LED	0-10V	All mounting hardware including screws and fasteners to be marine rated / corrosion resistant.
WS1		Building: Wall surface-mounted sconce with full cut-off optics and: Faceplate: 6.5"x 2.75" Profile Shielding: Straight Glare Shield Finish: BR Rating: IP65 Optics: 36 Accessories: -90 Glare Shield	General	Hevilite HL-340-LED-BZ-3LED-FL-12-GL-13	Integral LED CCT: 2700 CRI: 80+ Lumens: 144 (Delivered)	3	12V (Remote)	LED	0-10V	All mounting hardware including screws and fasteners to be marine rated / corrosion resistant.
WS2		Building: Surface-mounted wall sconce with full cut-off optics and with: Faceplate: 11"x 5" Profile Shielding: Cover Finish: Black Rating: UL Wet Location Accessories:	Passages and thoroughfares	WAC Lighting WS-W14911-BK	Integral LED CCT: 2700 CRI: 90+ Lumens: 353 (Delivered)	7	12V (Remote)	LED	ELV	All mounting hardware including screws and fasteners to be marine rated / corrosion resistant.
WS3		Building: Surface-mounted wall sconce with full cut-off optics and with wide asymetric throw: Faceplate: 10"x 3" Profile Shielding: Finish: BR Rating: IP65 Accessories:	Parking	BEGA 24218 + K27 - BRZ	Integral LED CCT: 2700 CRI: 85+ Lumens: 938 (Delivered)	16.5	120-277V (Integral)	LED	0-10V	All mounting hardware including screws and fasteners to be marine rated / corrosion resistant.
WS4		Building: Surface-mounted wall sconce with wide asymetric throw: Mounted in parking covered parking uplighting ceiling Mounting height: 7 Faceplate: 6"x 6" Profile Off the wall: 4" Shielding: Finish: BR Rating: IP65 Accessories:	Parking	BEGA 22292 + K27 - BRZ	Integral LED CCT: 2700 CRI: 85+ Lumens: 618 (Delivered)	7.9	120-277V (Integral)	LED	0-10V	All mounting hardware including screws and fasteners to be marine rated / corrosion resistant.
UH1		Site: Hardscape-mounted in-grade LED pathlight, with: Optic: 60 Aperture: 4 3/4" Round Finish: BR Rating: IP68 Installation Depth: Wet Niche Accessories:	Exterior - Pool	Lumascape LS333ANS-2COB-16W830-WF-23-W-[length]	Integral LED CCT: 3000K CRI: 80+ Lumens: 1380 lm (Delivered)	16	30V (Remote)	LED	0-10V	All mounting hardware including screws and fasteners to be marine rated / corrosion resistant. Final fixture specification and placement to be coordinated with pool consultant

GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

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PACIFIC EDGE HOTEL ON LAGUNA BEACH

DRAWING LOG

No.	Date

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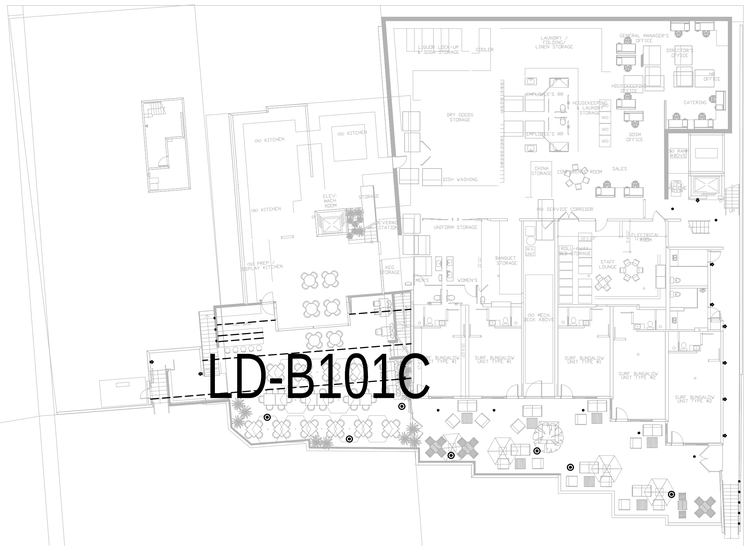
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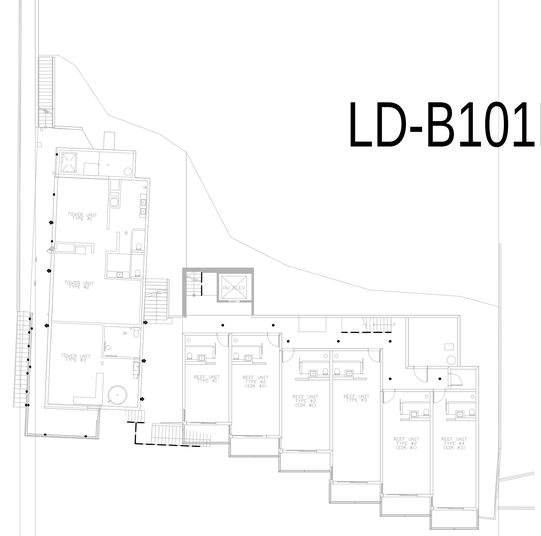
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SHEET TITLE
FIXTURE SCHEDULE

SHEET NO.
LD-001

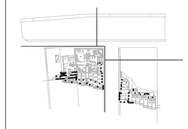




GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

KEY PLAN



LIGHTING CONSULTANT

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PACIFIC EDGE HOTEL
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SHEET TITLE
BEACH LEVEL (1) FLOOR LIGHTING PLAN

SHEET NO.
LD-B101



PROJECT INFORMATION

BLDG 06	**SURF BUILDING**	633+635 SLEEPY HOLLOW LN LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
DF1	20	~800 lm	4	
DW2	5	200 lm (delivered)	9	
RE1	10	600 lm (delivered)	5	
RE2	10	535 lm (delivered)	30	
SS1	1.5 / ft	133.4 lm / ft	1	
WR2	3.4	43 lm	5	
WS1	4	144 lm (delivered)	1	
WS2	7	353 lm	7	
		TOTAL	62	

BLDG 07	**VILLA BUILDING**	627 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm	3	
DF1	20	~800 lm	3	
LC2	6.5 (per Fixture)	500 (per Fixture)	4	
SS1	1.5 /ft	133.4 lm/ft	2	
WR2	3.4	43 lm	3	
WS1	3	144 lm	2	
		TOTAL	16	

BLDG 08	**DRIFTWOOD BUILDING**	629 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm (delivered)	5	
WS1	3	144 lm	7	
DF1	20	~800 lm	2	
LC2	6.5 (per Fixture)	500 (per Fixture)	2	
WR2	3.4	43 lm	3	
		TOTAL	19	

SITE	**LANDSCAPE**	667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL LANDSCAPE LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL2	3	144 lm (delivered)	9	
AL3	3	144 lm (delivered)	90	
BL1	2	100 lm (delivered)	11	
GH1	4	267 lm (delivered)	13	
WR2	3.4	43 (delivered)	7	
WS1	3	144 lm	1	
WS3	16.5	938 (delivered)	8	
		TOTAL	130	

GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

KEY PLAN



LIGHTING CONSULTANT

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PACIFIC EDGE HOTEL ON LAGUNA BEACH

DRAWING LOG

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SHEET TITLE
BEACH LEVEL (1) LIGHTING PLAN - AREA C

SHEET NO.
LD-B101C



PROJECT INFORMATION		
BLDG 04	REEF BUILDING	667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm	7	
RE1	10	535 lm (delivered)	28	
SS1	1.5 / ft	133.4 lm / ft	11	
WR1	3.9	262 lm (delivered)	3	
		TOTAL	49	

BLDG 05	REEF TOWER BUILDING	653 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
DW2	5	205 (delivered)	8	
DW3	10.5	365 lm (delivered)	1	
SS1	1.5 /ft	133.4 lm / ft	4	
WR2	3.4	43 lm	51	
WS2	7	353 lm (delivered)	7	see plan
		TOTAL	71	

SITE	LANDSCAPE	667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL LANDSCAPE LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL2	3	144 lm (delivered)	9	
AL3	3	144 lm (delivered)	90	
BL1	2	100 lm (delivered)	11	
GH1	4	267 lm (delivered)	13	
WR2	3.4	43 (delivered)	7	
WS1	3	144 lm	1	
WS3	16.5	938 (delivered)	8	
		TOTAL	130	

GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

KEY PLAN



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PACIFIC EDGE HOTEL ON LAGUNA BEACH

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SHEET TITLE
BEACH LEVEL (1) LIGHTING PLAN - AREA D

SHEET NO.
LD-B101D



GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

KEY PLAN



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PACIFIC EDGE HOTEL
ON LAGUNA BEACH
1 PCH, LAGUNA BEACH, CA 92651

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SHEET TITLE
ALLEY LEVEL (2) FLOOR LIGHTING PLAN

SHEET NO.
LD-B100



PROJECT INFORMATION

BLDG 07	VILLA BUILDING	627 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm	3	
DF1	20	~800 lm	3	
LC2	6.5 (per Fixture)	500 (per Fixture)	4	
SS1	1.5 /ft	133.4 lm/ft	2	
WR2	3.4	43 lm	3	
WS1	3	144 lm	2	
		TOTAL	16	

BLDG 08	DRIFTWOOD BUILDING	629 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm (delivered)	5	
WS1	3	144 lm	7	
DF1	20	~800 lm	2	
LC2	6.5 (per Fixture)	500 (per Fixture)	2	
WR2	3.4	43 lm	3	
		TOTAL	19	

BLDG 09	BAHIA BUILDING	620+636 SLEEPY HOLLOW LN LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
RE1	10	600 lm (delivered)	32	
SS1	1.5 / ft	133.4 lm / ft	18	
WS2	7	353 lm (delivered)	6	
WS3	16.5	928 (delivered)	1	
WS4	7.9	616 (delivered)	9	
		TOTAL	66	

SITE	LANDSCAPE	667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL LANDSCAPE LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL2	3	144 lm (delivered)	9	
AL3	3	144 lm (delivered)	90	
BL1	2	100 lm (delivered)	11	
GH1	4	267 lm (delivered)	13	
WR2	3.4	43 (delivered)	7	
WS1	3	144 lm	1	
WS3	16.5	928 (delivered)	8	
		TOTAL	130	

GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

KEY PLAN



LIGHTING CONSULTANT

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PACIFIC EDGE HOTEL ON LAGUNA BEACH

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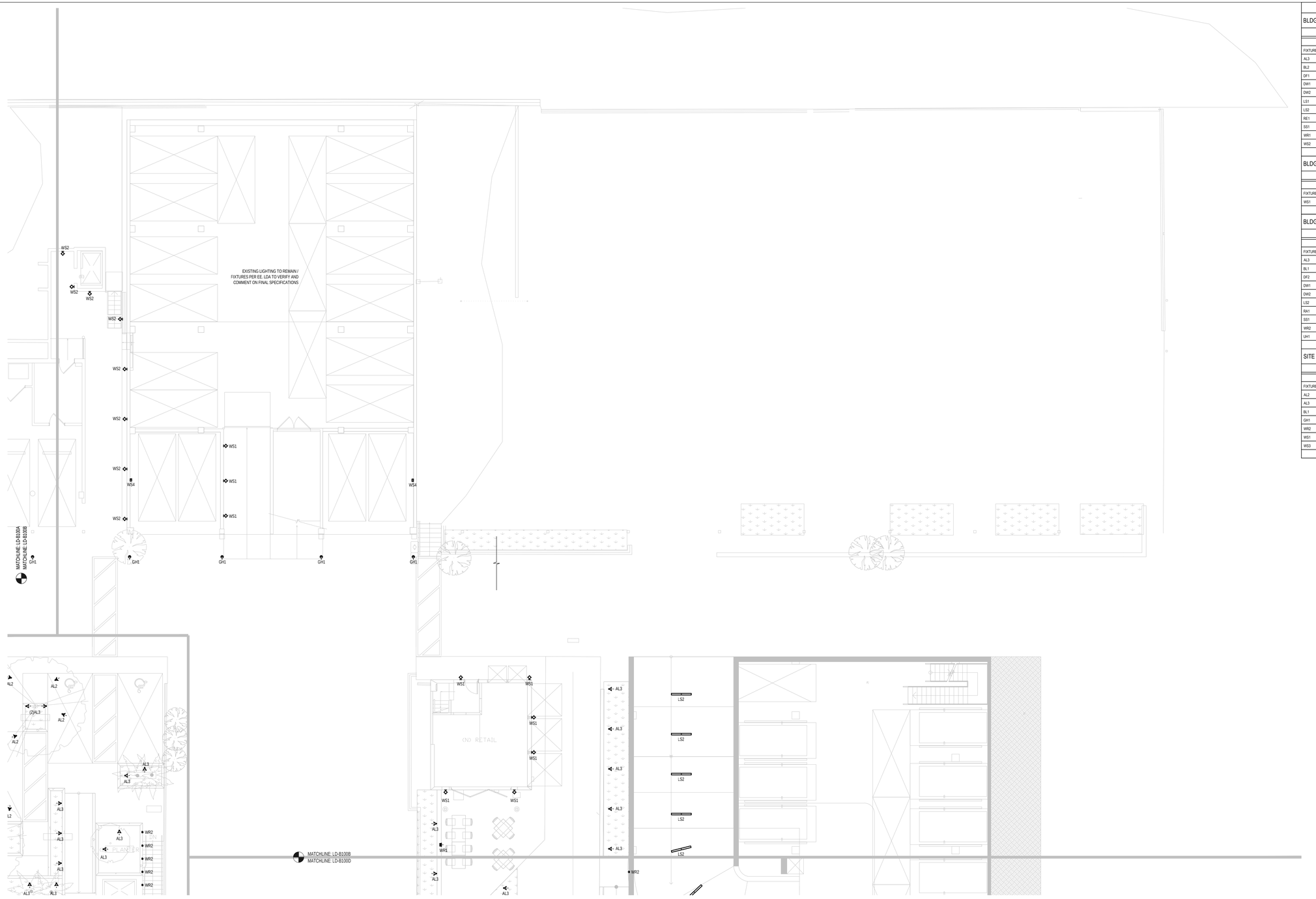
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SHEET TITLE
ALLEY LEVEL (2) LIGHTING PLAN - AREA A

SHEET NO.
LD-B100A



PROJECT INFORMATION

BLDG 01	**COAST BUILDING**	647 S. COAST HIGHWAY LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm (delivered)	17	
BL2	2	100 lm (delivered)	14	
DF1	20	~800 lm	4	
DW1	16	150 lm (delivered)	2	
DW2	5	205 lm (delivered)	4	
LS1	7 / ft	482 lm / ft (delivered)	1	
LS2	4.5 / ft	494 lm / ft (delivered)	2	
RE1	10	600 lm (delivered)	1	
SS1	1.5 / ft	144 lm /ft	2	
WR1	3.9	262 lm (delivered)	19	
WS2	7	353 lm (delivered)	10	
		TOTAL	76	

BLDG 03	**COTTAGE BUILDING**	653 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
WS1	3	144 lm	6	
		TOTAL	6	

BLDG 10	**(N) REEF BUILDING**	667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm (delivered)	50	
BL1	2	102 lm (delivered)	6	
DF2	20	~500 lm	4	
DW1	16	150 (delivered)	1	
DW2	5	205 (delivered)	26	
LS2	4.5 /ft	494 lm / ft (delivered)	8	
RA1	10	700	6	
SS1	1.5 / ft	133.4 lm / ft	1	
WR2	3.4	43 (delivered)	16	
UH1	16	1380 (delivered)	2	
		TOTAL	118	

SITE	**LANDSCAPE**	667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL LANDSCAPE LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL2	3	144 lm (delivered)	9	
AL3	3	144 lm (delivered)	90	
BL1	2	100 lm (delivered)	11	
GH1	4	267 lm (delivered)	13	
WR2	3.4	43 (delivered)	7	
WS1	3	144 lm	1	
WS3	16.5	938 (delivered)	8	
		TOTAL	130	

GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

KEY PLAN



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PACIFIC EDGE HOTEL ON LAGUNA BEACH

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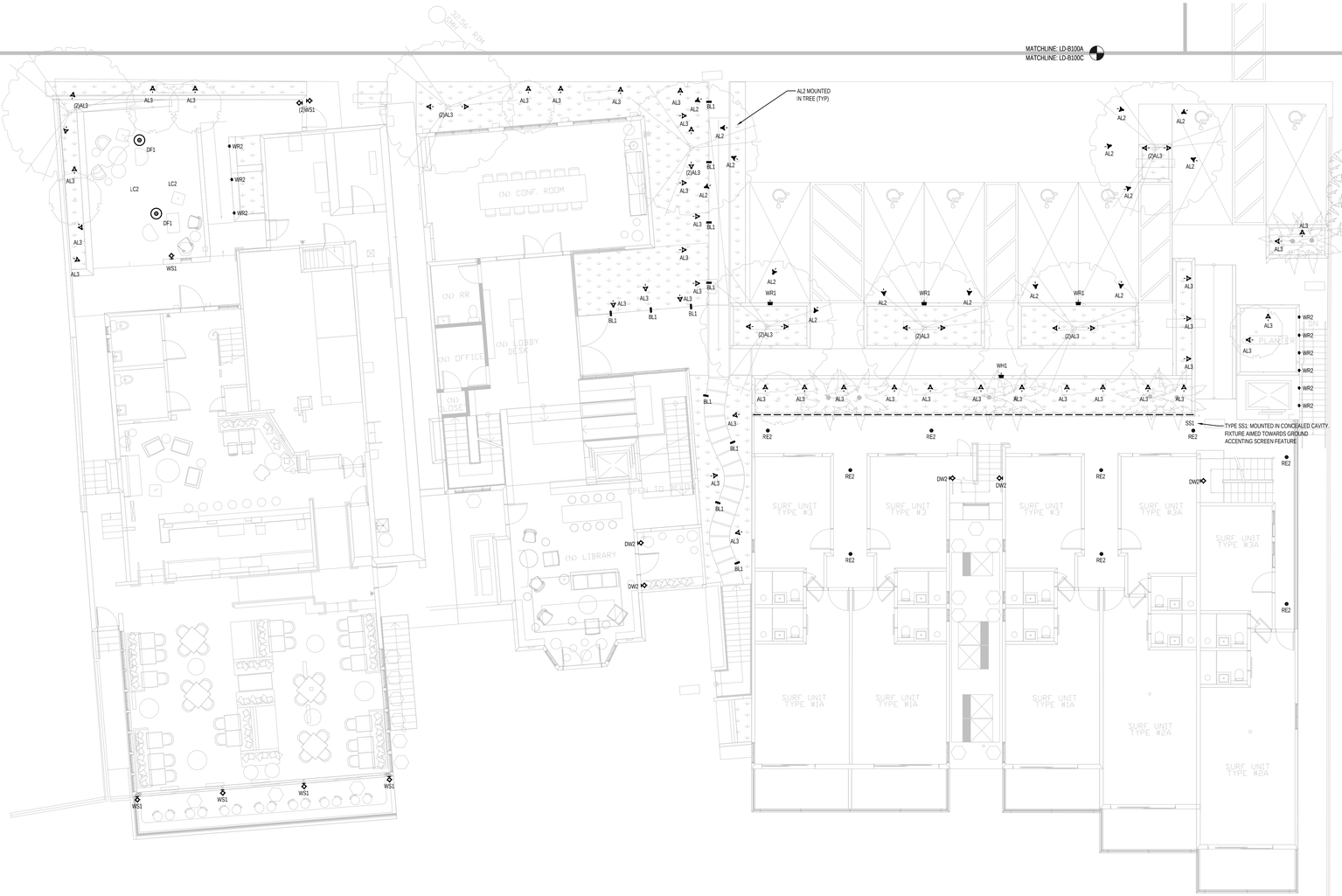
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SHEET TITLE
ALLEY LEVEL (2) LIGHTING PLAN - AREA B

SHEET NO.
LD-B100B



PROJECT INFORMATION

BLDG 06	**SURF BUILDING**	633+635 SLEEPY HOLLOW LN LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
DF1	20	~800 lm	4	
DW2	5	205 lm (delivered	9	
RE1	10	600 lm (delivered	5	
RE2	10	535 lm (delivered	30	
SS1	1.5 / ft	133.4 lm / ft	1	
WR2	3.4	43 lm	5	
WS1	4	144 lm (delivered	1	
WS2	7	353 lm	7	
		TOTAL	62	

BLDG 07	**VILLA BUILDING**	627 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm	3	
DF1	20	~800 lm	3	
LC2	6.5 (per Fixture)	500 (per Fixture)	4	
SS1	1.5 /ft	133.4 lm/ft	2	
WR2	3.4	43 lm	3	
WS1	3	144 lm	2	
		TOTAL	15	

BLDG 08	**DRIFTWOOD BUILDING**	629 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm (delivered)	5	
WS1	3	144 lm	7	
DF1	20	~800 lm	2	
LC2	6.5 (per Fixture)	500 (per Fixture)	2	
WR2	3.4	43 lm	3	
		TOTAL	19	

SITE	**LANDSCAPE**	667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL LANDSCAPE LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL2	3	144 lm (delivered)	9	
AL3	3	144 lm (delivered)	90	
BL1	2	100 lm (delivered)	11	
GH1	4	267 lm (delivered)	13	
WR2	3.4	43 (delivered)	7	
WS1	3	144 lm	1	
WS3	16.5	938 (delivered)	8	
		TOTAL	130	

GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

KEY PLAN



LIGHTING CONSULTANT

LIGHTING DESIGN ALLIANCE

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PACIFIC EDGE HOTEL ON LAGUNA BEACH

DRAWING LOG

No.	Date

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PROJECT NO.
37011.00

DATE
06/28/19

SCALE
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SP

SHEET TITLE
ALLEY LEVEL (2) LIGHTING PLAN - AREA C

SHEET NO.
LD-B100C



PROJECT INFORMATION				
BLDG 04	REEF BUILDING			667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651
TOTAL EXTERIOR BUILDING LIGHTING				
FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm	7	
RE1	10	535 lm (delivered)	28	
SS1	1.5 / ft	133.4 lm / ft	11	
WR1	3.9	262 lm (delivered)	3	
		TOTAL	49	
BLDG 05	REEF TOWER BUILDING			653 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651
TOTAL EXTERIOR BUILDING LIGHTING				
FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
DW2	5	205 (delivered)	8	
DW3	10.5	365 lm (delivered)	1	
SS1	1.5 /ft	133.4 lm / ft	4	
WR2	3.4	43 lm	51	
WS2	7	353 lm (delivered)	7	see plan
		TOTAL	71	
BLDG 10	(N) REEF BUILDING			667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651
TOTAL EXTERIOR BUILDING LIGHTING				
FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm (delivered)	50	
BL1	2	100 lm (delivered)	6	
DF2	20	~500 lm	4	
DW1	16	150 (delivered)	1	
DW2	5	205 (delivered)	26	
LS2	4.5 /ft	494 lm / ft (delivered)	6	
RA1	10	700	6	
SS1	1.5 / ft	133.4 lm / ft	1	
WR2	3.4	43 (delivered)	16	
UH1	16	1380 (delivered)	2	
		TOTAL	118	
SITE	LANDSCAPE			667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651
TOTAL LANDSCAPE LIGHTING				
FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL2	3	144 lm (delivered)	9	
AL3	3	144 lm (delivered)	90	
BL1	2	100 lm (delivered)	11	
GH1	4	267 lm (delivered)	13	
WR2	3.4	43 (delivered)	7	
WS1	3	144 lm	1	
WS3	16.5	938 (delivered)	8	
		TOTAL	130	

GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

KEY PLAN



LIGHTING CONSULTANT

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PACIFIC EDGE HOTEL
ON LAGUNA BEACH
619 S COAST HWY 92651

DRAWING LOG

No.	Date

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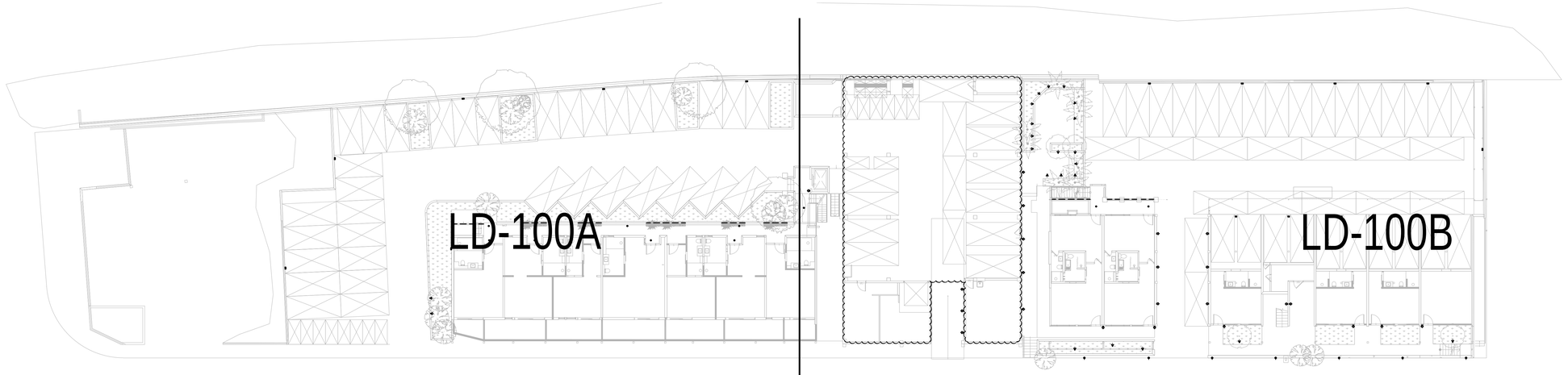
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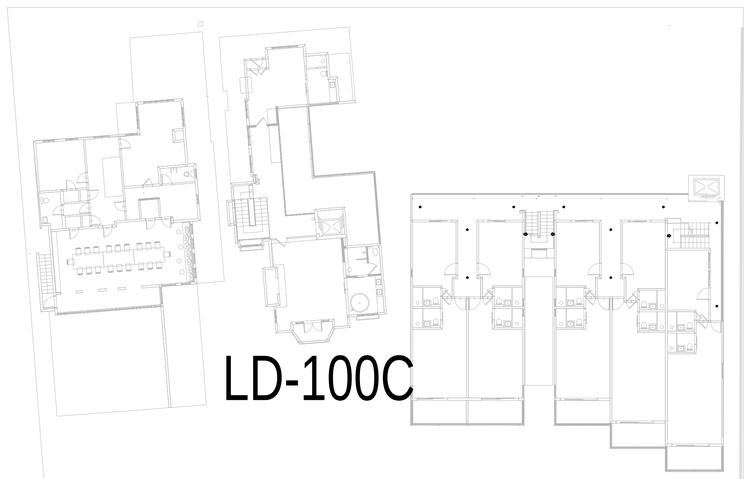
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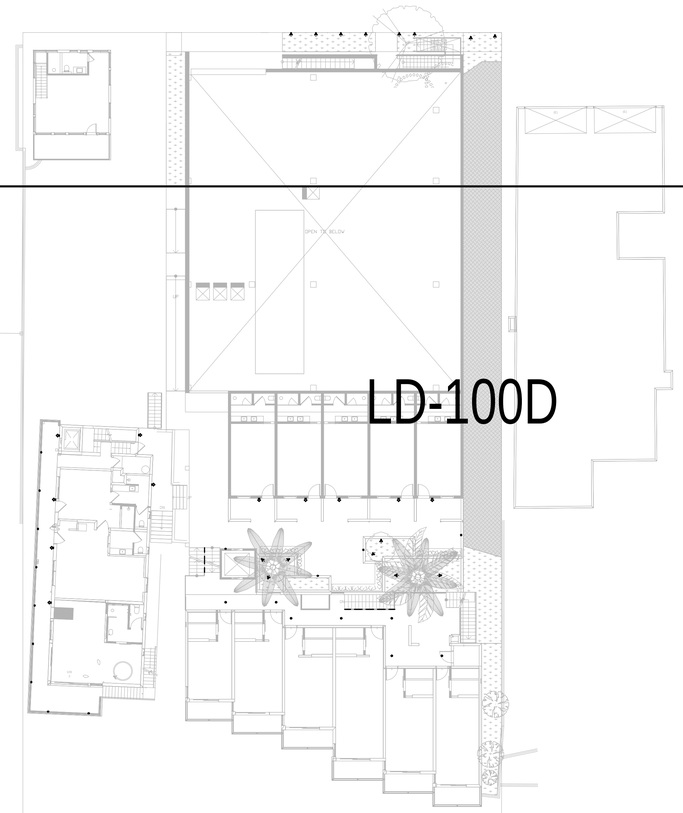
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SHEET TITLE
ALLEY LEVEL (2) LIGHTING PLAN - AREA D

SHEET NO.
LD-B100D



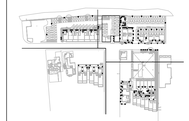




GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

KEY PLAN



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PACIFIC EDGE HOTEL
ON LAGUNA BEACH

DRAWING LOG

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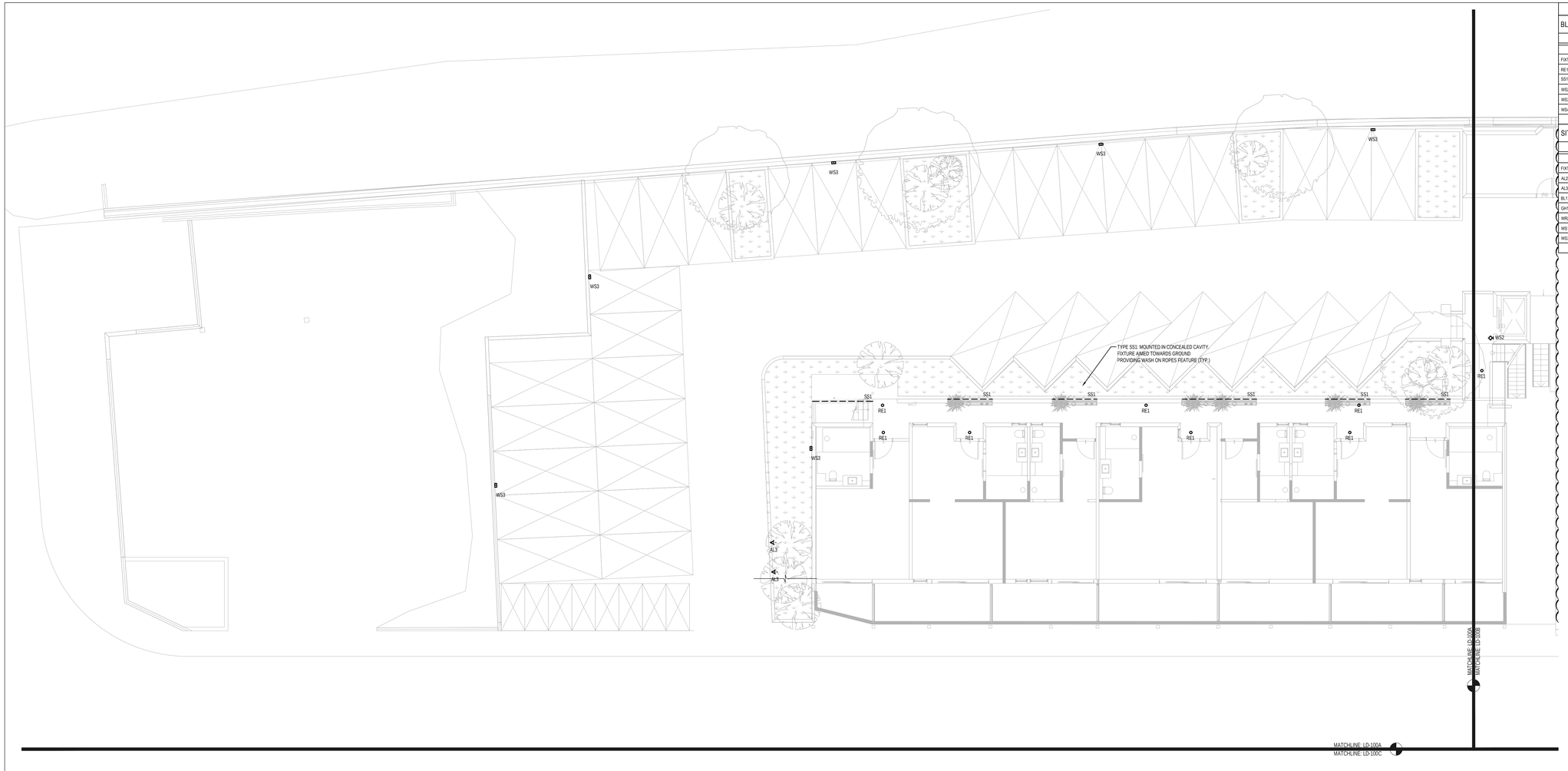
DATE
06/28/19

SCALE
1/16" = 1'-0"

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SP

SHEET TITLE
BASEMENT (3) LEVEL FLOOR LIGHTING PLAN

SHEET NO.
LD-100





PROJECT INFORMATION		
BLDG 09	BAHIA BUILDING	620+636 SLEEPY HOLLOW LN LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
RE1	10	600 lm (delivered)	32	
SS1	1.5 / ft	133.4 lm / ft	18	
WS2	7	353 lm (delivered)	6	
WS3	16.5	938 (delivered)	1	
WS4	7.9	618 (delivered)	9	
		TOTAL	66	

SITE	LANDSCAPE	667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL LANDSCAPE LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL2	3	144 lm (delivered)	9	
AL3	3	144 lm (delivered)	90	
BL1	2	100 lm (delivered)	11	
IGH	4	267 lm (delivered)	13	
WB2	3.4	43 (delivered)	7	
WS1	3	144 lm	1	
WS3	16.5	938 (delivered)	8	
		TOTAL	130	

GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

KEY PLAN



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PACIFIC EDGE HOTEL ON LAGUNA BEACH

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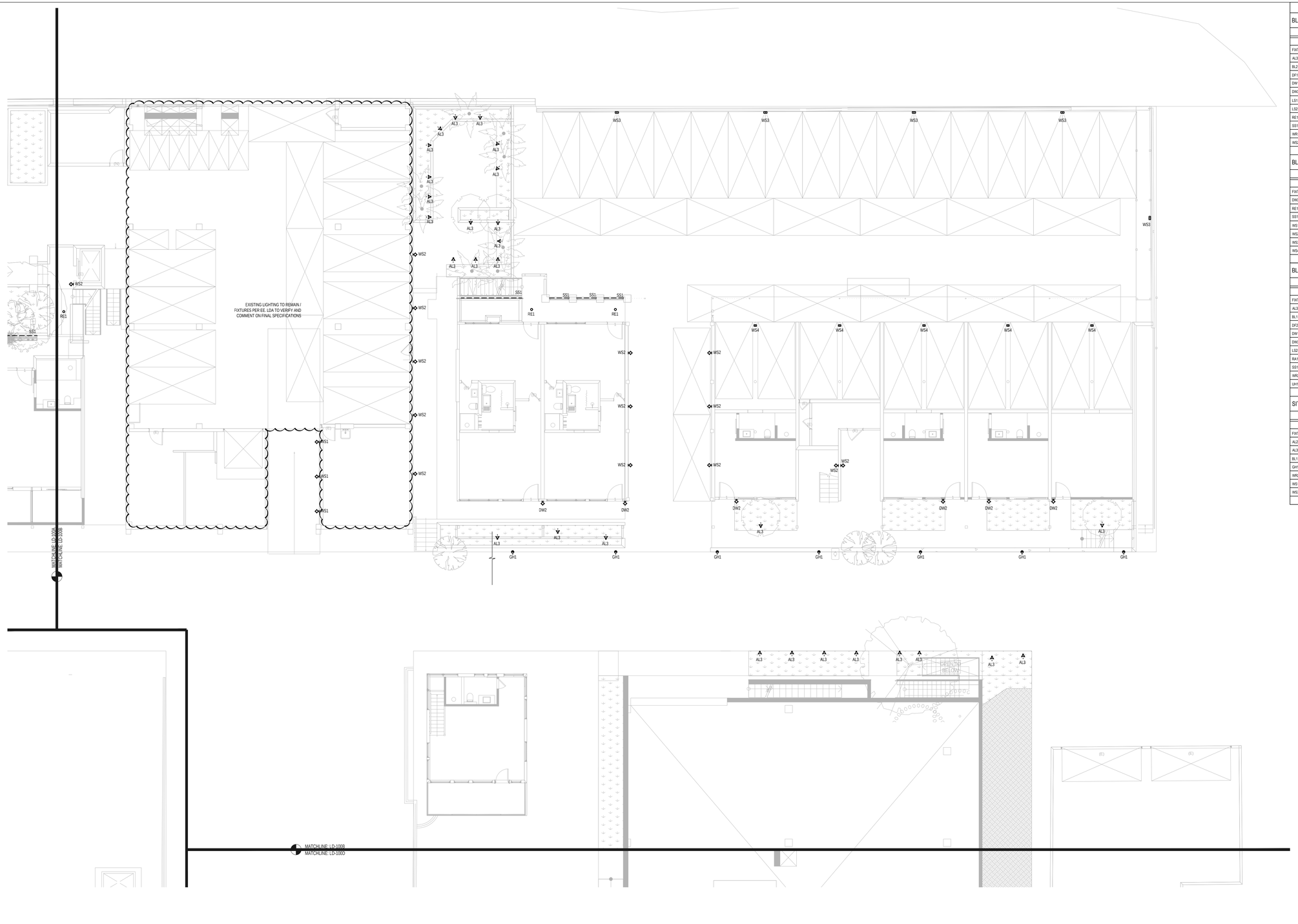
DATE
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SCALE
1/8" = 1'-0"

DRAWN BY
SP

SHEET TITLE
BASEMENT LEVEL (3) LIGHTING PLAN - AREA A

SHEET NO.
LD-100A



PROJECT INFORMATION

BLDG 01	**COAST BUILDING**	647 S. COAST HIGHWAY LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm (delivered)	17	
BL2	2	100 lm (delivered)	14	
DF1	20	~600 lm	4	
DW1	16	150 lm (delivered)	2	
DW2	5	205 lm (delivered)	4	
LS1	7 / ft	482 lm / ft (delivered)	1	
LS2	4.5 / ft	494 lm / ft (delivered)	2	
RE1	10	600 lm (delivered)	1	
SS1	1.5 / ft	144 lm /ft	2	
WR1	3.9	262 lm (delivered)	19	
WS2	7	353 lm (delivered)	10	
		TOTAL	76	

BLDG 02	**SEAS BUILDING**	668 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
DW2	5	50 lm / ft	6	see plan
RE1	10	600 lm (delivered)	42	
SS1	1.5 /ft	700 lm (delivered)	13	
WS1	4	144 lm (delivered)	4	
WS2	7	353 lm (delivered)	11	
WS3	16.5	938 (delivered)	5	
WS4	7.9	618 (delivered)	5	
		TOTAL	86	

BLDG 10	**(N) REEF BUILDING**	667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm (delivered)	50	
BL1	2	100 lm (delivered)	6	
DF2	20	~500 lm	4	
DW1	16	150 (delivered)	1	
DW2	5	205 (delivered)	26	
LS2	4.5 /ft	494 lm / ft (delivered)	6	
RA1	10	700	6	
SS1	1.5 / ft	133.4 lm / ft	1	
WR2	3.4	43 (delivered)	16	
UH1	16	1380 (delivered)	2	
		TOTAL	118	

SITE	**LANDSCAPE**	667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

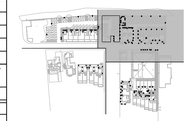
TOTAL LANDSCAPE LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL2	3	144 lm (delivered)	9	
AL3	3	144 lm (delivered)	90	
BL1	2	100 lm (delivered)	11	
GH1	4	267 lm (delivered)	13	
WR2	3.4	43 (delivered)	7	
WS1	3	144 lm	1	
WS3	16.5	938 (delivered)	8	
		TOTAL	130	

GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

KEY PLAN



LIGHTING CONSULTANT

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PACIFIC EDGE HOTEL ON LAGUNA BEACH

DRAWING LOG

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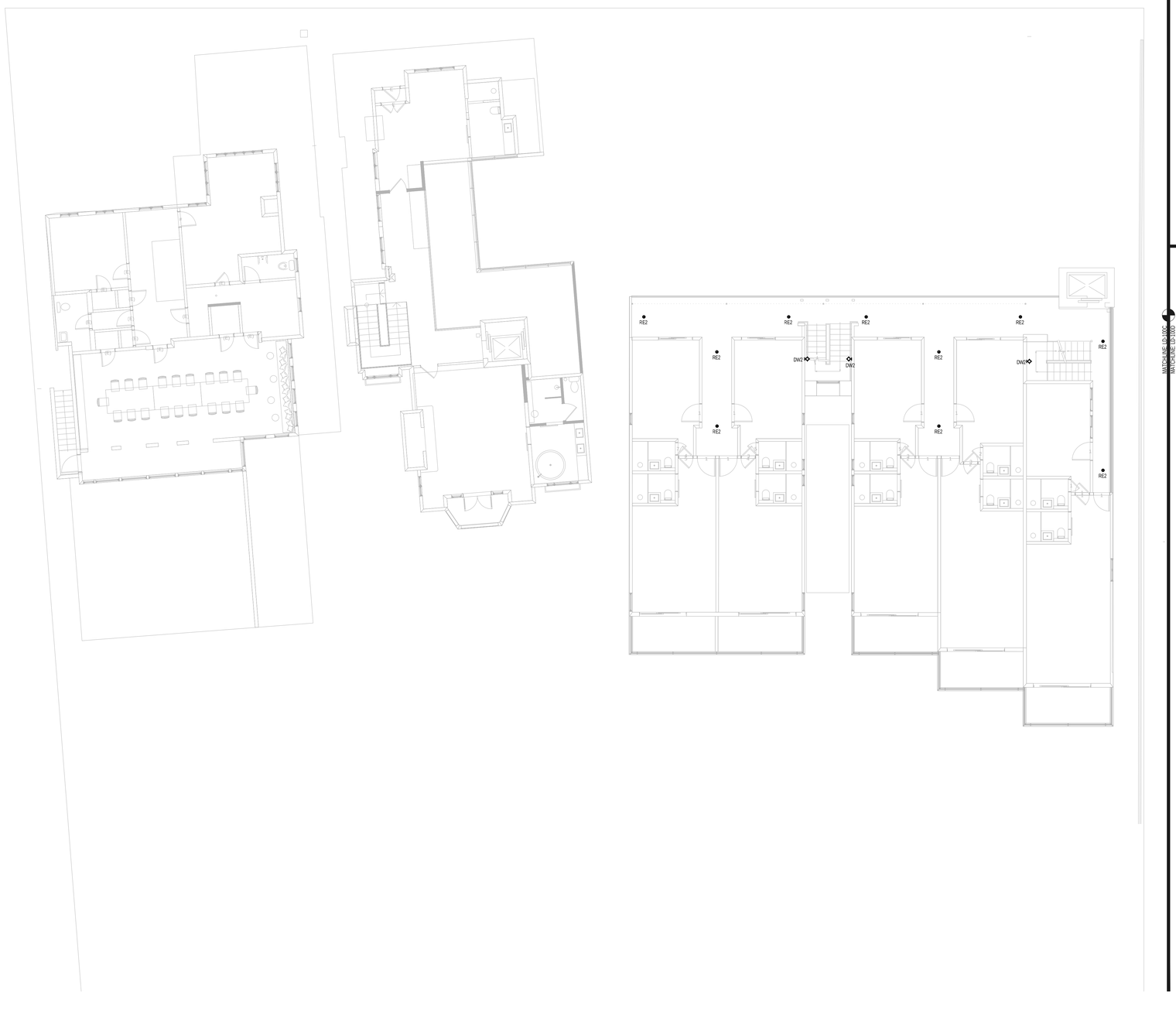
DATE
06/28/19

SCALE
1/8" = 1'-0"

DRAWN BY
SP

SHEET TITLE
BASEMENT LEVEL (3) LIGHTING PLAN - AREA B

SHEET NO.
LD-100B



PROJECT INFORMATION		
BLDG 06	SURF BUILDING	633+635 SLEEPY HOLLOW LN LAGUNA BEACH, CA 92651

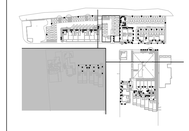
TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
DF1	20	~800 lm	4	
DW2	5	205 lm (delivered)	9	
RE1	10	600 lm (delivered)	5	
RE2	10	535 lm (delivered)	30	
SS1	1.5 / ft	133.4 lm / ft	1	
WR2	3.4	43 lm	5	
WS1	4	144 lm (delivered)	1	
WS2	7	353 lm	7	
		TOTAL	62	

GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

KEY PLAN



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PACIFIC EDGE HOTEL ON LAGUNA BEACH

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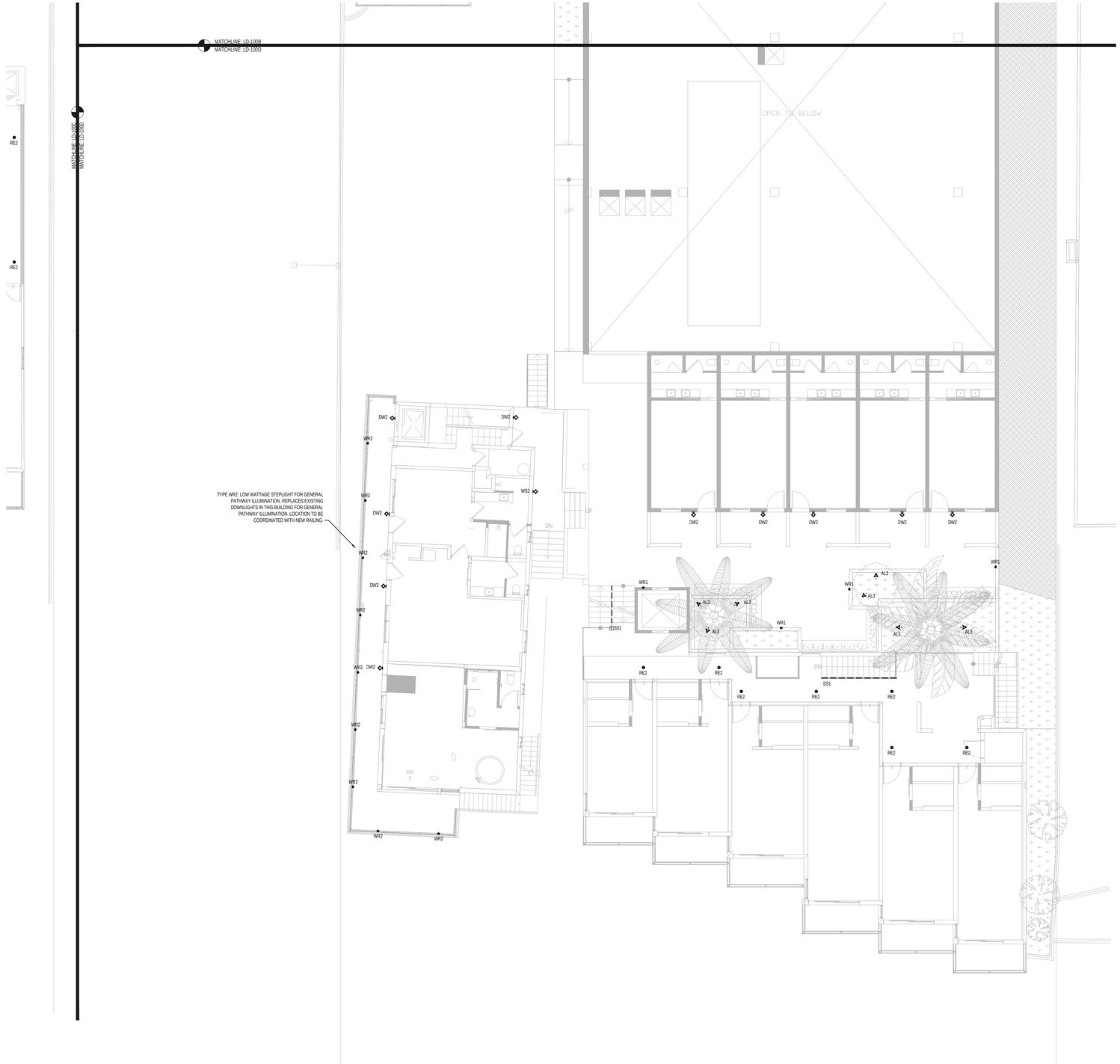
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SCALE
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SHEET TITLE
BASEMENT LEVEL (3) LIGHTING PLAN - AREA C

SHEET NO.
LD-100C



PROJECT INFORMATION

BLDG 04	**REEF BUILDING**	667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm	7	
RE1	10	535 lm (delivered)	28	
SS1	1.5 / ft	133.4 lm / ft	11	
WR1	3.9	262 lm (delivered)	3	
		TOTAL	49	

BLDG 05	**REEF TOWER BUILDING**	653 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
DW2	5	205 (delivered)	8	
DW3	10.5	365 lm (delivered)	1	
SS1	1.5 /ft	133.4 lm / ft	4	
WR2	3.4	43 lm	51	
WS2	7	353 lm (delivered)	7	see plan
		TOTAL	71	

BLDG 10	**(N) REEF BUILDING**	667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm (delivered)	50	
BL1	2	100 lm (delivered)	6	
DF2	20	~500 lm	4	
DW1	16	150 (delivered)	1	
DW2	5	205 (delivered)	26	
LS2	4.5 /ft	494 lm / ft (delivered)	6	
RA1	10	700	6	
SS1	1.5 / ft	133.4 lm / ft	1	
WR2	3.4	43 (delivered)	16	
UH1	16	1380 (delivered)	2	
		TOTAL	118	

SITE	**LANDSCAPE**	667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

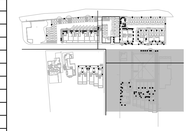
TOTAL LANDSCAPE LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL2	3	144 lm (delivered)	9	
AL3	3	144 lm (delivered)	90	
BL1	2	100 lm (delivered)	11	
GH1	4	267 lm (delivered)	13	
WR2	3.4	43 (delivered)	7	
WS1	3	144 lm	1	
WS3	16.5	938 (delivered)	8	
		TOTAL	130	

GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

KEY PLAN



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PACIFIC EDGE HOTEL ON LAGUNA BEACH

DRAWING LOG

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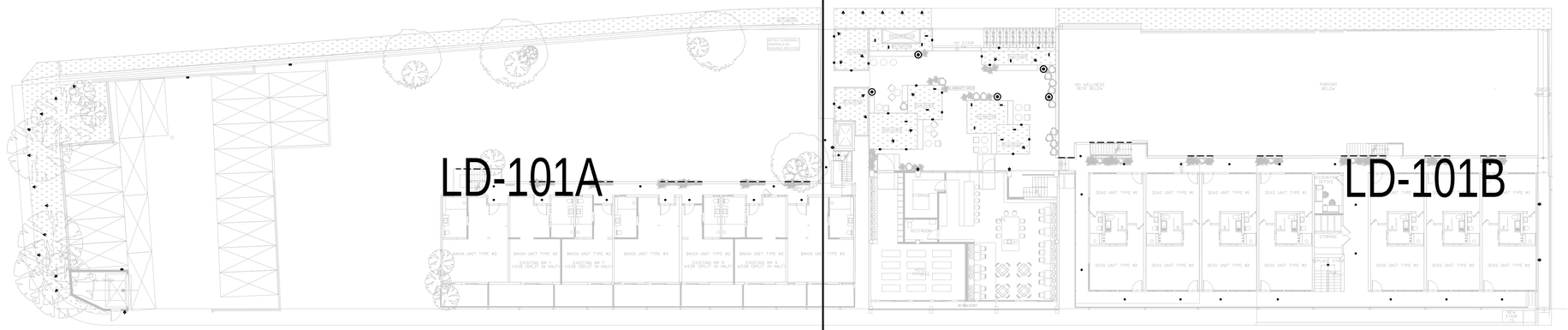
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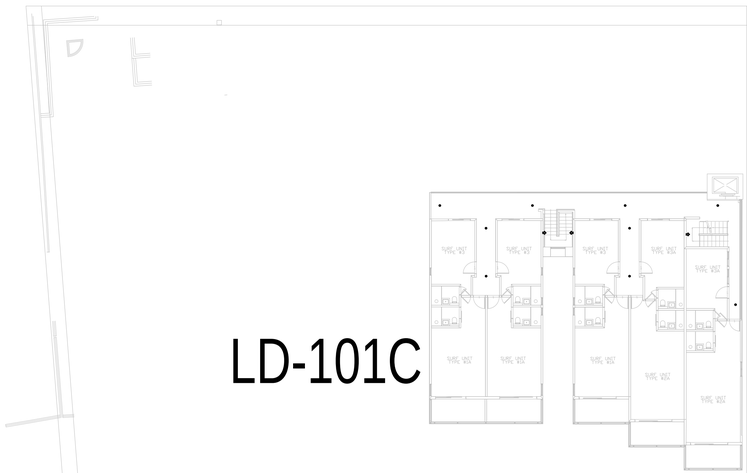
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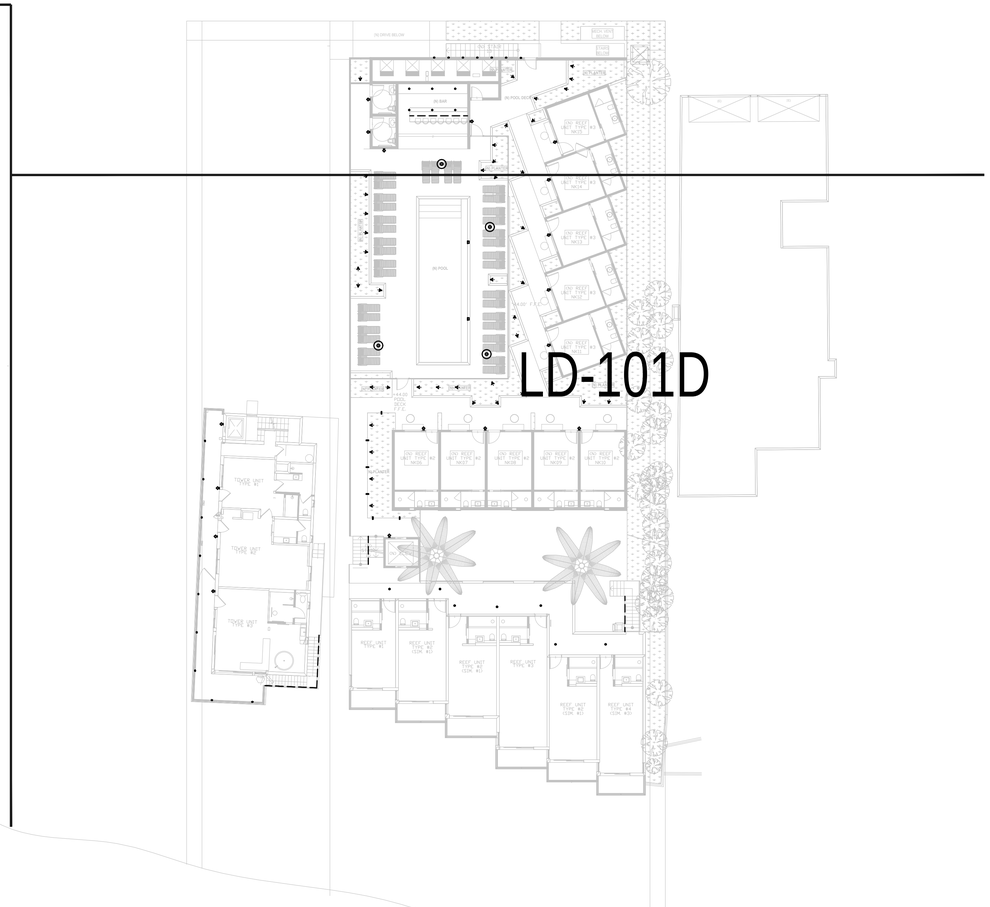
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SHEET TITLE
BASEMENT LEVEL (3) LIGHTING PLAN - AREA D

SHEET NO.
LD-100D







GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

KEY PLAN



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PACIFIC EDGE HOTEL
ON LAGUNA BEACH

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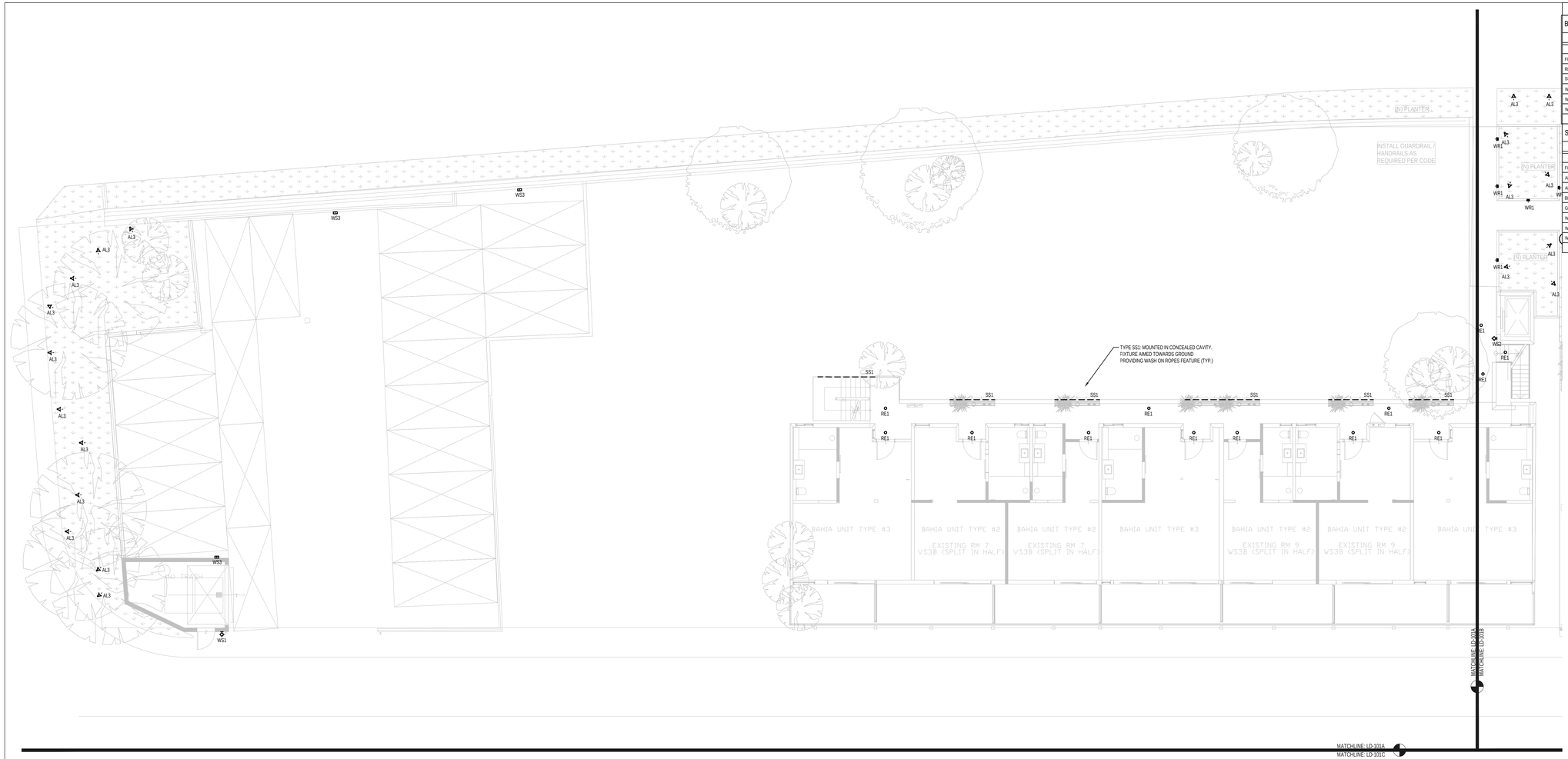
DATE
06/28/19

SCALE
1/16" = 1'-0"

DRAWN BY
SP

SHEET TITLE
GROUND LEVEL (4) FLOOR LIGHTING PLAN

SHEET NO.
LD-101



PROJECT INFORMATION

BLDG 09	**BAHIA BUILDING**	620+636 SLEEPY HOLLOW LN LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
RE1	10	600 lm (delivered)	32	
SS1	1.5 / ft	133.4 lm / ft	18	
WS2	7	353 lm (delivered)	6	
WS3	16.5	938 (delivered)	1	
WS4	7.9	618 (delivered)	9	
		TOTAL	66	

SITE	**LANDSCAPE**	667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL LANDSCAPE LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL2	3	144 lm (delivered)	9	
AL3	3	144 lm (delivered)	90	
BL1	2	100 lm (delivered)	11	
GH1	4	267 lm (delivered)	13	
WR2	3.4	43 (delivered)	7	
WS1	3	144 lm	1	
WS3	16.5	938 (delivered)	8	
		TOTAL	130	

GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

KEY PLAN



LIGHTING CONSULTANT

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PACIFIC EDGE HOTEL ON LAGUNA BEACH

DRAWING LOG

No.	Date

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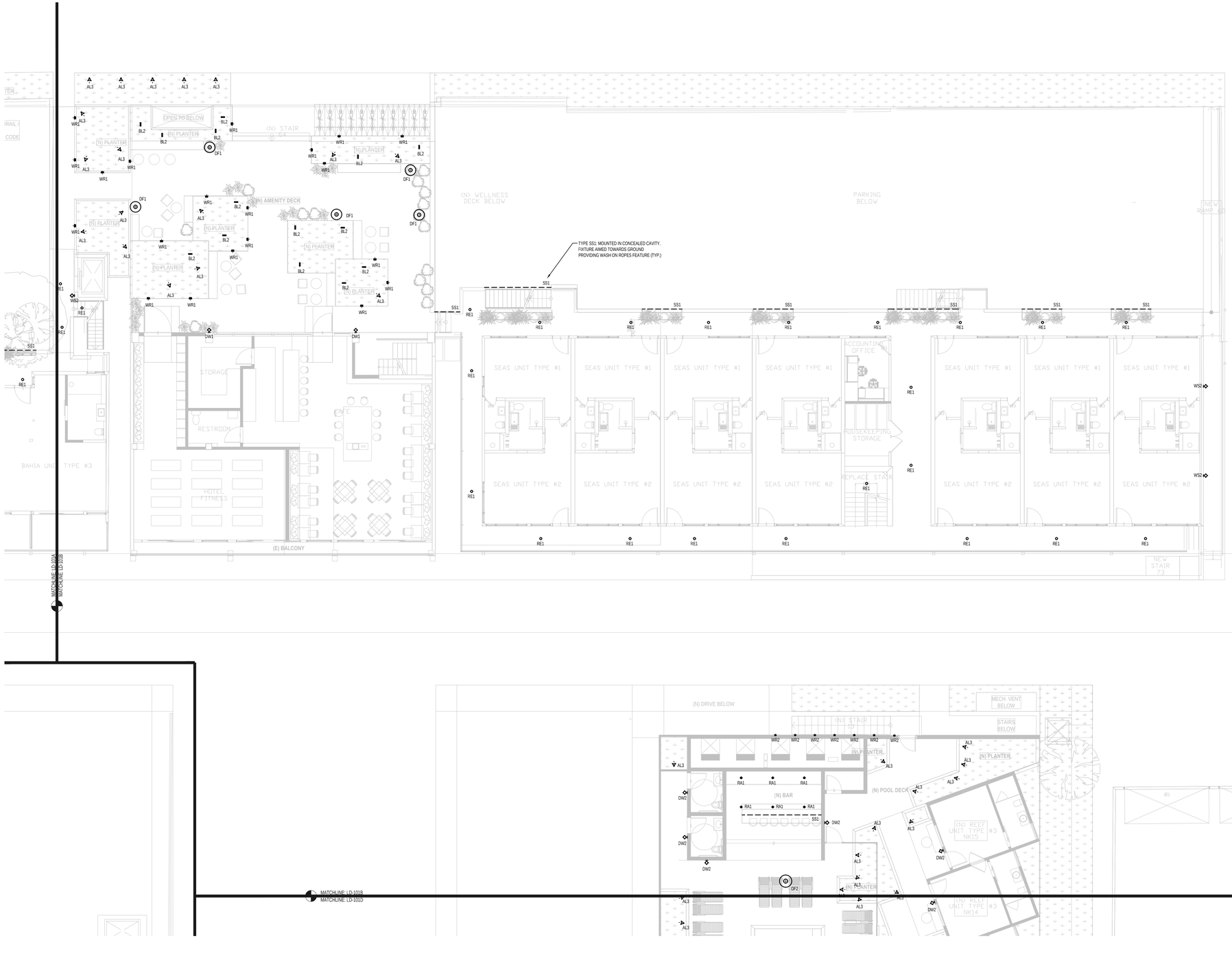
SCALE 1/8" = 1'-0"

DRAWN BY SP

SHEET TITLE

GROUND LEVEL (4) LIGHTING PLAN - AREA A

SHEET NO. LD-101A



PROJECT INFORMATION

BLDG 01	**COAST BUILDING**	647 S. COAST HIGHWAY LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm (delivered)	17	
BL2	2	100 lm (delivered)	14	
DF1	20	~600 lm	4	
DW1	16	150 lm (delivered)	2	
DW2	5	205 lm (delivered)	4	
LS1	7 / ft	482 lm / ft (delivered)	1	
LS2	4.5 / ft	494 lm / ft (delivered)	2	
RE1	10	600 lm (delivered)	1	
SS1	1.5 / ft	144 lm /ft	2	
WR1	3.9	262 lm (delivered)	19	
WS2	7	353 lm (delivered)	10	
		TOTAL	76	

BLDG 02	**SEAS BUILDING**	668 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
DW2	5	50 lm / ft	6	see plan
RE1	10	600 lm (delivered)	42	
SS1	1.5 /ft	700 lm (delivered)	13	
WS1	4	144 lm (delivered)	4	
WS2	7	353 lm (delivered)	11	
WS3	16.5	938 (delivered)	5	
WS4	7.9	618 (delivered)	5	
		TOTAL	86	

BLDG 10	**(N) REEF BUILDING**	667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm (delivered)	50	
BL1	2	100 lm (delivered)	6	
DF2	20	~600 lm	4	
DW1	16	150 (delivered)	1	
DW2	5	205 (delivered)	26	
LS2	4.5 /ft	494 lm / ft (delivered)	6	
RA1	10	700	6	
SS1	1.5 / ft	133.4 lm / ft	1	
WR2	3.4	43 (delivered)	16	
UH1	16	1380 (delivered)	2	
		TOTAL	118	

SITE	**LANDSCAPE**	667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL LANDSCAPE LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL2	3	144 lm (delivered)	9	
AL3	3	144 lm (delivered)	90	
BL1	2	100 lm (delivered)	11	
GH1	4	267 lm (delivered)	13	
WR2	3.4	43 (delivered)	7	
WS1	3	144 lm	1	
WS3	16.5	938 (delivered)	8	
		TOTAL	130	

GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

KEY PLAN



LIGHTING CONSULTANT

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PACIFIC EDGE HOTEL ON LAGUNA BEACH

DRAWING LOG

No.	Date

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37011.00

DATE
06/28/19

SCALE
1/8" = 1'-0"

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SHEET TITLE
GROUND LEVEL (4) LIGHTING PLAN - AREA B

SHEET NO.
LD-101B

MATCHLINE: LD-101A
MATCHLINE: LD-101C

MATCHLINE: LD-101C
MATCHLINE: LD-101B



PROJECT INFORMATION		
BLDG 06	SURF BUILDING	633+635 SLEEPY HOLLOW LN LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
DF1	20	~800 lm	4	
DW2	5	205 lm (delivered)	9	
RE1	10	600 lm (delivered)	5	
RE2	10	535 lm (delivered)	30	
SS1	1.5 / ft	133.4 lm / ft	1	
WR2	3.4	43 lm	5	
WS1	4	144 lm (delivered)	1	
WS2	7	353 lm	7	
		TOTAL	62	

GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

KEY PLAN



LIGHTING CONSULTANT

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PACIFIC EDGE HOTEL ON LAGUNA BEACH

DRAWING LOG

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SCALE
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SHEET TITLE
GROUND LEVEL (4) LIGHTING PLAN - AREA C

SHEET NO.
LD-101C



PROJECT INFORMATION				
BLDG 04	REEF BUILDING			667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651
TOTAL EXTERIOR BUILDING LIGHTING				
FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm	7	
RE1	10	535 lm (delivered)	28	
SS1	1.5 / ft	133.4 lm / ft	11	
WR1	3.9	262 lm (delivered)	3	
		TOTAL	49	
BLDG 05	REEF TOWER BUILDING			653 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651
TOTAL EXTERIOR BUILDING LIGHTING				
FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
DW2	5	205 (delivered)	8	
DW3	10.5	365 lm (delivered)	1	
SS1	1.5 /ft	133.4 lm / ft	4	
WR2	3.4	43 lm	51	
WS2	7	353 lm (delivered)	7	see plan
		TOTAL	71	
BLDG 10	(N) REEF BUILDING			667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651
TOTAL EXTERIOR BUILDING LIGHTING				
FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm (delivered)	50	
BL1	2	100 lm (delivered)	6	
DF2	20	~500 lm	4	
DW1	16	150 (delivered)	1	
DW2	5	205 (delivered)	26	
LS2	4.5 /ft	494 lm / ft (delivered)	6	
RA1	10	700	6	
SS1	1.5 / ft	133.4 lm / ft	1	
WR2	3.4	43 (delivered)	16	
UH1	16	1380 (delivered)	2	
		TOTAL	118	
SITE	LANDSCAPE			667 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651
TOTAL LANDSCAPE LIGHTING				
FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL2	3	144 lm (delivered)	9	
AL3	3	144 lm (delivered)	90	
BL1	2	100 lm (delivered)	11	
GH1	4	267 lm (delivered)	13	
WR2	3.4	43 (delivered)	7	
WS1	3	144 lm	1	
WS3	16.5	938 (delivered)	8	
		TOTAL	130	

GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

KEY PLAN



LIGHTING CONSULTANT

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PACIFIC EDGE HOTEL ON LAGUNA BEACH

DRAWING LOG

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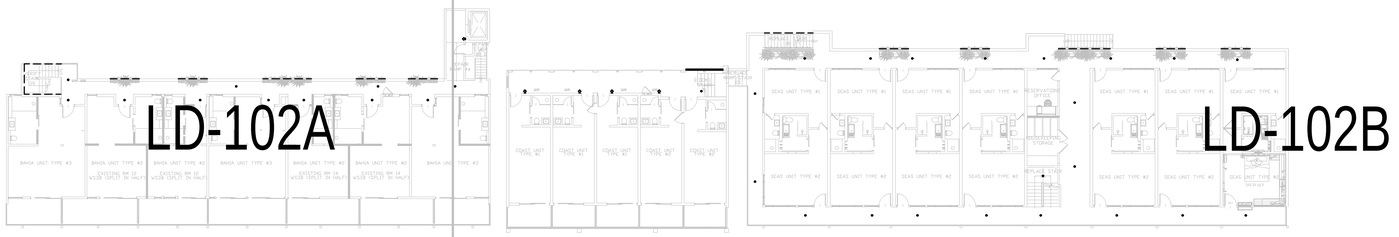
DATE
06/28/19

SCALE
1/8" = 1' 0"

DRAWN BY
SP

SHEET TITLE
GROUND LEVEL (4) LIGHTING PLAN - AREA D

SHEET NO.
LD-101D





GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

KEY PLAN



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PACIFIC EDGE HOTEL
ON LAGUNA BEACH

DRAWING LOG

No.	Date

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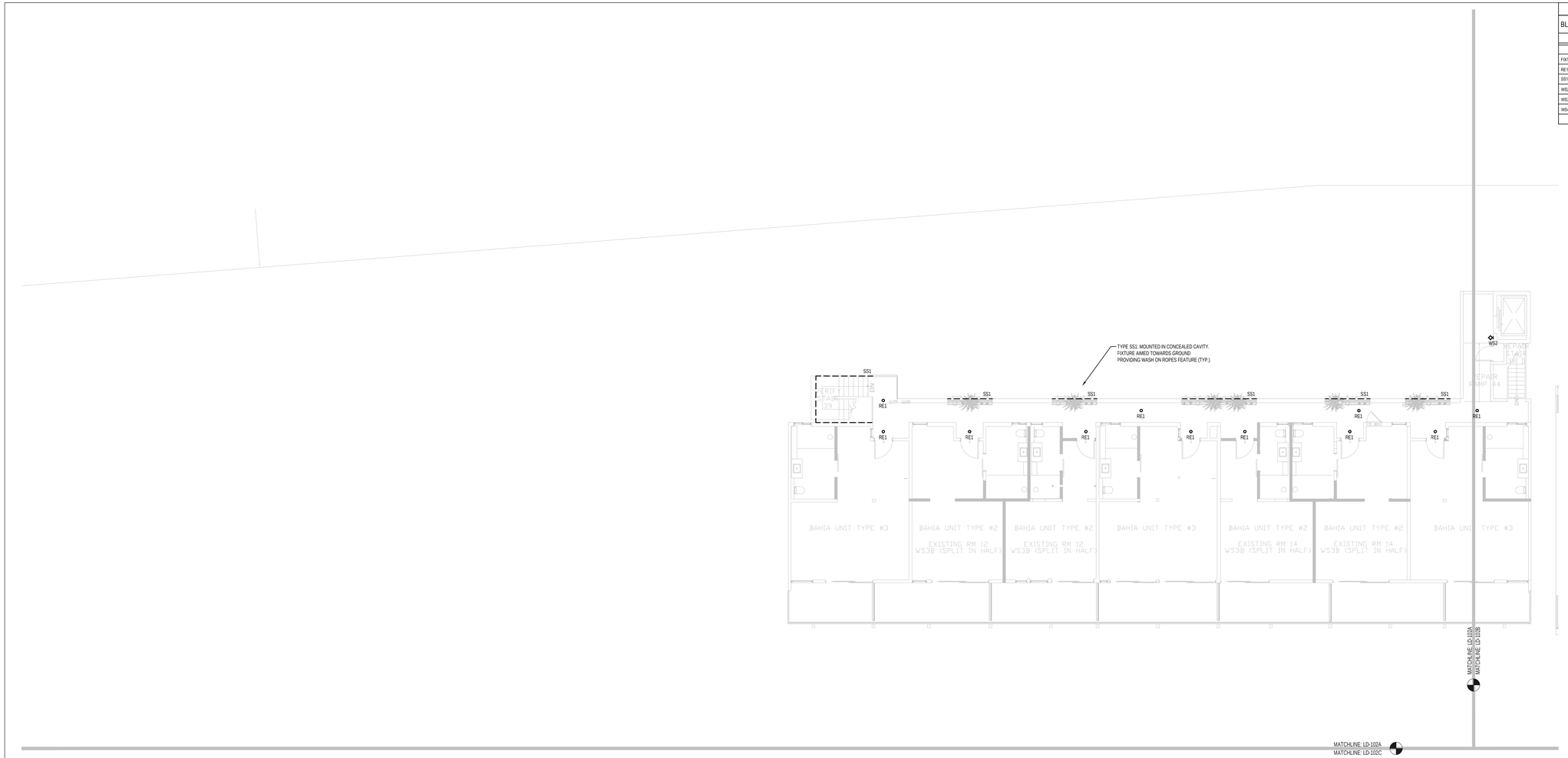
DATE
06/28/19

SCALE
1/16" = 1'-0"

DRAWN BY
SP

SHEET TITLE
SECOND LEVEL (5) FLOOR LIGHTING PLAN

SHEET NO.
LD-102



PROJECT INFORMATION

BLDG 09	BAHIA BUILDING	620+636 SLEEPY HOLLOW LN LAGUNA BEACH, CA 92651

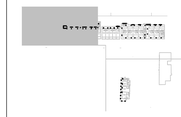
TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
RE1	10	600 lm (delivered)	32	
SS1	1.5 / ft	133.4 lm / ft	18	
WS2	7	353 lm (delivered)	6	
WS3	16.5	938 (delivered)	1	
WS4	7.9	618 (delivered)	9	
		TOTAL	66	

GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

KEY PLAN



LIGHTING CONSULTANT

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PACIFIC EDGE HOTEL ON LAGUNA BEACH

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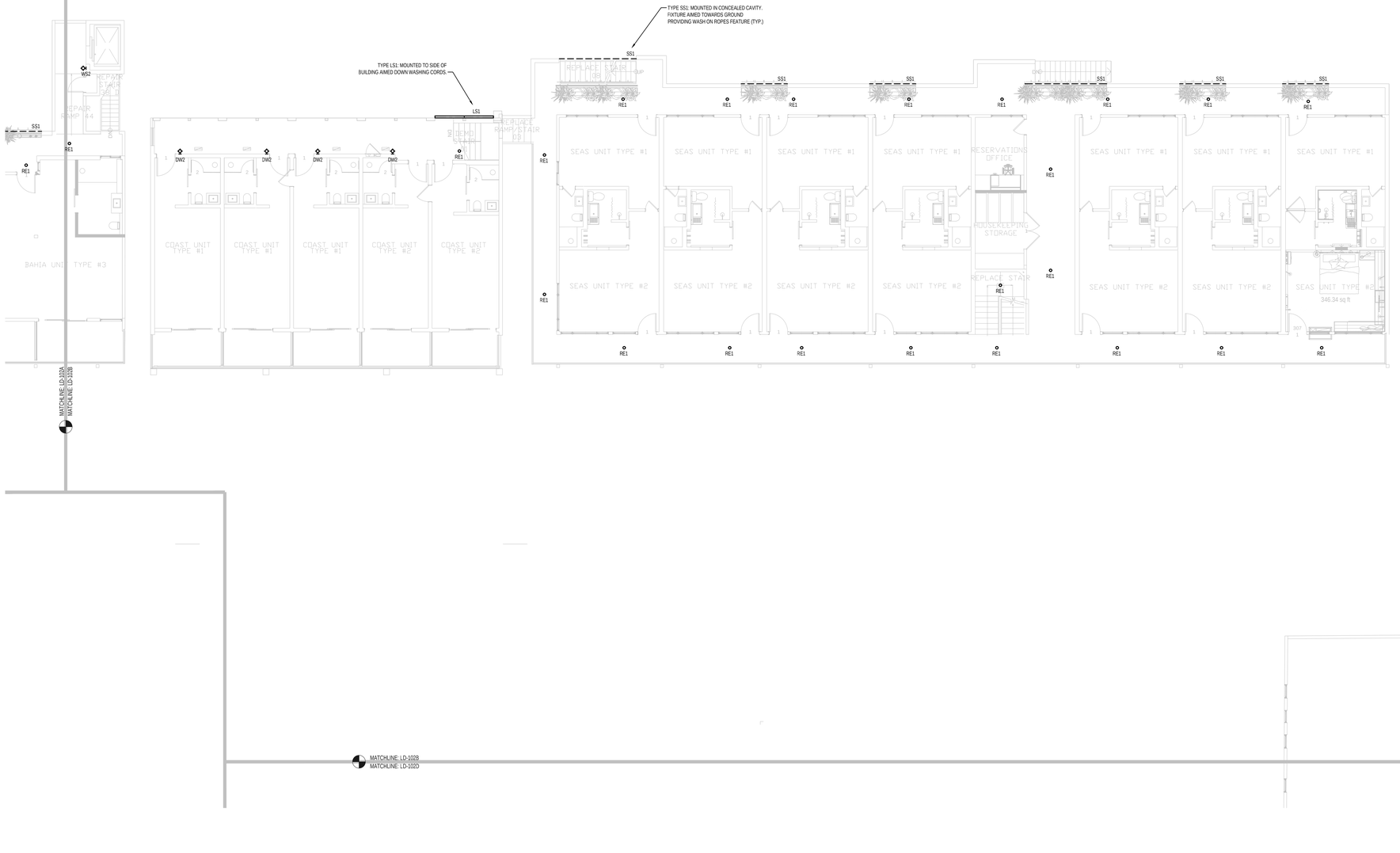
DATE
06/28/19

SCALE
1/8" = 1'-0"

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SP

SHEET TITLE
SECOND LEVEL (5) LIGHTING PLAN - AREA A

SHEET NO.
LD-102A



PROJECT INFORMATION

BLDG 01	**COAST BUILDING**	647 S. COAST HIGHWAY LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AL3	3	144 lm (delivered)	17	
BL2	2	100 lm (delivered)	14	
DF1	20	~800 lm	4	
DW1	10	150 lm (delivered)	2	
DW2	5	205 lm (delivered)	4	
LS1	7 / ft	482 lm / ft (delivered)	1	
LS2	4.5 / ft	494 lm / ft (delivered)	2	
RE1	10	600 lm (delivered)	1	
SS1	1.5 / ft	144 lm /ft	2	
WR1	3.9	262 lm (delivered)	19	
WS2	7	353 lm (delivered)	10	
		TOTAL	76	

BLDG 02	**SEAS BUILDING**	668 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

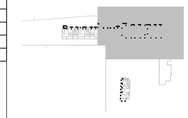
TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
DW2	5	50 lm / ft	8	see plan
RE1	10	600 lm (delivered)	42	
SS1	1.5 /ft	700 lm (delivered)	13	
WS1	4	144 lm (delivered)	4	
WS2	7	353 lm (delivered)	11	
WS3	16.5	938 (delivered)	5	
WS4	7.9	618 (delivered)	5	
		TOTAL	86	

GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

KEY PLAN



LIGHTING CONSULTANT

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PACIFIC EDGE HOTEL ON LAGUNA BEACH

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SCALE 1/8" = 1'-0"

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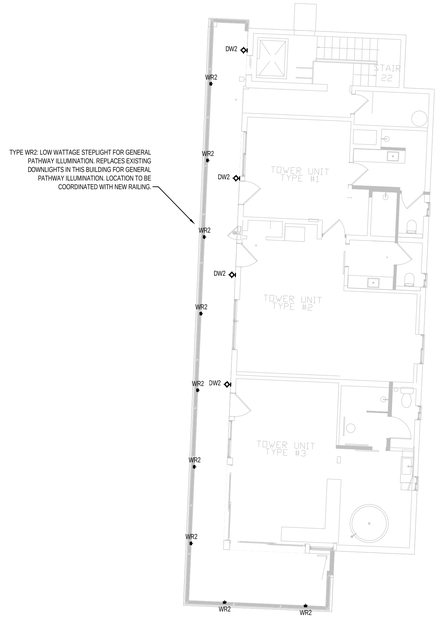
SHEET TITLE

SECOND LEVEL (5) LIGHTING PLAN - AREA B

SHEET NO. LD-102B

MATCHLINE: LD-102B
MATCHLINE: LD-102D

MATCHLINE: LD-102C
MATCHLINE: LD-102D



TYPE WR2: LOW WATTAGE STEPLIGHT FOR GENERAL PATHWAY ILLUMINATION. REPLACES EXISTING DOWNLIGHTS IN THIS BUILDING FOR GENERAL PATHWAY ILLUMINATION. LOCATION TO BE COORDINATED WITH NEW RAILING.

PROJECT INFORMATION		
BLDG 05	REEF TOWER BUILDING	653 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

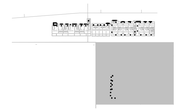
TOTAL EXTERIOR BUILDING LIGHTING

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
DW2	5	205 (delivered)	8	
DW3	10.5	365 lm (delivered)	1	
SS1	1.5 /ft	133.4 lm / ft	4	
WR2	3.4	43 lm	51	
WS2	7	353 lm (delivered)	7	see plan
		TOTAL	71	

GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

KEY PLAN



LIGHTING CONSULTANT

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PACIFIC EDGE HOTEL ON LAGUNA BEACH

DRAWING LOG

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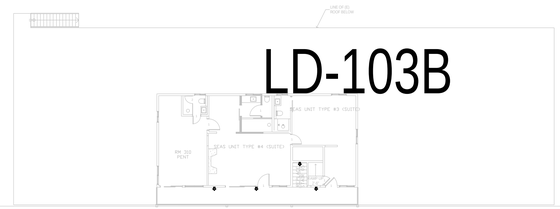
DATE
06/28/19

SCALE
1/8" = 1' 0"

DRAWN BY
SP

SHEET TITLE
SECOND LEVEL (5) LIGHTING PLAN - AREA D

SHEET NO.
LD-102D



GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

LIGHTING CONSULTANT

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PACIFIC EDGE HOTEL
ON LAGUNA BEACH

DRAWING LOG

No.	Date

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DATE
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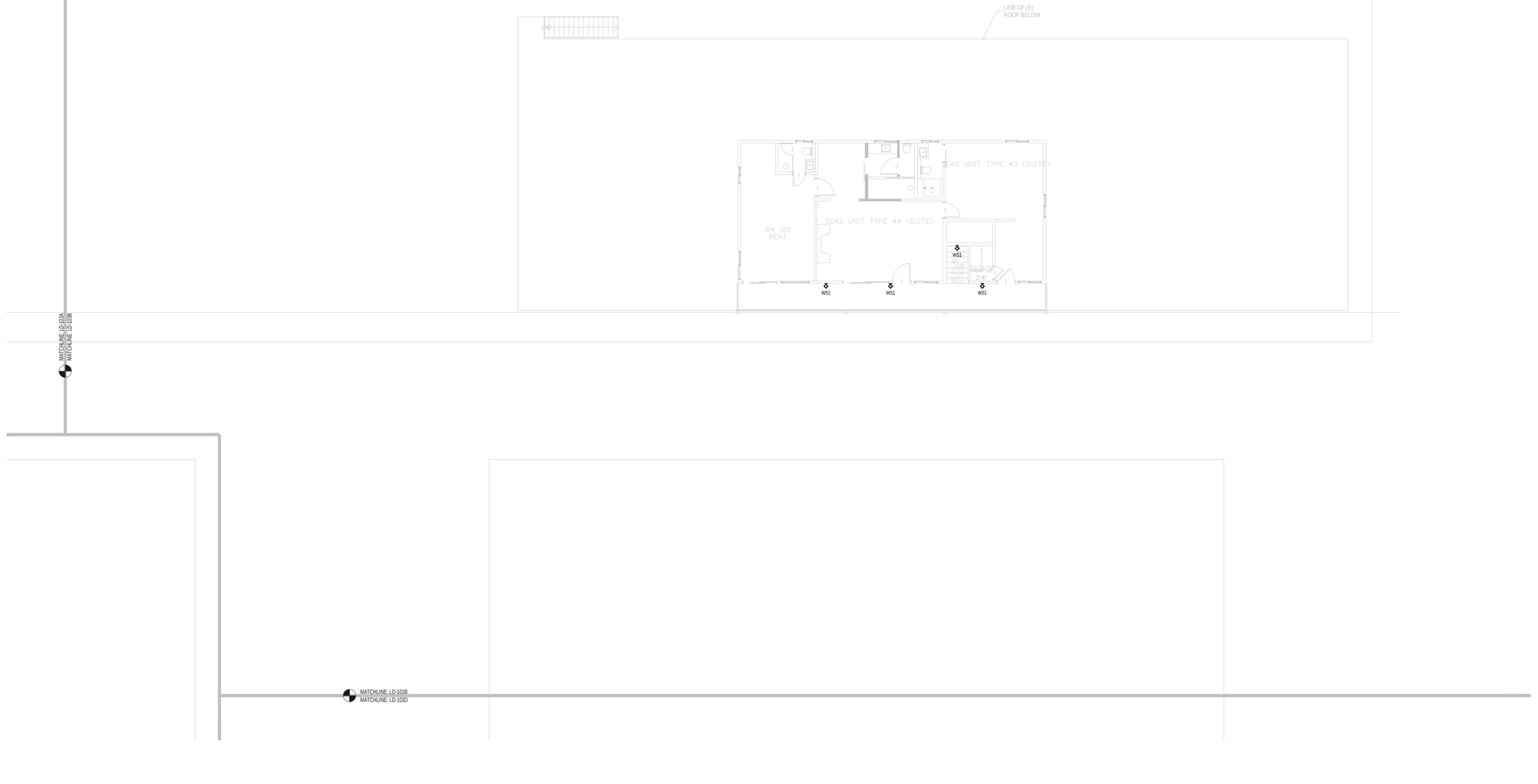
SHEET TITLE
THIRD LEVEL (6) FLOOR LIGHTING PLAN

SHEET NO.
LD-103

PROJECT INFORMATION		
BLDG 02	SEAS BUILDING	668 SLEEPY HOLLOW LANE LAGUNA BEACH, CA 92651

TOTAL EXTERIOR BUILDING LIGHTING

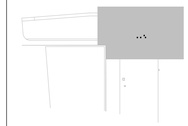
FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
DW2	5	50 lm / ft	6	see plan
RE1	10	600 lm (delivered)	42	
SS1	1.5 /ft	700 lm (delivered)	13	
WS1	4	144 lm (delivered)	4	
WS2	7	353 lm (delivered)	11	
WS3	16.5	938 (delivered)	5	
WS4	7.9	618 (delivered)	5	
		TOTAL	86	



GENERAL NOTES:

- RELAMP OR REPLACE EXISTING RECESSED DOWNLIGHTS WITH LOW WATTAGE 2700K LED MODULES (RE1 OR RE2).

KEY PLAN



LIGHTING CONSULTANT

LIGHTING DESIGN ALLIANCE
2830 TEMPLE AVE. LONG BEACH, CA 90806-2213, USA
T: 562.989.3843 F: 562.989.3847
www.LightingDesignAlliance.com

PACIFIC EDGE HOTEL ON LAGUNA BEACH

DRAWING LOG

No.	Date

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PROJECT NO.
37011.00

DATE
06/28/19

SCALE
1/8" = 1'-0"

DRAWN BY
SP

SHEET TITLE
THIRD LEVEL (6) LIGHTING PLAN - AREA B

SHEET NO.
LD-103B