Draft Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration for the Florence Homes Single-Family Condominium Project in the City of Whittier, County of Los Angeles, California

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City of Whittier
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- This document is designed for double-sided printing -

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1 Introduction

The City of Whittier (Lead Agency) received a Vesting Tentative Tract Map, a Development Review Permit and a variance application from Champion Chemical Company of California, Inc. and Ellis Building Maintenance, Inc. (property owners) as represented by Florence Homes (Applicant) for the development of a new 17-unit detached single-family condominium project. The approval of the applications constitute a *project* that is subject to review under the California Environmental Quality Act (CEQA) 1970 (Public Resources Code, Section 21000 et seq.), and the State CEQA Guidelines (California Code of Regulations, Section 15000 et. seq.).

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

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

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

1.1 – Purpose of CEQA

The body of state law known as *CEQA* was originally enacted in 1970 and has been amended a number of times since then.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

The Legislature finds and declares as follows:

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

g) It is the intent of the Legislature that all agencies of the state government which regulate activities of private individuals, corporations, and public agencies which are found to affect the quality of the environment, shall regulate such activities so that major consideration is given to preventing environmental damage, while providing a decent home and satisfying living environment for every Californian.

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

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

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

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

1.2 – Public Comments

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

Luis G. Escobedo, Planning Services Manager
City of Whittier, Community Development Department
13230 Penn Street, Whittier, CA 90602-1772

O: 562-567-9320 F: 562-567-2872
lescobedo@cityofwhittier.org

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

1.3 – Availability of Materials

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

Luis G. Escobedo, Planning Services Manager
City of Whittier, Community Development Department
[illegible] Penn Street, Whittier, [illegible]
O: 562-567-9320 F: 562-567-2872
lescobedo@cityofwhittier.org

2 Project Description

2.1 – Project Title

Florence Homes, a New 17-Unit Detached Single-Family Condominium Project

2.2 – Lead Agency Name and Address

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

2.3 – Contact Person and Phone Number

Luis G. Escobedo, Planning Services Manager 562-567-9320

2.4 – Project Location

Regionally, the project site is located in the City of Whittier, Los Angeles County, California. The City of Whittier (City) is located within the southeastern portion of Los Angeles County, approximately 20 miles southeast of Downtown Los Angeles; refer to Figure 1, Regional Context. The City is bordered by the unincorporated community of Hacienda Heights and the cities of La Habra Heights and Industry to the north/northeast. The City of Pico Rivera lies to the west, La Habra to the southeast and the Cities of Santa Fe Springs, La Mirada, Norwalk, and Orange County to the south. Regional access to the City is provided via Interstate Route 605), which is located near the City's western boundary. The project site is approximately 2.6-miles southeast of the Pioneer Blvd/I-605 interchange.

The project encompasses five parcels located at 8315 Greenleaf Avenue (Assessor's Identification Number [AIN]:8165-014-006), 8319 Greenleaf Avenue (AIN: 8165-014-007) and 8335 Greenleaf Avenue (AIN: 8165-014-008, 009, and 010) in the City of Whittier in Los Angeles County, California. The parcels are on the western side of Greenleaf Avenue, south of Whittier Boulevard (State Route 72) and directly adjacent to Whittier Greenway Trail along its southern boundary (see Figure 2, Vicinity Map). The parcel has property frontage on Greenleaf Avenue and an abutting unnamed alley to the north. The latitude and longitude is 33° 57' 51.83" North and 118° 02' 19.60" West.

2.5 – Project Sponsor's Name and Address

Owners:

Champion Chemical Company of California, Inc.
c/o Andrew Ellis
8319 Greenleaf Avenue, Whittier, CA 90602
(AIN 8165-014-006 and 007)

Ellis Building Maintenance, Inc.
c/o Elizabeth Behrens Ellis
8335 Greenleaf Avenue, Whittier, CA 90602
(AIN 8165-014-008, 009 and 010)

Applicant:
Florence Homes LLC – Tony Abboud
8141 2nd Street, Suite 520, Downey, CA 90240

Figure 1 Regional Context

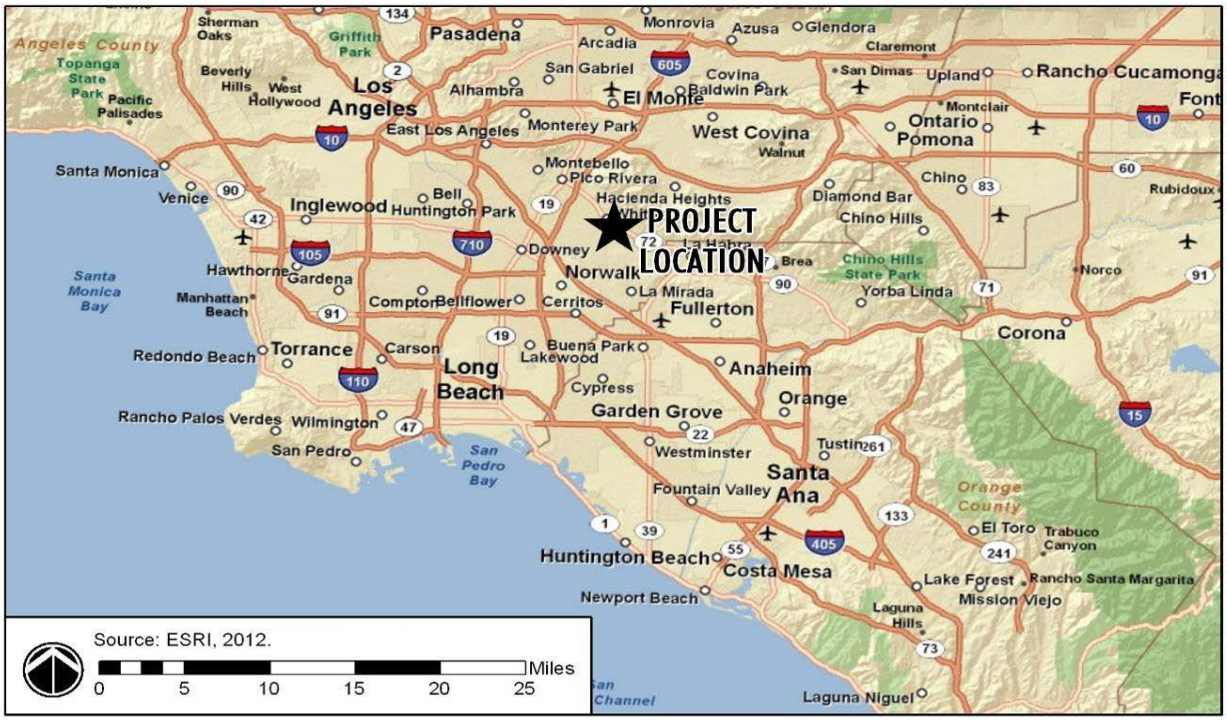
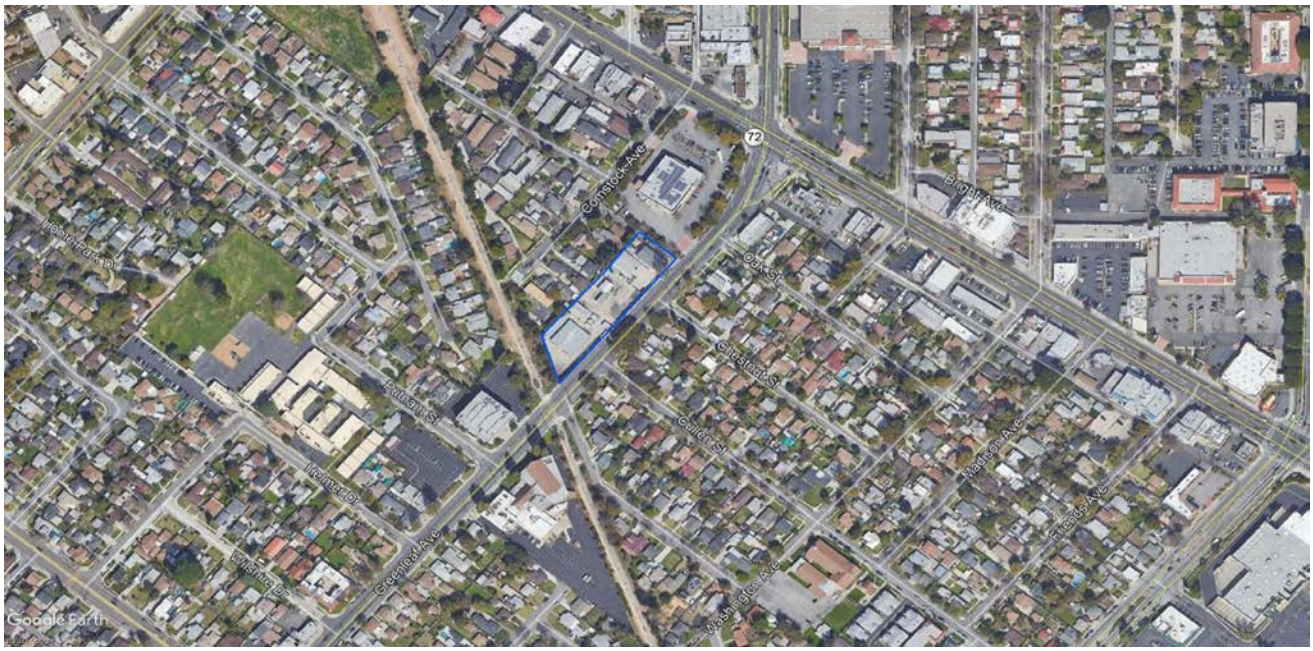


Figure 2 Vicinity Map



Google Earth, Map 2021

2.6 – General Plan Land Use Designation

The 2040 Envision Whittier General Plan Land Use Map designates the 1.23-acre site as Medium Density Residential (7.1-15 du/ac).

2.7 – Zoning

The project site is zoned R-2 Light Multiple Residential Zone.

2.8 – Project Description

Vesting Tentative Tract Map No. 21-0001 (VTTM 83339) proposes a 1.23-acre single lot map for residential condominium purposes.

Development Review Permit No. DRP21-0005 to construct and operate a new 17-unit, two-story, detached condominium residential development.

Variance No. VAR21-0003 to permit a variance from Whittier Municipal Code (WMC) Section 18.18.030, B.1 and Section 18.64.020 for the encroachment of covered porches into the front yard setback along Greenleaf Avenue for units 1, 6, 7, 12, 13 and 17.

BACKGROUND

The subject property was developed as part of Tract No. 6104, which was recorded in 1923, within the unincorporated area of Los Angeles County. The triangularly shaped tract consisted of 77 uneven, irregularly shaped lots bounded by Whittier Boulevard (then County Road), Greenleaf Avenue, and the Los Angeles and Salt Lake Railroad line. In 1960 and 1961, the tract was annexed into the City of Whittier. Based on historic aerial photographs of the area that date to 1954, historic topographic maps dating to 1949, and Sanborn Fire Insurance Maps from 1925 to 1948, by the mid-20th century the area surrounding the subject property was infilled with a mix of single-family, commercial, and industrial development.

8315 Greenleaf Avenue Site History

According to the Los Angeles County Assessor online portal, the subject property was initially improved in 1942. The structure was constructed as 3,200 square feet. The first owner of record was the Loyal Order of Moose Lodge No. 716 in 1950.

8319 Greenleaf Avenue Site History

According to the Los Angeles County Assessor online portal, the subject property was initially improved in 1938. The initial development of the subject property in 1938 and 1944 included concrete buildings along Greenleaf Boulevard, which were demolished sometime between 1948 and 1954. The 1954 historic aerial photograph shows the development of the northern storage building/shed with the central building developed by the 1990s. The first owner of record was Harold Keck in 1939 followed in 1944 by Security Engineering Company and then the current owner Champion Chemical Company acquiring the property in 1966. Security Engineering Co. was a technologies-based company based in Whittier, which was acquired by Dresser Industries,

Incorporated. Champion Chemical, Company was an industrial manufacturer who started advertising from the subject property in 1950.

8335 Greenleaf Avenue Site History

According to the Los Angeles County Assessor online portal, the subject property was initially improved in 1951. Two industrial buildings were constructed at 6,250 and 9,125 square feet respectively. The current owner, Ellis Building Maintenance Company can be traced back to the site in 1967.

PROJECT CHARACTERISTICS

The project is proposing a one-lot Vesting Tentative Tract Map for condominium purposes on the 1.23-acres to allow for the residential development. The property owners propose to sell to a residential developer, Florence Homes, which will construct 17 single-family detached residential units and infrastructure improvements.

Site Demolition & Grading

A 3,200-square foot wood-framed building, two sheet metal buildings totaling 3,214 square feet, two sheet metal roofs comprised of 7,145 total square feet and two sheet metal sheds totaling 720 square feet will be demolished as part of the site preparation process. The site requires grading. The anticipated cut is approximately 815 cubic yards and the approximate fill material is 1,435 cubic yards requiring the import of 620 cubic yards of fill material to support the proposed development. A haul route has not been specified at this time.

Site Access

Access to the project site will be from three non-gated 20-foot driveways on Greenleaf Avenue and from the unnamed alley on the north side of the project. Each driveway from Greenleaf leads to separate courtyards. The access from the alley leads directly into garages for units 1-3.

Walls and Fences

The applicant proposes to construct a new eight-foot-high, stucco/block wall with a decorative cap along the project's western and southern property lines. Staff has included a condition of approval as part of the site plan review that the applicant must incorporate pilasters with a decorative block/stone cap located at a minimum of 40 feet on center. Sound walls will be constructed between units along Greenleaf Avenue.

17-Unit Detached Single-Family Condominiums

The applicant, Florence Homes, proposes a total of 17 new, detached, condominium units which are designed as individual single-family residences. The project applicant has designed the project to incorporate four architectural styles which are common in the city generally, but not extensively represented in the immediately adjacent neighborhood where there is no specific style, though many nearby residences are smaller, single-story, mid-century and ranch style homes built during the late 1940's to early 1960's. Four distinct styles, Spanish, Mediterranean, Craftsman, and Cottage are proposed. The typical features of each style are incorporated into each unit of that particular design, but based on the location of each unit, various enhancements are included.

The project includes a combination of ten 3-bedroom units and seven 4-bedroom units. Each unit will have a two-car garage. The average square footage of the units is 1,851 square feet with an average private open space of 544 square feet and a floor area ratio of 0.72 (31,468 sf +7,193 sf/53,697). The breakdown of units, type, size, and open space is shown on Table 2.8-1.

Table 2.8-1
Unit Mix

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TOTALS					**7,193**	**31,468**	**1,702**	**7,673**	**9,375**	**9,555**

Western Allied, 2021. Site Plan, Floor Plans and Elevation Set for the Florence Homes Project. June 14, 2021.

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All homes will be constructed with solar photovoltaic systems standard and will incorporate the latest energy efficiency technology as required by the California Energy Commission.

Open Space

The proposed project includes both common and private open space. Table 2.8-1 details to open space provided by unit. The City development standard requires a minimum of 350 square feet of open space per dwelling unit per R2 standards with 250 square feet being in private usable open space dedicated for the exclusive use of each individual unit. An average private open space of 544 square feet is provided.

Landscaping

In Appendix A, Project Plans - Conceptual Landscape Plan, it illustrates the trees, shrubs, succulents, grasses, turf, and vines that will be installed throughout the site. The applicant is proposing to landscape approximately 11,535 square feet (0.26-acre) of the entire project site. There will be 62 new trees planted with this development. Turf accounts for 17.86 percent of the project total.

Parking

The parking requirements contained in Chapter 18.48 (Off-Street Parking) of the Whittier Municipal Code (WMC) are required for the project based on the following provisions:

- 2.25 spaces for each unit with three or more bedrooms, with two spaces required for ownership units to be provided within a garage. The remainder (.25 spaces per unit) may be uncovered.
- 1 guest parking space for each 4 units.

As required, each of the 17 units is designed with a garage, for a total of 34 garage spaces. In addition, 12 uncovered spaces are provided, 4 of these spaces are required guest spaces and 8 spaces are remainder spaces for the residential units. Per WMC Section 18.48.020, the remainder spaces "*may be leased/rented to residents by the project owner or homeowner's association or be designated as additional uncovered guest parking".* The number of spaces provided is 46 which are three spaces more than required by the Municipal Code at 43 parking spaces.

New Infrastructure

Storm Drain – Existing drainage pattern is from the back of the property to the south toward Greenleaf Avenue. The site is mostly paved with limited vegetation. The site is relatively flat. The proposed drainage pattern is to match existing. The stormwater flow around the homes will be directed through the piping system toward treatment BMPs in frontage of the property. The biofiltration trenches will be proposed along Greenleaf Avenue for new site which will increase infiltration capacity. The driveway areas in front of the homes will be drained to the proposed swale toward the front and directed toward same treatment BMPs in frontage of the property. There is no new infrastructure proposed as part of this project that would be transferred to public agencies.

Sanitary Sewer – Sewer collection will be accomplished by way of private sewer laterals and mains which will drain south and east connecting to the existing 8-inch sewer line in Greenleaf Avenue. The total flow in sewer line along Greenleaf Ave. including proposed additional flow (0.26 cfs) is less than available capacity of existing sewer line flowing half full (0.41 cfs).

Domestic Water – Domestic water will be provided to the project by Suburban Water Systems through a connection to the existing main in Greenleaf Avenue and distributed through a private

water system to individual meters for each house, and to a common irrigation meter. Fire sprinkler flow will be supplied by individual house meters.

Streets, Circulation and Parking – The project will take access from Greenleaf Avenue and an unnamed alley at the northern portion of the site. Circulation will be achieved using three driveways from Greenleaf leading to separate courtyards. The access from the alley leads directly into garages for units 1-3. The project meets LA County Fire access standards.

Dry Utilities – The project will be served with a new underground electric distribution system which connects to the existing power lines on Greenleaf Avenue. The power lines adjacent to 8315 Greenleaf Avenue will require undergrounding as part of this project. A private street light system will be constructed within the tract.

Solid Waste Collection

Trash storage will be in the garage or side yard of each residential unit, and containers (green waste, landfill, and recyclables) will be picked up by Republic Services (City franchisee) weekly. Residential customers for units 4-17 will be required to roll-out their solid waste cart, recycling cart, and green waste cart to the red curb on Greenleaf Avenue for collection service on Fridays and residential customers in units 1-3 will be required to roll-out their containers to the unnamed alley adjacent to their units. Appendix A, Project Plans illustrates the conceptual trash collection plan and truck maneuvering scheme.

VARIANCE

The applicant has requested a variance to permit the encroachment of the covered porches into the 20–foot front yard setback along Greenleaf Avenue for units 1, 6, 7, 12, 13 and 17. Whittier Municipal Code (WMC) Section 18.18.030, B1 states:

> B. Minimum Yard Areas. Each lot in the R-2 zone shall have front, side and rear yards conforming to the following requirements:
>
> 1. Front Yards. Each lot in the R-2 zone shall maintain a front yard of not less than twenty feet in depth, except that the front yard area for a key lot shall be not less than fifteen feet.

Further, Section 18.64.020 Intrusions permitted in required yards states:

> The following intrusions and no others may project into any required yard area, but in no case shall such intrusion extend more than forty percent of the width of the required yard or four feet whichever is the lesser unless located in the rear one-third of the lot and except as provided in this title:
>
> A. Cornices, eaves, belt courses, sills, buttresses or other similar architectural features;
> B. fireplace structures;
> C. Stairways, balconies, and fire escapes;
> D. Uncovered porches and platforms;
> E. Planter boxes or masonry planters;
> F. Guard railings for safety protection around ramps;
> G. Bay windows; and
> H. Water heater enclosures.

The project as designed shows covered porches that encroach six feet into the required setback along Greenleaf Avenue for units 1, 6, 7, 12, 13 and 17.

PROJECT PHASING AND CONSTRUCTION

The proposed project will be constructed in the following phases: 1) demolition (20 days); 2) site preparation (4 days); 3) grading (15 days); and 4) building construction (260 days). The project is anticipated to start construction in January 2022 and be completed in March 2023.

2.9 – Surrounding Land Uses and Setting

The City of Whittier is located in the eastern portion of Los Angeles County, 20 miles east of downtown Los Angeles. The City is on the southwestern slopes of the Puente Hills just east if the San Gabriel River and the San Gabriel River Freeway (State Route 605). The land features a sloping terrain on the north and east where the Puente Hills are located and becomes flat on the southern and western sections. Neighboring cities and communities include Pico Rivera and Los Nietos on the west, Santa Fe Springs and La Mirada on the south, La Habra and La Habra Heights on the east, and the unincorporated communities of Hacienda Heights and Rowland Heights on the north.

The 1.23-net acre project site includes five parcels at 8315 Greenleaf Avenue (Assessor's Identification Number [AIN]:8165-014-006), 8319 Greenleaf Avenue (AIN: 8165-014-007) and 8335 Greenleaf Avenue (AIN: 8165-014-008, 009, and 010) with direct access to Greenleaf Avenue, which borders the site's eastern boundary and an unnamed alley providing direct access to units 1-3 on the northern boundary.

The project site is currently in use for industrial/commercial purposes by Champion Chemical Company of California, Inc. and Ellis Building Maintenance, Inc.

Table 2.9-1
Surrounding Land Uses

Direction	General Plan Designation	Zoning District	Existing Land Use
Project Site	Medium Density Residential (7.1-15 du/ac)	R-2 Light Multiple Residential	Industrial/Commercial
North	Mixed Use -1 (30 du.ac)	R-1 Single Family Residential	Commercial and Whittier Boulevard (SR 72)
South	Park and Medium Density Residential (7.1-15 du/ac)	R-1 Single Family Residential	Whittier Greenway Trail and Church
East	Low Density Residential (3.1-7 du/ac)	R-1 Single Family Residential	Single-family Residential
West	Medium Density Residential (7.1-15 du/ac)	R-2 Light Multiple Family Residential	Single-family Residential

2.10 – Required Approvals

The City of Whittier (lead agency under CEQA) will use this IS/MND in making decisions with regard to the approval of the 17-Unit Residential Condominium Development, subsequent

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

- Vesting Tentative Tract Map No. 21-0001 (VTTM 83339)
- Development Review Permit No. DRP21-0005, and
- Variance No. VAR21-0003

2.11 – Other Public Agencies Whose Approval is Required

The implementation of the proposed improvements would require the issuance of permits from various public agencies. The permits and approvals from lead, responsible, and trustee agencies that are necessary include:

- Los Angeles County Fire Department approval of proposed site improvements.
- California Regional Water Quality Control Board for water quality permits.
- South Coast Air Quality Management District for Potential asbestos and lead-based paint clearances.
- State Department of Toxic Substances and Control for transport of hazardous waste materials.

2.12 – Tribal Consultation

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

Yes. See Section 4.18 Tribal Cultural Resources for expanded discussion.

3 Determination

3.1 – Environmental Factors Potentially Affected

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

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

3.2 – Determination

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

Name: Luis G. Escobedo, Planning Services Manager Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

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

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

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance.

4 Evaluation of Environmental Impacts

4.1 – Aesthetics

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

Sources

Information used to prepare the Aesthetics section is from the following sources: aerial photographs of the project area, the *City of Whittier General Plan, 2021*, the California Department of Transportation, California Scenic Highway Mapping System accessed October 11, 2021 and the City of Whittier *Municipal Code, Title 18 Zoning*.

Environmental Setting

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

Discussion

a) **No Impact.** Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e., development on a scenic hillside). The proposed project is located within an urbanized area visually dominated by residential and institutional land uses.

The proposed project is located on a predominately-developed site on Greenleaf Avenue within a fully urbanized area visually dominated by single-family residential and commercial land uses together with institutional uses and surface street features. This site is not considered to be

within or to comprise a portion of a scenic vista. Demolition of the existing structures and construction of the new 17 single-family residences would have no effect on a scenic vista. The proposed development is generally compatible in type and scale with the existing and planned surrounding development.

Due to the existing standards in place as identified in the Whittier Municipal Code, the relatively low scale of the proposed project, and the distance of the project from view sheds, no impacts on scenic vistas would occur. Therefore, no further analysis of this environmental issue is necessary.

b) **No Impact.** The project is not adjacent to a designated state scenic highway or eligible state scenic highway as identified on the California Scenic Highway Mapping System. Thus, the proposed project would not damage the integrity of existing visual resources or historic buildings located along a State Scenic Highway. No impact on scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway, would result with the demolition of the existing structures and construction of the new 17 single-family residences. No further analysis is required.

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

Construction of the proposed project would result in short-term impacts to the existing visual character and quality of the area. Construction activities would require the use of equipment and storage of materials within the project site. However, construction activities are temporary and would not result in any permanent visual impact. The landscaping and trees in the existing surface parking lot west of Greenleaf Avenue will be modified. The project would add new 62 trees within the residential development project.

Construction of the proposed buildings would alter the existing visual character of the site. Upon project completion, the 17 new residences will be constructed. The proposed project is similar in use and building type as existing nearby buildings on Greenleaf Avenue and Comstock Avenue. The immediate surroundings of the project site are a combination of residential, commercial and institutional and open space uses. Surrounding buildings are generally one to two stories in height. The parcel will be enclosed with walls and fencing on the southern and western property lines. With specified design features included, the project will have less than significant impacts on the visual character of the site and the surroundings.

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

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

Mitigation Measures

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

Level of Significance After Mitigation

Not Applicable.

4.2 – Agriculture and Forest Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				☑
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				☑
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				☑
d) Result in the loss of forest land or conversion of forest land to non-forest use?				☑
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				☑

Sources

Information used to prepare this section is from the following sources: California Department of Conservation, *Farmland Mapping and Monitoring Program of the California Resources Agency*; and California Department of Forestry and Fire Protection and the USDA Forest Service, California Land Cover Mapping and Monitoring Program (LCMMP), Vegetation GIS files for Pacific Southwest Region.

Environmental Setting

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

Discussion

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

b) **No Impact.** Currently, the project is designated as Medium Density Residential. There are no agricultural zones within the City of Whittier, which is a fully urbanized community. The project would have no effect upon agricultural resources within the City of Whittier or any other neighboring city or unincorporated county area.

c) **No Impact.** Public Resources Code Section 12220(g) identifies forest land as *land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.* The project site and surrounding properties are not currently being managed or used for forest land as identified in Public Resources Code Section 12220(g). The USDA Forest Service vegetation maps for the project identify it as *urban* type, indicating that it is not capable of growing industrial wood tree species. Therefore, implementation of this project will have no impact to any timberland zoning.

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

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

Mitigation Measures

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

Level of Significance After Mitigation

Not Applicable.

4.3 – Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			☑	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?		☑		
c) Expose sensitive receptors to substantial pollutant concentrations?			☑	
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?			☑	

Sources

Information used to prepare this section is from the following sources: *City of Whittier General Plan*, 2021 and California Emissions Estimator Model®, Version 2020.4.0, California Air Pollution Control Officers Association, May 2021.

Environmental Setting

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

Discussion

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

The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed project would interfere with the region's ability to comply with Federal and State air quality standards. If the decision-makers determine that the proposed project is inconsistent, the lead agency may consider project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies.

The SCAQMD CEQA Handbook identifies two key indicators of consistency:

(1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
(2) Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

Criterion 1 - Increase in the Frequency or Severity of Violations

The results of the short-term construction emission levels and long-term operational emission levels show that the project would not result in significant impacts based on the SCAQMD regional and local thresholds of significance. Therefore, the proposed project would not contribute to the exceedance of an air pollutant concentration standard and is found to be consistent with the AQMP for the first criterion.

Criterion 2 - Exceed Assumptions in the AQMP

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the proposed project are based on the same forecasts as the AQMP. The 2016-2040 Regional Transportation/Sustainable Communities Strategy, prepared by the Southern California Association of Governments (SCAG), 2016, includes chapters on: the challenges in a changing region, creating a plan for our future and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA.

The project is consistent with the underlying General Plan designation of Medium Density Residential. The proposed project is expected to result in increased operational emissions from mobile sources and energy sources, compared to the previously approved use. However, as shown in the regional and localized emissions analysis, the project is below the SCAQMD thresholds of significant for cumulative impacts. The impact is considered less than significant.

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

Short Term Air Quality Impacts - Construction

Regional Emissions - Construction

Regional air quality emissions include both on-site and off-site emissions associated with construction of the project. Regional daily emissions of criteria pollutants are compared to the SCAQMD regional thresholds of significance. As shown in Table 4.3-1, regional daily emissions of criteria pollutants are expected to be below the allowable thresholds of significance. CalEEMod daily emissions outputs are provided in Appendix B.

The project must follow all standard SCAQMD rules and requirements with regards to fugitive dust control. Compliance with the dust control is considered a standard requirement and included as part of the project's design features, not mitigation.

Table 4.3-1
Construction Emissions

Maximum Daily Construction Emissions (pounds/day)							
	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$	CO_2 (e)
Unmitigated	7.13	13.29	13.22	0.05	6.39	3.46	5,452.25
SCAQMD Thresholds	75	100	550	150	150	55	-

Source: CalEEMod.2020.4.0 output in appendix, includes on-road materials delivery as well as import haul and construction crew commuting

Table 4.3-1 shows that, the project's daily construction emissions will be below the applicable SCAQMD regional air quality standards and thresholds of significance. As a result, the project would not contribute substantially to an existing or projected air quality violation. Furthermore, by complying with the SCAQMD standards, the project would not contribute to a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). The project's short-term construction impact on regional air resources is less than significant with mitigation.

Fugitive Dust - Construction

The Project is required to comply with regional rules that assist in reducing short-term air pollutant emissions associated with suspended particulate matter, also known as fugitive dust. Fugitive dust emissions are commonly associated with land clearing activities, cut and-fill grading operations, and exposure of soils to the air and wind. SCAQMD Rule 403 requires that fugitive dust is controlled with best-available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rules 402 and 403 require implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Applicable suppression techniques are as follows:

1. All active construction areas shall be watered two (2) times daily.
2. Speed on unpaved roads shall be reduced to less than 15 mph.
3. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
4. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.
5. All operations on any unpaved surface shall be suspended if winds exceed 15 mph.
6. Access points shall be washed or swept daily.
7. Construction sites shall be sandbagged for erosion control.
8. Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
9. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114.
10. Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits.
11. Replace the ground cover of disturbed areas as quickly possible.
12. A fugitive dust control plan should be prepared and submitted to SCAQMD prior to the start of construction.

Localized construction emissions indicate daily construction emissions, with standard control measures, would be below the applicable thresholds established by the SCAQMD. The proposed project's short-term construction activities would cause less than significant Fugitive Dust impacts.

Long Term Air Quality Impacts - Operation

Regional Emissions - Operation

Long-term operational air pollutant impacts from the project are shown in Table 4.3-2. The project is not expected to exceed any of the allowable daily emissions thresholds for criteria pollutants at the regional level. CalEEMod daily emissions outputs are provided in Appendix B.

Table 4.3-2
Operational Emissions

Maximum Daily Emissions (lbs/day)						
Activity	**ROG**	**NOx**	**CO**	**SO2**	**PM10**	**PM2.5**
Mobile Sources	0.41	0.50	1.40	0.00	1.00	0.27
Energy Sources	0.00	0.07	0.03	0.00	0.00	0.00
Area Sources	0.87	0.02	4.18	0.00	0.00	0.00
Total	1.28	0.59	5.61	0.00	1.01	0.28
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold (?)	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod Output in Appendix B.

The project's daily operational emissions will be below the applicable SCAQMD regional air quality standards and thresholds of significance, and the project would not contribute substantially to an existing or projected air quality violation. Furthermore, by complying with the SCAQMD standards, the project would not contribute to a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). The project related long-term air quality impacts are less than significant.

CO Hot Spot Emissions

A CO hot spot is a localized concentration of carbon monoxide (CO) that is above the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm. At the time of the publishing of the 1993 CEQA Air Quality Handbook, the SCAB was designated nonattainment, and projects were required to perform hot spot analyses to ensure they did not exacerbate an existing problem. Since this time, the SCAB has achieved attainment status and the potential for hot spots caused by vehicular traffic congestion has been greatly reduced. In fact, the SCAQMD Air Quality Management Plan (AQMP) found that peak CO concentrations were primarily the result of unusual meteorological and topographical conditions, not traffic congestion. Additionally, the 2003 SCAQMD AQMP found that, at four of the busiest intersections in SCAB, there were no CO hot spots concentrations. Furthermore, in the 2003 SCAQMD AQMP found that, at four of the busiest intersections in Los Angeles, there were no CO hot spots concentrations. Therefore, it is reasonable to conclude that the project would not significantly increase traffic congestion in the vicinity of the site that would lead to the formation of CO Hot Spots. The project impact to CO Hot Spots is less than significant.

c) **Less Than Significant Impact.** Sensitive receptors are those segments of the population that are most susceptible to poor air quality such as children, the elderly, the sick, and athletes who perform outdoors. Land uses associated with sensitive receptors include residences, schools, playgrounds, childcare centers, outdoor athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. Environmental analysis identified sensitive receptors near the project as adjacent residences within 25 meters of the project site boundary. To ensure mitigation of potential impacts, the project must comply with

SCAQMD rules requiring construction best practices to mitigate airborne dust, erosion, exhaust, and VOC's.

Asbestos - Construction

The project will be required to comply with the National Emission Standard for Hazardous Air Pollutants (NESHAP) standards. An Asbestos NESHAP Notification Form shall be completed and submitted to the CARB immediately upon discovery of the contaminant. The project will be required to follow NESHAP standards for emissions control during site renovation, waste transport and waste disposal. A person certified in asbestos removal procedures will be required to supervise on-site activities.

The project includes demolition of existing structures that would be subject to the National Emissions Standards for Asbestos (40CFR Part 61 Subpart M). Prior to demolition of existing structures, an asbestos evaluation must be completed in accordance with the Asbestos NESHAP regulations. Section 61.145 requires written notification of demolition operations. This notification should be typewritten and postmarked or delivered no later than ten (10) days prior to the beginning of the asbestos demolition or removal activity. By following the required asbestos abatement protocols, the project impact is less than significant.

Diesel Particulate Matter - Construction

The greatest potential for toxic air contaminant emissions from the project would be related to diesel particulate matter (DPM) emissions associated with heavy diesel equipment used during construction. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of "individual cancer risk". "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over a 30-year lifetime will contract cancer, based on the use of standard risk-assessment methodology.

As shown in Tables 4.3-1 and 4.3-2, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed regional or local thresholds. Given the short-term construction schedule, the proposed project's construction activity is not expected to be a long-term (i.e., 30 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. In September 2000, the CARB adopted the Diesel Risk Reduction Plan, which recommends several control measures to reduce the risks associated with diesel particulate matter (DPM). The key elements of the Plan are to clean up existing engines through engine retrofit emission control devices, to adopt stringent standards for new diesel engines, to lower the sulfur content of diesel fuel, and implement advanced technology emission control devices on diesel engines. The project is located adjacent to residential homes, therefore, in order to ensure the level of DPM exposure is reduced as much as possible; the project shall implement the best available pollution control strategies to minimize potential health risks. The following DPM control measures include:

- Utilize low emission "clean diesel" equipment with new or modified engines (Tier 4 or better) that include diesel oxidation catalysts, diesel particulate filters or Moyer Program retrofits that meet CARB best available control technology.
- Establish staging areas for the construction equipment that are as distant as possible from adjacent sensitive receptors.
- Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.
- Use haul trucks with on-road engines instead of off-road engines for on-site hauling.
- Provide temporary dust barriers or construct perimeter walls during the first phase construction.

With pollution control strategies, the project impact is less than significant.

Toxic Air Contaminants - Operations

The project would consist of single family residential uses. This type of project does not include major sources of toxic air contaminants (TAC) emissions that would result in significant exposure of sensitive receptors to substantial pollutant concentrations. Therefore, the project impact is considered less than significant.

d) **Less Than Significant Impact.** According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills.

Odors - Construction

Heavy-duty equipment in the project area during construction will emit odors; however, the construction activity would cease to occur after individual construction is completed. The project is required to comply with Rule 402 during construction, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. No other sources of objectionable odors have been identified for the proposed project. Therefore, the project impact from odor emissions is less than significant.

Odors - Operation

The proposed project does not contain land uses that would typically be associated with significant odor emissions. The project will be required to comply with standard building code requirements related to exhaust ventilation, as well as comply with SCAQMD Rule 402. Rule 402 requires that a person may not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. Project related odors are not expected to meet the criteria of being a nuisance. The project's operation would result in less than significant odor impacts.

Recommended Project Design Features

The following recommended project design features are considered standard building code requirements and best practices that will be included in the project design.

DF-1. Comply with the mandatory requirements of Title 24 part 11 of the California Building Standards Code (CALGreen) and the Title 24 Part 6 Building Efficiency Standards, including net zero energy requirements.

DF-2. Implement water conservation strategies, including low flow fixtures and toilets, water efficient irrigation systems, drought tolerant/native landscaping, and reduce the amount of turf.

DF-3. Comply with the mandatory requirements of CalRecycle's residential recycling program and implement zero waste strategies.

DF-4. Provide the necessary infrastructure to support electric vehicle charging for both the residential and commercial components of the project.

DF-5. Use electric powered landscaping equipment for landscape maintenance.

Mitigation Measures

The following mitigation measures are recommended to help ensure the project does expose sensitive receptors to substantial pollutant concentrations. In particular, given the close proximity of sensitive receptors, several standard dust control measures have been included as mitigation to ensure adequate enforcement and compliance.

Construction Mitigation Measures:

AIR-1 The project must follow the standard SCAQMD rules and requirements with regards to fugitive dust control, which includes, but are not limited to the following:

1. All active construction areas shall be watered two (2) times daily.
2. Speed on unpaved roads shall be reduced to less than 15 mph.
3. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
4. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.
5. All operations on any unpaved surface shall be suspended if winds exceed 15 mph.
6. Access points shall be washed or swept daily.
7. Construction sites shall be sandbagged for erosion control.
8. Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
9. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114.
10. Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits.
11. Replace the ground cover of disturbed areas as quickly possible.
12. A fugitive dust control plan should be prepared and submitted to SCAQMD prior to the start of construction.

AIR-2 Prepare and implement a Construction Management Plan which will include Best Available Control Measures to be submitted to the City of Whittier.

AIR-3 Construction equipment shall be maintained in proper tune.

AIR-4 Require all construction equipment to have Tier 4 low emission "clean diesel" engines that include diesel oxidation catalysts and diesel particulate filters that meet the latest CARB best available control technology.

AIR-5 All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.

AIR-6 Minimize the simultaneous operation of multiple construction equipment units.

AIR-7 The use of heavy construction equipment and earthmoving activity should be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level.

AIR-8 Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.

AIR-9 Establish staging areas for the construction equipment that are as distant as possible from adjacent sensitive receptors (residential land uses).

AIR-10 Use haul trucks with on-road engines instead of off-road engines for on-site hauling.

AIR-11 Utilize zero VOC and low VOC paints and solvents, wherever possible.

AIR-12 Provide temporary dust barriers or construct perimeter walls during the first phase of construction.

Level of Significance After Mitigation

Air Quality impacts will be less than significant with design features and mitigation satisfied.

4.4 – Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				☑
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				☑

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				☑
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				☑
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				☑
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				☑

Sources

Information used to prepare this section is from the following sources: California Natural Diversity Database; United States Fish and Wildlife Service, National Wetlands Inventory, Wetlands Mapper; US Fish & Wildlife Services, Environmental Conservation Online System; California Department of Fish and Wildlife, California Regional Conservation Plans Map; Los Angeles County Department of Regional Planning. *2035 General Plan*. October 6, 2015. Chapter 9: Conservation and Natural Resources Element, Figure 9.3: Significant Ecological Areas and Coastal Resource Areas Policy Map, and *City of Whittier General Plan Update*, 2021.

Environmental Setting

The proposed project is located within an urbanized area, and the majority of the project area is developed.

Discussion

a) **No Impact.** Wildlife habitats within the City are generally limited to parks, nature preserves, and water body areas. The project site is developed. Formal landscaping currently exists on-site and will be enhanced with the new construction. The non-native vegetation is not habitat of any species identified as a candidate, sensitive, or special status species. The project site is not identified as critical habitat for Threatened and Endangered Species. Considering the highly disturbed nature of the project site surrounding areas, the probability of existence of designated species under the federal Endangered Species Act or California Special Concern Species is low. The proposed project would, therefore, not have a substantial adverse effect on any species identified as a candidate, sensitive, or special-status species in local or regional plans or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS). Considering the lack of habitat on the property, no impacts to wildlife species of concern will occur.

b) **No Impact.** Land uses subject to this proposed project would occur in established urbanized areas and would not remove or impact any riparian habitat or other sensitive natural communities. No further environmental analysis is required.

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

d) **No Impact.** Project implementation would occur in established urbanized areas and would not alter or adversely impact any native resident or migratory fish or wildlife species, corridors or nursery sites. No further environmental analysis is required.

e) **No Impact.** The City has a tree removal policy that states that if more than five trees are to be removed, a tree removal permit application must be submitted to and approved by the City. The proposed project would install new landscaping within the front and side setbacks and various other locations on the site. The project would add 62 trees as part of the residential development project. The project would not affect any other natural biological resources; therefore the project will not result in any conflicts with local or other policies or standards to protect such resources. Impacts would be less than significant.

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

Mitigation Measures

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

Level of Significance After Mitigation

Not Applicable.

4.5 – Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?			☑	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			☑	
c) Disturb any human remains, including those interred outside of formal cemeteries?			☑	

Sources

Information used to prepare this section is from the following sources: *City of Whittier General Plan Update*, 2021, and Sapphos Environmental, Inc., 2021, Historical Resources Assessment Report for 8315 and 8319 Greenleaf Avenue, Whittier, California 90602, prepared for Apex Designs, LLC. dated July 8, 2021.

Environmental Setting

The proposed project is located within an urbanized area, and the majority of the project area is developed.

Discussion

a) **Less Than Significant Impact.** The City of Whittier is an urbanized community and nearly all properties within the City (except for areas such as protected park lands) have been previously disturbed and/or developed. The proposed project would not promote, encourage or enable activities that could remove, degrade or in any way adversely impact local historic resources. Historic Resources within the City are regulated and protected pursuant to the City's Historic Resource Element of the General Plan.

Sapphos Environmental conducted a site visit and reviewed previous records on the property located at 8315 and 8319 Greenleaf Avenue in the City of Whittier.

8315 Greenleaf Avenue

The subject property was evaluated against the seven aspects of integrity as outlined in the California Code of Regulations (Section 4852 [C]), and described in the National Register Program. The seven aspects of integrity include *location, design, setting, materials, workmanship, feeling*, and *association*. The subject property has not been moved; therefore, the subject property retains integrity of *location*. The exterior of the building has been significantly altered including the removal of the coping on the parapet wall, the infill of arched windows on the northeast and southwest façades, addition of a large, fixed window above the primary entrance, removal of details on either side of the entrance pilasters, addition of a metal shed roof over the entrance door, the cladding of the building is textured stucco, the cladding of the stairs and porch in ceramic tile, two additions on the rear of the building, the removal of rear staircase/balcony with door infill, and the infill/alteration of windows on the rear façade. Therefore, the building does not retain integrity of *design, materials, workmanship, feeling*, or *association.*

The *setting* of the subject property has been not changed since construction and the surrounding area remains characterized by a mix of modest single-family, commercial, and industrial

development. The subject property does not meet one or more eligibility criteria and does not possess integrity; therefore, it is not a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines.

8319 Greenleaf Avenue

The subject property was evaluated against the seven aspects of integrity as outlined in the California Code of Regulations (Section 4852 [C]), and described in the National Register Program. The seven aspects of integrity include *location, design, setting, materials, workmanship, feeling*, and *association*. The subject property has not been moved; therefore, the subject property retains integrity of *location*. It is unclear if the exterior of the vernacular buildings on the subject property have been altered, yet no visible alterations could be viewed from the field inspection. Therefore, the buildings retain integrity of *design, materials, workmanship, feeling*, and *association.* The *setting* of the subject property has been not changed since construction and the surrounding area remains characterized by a mix of modest single-family, commercial, and industrial development. Although the subject property retains integrity, it does not meet the criteria for designation at the local, state, or national level and therefore is not considered a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines.

The proposed project was reviewed to determine if it would have an impact on the Jordan House, City Historical Landmark No. 13 and National Register-listed resource located at 8310 Comstock Avenue. The building was listed as a City Historical Landmark in 1991 and listed in the National Register in 1980. The Jordan House is a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines. The proposed project was reviewed to determine if it would result in a substantial adverse change to a historical resource (Section 15064.5(b) of the CEQA Guidelines). The proposed project would include 17 single-family two-story units within the parcel boundaries of 8315 and 8319 Greenleaf Avenue. The proposed project would include substantial landscaping along Greenleaf Avenue, interior automobile circulation, and each unit would include an attached two-stall garage. The units are designed in a mixture of Spanish Colonial Revival, Mediterranean Revival, Craftsman, and Cottage architectural styles with either 'L'-shaped or rectangular footprints. Six (6) units are located along the rear parcel boundary, with a Spanish Colonial Revival and Craftsman-style unit closest to the historical resource. The proposed project would have no direct impact on the Jordan House. Construction of the proposed project would not include any alterations to the Jordan House or the setting along Comstock Avenue and would be limited to the parcel boundaries of 8315 and 8319 Greenleaf Avenue.

The proposed project would have a less than significant indirect impact to the Jordan House and its setting. The Jordan House is a two-story early-Victorian-style residence constructed in Whittier in 1888 and moved to its present location in 1926. The building faces Comstock Avenue with approximately 40 to 50 feet between the historical resource and the proposed project parcel boundary. The two proposed units closest to the Jordan House are two stories in height. The Jordan House is two stories, and coupled with the substantial separation, there will be no impact on the massing, size, and scale of the historical resource as a result of the proposed project. Additionally, the Craftsman and Period Revival architecture of the units within the proposed project are compatible with the style of the Jordan House. Vehicular access to the attached garages for units 1, 2, and 3 are accessed through the alleyway north of the proposed project site and the Jordan House, yet this alleyway is currently used for vehicular traffic so there would be no change in use and no impact in the setting of the historical resource. Additionally, the proposed project will be minimally seen from Comstock Avenue and therefore, there will be a less than significant indirect impact to the Jordan House and its setting.

Therefore, the property is not a historical resource for the purposes of the California Environmental Quality Act (CEQA) or as a historical resource as defined in the City of Whittier's Municipal Code Sections 18.84.050 and 18.84.080. No further environmental analysis is required.

b) **Less Than Significant Impact.** The property is a developed parcel in a fully urbanized area. No prehistoric archaeological resources were identified within the immediate project location during prior construction. Due to the low archeological sensitivity of the project site, further environmental analysis is not required.

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

Conditions of Approval

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

Mitigation Measures

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

Level of Significance After Mitigation

Cultural Resource impacts will be less than significant with standard conditions satisfied.

4.6 – Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			☑	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			☑	

Sources

Information used to prepare this section is from the following sources: *City of Whittier General Plan Update*, 2021 and California Emissions Estimator Model®, Version 2020.4.0, California Air Pollution Control Officers Association, May 2021.

Environmental Setting

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

Existing Electricity Consumption

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

Existing Natural Gas Consumption

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

total natural gas demand in California for industrial, residential, commercial, and electric power generation was 2,313 billion cubic feet.

Existing Transportation Energy

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

Discussion

a) **Less Than Significant Impact.** According to the CEQA Guidelines § 15126.2(d), "uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement that provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified." Therefore, the purpose of this analysis is to identify any significant irreversible environmental effects of project implementation that cannot be avoided.

Both construction and operation of the project would lead to the consumption of limited, slowly renewable, and non-renewable resources, committing such resources to uses that future generations would be unable to reverse. The new development would require the commitment of resources that include (1) building materials, (2) fuel and operational materials/resources and (3) the transportation of goods and people to and from the project.

During project construction, energy would be consumed in the form of electricity associated with the conveyance of water used for dust control and, on a limited basis, powering lights, electronic equipment, or other construction activities necessitating electrical power. Construction activities for residential units and church building typically do not involve the consumption of natural gas. Project construction would also consume energy in the form of petroleum-based fuels associated with the use of off-road construction vehicles and equipment on the project site, construction worker travel to and from the project site, and delivery and haul truck trips hauling solid waste from and delivering building materials to the project site. During project operation, energy would be consumed for multiple purposes, including heating, air conditioning, appliances, and use of electronics.

During project operations, energy would also be required for water transport, solid waste disposal, and vehicle trips. Estimated project operation total energy usage, which was estimated by CalEEMod as part of the greenhouse gas emissions analysis, is shown in Table 4.6-1**.** Vehicle

miles traveled (VMT) data was used as a surrogate for energy from consumption of transportation fuels. While a variety of factors govern the relationship between VMT and fuel energy, in general, an increase in VMT results from an increase in motor vehicle energy use. Note that the table does not include energy use by existing buildings and activities; to obtain a conservative estimate of energy use impact; existing use was assumed to be zero.

The new buildings will be designed and built in compliance with the California Green Building Standards (CAL Green) Code (California Code of Regulations, Title 24, Part 11), which includes mandatory measures for residential and nonresidential site development, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality (CBSC, 2017, p.2).

In the interest of energy efficiency, the residential buildings are being designed to have solar panels and battery storage, in addition to high-efficiency HVAC systems. This will assist in increasing reliance on renewable energy resources and decreasing reliance on natural gas and oil. Therefore, the energy usage of the new residential buildings will be substantially lower than it would be in absence of the Green Code. Additionally, the project would comply with all applicable regulations and codes which require achievement of various levels of energy efficiency in building construction, design and operation.

The commitment of resources required for the construction and operation of the project would limit the availability of such resources for future generations or for other uses during the life of the project. However, the use of such resources would be reduced when compared to what they would be in the absence of complying with the CAL Green Code. Therefore, energy consumption would not result in a substantial increase in energy production for energy providers and the energy demand associated with the project would be less than significant.

Table 4.6-1
Estimated Project Operational Energy Use

Energy Type	Units	Value
Onroad Motor Vehicle Travel	Vehicle miles traveled per year	394,190
Natural Gas Use	1,000 kBTU per year	752.75
Electricity Use	Kilowatt-hours per year	-62

Source: CalEEMod runs, contained in Appendix B.

b) **Less Than Significant Impact.** As mentioned above, the proposed project would be in compliance with the California Green Building Standards (CAL Green) Code (California Code of Regulations, Title 24, Part 11), which includes mandatory measures for residential site development, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality (CBSC, 2019, p.2). Additionally, the City of Whittier does not have local energy plans. Given the area's warm climate, the most important alternative and renewable energy resource in Whittier is solar energy. This energy source has considerable potential and can be developed to substitute for oil, gas and other energy supplies. Solar energy's ability to substitute for fossil fuels can be an important tool in the battle against air pollution. The proposed project would install a solar photovoltaic (PV) system atop the buildings, which would further the City's goal of sustainability. Therefore, there would be no conflict, and there would be less than significant impacts.

Mitigation Measures

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

Level of Significance After Mitigation

Not Applicable.

4.7 – Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			☑	
ii) Strong seismic ground shaking?			☑	
iii) Seismic-related ground failure, including liquefaction?			☑	
iv) Landslides?			☑	
b) Result in substantial soil erosion or the loss of topsoil?			☑	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			☑	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			☑	

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				☑
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			☑	

Sources

Information used to prepare this section is from the following sources: *City of Whittier General Plan Update*, 2021; UC Davis Soil Resource Laboratory, SoilWeb, and Orswell & Kasman, Inc., 2018, Phase I Environmental Site Assessment Report, Champion Chemical Company, 8315, 8319 and 8335 Greenleaf Avenue, Whittier, California 90602, prepared for Champion Chemical Company dated May 24, 2018.

Environmental Setting

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

Discussion

a.i) **Less Than Significant Impact.** The most significant fault system in the City is the Whittier-Elsinore fault zone. This fault zone runs parallel to the northwest City limits. The project site is located in the highly seismic Southern California region within the influence of several fault systems. However, 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.

Risks associated with surface rupture are low and there is no impact expected. However, because the project site is located in the seismically active Southern California, all habitable structures must be built to seismic standards established in the California Building Code (CBC). The CBC sets the standards in the State for the development of all buildings and sets requirements for structural design, plumbing and mechanical fixtures, fire and smoke protection, construction materials, interior finishes, and any other elements that make up construction of structures. The City's Building and Safety Department is responsible for implementing not only the CBC but any additional code requirements that the City may have. Adherence to all code requirements will ensure that impacts associated with seismic activity are less than significant and no additional mitigation is required.

Although the project site is located in seismically active Southern California, the site is not located within an Alquist-Priolo Earthquake Fault Zone. The Whittier area is crossed by the Whittier fault on its northern and eastern sections. Groundshaking and surface rupture hazards are associated with earthquakes along these faults. However, the project site is not located within the Whittler Fault Zone. Active faults are not known to exist within the project and a review of Special Publication 42 indicates the site is not within the California State designated earthquake fault zones (Bryant and Hart, 2007). Accordingly, the potential for fault surface rupture on the subject site is very low.

a.ii) **Less Than Significant Impact.** The Whittier-Elsinore fault zone could create substantial ground shaking if a seismic event occurred along that fault. Similarly, a strong seismic event on any other fault system in Southern California has the potential to create considerable levels of ground shaking throughout the City. The project site is subject to strong seismic ground shaking, as are virtually all properties in Southern California. Ground shaking hazards caused by earthquakes along other active regional faults exist. The 2019 California Building Code requires use-modified spectral accelerations and velocities for most structural designs. Seismic design parameters using soil profile types identified in the 2019 California Building Code are presented in Section 7.3.

The proposed buildings are subject to the seismic design criteria of the California Building Code (CBC). The 2019 California Building Code (CBC; Title 14, California Code of Regulations, Part 2) contains seismic safety provisions with the aim of preventing building collapse during a design earthquake, so that occupants would be able to evacuate after the earthquake. A design earthquake is one with a two percent chance of exceedance in 50 years, or an average return period of 2,475 years. Adherence to these requirements will reduce the potential of the building from collapsing during an earthquake, thereby minimizing injury and loss of life. Although structures may be damaged during earthquakes, adherence to seismic design requirements will minimize damage to property within the structure because the structure is designed not to collapse. The CBC is intended to provide minimum requirements to prevent major structural failure and loss of life. Adherence to existing regulations will reduce the risk of loss, injury, and death; impacts due to strong ground shaking will be less than significant.

a.iii) **Less Than Significant Impact.** Liquefaction is a mode of ground failure that results from the generation of high pore water pressures during earthquake ground shaking, causing loss of shear strength. Liquefaction is typically a hazard where loose sandy soils exist below groundwater. The California Geological Survey (CGS) has designated certain areas within southern California as potential liquefaction hazard zones. These are areas considered at a risk of liquefaction-related ground failure during a seismic event, based upon mapped surficial deposits and the presence of a relatively shallow water table. The General Plan identifies that most of the City is in areas of either very low or low liquefaction potential. The site is not located in a liquefaction zone per the seismic hazard maps (California Geologic Survey, 1998). Based on the depth to groundwater, the potential for liquefaction is minimal at the site.

a.iv) **Less Than Significant Impact.** Structures built below or on slopes subject to failure or landslides may expose people and structures to harm. The majority of the City is relatively flat and characterized by slopes that are not high (less than 50 feet) or steep (generally sloping flatter than 1-1/2:1, horizontal to vertical). There are areas associated with the Puente Hills formation that have shown previous evidence of landslides. Due to a lack of slopes within or nearby the property, seismically induced landsliding is not anticipated to pose a danger to the site. Impacts would be expected to be less than significant and no further environmental analysis is required.

b) **Less Than Significant Impact.** Topsoil is used to cover surface areas for the establishment and maintenance of vegetation due to its high concentrations of organic matter and microorganisms. No native topsoil is likely to occur on site. During project construction, fill materials will be over-excavated to reveal underlying soils within the building footprint area. The project has the potential to expose surficial soils to wind and water erosion during construction activities.

Wind erosion will be minimized through soil stabilization measures required by South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust), such as daily watering. Construction of the project will be required to have a PM_{10} Dust Control Plan to identify best

management practices for the control fugitive dust. The intent of SCAQMD Rule 403 is to reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic (man-made) fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions. Elements of the Dust Control Plan may appear as notes on the grading plan that must be approved by the City prior to any site disturbance.

Water erosion will be prevented through the City's standard erosion control practices required pursuant to the California Building Code and the National Pollution Discharge Elimination System (NPDES), such as silt fencing or sandbags. Construction of the project will be required to have a Stormwater Pollution Prevention Plan (SWPPP). The project's SWPPP would identify typical best management practices specific towards fugitive dust and containment of sediment discharge and transport from the site. Once construction is completed, a Water Quality Management Plan (WQMP) must be implemented during the life of the project that includes best management practices (BMPs) specific towards maintenance of vegetative landscaping, drainage culverts/channels and drainage inlets. Following project construction, the site would be covered completely by paving, structures, and landscaping. Compliance with regulatory requirements of the RWQCB and of SCAQMD would ensure that impacts with regard to soil erosion or loss of topsoil are less than significant and no mitigation is required.

The project has the potential to expose surficial soils to wind and water erosion during construction activities. Wind erosion will be minimized through soil stabilization measures required by South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust), such as daily watering. Water erosion will be prevented through the City's standard erosion control practices required pursuant to the California Building Code and the National Pollution Discharge Elimination System (NPDES), such as silt fencing or sandbags. Following project construction, the site would be covered completely by paving, structures, and landscaping. Impacts related to soil erosion would be less than significant with implementation of existing regulations.

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

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

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

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

f) **Less Than Significant Impact.** No known paleontological sites are documented within the project area according to the Whittier General Plan. The potential for uncovering such significant

resources at the project site during construction activities is considered remote given that no such resources have been discovered during prior development activity within the area, there are no unique geological resources on or near the project site, and the fact that the site has been significantly disturbed in the past. Excavation will be necessary for the residential development. In accordance with standard City procedures, a halt-work condition would be in place in the unlikely event that paleontological resources are discovered during construction. The contractor would be required to halt work in the immediate area of the find and to retain a professional paleontologist, as applicable, to examine the materials to determine whether they are a "unique archaeological resource" as defined in Section 21083.2(g) of the State CEQA Statutes. If this determination is positive, the scientifically consequential information must be fully recovered by the paleontologist consistent with standard City protocol. As such, impacts on paleontological impacts would be less than significant.

Mitigation Measures

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

Level of Significance After Mitigation

Geology and Soils impacts will be less than significant with standard conditions satisfied.

4.8 – Greenhouse Gas Emissions

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

Sources

Information used to prepare this section is from the following source: *City of Whittier General Plan Update, 2021* and California Emissions Estimator Model®, Version 2020.4.0, California Air Pollution Control Officers Association, May 2021.

Environmental Setting

Constituent gases of the Earth's atmosphere, called atmospheric greenhouse gases (GHG), play a critical role in the Earth's radiation amount by trapping infrared radiation emitted from the Earth's

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

The project is within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). A numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin (Basin) has not officially been adopted by the SCAQMD. As an interim threshold based on guidance provided in the CAPCOA *CEQA and Climate Change* white paper, a non-zero threshold based on Approach 2 of the handbook will be used. Threshold 2.5 (Unit- Based Thresholds Based on Market Capture) establishes a numerical threshold based on capture of approximately 90 percent of emissions from future development. The latest threshold developed by SCAQMD using this method is 3,000 metric tons carbon dioxide equivalent (MTCO2E) per year for residential and commercial projects. This threshold is based on the review of 711 CEQA projects.

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

- Generates GHG emissions, directly or indirectly, that may have a significant impact on the environment, or,
- Conflicts with an applicable plan, policy or regulation adopted to reduce GHG emissions.

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

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

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

On December 5, 2008 the SCAQMD Governing Board adopted an Interim quantitative GHG Significance Threshold for industrial projects where the SCAQMD is the lead agency (e.g., stationary source permit projects, rules, plans, etc.) of 10,000 Metric Tons (MT) CO_2 equivalent/year. In September 2010, the Working Group released revisions that recommended a threshold of 3,000 MT CO_2e for commercial or residential land use types. This 3,000 MT/year recommendation has been used as a guideline for this analysis.

Discussion

a) **Less Than Significant Impact.** Construction of the facilities and utilization would generate greenhouse gas (GHG) emissions from equipment emissions. Once occupied operational emissions including transportation, off-site electricity generation, on-site natural gas consumption, water conveyance, treatment and wastewater disposal and biogenic decay of organic solid waste will also generate GHG emissions.

Greenhouse Gas Emissions - Construction

Greenhouse gas emissions are estimated for on-site and off-site construction activity using CalEEMod. Table 4.8-1 shows the construction greenhouse gas emissions, including equipment and worker vehicle emissions for all phases of construction. Construction emissions are averaged over 30 years and added to the long-term operational emissions, pursuant to SCAQMD recommendations. CalEEMod annual GHG output calculations are provided in Appendix B.

Table 4.8-1
Construction Greenhouse Gas Emissions

Activity	Emissions ($MTCO_2e$)[1]		
	On-site	Off-site	Total
Demolition	4.59	44.86	49.45
Site Preparation	1.87	2.01	3.88
Grading	7.06	0.53	7.59
Building Construction	22.34	16.10	38.44
Paving	17.80	1.69	19.49
Architectural Coating	5.11	0.34	5.45
Total	58.77	65.53	124.30
Amortized over 30 years[2]	1.96	2.18	4.14

[1] $MTCO_2e$ = metric tons of carbon dioxide equivalents (includes carbon dioxide, methane, nitrous oxide, and/or hydrofluorocarbon).

[2] The emissions are amortized over 30 years and added to the operational emissions, pursuant to SCAQMD recommendations.

Because impacts from construction activities occur over a relatively short-term period of time, they contribute a relatively small portion of the overall lifetime project GHG emissions. By itself, the construction activities from this project are less than significant when compared to the thresholds recommended by SCAQMD. However, SCAQMD recommends that construction emissions be amortized over a 30-year project lifetime and added to the overall project operational emissions. In doing so, construction GHG emissions are included in the overall contribution of the project, as further discussed in the following section.

Greenhouse Gas Emissions - Operation

Greenhouse gas emissions are estimated for on-site and off-site operational activity using CalEEMod. Greenhouse gas emissions from mobile sources, area sources and energy sources are shown in Table 4.8-2. CalEEMod annual GHG output calculations are provided in Appendix B.

As shown in Table 4.8-2, the project GHG emissions are expected to be below the SCAQMD's Tier 3 approach, which limits GHG emissions to 3,000 $MTCO_2e$ for residential projects. The project related long-term GHG impacts are less than significant.

Table 4.8-2
Operational Greenhouse Gas Emissions

Emission Source	GHG Emissions ($MTCO_2e$)[1]
Total Annual Emissions	**143.87**
SCAQMD Tier 3 Screening Threshold[2]	3,000
Exceed Tier 3 Threshold?	No

[1] $MTCO_2e$ = metric tons of carbon dioxide equivalents

[2] Per South Coast Air Quality Management District (SCAQMD) Draft Guidance Document - Interim CEQA Greenhouse Gas (GHG) Significance Threshold, October 2008

b) **Less Than Significant Impact.** Whittier has adopted the 2016 edition of the California Building Code (Title 24), including the California Green Building Standards Code. The project would be subject to the California Green Building Standards Code, which requires new buildings to reduce water consumption, employ building commissioning to increase building system efficiencies for large buildings, divert construction waste from landfills, and install low pollutant-emitting finish materials. The project does not include any feature (i.e. substantially alter energy demands) that would interfere with implementation of these State and City codes and plans. The City of Whittier does not have any additional plans, policies, standards, or regulations related to climate change and GHG emissions. Also, no other government-adopted plans or regulatory programs in effect at this time have established a specific performance standard to reduce GHG emissions from a single building project. The proposed project would not permit any land use operations that would conflict with any plans, policies or regulations related to the reduction of greenhouse gas emissions. No further environmental analysis is needed.

Mitigation Measures

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

Level of Significance After Mitigation

Not Applicable.

4.9 – Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			☑	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident condition involving the release of hazardous materials into the environment?		☑		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			☑	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			☑	
e) For a project located within an airport land use plan or, where such a plan has not been adopted within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				☑
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			☑	
g) Expose people or structures, directly or indirectly to a significant risk of loss, injury or death involving wildland fires, including where wildlands?				☑

Sources

Information used to prepare this section is from the following sources: *City of Whittier General Plan Update, 2021*; California Department of Toxic Substances Control, EnviroStor; California State Water Resources Control Board, GeoTracker; California State Water Resources Control Board. Sites Identified with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit; California Department of Forestry and Fire Protection. Incorporated Fire Hazard Severity Zone: City of Whittier. Very High Fire Hazard Severity Zones in LRA (Local Responsibility Area), September 2011; California Department of Transportation, Division of Aeronautics website, California Public Use Airport list; and Orswell & Kasman, Inc., 2018, Phase I Environmental Site Assessment Report, Champion Chemical Company, 8315, 8319 and 8335 Greenleaf Avenue, Whittier, California 90602, prepared for Champion Chemical Company dated May 24, 2018.

Environmental Setting

Hazardous Waste Site

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

Local Schools

The City is served by the following school districts: Whittier Union High School District, Whittier City School District, Fullerton Joint Union High School District, Whittier Elementary School District, the East Whittier Elementary School District, the Los Nietos School District and the Lowell Joint School District. The closest schools to the project include: Evergreen Elementary School at 12915 Helmer, Whittier approximately 0.3 miles to the southwest; East Whittier Middle School located at 14421 Whittier Boulevard, Whittier approximately 1.6 miles to the northeast; and Whittier High School located at 12417 Philadelphia Street, Whittier approximately 1.3 miles northwest of the project site.

Public Airports/Private Airstrips

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

Discussion

a) **Less Than Significant Impact.** The proposed project could result in a significant hazard to the public if the project includes the routine transport, use, or disposal of hazardous materials or places housing near a facility which routinely transports, uses, or disposes of hazardous materials. The proposed project is located within a primarily residential and institutional area within the city, and is not located in an industrial area. The routine use, transport, or disposal of hazardous materials is primarily associated with industrial uses that require such materials for manufacturing operations or produce hazardous wastes as by-products of production applications. The proposed project does not propose or facilitate any activity involving significant use, routine transport, or disposal of hazardous substances as part of religious facility or residential use.

During site preparation and construction, there would be a minor level of transport, use, and disposal of hazardous materials and wastes that are typical of construction projects. This would include fuels and lubricants for construction machinery, coating materials, etc., in addition to removal of hazardous materials associated with current uses. Routine construction control measures and best management practices for hazardous materials storage, application, waste

disposal, and accident prevention and clean up, etc. would be sufficient to reduce potential impacts to a less than significant level.

With regard to project operation, widely used hazardous materials common at residential uses include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Regular operation and cleaning of the residential units would not result in significant impacts involving use, storage, transport or disposal of hazardous wastes and substances. Use of common household hazardous materials and their disposal does not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials or wastes will be less than significant.

b) **Less Than Significant Impact with Mitigation Incorporated.** All hazardous materials are required to be utilized and transported in accordance with their labeling pursuant to federal and state law. Routine construction practices include good housekeeping measures to prevent/contain/clean-up spills and contamination from fuels, solvents, concrete wastes and other waste materials.

Asbestos Containing Materials

Asbestos can be found in many applications, including sprayed-on or blanket-type insulation, pipe wraps, mastics, floor and ceiling tiles, wallboard, mortar, roofing materials, and a variety of other materials commonly used in construction. The greatest asbestos-related human health risks are associated with friable asbestos, which is ACM that can be reduced to powder by hand pressure. Friable asbestos can become airborne and be inhaled, and has been associated with specific types of respiratory disease. The manufacturing and use of asbestos in most building products was curtailed during the late 1970s.

For the building planned for demolition, samples of suspect ACM should be collected for laboratory analysis of asbestos prior to any renovation or building demolition, in order to determine the need for compliance with EPA National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations. Given the age of the existing building on the property, the presence of ACM is considered very probable. A comprehensive, pre-demolition ACM survey shall be conducted in accordance with the sampling protocol of the Asbestos Hazard Emergency Response Act (AHERA) prior to any activities with the potential to disturb building materials to determine whether ACM are present. Further, in the event ACM is detected, proper removal and disposal of the materials identified is recommended prior to any activities with the potential to disturb them.

Lead-Based Paint

The EPA's Final Rule on Disclosure of Lead-Based Paint in Housing (40 CFR Part 7 45) defines LBP as paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter or 0.5 percent by weight. The risk of lead toxicity in LBP varies based upon the condition of the paint and the year of its application. The U.S. Department of Housing and Urban Development (HUD) has identified the following risk factors:

- The age of the dwelling as follows: maximum risk is from paint applied before 1950.
- There is severe risk from paint applied before 1960.
- There is moderate risk from deteriorated paint applied before 1970.
- There is slight risk from the paint that is intact but applied before 1977.
- The condition of the painted surfaces.
- The presence of children and certain types of households in the building.

• Previously reported cases of lead poisoning in the building or area.

Due to the age of the structures, LBP is likely to be present at the property. If present, LBP be removed from the property in accordance with all applicable laws prior to any activities with the potential to disturb painted surfaces.

Impacts would be less than significant with implementation of existing regulations and Mitigation Measures.

c) **Less Than Significant Impact.** The closest schools to the project include: Evergreen Elementary School at 12915 Helmer, Whittier approximately 0.3 miles to the southwest; East Whittier Middle School located at 14421 Whittier Boulevard, Whittier approximately 1.6 miles to the northeast; and Whittier High School located at 12417 Philadelphia Street, Whittier approximately 1.3 miles northwest of the project site. Operation of the proposed project—a 17-unit residential project—would not generate significant amounts of any hazardous emissions, and storage, handling, or production and disposal of acutely hazardous materials is not required or proposed for any aspect of this project. As discussed in Section 4.8.b, existing regulations address potential off-site construction-related hazards associated with demolition of the existing onsite structures. Impact would be less than significant with implementation of existing regulations.

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

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

f) **Less Than Significant Impact.** The proposed development is an infill project. The project would increase the population of the area by approximately 51 persons. Given the increase in built square footage on the site, the proposed project may increase employment in the area. Per State Fire and Building Codes, sufficient space will have to be provided around the building for emergency personnel and equipment access and emergency evacuation. All project elements, including landscaping, would be sited with sufficient clearance from existing and proposed structures so as not to interfere with emergency access to and evacuation from the units. The project would comply with the California Fire Code (Title 24, California Code of Regulations, Section 9). The site plan includes access points from Greenleaf Avenue and an unnamed alley for the residential development.

The project driveways would allow emergency access and evacuation from the site, and would be constructed to California Fire Code specifications. Over the long term, the project would not impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan because no permanent public street or lane closures are proposed. Construction work in the street associated with the development would be limited to lateral utility connections, construction of driveways on Greenleaf Avenue, installation of street trees, and extensions of the

storm drain and water systems; all of which would be limited to nominal potential traffic diversion. Project impacts would be less than significant.

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

Mitigation Measures

Based on the potential for hazardous materials, it is recommended that the following mitigation measures that would reduce the potential affects to any hazards to a less than significant impact.

HM-1: Due to the age of the existing buildings and the potential presence of ACMs and LBP, prior to the commencement of demolition, the project proponent shall retain a qualified environmental consultant to conduct a comprehensive survey of the existing buildings to be demolished to confirm the presence or absence of ACMs and LBP. A comprehensive survey of ACMs and a comprehensive LBP survey of painted surfaces in the structures to be demolished shall occur prior to any demolition activities to confirm the presence or absence of ACMs or LBP to prevent potential exposure to workers and/or building occupants.

- If the existing buildings are found to contain any ACMs or LBP, a detailed Hazardous Material Abatement Plan shall be prepared, approved, and implemented. The Hazardous Material Abatement Plan shall include a site-specific scope of work and specifications for the proper disposal of hazardous materials. The Hazardous Material Abatement Plan shall be prepared and implemented in accordance with the Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) and all other federal and state standards and regulations.

- The Hazardous Material Abatement Plan shall require that all ACMs and LBP be removed and properly disposed of in accordance applicable laws.

- The Hazardous Material Abatement Plan shall be implemented prior to demolition activities to ensure that any hazardous materials are properly identified, removed, and disposed of offsite at a landfill that can accept asbestos and any other hazardous materials removed from the site.

- A qualified environmental consultant shall be present on the project site during demolition activities and shall monitor compliance with the Hazardous Material Abatement Plan.

Level of Significance After Mitigation

Hazards and Hazardous Materials impacts will be less than significant with standard conditions and mitigation satisfied.

4.10 – Hydrology and Water Quality

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

Sources

Information used to prepare this section is from the following sources: *City of Whittier General Plan Update, 23021*; Whittier Municipal Code; Flood Insurance Rate Maps (FIRM), ITF & Associates, Inc., 2021, Grading and Drainage Plan dated July 12, 2021 and ITF & Associates, Inc., 2021, Low

Impact Development (LID) Plan 8315-8319 Greenleaf Avenue, Whittier, CA, prepared for Florence Homes, LLC. dated October, 2021.

Environmental Setting

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

Federal and State Oversight

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

Stormwater Pollution Prevention Plans

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

Discussion

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

Discharges into stormwater drains or channels from construction sites of one acre or larger are regulated by the General Permit for Storm Water Discharges Associated with Construction Activity issued by the State Water Quality Control Board. The General Permit was issued pursuant to

National Pollutant Discharge Elimination System (NPDES) regulations of the Environmental Protection Agency (EPA), as authorized by the Clean Water Act. Compliance with the General Permit involves developing and implementing a Storm Water Pollution Prevention Plan (SWPPP) specifying best management practices (BMPs) that the project would use to minimize pollution of stormwater. The SWPPP BMPs would follow the guidelines set forth by the State Water Resources Control Board (SWRCB).

The project applicant will be required to comply with NPDES permit requirements through the preparation and implementation of a SWPPP for construction activities. The City's Public Works Director will review the application for compliance with applicable regulations and to ensure that no water quality standards or discharge requirements are violated. In addition, the Public Works Department has conditioned the following:

- Prior to any site grading, a Standard Urban Stormwater Management Plan (SUSMP), utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practical, shall be prepared and approved by the City's Public Works Department.

With regard to long-term stormwater management, the project applicant/developer is required to comply with Whittier Municipal Code Chapter 8.36, stormwater and runoff pollution control requirements. In addition, the applicant/developer will be required to prepare a water quality management plan (WQMP) to implement measures as outlined by the Los Angeles RWQCB, which typically include, but are not limited to: 1) guidance, operation and maintenance for all source control, site design, and treatment control BMPs; and 2) operation and maintenance activities, which include maximizing canopy interception and water conservation, landscape planning, roof runoff controls, efficient irrigation, storm drain system signage, trash storage areas and litter control, employee training/education program, protect slopes and channels, common area catch basin inspection, energy dissipaters, pervious concrete/alternative materials, and storm filter filtration systems. Standard conditions of the WQMP will also include providing a thorough description of operation and maintenance activities, and providing a schedule of the frequency of operation and maintenance for each BMP. The inclusion of the aforementioned standard conditions, which reflect the Los Angeles RWQCB's WQMP and BMP requirements, sufficiently address stormwater runoff and would reduce impacts to water quality standards or waste discharge requirements to a less-than-significant level with implementation of the standard regulatory requirements.

b) **Less Than Significant Impact.** If the project removed an existing groundwater recharge area or substantially reduced runoff that results in groundwater recharge, a potentially significant impact could occur. Project-related grading would not reach groundwater depths and no disturbance of groundwater is anticipated. The proposed building footprint areas and paved parking areas would increase impervious surface coverage on the site. The total amount of infiltration on site would be increased over existing conditions. Since this site is currently developed and is not managed for groundwater supplies, this change in infiltration would not have a significant effect on groundwater supplies or recharge.

The project would be required to comply with Chapter 13.42 (Water Conservation in Landscaping) and 13.43 (Water Efficient Landscaping) of the City of Whittier Municipal Code, which would lessen the project's demand for water resources. Also, CBC Title 24 water efficiency measures require a demonstrated 20 percent reduction in the use of potable water. The project's landscaping plans include drought tolerant landscaping materials. Compliance with Title 24 and the City's Water Conservation in Landscaping and Water Efficient Landscaping Ordinances will reduce the proposed project's impacts to groundwater supplies to a level of less than significant. Water supply is further discussed in Checklist Response 4.19.

c.i) **Less Than Significant Impact.** Potentially significant impacts to the existing drainage pattern of the site or area could occur if development of the project results in substantial on- or off-site erosion or siltation. There are no streams cross the project site; thus, the project would not alter any stream course. The project will collect and convey run-off from upstream areas and convey these flows through the site, to the storm drainage system. A site drainage plan is required by the City of Whittier and would be reviewed by the City Engineer. The final grading and drainage plan shall be approved by the City Engineer during plan check review. Erosion and siltation reduction measures would be implemented during construction consistent with an approved SWPPP, which will demonstrate compliance with the City's NPDES permit. At the completion of construction, the project would consist of impervious surfaces and landscaped areas, and would therefore not be prone to substantial erosion. Impacts will be less than significant.

c.ii) **Less Than Significant Impact.** The project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite as determined by the City's Public Works Department. Impacts will be less than significant.

c.iii) **Less Than Significant Impact.** The City's existing storm water drainage system is adequate to accommodate runoff from any future land uses subject to the provisions of this project. The existing use on the site is industrial and commercial.

Existing drainage pattern is from the back of the property to the south toward Greenleaf Avenue. The site is mostly paved with limited vegetation. The site is relatively flat. The proposed drainage pattern is to match existing. The stormwater flow around the homes will be directed through the piping system toward treatment BMPs in frontage of the property. The biofiltration trenches will be proposed along Greenleaf Avenue for new site which will increase infiltration capacity. The driveway areas in front of the homes will be drained to the proposed swale toward the front and directed toward same treatment BMPs in frontage of the property. There is no new infrastructure proposed as part of this project that would be transferred to public agencies. The project would not adversely affect provisions for retention and infiltration of stormwater consistent with the City's Low Impact Development (LID) policies.

c.iv) **Less Than Significant Impact.** The Federal Emergency Management Agency (FEMA) produces maps (Flood Insurance Rate Map) that identify areas that are located in flood zones. The proposed project is not located within a 100-year floodplain, as mapped by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps. The project site is identified as Zone X, defined by FEMA as areas outside the 0.2 percent annual chance floodplain on Panel 06037C01835F, effective September 26, 2008. Therefore, the project will not impede or redirect flood flows. Impacts will be less than significant.

d) **Less Than Significant Impact.** According to General Plan, most of Whittier is not within a zone influenced by the inundation of seiche, tsunami, or mudflow. The proposed project would not result in any increased risk of inundation to any properties.

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

Mitigation Measures

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

Level of Significance After Mitigation

Not Applicable.

4.11 – Land Use and Planning

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

Sources

Information used to prepare this section is from the following sources: *City of Whittier General Plan Update*, 2021.

Environmental Setting

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

Discussion

a) **No Impact.** The proposed project is surrounded by residential, commercial, institutional and open space uses. The proposed residential project is consistent and compatible with the surrounding land uses along Greenleaf Avenue and will not divide an established community. The project does not propose construction of any new roadway, flood control channel, or other structure that would physically divide any portion of the community. Therefore, no impact will occur.

b) **Less than Significant Impact.** The project would not conflict with the City's General Plan. The project is consistent with goals and objectives in the existing Land Use Element of the General Plan. The project site is in the Medium Density Residential land use category as identified by the Land Use Element of the City of Whittier General Plan, 2021. The proposed development plan of 17 homes is at density of 7.2 du/acre. The General Plan density range for Medium Density Residential is 7.1 to 15 du/acre.

The zoning classification is R-2 Medium Density Residential on the 1.23-acre subject site land located at 8315, 8319, and 8335 Greenleaf Avenue for the residential development. The applicant has requested a variance to permit the encroachment of the covered porches into the 20–foot front yard setback along Greenleaf Avenue for units 1, 6, 7, 12, 13 and 17. Whittier Municipal Code (WMC) Section 18.18.030, B1 states:

> B. Minimum Yard Areas. Each lot in the R-2 zone shall have front, side and rear yards conforming to the following requirements:
>
> 2. Front Yards. Each lot in the R-2 zone shall maintain a front yard of not less than twenty feet in depth, except that the front yard area for a key lot shall be not less than fifteen feet.

Further, Section 18.64.020 Intrusions permitted in required yards states:

> The following intrusions and no others may project into any required yard area, but in no case shall such intrusion extend more than forty percent of the width of the required yard or four feet whichever is the lesser unless located in the rear one-third of the lot and except as provided in this title:
>
> I. Cornices, eaves, belt courses, sills, buttresses or other similar architectural features;
> J. fireplace structures;
> K. Stairways, balconies, and fire escapes;
> L. Uncovered porches and platforms;
> M. Planter boxes or masonry planters;
> N. Guard railings for safety protection around ramps;
> O. Bay windows; and
> P. Water heater enclosures.

The project as designed shows covered porches that encroach six feet into the required setback along Greenleaf Avenue for units 1, 6, 7, 12, 13 and 17.

With the approval of the variance, the project will not conflict with the intent or implementation of the General Plan or Zoning. Impacts will be less than significant.

Mitigation Measures

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

Level of Significance After Mitigation

Not Applicable.

4.12 – Mineral Resources

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

Sources

Information used to prepare this section is from the *City of Whittier General Plan Update*, 2021.

Environmental Setting

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

Discussion

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

Mitigation Measures

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

Level of Significance After Mitigation

Not Applicable.

4.13 – Noise

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

Sources

Information used to prepare this section is from the following sources: *City of Whittier General Plan Update*, 2021; City of Whittier Municipal Code, and Roma Environmental, 2021, Noise and Vibration Study for Greenleaf Ave Condominiums located in the City of Whittier, California prepared for Florence Homes dated October 17, 2021.

Environmental Setting

Noise Terminology

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

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

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

Vibration

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

Noise Standards

State Regulations

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

City of Whittier General Plan

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

Vibration Standards

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

Discussion

a) **Less Than Significant Impact with Mitigation Incorporated.** Infill development involves construction in close proximity to existing residents and businesses. Existing residential dwelling units located northwest and southeast of the project site may be affected by short-term noise impacts associated the transport of workers, the movement of construction materials to and from the project site, ground clearing, excavation, grading, and building activities. Construction

noise will vary depending on the construction process, type of equipment involved, location of the construction site with respect to sensitive receptors, the schedule proposed to carry out each task (e.g., hours and days of the week) and the duration of the construction work.

The closest sensitive receptor to the northwest is approximately 60 feet from the center of the project site and the closest sensitive receptor southeast of the center of the project site is approximately 120 to the southeast. Construction noise levels at the nearest residence northwest of the project site are expected to range between 72 and 85 dBA Leq and construction noise levels at the nearest residence southeast of the project site are expected to range between 65 and 77 dBA Leq. Measured existing noise levels northwest of the project site ranged between 49 and 57 dBA Leq and are expected to be 53 dBA Leq at the residence closest to the center of the project site. Existing noise levels southwest of the project site reached 66 dBA Leq. Construction activities could result in increases of up to 32 dBA Leq at the nearest sensitive receptor to the northwest and up to 11 dBA Leq at the nearest sensitive receptor to the southeast.

Per Section 8.32.040 and 8.32.080, erection or demolition of buildings, grading and excavation of land including the use of blasting, the startup and use of heavy equipment such as dump trucks and graders and the use of jack hammers are exempt from the City noise ordinance standards as long as they are conducted on weekdays between the hours of 7:00 AM and 6:00 PM and on Saturdays between the hours of 8:00 AM and 5:00 PM. Impacts would be less than significant with adherence to these allowed hours of construction.

The project is expected to generate approximately 80 average daily trips per day with a peak hour trip generation of 12 trips. Greenleaf Avenue is a Secondary Highway. The project's contribution to existing traffic volumes would not substantially increase ambient noise levels. No mitigation is required.

Roma Environmental evaluated proposed buildings where future exterior noise levels are likely to exceed 65 dBA CNEL and an interior noise level of 45 dBA CNEL (Buildings 1, 6, 7, 12, 13 and 17). A sample of future exterior noise levels at proposed patios are likely to be exposed to exterior noise levels that exceed 65 dBA CNEL. Windows and sliding glass doors are the weak link when it comes to the transmission of noise into a structure. Therefore, it is important to make sure that they have adequate Sound Transmission Class (STC) ratings. Conventional construction with closed windows and fresh air supply systems or air conditioning typically provides an exterior to interior noise reduction of 20 dB. Upgraded windows and sliding glass doors are not required for building facades that will not be exposed to noise levels that exceed 65 dBA CNEL. Installation of windows and sliding glass doors with the recommended STC levels will mitigate impacts associated with meeting interior noise levels. A measure requiring the use of 6-foot high solid vinyl or concrete fencing is included in order to create sufficient outdoor use areas with noise levels that do not exceed 65 dBA CNEL. Proposed decks and balconies that front Greenleaf Avenue are not a part of the required usable open space calculations and are not subject to the 65 dBA CNEL noise requirement.

There is a Walgreens pharmacy located northeast of the proposed project site. Existing noise levels associated with the pharmacy at a distance of 25 feet were measured at 57.2 dBA Leq. This is the distance where the nearest proposed residential land would be situated. No activities associated with the pharmacy were readily noticeable over other ambient sources during the noise measurement. Vehicle noise associated with Greenleaf Avenue was the primary noise source. Roma Environmental did not ascertain if there was any activity at the loading dock associated with the adjacent drug store. However, assuming a noise reference level of 54 dBA Leq at a distance of 25 feet, loading dock noise could reach up to 48 dBA Leq at the northeastern project boundary which is approximately 50 feet southeast of the pharmacy loading dock. There is also an existing barrier shielding much of the loading noise from emanating towards the project

site which would further reduce this calculated noise level. With the exception of an occasional car alarm, activities associated with the Walgreens pharmacy would not result in noise levels that would be readily noticeable over existing ambient noise levels. This impact would not be significant. No mitigation is required.

The Whittier Greenway Trail runs perpendicular to the project site to the southwest. The existing noise level measured approximately 45 feet northeast of the Whittier Greenway Trail on the project site, was 49 dBA Leq. Allowed uses on the trail include walking, inline skating and bicycling. Conversation associated with these uses would be the loudest noise source at 65 dBA Leq at a distance of 3 feet or 40 dBA when projected to the nearest project property boundary. Conversations associated with trail use would be transient and are not expected to last more than a few minutes. Activities associated with the Whittier Greenway Trail would not violate any City standards or policies and would not result in substantial increases in ambient noise levels.

b) **Less Than Significant Impact with Mitigation Incorporated.** This impact discussion analyzes the potential for the proposed project to cause an exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. Vibration levels in the project area may be influenced by construction. The nearest residential structure to the project site is located approximately 5 feet from the project site. The threshold at which there may be a risk of architectural damage to normal houses with plastered walls and ceilings is 0.20 PPV in/second. Primary sources of vibration during construction would be vibratory rollers or bulldozers. A vibratory roller could produce 0.21 PPV at 25 feet and a large bulldozer could produce up to 0.089 PPV at 25 feet. At a distance of 5 feet (distance from project site property line to nearest residential structure) a vibratory roller would yield a worst-case 2.3 PPV (in/sec) and a large bull dozer would yield a worst-case 0.99 PPV (in/sec). In order to avoid potential groundborne vibration impacts related to structural damage, use of vibratory rollers should be limited within 25 feet of existing structures and use of large bulldozers should be limited within 14 feet of existing structures. A small bulldozer, which would generate a PPV of 0.03 at a distance of 5 feet, can be utilized instead. With implementation of this measure, the potential for damage associated with groundborne vibration would be less than significant.

Annoyance associated secondary effects, such as the rattling of a china cabinet, can also occur, even when vibration levels are well below perception. Any effect (primary perceptible vibration, secondary effects, or a combination of the two) can lead to annoyance. The degree to which a person is annoyed depends on the activity in which they are participating at the time of the disturbance. For example, someone sleeping or reading will be more sensitive than someone who is running on a treadmill. Reoccurring primary and secondary vibration effects often lead people to believe that the vibration is damaging their home, although vibration levels are well below minimum thresholds for damage potential. There is a potential for nearby residents to be annoyed by groundborne vibration. Annoyance related impacts would be short-term and would only occur during site grading and paving activities. Impacts related to annoyance would be less than significant.

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

Recommended Project Design Features

The following design features, while not generally considered mitigation under CEQA, are provided to help ensure the project meets the City/State standards for interior noise exposure within a

residential dwelling. Design features included standard rules and requirements and best practices that are provided for consideration as part of the conditions of approval for the project.

DF-6. Recommended STC ratings for windows and sliding glass doors shall be installed in order to ensure that interior noise levels do not exceed 45 dBA CNEL.

DF-7. Construct six-foot barriers in gaps between the proposed buildings that face Greenleaf Avenue in order to meet outdoor recreational space requirements that also have acceptable noise levels.

Mitigation Measures

Construction Noise Mitigation Measures

NOI-1: The project shall prepare a construction management plan to be approved by the City of Whittier Community Development Department prior to initiating construction. The construction management plan shall include best management practices to reduce construction noise levels. Best management practices may include the following:

- During all project site excavation and grading on-site, construction contractors should equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards. When mufflers are not a feasible method, the source can be put inside an enclosure with 1-inch plywood, or other approved acoustical barriers and/or materials.
- The contractor should place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
- Equipment should be shut off and not left to idle when not in use.
- The contractor should locate equipment staging in areas that will create the greatest distance between construction-related noise sources and sensitive receptors nearest the project site during all project construction as is feasible.
- The project proponent should mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.
- The construction contractor should limit haul truck deliveries to the same hours specified for construction equipment in Section 8.32.040 of the City of Whittier Municipal Code.

Vibration Mitigation Measures

NOI-2: The use of vibratory rollers shall be limited within 25 feet of existing structures and use of large bulldozers should be limited within 15 feet of existing structures. A small bulldozer can be utilized instead.

Level of Significance After Mitigation

Noise impacts will be less than significant with standard conditions and mitigation satisfied.

4.14 – Population and Housing

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

Sources

Information used to prepare this section is from the following sources: State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2021 with 2010 Census Benchmark*. Sacramento, California, May 2021; and *City of Whittier General Plan Housing Element Update* 2021-2029.

Environmental Setting

Estimated population of Whittier for 2021 is 86,196 and has an estimated 2.59 persons per household.

Discussion

a) **Less Than Significant Impact.** The proposed project would induce direct population growth with construction of 17 residential units. The project constitutes infill development on a portion of land currently developed with industrial/commercial structures and a surface parking. The proposed project would construct 17 new residential units. The estimated population increase generated from the proposed project would range between 51 residents. As of January 1, 2021, the City of Whittier had an estimated population of 86,196 residents (DOF, 2021). Implementation of the project is consistent with the overall intent of the City of Whittier to provide adequate housing opportunities to meet its fair share of projected housing needs. Additionally, the estimated increase in population resulting from the project has been anticipated by the City and the region. Therefore, impacts from substantial population growth would be less than significant.

The increased population and housing resulting from the project would not necessarily cause direct adverse physical environmental effects; however, indirect physical environmental effects such as project-related traffic or air quality impacts could occur. These indirect physical environmental effects associated with the project are analyzed in Section 4.3 Air Quality and Section 4.17 Transportation of this IS/MND. The project may require extension of some existing

utilities from the project site into the right-of-way of the adjacent street (for the connection of utilities such as water or sewer lines). However, the project constitutes infill development and does not propose infrastructure improvements (such as new roads or other infrastructure) not already established in and near the project site. Therefore, no indirect impacts associated with the extension of roads and other infrastructure would occur.

b) **No Impact.** The project site is currently developed with existing industrial/commercial buildings and a surface parking. No housing units exists onsite and no one currently resides on the project site. Therefore, the project would not displace any housing or people and the project would not necessitate the construction of replacement housing. No impact would occur.

Mitigation Measures

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

Level of Significance After Mitigation

Not Applicable

4.15 – Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new of physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?			☑	
Police Protection?			☑	
Schools?			☑	
Parks?			☑	
Other public facilities?			☑	

Sources

Information used to prepare this section is from the following sources: City of Whittier *General Plan Update*, 2021; and Great!Schools Website.

Environmental Setting

Fire Protection

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

Police Protection

The Whittier Police Department (WPD), headquartered at 13200 Penn Street, provides police protection to the City, including the project site. The WPD serves the cities of Whittier and Santa Fe Springs, an area encompassing 21.4 miles and an estimated population of approximately 105,787 persons, according to Department of Finance 2019 estimates. The members of the WPD who serve the citizens of Santa Fe Springs are stationed out of the Police Service Center, which is located in the City of Santa Fe Springs. WPD has 120 sworn police officers, or a ratio of 1.175 police officers for every 1,000 persons. WPD also has 58 civilian staff. Eighty-five officers are assigned to Whittier and 35 are assigned to Santa Fe Springs. The current WPD police headquarters was opened in November 2010 and was built to accommodate necessary growth and expansion. The WPD could increase its resources and still be contained in the present facility, if necessary.

Schools

The City is served by the following school districts: Whittier Union High School District, Whittier City School District, Fullerton Joint Union High School District, Whittier Elementary School District, the East Whittier Elementary School District, the Los Nietos School District and the Lowell Joint School District. The closest schools to the project include: Evergreen Elementary School at 12915 Helmer, Whittier approximately 0.3 miles to the southwest; East Whittier Middle School located at 14421 Whittier Boulevard, Whittier approximately 1.6 miles to the northeast; and Whittier High School located at 12417 Philadelphia Street, Whittier approximately 1.3 miles northwest of the project site.

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

Parks

See Section 4.15, Recreation for discussion on parks.

Discussion

a) **Less Than Significant Impact.** The Los Angeles County Fire Department (LACoFD) provides fire protection and emergency medical response services in the City of Whittier. LACoFD also provides prevention services (e.g., inspections, permits, and drills) within its jurisdiction. LACoFD has mutual aid agreements with other jurisdictions and practices unified command in response to potential emergencies. The project site is served by Fire Station 28, which is located approximately 0.4-mile to the north of the project site. Fire Station 28, located at 7733 Greenleaf Avenue, is staffed an engine company. Based on the distance to the project site, Engine 28 is

estimated to have an emergency response time of less than five minutes. The proposed project development proposal has been reviewed by LACoFD to ensure that public safety is considered and addressed, including appropriate access and fire-flow water rates. The project would replace an existing industrial/commercial use, and as such could result in an increase in calls for fire protection and emergency medical services. Whether a specific project results in a need for new or expanded fire protection facilities depends partly on the level of demand for fire protection the project generates, and partly on the distance from the project site to the nearest existing fire station.

The project is a proposed infill site. The project is within close proximity to a fire station. Therefore, the project would not have a significant impact on fire response times and would not otherwise create a substantially greater need for fire protection services than already exists. No new or expanded fire protection facilities would be required as a result of this project. Furthermore, the proposed residential site does not propose to use substantially hazardous materials or engage in hazardous activities that will require new or modified fire protection equipment to meet potential emergency demand. According to LACoFD, no significant impacts to fire response time or paramedic response time would occur as a result of this project. Impacts related to expansion of fire protection services will be less than significant.

b) **Less Than Significant Impact.** The Whittier Police Department does not anticipate any significant increase in the average call response time of five to eight minutes resulting from proposed buildout of the project. The proposed residential project will not result in any unique or more extensive crime problems that cannot be handled with the existing level of police resources. No new or expanded police facilities would need to be constructed as a result of this project. Impacts related to expansion of police protection services will be less than significant.

c) **Less Than Significant Impact.** As a new residential land use, it would have a population increase of approximately 51 persons and would generate a potential direct demand for school facilities. Pursuant to the Leroy F. Green School Facilities Act (AB 2926), the project proponent will be required to pay developer fees to the East Whittier Elementary School District, prior to the issuance of building permits, at the then current rate charged to single-family residential development projects. This fee will help support provision of school services for the community as a whole. According to AB 2926, payment of developer fees constitutes adequate mitigation for any project-related impacts to school facilities. Impacts to the school facilities will be less than significant.

d) Less Than Significant Impact. Demand for park and recreational facilities are generally the direct result of residential development. The project will be providing private and common open space. No substantial demand for park and recreation facilities will result. Impacts will be less than significant.

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

Mitigation Measures

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

Level of Significance After Mitigation

Not Applicable.

4.16 – Recreation

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

Sources

Information used to prepare this section is from the following sources: *City of Whittier General Plan Update*, 2021.

Environmental Setting

Recreational opportunities are identified in the Environmental Resources Management Element of the General Plan where the parks and recreational facilities within the City are detailed.

Discussion

a) **Less Than Significant Impact.** The project involves the construction of 17 residential units. The residential project also proposes common and private open space. The closest public park to the site is Whittier Greenway Trail that abuts the property to the south. The addition of 51 persons to the city is expected to marginally increase the use of existing neighborhood and regional parks, but this increased use would be partially offset by the proposed open space on the project site. Landscape plans for the project are contained in Appendix A. The provision of open space onsite would reduce impacts to existing recreational facilities. Additionally, the project applicant would pay any applicable park or recreational impact fees required by the city. Therefore, the project would have a less than significant impact on parks or other recreational facilities.

b) **Less Than Significant Impact.** The project does not include separate recreational facilities for residents. The project would not require the construction or expansion of recreational facilities outside the limits of the project site. There would be no significant adverse physical effect on the environment, and less than significant impacts would occur with project implementation.

Mitigation Measures

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

Level of Significance After Mitigation

Not Applicable.

4.17 – Transportation

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

Sources

Information used to prepare this section is from the following sources: *City of Whittier General Plan Update*, 2021; Quantifying Greenhouse Gas Mitigation Measures Report, California Air Pollution Control Officers Association (CAPCOA), August 2010; California Emissions Estimator Model®, Version 2020.4.0, California Air Pollution Control Officers Association, May 2021; LA County Open Data (SCAG 2016 Regional Travel Demand Model); Technical Advisory on Evaluating Transportation Impacts in CEQA, State of California, Governor's Office of Planning and Research, December, 2018; Western Allied, 2021, Site Plan, Floor Plans and Elevation Set for the Florence Homes Project dated June 14, 2021, Semaan, Toufic (Ted) RCE, TE, 2021, Traffic Impact Assessment, 17 Unit Residential Condominium Development 8315 Greenleaf Avenue, Whittier, California, 90602, prepared for Florence Homes dated May 15, 2021 and South Coast Air Quality Management District (SCAQMD) Draft Guidance Document - Interim CEQA Greenhouse Gas (GHG) Significance Threshold, October 2008.

Environmental Setting

The City of Whittier is located in the eastern portion of Los Angeles County, 20 miles east of downtown Los Angeles. The City is on the southwestern slopes of the Puente Hills just east if the

San Gabriel River and the San Gabriel River Freeway (State Route 605). The land features a sloping terrain on the north and east where the Puente Hills are located and becomes flat on the southern and western sections. The project is located approximately 4,000 feet away from the Norwalk Boulevard and State Route 72 (SR-72, also known as Whittier Boulevard) intersection. It is also located approximately one mile from the SR-72 and Interstate 605 (I-605) interchange. The project takes access from Floral Drive via two driveways.

Discussion

a) **Less than Significant Impact.** The project involves new construction of 17 residential units. It is not intended to conflict with a program plan, ordinance or policy addressing the circulation system. The residential project is providing the required number of parking space (43 residential plus 3 extra) to meet City code. It is not anticipated that parking from the proposed project will impact the on-street parking capacity given the orientation of the residential project on Greenleaf Avenue. The traffic study found that current traffic conditions near the project are functioning at acceptable service levels. All other intersections remain unchanged in terms of level of service with the proposed project. No further environmental analysis is required.

b) **Less than Significant Impact.** Trip generation is a measure or forecast of the number of trips that begin or end at a particular site, and is a function of the extent and types of land use proposed as part of a project. Vehicular traffic generation characteristics for projects are estimated based on established rates. These rates identify the probable traffic generation of various land uses based on studies of developments in comparable settings. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be considered to have a less than significant transportation impact.

Effective July 1, 2020, the longstanding metric of roadway level of service (LOS), which is typically measured in terms of auto delay or volume-to-capacity, is no longer be considered a significant impact under the California Environmental Quality Act (CEQA). Pursuant to the 2020 CEQA Guidelines, Section 15064.3, *"Generally, vehicle miles traveled is the most appropriate measure of transportation impacts. Other relevant considerations may include the effects of the project on transit and non-motorized travel."*

For land use projects, the CEQA Guidelines provide the following criteria for analyzing Transportation Impacts and VMT:

- Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact.
- Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact.
- Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.

Traffic generation is expressed in vehicle trip ends (TE's), defined as one-way vehicular movements, either entering or exiting the generating land use. Generation factors and equations used in the traffic forecasting procedure are found in the City of Whittier Traffic Impact Analysis Report Preparation Guidelines and the ITE's 10th Edition *Trip Generation Handbook* for the existing land uses on the site.

Table 4.17-1 summarizes the trip generation rates used in forecasting the impact of the proposed project conditions. It presents the forecast peak hour and daily traffic volumes on a "typical" weekday for the proposed project. Hence, the forecast peak hour conditions are considered conservative and worst-case. The trips generated by the proposed project were estimated using City of Whittier Traffic Impact Analysis Report Preparation Guidelines for the proposed Condominiums/Town. Credits were applied were estimated using ITE Land Use code 712 – *Small Office Building* and ITE Land Use code 151 – *Mini-Warehouse (Storage Units).* The proposed project is expected to increase of 80 vehicular trips per day with a morning peak increase of two (2) trips (net reduction of 4 inbound and an added 6 outbound) and evening peak increase of four (4) trips (an added 6 inbound and net reduction of 2 outbound).

Table 4.17-1
Project Traffic Generation Rates & Forecast

Land Use	Size	Unit	Land Use Code	Average Daily Traffic		AM Peak Hour				PM Peak Hour			
						TE Rate		Trips		TE Rate		Trips	
				TE Rate	Trips	In	Out	In	Out	In	Out	In	Out
Generation Factors Condominiums *City of Whittier Traffic Impact Analysis Report Preparation Guidelines*	17	DU	**City**	8	136	0.06	0.48	1	8	0.47	0.26	8	4
Existing Land Use Credit													
Small Office Building (TE/1,000 SF GFA)	3,200	SF	**712**	16.19	52	1.29	0.63	4	2	0.61	1.84	2	6
Mini-Warehouse (Storage Units)	2,464	SF	**151**	1.65	4	0.34	0.17	1	0	0.12	0.39	0	1
Total Traffic Generation				Daily Total	80		AM Totals	(4)	6		PM Totals	6	(2)

Semaan, Toufic (Ted) RCE, TE, 2021, Traffic Impact Assessment

The relative impact of the added project traffic volumes generated by the project total daily trips as well as during the AM and PM peak hours was evaluated against the criteria of the City's TIA the State's OPR guidelines. Under the City of Whittier's Traffic Impact Analysis Report Preparation Guidelines, a project is assessed under two criteria, trip generation and Metro's CMP.

Under the City's TIA guidelines, a traffic impact report would be required if:

- *Traffic generated by a project considered alone or cumulatively with other related projects, when added to existing traffic volumes, exceeds certain capacity thresholds of an intersection or roadway; contributes to an unacceptable level of service (LOS); or exacerbates an existing congested condition.*
- *Project generated over 100 trips per day or where other possible adverse impacts are identified.*
- *Project generated traffic interferes with the existing traffic flow (e.g., due to the location of access roads, driveways and parking facilities).*
- *Proposed access locations do not provide for adequate safety (e.g., due to limited visibility on curving roadways).*

- Nonresidential uses generate commuter or truck traffic through a residential area.
- *Project generated traffic significantly increases on a residential street and alters its residential character.*

As shown in Table 4.17-1, the 80 net daily trips generated by the proposed development are less than the 110 trips per day threshold in the City's guidelines. In addition, both the AM and PM peak hour maximum number of trips generated is at six trips is insignificant when considering traffic signal cycle lengths at 60-seconds, 90-seconds or 120-seconds. The 6 trips translate into one or less additional vehicles per traffic signal cycle, which would not adversely impact traffic flow.

Under the City's CMP guidelines, a traffic impact report would be required "*Where the project meets the criteria established in the County of Los Angles' CMP Land Use Analysis Guidelines, a CMP analysis must be provided. A CMP TIA is required for all projects required to prepare an Environmental Assessment based on local determination or projects requiring a traffic study. The geographical area examined in the TIA must include the following, at a minimum.*

- *All CMP arterial monitoring intersections (See Exhibit B of the guidelines), including freeway on- or off-ramp intersections, where the proposed project will add 50 or more trips during either the a.m. or p.m. weekday peak hours.*
- *Main line freeway monitoring locations where the project will add 150 or more trips, in either direction, during the a.m. or p.m. weekday peak hours.*
- Caltrans must also be *consulted to identify other specific locations to be analyzed on the State highway system.*

If based on these criteria, the TIA identifies no facilities for study; no further traffic analysis is required. As shown in Table 4.17-1, the project net AM or PM peak hour trips are single digit and considerably less than the thresholds identified under the CMP criteria.

Under the State's OPR guidelines, small projects, projects that generate or attract fewer than 110 trips per day, are generally assumed to cause a less than significant transportation impact.

Screening Thresholds for Land Use Projects

- *Many agencies use "screening thresholds" to quickly identify when a project should be expected to cause a less-than-significant impact without conducting a detailed study. (See e.g., CEQA Guidelines, §§ 15063(c)(3)(C), 15128, and Appendix G.) As explained below, this technical advisory suggests that lead agencies may screen out VMT impacts using project size, maps, transit availability, and provision of affordable housing.*

Screening Threshold for Small Projects

- *Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact.*

As shown in Table 4.17-1, the 80 net daily trips generated by the proposed development are well below the 110 trips per day threshold in the OPR's guidelines. As such, the proposed project may

be screened out as it is assumed to cause a less-than-significant transportation impact and the project complies with State CEQA Guidelines Section 15064.3, subdivision (b).

c) **Less Than Significant Impact.** A significant impact would occur if the proposed project substantially increased an existing hazardous geometric design feature or introduced incompatible uses to the existing traffic pattern. The project shall ensure adequate sight distance is provided at each project access location intersecting a public roadway per the California Department of Transportation (Caltrans) standards. In order to ensure adequate sight distance is maintained, the following recommendations are provided:

- A limited use area shall be maintained where a clear line of sight can be established.
- The limited use area shall be used for the purpose of prohibiting or clearing obstructions to maintain adequate sight distance at intersections.
- Limited use area to be kept clear of all obstructions over 30 inches high, including vegetation.
- No trees, walls, or any obstructions shall be allowed in the limited use area.
- The toe of the slope shall not encroach into the limited use area.

By complying with the sight distance recommendations, the project would not substantially increase hazards due to sight distance. The design of the development under the provisions of the Municipal Code would comply with all applicable City regulations. The project would not create or encourage any hazardous transportation-related design features or incompatible uses. No further environmental analysis is required.

d) **Less Than Significant Impact.** A significant impact would occur if the design of the proposed project would not satisfy emergency access requirements of the Los Angeles County Fire Department or in any other way threaten the ability of emergency vehicles to access and serve the project area or adjacent uses.

Construction

Project construction could temporarily close sidewalks and street lane(s) along Greenleaf Avenue, which could temporarily impact emergency access. However, implementation of a Transportation Map Plan would ensure that traffic circulation during construction would be less than significant.

Operation

The project would comply with applicable City regulations, such as the requirement to comply with the City's fire code to provide adequate emergency access, as well as the California Building Standards Code. Prior to the issuance of building permits, the City of Whittier would review project site plans, including location of all buildings, fences, access driveways and other features that may affect emergency access. The site design includes access and fire lanes that would accommodate emergency ingress and egress by fire trucks, police units, and ambulance/paramedic vehicles. All onsite access and sight-distance requirements would be in accordance with all applicable design requirements. The City's review process and compliance with applicable regulations and standards would ensure that adequate emergency access would be provided. Therefore, the project would not result in inadequate emergency access and there would be less than significant impacts.

Mitigation Measures

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

Level of Significance After Mitigation

Not Applicable.

4.18 – Tribal Cultural Resources

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

Sources

Information used to prepare this section is from the following sources: Notice of Project Applications to Native American Tribes dated June 3, 2021, and *City of Whittier General Plan Update*, 2021.

Environmental Setting

Senate Bill 18

Senate Bill 18 California Government Code §65352.3 (adopted pursuant to the requirements of SB 18) requires local governments to contact, refer plans to, and consult with tribal organizations prior to making a decision to adopt or amend a general or specific plan, or to designate open space that includes Native American Cultural Places. The tribal organizations eligible to consult have traditional lands in a local government's jurisdiction, and are identified, upon request, by the Native American Heritage Commission (NAHC). As noted in the California

Office of Planning and Research's Tribal Consultation Guidelines (2005), "the intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places."

Assembly Bill 52

Assembly Bill 52 (AB 52) requires meaningful consultation with California Native American Tribes on potential impacts on TCRs, as defined in Public Resources Code § 21074. TCRs are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (CNRA, 2007).

As part of the AB 52 process, Native American tribes must submit a written request to the lead agency to be notified of projects within their traditionally and culturally affiliated area. The lead agency must provide written, formal notification to those tribes within 14 days of deciding to undertake a project. The tribe must respond to the lead agency within 30 days of receiving this notification if they want to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the tribe's request. Consultation concludes when either (1) the parties agree to mitigation measures to avoid a significant effect on a tribal cultural resource, or (2) a party, acting in good faith and after reasonable effort, concludes mutual agreement cannot be reached.

Discussion

a) **Less Than Significant Impact.** Project implementation would not result in any specific construction activities involving extensive excavation, and therefore would not be anticipated to significantly affect or destroy any Native American tribal cultural resources. No tribal cultural resources are 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 § 5020.1(k). Therefore, there will be no impacts as a result of the project. While the probability of encountering a significant tribal cultural resource or human remains is low, any occurrence or discovery is subject to existing protections under California law. No further environmental analysis is required.

b) **Less Than Significant Impact with Mitigation Incorporated.** The City of Whittier (the lead agency) initiated AB 52 outreach to local tribes for the Florence Homes Project. The City prepared letters to the two tribes on their list for AB 52 contact, informing them of the project. The letters were sent on June 3, 2021. The letters were sent via certified mail to: Andrew Salas, Chairman, Gabrieleño Band of Mission Indians – Kizh Nation (Gabrieleño – Kizh Nation); and Joseph Ontiveros, Cultural Resource Director, Soboba Band of Luiseño Indians. The letters conveyed that the recipient had 30 days from the receipt of the letter to request AB 52 consultation regarding the project.

Chairman Salas requested a consultation on the project. An AB 52 consultation meeting was held between the Gabrieleño – Kizh Nation and Luis G. Escobedo, Planning Services Manager with the City of Whittier on September 8, 2021. The City agreed to mitigation measure language for tribal cultural resources provided by the Gabrieleño – Kizh Nation. This mitigation language has been adapted as TCR-1 through TCR-3 below. Consultation was concluded with the incorporation of the measures as conditions upon development. To date, there have been no responses from the remaining tribe. The response period having been passed, the City has determined that the AB 52 consultation process has concluded.

As previously discussed**,** the project would be built on disturbed land, within a developed suburban setting. No human remains have been previously identified or recorded onsite. The project proposes grading activities for the implementation of infrastructure that includes water, sewer, and utility lines. Grading activities associated with development of the project would involve new subsurface disturbance and could result in the unanticipated discovery of unknown human remains, including those interred outside of formal cemeteries. In the unlikely event of an unexpected discovery, implementation of mitigation measures TCR-2 and TCR-3 dealing with associated funerary objects, and dealing with human remains would ensure that impacts related to the accidental discovery of human remains would be less than significant.

Mitigation Measures

TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

a. The project applicant/lead agency shall retain a Native American monitor from (or approved by) the Gabrieleño Band of Mission Indians – Kizh Nation (the "Kizh" or the "Tribe") - the direct lineal descendants of the project location. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project, at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" includes, but is not limited to, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
b. A copy of the executed monitoring agreement shall be provided to the lead agency prior to the earlier of the commencement of any ground-disturbing activity for the project, or the issuance of any permit necessary to commence a ground-disturbing activity.
c. The project applicant/developer shall provide the Tribe with a minimum of 30 days advance written notice of the commencement of any project ground-disturbing activity so that the Tribe has sufficient time to secure and schedule a monitor for the project.
d. The project applicant/developer shall hold at least one (1) pre-construction sensitivity/educational meeting *prior to the commencement of any ground-disturbing activities*, where at a senior member of the Tribe will inform and educate the project's construction and managerial crew and staff members (including any project subcontractors and consultants) about the TCR mitigation measures and compliance obligations, as well as places of significance located on the project site (if any), the appearance of potential TCRs, and other informational and operational guidance to aid in the project's compliance with the TCR mitigation measures.
e. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground- disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request.
f. Native American monitoring for the project shall conclude upon the latter of the following: (1) written confirmation from a designated project point of contact to the Tribe that all ground-disturbing activities and all phases that may involve ground-disturbing activities on the project site and at any off-site project location are complete; or (2) written notice by the Tribe to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase (known

by the Tribe at that time) at the project site and at any off-site project location possesses the potential to impact TCRs.

TCR-2: Discovery of TCRs, Human Remains, and/or Grave Goods

a. Upon the discovery of a TCR, all construction activities in the immediate vicinity of the discovery (i.e., not less than the surrounding 50 feet) shall cease. The Tribe shall be immediately informed of the discovery, and a Kizh monitor and/or Kizh archaeologist will promptly report to the location of the discovery to evaluate the TCR and advise the project manager regarding the matter, protocol, and any mitigating requirements. No project construction activities shall resume in the surrounding 50 feet of the discovered TCR unless and until the Tribe has completed its assessment/evaluation/recovery of the discovered TCR and surveyed the surrounding area.
b. The Tribe will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate in its sole discretion, and for any purpose the Tribe deems appropriate, including but not limited to, educational, cultural and/or historic purposes.
c. If Native American human remains and/or grave goods are discovered or recognized on the project site or at any off-site project location, then all construction activities shall immediately cease. Native American "human remains" are defined to include "an inhumation or cremation, and in any state of decomposition or skeletal completeness." (Pub. Res. Code § 5097.98 (d)(1).) Funerary objects, referred to as "associated grave goods," shall be treated in the same manner and with the same dignity and respect as human remains. (Pub. Res. Code § 5097.98 (a), d)(1) and (2).)
d. Any discoveries of human skeletal material or human remains shall be immediately reported to the County Coroner (Health & Safety Code § 7050.5(c); 14 Cal. Code Regs. § 15064.5(e)(1)(B)), and all ground-disturbing project ground-disturbing activities on site and in any other area where the presence of human remains and/or grave goods are suspected to be present, shall immediately halt and remain halted until the coroner has determined the nature of the remains. (14 Cal. Code Regs. § 15064.5(e).) If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.
e. Thereafter, construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or grave goods, if the Tribe determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Tribal monitor and/or archaeologist deems necessary). (14 Cal. Code Regs. § 15064.5(f).)
f. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or grave goods.
g. Any historic archaeological material that is not Native American in origin (non-TCRs) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

TCR-3: Procedures for Burials, Funerary Remains, and Grave Goods:

a. Any discovery of human remains and/or grave goods discovered and/or recovered shall be kept confidential to prevent further disturbance.
b. As the Most Likely Descendant ("MLD"), the Koo-nas-gna Burial Policy shall be

implemented for all discovered Native American human remains and/or grave goods. Tribal Traditions include, but are not limited to, the preparation of the soil for burial, the burial of funerary objects and/or the deceased, and the ceremonial burning of human remains.

c. If the discovery of human remains includes four (4) or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.
d. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated "grave goods" (aka, burial goods or funerary objects) are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later, as well as other items made exclusively for burial purposes or to contain human remains. Cremations will either be removed in bulk or by means necessary to ensure complete recovery of all sacred materials.
e. In the case where discovered human remains cannot be fully recovered (and documented) on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to divert the project while keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed.
f. In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. The site of reburial/repatriation shall be agreed upon by the Tribe and the landowner, and shall be protected in perpetuity.
g. Each occurrence of human remains and associated grave goods will be stored using opaque cloth bags. All human remains, grave goods, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items will be retained and shall be reburied within six months of recovery.
h. The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.

Level of Significance After Mitigation

Tribal Cultural Resource impacts will be less than significant with standard conditions and mitigation satisfied.

4.19 – Utilities and Service Systems

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

Sources

Information used to prepare this section is from the following sources: CalRecycle Website; and Whittier General Plan Update, 2021; Tsalyuk, Yefim, 2021, Sewer Capacity Study 8315-8319 Greenleaf Avenue, Whittier, CA, prepared for Florence Homes dated July, 2021; Charter Communications, 2021, Will Serve Letter dated September 30, 2021; Republic Services, 2021, Will Serve Letter dated June 17, 2021; SoCalGas, 2021, Will Serve Letter dated June 17, 2021; Southern California Edison, 2021; Will Serve Letter dated September 27, 2021; and Suburban Water Systems, 2021, Water Will Serve Letter dated May 11, 2021.

Environmental Setting

The City of Whittier is located in the eastern portion of Los Angeles County, 20 miles east of downtown Los Angeles. The City is on the southwestern slopes of the Puente Hills just east if the San Gabriel River and the San Gabriel River Freeway (State Route 605). The land features a

sloping terrain on the north and east where the Puente Hills are located and becomes flat on the southern and western sections.

Discussion

a) thru e) **Less Than Significant Impact.** The proposed project would require offsite improvements including sewer, domestic water, fire water, irrigation, and dry utilities connections to existing utility infrastructure in Greenleaf Avenue.

Wastewater Treatment – The project proposes offsite sewer improvements to connect the sewer lines from the project site to the existing sewer network under streets located adjacent to the site. As detailed in the City's General Plan EIR, the City of Whittier provides wastewater collection service to the majority of parcels within the City limits. Impacts would be less than significant.

Project Wastewater Generation – The project is estimated to generate 100 gallons per day (gpd) of wastewater per unit, or a total of 1,700 gpd. Sufficient wastewater treatment capacity is available in the region, and project development would not require construction of new or expanded wastewater treatment facilities. Impacts would be less than significant.

Sanitary Sewer – Information on sanitary sewers serving the project site is based on the Sanitary Sewer Analysis completed by Yefim Tsalyuk in July 2021; a copy of this report is included as Appendix H. The subject project site proposes to construct 17 detached residential units. Each unit will have its own dedicated sewer lateral joining to the on-site private main within the private drive aisles. Sewer collection will be accomplished by way of private sewer laterals and mains which will drain south and east connecting to the existing 8-inch sewer line in Greenleaf Avenue. The total flow in sewer line along Greenleaf Ave. including proposed additional flow (0.26 cfs) is less than available capacity of existing sewer line flowing half full (0.41 cfs).

In accordance with the City of Whittier and the Uniform Plumbing Code, the subject site was designed to accommodate flows based on Estimate Average Daily Sewer Flows per the Los Angeles County Table. Per the existing table the anticipated sewer flow is 300 gallons per day for residential units having 3 or more bedrooms. The total amount of units for the subject site is 17 units resulting in a maximum demand of (17 units * 300 GPD) 5,100 GPD. Sewer capacity has been evaluated by the City and will be conveyed through a private sanitary sewer system to Greenleaf Avenue. Impacts would be less than significant.

Project Wastewater Flow – Sewer flows and depths in post-project conditions were estimated by adding estimated project wastewater flows and depths to existing conditions. The sewers in Greenleaf Avenue have capacities to accommodate post-project wastewater flows and depths, and no new or expanded sewers would be required to accommodate the proposed project. Therefore, project impacts on sanitary sewers would be less than significant.

Domestic Water – The City relies on imported water and local groundwater. The project would extend existing water mainlines in Greenleaf Avenue to the project site driveways. Suburban Water Systems will supply domestic water to the project and capacity has been determined to be adequate. The project would result in a nominal increase in water demand compared to existing conditions and therefore, the project would have a less than significant impact regarding domestic water supplies.

Fire Water - The project proposes new fire water lines to the project site via installation of fire water laterals from the street to the project site. Suburban Water Systems will supply fire water to the project and capacity has been determined to be adequate. The project would result in a

nominal increase in water demand compared to existing conditions and therefore, the project would have a less than significant impact regarding fire water supplies.

Stormwater - The proposed development would maintain existing drainage patterns and discharge locations. In addition, the proposed project is greater than one acre and is therefore required to obtain a National Pollutant Discharge Elimination System permit and consequently develop and implement a Storm Water Pollution Prevention Plan (SWPPP). Urban runoff from the project will be detained on site and filtered prior to discharge into the public storm drain system to comply with the Regional Water Board's MS4 stormwater permit. Stormwater flows will outfall into Greenleaf Avenue and will be maintained at historic discharge rates. Therefore, impacts regarding stormwater would be less than significant.

Electric Power: Electric power for the City of Whittier is provided by Southern California Edison (SCE). The proposed project is located in a developed area, and infrastructure for providing electric power to the area is well established. SCE typically utilizes existing utility corridors to reduce environmental impacts, and has energy-efficiency programs to reduce energy usage and maintain reliable service throughout the year. The project would be constructed in accordance with all applicable Title 24 regulations, and would not necessitate the construction or relocation of electric power facilities. The project is located along Greenleaf Avenue. As part of the project improvements, the overhead streetlight wiring will be placed underground. The new lights will provide enhanced illumination at the intersection and greatly improve nighttime safety of pedestrians and vehicles traveling on Greenleaf Avenue. Therefore, a less than significant impact would occur.

Natural Gas: The Southern California Gas Company (SoCalGas) is the primary distributor of retail and wholesale natural gas across Southern California, including the City of Whittier. SoCalGas provides services to residential, commercial, and industrial consumers, and also provides gas for electric generation customers. SoCalGas expects total gas demand to decline 0.74 percent annually from 2018 to 2035 as a result of energy-efficiency standards and programs, renewable electricity goals, modest economic growth in its service region, and advanced metering infrastructure. Moreover, SoCalGas plans on implementing aggressive energy-efficiency programs that will result in natural gas savings across all sectors that will ensure longevity of its natural gas supplies and adequate generation rates. Therefore, anticipated natural gas supply is adequate to meet demand in the SoCalGas region, and the proposed project is not expected to impact this determination. Thus, no natural gas facilities would have to be constructed or relocated as a result of the proposed project, and a less than significant impact would occur.

Telecommunications Facilities: Cable services, including internet, phone, and television, are provided in the City of Whittier by Charter Communications and Frontier Communications. The proposed project would not interfere with operation of their facilities, and a less than significant impact would occur. Overhead telecom facilities along Greenleaf Avenue will also be placed underground during construction.

Mitigation Measures

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

Level of Significance After Mitigation

Not Applicable.

4.20 – Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			☑	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from wildfire or the uncontrolled spread of wildfire?			☑	
b) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may result temporary or ongoing impacts to the environment?			☑	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			☑	

Sources

Information used to prepare this section is from the following sources: *City of Whittier General Plan Update*, 2021 *and* California Department of Forestry and Fire Protection. Incorporated Fire Hazard Severity Zone: City of Whittier. Very High Fire Hazard Severity Zones in LRA (Local Responsibility Area).

Environmental Setting

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

Discussion

a) thru d) **Less Than Significant Impact.** The project site is located within an urbanized area of the City of Whittier and is not located within a fire hazard zone, as identified on the latest Fire

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

Mitigation Measures

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

Level of Significance After Mitigation

Not Applicable.

4.21 – Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		☑		
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			☑	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		☑		

Sources

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

Discussion

a) **Less Than Significant Impact with Mitigation Incorporated.** The project is located within an urbanized area, which provides low habitat value for special-status plant and wildlife species. Additionally, as detailed in City of Whittier General Plan EIR, the City is almost completely urbanized and landscaped with mostly non-native species. The proposed project would not substantially impact any scenic vistas, scenic resources, or the visual character of the area, as discussed in Section 4.1, and would not result in excessive light or glare. The environmental analysis provided in Section 4.3 concludes that impacts related to emissions of criteria pollutants and other air quality impacts will be less than significant with Mitigation Measures AIR-1 through AIR-12 incorporated. The project would not significantly impact any sensitive plants, plant communities, fish, wildlife or habitat for any sensitive species, as discussed in Section 4.4. As detailed in Section 4.5, Cultural Resources, concludes no significant impact on archeological resources. Sections 4.8 and 4.10 conclude that impacts related to climate change and hydrology and water quality will be less than significant. Based on the preceding analysis of potential impacts in the responses to items 4.1 thru 4.20, no evidence is presented that this project would degrade the quality of the environment with the mitigation measures incorporated.

b) **Less Than Significant.** Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes involved in the project. The proposed residential development will generally result in less than significant environmental impacts, as discussed herein. There are no short-term impacts related to pollutant emissions and therefore, will not exceed maximum thresholds.

The proposed project would not significantly cumulatively affect the environment. Water supplies have been studied in the Urban Water Management Plans. Continued efforts towards water conservation, as required by State law, would reduce water demands; the project would result in a less than significant cumulative impact on water supply and other resources. As indicated in Section 4.17 herein, the proposed project would not result in any significant traffic impacts to transportation. Long-term cumulative effects will have no significant impact on air quality. The project development would not contribute to any cumulative growth effects beyond what is anticipated for the City's future in the General Plan.

c) **Less Than Significant Impact with Mitigation Incorporated.** Paleontological resources would be less than significant. Additionally as described in Section 4.8, Hazards and Hazardous Materials, after implementation of Mitigation Measure HM-1, potential impacts from ACMs, and LBP during project construction would be less than significant.

Regarding Noise, as detailed in Section 4.13, with implementation of Mitigation Measures NOI-1 and NOI-2, the proposed project would result in less than significant impacts to sensitive receivers from noise and vibration. Noise levels associated with operation of the project are expected to be comparable to those of nearby residential areas. In addition, noise from activities associated with the new development would be similar to that occurring now. Therefore, noise from onsite sources would be less than significant.

Regarding emergency services such a police and fire, the project is anticipated to generate between 51 residents, which would have a minimal impact on demand for fire services. Additionally, the project applicant would pay any applicable fire/development fees, per the City's fee schedule. Thus, the project's impacts on fire protection services would be less than significant.

During the construction phase, the project could temporarily impact street traffic adjacent to the project site during the construction phase due to roadway improvements and potential extension of construction activities into the right-of-way. Project construction could reduce the number of lanes or temporarily close a portion of adjacent roads. Traffic impacts are anticipated during the construction phase of the project and would only impact the adjacent streets/intersections. As detailed in Section 4.16, Transportation, the project would have less than significant traffic impacts both during project construction and operation, and no mitigation is warranted.

Based on the analysis of the proposed project's impacts in the responses to items 4.1 thru 4.20, after the implementation of mitigation measures, potential adverse environmental effects were found to be less than significant on human beings, either directly or indirectly. Therefore, less than significant impacts would occur. For this reason, the City has concluded that this project can be implemented without causing significant adverse environmental effects and determined that the Mitigated Negative Declaration is the appropriate type of CEQA documentation.

5 References

5.1 – List of Preparers

City of Whittier (Lead Agency)

City of Whittier
□□□□□ Penn S□ree□
W□i□ier□□ □□□□□□□□□□

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PGN (Environmental Analysis)

PO Box 2473
Menifee, CA 92586

5.2 – Persons and Organizations Consulted

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Air Quality

Construction Mitigation Measures:

AIR-1 The project must follow the standard SCAQMD rules and requirements with regards to fugitive dust control, which includes, but are not limited to the following:

1. All active construction areas shall be watered two (2) times daily.
13. Speed on unpaved roads shall be reduced to less than 15 mph.
14. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
15. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.
16. All operations on any unpaved surface shall be suspended if winds exceed 15 mph.
17. Access points shall be washed or swept daily.
18. Construction sites shall be sandbagged for erosion control.
19. Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
20. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114.
21. Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits.
22. Replace the ground cover of disturbed areas as quickly possible.
23. A fugitive dust control plan should be prepared and submitted to SCAQMD prior to the start of construction.

AIR-2 Prepare and implement a Construction Management Plan which will include Best Available Control Measures to be submitted to the City of Whittier.

AIR-3 Construction equipment shall be maintained in proper tune.

AIR-4 Require all construction equipment to have Tier 4 low emission "clean diesel" engines that include diesel oxidation catalysts and diesel particulate filters that meet the latest CARB best available control technology.

AIR-5 All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.

AIR-6 Minimize the simultaneous operation of multiple construction equipment units.

AIR-7 The use of heavy construction equipment and earthmoving activity should be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level.

AIR-8 Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.

AIR-9 Establish staging areas for the construction equipment that are as distant as possible from adjacent sensitive receptors (residential land uses).

AIR-10 Use haul trucks with on-road engines instead of off-road engines for on-site hauling.

AIR-11 Utilize zero VOC and low VOC paints and solvents, wherever possible.

AIR-12 Provide temporary dust barriers or construct perimeter walls during the first phase of construction.

Hazards and Hazardous Materials

HM-1: Due to the age of the existing buildings and the potential presence of ACMs and LBP, prior to the commencement of demolition, the project proponent shall retain a qualified environmental consultant to conduct a comprehensive survey of the existing buildings to be demolished to confirm the presence or absence of ACMs and LBP. A comprehensive survey of ACMs and a comprehensive LBP survey of painted surfaces in the structures to be demolished shall occur prior to any demolition activities to confirm the presence or absence of ACMs or LBP to prevent potential exposure to workers and/or building occupants.

- If the existing buildings are found to contain any ACMs or LBP, a detailed Hazardous Material Abatement Plan shall be prepared, approved, and implemented. The Hazardous Material Abatement Plan shall include a site-specific scope of work and specifications for the proper disposal of hazardous materials. The Hazardous Material Abatement Plan shall be prepared and implemented in accordance with the Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) and all other federal and state standards and regulations.

- The Hazardous Material Abatement Plan shall require that all ACMs and LBP be removed and properly disposed of in accordance applicable laws.

- The Hazardous Material Abatement Plan shall be implemented prior to demolition activities to ensure that any hazardous materials are properly identified, removed, and disposed of offsite at a landfill that can accept asbestos and any other hazardous materials removed from the site.

- A qualified environmental consultant shall be present on the project site during demolition activities and shall monitor compliance with the Hazardous Material Abatement Plan.

Noise

Construction Noise Mitigation Measures

NOI-1: The project shall prepare a construction management plan to be approved by the City of Whittier Community Development Department prior to initiating construction. The construction management plan shall include best management practices to reduce construction noise levels. Best management practices may include the following:

- During all project site excavation and grading on-site, construction contractors should equip all construction equipment, fixed or mobile, with properly operating

and maintained mufflers, consistent with manufacturer standards. When mufflers are not a feasible method, the source can be put inside an enclosure with 1-inch plywood, or other approved acoustical barriers and/or materials.

- The contractor should place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
- Equipment should be shut off and not left to idle when not in use.
- The contractor should locate equipment staging in areas that will create the greatest distance between construction-related noise sources and sensitive receptors nearest the project site during all project construction as is feasible.
- The project proponent should mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.
- The construction contractor should limit haul truck deliveries to the same hours specified for construction equipment in Section 8.32.040 of the City of Whittier Municipal Code.

NOI-2: The use of vibratory rollers shall be limited within 25 feet of existing structures and use of large bulldozers should be limited within 15 feet of existing structures. A small bulldozer can be utilized instead.

Tribal Cultural Resources

TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

a. The project applicant/lead agency shall retain a Native American monitor from (or approved by) the Gabrieleño Band of Mission Indians – Kizh Nation (the "Kizh" or the "Tribe") - the direct lineal descendants of the project location. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project, at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" includes, but is not limited to, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

b. A copy of the executed monitoring agreement shall be provided to the lead agency prior to the earlier of the commencement of any ground-disturbing activity for the project, or the issuance of any permit necessary to commence a ground-disturbing activity.

c. The project applicant/developer shall provide the Tribe with a minimum of 30 days advance written notice of the commencement of any project ground-disturbing activity so that the Tribe has sufficient time to secure and schedule a monitor for the project.

d. The project applicant/developer shall hold at least one (1) pre-construction sensitivity/educational meeting *prior to the commencement of any ground-disturbing activities*, where at a senior member of the Tribe will inform and educate the project's construction and managerial crew and staff members (including any project subcontractors and consultants) about the TCR mitigation measures and compliance obligations, as well as places of significance located on the project site (if any), the appearance of potential TCRs, and other informational and operational guidance to aid in the project's compliance with the TCR mitigation measures.

e. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground- disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe.

Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request.

f. Native American monitoring for the project shall conclude upon the latter of the following: (1) written confirmation from a designated project point of contact to the Tribe that all ground-disturbing activities and all phases that may involve ground-disturbing activities on the project site and at any off-site project location are complete; or (2) written notice by the Tribe to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase (known by the Tribe at that time) at the project site and at any off-site project location possesses the potential to impact TCRs.

TCR-2: Discovery of TCRs, Human Remains, and/or Grave Goods

a. Upon the discovery of a TCR, all construction activities in the immediate vicinity of the discovery (i.e., not less than the surrounding 50 feet) shall cease. The Tribe shall be immediately informed of the discovery, and a Kizh monitor and/or Kizh archaeologist will promptly report to the location of the discovery to evaluate the TCR and advise the project manager regarding the matter, protocol, and any mitigating requirements. No project construction activities shall resume in the surrounding 50 feet of the discovered TCR unless and until the Tribe has completed its assessment/evaluation/recovery of the discovered TCR and surveyed the surrounding area.

b. The Tribe will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate in its sole discretion, and for any purpose the Tribe deems appropriate, including but not limited to, educational, cultural and/or historic purposes.

c. If Native American human remains and/or grave goods are discovered or recognized on the project site or at any off-site project location, then all construction activities shall immediately cease. Native American "human remains" are defined to include "an inhumation or cremation, and in any state of decomposition or skeletal completeness." (Pub. Res. Code § 5097.98 (d)(1).) Funerary objects, referred to as "associated grave goods," shall be treated in the same manner and with the same dignity and respect as human remains. (Pub. Res. Code § 5097.98 (a), d)(1) and (2).)

d. Any discoveries of human skeletal material or human remains shall be immediately reported to the County Coroner (Health & Safety Code § 7050.5(c); 14 Cal. Code Regs. § 15064.5(e)(1)(B)), and all ground-disturbing project ground-disturbing activities on site and in any other area where the presence of human remains and/or grave goods are suspected to be present, shall immediately halt and remain halted until the coroner has determined the nature of the remains. (14 Cal. Code Regs. § 15064.5(e).) If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.

e. Thereafter, construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or grave goods, if the Tribe determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Tribal monitor

and/or archaeologist deems necessary). (14 Cal. Code Regs. § 15064.5(f).)

f. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or grave goods.

g. Any historic archaeological material that is not Native American in origin (non-TCRs) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

TCR-3: Procedures for Burials, Funerary Remains, and Grave Goods:

a. Any discovery of human remains and/or grave goods discovered and/or recovered shall be kept confidential to prevent further disturbance.

b. As the Most Likely Descendant ("MLD"), the Koo-nas-gna Burial Policy shall be implemented for all discovered Native American human remains and/or grave goods. Tribal Traditions include, but are not limited to, the preparation of the soil for burial, the burial of funerary objects and/or the deceased, and the ceremonial burning of human remains.

c. If the discovery of human remains includes four (4) or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.

d. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated "grave goods" (aka, burial goods or funerary objects) are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later, as well as other items made exclusively for burial purposes or to contain human remains. Cremations will either be removed in bulk or by means necessary to ensure complete recovery of all sacred materials.

e. In the case where discovered human remains cannot be fully recovered (and documented) on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to divert the project while keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed.

f. In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. The site of reburial/repatriation shall be agreed upon by the Tribe and the landowner, and shall be protected in perpetuity.

g. Each occurrence of human remains and associated grave goods will be stored using opaque cloth bags. All human remains, grave goods, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items will be retained and shall be reburied within six months of recovery.

h. The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any

data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.

Appendix A Project Plans: Vesting Tentative Tract Map No. 83339 [VTTM 21-0001] and Development Review Permit No. DRP21-0005 - Site Plan, Floor Plans, Elevations, Demolition Plan, Landscape Plan, Grading and Drainage Plan and Refuse Company Access Plan

VESTING
TENTATIVE TRACT NO. 83339

IN THE CITY OF WHITTIER, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

SURVEYOR'S NOTES:

1. DATE OF SURVEY: DECEMBER 2020

2. SITE AREA:
NET AREA: 53,697 SQ. FT., OR 1.23 ACRES
GROSS AREA: 53,697 SQ. FT., OR 1.23 ACRES

3. BASIS OF BEARINGS: CENTER LINE OF GREENLEAF AVE. BEING S 40°04'45" W AS SHOWN ON TRACT MAP NO. 6104, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGE 39, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

4. VERTICAL DATUM:
BENCH MARK NO. SY3732
RDBM TAG E CB RET 1FT N/O BCR □ SE COR WHITTIER BLVD □ COMSTOCK AVE
ELEVATION 222.30 QUAD YEAR 2013

5. UNDERGROUND UTILITIES SHOWN HEREON ARE PER CITY OF WHITTIER RECORDS AND PER FIELD LOCATION AS EVIDENCED BY PAINT MARKS ON THE PAVEMENT, AND CANNOT BE GUARANTEED FOR COMPLETENESS OR ACCURACY.

6. ZONING: R2 (LIGHT MULTI RESIDENTIAL)

7. STREET DEDICATION: NONE

8. FLOOD ZONE DATA:

FLOOD ZONE: X
COMMUNITY NO. 06037 PANEL NO. C1835F
EFFECTIVE DATE: 09/26/2008

9. EXISTING BUILDINGS TO BE REMOVED

10. PROPOSED DEVELOPMENT: 17 CONDOMINIUMS

11. PROPOSED PARKING: 45 SPACES (34 SPACES IN GARAGES AND 11 SPACES OUTSIDE)

12. SETBACKS (REQUIRED □ PROPOSED): FRONT- 20', SIDE- 5', REAR- 5'

13. TRASH CONTAINERS TO BE STORED IN PARKING GARAGE AND COLLECTED BY PRIVATE TRASH COLLECTION SERVICE

14. PROPOSED EARTHWORK: CUT-815 □□, FILL- 1,435 □□, IMPORT- 620 □□

15. FIRE FLOW REQUIREMENTS: 1250 GPM □ 20 PSI FOR 1 HOUR

16. THE OWNER OF THE PROPERTY WILL BE RESPONSIBLE FOR MAINTENANCE OF BMP□/LID DEVICES □ DRIVEWAYS

PREPARED BY:
ITF & ASSOCIATES, INC.
11278 LOS ALAMITOS BLVD., #354
LOS ALAMITOS, CA
PHONE 800-797-9483

LICENSED LAND SURVEYOR
YEFIM TSALYUK
L.S. 7421
STATE OF CALIFORNIA

OWNER:
FLORENCE HOMES LLC
8141 2ND ST., SUITE 520
DOWNEY, CA 90241
CONTACT: TONY ABBOUD
p. 562-904-1537

SITE ADDRESS: 8315-8319 GREENLEAF AVE., WHITTIER

LEGAL DESCRIPTION

PARCEL A:

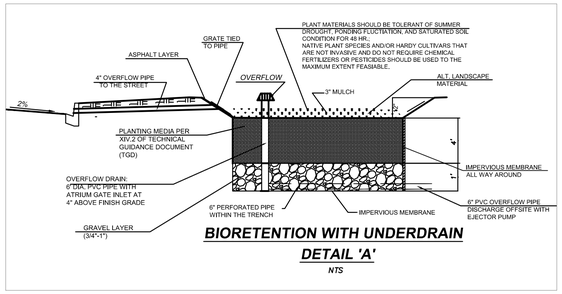
LOT 40 OF TRACT NO. 6104, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTHEASTERLY 10 FEET THEREOF AS GRANTED TO THE CITY OF WHITTIER, RECORDED FEBRUARY 14, 1975 AS INSTRUMENT NO. 280, OFFICIAL RECORDS.

PARCEL B:

LOTS 41 TO 47 OF TRACT NO. 1604, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTHEASTERLY 10 FEET THEREOF AS GRANTED TO THE CITY OF WHITTIER, RECORDED JUNE 4, 1975, AS INSTRUMENT NO. 398, OFFICIAL RECORDS.



BIORETENTION WITH UNDERDRAIN
DETAIL 'A'
NTS

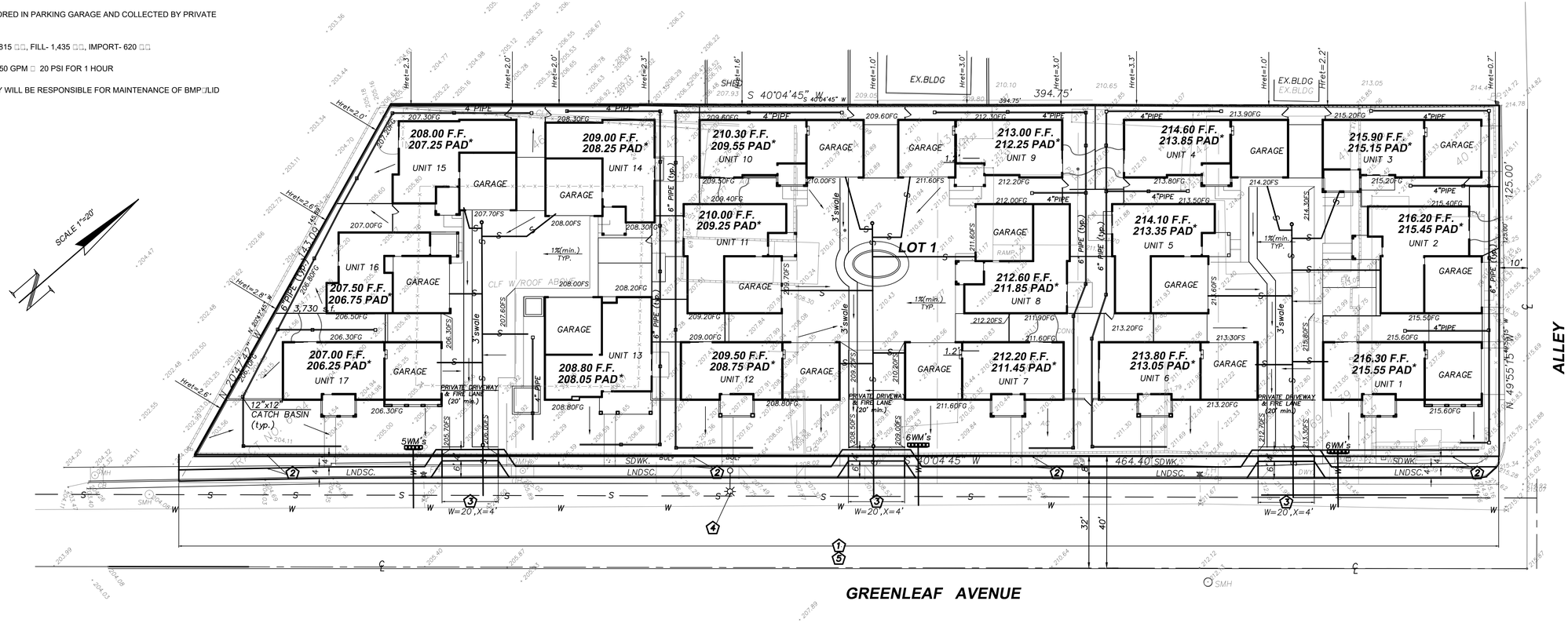


VICINITY MAP
NTS

NOTES:

PAD – SLAB THICKNESS TO BE VERIFY WITH THE SOILS ENGINEER PRIOR TO CONSTRUCTION*

Hret.– REPRESENTS RETAINING PORTION OF THE WALL



VESTING
TENTATIVE TRACT NO. 83339
IN THE CITY OF WHITTIER, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

SURVEYOR'S NOTES:

1. DATE OF SURVEY: DECEMBER 2020

2. SITE AREA:
NET AREA: 53,697 SQ. FT., OR 1.23 ACRES
GROSS AREA: 53,697 SQ. FT., OR 1.23 ACRES

3. BASIS OF BEARINGS: CENTER LINE OF GREENLEAF AVE. BEING S 40°04'45" W AS SHOWN ON TRACT MAP NO. 6104, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGE 39, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

4. VERTICAL DATUM:
BENCH MARK NO. SY3732
RDBM TAG E CB RET 1FT N/O BCR □ SE COR WHITTIER BLVD □ COMSTOCK AVE
ELEVATION 222.30 QUAD YEAR 2013

LEGEND

A.C.	ASPHALT CONCRETE
B.W.	BACK OF WALK
CB	CATCH BASIN
CC	CONCRETE
C&G	CURB & GUTTER
CF	CURB FACE
CLF	CHAIN LINK FENCE
C.O.	CLEAN OUT
EC	EDGE OF CONCRETE
EG	EDGE OF GUTTER
E.P.	EDGE OF PAVEMENT
EM	ELECTRIC METER
E.P.	EDGE OF PAVEMENT
F.F.	FINISHED FLOOR ELEVATION
F.G.	FINISHED GRADE ELEVATION
FH	FIRE HYDRANT
F.L.	FLOW LINE ELEVATION
F.S.	FINISHED SURFACE ELEVATION
GM	GAS METER
INV.	INVERT OF PIPE ELEVATION
L.F.	LINEAR FEET
NG	NATURAL GRADE
PCC	PORTLAND CEMENT CONCRETE
P.L.	PROPERTY LINE
PM	PARKING METER POST
PP	POWER POLE
PB	PULL BOX
PCC	PORTLAND CEMENT CONCRETE
R/W	RIGHT OF WAY
SCO	SEWER CLEANOUT
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
ST.LT.	STREET LIGHT
SW	SIDE WALK
T	TELEPHONE
TC	TOP OF CURB ELEVATION
TEL.MH	TELEPHONE MANHOLE
TF	TOP OF FOOTING ELEVATION
TG	TOP OF GRATE ELEVATION
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TW	TOP OF WALL ELEVATION
WM	WATER METER
WV	WATER VALVE
IR.M.	IRRIGATION METER
LNDSC.	LANDSCAPE
DDCA	DOUBLE DETECTOR CHECK ASSEMBLY
CONC.	CONCRETE
	WALL
	FIRE HYDRANT
	MONUMENTS
	LIGHT POLE
— x — x —	FENCE
E	ELECTRICAL
G	GAS
W	WATER
S	SEWER
T	TELEPHONE
	TREE

PREPARED BY:
ITF & ASSOCIATES, INC.
11278 LOS ALAMITOS BLVD., #354
LOS ALAMITOS, CA
PHONE 800-797-9483

LICENSED LAND SURVEYOR
YEFIM TSALYUK
L.S. 7421
STATE OF CALIFORNIA

OWNER:
FLORENCE HOMES LLC
8141 2ND ST., SUITE 520
DOWNEY, CA 90241
CONTACT: TONY ABBOUD
p. 562-904-1537

SITE ADDRESS: 8315-8319 GREENLEAF AVE., WHITTIER

LEGAL DESCRIPTION

PARCEL A:

LOT 40 OF TRACT NO. 6104, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTHEASTERLY 10 FEET THEREOF AS GRANTED TO THE CITY OF WHITTIER, RECORDED FEBRUARY 14, 1975 AS INSTRUMENT NO. 280, OFFICIAL RECORDS.

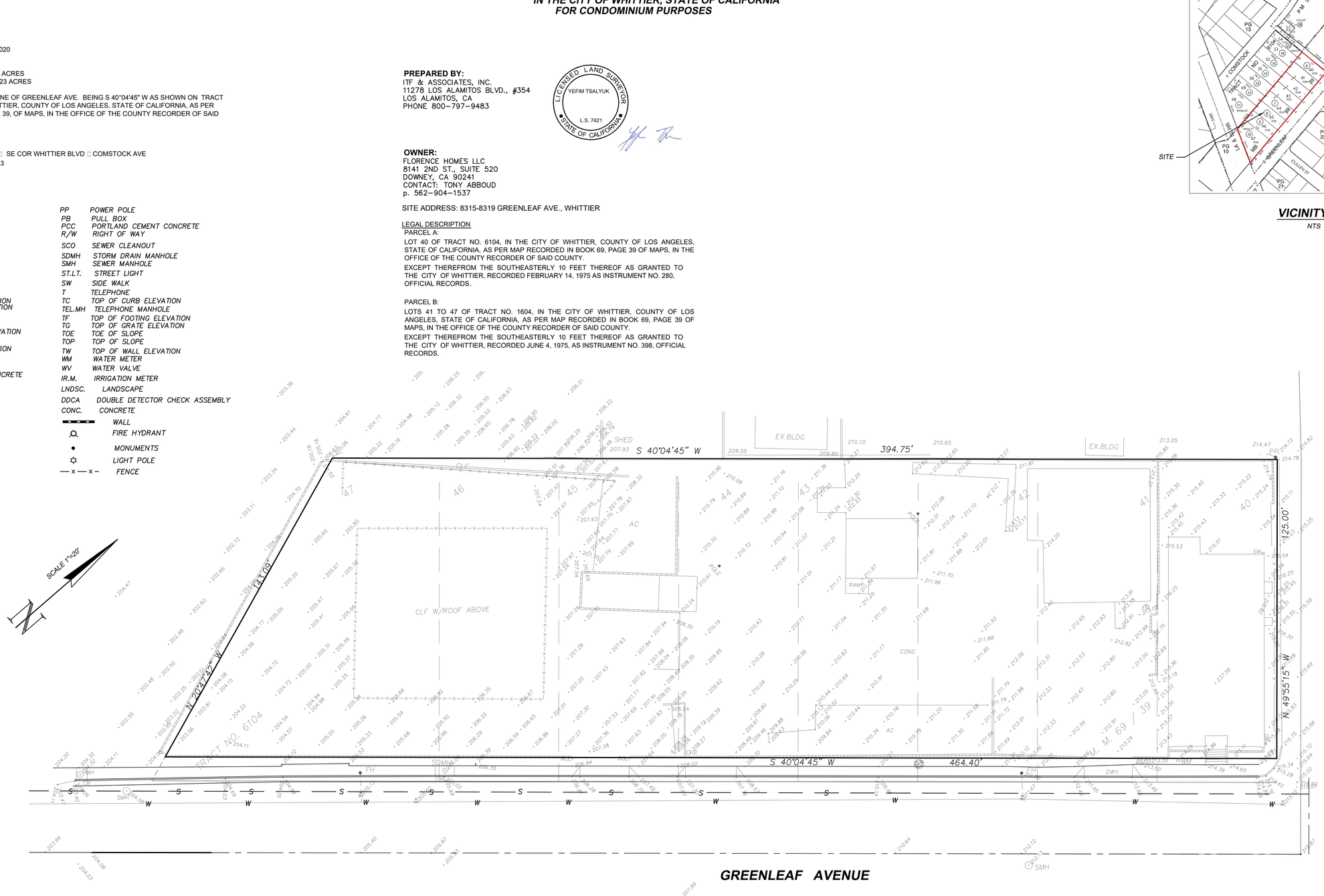
PARCEL B:

LOTS 41 TO 47 OF TRACT NO. 1604, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTHEASTERLY 10 FEET THEREOF AS GRANTED TO THE CITY OF WHITTIER, RECORDED JUNE 4, 1975, AS INSTRUMENT NO. 398, OFFICIAL RECORDS.



VICINITY MAP
NTS



BOUNDARY AND TOPOGRAPHIC SURVEY

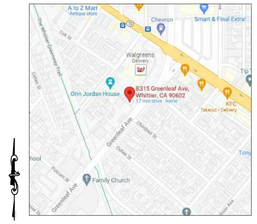
TOTAL: 17 UNITS:

UNIT #	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS	1ST FLOOR AREA S.F.	2ND FLOOR AREA S.F.	GARAGE AREA S.F.	UNIT LIVABLE AREA S.F.	PRIVATE SPACE (COVERED PORCH) S.F.	PRIVATE OPEN SPACE (PRIVATE YARD) S.F.	TOTAL PRIVATE OPEN SPACE S.F.	TOTAL COMMON OPEN SPACE S.F.
1	3	2	736	995	424	1,731	98	363	461	562
2	4	3	940	1,119	417	2,059	88	250	338	562
3	3	2	711	993	424	1,704	108	642	750	562
4	3	2	738	966	425	1,704	83	552	635	562
5	4	3	921	1,094	417	2,015	84	376	460	562
6	3	2	736	988	424	1,724	158	253	411	562
7	3	2	736	993	424	1,729	157	339	496	562
8	4	3	907	1,114	417	2,021	83	339	422	562
9	3	2	738	966	425	1,704	83	597	680	562
10	3	2	737	965	425	1,702	82	511	593	562
11	4	3	911	1,088	417	1,999	83	343	426	562
12	3	2	736	960	424	1,696	98	323	421	562
13	4	3	918	1,214	422	2,132	148	205	353	562
14	4	3	901	1,113	428	2,014	84	785	869	562
15	4	3	862	1,077	418	1,939	82	521	603	562
16	3	2	736	1,128	438	1,864	85	570	655	562
17	3	2	736	995	424	1,731	98	704	802	562
					TOTAL GARAGE 7,193 S.F.	†31,468 S.F.	TOTAL PORCH 1,702 S.F.	TOTAL PRIVATE YARD 7,673 S.F.	TOTAL PRIVATE OPEN SPACE 9,375 S.F.	TOTAL COMMON SPACE 9,555 S.F.

- AVERAGE SQUARE FOOTAGE OF UNITS: 31,468/ 17 = 1,851 S.F.
- AVERAGE PRIVATE OPEN SQUARE FOOTAGE: 544 S.F.
- PROJECT FLOOR AREA RATIO: 31,468 + 7,193 / 53,697 = 0.72

SITE NOTES:

1. PROPERTY LINE
2. EX. 6' HIGH CMU WALL FENCE TO BE REPLACED WITH A NEW 6' HIGH CMU WALL WITH STUCCO FINISH. DETAIL A/ SP1
3. EX. 6' HIGH CMU WALL FENCE TO BE REMOVED.
4. NEW 6' HIGH CMU WALL FENCE.
5. EX. CHAIN FENCE TO BE REMOVED.
6. EX. DRIVEWAY APRON TO BE REMOVED; NEW CURB AND GUTTER PER CITY STANDARD.
7. NEW CONCRETE DRIVEWAY APRON PER CITY STANDARDS
8. EX. CONCRETE SIDEWALK.
9. LANDSCAPE PER CITY STANDARD.
10. EX. CONCRETE CURB.
11. EX. GUTTER.
12. EX. FIRE HYDRANT TO REMAIN.
13. EX. WATER METER TO REMAIN.
14. EX. WATER VALVE TO REMAIN.
15. EX. STORM DRAIN MANHOLE TO REMAIN.
16. EX. SEWER MANHOLE TO REMAIN.
17. EX. MANHOLE TO REMAIN.
18. EX. POWER POLE TO REMAIN.
19. NEW CONC. DRIVEWAY
20. 3' STAMPED COLORED CONC. PAVING WALKWAY, COLOR TO BE SCOFIELD, CHROMIX L 0288 AUTUMN BEIGE
21. 4' STAMPED COLORED CONC. PAVING WALKWAY, COLOR TO BE SCOFIELD, CHROMIX L 0288 AUTUMN BEIGE
22. 6' HIGH VINYL FENCE W/ GATE AT PRIVATE OPEN SPACE. DETAIL B/SP1
23. PRIVATE OPEN SPACE AREA
24. LANDSCAPE AREA
25. NOT IN USE
26. (FIRE LANE) 20' MIN. CLEAR TO SKY PROVIDE "NO PARKING" SIGNS PER FIRE DEPARTMENT REQUIREMENTS.
27. FIRE HOSE PATH MAXIMUM 150' LONG
28. NEW 24" HIGH CMU WALL WITH STUCCO FINISH TO MATCH BUILDING
29. NEW MAIL BOX WITHIN 5' FROM PL
30. CABINET STORAGE 4'-6" ABOVE FLOOR FINISH; 5' HIGH TOTAL 200 C.F MIN.
31. (3) INDIVIDUAL TRASH BINS.
32. GAS METER
33. ELEC. PANEL
34. WATER METER
35. OUTDOOR WALL MOUNTED LIGHT FIXTURE



VICINITY MAP

PROJECT ADDRESS: 8315-8319 GREENLEAF AVE.
WHITTIER, CA 90602

APN: 8165-014-006, 8165-014-007, 8165-014-008, 8165-014-009, 8165-014-010

LEGAL DESCRIPTION
PARCEL A: LOT 40 OF TRACT NO. 6104, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE SOUTHEASTERLY 10 FEET THEREOF AS GRANTED TO THE CITY OF WHITTIER, RECORDED FEBRUARY 14, 1975 AS INSTRUMENT NO. 280, OFFICIAL RECORDS.
PARCEL B: LOTS 41 TO 47 OF TRACT NO. 1604, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE SOUTHEASTERLY 10 FEET THEREOF AS GRANTED TO THE CITY OF WHITTIER, RECORDED JUNE 4, 1975, AS INSTRUMENT NO. 398, OFFICIAL RECORDS.

OWNER / DEVELOPER: FLORENCE HOMES
8141 2ND ST. SUITE 520,
DOWNEY, CA 90240 562-904-1537

PROPOSED PROJECT: 1 LOT SUBDIVISION 17 DETACHED 2- STORY CONDO UNITS WITH ATTACHED 2-CAR GARAGE EACH.

TOTAL LOT AREA NET: 53,697 SQ. FT. = 1.23 ACRE
ZONE: R2 (LIGHT MULTI RESIDENTIAL)

WHITTIER MUNICIPAL CODE REQUIREMENTS:

- DENSITY: 1UNIT PER 3,000 S.F. = 14.52 UNITS PER ACRE: 14 x 1.24 = 18 UNITS
- PARKING: COVERED: (2) PER UNIT = (17x2) = 34 SPACES IN ENCLOSED GARAGES
  UNCOVERED: 0.25 PER UNIT W/ MORE THAN 2 BEDROOM: 17X0.25= 4.25
  1/4 GUEST PARKING= 17/ 4 = 4.25

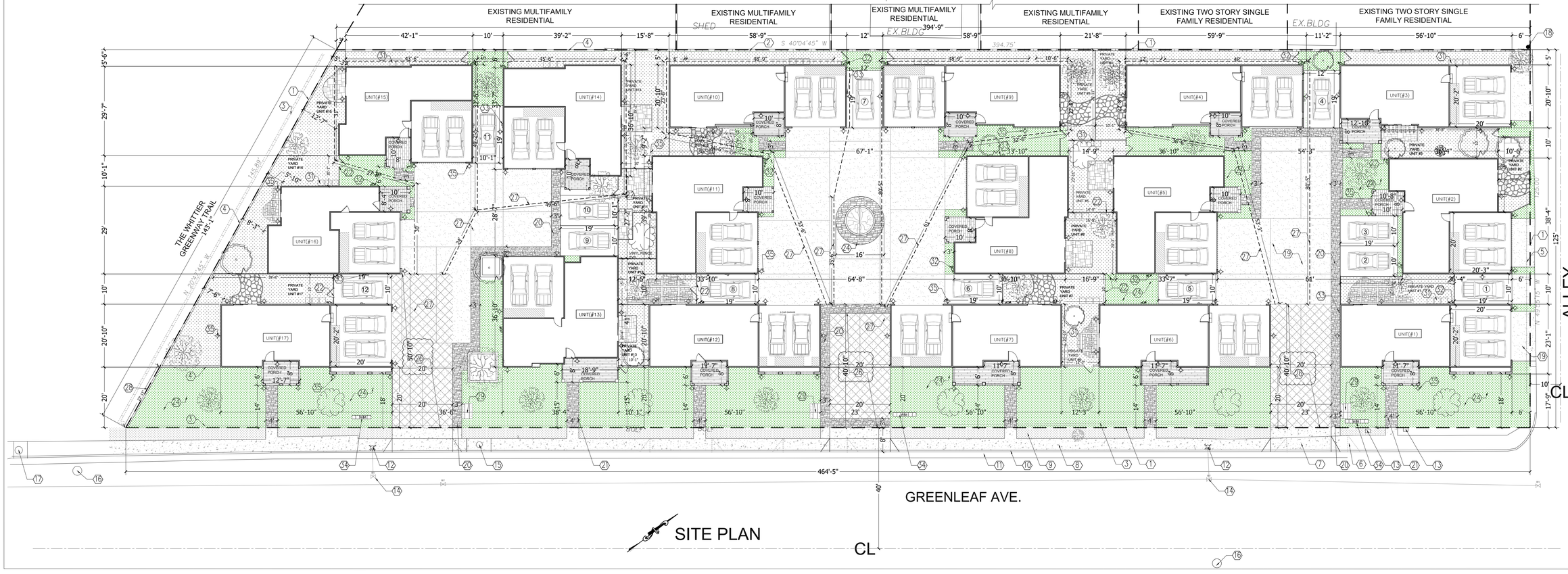
TOTAL REQUIRED UNCOVERED PARKING SPACES: 8.5 ; PROVIDED: 9 SPACES
+ 3 ADDITIONAL SPACES

- OPEN SPACE : 17 x 350 = 5,950 S.F.

- BUILDING HEIGHT: 35'
- SETBACK: FRONT: 20'; REAR: 5'; SIDE: 5'

BUILDING CODE (CBC): 2019
BUILDING OCCUPANCY GROUPS: R3 (DETACHED DWELLING UNITS)

CONSTRUCTION TYPE: V-B
FIRE SPRINKLERS: YES



SITE PLAN

REVISIONS	
1	DATE 5/ 11/ 2021
2	DATE 6/ 14/ 2021

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

SITE PLAN
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

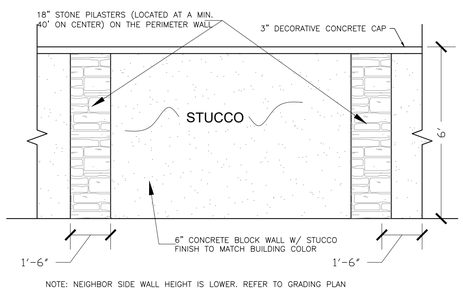
DATE: JAN. 2021
DRAWN BY: F.J.
SCALE: 1/16"
TITLE: SITE PLAN
SHEET: SP

WMC SECTION 18.82.190 - SECURITY.
EACH PROJECT SHALL PROVIDE AND MAINTAIN FOR A MINIMUM OF SECURITY AND SAFETY PURPOSES THE FOLLOWING:

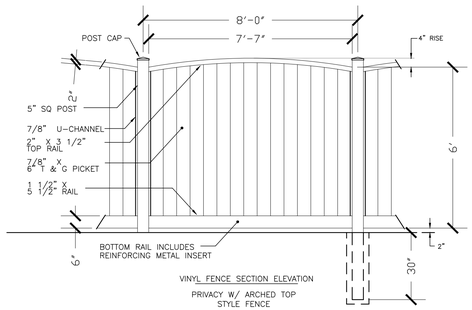
A. EXTERIOR LIGHTING. A LIGHTING SYSTEM SHALL BE PROVIDED IN THE COMMON AREAS AND PARKING AREAS.
   1. SUCH LIGHTING SHALL MAINTAIN AN ILLUMINATION LEVEL ON THE GROUND OF NOT LESS THAN:A.0.5 FOOTCANDLES ALONG WALKWAYS AND OPEN COMMON AREAS,B.0.5 FOOTCANDLES IN OPEN PARKING AREAS AND DRIVEWAYS;C.1.0 FOOTCANDLES ON THE DECK AND WATER SURFACE OF SWIMMING POOL.
   2. ALL SUCH LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES OR SHIELDED TO PREVENT EXCESSIVE LIGHT FROM FALLING ON THE PROPERTIES.

B. SECURITY HARDWARE. EACH CONDOMINIUM SHALL BE PROVIDED WITH EXTERIOR DOORS WHICH MEET THE FOLLOWING CRITERIA:
   1. SOLID-CORE CONSTRUCTION. ALL DOORS OTHER THAN SLIDING GLASS DOORS SHALL BE OF SOLID-CORE CONSTRUCTION NOT LESS THAN ONE AND THREE-EIGHTHS INCHES THICK.
   2. DEAD BOLTS ON DOORS. A SINGLE SWINGING DOOR, THE ACTIVE LEAF OF A PAIR OF DOORS, AND THE BOTTOM LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD BOLT AND A DEADLOCKING LATCH. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH A HOOKSHAPED OR EXPANDING-LUG DEAD BOLT WITH A MINIMUM THROW OF THREE-FOURTHS INCH. STRAIGHT DEAD BOLTS SHALL HAVE A MINIMUM THROW OF ONE INCH AND EMBEDMENT SHALL NOT BE LESS THAN FIVE-EIGHTHS INCH INTO THE HOLDING DEVICE. THE INACTIVE LEAF OF A PAIR OF DOORS OR THE UPPER LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD BOLT AS DESCRIBED.
   3. DEAD BOLTS ON WINDOWS. THE MOVEABLE PORTION OF EACH WINDOW SHALL BE EQUIPPED WITH A PERMANENTLY INSTALLED DEAD-BOLTING MECHANISM IN ADDITION TO THE WINDOW-LATCHING DEVICE.

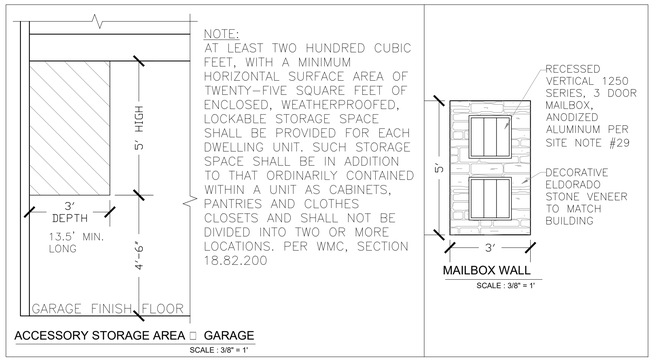
(PRIOR CODE § 9547(13))



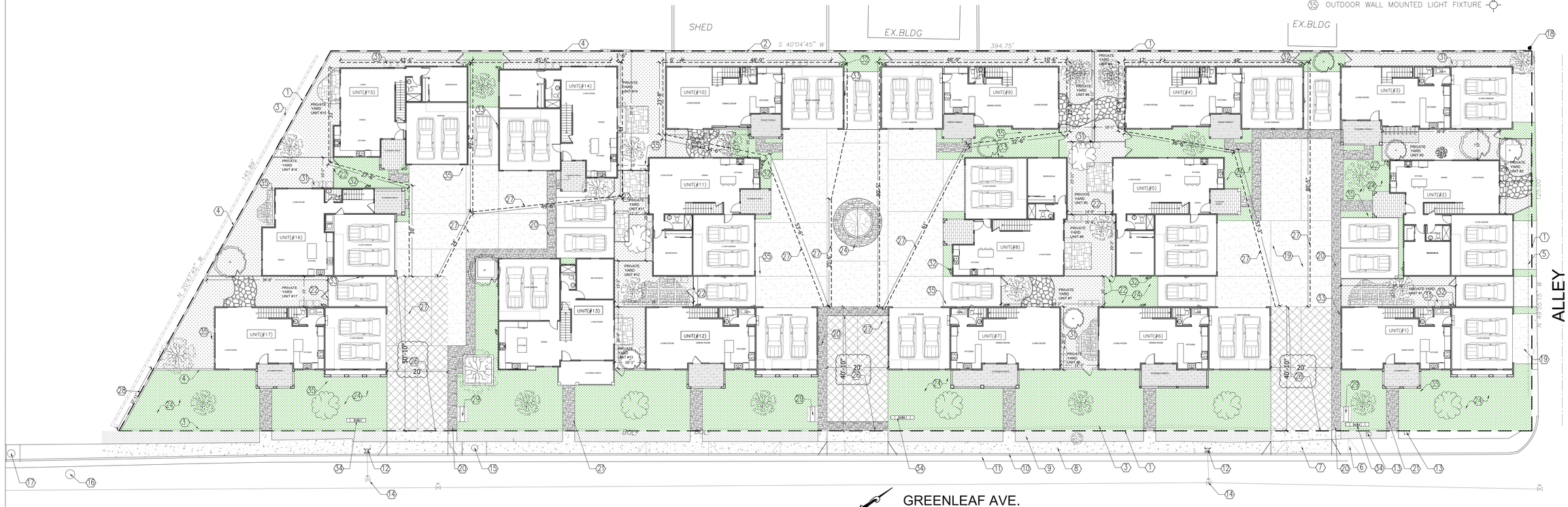
DETAIL "A " TYP. BLOCK WALL FENCE ELEVATION
SCALE : 3/8" = 1'



DETAIL "B" TYP. INTERIOR VINYL FENCE
SCALE : 3/8" = 1'



ACCESSORY STORAGE AREA □ GARAGE
SCALE : 3/8" = 1'



FIRST FLOOR SITE PLAN

SITE NOTES:

1. PROPERTY LINE
2. EX. 6' HIGH CMU WALL FENCE TO BE REPLACED WITH A NEW 6" HIGH CMU WALL WITH STUCCO FINISH. DETAIL A/ SP1
3. EX. 6' HIGH CMU WALL FENCE TO BE REMOVED.
4. NEW 6' HIGH CMU WALL FENCE.
5. EX. CHAIN FENCE TO BE REMOVED.
6. EX. DRIVEWAY APRON TO BE REMOVED; NEW CURB AND GUTTER PER CITY STANDARD.
7. NEW CONCRETE DRIVEWAY APRON PER CITY STANDARDS
8. EX. CONCRETE SIDEWALK.
9. LANDSCAPE PER CITY STANDARD.
10. EX. CONCRETE CURB.
11. EX. GUTTER.
12. EX. FIRE HYDRANT TO REMAIN.
13. EX. WATER METER TO REMAIN.
14. EX. WATER VALVE TO REMAIN.
15. EX. STORM DRAIN MANHOLE TO REMAIN.
16. EX. SEWER MANHOLE TO REMAIN.
17. EX. MANHOLE TO REMAIN.
18. EX. POWER POLE TO REMAIN.
19. NEW CONC. DRIVEWAY
20. 3' STAMPED COLORED CONC. PAVING WALKWAY, COLOR TO BE SCOFIELD, CHROMIX L 0288 AUTUMN BEIGE
21. 4' STAMPED COLORED CONC. PAVING WALKWAY, COLOR TO BE SCOFIELD, CHROMIX L 0288 AUTUMN BEIGE
22. 6' HIGH VINYL FENCE W/ GATE AT PRIVATE OPEN SPACE. DETAIL B/SP1
23. PRIVATE OPEN SPACE AREA
24. LANDSCAPE AREA
25. NOT IN USE
26. (FIRE LANE) 20' MIN. CLEAR TO SKY PROVIDE "NO PARKING" SIGNS PER FIRE DEPARTMENT REQUIREMENTS.
27. FIRE HOSE PATH MAXIMUM 150' LONG
28. NEW 24" HIGH CMU WALL WITH STUCCO FINISH TO MATCH BUILDING
29. NEW MAIL BOX WITHIN 5' FROM PL
30. CABINET STORAGE 4'-6" ABOVE FLOOR FINISH; 5' HIGH TOTAL 200 C.F MIN.
31. (3) INDIVIDUAL TRASH BINS.
32. GAS METER
33. ELEC. PANEL
34. WATER METER
35. OUTDOOR WALL MOUNTED LIGHT FIXTURE

REVISIONS	
1	DATE 5/11/2021
2	DATE 6/14/2021

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

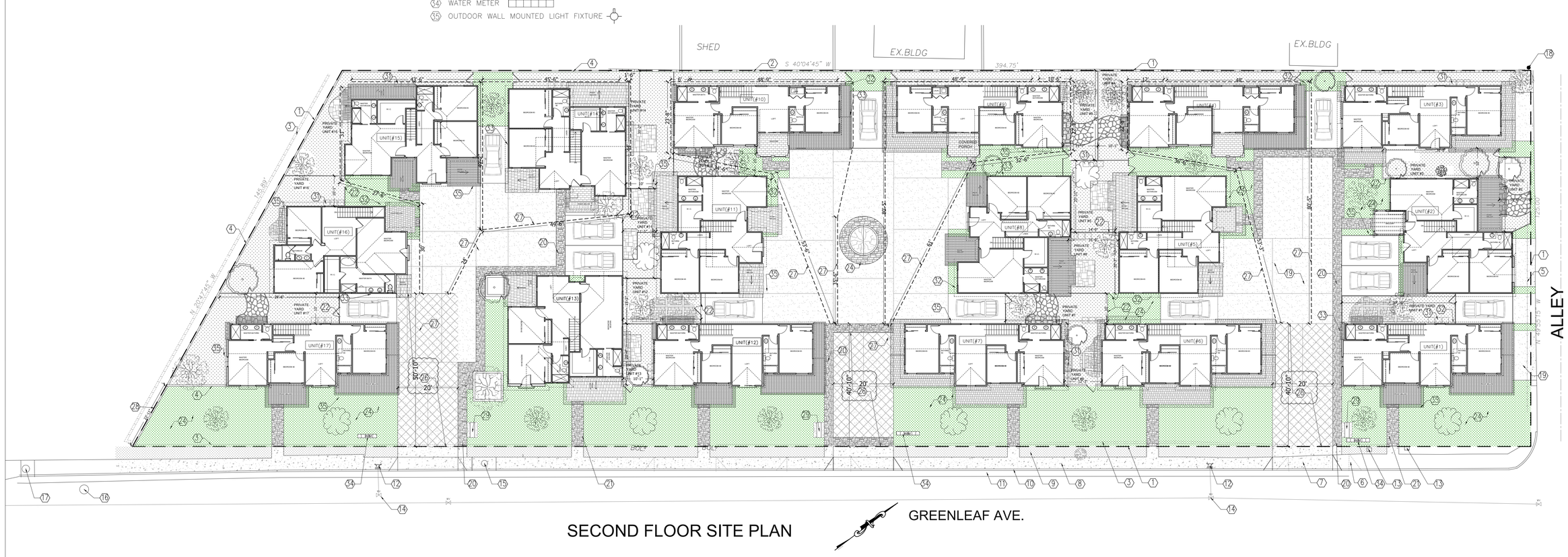
1ST FLOOR SITE PLAN
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

DATE	JAN. 2021
DRAWN BY	F.J.
SCALE	1/16"
TITLE	1ST FLOOR SITE PLAN
SHEET	SP1

SITE NOTES:

1. PROPERTY LINE
2. EX. 6' HIGH CMU WALL FENCE TO BE REPLACED WITH A NEW 6' HIGH CMU WALL WITH STUCCO FINISH. DETAIL A/ SP1
3. EX. 6' HIGH CMU WALL FENCE TO BE REMOVED.
4. NEW 6' HIGH CMU WALL FENCE.
5. EX. CHAIN FENCE TO BE REMOVED.
6. EX. DRIVEWAY APRON TO BE REMOVED; NEW CURB AND GUTTER PER CITY STANDARD.
7. NEW CONCRETE DRIVEWAY APRON PER CITY STANDARDS
8. EX. CONCRETE SIDEWALK.
9. LANDSCAPE PER CITY STANDARD.
10. EX. CONCRETE CURB.
11. EX. GUTTER.
12. EX. FIRE HYDRANT TO REMAIN.
13. EX. WATER METER TO REMAIN.
14. EX. WATER VALVE TO REMAIN.
15. EX. STORM DRAIN MANHOLE TO REMAIN.
16. EX. SEWER MANHOLE TO REMAIN.
17. EX. MANHOLE TO REMAIN.
18. EX. POWER POLE TO REMAIN.
19. NEW CONC. DRIVEWAY
20. 3' STAMPED COLORED CONC. PAVING WALKWAY, COLOR TO BE SCOFIELD, CHROMIX L 0288 AUTUMN BEIGE
21. 4' STAMPED COLORED CONC. PAVING WALKWAY, COLOR TO BE SCOFIELD, CHROMIX L 0288 AUTUMN BEIGE
22. 6' HIGH VINYL FENCE W/ GATE AT PRIVATE OPEN SPACE. DETAIL B/SP1
23. PRIVATE OPEN SPACE AREA
24. LANDSCAPE AREA
25. NOT IN USE
26. (FIRE LANE) 20' MIN. CLEAR TO SKY PROVIDE "NO PARKING" SIGNS PER FIRE DEPARTMENT REQUIREMENTS.
27. FIRE HOSE PATH MAXIMUM 150' LONG — — —
28. NEW 24" HIGH CMU WALL WITH STUCCO FINISH TO MATCH BUILDING
29. NEW MAIL BOX WITHIN 5' FROM PL
30. CABINET STORAGE 4'-6" ABOVE FLOOR FINISH; 5' HIGH TOTAL 200 C.F MIN.
31. (3) INDIVIDUAL TRASH BINS.
32. GAS METER
33. ELEC. PANEL
34. WATER METER
35. OUTDOOR WALL MOUNTED LIGHT FIXTURE



SECOND FLOOR SITE PLAN

REVISIONS	
1	DATE 5/11/2021
2	DATE 6/14/2021

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

2ND FLOOR SITE PLAN
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

DATE: JAN. 2021
DRAWN BY: F.J.
SCALE: 1/16"
TITLE: 2ND FLOOR SITE PLAN
SHEET: SP2

DOOR SCHEDULE

NOTE: ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS

STC MIN 32

REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	SIZE THK.	MATERIAL FACE	MATERIAL CORE	TYPE	QTY	REMARKS
1	3'0"	8'0"	1 3/4	WOOD	H.C	HINGED	1	EXTERIOR/ ENTRANCE
2	8'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	SLIDER	1	EXTERIOR/ DINING ROOM/ TEMPERED
3	16'0"	7'0"	2	METAL	H.C	ROLL UP SECTIONAL	1	EXTERIOR/ GARAGE DOOR
4	5'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	SLIDER	1	EXTERIOR/ LOFT

WINDOW SCHEDULE

NOTE:1- ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS
2- THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300

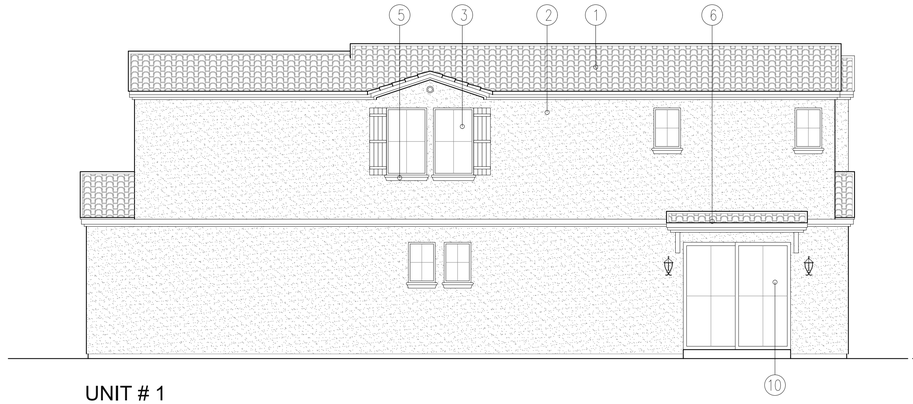
REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	TYPE	MATERIAL	GLAZED AREA	QTY.	REMARKS
A	5'0"	5'0"	SLIDER	VINYL/ GLASS	25 SQ.FT. (CLEAR)	1	LIVING ROOM/ DBL GLAZED
B	2'0"	2'0"	FIXED	VINYL/ GLASS	4 SQ.FT. (CLEAR)	2	LIVING ROOM/ DBL GLAZED
C	2'0"	3'0"	FIXED	VINYL/ GLASS	6 SQ.FT. (OBSCURED)	2	GARAGE/ DBL GLAZED
D	4'0"	4'0"	SLIDER	VINYL/ GLASS	16 SQ.FT. (CLEAR)	1	KITCHEN/ DBL GLAZED
E	4'0"	5'0"	SLIDER	VINYL/ GLASS	20 SQ.FT. (CLEAR)	1	DINING/ DBL GLAZED
F	3'0"	5'0"	FIXED	VINYL/ GLASS	15 SQ.FT. (CLEAR)	3	LOFT, MASTER BEDROOM/ DBL GLAZED
G	2'0"	2'0"	FIXED	VINYL/ GLASS	4 SQ.FT. (CLEAR)	2	BEDROOM #3/ DBL GLAZED
H	4'0"	5'0"	SLIDER	VINYL/ GLASS	20 SQ.FT. (CLEAR)	2	BEDROOM #2, 3/ DBL GLAZED/ EGRESS
I	2'0"	3'0"	SINGLE HUNG	VINYL/ GLASS	6 SQ.FT. (OBSCURE)	3	MASTER BATH, BATH #2/ DBL GLAZED TEMPERED/OBSCURE
J	5'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	25 SQ.FT. (CLEAR)	1	MASTER BEDROOM/ DBL GLAZED/ EGRESS

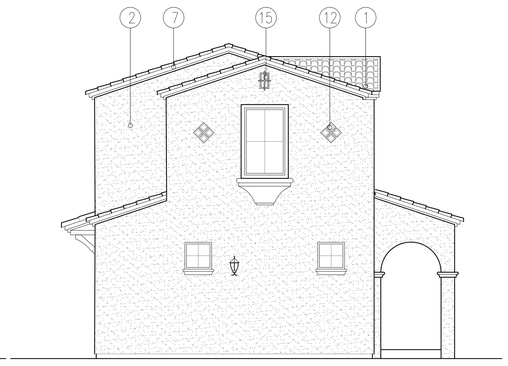
8315 GREENLEAF, UNIT #1
ARCH. STYLE: SPANISH

ELEVATION MATERIAL NOTES

1. "S" CONCRETE TILE EAGLE ROOFING (3605 SAN BENITO BLEND) ESR 1900
2. SAND FINISH STUCCO MERLEX P141 BISQUE
3. VINYL WINDOW WHITE COLOR
4. 15" DECORATIVE VINYL SHUTTERS BEHR COLOR 570 SKIPPER BLUE
5. 5" FOAM SILL MATCH STUCCO
6. 2X6 FOAM BAND MATCH STUCCO
7. 2X WOOD FACIA RAFTERS MATCH STUCCO COLOR
8. AUTOMATIC GARAGE DOOR (WHITE)
9. DECORATIVE WALL MOUNTED LIGHT FIXTURE
10. VINYL DOOR WHITE COLOR
11. 42" HIGH WROUGHT IRON RAILING (BLACK)
12. DECORATIVE INSET 4 PIECES 6"X6" SPANISH STYLE CERAMIC TILES
13. DECORATIVE 12" FOAM WINDOW SHELF MATCH STUCCO
14. FRONT DOOR FIBER GLASS BEHR COLOR 570 SKIPPER BLUE
15. 9X14" STUCCO INSET, WITH DECORATIVE BLACK WROUGHT IRON GRID



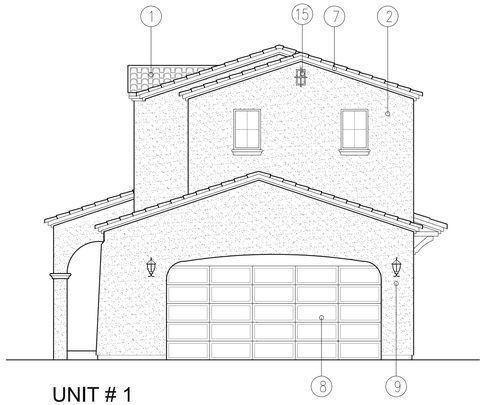
UNIT # 1
WEST ELEVATION



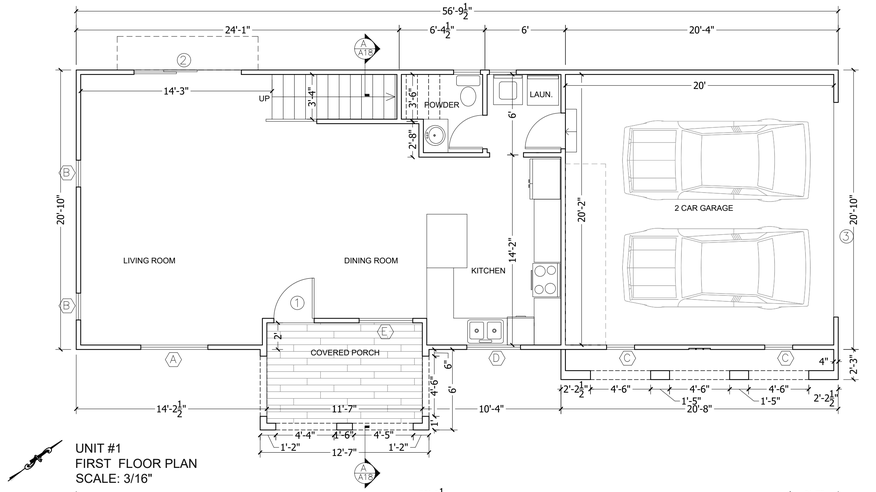
UNIT # 1
SOUTH ELEVATION



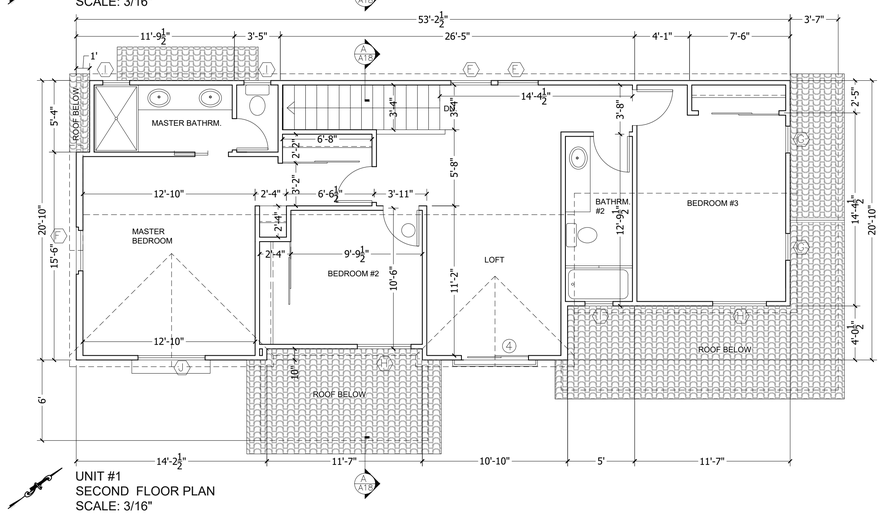
UNIT # 1
EAST ELEVATION



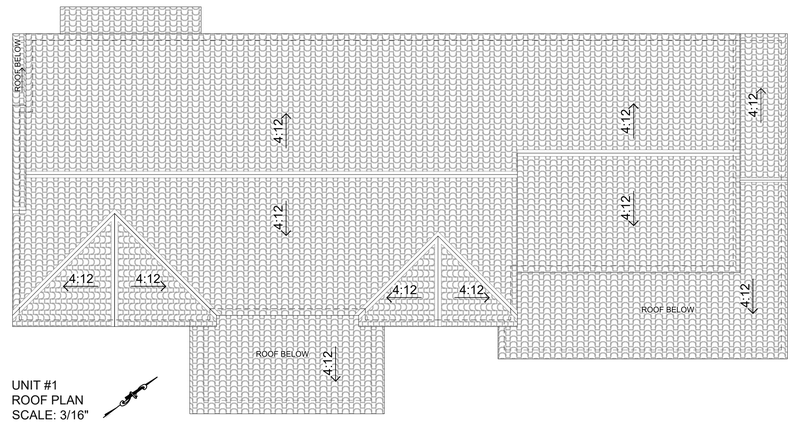
UNIT # 1
NORTH ELEVATION



UNIT #1
FIRST FLOOR PLAN
SCALE: 3/16"



UNIT #1
SECOND FLOOR PLAN
SCALE: 3/16"



UNIT #1
ROOF PLAN
SCALE: 3/16"

ROOF NOTES:
1- THE ROOF PLANS WILL BE ABLE TO ACCOMMODATE THE INSTALLATION OF SOLAR PANELS.

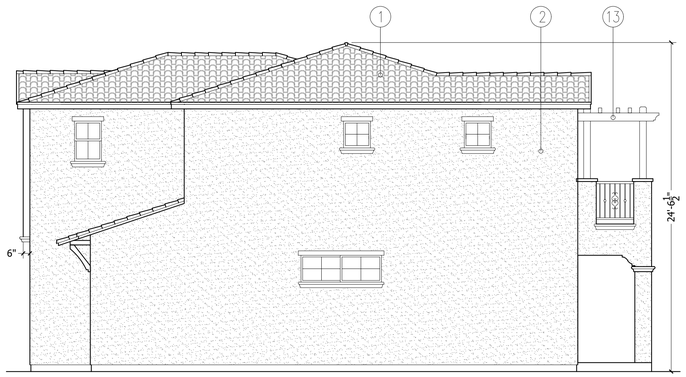
REVISIONS	
1	DATE 5/ 11/ 2021
2	DATE

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

UNIT #1 FLOOR PLANS & ELEVATIONS
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

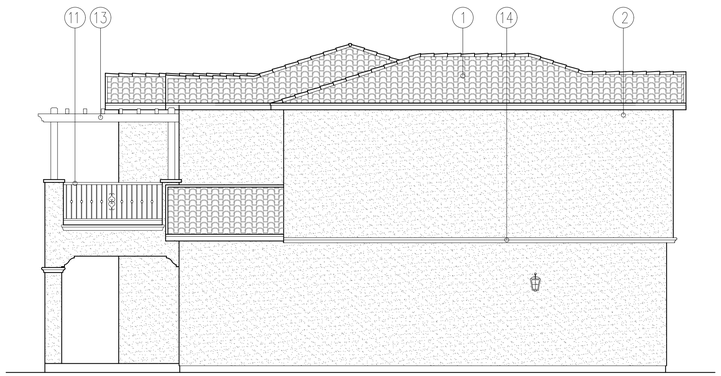
DATE: JAN. 2021
DRAWN BY: F.J.
SCALE: 3/16"
TITLE: UNIT #1 FLOOR PLANS & ELEVATIONS
SHEET: A1



UNIT # 2
WEST ELEVATION



UNIT # 2
SOUTH ELEVATION



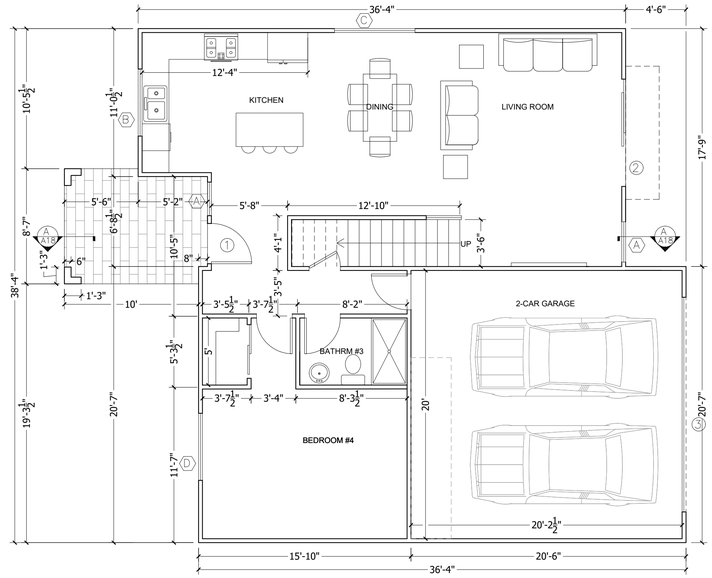
UNIT # 2
EAST ELEVATION



UNIT # 2
NORTH ELEVATION

8315 GREENLEAF, UNIT #2
ARCH. STYLE: MEDITERRANEAN
ELEVATION MATERIAL NOTES

1. "S" CONCRETE TILE EAGLE ROOFING (3605 SAN BENITO BLEND) ESR 1900
2. SAND FINISH STUCCO MERLEX P-18 FRENCH TOAST
3. VINYL WINDOW WHITE COLOR
4. 15" DECORATIVE VINYL SHUTTERS BEHR COLOR BXC-45
5. 5" FOAM SILL MATCH STUCCO
6. 2X4 FOAM TRIM
7. 2X WOOD FACIA AND EAVE BEHR COLOR BXC-45
8. AUTOMATIC GARAGE DOOR (BROWN)
9. DECORATIVE WALL MOUNTED LIGHT FIXTURE
10. VINYL DOOR WHITE COLOR
11. 42" HIGH WROUGHT IRON RAILING (BLACK)
12. DECORATIVE 6" SPANISH STYLE CERAMIC TILES
13. WOOD TRELLIS BEHR COLOR BXC-45
14. 2X6 FOAM BAND TO MATCH STUCCO
15. 36" HIGH WOODEN RAILING BEHR COLOR BXC-45



UNIT #2
FIRST FLOOR PLAN
SCALE: 3/16"

DOOR SCHEDULE

NOTE: ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU, COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS

STC MIN 32

REQUIRED MIN ENERGY SEE TITLE 24

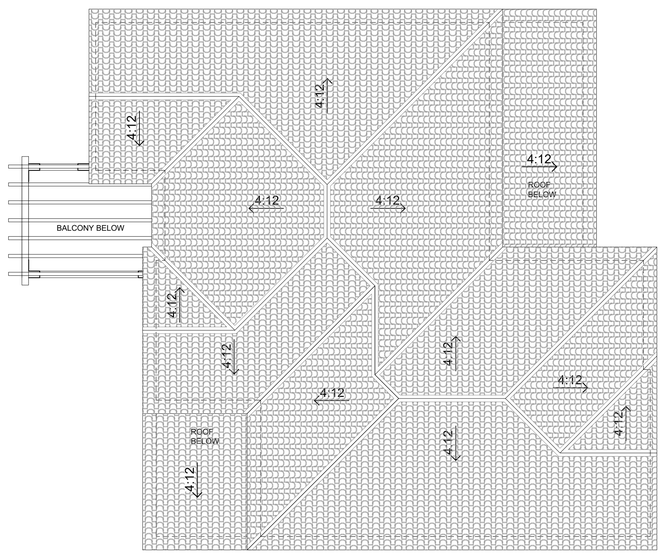
NO.	SIZE W.	SIZE H.	THK.	MATERIAL FACE	MATERIAL CORE	TYPE	QTY	REMARKS
1	3'0"	8'0"	1 3/4	WOOD	H.C	HINGED	1	EXTERIOR/ ENTRANCE
2	8'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	SLIDER	1	EXTERIOR/ DINING ROOM/ TEMPERED
3	16'0"	7'0"	2	METAL	H.C	ROLL UP SECTIONAL	1	EXTERIOR/ GARAGE DOOR
4	3'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	HINGED	2	EXTERIOR/ LOFT

WINDOW SCHEDULE

NOTE:1- ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU, COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS
2- THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300

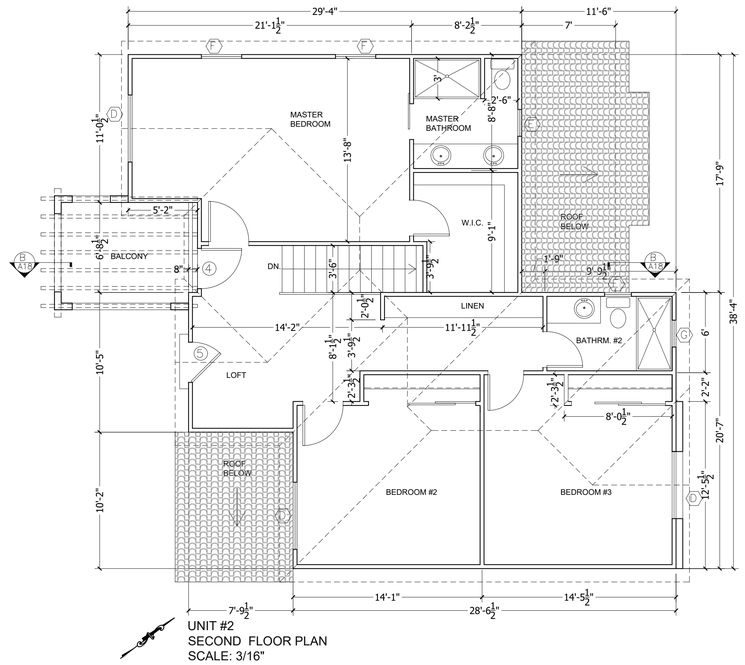
REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	TYPE	MATERIAL	GLAZED AREA	QTY.	REMARKS
A	3'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	15 SQ.FT. (CLEAR)	2	ENTRY, LIVING ROOM/ DBL GLAZED
B	5'0"	4'5"	SLIDER	VINYL/ GLASS	22.5 SQ.FT. (CLEAR)	1	KITCHEN/ DBL GLAZED
C	6'0"	2'0"	SLIDER	VINYL/ GLASS	12 SQ.FT. (CLEAR)	1	DINING/ DBL GLAZED
D	5'0"	5'0"	SLIDER	VINYL/ GLASS	25 SQ.FT. (CLEAR)	4	BEDROOM #2, 3, 4, MASTER BEDROOM/ DBL GLAZED/ EGRESS
E	2'0"	3'0"	SINGLE HUNG	VINYL/ GLASS	6 SQ.FT. (OBSCURE)	2	MASTER BATH, BATH #2/ DBL GLAZED TEMPERED/OBSCURE
F	2'0"	2'0"	FIXED	VINYL/ GLASS	4 SQ.FT. (CLEAR)	2	MASTER BEDROOM/ DBL GLAZED
E	2'0"	2'0"	FIXED	VINYL/ GLASS	4 SQ.FT. (OBSCURE)	2	MASTER BATH, BATH #2/ DBL GLAZED TEMPERED/OBSCURE



UNIT #2
ROOF PLAN
SCALE: 3/16"

ROOF NOTES:
1- THE ROOF PLANS WILL BE ABLE TO ACCOMMODATE THE INSTALLATION OF SOLAR PANELS.



UNIT #2
SECOND FLOOR PLAN
SCALE: 3/16"

REVISIONS

	DATE
1	5/11/2021
2	DATE

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

UNIT #2 FLOOR PLANS & ELEVATIONS
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

DATE
JAN. 2021

DRAWN BY
F.J.

SCALE
3/16"

TITLE
UNIT #2
FLOOR PLANS
& ELEVATIONS

SHEET
A2

DOOR SCHEDULE

NOTE: ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS

STC MIN 32

REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	SIZE THK.	MATERIAL FACE	MATERIAL CORE	TYPE	QTY	REMARKS
1	3'0"	8'0"	1 3/4	WOOD	H.C	HINGED	1	EXTERIOR/ ENTRANCE
2	8'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	SLIDER	1	EXTERIOR/ DINING ROOM/ TEMPERED
3	16'0"	7'0"	2	METAL	H.C	ROLL UP SECTIONAL	1	EXTERIOR/ GARAGE DOOR
4	3'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	HINGED	1	EXTERIOR/ LOFT

WINDOW SCHEDULE

NOTE:1- ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS
2- THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300

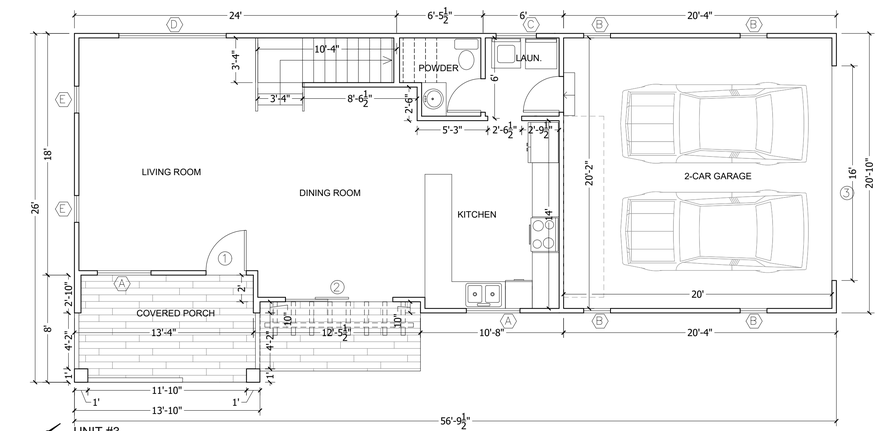
REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	TYPE	MATERIAL	GLAZED AREA	QTY.	REMARKS
A	3'0"	4'6"	SINGLE HUNG	VINYL/ GLASS	13.5 SQ.FT. (CLEAR)	6	KITCHEN, LIVING ROOM, LOFT, MASTER BEDROOM/ DBL GLAZED
B	2'0"	3'0"	FIXED	VINYL/ GLASS	6 SQ.FT. (OBSCURED)	4	GARAGE/ DBL GLAZED
C	3'0"	3'0"	SINGLE HUNG	VINYL/ GLASS	9 SQ.FT. (CLEAR)	1	LAUNDRY/ DBL GLAZED
D	8'0"	5'0"	SLIDER XOX	VINYL/ GLASS	40 SQ.FT. (CLEAR)	1	LIVING ROOM/ DBL GLAZED
E	2'0"	3'0"	SINGLE HUNG	VINYL/ GLASS	6 SQ.FT. (CLEAR)	4	LIVING ROOM, BEDROOM #3/ DBL GLAZED
F	3'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	15 SQ.FT. (CLEAR)	3	MASTER BEDROOM, BEDROOM #2, 3/ DBL GLAZED/ EGRESS
G	2'0"	3'0"	SINGLE HUNG	VINYL/ GLASS	6 SQ.FT. (OBSCURED)	1	MASTER BATH, BATHROOM #2/ DBL GLAZED/ TEMPERED

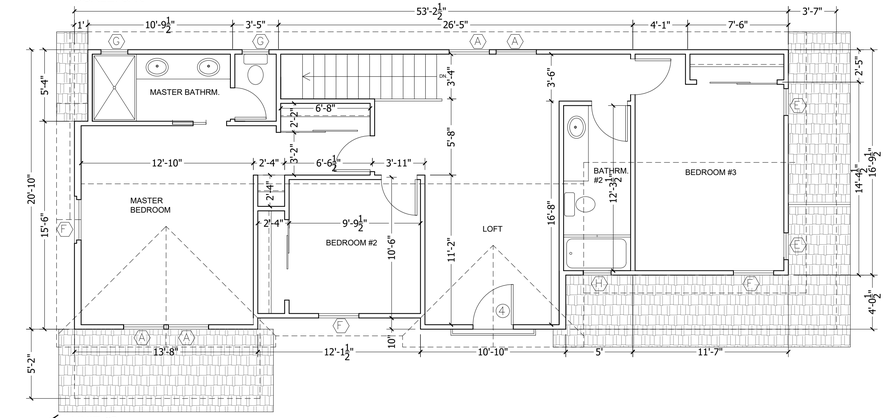
8315 GREENLEAF, UNIT #3
ARCH. STYLE: CRAFTSMAN

ELEVATION MATERIAL NOTES

1. EAGLE ROOFING FLAT CONCRETE ESTATE; SHE 8704 LEHIGH BLEND
2. FIBER CEMENT SIDING
3. VINYL WINDOW WHITE COLOR
4. 2X4 FIBER CEMENT TRIM
5. 5" FIBER CEMENT TRIM
6. 4X4 WOODEN CORBELS
7. WOOD BOARD & PATTEN
8. 3" X 5" MIN. WOOD EXPOSED RAFTERS
9. AUTOMATIC GARAGE DOOR
10. DECORATIVE WALL MOUNTED LIGHT FIXTURE
11. VINYL DOOR WHITE COLOR
12. 42" HIGH WOODEN RAILING
13. WOOD CORBELS
14. ELDORADO STONE VENEER
15. 36" HIGH WOODEN RAILING WHITE COLOR



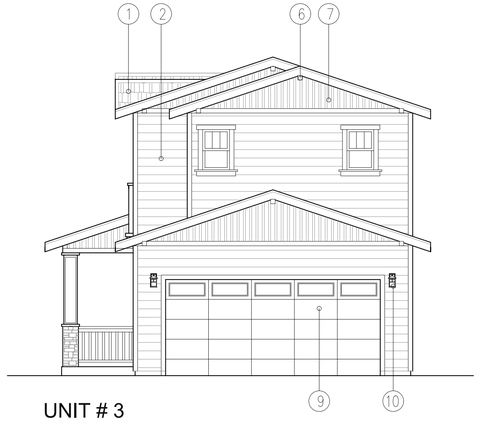
UNIT #3
FIRST FLOOR PLAN
SCALE: 3/16"



UNIT #3
SECOND FLOOR PLAN
SCALE: 3/16"



UNIT # 3
EAST ELEVATION



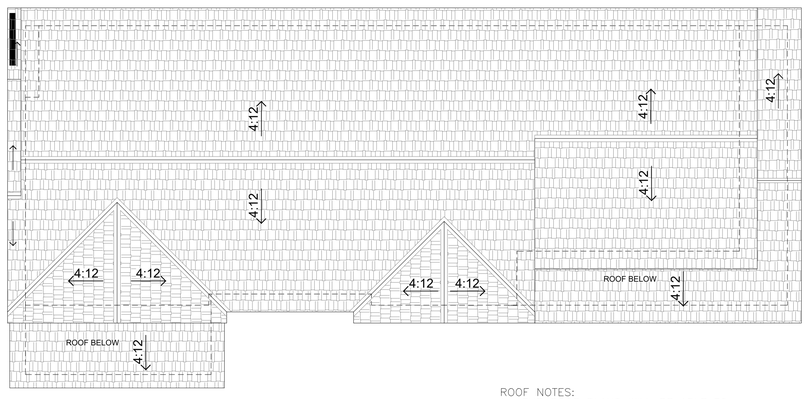
UNIT # 3
NORTH ELEVATION



UNIT # 3
SOUTH ELEVATION



UNIT # 3
WEST ELEVATION



UNIT #3
ROOF PLAN
SCALE: 3/16"

ROOF NOTES:
1- THE ROOF PLANS WILL BE ABLE TO ACCOMMODATE THE INSTALLATION OF SOLAR PANELS.

REVISIONS

	DATE
1	5/ 11/ 2021
2	DATE

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

UNIT #3 FLOOR PLANS & ELEVATIONS
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

DATE
JAN. 2021

DRAWN BY
F.J.

SCALE
3/16"

TITLE
UNIT #3 FLOOR PLANS & ELEVATIONS

SHEET
A3

DOOR SCHEDULE

NOTE: ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS

STC MIN 32

REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	SIZE THK.	MATERIAL FACE	MATERIAL CORE	TYPE	QTY	REMARKS
1	3'0"	8'0"	1 3/4	WOOD	H.C	HINGED	1	EXTERIOR/ ENTRANCE
2	8'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	SLIDER	1	EXTERIOR/ DINING ROOM/ TEMPERED
3	16'0"	7'0"	2	METAL	H.C	ROLL UP SECTIONAL	1	EXTERIOR/GARAGE DOOR
4	5'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	SLIDER	1	EXTERIOR/ LOFT

WINDOW SCHEDULE

NOTE:1- ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS
2- THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300

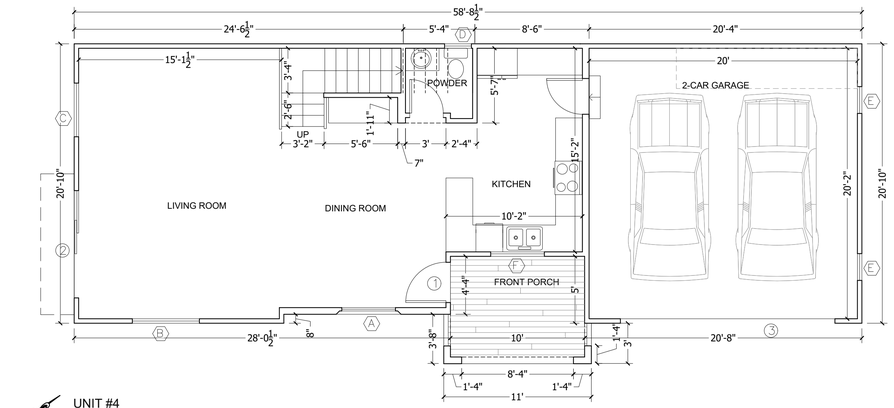
REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	TYPE	MATERIAL	GLAZED AREA	QTY.	REMARKS
A	4'0"	6'0"	FIXED/ ARCHED	VINYL/ GLASS	24 SQ.FT. (CLEAR)	1	DINING/ DBL GLAZED
B	5'0"	5'0"	SLIDER	VINYL/ GLASS	25 SQ.FT. (CLEAR)	1	LIVING ROOM/ DBL GLAZED
C	4'0"	5'0"	SLIDER	VINYL/ GLASS	20 SQ.FT. (CLEAR)	1	LIVING ROOM/ DBL GLAZED
D	2'0"	3'0"	CASEMENT	VINYL/ GLASS	6 SQ.FT. (OBSCURED)	4	POWDER, MASTER BATH, BATH #2/ DBL GLAZED/ TEMPERED
E	2'0"	3'0"	FIXED	VINYL/ GLASS	6 SQ.FT. (OBSCURED)	2	GARAGE/ DBL GLAZED
F	4'0"	4'6"	SLIDER	VINYL/ GLASS	18 SQ.FT. (CLEAR)	1	KITCHEN/ DBL GLAZED
G	4'0"	4'0"	FIXED	VINYL/ GLASS	16 SQ.FT. (CLEAR)	1	STAIR/ DBL GLAZED/ TEMPERED
H	4'0"	4'0"	SLIDER	VINYL/ GLASS	16 SQ.FT. (CLEAR)	1	LOFT/ DBL GLAZED
I	4'0"	4'0"	FIXED	VINYL/ GLASS	16 SQ.FT. (CLEAR)	1	LAUND./ DBL GLAZED
J	2'0"	3'0"	FIXED	VINYL/ GLASS	6 SQ.FT. (CLEAR)	4	MASTER BEDROOM, BEDROOM #3/ DBL GLAZED
K	4'0"	5'0"	SLIDER	VINYL/ GLASS	20 SQ.FT. (CLEAR)	2	BEDROOM #2, 3/ DBL GLAZED/ EGRESS
L	5'0"	5'0"	SLIDER	VINYL/ GLASS	25 SQ.FT. (CLEAR)	1	MASTER BEDROOM/ DBL GLAZED/ EGRESS

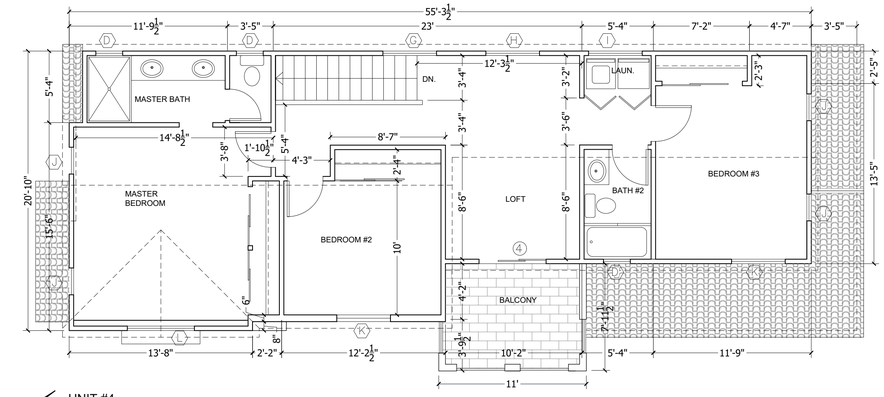
8315 GREENLEAF, UNIT #4
ARCH. STYLE: SPANISH

ELEVATION MATERIAL NOTES

1. "S" CONCRETE TILE EAGLE ROOFING (SAN BENITO) ESR 1900
2. SAND FINISH STUCCO MERLEX P141 BISQUE
3. VINYL WINDOW WHITE COLOR
4. 15" DECORATIVE VINYL SHUTTERS BEHR COLOR 570 SKIPPER BLUE
5. 5" FOAM SILL MATCH STUCCO
6. 2X6 FOAM BAND MATCH STUCCO
7. 2X WOOD FACIA RAFTERS MATCH STUCCO COLOR
8. AUTOMATIC GARAGE DOOR (BROWN)
9. DECORATIVE WALL MOUNTED LIGHT FIXTURE
10. VINYL DOOR WHITE COLOR
11. 42" HIGH WROUGHT IRON RAILING (BLACK)
12. DECORATIVE INSET 4 PIECES 6"X6" SPANISH STYLE CERAMIC TILES
13. DECORATIVE 12" FOAM WINDOW SHELF MATCH STUCCO
14. FRONT DOOR FIBER GLASS BEHR COLOR 570 SKIPPER BLUE
15. WOOD TRELLIS BEHR COLOR BXC-45
16. 9X14" STUCCO INSET, WITH DECORATIVE BLACK WROUGHT IRON GRID



UNIT #4
FIRST FLOOR PLAN
SCALE: 3/16"



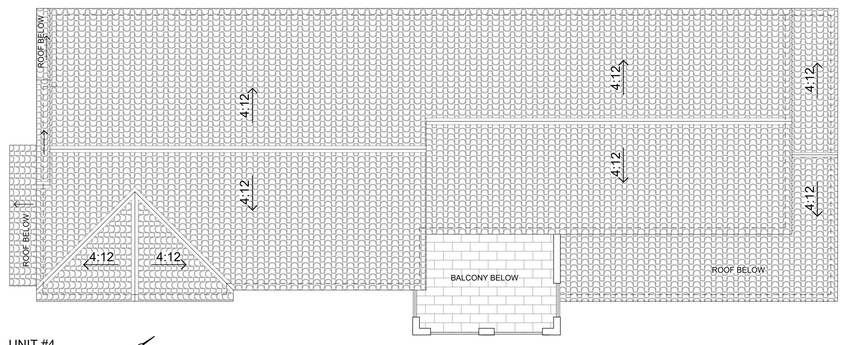
UNIT #4
SECOND FLOOR PLAN
SCALE: 3/16"

UNIT # 4
WEST ELEVATION

UNIT # 4
SOUTH ELEVATION

UNIT # 4
EAST ELEVATION

UNIT # 4
NORTH ELEVATION



UNIT #4
ROOF PLAN
SCALE: 3/16"

ROOF NOTES:
1- THE ROOF PLANS WILL BE ABLE TO ACCOMMODATE THE INSTALLATION OF SOLAR PANELS.

REVISIONS

	DATE
1	5/ 11/ 2021
2	DATE

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

UNIT #4 FLOOR PLANS & ELEVATIONS
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

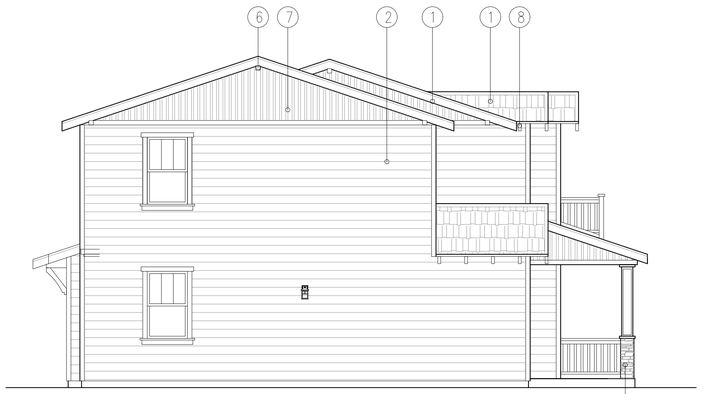
DATE: JAN. 2021
DRAWN BY: F.J.
SCALE: 3/16"
TITLE: UNIT #4 FLOOR PLANS & ELEVATIONS
SHEET: A4



UNIT # 5
WEST ELEVATION



UNIT # 5
SOUTH ELEVATION



UNIT # 5
EAST ELEVATION

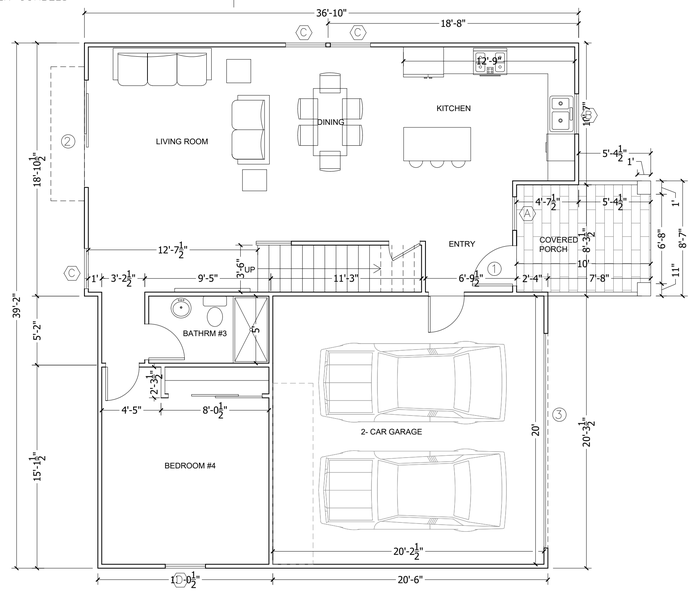


UNIT # 5
NORTH ELEVATION

8315 GREENLEAF, UNIT #5
ARCH. STYLE: CRAFTSMAN

ELEVATION MATERIAL NOTES

1. EAGLE ROOFING FLAT CONCRETE ESTATE; SHE 8704 LEHIGH BLEND
2. FIBER CEMENT SIDING
3. VINYL WINDOW WHITE COLOR
4. 2X4 FIBER CEMENT TRIM
5. 5" FIBER CEMENT TRIM
6. 4X4 WOODEN CORBELS
7. WOOD BOARD & PATTEN
8. 3" X 5" MIN. WOOD EXPOSED RAFTERS
9. AUTOMATIC GARAGE DOOR
10. DECORATIVE WALL MOUNTED LIGHT FIXTURE
11. VINYL DOOR WHITE COLOR
12. 42" HIGH WOODEN RAILING
13. WOOD CORBELS
14. ELDORADO STONE VENEER
15. 36" HIGH WOODEN RAILING WHITE COLOR



UNIT #5
FIRST FLOOR PLAN
SCALE: 3/16"

DOOR SCHEDULE

NOTE: ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS

STC MIN 32

REQUIRED MIN ENERGY SEE TITLE 24

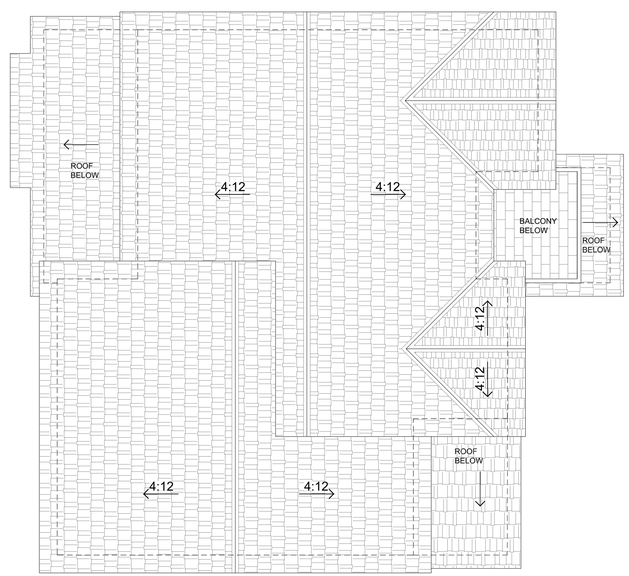
NO.	SIZE W.	SIZE H.	SIZE THK.	MATERIAL FACE	MATERIAL CORE	TYPE	QTY	REMARKS
1	3'0"	8'0"	1 3/4	WOOD	H.C	HINGED	1	EXTERIOR/ ENTRANCE
2	8'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	SLIDER	1	EXTERIOR/ DINING ROOM/ TEMPERED
3	16'0"	7'0"	2	METAL	H.C	ROLL UP SECTIONAL	1	EXTERIOR/GARAGE DOOR
4	3'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	HINGED	1	EXTERIOR/ LOFT

WINDOW SCHEDULE

NOTE:1- ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS
2- THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300

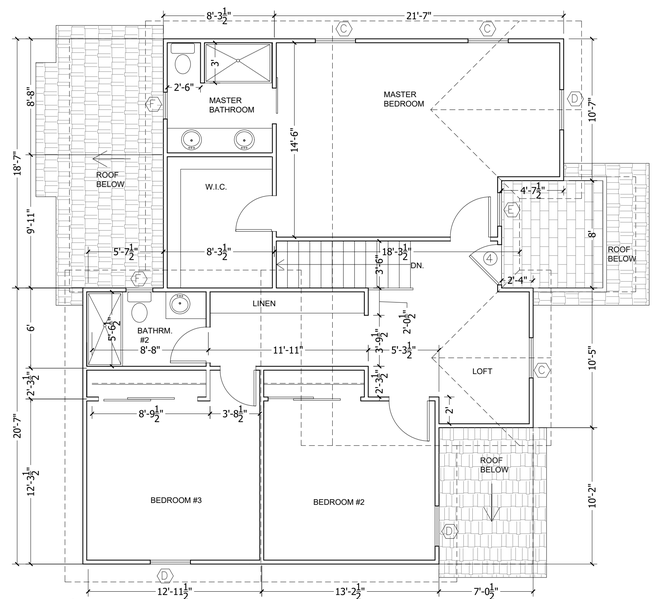
REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	TYPE	MATERIAL	GLAZED AREA	QTY.	REMARKS
A	2'6"	4'6"	SINGLE HUNG	VINYL/ GLASS	11.25 SQ.FT. (CLEAR)	1	ENTRY/ DBL GLAZED
B	3'0"	4'6"	SINGLE HUNG	VINYL/ GLASS	13.5 SQ.FT. (CLEAR)	1	KITCHEN/ DBL GLAZED
C	3'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	15 SQ.FT. (CLEAR)	5	DINING, MASTER BEDROOM, LOFT/ DBL GLAZED
D	3'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	15 SQ.FT. (CLEAR)	4	MASTER BEDROOM, BEDROOM #2, 3, 4/ DBL GLAZED/ EGRESS
E	2'6"	4'0"	SINGLE HUNG	VINYL/ GLASS	10 SQ.FT. (CLEAR)	1	LOFT/ DBL GLAZED
F	2'0"	3'0"	SINGLE HUNG	VINYL/ GLASS	6 SQ.FT. (OBSCURED)	2	MASTER BATHROOM, BART #2/ DBL GLAZED/ TEMPERED



UNIT #5
ROOF PLAN
SCALE: 3/16"

ROOF NOTES:
1- THE ROOF PLANS WILL BE ABLE TO ACCOMMODATE THE INSTALLATION OF SOLAR PANELS.



UNIT #5
SECOND FLOOR PLAN
SCALE: 3/16"

REVISIONS

	DATE
1	5/ 11/ 2021
2	DATE

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

UNIT #5 FLOOR PLANS & ELEVATIONS
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

DATE: JAN. 2021
DRAWN BY: F.J.
SCALE: 3/16"
TITLE: UNIT #5 FLOOR PLANS & ELEVATIONS
SHEET: A5

DOOR SCHEDULE

NOTE: ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS

STC MIN 32

REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	THK.	MATERIAL FACE	MATERIAL CORE	TYPE	QTY	REMARKS
1	3'0"	8'0"	1 3/4	WOOD	H.C	HINGED	1	EXTERIOR/ ENTRANCE
2	8'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	SLIDER	1	EXTERIOR/ DINING ROOM/ TEMPERED
3	16'0"	7'0"	2	METAL	H.C	ROLL UP SECTIONAL	1	GARAGE DOOR
4	3'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	HINGED	1	EXTERIOR/ MASTER BEDROOM

WINDOW SCHEDULE

NOTE:1- ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS
2- THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300

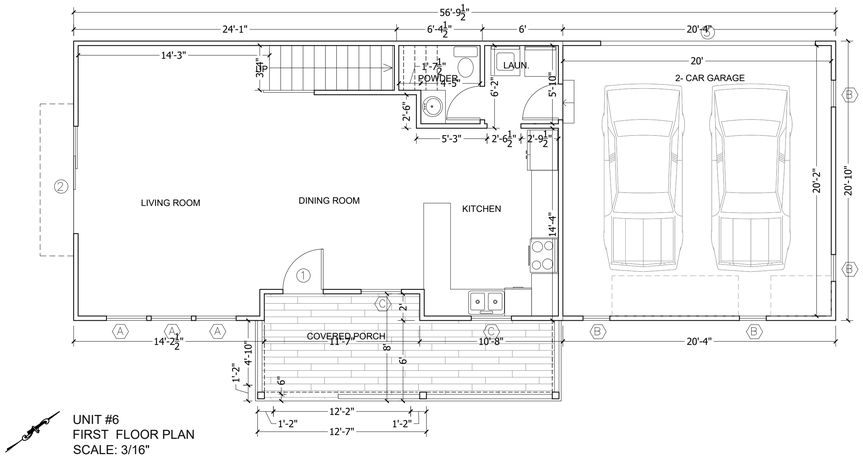
REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	TYPE	MATERIAL	GLAZED AREA	QTY.	REMARKS
A	3'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	15 SQ.FT. (CLEAR)	3	LIVING ROOM/ DBL GLAZED
B	2'0"	2'0"	FIXED	VINYL/ GLASS	4 SQ.FT. (OBSCURED)	4	GARAGE/ DBL GLAZED
C	3'0"	4'6"	SINGLE HUNG	VINYL/ GLASS	13.5 SQ.FT. (CLEAR)	2	KITCHEN, DINING/ DBL GLAZED
D	3'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	15 SQ.FT. (CLEAR)	3	LOFT/ DBL GLAZED
E	2'0"	2'0"	FIXED	VINYL/ GLASS	4 SQ.FT. (CLEAR)	2	BEDROOM #3/ DBL GLAZED
F	3'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	15 SQ.FT. (CLEAR)	2	BEDROOM #2, 3/ DBL GLAZED/ EGRESS
G	2'0"	3'0"	SINGLE HUNG	VINYL/ GLASS	6 SQ.FT. (OBSCURE)	3	MASTER BATH, BATH #2/ DBL GLAZED TEMPERED/OBSCURE
H	2'0"	4'0"	SINGLE HUNG	VINYL/ GLASS	8 SQ.FT. (CLEAR)	2	MASTER BEDROOM/ DBL GLAZED

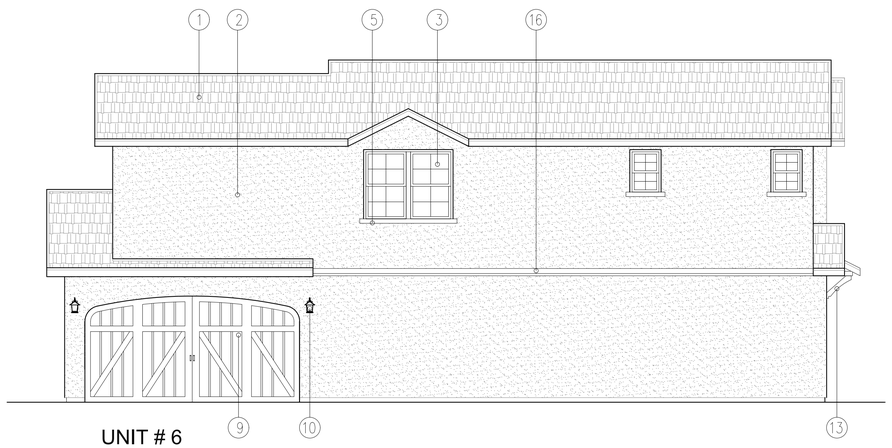
8315 GREENLEAF, UNIT #6
ARCH. STYLE: COTTAGE

ELEVATION MATERIAL NOTES

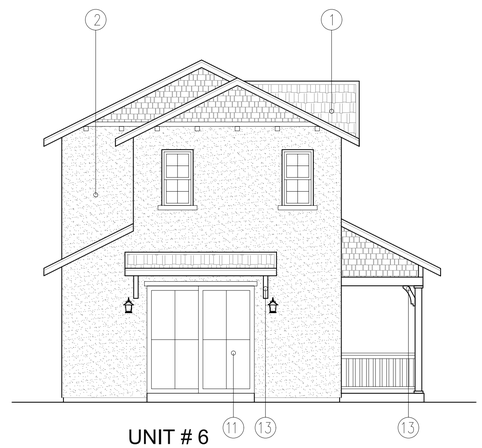
1. EAGLE ROOFING FLAT CONCRETE TILE; PONDEROSA 5087 BROWN GRAY RANGE
2. OMEGA STUCCO AKROTIQUE 03 VILLA ROSA
3. VINYL WINDOW WHITE COLOR
4. 36" HIGH WOODEN RAILING BEHR COLOR BXC-45
5. 4" FOAM SILL
6. 4X WOODEN CORBELS BEHR COLOR BXC-45
7. SHIGLES BEHR COLOR BXC-45
8. 2X WOOD FACIA & EAVE BEHR BXC-45
9. AUTOMATIC GARAGE DOOR BEHR COLOR BXC-45
10. DECORATIVE WALL MOUNTED LIGHT FIXTURE
11. VINYL DOOR WHITE COLOR
12. 42" HIGH WOODEN AND METAL RAILING BEHR COLOR BXC-45
13. WOODEN CORBELS BEHR COLOR BXC-45
14. ELDORADO STONE VENEER
15. WOODEN TRELLIS BEHR COLOR BXC-45
16. 2X6 FOAM BAND MATCH STUCCO



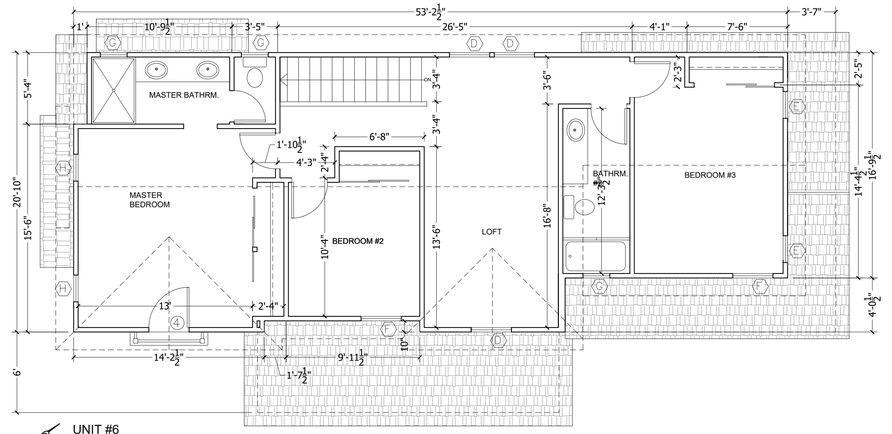
UNIT #6
FIRST FLOOR PLAN
SCALE: 3/16"



UNIT # 6
WEST ELEVATION



UNIT # 6
SOUTH ELEVATION



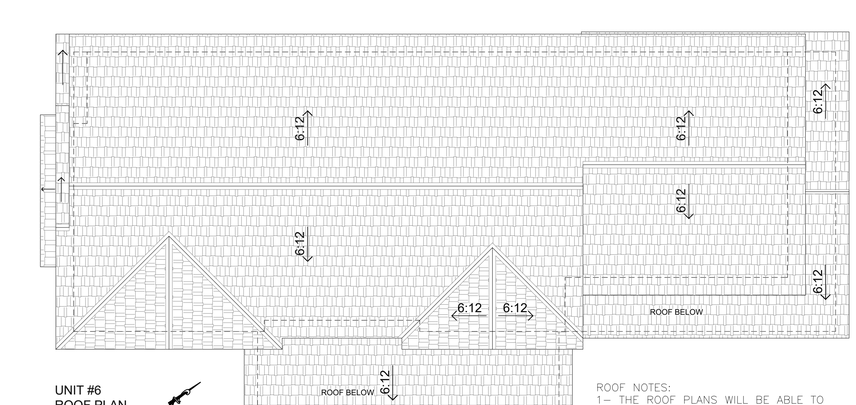
UNIT #6
SECOND FLOOR PLAN
SCALE: 3/16"



UNIT # 6
EAST ELEVATION



UNIT # 6
NORTH ELEVATION



UNIT #6
ROOF PLAN
SCALE: 3/16"

ROOF NOTES:
1- THE ROOF PLANS WILL BE ABLE TO ACCOMMODATE THE INSTALLATION OF SOLAR PANELS.

REVISIONS

	DATE
1	5/ 11/ 2021
2	6/ 14/ 2021

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

UNIT #6 FLOOR PLANS & ELEVATIONS
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

DATE
JAN. 2021

DRAWN BY
F.J.

SCALE
3/16"

TITLE
UNIT #6 FLOOR PLANS & ELEVATIONS

SHEET
A6

DOOR SCHEDULE

NOTE: ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS

STC MIN 32

REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	SIZE THK.	MATERIAL FACE	MATERIAL CORE	TYPE	QTY	REMARKS
1	3'0"	8'0"	1 3/4	WOOD	H.C	HINGED	1	EXTERIOR/ ENTRANCE
2	8'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	SLIDER	1	EXTERIOR/ DINING ROOM/ TEMPERED
3	16'0"	7'0"	2	METAL	H.C	ROLL UP SECTIONAL	1	GARAGE DOOR
4	3'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	HINGED	1	EXTERIOR/ MASTER BEDROOM

WINDOW SCHEDULE

NOTE:1- ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS
2- THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300

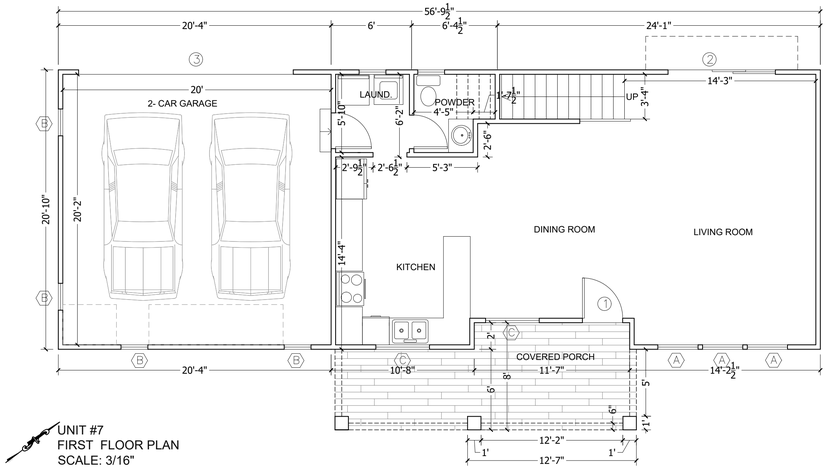
REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	TYPE	MATERIAL	GLAZED AREA	QTY.	REMARKS
A	3'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	15 SQ.FT. (CLEAR)	3	LIVING ROOM/ DBL GLAZED
B	2'0"	2'0"	FIXED	VINYL/ GLASS	4 SQ.FT. (OBSCURED)	4	GARAGE/ DBL GLAZED
C	3'0"	4'6"	SINGLE HUNG	VINYL/ GLASS	13.5 SQ.FT. (CLEAR)	5	KITCHEN, DINING, LOFT/ DBL GLAZED
D	2'0"	3'0"	SINGLE HUNG	VINYL/ GLASS	6 SQ.FT. (CLEAR)	2	BEDROOM #3/ DBL GLAZED
E	3'0"	4'6"	SINGLE HUNG	VINYL/ GLASS	13.5 SQ.FT. (CLEAR)	2	BEDROOM #2, 3/ DBL GLAZED/ EGRESS
F	2'0"	3'0"	SINGLE HUNG	VINYL/ GLASS	6 SQ.FT. (OBSCURE)	3	MASTER BATH, BATH #2/ DBL GLAZED TEMPERED/OBSCURE
G	2'0"	4'6"	SINGLE HUNG	VINYL/ GLASS	7 SQ.FT. (CLEAR)	2	MASTER BEDROOM/ DBL GLAZED

8315 GREENLEAF, UNIT #7
ARCH. STYLE: CRAFTSMAN

ELEVATION MATERIAL NOTES

1. EAGLE ROOFING FLAT CONCRETE ESTATE; SHE 8704 LEHIGH BLEND
2. FIBER CEMENT SIDING
3. VINYL WINDOW WHITE COLOR
4. 2X4 FIBER CEMENT TRIM
5. 5" FIBER CEMENT TRIM
6. 4X4 WOODEN CORBELS
7. WOOD BOARD & PATTEN
8. 3" X 5" MIN. WOOD EXPOSED RAFTERS
9. AUTOMATIC GARAGE DOOR
10. DECORATIVE WALL MOUNTED LIGHT FIXTURE
11. VINYL DOOR WHITE COLOR
12. 42" HIGH WOODEN RAILING
13. WOOD CORBELS
14. ELDORADO STONE VENEER
15. 36" HIGH WOODEN RAILING WHITE COLOR



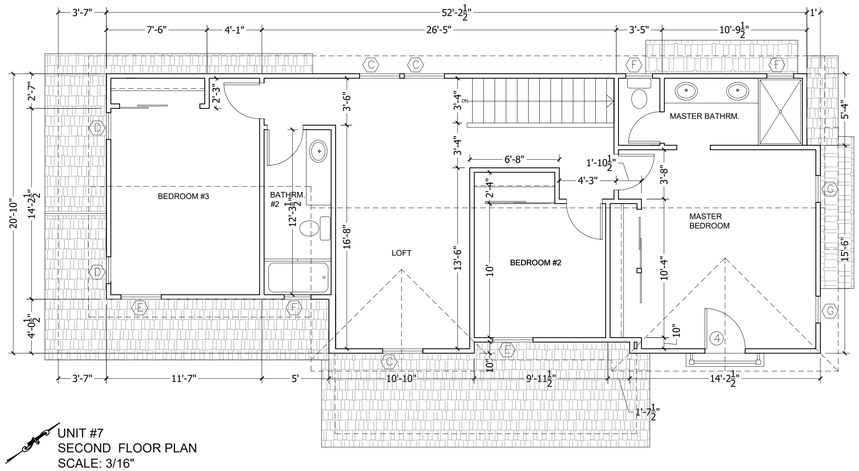
UNIT #7
FIRST FLOOR PLAN
SCALE: 3/16"



UNIT # 7
WEST ELEVATION



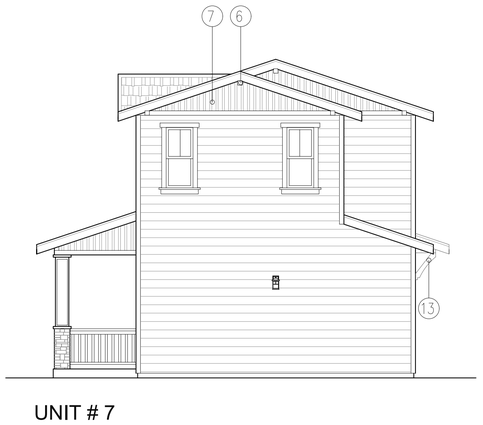
UNIT # 7
NORTH ELEVATION



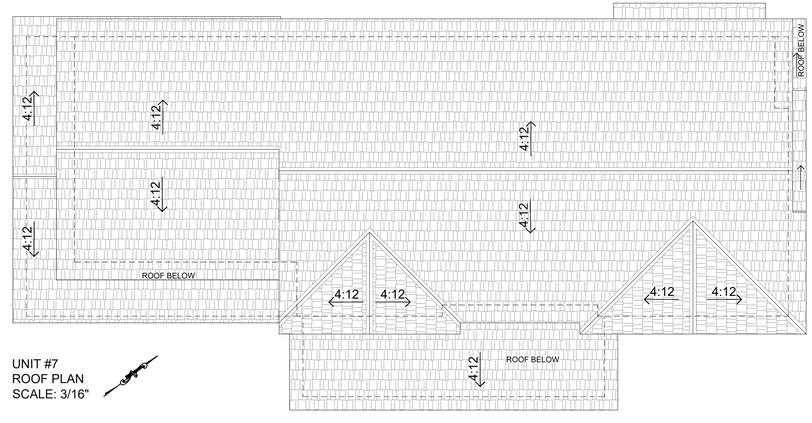
UNIT #7
SECOND FLOOR PLAN
SCALE: 3/16"



UNIT # 7
EAST ELEVATION



UNIT # 7
SOUTH ELEVATION



UNIT #7
ROOF PLAN
SCALE: 3/16"

ROOF NOTES:
1- THE ROOF PLANS WILL BE ABLE TO ACCOMMODATE THE INSTALLATION OF SOLAR PANELS.

REVISIONS

	DATE
1	5/ 11/ 2021
2	6/ 14/ 2021

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

UNIT #7 FLOOR PLANS & ELEVATIONS
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

DATE: JAN. 2021
DRAWN BY: F.J.
SCALE: 3/16"
TITLE: UNIT #7 FLOOR PLANS & ELEVATIONS
SHEET: A7



UNIT # 8
EAST ELEVATION

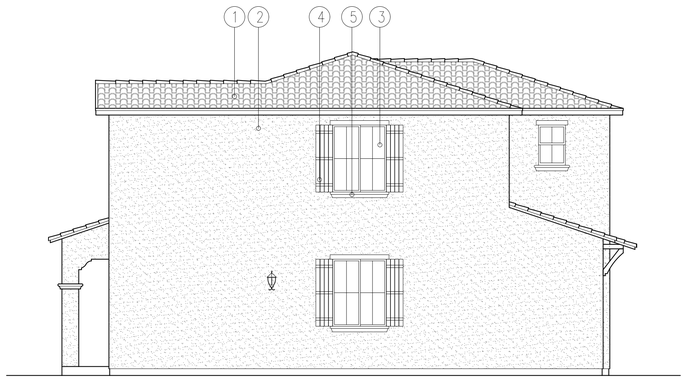


UNIT # 8
SOUTH ELEVATION

8315 GREENLEAF, UNIT #8
ARCH. STYLE: SPANISH

ELEVATION MATERIAL NOTES

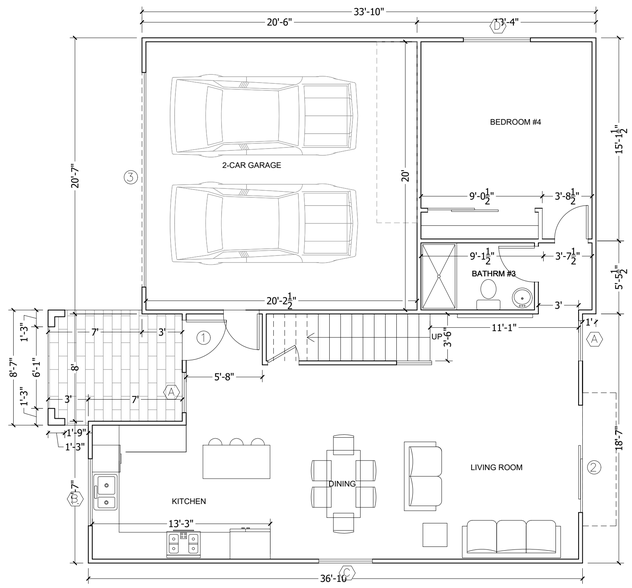
1. "S" CONCRETE TILE EAGLE ROOFING (3605 SAN BENITO BLEND) ESR 1900
2. SAND FINISH STUCCO MERLEX P141 BISQUE
3. VINYL WINDOW WHITE COLOR
4. 15" DECORATIVE VINYL SHUTTERS BEHR COLOR 570 SKIPPER BLUE
5. 5" FOAM SILL MATCH STUCCO
6. 2X6 FOAM BAND MATCH STUCCO
7. 2X WOOD FACIA RAFTERS MATCH STUCCO COLOR
8. AUTOMATIC GARAGE DOOR (WHITE)
9. DECORATIVE WALL MOUNTED LIGHT FIXTURE
10. VINYL DOOR WHITE COLOR
11. 42" HIGH WROUGHT IRON RAILING (BLACK)
12. DECORATIVE INSET 4 PIECES 6"X6" SPANISH STYLE CERAMIC TILES
13. DECORATIVE 12" FOAM WINDOW SHELF MATCH STUCCO
14. FRONT DOOR FIBER GLASS BEHR COLOR 570 SKIPPER BLUE
15. 9X14" STUCCO INSET, WITH DECORATIVE BLACK WROUGHT IRON GRID



UNIT # 8
EAST ELEVATION



UNIT # 8
NORTH ELEVATION



UNIT #8
FIRST FLOOR PLAN
SCALE: 3/16"

DOOR SCHEDULE

NOTE: ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS

STC MIN 32

REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	SIZE THK.	MATERIAL FACE	MATERIAL CORE	TYPE	QTY	REMARKS
1	3'0"	8'0"	1 3/4	WOOD	H.C	HINGED	1	EXTERIOR/ ENTRANCE
2	8'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	SLIDER	1	EXTERIOR/ DINING ROOM/ TEMPERED
3	16'0"	7'0"	2	METAL	H.C	ROLL UP SECTIONAL	1	EXTERIOR/GARAGE DOOR
4	3'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	HINGED	1	EXTERIOR/ LOFT

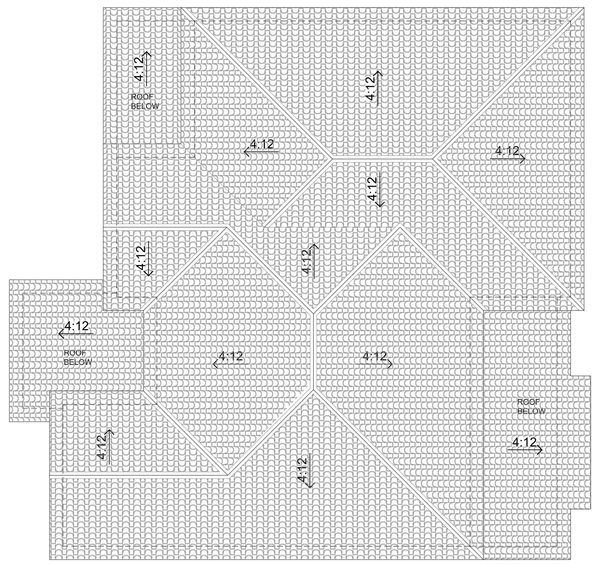
WINDOW SCHEDULE

NOTE:1- ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS
2- THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300

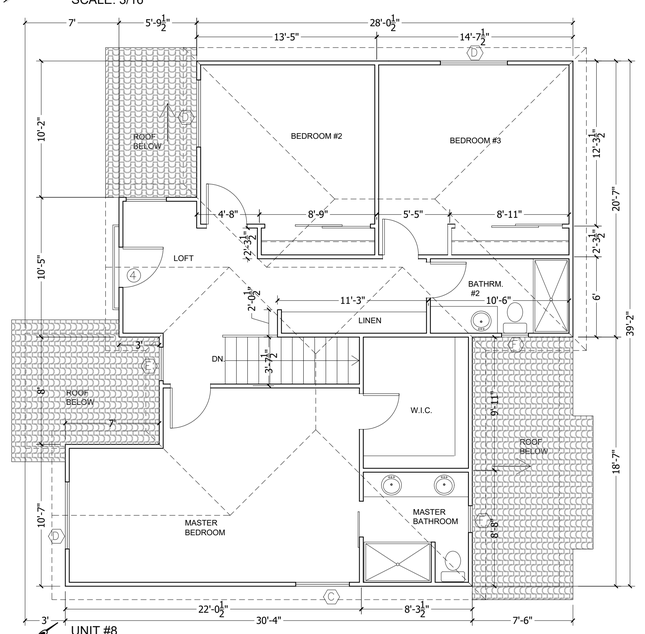
REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	TYPE	MATERIAL	GLAZED AREA	QTY.	REMARKS
A	3'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	15 SQ.FT. (CLEAR)	2	ENTRY, LIVING ROOM/ DBL GLAZED
B	5'0"	4'6"	SLIDER	VINYL/ GLASS	22.5 SQ.FT. (CLEAR)	1	KITCHEN/ DBL GLAZED
C	4'0"	4'0"	SLIDER	VINYL/ GLASS	16 SQ.FT. (CLEAR)	2	DINING, LOFT/ DBL GLAZED
D	5'0"	5'0"	SLIDER	VINYL/ GLASS	25 SQ.FT. (CLEAR)	4	MASTER BEDROOM, BEDROOM #2, 3, 4/ DBL GLAZED/ EGRESS
E	2'6"	4'0"	SINGLE HUNG	VINYL/ GLASS	10 SQ.FT. (CLEAR)	1	LOFT/ DBL GLAZED
F	2'0"	3'0"	SINGLE HUNG	VINYL/ GLASS	6 SQ.FT. (OBSCURED)	2	MASTER BATH, BATH #2/ DBL GLAZED

ROOF NOTES:
1- THE ROOF PLANS WILL BE ABLE TO ACCOMMODATE THE INSTALLATION OF SOLAR PANELS.



UNIT #8
ROOF PLAN
SCALE: 3/16"



UNIT #8
SECOND FLOOR PLAN
SCALE: 3/16"

REVISIONS

	DATE
1	5/11/2021
2	DATE

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

UNIT #8 FLOOR PLANS & ELEVATIONS
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

DATE
JAN. 2021

DRAWN BY
F.J.

SCALE
3/16"

TITLE
UNIT #8 FLOOR PLANS & ELEVATIONS

SHEET
A8

DOOR SCHEDULE

NOTE: ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS

STC MIN 32

REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	SIZE THK.	MATERIAL FACE	MATERIAL CORE	TYPE	QTY	REMARKS
1	3'0"	8'0"	1 3/4	WOOD	H.C	HINGED	1	EXTERIOR/ ENTRANCE
2	8'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	SLIDER	1	EXTERIOR/ DINING ROOM/ TEMPERED
3	8'0"	7'0"	2	METAL	H.C	ROLL UP SECTIONAL	2	EXTERIOR/GARAGE DOOR
4	5'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	SLIDER	1	EXTERIOR/ LOFT
5	3'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	HINGED	1	EXTERIOR/ MASTER BEDROOM

WINDOW SCHEDULE

NOTE:1- ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS
2- THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300

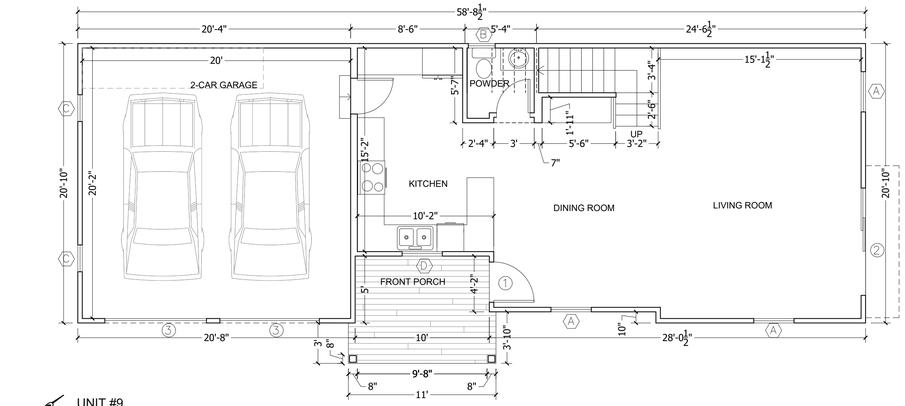
REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	TYPE	MATERIAL	GLAZED AREA	QTY.	REMARKS
A	3'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	15 SQ.FT. (CLEAR)	3	DINING, LIVING ROOM/ DBL GLAZED
B	2'0"	3'0"	SINGLE HUNG	VINYL/ GLASS	6 SQ.FT. (OBSCURE)	4	POWDER, MASTER BATH, BATH #2/ DBL GLAZED TEMPERED/OBSCURE
C	2'0"	3'0"	SINGLE HUNG	VINYL/ GLASS	6 SQ.FT. (OBSCURE)	2	GARAGE/ DBL GLAZED/OBSCURE
D	3'0"	4'6"	SINGLE HUNG	VINYL/ GLASS	13.5 SQ.FT. (CLEAR)	3	KITCHEN, LOFT, LAUNDRY/ DBL GLAZED
E	3'0"	4'6"	SINGLE HUNG	VINYL/ GLASS	13.5 SQ.FT. (CLEAR)	1	STAIR/ DBL GLAZED/ TEMPERED
F	2'0"	3'0"	SINGLE HUNG	VINYL/ GLASS	6 SQ.FT. (CLEAR)	2	MASTER BEDROOM/ DBL GLAZED/ TEMPERED
G	3'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	15 SQ.FT. (CLEAR)	2	BEDROOM #2, 3/ DBL GLAZED/ EGRESS
H	2'0"	2'0"	FIXED	VINYL/ GLASS	4 SQ.FT. (CLEAR)	2	BEDROOM #3/ DBL GLAZED

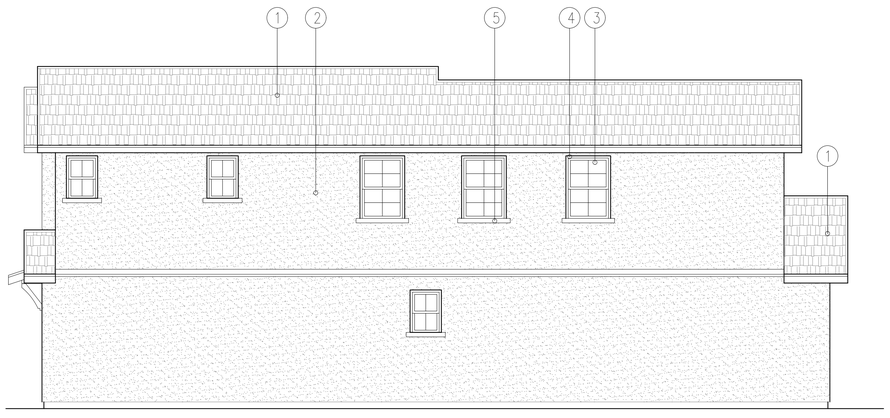
8315 GREENLEAF, UNIT #9
ARCH. STYLE: COTTAGE

ELEVATION MATERIAL NOTES

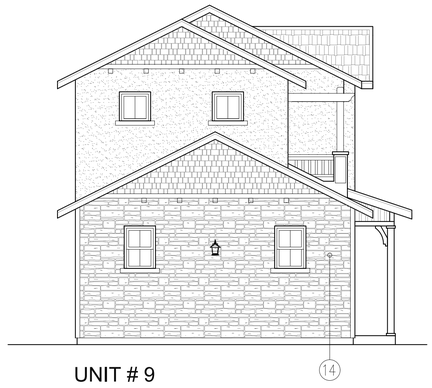
1. EAGLE ROOFING FLAT CONCRETE TILE; PONDEROSA 5087 BROWN GRAY RANGE
2. OMEGA STUCCO AKROTIQUE 03 VILLA ROSA
3. VINYL WINDOW WHITE COLOR
4. 36" HIGH WOODEN RAILING BEHR COLOR BXC-45
5. 4" FOAM SILL
6. 4X WOODEN CORBELS BEHR COLOR BXC-45
7. SHIGLES BEHR COLOR BXC-45
8. 2X WOOD FACIA & EAVE BEHR BXC-45
9. AUTOMATIC GARAGE DOOR BEHR COLOR BXC-45
10. DECORATIVE WALL MOUNTED LIGHT FIXTURE
11. VINYL DOOR WHITE COLOR
12. 42" HIGH WOODEN AND METAL RAILING BEHR COLOR BXC-45
13. WOODEN CORBELS BEHR COLOR BXC-45
14. ELDORADO STONE VENEER
15. WOODEN TRELLIS BEHR COLOR BXC-45
16. 2X6 FOAM BAND MATCH STUCCO



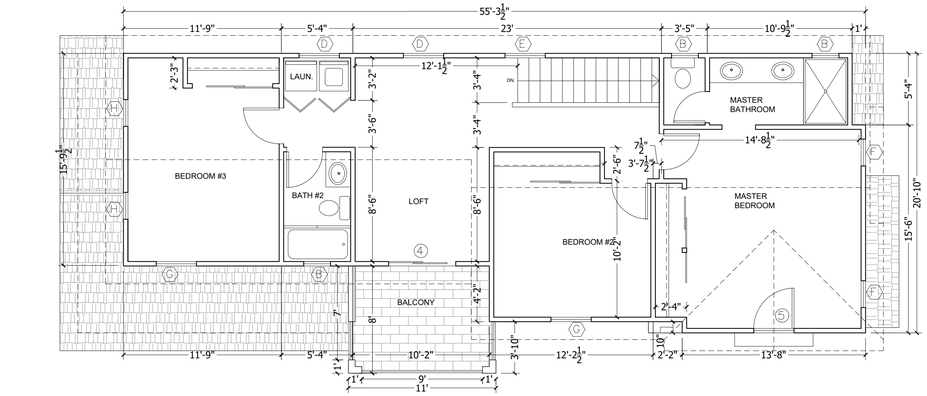
UNIT #9
FIRST FLOOR PLAN
SCALE: 3/16"



UNIT # 9
WEST ELEVATION



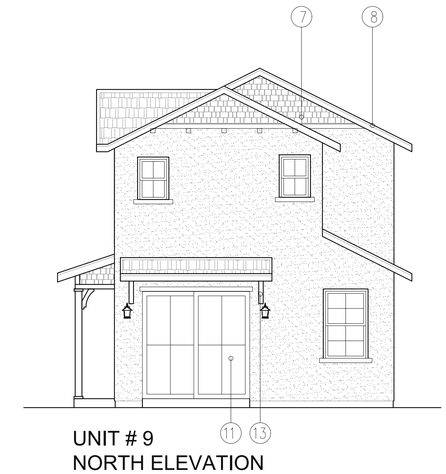
UNIT # 9
SOUTH ELEVATION



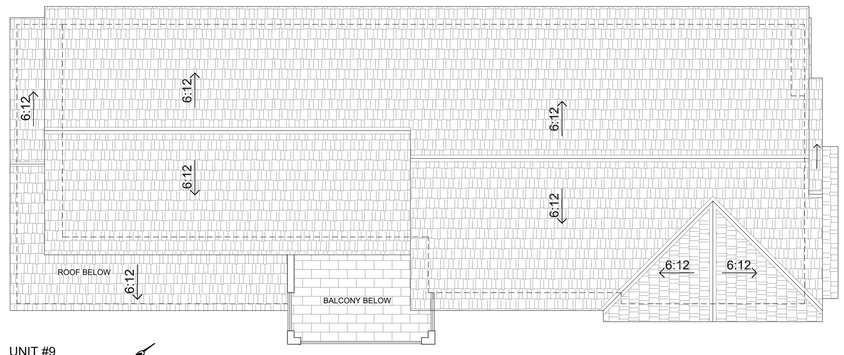
UNIT #9
SECOND FLOOR PLAN
SCALE: 3/16"



UNIT # 9
EAST ELEVATION



UNIT # 9
NORTH ELEVATION



UNIT #9
ROOF PLAN
SCALE: 3/16"

ROOF NOTES:
1- THE ROOF PLANS WILL BE ABLE TO ACCOMMODATE THE INSTALLATION OF SOLAR PANELS.

REVISIONS

	DATE
1	5/ 11/ 2021
2	DATE

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

UNIT #9 FLOOR PLANS & ELEVATIONS
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

DATE: JAN. 2021
DRAWN BY: F.J.
SCALE: 3/16"
TITLE: UNIT #9 FLOOR PLANS & ELEVATIONS
SHEET: A9

DOOR SCHEDULE

NOTE: ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS

STC MIN 32

REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	SIZE THK.	MATERIAL FACE	MATERIAL CORE	TYPE	QTY	REMARKS
1	3'0"	8'0"	1 3/4	WOOD	H.C	HINGED	1	EXTERIOR/ ENTRANCE
2	8'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	SLIDER	1	EXTERIOR/ DINING ROOM/ TEMPERED
3	16'0"	7'0"	2	METAL	H.C	ROLL UP SECTIONAL	1	EXTERIOR/GARAGE DOOR
4	5'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	SLIDER	1	EXTERIOR/ LOFT

WINDOW SCHEDULE

NOTE:1- ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS
2- THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300

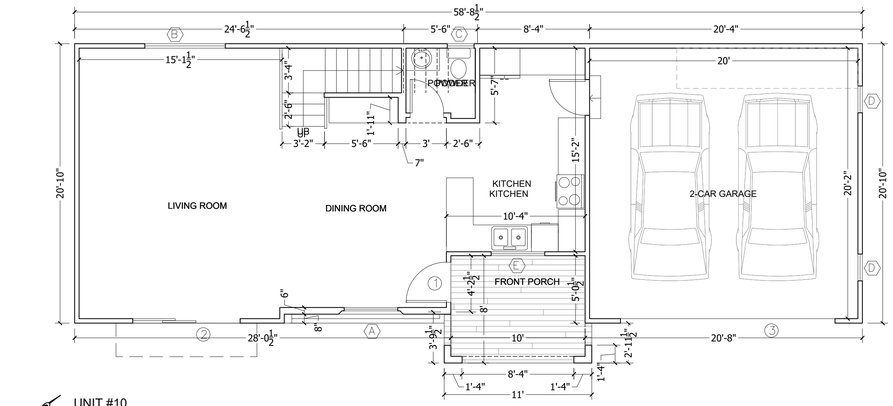
REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	TYPE	MATERIAL	GLAZED AREA	QTY.	REMARKS
A	4'0"	6'0"	FIXED/ ARCHED	VINYL/ GLASS	24 SQ.FT. (CLEAR)	1	DINING/ DBL GLAZED
B	6'0"	5'0"	SLIDER	VINYL/ GLASS	30 SQ.FT. (CLEAR)	1	LIVING ROOM/ DBL GLAZED
C	2'0"	3'0"		VINYL/ GLASS	6 SQ.FT. (OBSCURED)	4	POWDER, MASTER BATH, BATH #2/ DBL GLAZED/ TEMPERED
D	2'0"	3'0"	FIXED	VINYL/ GLASS	6 SQ.FT. (OBSCURED)	2	GARAGE/ DBL GLAZED
E	4'0"	4'6"	SLIDER	VINYL/ GLASS	18 SQ.FT. (CLEAR)	1	KITCHEN/ DBL GLAZED
F	4'0"	4'0"	FIXED	VINYL/ GLASS	16 SQ.FT. (CLEAR)	1	STAIR/ DBL GLAZED/ TEMPERED
G	4'0"	4'0"	SLIDER	VINYL/ GLASS	16 SQ.FT. (CLEAR)	1	LOFT/ DBL GLAZED
H	4'0"	4'0"	FIXED	VINYL/ GLASS	16 SQ.FT. (CLEAR)	1	LAUND./ DBL GLAZED
I	2'0"	3'0"	FIXED	VINYL/ GLASS	6 SQ.FT. (CLEAR)	4	MASTER BEDROOM, BEDROOM #3/ DBL GLAZED
J	4'0"	5'0"	SLIDER	VINYL/ GLASS	20 SQ.FT. (CLEAR)	2	BEDROOM #2, 3/ DBL GLAZED/ EGRESS
K	5'0"	5'0"	SLIDER	VINYL/ GLASS	25 SQ.FT. (CLEAR)	1	MASTER BEDROOM/ DBL GLAZED/ EGRESS

8315 GREENLEAF, UNIT #10
ARCH. STYLE: SPANISH

ELEVATION MATERIAL NOTES

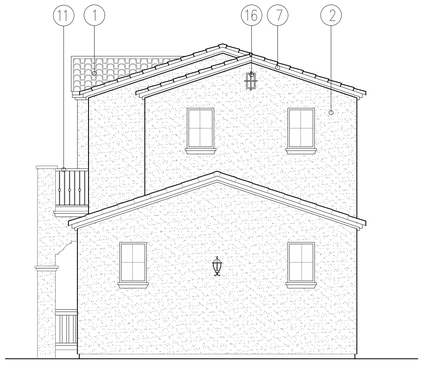
1. "S" CONCRETE TILE EAGLE ROOFING (SAN BENITO) ESR 1900
2. SAND FINISH STUCCO MERLEX P141 BISQUE
3. VINYL WINDOW WHITE COLOR
4. 15" DECORATIVE VINYL SHUTTERS BEHR COLOR 570 SKIPPER BLUE
5. 5" FOAM SILL MATCH STUCCO
6. 2X6 FOAM BAND MATCH STUCCO
7. 2X WOOD FACIA RAFTERS MATCH STUCCO COLOR
8. AUTOMATIC GARAGE DOOR (BROWN)
9. DECORATIVE WALL MOUNTED LIGHT FIXTURE
10. VINYL DOOR WHITE COLOR
11. 42" HIGH WROUGHT IRON RAILING (BLACK)
12. DECORATIVE INSET 4 PIECES 6"X6" SPANISH STYLE CERAMIC TILES
13. DECORATIVE 12" FOAM WINDOW SHELF MATCH STUCCO
14. FRONT DOOR FIBER GLASS BEHR COLOR 570 SKIPPER BLUE
15. WOOD TRELLIS BEHR COLOR BXC-45
16. 9X14" STUCCO INSET, WITH DECORATIVE BLACK WROUGHT IRON GRID



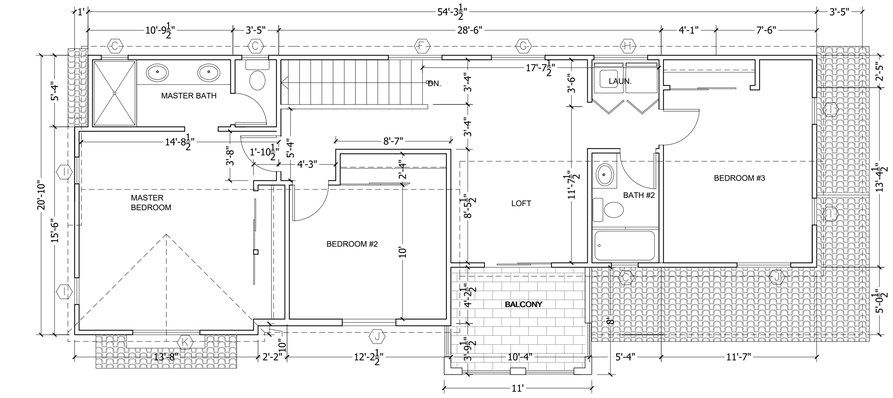
UNIT #10
FIRST FLOOR PLAN
SCALE: 3/16"



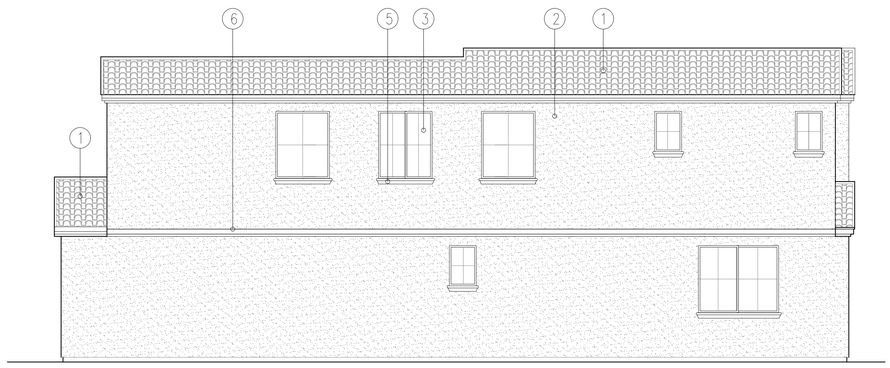
UNIT # 10
EAST ELEVATION



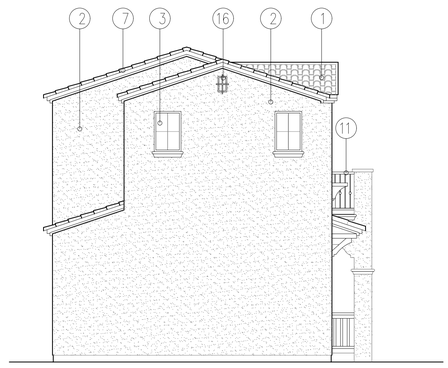
UNIT # 10
NORTH ELEVATION



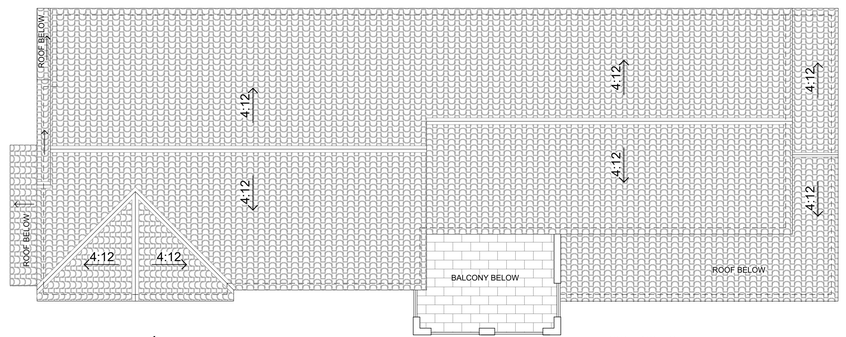
UNIT #10
SECOND FLOOR PLAN
SCALE: 3/16"



UNIT # 10
WEST ELEVATION



UNIT # 10
SOUTH ELEVATION



UNIT #10
ROOF PLAN
SCALE: 3/16"

ROOF NOTES:
1- THE ROOF PLANS WILL BE ABLE TO ACCOMMODATE THE INSTALLATION OF SOLAR PANELS.

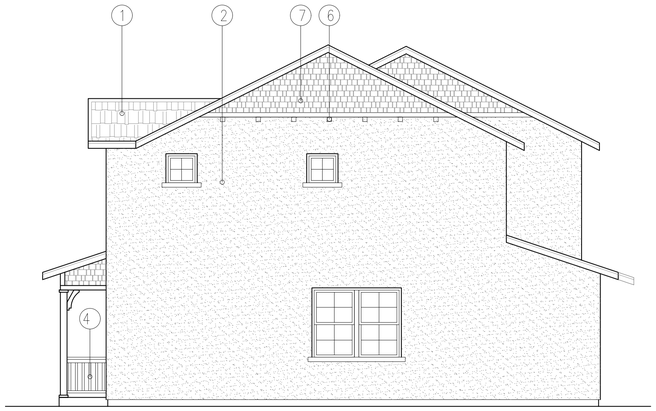
REVISIONS	
1	DATE 5/ 11/ 2021
2	DATE

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

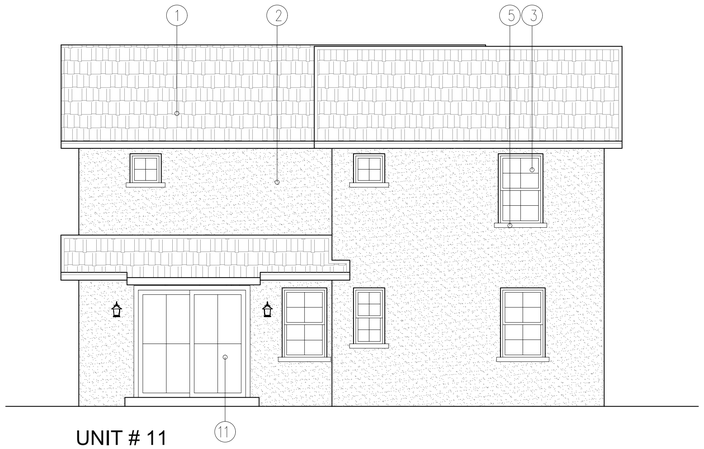
UNIT #10 FLOOR PLANS & ELEVATIONS
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

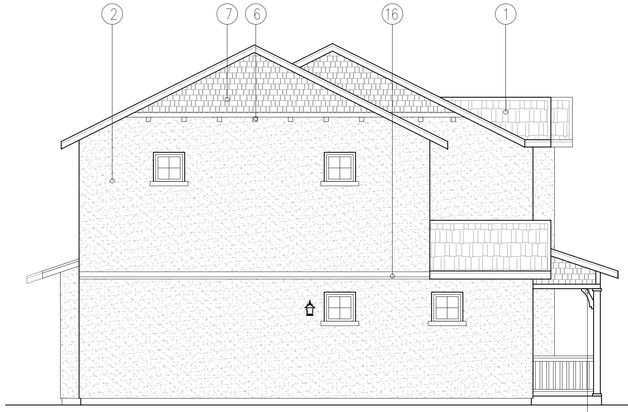
DATE: JAN. 2021
DRAWN BY: F.J.
SCALE: 3/16"
TITLE: UNIT #10 FLOOR PLANS & ELEVATIONS
SHEET: A10



UNIT # 5
WEST ELEVATION



UNIT # 11
SOUTH ELEVATION



UNIT # 11
EAST ELEVATION



UNIT # 11
NORTH ELEVATION

DOOR SCHEDULE

NOTE: ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS

STC MIN 32

REQUIRED MIN ENERGY SEE TITLE 24

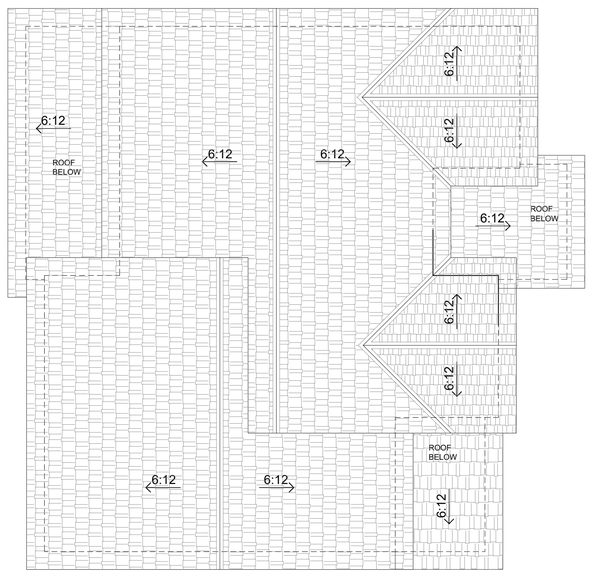
NO.	SIZE W.	SIZE H.	SIZE THK.	MATERIAL FACE	MATERIAL CORE	TYPE	QTY	REMARKS
1	3'0"	8'0"	1 3/4	WOOD	H.C	HINGED	1	EXTERIOR/ ENTRANCE
2	8'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	SLIDER	1	EXTERIOR/ DINING ROOM/ TEMPERED
3	8'0"	7'0"	2	METAL	H.C	ROLL UP SECTIONAL	2	EXTERIOR/GARAGE DOOR
4	3'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	HINGED	1	EXTERIOR/ LOFT

WINDOW SCHEDULE

NOTE:1- ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS
2- THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300

REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	TYPE	MATERIAL	GLAZED AREA	QTY.	REMARKS
A	2'6"	4'6"	SINGLE HUNG	VINYL/ GLASS	11.25 SQ.FT. (CLEAR)	1	ENTRY/ DBL GLAZED
B	3'0"	4'6"	SINGLE HUNG	VINYL/ GLASS	13.5 SQ.FT. (CLEAR)	1	KITCHEN/ DBL GLAZED
C	3'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	15 SQ.FT. (CLEAR)	3	DINING, MASTER BEDROOM, LOFT/ DBL GLAZED
D	2'0"	4'0"	SINGLE HUNG	VINYL/ GLASS	8 SQ.FT. (CLEAR)	1	HALL/ DBL GLAZED
E	3'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	15 SQ.FT. (CLEAR)	4	MASTER BEDROOM, BEDROOM #2, 3, 4/ DBL GLAZED/ EGRESS
F	2'0"	2'0"	FIXED	VINYL/ GLASS	4 SQ.FT. (OBSCURED)	2	GARAGE/ DBL GLAZED
G	2'0"	2'0"	FIXED	VINYL/ GLASS	4 SQ.FT. (CLEAR)	4	MASTER BEDROOM, BEDROOM #2, 3/ DBL GLAZED
H	2'6"	4'0"	SINGLE HUNG	VINYL/ GLASS	10 SQ.FT. (CLEAR)	1	MASTER BEDROOM/ DBL GLAZED
I	2'0"	2'0"	FIXED	VINYL/ GLASS	4 SQ.FT. (OBSCURED)	2	MASTER BATHROOM, BATH #2/ DBL GLAZED/ TEMPERED

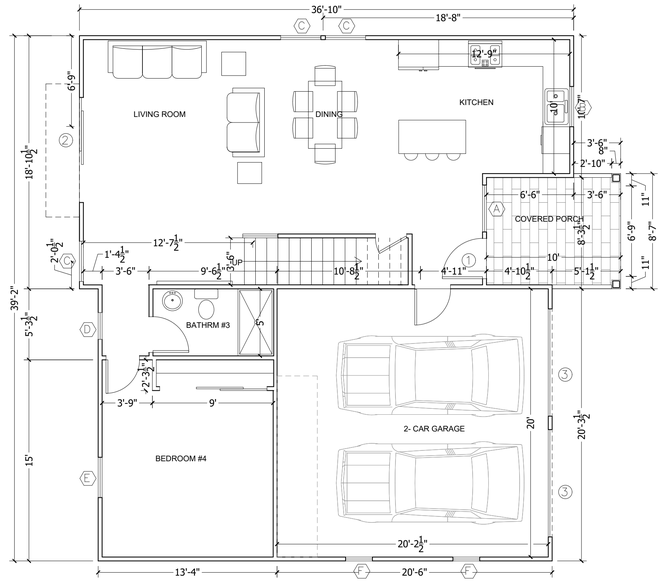


UNIT #11
ROOF PLAN
SCALE: 3/16"

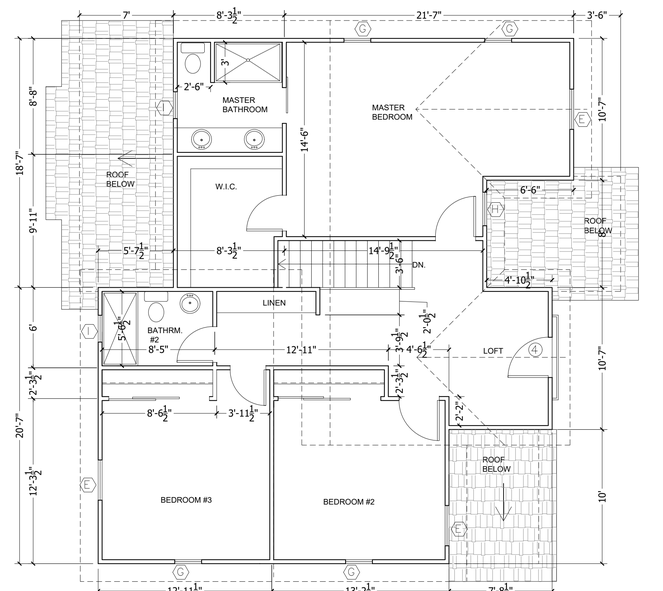
8315 GREENLEAF, UNIT #11
ARCH. STYLE: COTTAGE

ELEVATION MATERIAL NOTES

1. EAGLE ROOFING FLAT CONCRETE TILE; PONDEROSA 5087 BROWN GRAY RANGE
2. OMEGA STUCCO AKROTIQUE 03 VILLA ROSA
3. VINYL WINDOW WHITE COLOR
4. 36" HIGH WOODEN RAILING BEHR COLOR BXC-45
5. 4" FOAM SILL
6. 4X WOODEN CORBELS BEHR COLOR BXC-45
7. SHIGLES BEHR COLOR BXC-45
8. 2X WOOD FACIA & EAVE BEHR BXC-45
9. AUTOMATIC GARAGE DOOR BEHR COLOR BXC-45
10. DECORATIVE WALL MOUNTED LIGHT FIXTURE
11. VINYL DOOR WHITE COLOR
12. 42" HIGH WOODEN AND METAL RAILING BEHR COLOR BXC-45
13. WOODEN CORBELS BEHR COLOR BXC-45
14. ELDORADO STONE VENEER
15. WOODEN TRELLIS BEHR COLOR BXC-45
16. 2X6 FOAM BAND MATCH STUCCO



UNIT #11
FIRST FLOOR PLAN
SCALE: 3/16"



UNIT #11
SECOND FLOOR PLAN
SCALE: 3/16"

ROOF NOTES:
1- THE ROOF PLANS WILL BE ABLE TO ACCOMMODATE THE INSTALLATION OF SOLAR PANELS.

REVISIONS

	DATE
1	
2	5/11/2021

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

UNIT #11 FLOOR PLANS & ELEVATIONS
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

DATE: JAN. 2021
DRAWN BY: F.J.
SCALE: 3/16"
TITLE: UNIT #11 FLOOR PLANS & ELEVATIONS
SHEET: A11

DOOR SCHEDULE

NOTE: ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS

STC MIN 32

REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	SIZE THK.	MATERIAL FACE	MATERIAL CORE	TYPE	QTY	REMARKS
1	3'0"	8'0"	1 3/4	WOOD	H.C	HINGED	1	EXTERIOR/ ENTRANCE
2	8'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	SLIDER	1	EXTERIOR/ DINING ROOM/ TEMPERED
3	16'0"	7'0"	2	METAL	H.C	ROLL UP SECTIONAL	1	EXTERIOR/GARAGE DOOR
4	5'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	SLIDER	1	EXTERIOR/ LOFT

WINDOW SCHEDULE

NOTE:1- ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS
2- THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300

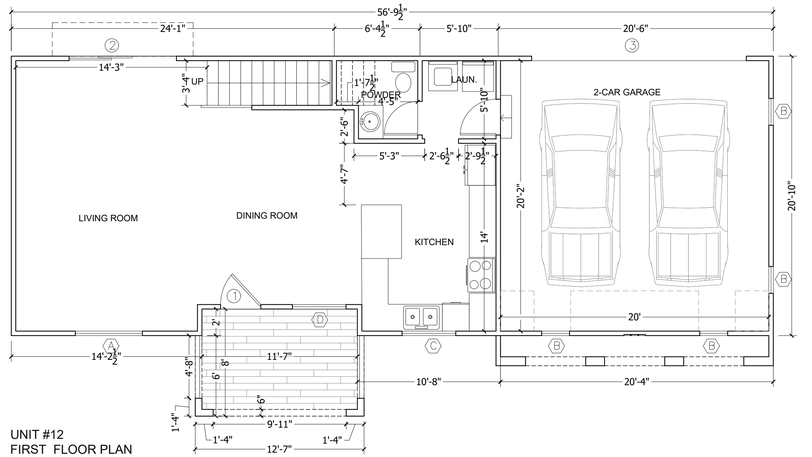
REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	TYPE	MATERIAL	GLAZED AREA	QTY.	REMARKS
A	5'0"	5'0"	SLIDER	VINYL/ GLASS	25 SQ.FT. (CLEAR)	1	LIVING ROOM/ DBL GLAZED
B	2'0"	3'0"	FIXED	VINYL/ GLASS	6 SQ.FT. (OBSCURED)	4	GARAGE/ DBL GLAZED
C	4'0"	4'0"	SLIDER	VINYL/ GLASS	16 SQ.FT. (CLEAR)	1	KITCHEN/ DBL GLAZED
D	4'0"	5'0"	SLIDER	VINYL/ GLASS	20 SQ.FT. (CLEAR)	1	DINING/ DBL GLAZED
E	2'0"	3'0"	FIXED	VINYL/ GLASS	6 SQ.FT. (CLEAR)	4	MASTER BEDROOM, BEDROOM #3/ DBL GLAZED
F	4'0"	5'0"	SLIDER	VINYL/ GLASS	20 SQ.FT. (CLEAR)	1	BEDROOM #2, 3/ DBL GLAZED/ EGRESS
G	2'0"	3'0"	SINGLE HUNG	VINYL/ GLASS	6 SQ.FT. (OBSCURE)	3	MASTER BATH, BATH #2/ DBL GLAZED TEMPERED/OBSCURE
H	5'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	25 SQ.FT. (CLEAR)	1	MASTER BEDROOM/ DBL GLAZED/ EGRESS

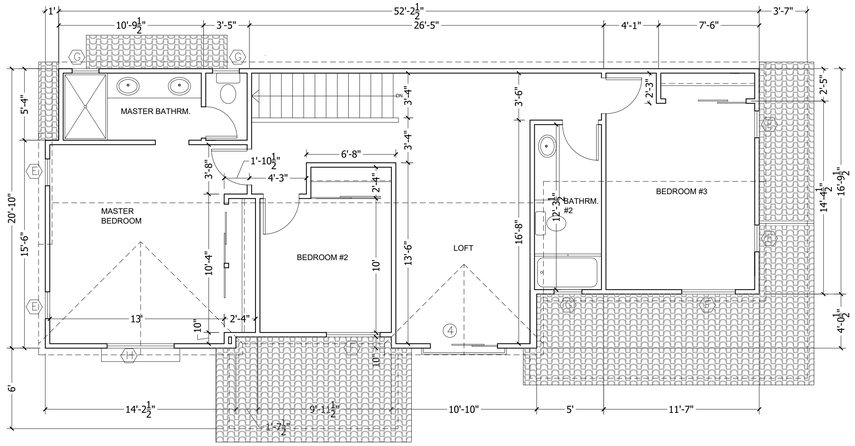
8315 GREENLEAF, UNIT #12
ARCH. STYLE: MEDITERRANEAN

ELEVATION MATERIAL NOTES

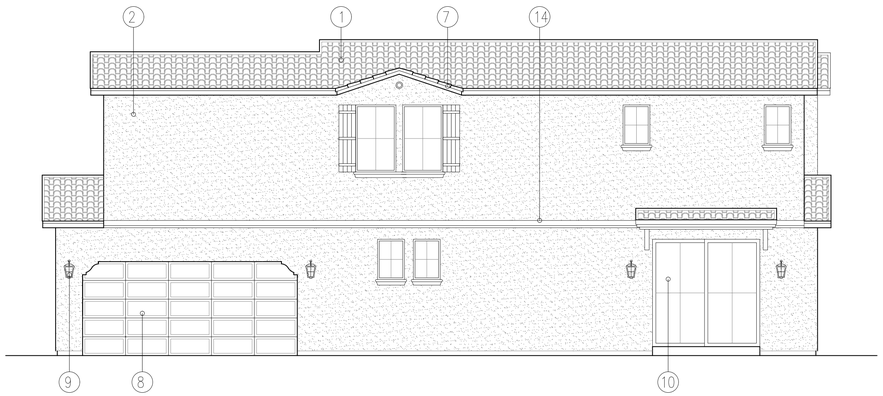
1. "S" CONCRETE TILE EAGLE ROOFING (3605 SAN BENITO BLEND) ESR 1900
2. SAND FINISH STUCCO MERLEX P-18 FRENCH TOAST
3. VINYL WINDOW WHITE COLOR
4. 15" DECORATIVE VINYL SHUTTERS BEHR COLOR BXC-45
5. 5" FOAM SILL MATCH STUCCO
6. 2X4 FOAM TRIM
7. 2X WOOD FACIA AND EAVE BEHR COLOR BXC-45
8. AUTOMATIC GARAGE DOOR (BROWN)
9. DECORATIVE WALL MOUNTED LIGHT FIXTURE
10. VINYL DOOR WHITE COLOR
11. 42" HIGH WROUGHT IRON RAILING (BLACK)
12. DECORATIVE 6" SPANISH STYLE CERAMIC TILES
13. WOOD TRELLIS BEHR COLOR BXC-45
14. 2X6 FOAM BAND TO MATCH STUCCO
15. 36" HIGH WOODEN RAILING BEHR COLOR BXC-45



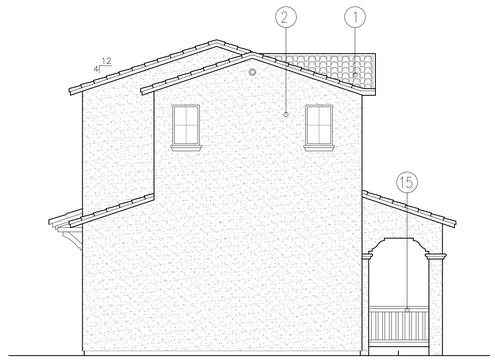
UNIT #12
FIRST FLOOR PLAN
SCALE: 3/16"



UNIT #12
SECOND FLOOR PLAN
SCALE: 3/16"



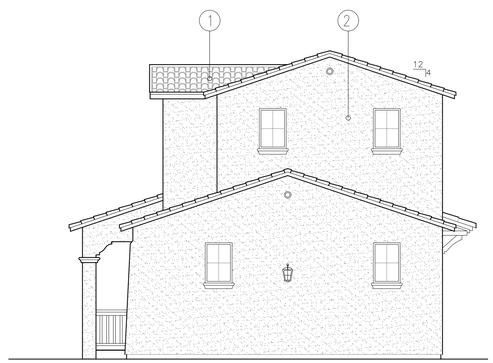
UNIT # 12
WEST ELEVATION



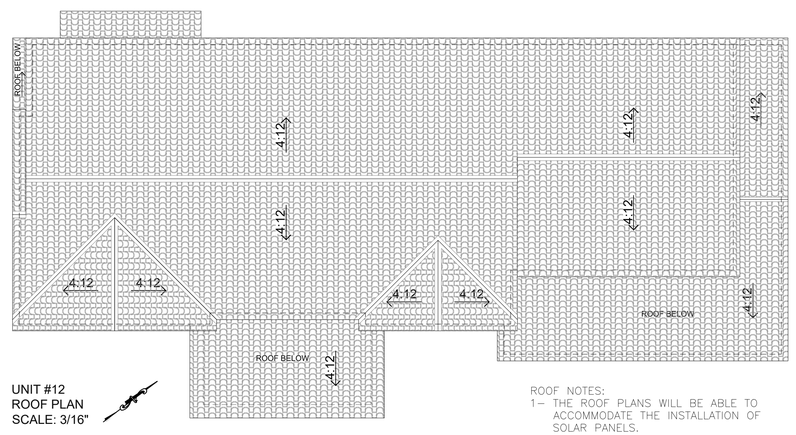
UNIT # 12
SOUTH ELEVATION



UNIT # 12
EAST ELEVATION



UNIT # 12
NORTH ELEVATION



UNIT #12
ROOF PLAN
SCALE: 3/16"

ROOF NOTES:
1- THE ROOF PLANS WILL BE ABLE TO ACCOMMODATE THE INSTALLATION OF SOLAR PANELS.

REVISIONS

	DATE
1	5/ 11/ 2021
2	6/ 14/ 2021

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

UNIT #12 FLOOR PLANS & ELEVATIONS
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

DATE: JAN. 2021
DRAWN BY: F.J.
SCALE: 3/16"
TITLE: UNIT #12 FLOOR PLANS & ELEVATIONS
SHEET: A12



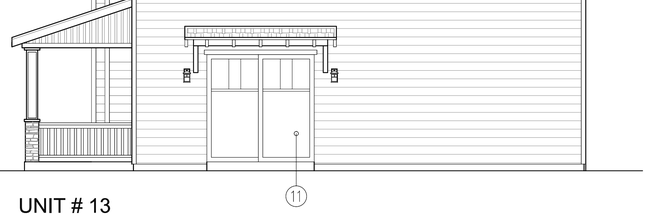
UNIT # 13
WEST ELEVATION



UNIT # 13
SOUTH ELEVATION



UNIT # 13
EAST ELEVATION

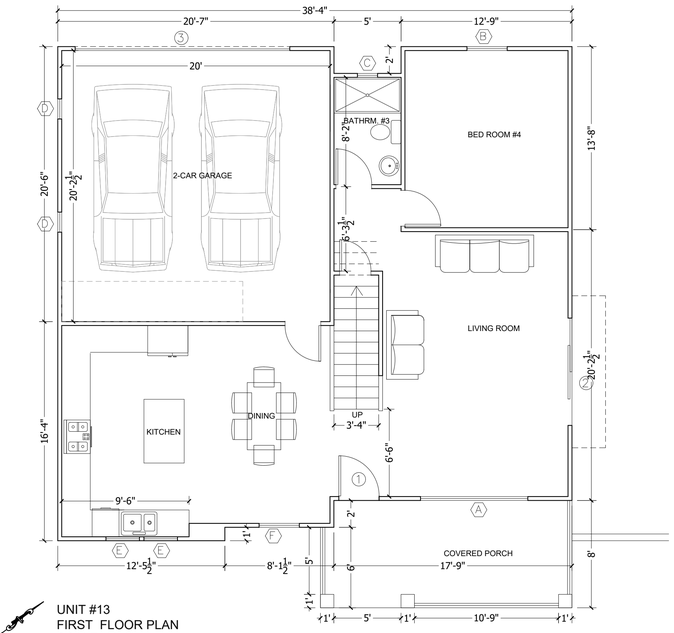


UNIT # 13
NORTH ELEVATION

8315 GREENLEAF, UNIT #13
ARCH. STYLE: CRAFTSMAN

ELEVATION MATERIAL NOTES

1. EAGLE ROOFING FLAT CONCRETE ESTATE; SHE 8704 LEHIGH BLEND
2. FIBER CEMENT SIDING
3. VINYL WINDOW WHITE COLOR
4. 2X4 FIBER CEMENT TRIM
5. 5" FIBER CEMENT TRIM
6. 4X4 WOODEN CORBELS
7. WOOD BOARD & PATTEN
8. 3" X 5" MIN. WOOD EXPOSED RAFTERS
9. AUTOMATIC GARAGE DOOR
10. DECORATIVE WALL MOUNTED LIGHT FIXTURE
11. VINYL DOOR WHITE COLOR
12. 42" HIGH WOODEN RAILING
13. WOOD CORBELS
14. ELDORADO STONE VENEER
15. 36" HIGH WOODEN RAILING WHITE COLOR



UNIT #13
FIRST FLOOR PLAN
SCALE: 3/16"

DOOR SCHEDULE

NOTE: ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS

STC MIN 32

REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	SIZE THK.	MATERIAL FACE	MATERIAL CORE	TYPE	QTY	REMARKS
1	3'0"	8'0"	1 3/4	WOOD	H.C	HINGED	1	EXTERIOR/ ENTRANCE
2	8'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	SLIDER	1	EXTERIOR/ DINING ROOM/ TEMPERED
3	16'0"	7'0"	2	METAL	H.C	ROLL UP SECTIONAL	1	EXTERIOR/GARAGE DOOR
4	3'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	HINGED	1	EXTERIOR/ BEDROOM #3

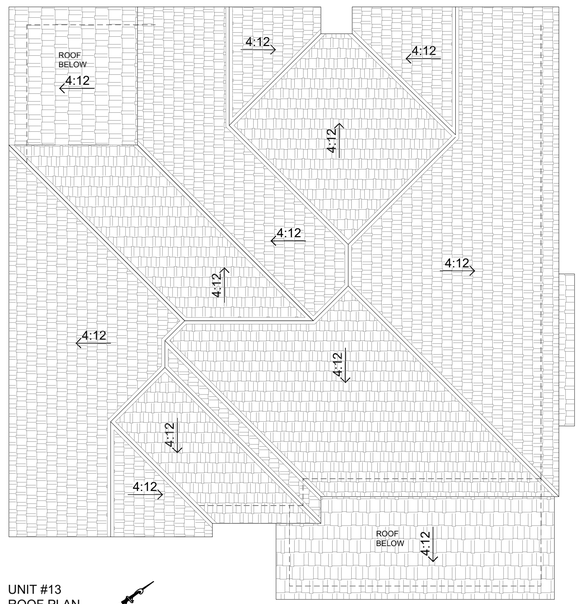
WINDOW SCHEDULE

NOTE:1- ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS
2- THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300

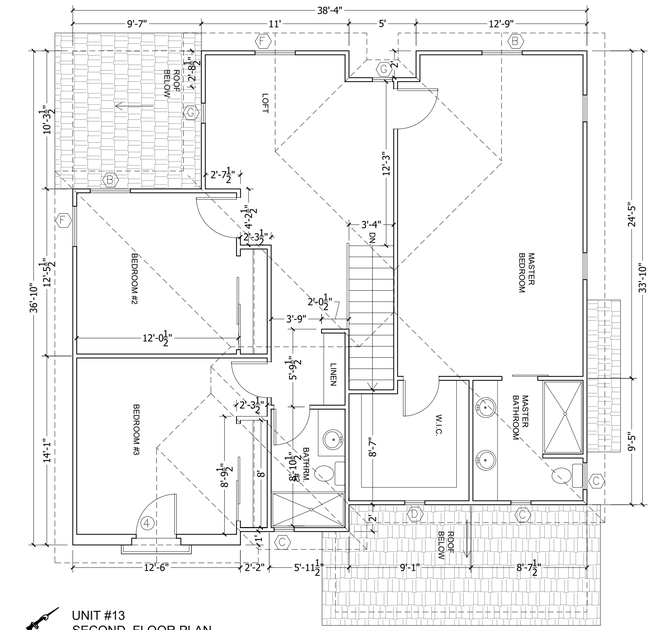
REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	TYPE	MATERIAL	GLAZED AREA	QTY.	REMARKS
A	8'0"	5'0"	SLIDER/ XOX	VINYL/ GLASS	40 SQ.FT. (CLEAR)	1	LIVING ROOM/ DBL GLAZED
B	3'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	15 SQ.FT. (CLEAR)	3	MASTER BEDROOM, BEDROOM # 2, 4/ DBL GLAZED/ EGRESS
C	1'6"	3'0"	SINGLE HUNG	VINYL/ GLASS	4.5 SQ.FT. (OBSCURED)	4	MASTER BATH, BATH # 2,3/ DBL GLAZED/ TEMPERED
D	1'6"	3'0"	SINGLE HUNG	VINYL/ GLASS	4.5 SQ.FT. (OBSCURED)	2	GARAGE, MASTER W.I.C./ DBL GLAZED
E	2'6"	4'6"	SINGLE HUNG	VINYL/ GLASS	11.25 SQ.FT. (CLEAR)	2	KITCHEN/ DBL GLAZED
F	3'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	15 SQ.FT. (CLEAR)	3	DINING, BEDROOM #2, LOFT/ DBL GLAZED
G	1'6"	3'0"	SINGLE HUNG	VINYL/ GLASS	4.5 SQ.FT. (OBSCURED)	2	LOFT/ DBL GLAZED

ROOF NOTES:
1- THE ROOF PLANS WILL BE ABLE TO ACCOMMODATE THE INSTALLATION OF SOLAR PANELS.



UNIT #13
ROOF PLAN
SCALE: 3/16"



UNIT #13
SECOND FLOOR PLAN
SCALE: 3/16"

REVISIONS

	DATE
1	5/ 11/ 2021
2	DATE

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

UNIT #13 FLOOR PLANS & ELEVATIONS
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

DATE
JAN. 2021

DRAWN BY
F.J.

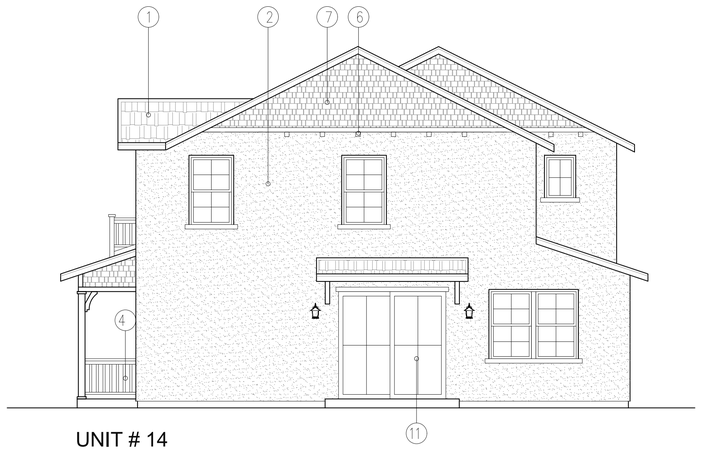
SCALE
3/16"

TITLE
UNIT #13
FLOOR PLANS
& ELEVATIONS

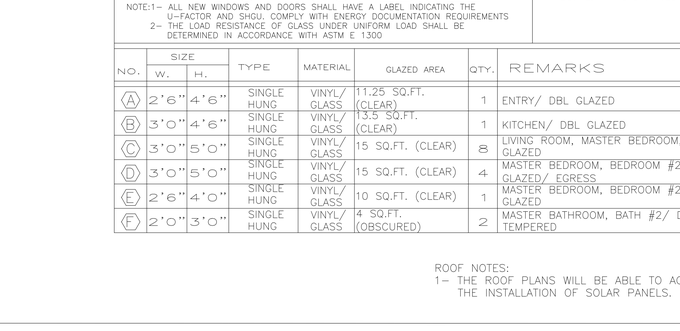
SHEET
A13



UNIT # 14
EAST ELEVATION



UNIT # 14
NORTH ELEVATION



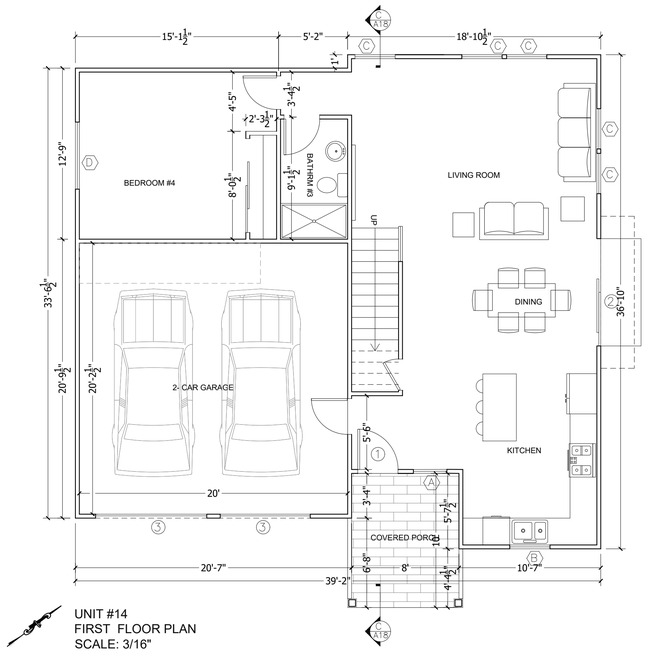
UNIT # 14
WEST ELEVATION

UNIT # 14
SOUTH ELEVATION

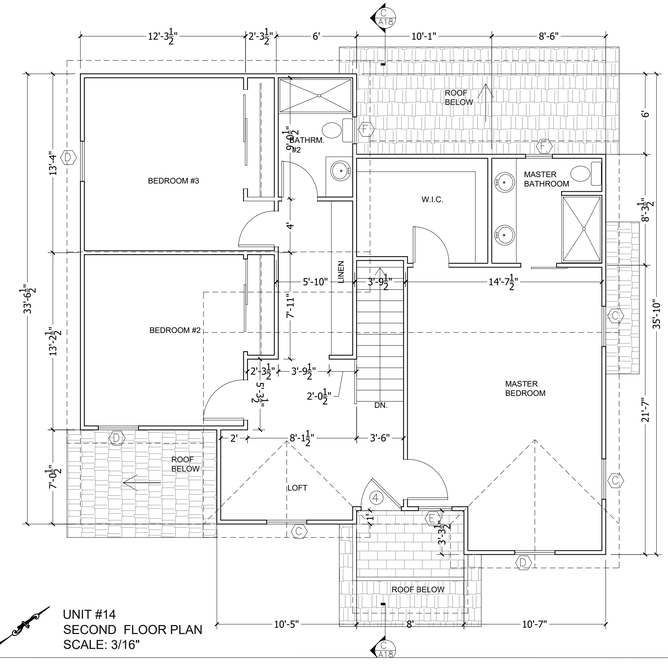
8315 GREENLEAF, UNIT #14
ARCH. STYLE: COTTAGE

ELEVATION MATERIAL NOTES

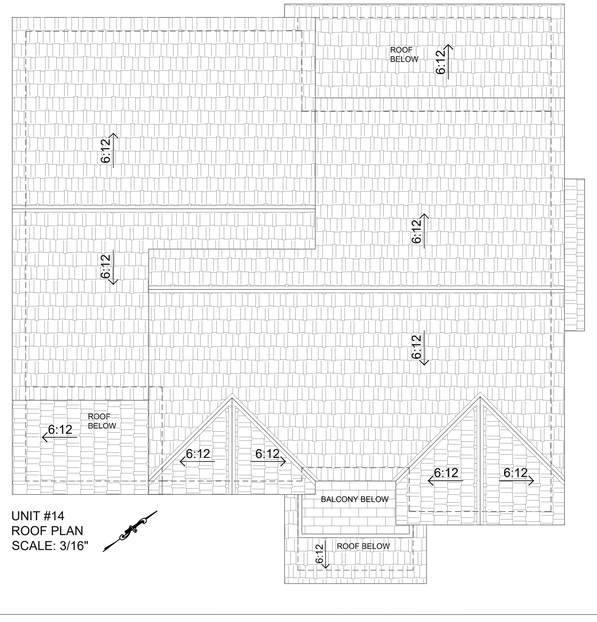
1. EAGLE ROOFING FLAT CONCRETE TILE; PONDEROSA 5087 BROWN GRAY RANGE
2. OMEGA STUCCO AKROTIQUE 03 VILLA ROSA
3. VINYL WINDOW WHITE COLOR
4. 36" HIGH WOODEN RAILING BEHR COLOR BXC-45
5. 4" FOAM SILL
6. 4X WOODEN CORBELS BEHR COLOR BXC-45
7. SHIGLES BEHR COLOR BXC-45
8. 2X WOOD FACIA & EAVE BEHR BXC-45
9. AUTOMATIC GARAGE DOOR BEHR COLOR BXC-45
10. DECORATIVE WALL MOUNTED LIGHT FIXTURE
11. VINYL DOOR WHITE COLOR
12. 42" HIGH WOODEN AND METAL RAILING BEHR COLOR BXC-45
13. WOODEN CORBELS BEHR COLOR BXC-45
14. ELDORADO STONE VENEER
15. WOODEN TRELLIS BEHR COLOR BXC-45
16. 2X6 FOAM BAND MATCH STUCCO



UNIT #14
FIRST FLOOR PLAN
SCALE: 3/16"



UNIT #14
SECOND FLOOR PLAN
SCALE: 3/16"



UNIT #14
ROOF PLAN
SCALE: 3/16"

DOOR SCHEDULE

NOTE: ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS

STC MIN 32
REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	SIZE THK.	MATERIAL FACE	MATERIAL CORE	TYPE	QTY	REMARKS
1	3'0"	8'0"	1 3/4	WOOD	H.C	HINGED	1	EXTERIOR/ ENTRANCE
2	8'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	SLIDER	1	EXTERIOR/ DINING ROOM/ TEMPERED
3	8'0"	7'0"	2	METAL	H.C	ROLL UP SECTIONAL	2	EXTERIOR/GARAGE DOOR
4	3'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	HINGED	1	EXTERIOR/ LOFT

WINDOW SCHEDULE

NOTE:1- ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS
2- THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300

REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	TYPE	MATERIAL	GLAZED AREA	QTY.	REMARKS
A	2'6"	4'6"	SINGLE HUNG	VINYL/ GLASS	11.25 SQ.FT. (CLEAR)	1	ENTRY/ DBL GLAZED
B	3'0"	4'6"	SINGLE HUNG	VINYL/ GLASS	13.5 SQ.FT. (CLEAR)	1	KITCHEN/ DBL GLAZED
C	3'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	15 SQ.FT. (CLEAR)	8	LIVING ROOM, MASTER BEDROOM, LOFT/ DBL GLAZED
D	3'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	15 SQ.FT. (CLEAR)	4	MASTER BEDROOM, BEDROOM #2, 3, 4/ DBL GLAZED/ EGRESS
E	2'6"	4'0"	SINGLE HUNG	VINYL/ GLASS	10 SQ.FT. (CLEAR)	1	MASTER BEDROOM, BEDROOM #2, 3/ DBL GLAZED
F	2'0"	3'0"	SINGLE HUNG	VINYL/ GLASS	4 SQ.FT. (OBSCURED)	2	MASTER BATHROOM, BATH #2/ DBL GLAZED/ TEMPERED

ROOF NOTES:
1- THE ROOF PLANS WILL BE ABLE TO ACCOMMODATE THE INSTALLATION OF SOLAR PANELS.

REVISIONS

	DATE
1	5/ 11/ 2021
2	DATE

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

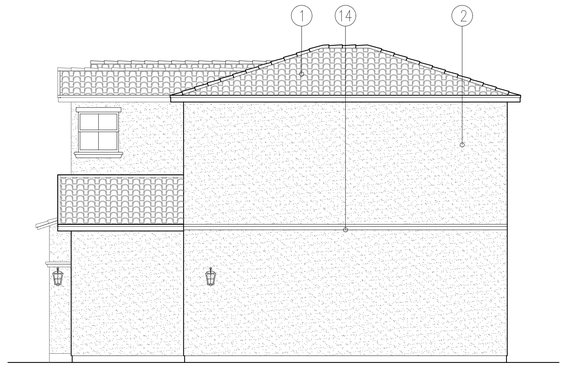
UNIT #14 FLOOR PLANS & ELEVATIONS
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

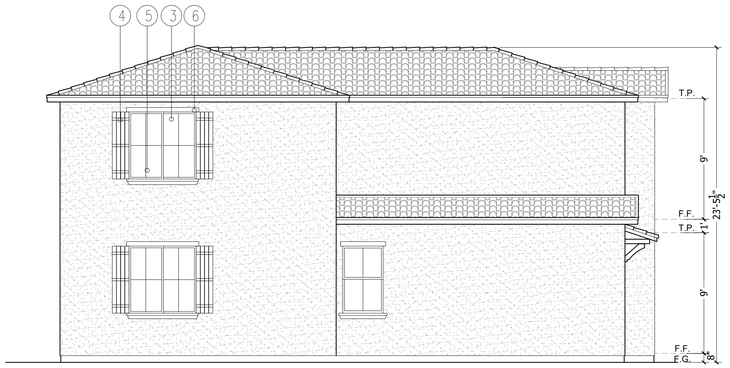
DATE: JAN. 2021
DRAWN BY: F.J.
SCALE: 3/16"
TITLE: UNIT #14 FLOOR PLANS & ELEVATIONS
SHEET: A14



UNIT # 15
EAST ELEVATION



UNIT # 15
NORTH ELEVATION



UNIT # 15
WEST ELEVATION



UNIT # 15
SOUTH ELEVATION

DOOR SCHEDULE

NOTE: ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS

STC MIN 32

REQUIRED MIN ENERGY SEE TITLE 24

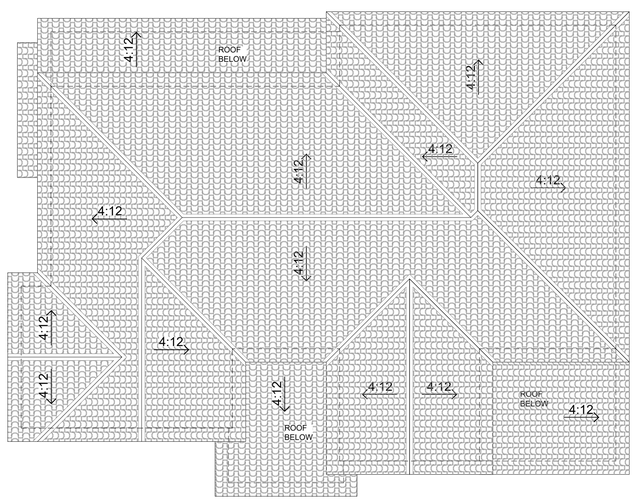
NO.	SIZE W.	SIZE H.	SIZE THK.	MATERIAL FACE	MATERIAL CORE	TYPE	QTY	REMARKS
1	3'0"	8'0"	1 3/4	WOOD	H.C	HINGED	1	EXTERIOR/ ENTRANCE
2	8'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	SLIDER	1	EXTERIOR/ DINING ROOM/ TEMPERED
3	16'0"	7'0"	2	METAL	H.C	ROLL UP SECTIONAL	1	EXTERIOR/GARAGE DOOR
4	3'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	HINGED	1	EXTERIOR/ LOFT

WINDOW SCHEDULE

NOTE:1- ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS
2- THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300

REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	TYPE	MATERIAL	GLAZED AREA	QTY.	REMARKS
A	3'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	15 SQ.FT. (CLEAR)	3	ENTRY, LIVING ROOM, MASTER BEDROOM/ DBL GLAZED
B	5'0"	4'6"	SLIDER	VINYL/ GLASS	22.5 SQ.FT. (CLEAR)	1	KITCHEN/ DBL GLAZED
C	4'0"	4'0"	SLIDER	VINYL/ GLASS	16 SQ.FT. (CLEAR)	1	DINING/ DBL GLAZED
D	5'0"	5'0"	SLIDER	VINYL/ GLASS	25 SQ.FT. (CLEAR)	3	BEDROOM #2, 3, 4/ DBL GLAZED/ EGRESS
E	2'6"	4'0"	SINGLE HUNG	VINYL/ GLASS	10 SQ.FT. (CLEAR)	3	LOFT, MASTER BEDROOM/ DBL GLAZED
F	3'0"	3'0"	SINGLE HUNG	VINYL/ GLASS	9 SQ.FT. (CLEAR)	1	LOFT/ DBL GLAZED
G	3'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	15 SQ.FT. (CLEAR)	1	MASTER BEDROOM/ DBL GLAZED/ EGRESS
F	2'0"	3'0"	SINGLE HUNG	VINYL/ GLASS	6 SQ.FT. (OBSCURED)	1	MASTER BATH/ DBL GLAZED



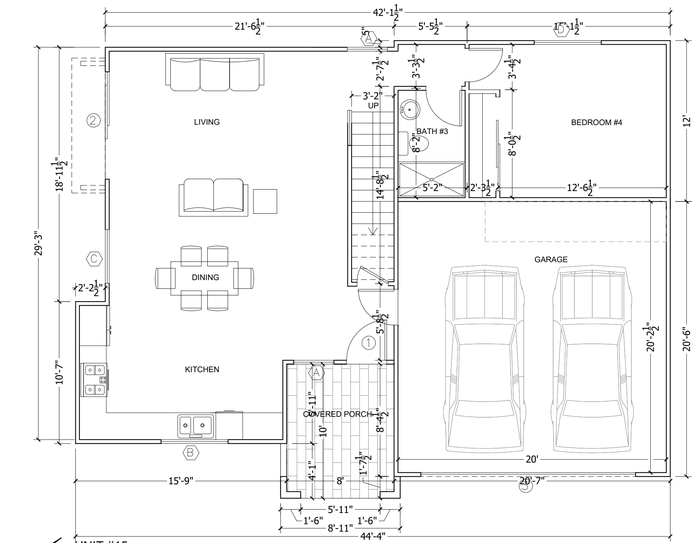
UNIT #15
FLOOR PLAN
SCALE: 3/16"

ROOF NOTES:
1- THE ROOF PLANS WILL BE ABLE TO ACCOMMODATE THE INSTALLATION OF SOLAR PANELS.

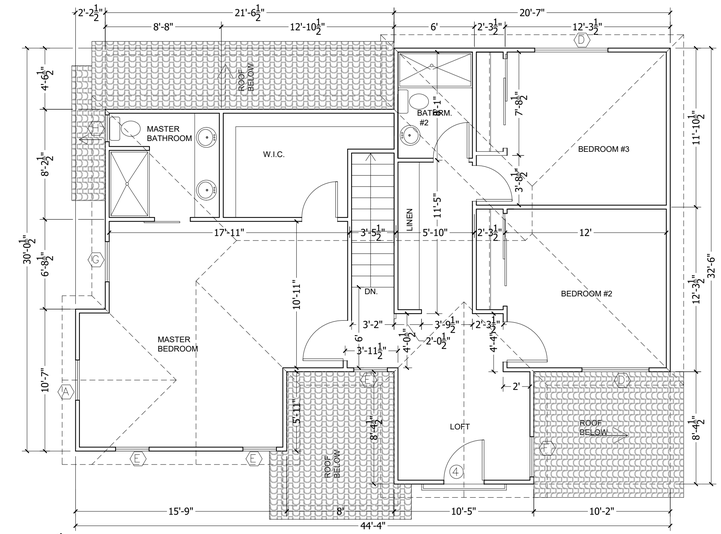
8315 GREENLEAF, UNIT #15
ARCH. STYLE: MEDITERRANEAN

ELEVATION MATERIAL NOTES

1. "S" CONCRETE TILE EAGLE ROOFING (3605 SAN BENITO BLEND) ESR 1900
2. SAND FINISH STUCCO MERLEX P-18 FRENCH TOAST
3. VINYL WINDOW WHITE COLOR
4. 15" DECORATIVE VINYL SHUTTERS BEHR COLOR BXC-45
5. 5" FOAM SILL MATCH STUCCO
6. 2X4 FOAM TRIM
7. 2X WOOD FACIA AND EAVE BEHR COLOR BXC-45
8. AUTOMATIC GARAGE DOOR (BROWN)
9. DECORATIVE WALL MOUNTED LIGHT FIXTURE
10. VINYL DOOR WHITE COLOR
11. 42" HIGH WROUGHT IRON RAILING (BLACK)
12. DECORATIVE 6" SPANISH STYLE CERAMIC TILES
13. WOOD TRELLIS BEHR COLOR BXC-45
14. 2X6 FOAM BAND TO MATCH STUCCO
15. 36" HIGH WOODEN RAILING BEHR COLOR BXC-45



UNIT #15
FIRST FLOOR PLAN
SCALE: 3/16"



UNIT #15
SECOND FLOOR PLAN
SCALE: 3/16"

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

UNIT #15 FLOOR PLANS & ELEVATIONS
8315 GREENLEAF
WHITTIER, CA

REVISIONS	
1	DATE 5/11/2021
2	DATE

DATE: JAN. 2021
DRAWN BY: F.J.
SCALE: 3/16"
TITLE: UNIT #15 FLOOR PLANS & ELEVATIONS
SHEET: A15



UNIT # 16
WEST ELEVATION



UNIT # 16
SOUTH ELEVATION

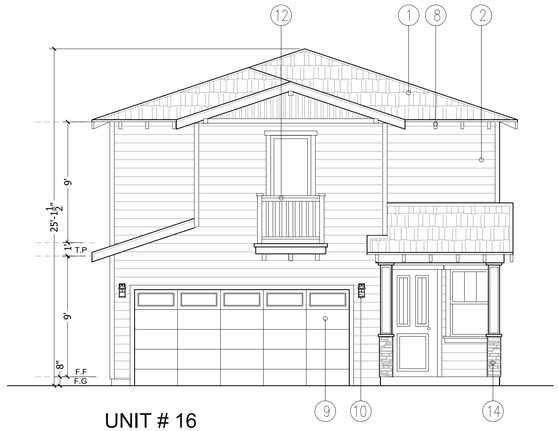
8315 GREENLEAF, UNIT #16
ARCH. STYLE: CRAFTSMAN

ELEVATION MATERIAL NOTES

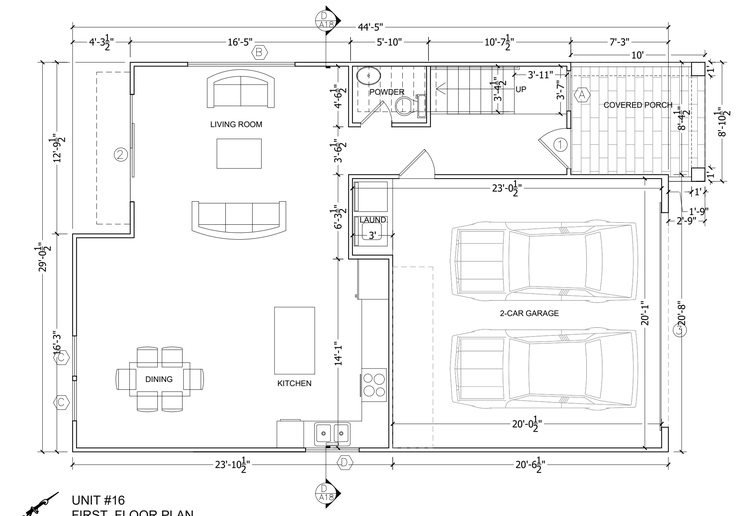
1. EAGLE ROOFING FLAT CONCRETE ESTATE; SHE 8704 LEHIGH BLEND
2. FIBER CEMENT SIDING
3. VINYL WINDOW WHITE COLOR
4. 2X4 FIBER CEMENT TRIM
5. 5" FIBER CEMENT TRIM
6. 4X4 WOODEN CORBELS
7. WOOD BOARD & PATTEN
8. 3" X 5" MIN. WOOD EXPOSED RAFTERS
9. AUTOMATIC GARAGE DOOR
10. DECORATIVE WALL MOUNTED LIGHT FIXTURE
11. VINYL DOOR WHITE COLOR
12. 42" HIGH WOODEN RAILING
13. WOOD CORBELS
14. ELDORADO STONE VENEER
15. 36" HIGH WOODEN RAILING WHITE COLOR



UNIT # 16
EAST ELEVATION



UNIT # 16
NORTH ELEVATION



UNIT #16
FIRST FLOOR PLAN
SCALE: 3/16"

DOOR SCHEDULE

NOTE: ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS

STC MIN 32
REQUIRED MIN ENERGY SEE TITLE 24

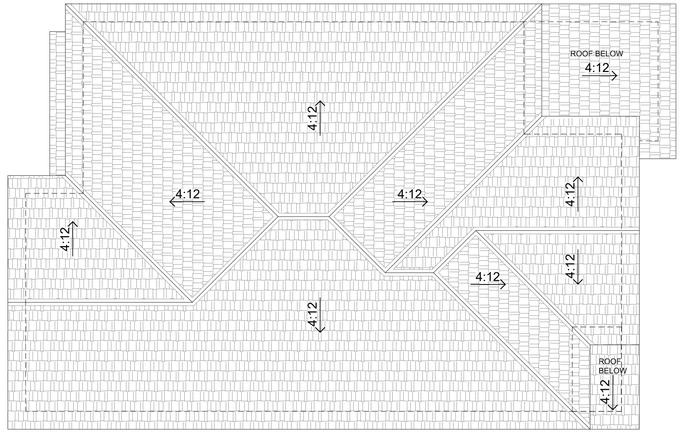
NO.	SIZE W.	SIZE H.	SIZE THK.	MATERIAL FACE	MATERIAL CORE	TYPE	QTY	REMARKS
1	3'0"	8'0"	1 3/4	WOOD	H.C	HINGED	1	EXTERIOR/ ENTRANCE
2	8'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	SLIDER	1	EXTERIOR/ DINING ROOM/ TEMPERED
3	16'0"	7'0"	2	METAL	H.C	ROLL UP SECTIONAL	1	EXTERIOR/GARAGE DOOR
4	3'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	HINGED	1	EXTERIOR/ LOFT

WINDOW SCHEDULE

NOTE:1- ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS
2- THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300

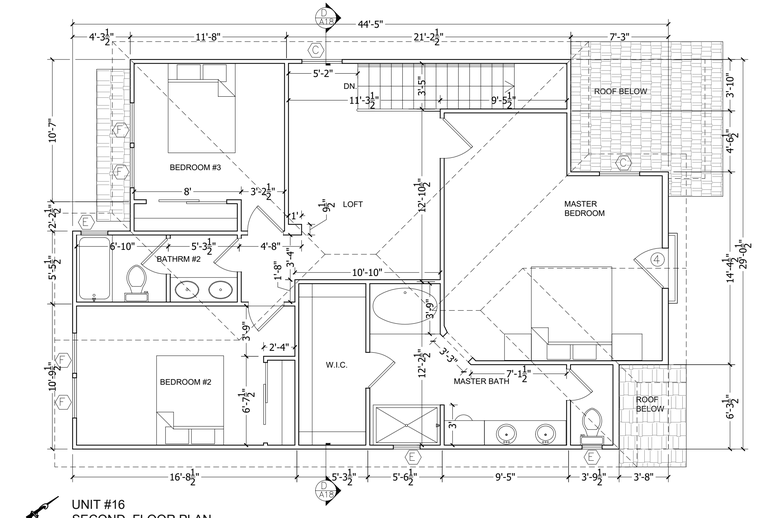
REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	TYPE	MATERIAL	GLAZED AREA	QTY.	REMARKS
A	3'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	15 SQ.FT. (CLEAR)	1	STAIR/ DBL GLAZED/ TEMPERED
B	8'0"	5'0"	SLIDER/ XOX	VINYL/ GLASS	40 SQ.FT. (CLEAR)	1	LIVING ROOM/ DBL GLAZED
C	3'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	15 SQ.FT. (CLEAR)	4	DINING, LOFT, MASTER BEDROOM/ DBL GLAZED
D	4'0"	4'0"	SINGLE HUNG	VINYL/ GLASS	16 SQ.FT. (CLEAR)	1	KITCHEN/ DBL GLAZED
E	2'0"	3'0"	SINGLE HUNG	VINYL/ GLASS	6 SQ.FT. (OBSCURED)	1	MASTER BATH, BATH #2/ DBL GLAZED/ TEMPERED
F	3'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	15 SQ.FT. (CLEAR)	4	BEDROOM # 2, 3/ DBL GLAZED/ EGRESS



UNIT #16
ROOF PLAN
SCALE: 3/16"

ROOF NOTES:
1- THE ROOF PLANS WILL BE ABLE TO ACCOMMODATE THE INSTALLATION OF SOLAR PANELS.



UNIT #16
SECOND FLOOR PLAN
SCALE: 3/16"

REVISIONS		
1	DATE 5/ 11/ 2021	
2	DATE	

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

UNIT #16 FLOOR PLANS & ELEVATIONS
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

DATE: JAN. 2021
DRAWN BY: F.J.
SCALE: 3/16"
TITLE: UNIT #16 FLOOR PLANS & ELEVATIONS
SHEET: A16

DOOR SCHEDULE

NOTE: ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS

STC MIN 32

REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	SIZE THK.	MATERIAL FACE	MATERIAL CORE	TYPE	QTY	REMARKS
1	3'0"	8'0"	1 3/4	WOOD	H.C	HINGED	1	EXTERIOR/ ENTRANCE
2	8'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	SLIDER	1	EXTERIOR/ DINING ROOM/ TEMPERED
3	16'0"	7'0"	2	METAL	H.C	ROLL UP SECTIONAL	1	EXTERIOR/ GARAGE DOOR
4	5'0"	8'0"	1 3/4	VINYL/ GLASS	H.C	SLIDER	1	EXTERIOR/ LOFT

WINDOW SCHEDULE

NOTE:1- ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGU. COMPLY WITH ENERGY DOCUMENTATION REQUIREMENTS
2- THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300

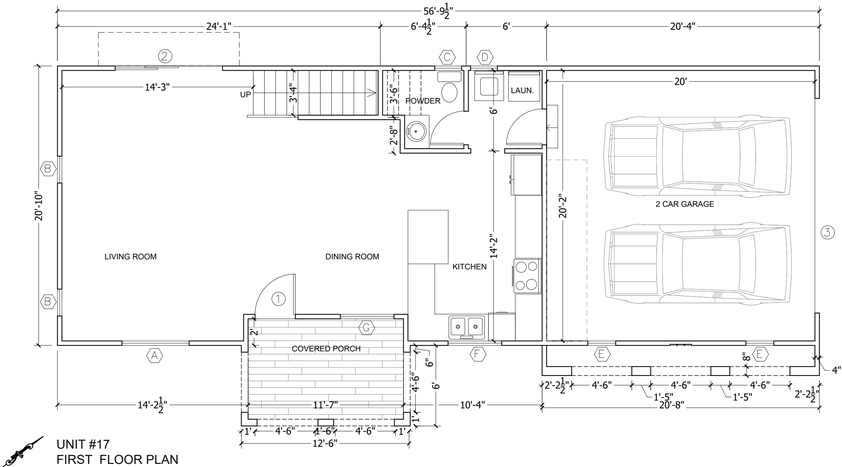
REQUIRED MIN ENERGY SEE TITLE 24

NO.	SIZE W.	SIZE H.	TYPE	MATERIAL	GLAZED AREA	QTY.	REMARKS
A	5'0"	5'0"	SLIDER	VINYL/ GLASS	25 SQ.FT. (CLEAR)	1	LIVING ROOM/ DBL GLAZED
B	2'0"	2'0"	FIXED	VINYL/ GLASS	4 SQ.FT. (CLEAR)	2	LIVING ROOM/ DBL GLAZED
C	2'0"	3'0"	CASEMENT	VINYL/ GLASS	6 SQ.FT. (OBSCURE)	4	POWDER, MASTER BATH, BATH #2/ DBL GLAZED TEMPERED/OBSCURE
D	2'0"	3'0"	CASEMENT	VINYL/ GLASS	6 SQ.FT. (CLEAR)	1	LAUNDRY/ DBL GLAZED
E	2'0"	3'0"	FIXED	VINYL/ GLASS	6 SQ.FT. (OBSCURED)	2	GARAGE/ DBL GLAZED
F	4'0"	4'0"	SLIDER	VINYL/ GLASS	16 SQ.FT. (CLEAR)	1	KITCHEN/ DBL GLAZED
G	4'0"	5'0"	SLIDER	VINYL/ GLASS	20 SQ.FT. (CLEAR)	1	DINING/ DBL GLAZED
H	3'0"	5'0"	FIXED	VINYL/ GLASS	15 SQ.FT. (CLEAR)	3	LOFT, MASTER BEDROOM/ DBL GLAZED
I	2'0"	2'0"	FIXED	VINYL/ GLASS	4 SQ.FT. (CLEAR)	2	BEDROOM #3/ DBL GLAZED
J	4'0"	5'0"	SLIDER	VINYL/ GLASS	20 SQ.FT. (CLEAR)	2	BEDROOM #2, 3/ DBL GLAZED/ EGRESS
K	5'0"	5'0"	SINGLE HUNG	VINYL/ GLASS	25 SQ.FT. (CLEAR)	1	MASTER BEDROOM/ DBL GLAZED/ EGRESS

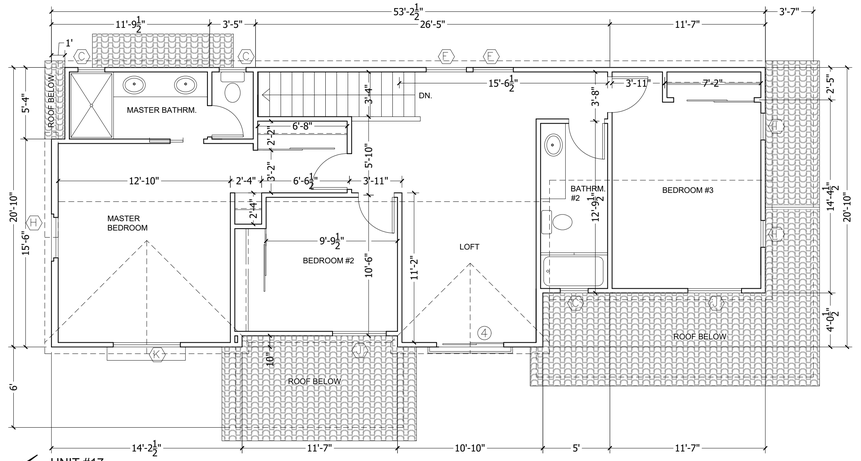
8315 GREENLEAF, UNIT #17
ARCH. STYLE: SPANISH

ELEVATION MATERIAL NOTES

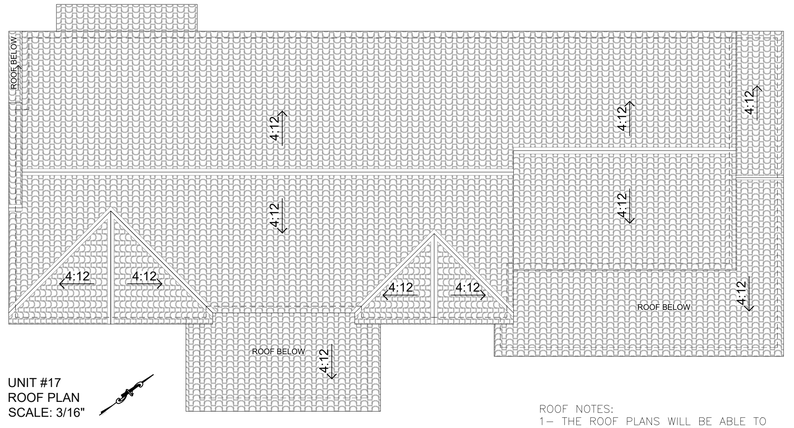
1. "S" CONCRETE TILE EAGLE ROOFING (3605 SAN BENITO BLEND) ESR 1900
2. SAND FINISH STUCCO MERLEX P141 BISQUE
3. VINYL WINDOW WHITE COLOR
4. 15" DECORATIVE VINYL SHUTTERS BEHR COLOR 570 SKIPPER BLUE
5. 5" FOAM SILL MATCH STUCCO
6. 2X6 FOAM BAND MATCH STUCCO
7. 2X WOOD FACIA RAFTERS MATCH STUCCO COLOR
8. AUTOMATIC GARAGE DOOR (WHITE)
9. DECORATIVE WALL MOUNTED LIGHT FIXTURE
10. VINYL DOOR WHITE COLOR
11. 42" HIGH WROUGHT IRON RAILING (BLACK)
12. DECORATIVE INSET 4 PIECES 6"X6" SPANISH STYLE CERAMIC TILES
13. DECORATIVE 12" FOAM WINDOW SHELF MATCH STUCCO
14. FRONT DOOR FIBER GLASS BEHR COLOR 570 SKIPPER BLUE
15. 9X14" STUCCO INSET, WITH DECORATIVE BLACK WROUGHT IRON GRID



UNIT #17
FIRST FLOOR PLAN
SCALE: 3/16"

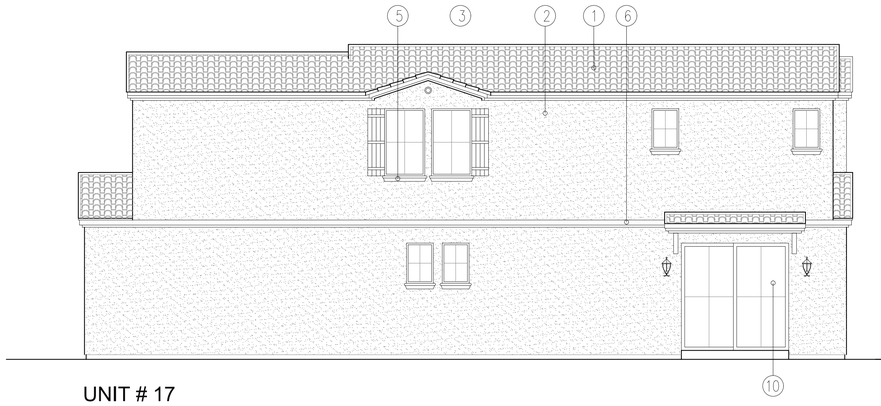


UNIT #17
SECOND FLOOR PLAN
SCALE: 3/16"

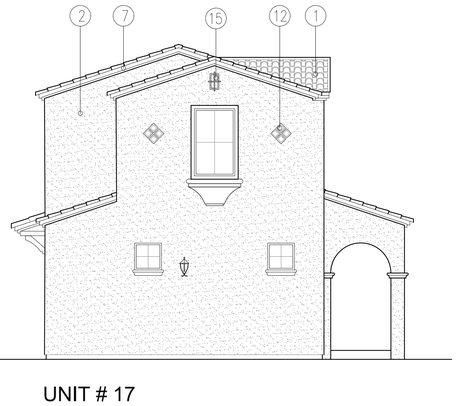


UNIT #17
ROOF PLAN
SCALE: 3/16"

ROOF NOTES:
1- THE ROOF PLANS WILL BE ABLE TO ACCOMMODATE THE INSTALLATION OF SOLAR PANELS.



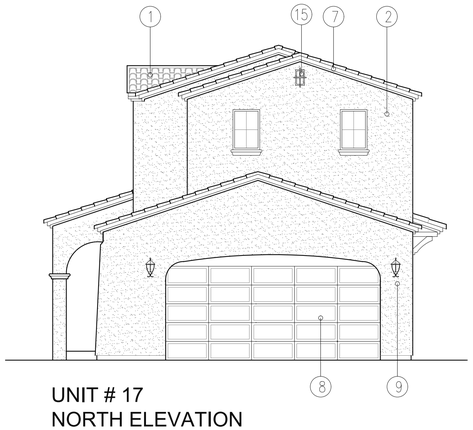
UNIT # 17
WEST ELEVATION



UNIT # 17
SOUTH ELEVATION



UNIT # 17
EAST ELEVATION



UNIT # 17
NORTH ELEVATION

REVISIONS

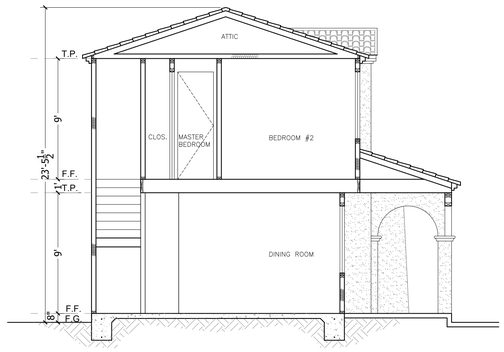
	DATE
1	5/ 11/ 2021
2	DATE

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

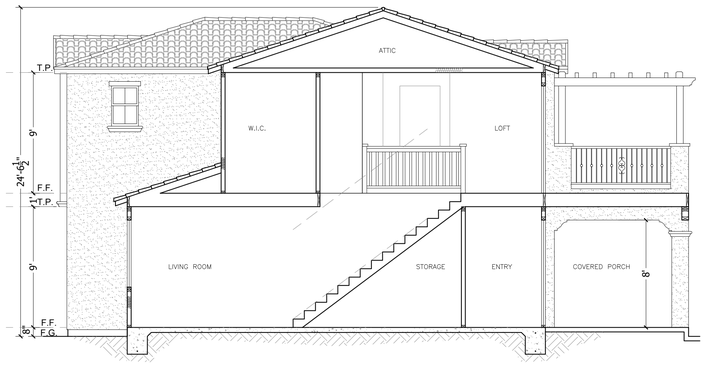
UNIT #17 FLOOR PLANS & ELEVATIONS
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

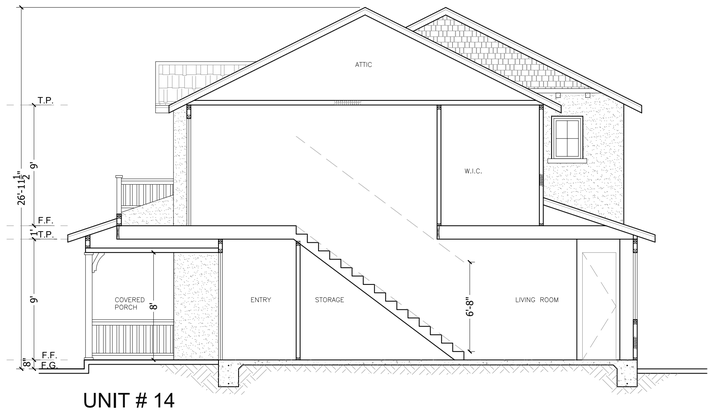
DATE: JAN. 2021
DRAWN BY: F.J.
SCALE: 3/16"
TITLE: UNIT #17 FLOOR PLANS & ELEVATIONS
SHEET: A17



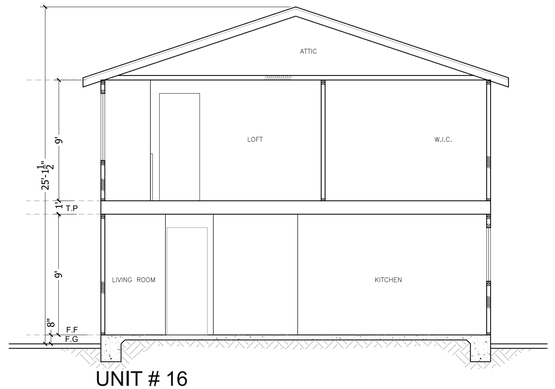
UNIT # 1
SECTION A-A



UNIT # 2
SECTION B-B



UNIT # 14
SECTION C-C



UNIT # 16
SECTION D-D

REVISIONS

1	DATE 5/11/2021
2	DATE

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

UNIT #1, 2, 14, 16 TYP. SECTIONS
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

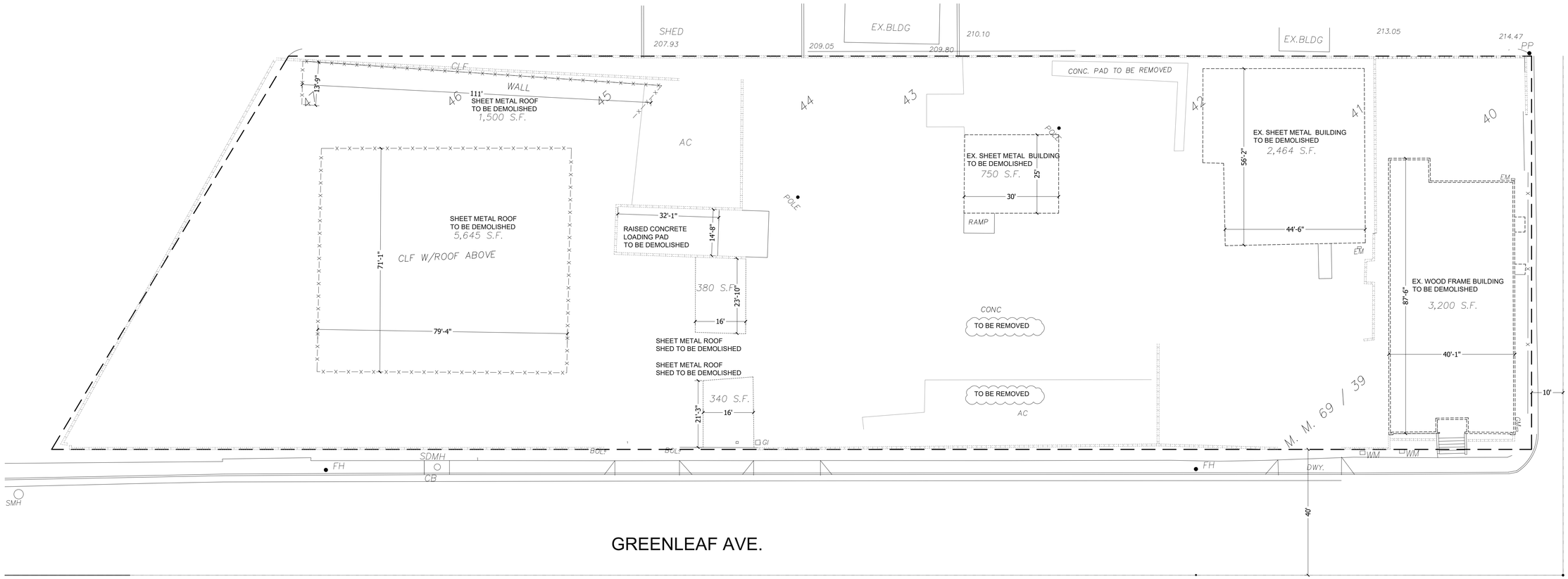
DATE
JAN. 2021

DRAWN BY
F.J.

SCALE
3/16"

TITLE
SECTIONS

SHEET
A18



DEMOLITION PLAN

LEGEND:

- EX. WOOD FRAME BUILDING TO BE DEMOLISHED
- EX. SHEET METAL BUILDING TO BE DEMOLISHED
- EX. SHEET METAL SHED TO BE DEMOLISHED
- EX. CMU FENCE WALL TO BE DEMOLISHED
- EX. CHAIN LINK FENCE W/ METAL ROOF TO BE REMOVED

PROPOSED DEMO:
1- WOOD FRAME BUILDING: 3,200 S.F.
2- SHEET METAL BUILDINGS: 2,464 + 750= 3,214 S.F.
3- SHEET METAL ROOF: 5,645 + 1,500= 7,145 S.F.
4- SHEET METAL SHEDS: 380+340 = 720 S.F.

REVISIONS

		DATE
1		
2		

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

DEMO PLAN
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

DATE
SEP. 2021

DRAWN BY
F.J.

SCALE
1/16"

TITLE
SITE PLAN

SHEET
D

LANDSCAPE CONSTRUCTION DOCUMENTS FOR:

NEW MULTIFAMILY COMPLEX

8315-8319 GREENLEAF AVE, WHITTIER, CA 90602

LANDSCAPE ARCHITECT

SAVAGE LAND DESIGN
680 LANGSDORF DRIVE, SUITE 202B
FULLERTON, CA 92831

CONTACT: MICHAEL SAVAGE

714-878-0335
SAVAGELANDDESIGN@ATT.NET

OWNER

FLORENCE HOMES
8141 2nd STREET, SUITE 520
DOWNEY, CA 90240

562-904-1537

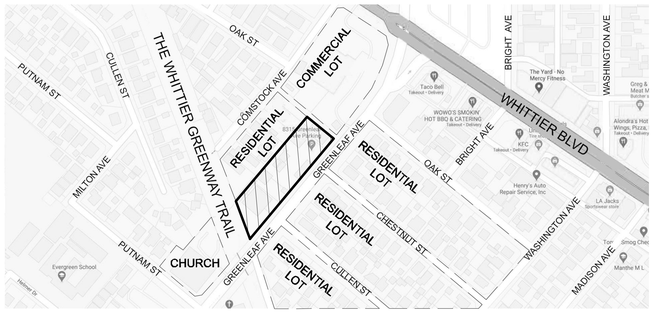
WHITTIER TRACT # 6104 LOT 40-47
APN NUMBER # 8165-014-006, 8165-014-007,
8165-014-008, 8165-014-009, 8165-014-010

PROJECT TYPE: NEW, PRIVATE

VICINITY MAP



LOCATION MAP



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ELECTRIC

SOUTHERN CALIFORNIA EDISON
800-655-4555

GAS

SOUTHERN CALIFORNIA GAS
877-238-0092

WATER

SUBURBAN W SYSTEMS -
WHITTIER/LA MIRADA DISTRICT
562-944-8219

NOTE: THE CALIFORNIA PUBLIC UTILITIES CODE MANDATES THAT THE GAS COMPANY IS NOTIFIED A MINIMUM OF TWO DAYS PRIOR TO START OF CONSTRUCTION.

GENERAL NOTES

1. ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
2. ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ALL DISCREPANCIES REPORTED TO THE OWNER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
4. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCES WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IN WRITING. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
5. A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5 FEET AND FOR SHORING AND UNDERPINNING.
6. A LICENSED SURVEYOR SHALL PROVIDE MONITORING OF SHORING AND IMPROVEMENTS ON ADJACENT PROPERTIES AND SUBMIT RESULTS WITH A REPORT TO THE SHORING DESIGN ENGINEER AND TO THE BUILDING INSPECTOR ON A DAILY BASIS DURING EXCAVATION AND SHORING AND ON A WEEKLY BASIS THEREAFTER. WHERE DEWATERING IS REQUIRED, MONITORING SHALL CONTINUE UNTIL DEWATERING IS STOPPED.
7. IN LIEU OF SPECIAL INSPECTION BY THE DEPUTY BUILDING INSPECTOR, THE GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTIONS DURING SHORING AND EXCAVATION OPERATIONSAND DURING REMOVAL OF SHORING.
8. THE CONTRACTOR SHALL NOTIFY ADJACENT PROPERTY OWNERS BY CERTIFIED MAIL 0 DAYS PRIOR TO STARTING THE SHORING AND EXCAVATION WORK

CITY OF WHITTIER GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE CITY OF WHITTIER STANDARDS FOR LANDSCAPE DEVELOPMENT.
2. THE PLANT MATERIAL SUPPLIER AND/OR LANDSCAPE CONTRACTOR SHALL PROVIDE GUARANTEED EVIDENCE TO THE CITY LANDSCAPE INSPECTOR THAT ALL PLANT MATERIAL IS CONSISTENT WITH THE APPROVED PLANT LEGEND CONSIDERING GENUS, SPECIES, CULTIVARS, AND SIZE SPECIFIED. ALL PLANT MATERIAL NOT CONSISTENT WITH THE PLANT LEGEND MAY BE REJECTED.
3. ALL TREES SHALL EQUAL OR SURPASS "BRIGHTVIEW" STANDARDS FOR SIZE AND QUALITY. (WWW.BRIGHTVIEW.COM)
4. ALL SHRUBS AND GROUNDCOVER SHALL EQUAL OR SURPASS MONROVIA NURSERY STANDARDS FOR SIZE AND QUALITY. (WWW.MONROVIA.COM)
5. ALL REVISIONS AND CHANGE ORDERS TO THE APPROVED LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY LANDSCAPE ARCHITECT BEFORE WORK MAY CONTINUE. MINOR CHANGES ARE TO BE E-MAILED TO THE CITY LANDSCAPE ARCHITECT AND THE CITY LANDSCAPE INSPECTOR. MAJOR CHANGES ARE TO BE DONE WITH TWO REVISED BOND COPIES BEING SENT TO THE CITY WITH NOTIFICATION GIVEN TO THE CITY LANDSCAPE INSPECTOR.
6. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (USA) BEFORE START OF CONSTRUCTION AT 811. AN ENCROACHMENT PERMIT IS REQUIRED FOR POTHOLING TO VERIFY EXISTING LOCATION OF UTILITIES.

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.

Underground Service Alert of Southern California
CALL TOLL FREE 1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

TOTAL NEW LANDSCAPE AREA: 11,535 SF

TURF AREA: 17.86%

GROSS PROJECT AREA: 53,697 SF (1.23 ACRE) - 11,535 SF (0.26 ACRE) = 42,162 SF (0.97 ACRE)

TREE TOTAL:

(25) 24" BOX ARBUTUS MARINA
(14) 24" BOX CHITALPA TASHKENTENSIS
(12) 16' BTH PHOENIX DACTYLIFERA
(3) 24" LOPHOSTEMON CONFERTUS
(7) 24" MELALEUCA QUINQUENERVIA
(1) 42" SCHINUS MOLLE

(62) 24" BOX TREES TOTAL PROPOSED

ALL IMPROVEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.

SAVAGE LAND DESIGN
LANDSCAPE ARCHITECTURE+LAND PLANNING+DESIGN
680 LANGSDORF DRIVE, SUITE 202B,
FULLERTON, CA 92831
P: 714-878-0335
Email: savagelanddesign@att.net

NEW MULTIFAMILY COMPLEX
8315-8319 GREENLEAF AVE, WHITTIER, CA 90602

No.	Revision/Issue	Date
2	SUBMITTAL 2	06/24/21
1	SUBMITTAL 1	04/14/21
1	REVISION 1	06/24/21

LICENSED LANDSCAPE ARCHITECT
MICHAEL SAVAGE
No. 2966
06-24-21
Date
Exp. Date 5/31/23
STATE OF CALIFORNIA

COVERSHEET

Date 06-24-21
Scale
Sheet 1 of 11
Sheet CS-0

GENERAL IRRIGATION NOTES

1. ALL CITY AND STATE LAWS, RULES AND REGULATION GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES, AND PAVING, ETC.

3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

5. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE MAIN LINE PIPE SHALL BE INSTALLED AND ROUTED TO AVOID UNFORESEEN BELOW GRADE CONDITIONS. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.

6. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO EACH CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION OT THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY

7. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

8. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.

9. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVER SPRAY ONTO WALKS, STREETS, WALLS, ETC. THIS SHALL INCLUDE USE OF RAIN-BIRD PRESSURE COMPENSATING SCREENS "PCS", SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH REMOTE CONTROL VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

10. 120 VAC POWER SOURCE FOR THE CONTROLLER SHALL BE PROVIDED UNDER THE ELECTRICAL SECTION OF THE SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE ELECTRICAL SERVICE WITH THE GENERAL CONTRACTOR AND SHALL MAKE THE FINAL CONNECTION FORM THE ELECTRICAL SOURCE TO THE CONTROLLER.

11. ALL MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN LINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

12. ALL LATERAL LINE PIPING UNDER PAVING WITHOUT A SLEEVE SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.

13. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS NO SUBSTITUTIONS OF SMALLER PIPE SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.

14. FINAL LOCATION OF THE AUTOMATIC CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

15. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB AND GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS 1-INCH ABOVE FINISH GRADE.

16. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN LAWN AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEADS ARE FLUSH WITH ADJACENT SIDEWALK OR CURB.

17. AFTER RECEIVING NOTIFICATION BY THE OWNER'S AUTHORIZED REPRESENTATIVE, THE IRRIGATION CONTRACTOR, WITHIN TEN (10) DAYS SHALL ADJUST ALL LAWN HEADS SO THAT THE TOP OF THE SPRINKLER HEAD IS 1/4-INCH ABOVE FINISH GRADE.

18. ALL EQUIPMENT INSTALLED IN VALVE BOXES SHALL BE INSTALLED PER DETAIL DRAWINGS WITHOUT CUTTING SIDE WALLS OF THE VALVE BOX. CUT VALVE BOXES WILL BE REPLACED WITH NEW VALVE BOXES AS INSPECTED BY THE OWNERS AUTHORIZED REPRESENTATIVE AT THE CONTRACTOR'S OWN EXPENSE.

19. ALL LEAD WIRES SHALL BE #14 GAUGE AND BLACK IN COLOR. ALL COMMON WIRES SHALL BE #14 GUAGE AND WHITE IN COLOR. TWO (2) EXTRA WIRES SHALL BE PROVIDED FOR EACH GROUP OF FIVE (5) VALVES AND LOOPED IN A NEARBY VALVE BOX WITH A 2' MIMIMUM COIL.

20. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

21. TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCHING FOR PIPE.

22. THE CONTRACTOR SHALL ALLOW FOR AN ASSORTMENT OF VARIABLE ADJUSTABLE NOZZLES (VAN) TO BE INSTALLED IN AREAS WHERE STANDARD PATTERN NOZZLES ARE NOT APPLICABLE.

23. REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.

24. "HEAT BRAND" THE TOPS OF THE VALVE BOX LIDS WITH THE APPROPRIATE IDENTIFICATION. REFER TO THE IRRIGATION SPECIFICATIONS.

25. MAINLINE SHALL BE PRESSURE TESTED FOR 3-HOUR MINIMUM AT 150 PSI PRIOR TO BACKFILL.

26. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARD UNIFORM BUILDING CODE.

WATER CONSERVATION STATEMENT

THE SYSTEM IS DESIGNED TO ACHEIVE CONSERVATION AND EFFICIENCY IN WATER USE BY PROVIDING ANTI-DRAIN DEVICES TO PREVENT LOW HEAD DRAINAGE, RAIN SENSOR/ INTERRUPT SWITCH THAT PREVENTS THE SYSTEM FROM ACTIVATING DURING RAIN EVENTS, PRESSURE COMPESATING DEVICES AND LOW VOLUME HEADS TO REDUCE WATER CONSUMPTION.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

I AGREE WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

X_____
LANDSCAPE ARCHITECT

1

Appendix B – Sample Water Efficient Landscape Worksheet.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.
Please complete all sections (A and B) of the worksheet.

SECTION A. HYDROZONE INFORMATION TABLE

Please complete the hydrozone table(s) for each hydrozone. Use as many tables as necessary to provide the square footage of landscape area per hydrozone.

Hydrozone*	Zone or Valve	Irrigation Method*	Area (Sq. Ft.)	% of Landscape Area
A - IRRIGATED LANDSCA	A1,A4,A8,A11,A13,A15,A19,	D	5471	47.43%
B - IRRIGATED LANDSCA	A3,A10,A16,A20	D	1456	12.62%
C- TREES (LOW)	A5-6,A12,A17-18,A23,A26,A	B	2360	20.46%
D- TREES (MODERATE)	A7	B	120	1.04%
E -TURF (DRIP)	A2, A9, A14, A21	D	2128	18.45%
	Total		11535	100%

* Hydrozone	**Irrigation Method
HW = High Water Use Plants	MS = Micro-spray
MW = Moderate Water Use Plants	S = Spray
LW = Low Water Use Plants	R = Rotor
	B= Bubbler
	D= Drip
	O = Other

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (Eto) 53.10 GLENDORA

Hydrozone #/Planting Description[a]		Plant Factor (PF)	Irrigation Method[b]	Irrigation efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sqft)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas								
IRRIGATED LANDSCAPE	A	0.3	DRIP	0.81	0.37	5471	2026.3	66709.7
IRRIGATED LANDSCAPE	B	0.4	DRIP	0.81	0.49	1456	719.0	23671.3
TREES (LOW)	C	0.3	BUBBLER	0.81	0.37	2360	874.1	28776.3
TREES (MODERATE)	D	0.4	BUBBLER	0.81	0.49	120	59.3	1950.9
TURF (DRIP)	E	0.75	DRIP	0.81	0.93	2128	1970.4	64868.5
				TOTAL	2.7	11535	5649.0	185976.8
						ETWU TOTAL		185976.8
				MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)[e]				208865.4

[a] **Hydrozone #/Planting Description**
Eg.
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] **Irrigation Method**
overhead spray or drip

[c] Irrigation Efficiency
0.75 for spray head
0.81 for drip

[d] ETWU(Annual Gallons Required)=
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

eMAWA (Annual Gallons Allowed) = (Eto)(0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per year to gallons per square foot per year, LA is the total landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

MAWA
ETo Station - Los Angeles (Eto)(.62)(.55 x LA)
MAWA= 53.10 X 0.62 X 0.55 X 11535.0 =
TOTAL= 208865.4

ETAF Calculations

ETWU
ETo Station - Los Angeles (Eto)(.62) [(ETAF x LA)]
ETWU= 53.10 X 0.62 X 5649.0 X 11535 =
TOTAL= 185976.8

Regular Landscape Areas

Total ETAF x Area	5649.01
Total Area	11535
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)
Total Area	(A+C)
Statewide ETAF	(B+D) ÷ (A+C)

IRRIGATION SCHEDULING DATA

THE FOLLOWING, BASED ON HISTORICAL DATA, IS FOR REFERENCE ONLY. PERFORMANCE VALUES ARE ACCURATE FOR CONTROLLER PROGRAMMING. ACTUAL WATERING TIMES MUST BE ADJUSTED FOR SOIL TYPE, EXPOSURE, MATURITY OF PLANT MATERIAL AND SEASONAL WATERING CONDITIONS

SYSTEM DATA REFERENCE INFORMATION:

SYSTEM DESIGN RATE OF APPLICATION:	1.5 IN./WEEK (PEAK)
HISTORICAL SEASONAL Eto:	53.10 IN./ YEAR
PEAK MONTHLY Eto:	7.3 IN./ MO.
PEAK DAILY ETo (JULY) REQUIREMENT:	0.24 IN./ DAY
PEAK WEEKLY ETo (JULY) REQUIREMENT:	1.65 IN./WK.
Peak WeeK ETo (1 WEEK OF TIME WITHIN 6 DAYS OF JULY):	0.24 IN./DAY

IRRIGATION SYSTEM EFFICIENCY RATING (IE) - DRIPLINE/ BUBBLER:	0.81 (81%)
PRECIPITATION RATE - DRIPLINE:	0.6 IN./HR.
LOW SHRUB WATER USE PLANT FACTOR:	0.3 LOW
MODERATE SHRUB WATER USE PLANT FACTOR:	0.4 MODERATE)
TREE WATER USE PLANT FACTOR:	0.3 (LOW)
TREE WATER USE PLANT FACTOR:	0.4 (MODERATE)
VINES WATER USE PLANT FACTOR:	0.4 (MODERATE)

EVAPOTRANSPIRATION ADJUSTMENT FACTOR

LANDSCAPE COEFFICIENT - LOW SHRUB SPRAY (PLANT WATER USE/ IE (.3/.75))	0.4
LANDSCAPE COEFFICIENT - LOW SHRUB DRIPLINE (PLANT WATER USE/ IE (.3/.81))	0.37
LANDSCAPE COEFFICIENT - L&M SHRUB DRIPLINE (PLANT WATER USE/ IE (.4/.81))	0.49
LANDSCAPE COEFFICIENT - LOW TREE BUBBLER (PLANT WATER USE/ IE (.3/.81))	0.37
LANDSCAPE COEFFICIENT - MODERATE TREE BUBBLER (PLANT WATER USE/ IE (.4/.81))	0.49
LANDSCAPE COEFFICIENT - HIGH TURF SPRAY (PLANT WATER USE/ IE (.75/.75)	1.00
LANDSCAPE COEFFICIENT - HIGH TURF DRIP (PLANT WATER USE/ IE (.75/.81)	0.93

ADJUSTED - LOW SHRUB SPRAY PEAK (JULY) WEEK Eto:	0.09 IN./DAY	0.66	IN./WK.
ADJUSTED - LOW SHRUB DRIPLINE PEAK (JULY) WEEK Eto:	0.09 IN./DAY	0.61	IN./WK.
ADJUSTED - L&M SHRUB DRIPLINE PEAK (JULY) WEEK Eto:	0.12 IN./DAY	0.81	IN./WK.
ADJUSTED - LOW TREE BUBBLER PEAK (JULY) WEEK Eto:	0.09 IN./DAY	0.61	IN./WK.
ADJUSTED - MODERATE TREE BUBBLER PEAK (JULY) WEEK Eto:	0.12 IN./DAY	0.81	IN./WK.
ADJUSTED - HIGH TURF SPRAY PEAK (JULY) WEEK Eto:	0.24 IN./DAY	1.65	IN./WK.
ADJUSTED - HIGH TURF DRIP PEAK (JULY) WEEK Eto:	0.22 IN./DAY	1.53	IN./WK.

AS A GENERAL RULE, WITER IRRIGATION TIMES ARE APPROXIMATELY 30% OF PEAK SUMMER SCHEDULE. SPRING AND FALL ARE APPROXIMATELY 70% OF PEAK SUMMER SCHEDULE. REFER TO MONTHLY WEATHER DATA BELOW.

ETo REPLACEMENT VALUES

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
2	2.5	3.6	4.9	5.4	6.10	7.3	6.8	5.7	4.2	2.6	2.00	53.10

DAILY Eto VALUES:

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	
0.065	0.089	0.116	0.163	0.174	0.203	0.235	0.219	0.190	0.135	0.087	0.065	

MONTHLY PERCENTAGE (OF TOTAL YEAR)

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
3.8%	4.7%	6.8%	9.2%	10.2%	11.5%	13.7%	12.8%	10.7%	7.9%	4.9%	3.8%	100.0%

MONTHLY PERCENTAGE (OF PEAK JULY)

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	
27.4%	34.2%	49.3%	67.1%	74.0%	83.6%	100.0%	93.2%	78.1%	57.5%	35.6%	27.4%	

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE
"I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date	
Name (print) MICHAEL SAVAGE	Telephone No. 714-878-0335	
Title PRESIDENT	Fax No. Email Address SAVAGELANDDESIGN@ATT.NET	
License No. or Certification No. RLA 4397		
Company SAVAGE LAND DESIGN	Street Address 680 LANGSDORF DRIVE, SUITE 202B	
City FULLERTON	State CALIFORNIA	Zip Code 92831

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

PART 3. IRRIGATION SCHEDULING
Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE
Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT
Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

PART 6. SOIL MANAGEMENT REPORT
Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.5.
Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.5.

Appendix C – Sample Certificate of Completion.

CERTIFICATE OF COMPLETION
This certificate is filled out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date		
Project Name 8315-8319 GREENLEAF AVE		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address 8315-8319 GREENLEAF AVE		Parcel, tract or lot number, if available.
City WHITTIER		Latitude/Longitude (optional)
State CALIFORNIA	Zip Code 90602	

Property Owner or his/her designee:

Name MICHAEL SAVAGE	Telephone No. 714-878-0335	
	Fax No. SAVAGELANDDESIGN@ATT.NET	
Title PRESIDENT	Email Address	
Company SAVAGE LAND DESIGN	Street Address 680 LANGSDORF DRIVE, SUITE 202B	
City FULLERTON	State CALIFORNIA	Zip Code 92831

Property Owner
"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

_____
Property Owner Signature Date

Please answer the questions below:
1. Date the Landscape Documentation Package was submitted to the local agency_____
2. Date the Landscape Documentation Package was approved by the local agency_____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor_____

IRRIGATION MAINTENANCE SCHEDULE:

1. LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT; RESETTING REPLENISHING MULCH; FERTILIZING; PRUNING; AND WEEDING IN ALL LANDSCAPE AREAS.

2. WHENEVER POSSIBLE, REPAIR OF THE IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR EQUIVALENT SPECIFICATION.

IRRIGATION AUDIT SCHEDULE:

1. AT A MINIMUM, AUDITS SHALL BE IN ACCORDANCE WITH THE STATE OF CALIFORNIA LANDSCAPE AUDITOR HANDBOOK.

2. AUDITS SHALL BE CONDUCTED BY A STATE CERTIFIED LANDSCAPE IRRIGATION AUDITOR AT LEAST ONCE EVERY FIVE YEARS AND SUBMITTED TO THE LOCAL WATER PURVEYOR.

SOIL SPECIFICATION / ANALYSIS SAMPLE:

1. PROVIDE SOIL SPECIFICATIONS IF IMPORT SOIL OR PROVIDE SOIL ANALYSIS IF USING ON SITE SOIL. THE SOIL INFORMATION MUST INCLUDE: SOIL TEXTURE (% OF ORGANIC MATTER), INFILTRATION RATE (OR ESTIMATED RANGE), PH & TOTAL SOLUBLE SALTS, INDICATE IF MULCH, SOIL AMENDMENTS OR OTHER MATERIAL WILL BE USED OR REQUIRED.

ALL IMPROVEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.

SAVAGE LAND DESIGN
LANDSCAPE ARCHITECTURE+LAND PLANNING+DESIGN
680 LANGSDORF DRIVE, SUITE 202B,
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Email: savagelanddesign@att.net

NEW MULTIFAMILY COMPLEX
8315-8319 GREENLEAF AVE, WHITTIER, CA 90602

No.	Submittal	Date
2	SUBMITTAL 2	06/24/21
1	SUBMITTAL 1	04/14/21

No.	Revision/Issue	Date
1	REVISION 1	06/24/21

LICENSED LANDSCAPE ARCHITECT Michael Savage R.L.A. 4397
Signature
06-24-21
Date
Exp. Date 5/31/23
STATE OF CALIFORNIA

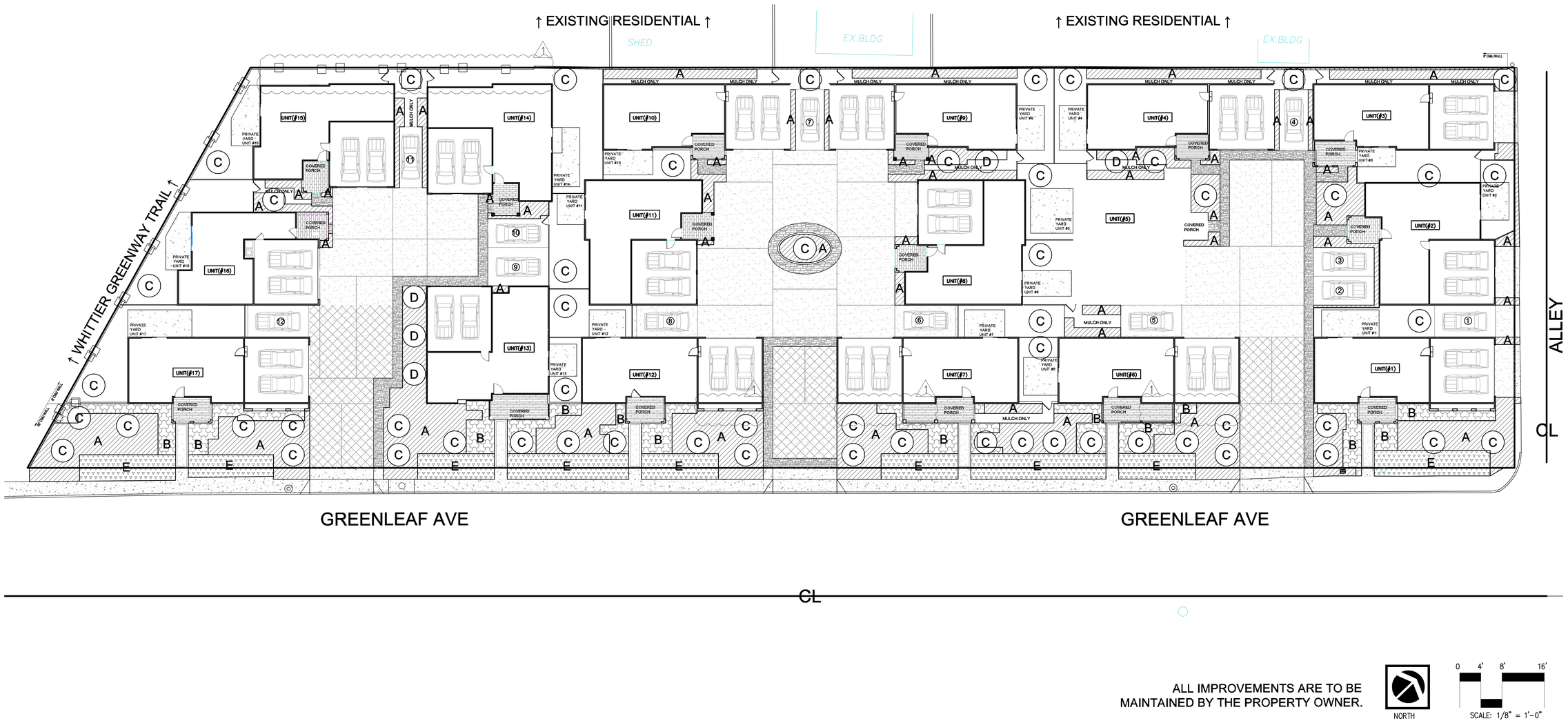
IRRIGATION NOTES AND CALCULATIONS

Date 06-24-21
Scale
Sheet 2 of 11
Sheet LI-1

HYDROZONE	UNIT A AREA (SF)	% OF TOTAL LANDSCAPE AREA	WATER USE CLASSIFICATION	HYDROZONE BASIS	EXPOSURE	HYDROZONE DESCRIPTION	IRRIGATION METHOD	IRRIGATION DEVICE MANUFACTURER	ZONE PRESSURE (PSI)	ZONE FLOW (GPM)	PRECIP. RATE	VALVE NUMBER	NUMBER AND TYPE OF OUTLET
A - IRRIGATED LANDSCAPE(LOW)	5471	47.43%	L	PL	SUN/PART SUN	SHRUBS	D	HUNTER	30	75.2	1.32	A1,A4,A8,A11,A13,A15,A19,A22, A24,A25,A27,A28	7378 LF DRIPLINE
B - IRRIGATED LANDSCAPE(L&M MIXED	1456	12.62%	L&M	PL	SUN/PART SUN	SHRUBS	D	HUNTER	30	18.1	1.20	A3,A10,A16,A20	1739 LF DRIPLINE
C- TREES (LOW)	2360	20.46%	L	PL	SUN/PART SUN	TREES	B	HUNTER	30	118	4.82	A5-6,A12,A17-18,A23,A26,A29, B1-B17	236 BUBBLERS
D- TREES (MODERATE)	120	1.04%	M	PL	SUN/PART SUN	TREES	B	HUNTER	30	3	2.41	A7	6 BUBBLERS
E -TURF (DRIP)	2128	18.45%	H	PL	SUN/PART SUN	TURF	D	HUNTER	30	22.3	1.01	A2, A9, A14, A21	2178 LF DRIPLINE
Total	11535	100.00%											

WATER USE CLASSIFICATION			HYDROZONE BASIS		IRRIGATION METHOD	
T	TURF		PL	PLANT TYPE	D	DRIP
H	HIGH	AREA	IR	IRRIGATION METHOD	R	SMALL ROTOR
M	MODERATE		SU	SUN EXPOSURE	B	BUBBLER
L	LOW		SL	SLOPE	SP	SPRAY
O	OTHER		O	OTHER	O	OTHER

BASED ON WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) PUBLISHED BY THE STATE OF CALIFORNIA DEPARTMENT OF WATER RESOURCES



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NORTH

0 4' 8' 16'

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

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No.	Revision/Issue	Date

LICENSED LANDSCAPE ARCHITECT
Steven Savage, Lic. No. 4362
Signature
06-24-21
Date
Lic. Date 10/31/21
STATE OF CALIFORNIA

IRRIGATION HYDROZONE PLAN

Date: 06-24-21
Scale:
Sheet: 3 of 11
Sheet: LI-2

HYDROLIC CALCULATIONS

WATER METER SIZE			1"
STATIC WATER PRESSURE			74
ELEVATION			0
REMOTE CONTROL VALVE #:	A-8	FLOW:	8.7

PRESSURE CALCULATION WORK SHEET				
WATER METER				0.6
BACKFLOW DEVICE #1				12.0
BACKFLOW DEVICES #2				0.0
GATE VALVE				1.0
FLOW SENSOR				0.0
MASTER VALVE				3.0
MAIN LINE	LF:	300	SIZE: 1"	3.5
REMOTE CONTROL VALVE				2.0
LATERAL LINE	LF:	858		4.7
FITTINGS (10%) OF LOSS				2.7
ELEVATION:	0	0	FEET	0.0
TOTAL SYSTEM LOSS				29.47
REQUIRED PRESSURE AT HEAD				30.0
TOTAL SYSTEM REQUIREMENTS				59.5
STATIC WATER PRESSURE:				74.0
RESIDUAL WATER PRESSURE				14.5

CONSTRUCTION NOTES:

1. THIS PROJECT WILL COMPLY WITH: 2007 CBC, CPC, AND 2007 CEC AND 2008 TITLE 24 ENERGY REGULATIONS AND ALL CITY ORDINANCES.
2. THE HOUSE STREET NUMBER WILL BE VISABLE FROM THE STREET.
3. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GERNERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEMS.

WATER CONSERVATION STATEMENT

THE SYSTEM IS DESIGNED TO ACHEIVE CONSERVATION AND EFFICIENCY IN WATER USE BY PROVIDING ANTI-DRAIN DEVICES TO PREVENT LOW HEAD DRAINAGE, RAIN SENSOR/ INTERRUPT SWITCH THAT PREVENTS THE SYSTEM FROM ACTIVATING DURING RAIN EVENTS, PRESSURE COMPESATING DEVICES AND LOW VOLUME HEADS TO REDUCE WATER CONSUMPTION.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

I AGREE WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

X _____
LANDSCAPE ARCHITECT

IRRIGATION NOTES:

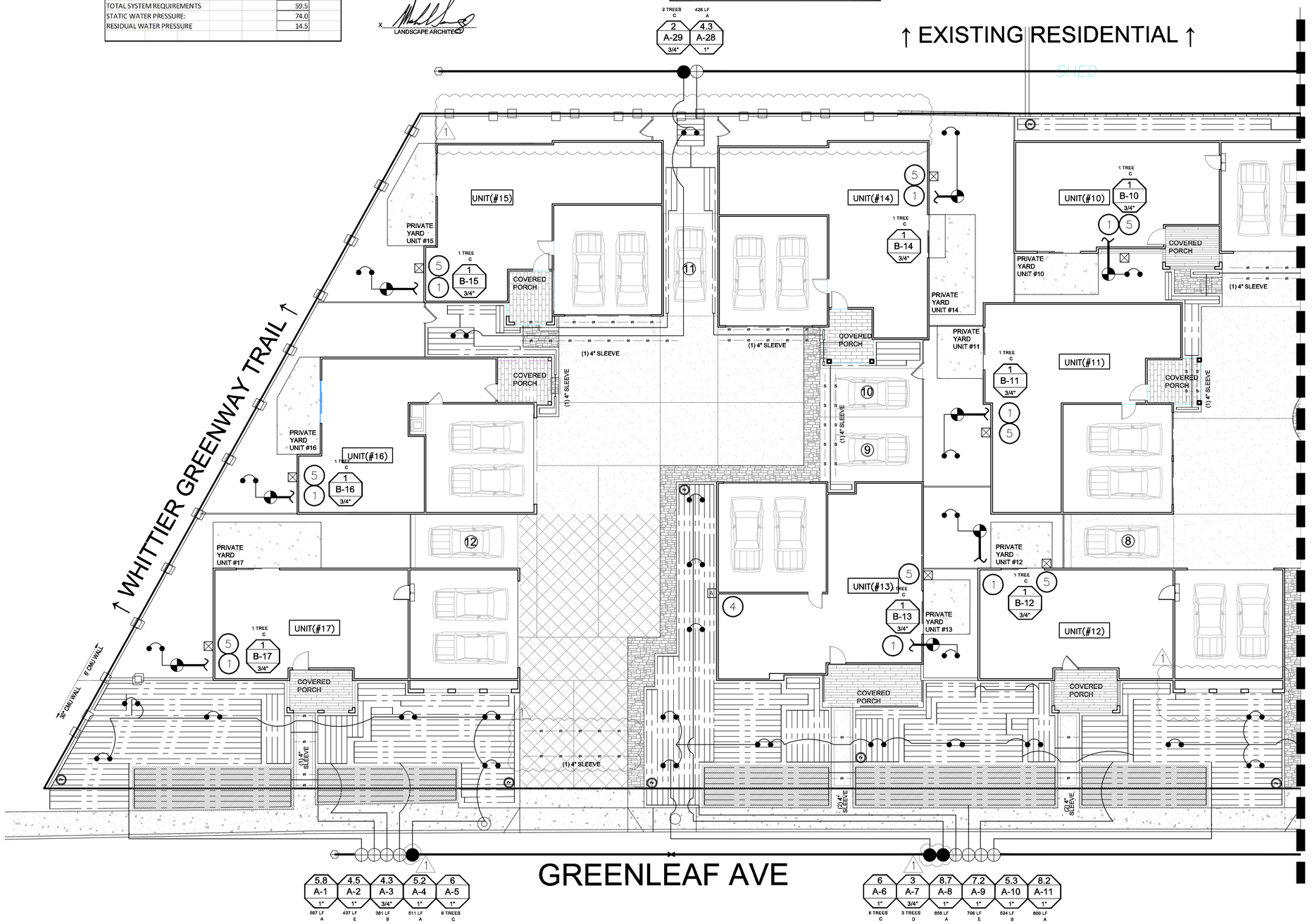
1. POINT OF CONNECTION TO THE EXISTING DOMESTIC WATER LINE AT EXTERIOR BUILDING WALL. VERIFY THE SIZE AND EXACT LOCATION IN THE FIELD. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED FITTINGS TO COMPLETE THE POINT OF CONNECTION TASK.
2. DESIGN PRESSURE: 30 PSI
   ACTUAL STATIC PRESSURE: 74 PSI
3. CONTRACTOR SHALL PROVIDE BALL VALVE BETWEEN POINT OF CONNECTION AND CONTROL VALVE MANIFOLD. PRESSURIZED MAINLINE FROM POINT OF CONNECTION TO CONTROL VALVE SHALL BE PVC SCHEDULE 80.
4. CONTRACTOR SHALL PROVIDE (1) I-CORE IC-600-SS (STAINLESS STEEL) CONTROLLER WITH DUAL48M 2 WIRE EXPANSION MODULE AND ID2BLU 12 AWG LONG RANGE HEAVY-DUTY DECODER CABLE AND SOLAR SYNC SENSOR. WIRE FLOW SENSOR AND MASTER VALVE DIRECTLY TO CONTROLLER. INSTALL (1) DUAL-1 SINGLE STATION DECODER PER VALVE. ALLOW (2) EXTRA AVAILABLE STATIONS MIN. INCLUDING MASTER VALVE AND FLOW SENSOR STATIONS. INSTALL PER MANUFACTURER'S INSTALLATION DETAILS.
5. CONTRACTOR SHALL PROVIDE (1) X2-400 CONTROLLER WITH WAND WI-FI MODULE PER UNIT. INSTALL PER MANUFACTURER'S INSTALLATION DETAILS.

CONTROLLER VALVE CALL-OUT

- GALLONS PER MINUTE
- CONTROLLER STATION NUMBER
- CONTROL VALVE SIZE

IRRIGATION LEGEND

SYMBOL:	MANUFACTURER:	MODEL NUMBER;	DESCRIPTION:	RAD.:	P.S.I.:	G.P.M.:
●	RAINBIRD	1806-SAM-PRS-PA80-1402	POP-UP BUBBLER	2'	25	.50
	HUNTER	PLD-06-18	ON SURFACE DRIPLINE - INLET PRESSURE 30 PSI			
	HUNTER	ECO-MAT-17	BELOW GRADE DRIPLINE - INLET PRESSURE 30 PSI			
	APPROVED	PVC SCH 40	IRRIGATION SLEEVE (SEE NOTES FOR SIZE)			
	APPROVED	PVC CLASS 200	LATERAL LINE PIPE			
	APPROVED	PVC SCH 40	MAIN LINE PIPE (1")			
	HUNTER	PGV 101-ASV	1" ANTI-SIPHON VALVE W/ FLOW CONTROL			
	HUNTER	ACZ-101-40	1" ACZ GLOBE VALVE W/ 1" H100 FILTER SYSTEM			
	HUNTER	PGV-101G	1" GLOBE VALVE W/ FLOW CONTROL			
4 A	HUNTER	CONTROLLER ASSEMBLY.	REFER TO IRRIGATION NOTES FOR INFORMATION			
	FEBCO	825YA	1" REDUCED PRESSURE BACKFLOW ASSEMBLY			
	NIBCO	T-113-K	ISOLATION GATE VALVE (LINE SIZE)			
FV		FLUSH VALVE ASSEMBLY - SEE DETAIL C, SHEET LI-5				
5	HUNTER	CONTROLLER ASSEMBLY.	REFER TO IRRIGATION NOTES FOR INFORMATION			
F	RAINBIRD	FS100P	FLOW SENSOR			
	RAINBIRD	100-PEB	1" MASTER VALVE			



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LICENSED LANDSCAPE ARCHITECT
Michael Savage, Lic. No. 4346
Signature
06-24-21
Date
Lic. Date 6/9/22
STATE OF CALIFORNIA

IRRIGATION LAYOUT PLAN

Date: 06-24-21
Scale:
Sheet: 4 of 11
Sheet: LI-3

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CONTROLLER STATION NUMBER
CONTROL VALVE SIZE

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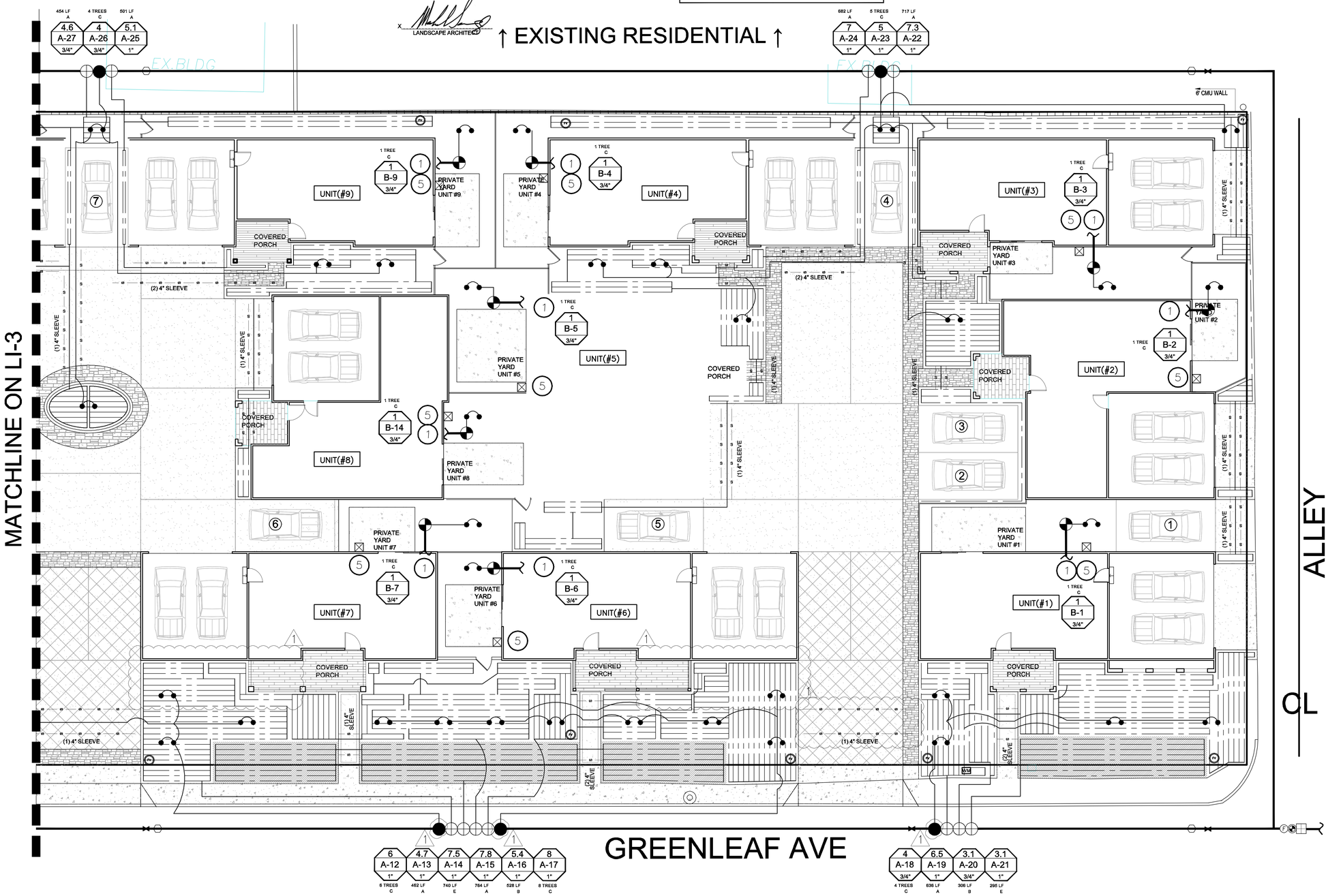

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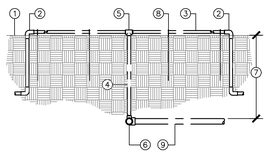
No.	Revision/Issue	Date

LICENSED LANDSCAPE ARCHITECT
MICHAEL SAVAGH, LA.C. 4939
Signature
06-24-21
Date
Lic. Date 6/30/23
STATE OF CALIFORNIA

PLANTING PLAN

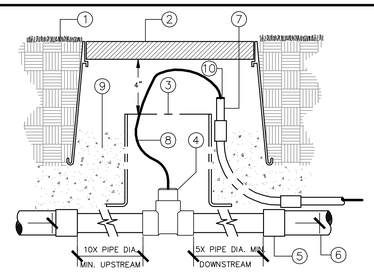
Date: 06-24-21
Scale:
Sheet: 5 of 11
Sheet: LI-4

INLINE DRIP TUBING ON GRADE | Q



1. FINISH GRADE
2. 3/4" PVC SCH 40 COMPRESSION BY SLIP ELBOW TO 3/4" PVC NIPPLE TO FLUSH VALVE ASSEMBLY.
3. NETAFIM TECHLINE DRIPPER TUBE ON GRADE AND STAKE AT 4' O.C. USING NETAFIM TL56 SOIL STAPLE.
4. 12" THREADED PVC SCH. 40 RISER
5. PVC SCH. 40 TEE (S X S X T) WITH COMPRESSION FITTINGS
6. PVC SCH. 40 TEE (S X S X T) IN LATERAL LINE PIPE
7. LATERAL LINE DEPTH, REFER TO SPECIFICATIONS
8. NETAFIM TL56 SOIL STAPLE
9. LATERAL LINE PIPE

FLOW SENSOR | M

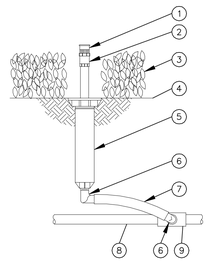


1. FINISH GRADE
2. RECTANGULAR VALVE BOX
3. 8" DIA. CL 160 PVC SLEEVE BOTTOM TO BE FLARED AND CONTACT TOP OF PRESSURE SUPPLY LINE
4. FLOW SENSOR, REFER TO PLANS FOR MODEL NUMBER AND SIZE
5. PVC REDUCING COUPLER (2 REQUIRED)
6. PVC PRESSURE SUPPLY LINE
7. 3/4" ELECTRICAL CONDUIT
8. BELDEN #9889 CABLE FROM SENSOR LEADS TO DATA DECODER, REFER TO PLANS FOR LOCATION
9. 3/4" GRAVEL SUMP 1 CU. FT.
10. CONDUIT BUSHING

10X PIPE DIA. MIN. UPSTREAM

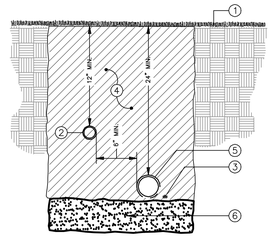
5X PIPE DIA. MIN. DOWNSTREAM

POP UP BUBBLER HEAD | I



1. PRESSURE COMPENSATING FULL-CIRCLE BUBBLER: RAIN BIRD 1400
2. PLASTIC ADAPTER: RAIN BIRD MODEL PA-80
3. PLANT MATERIAL
4. FINISH GRADE/TOP OF MULCH
5. POP-UP SPRAY SPRINKLER: RAIN BIRD 1804
6. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
7. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
8. PVC LATERAL PIPE
9. PVC SCH 40 TEE OR ELL

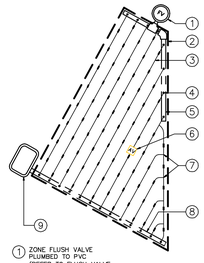
TRENCHING IN LANDSCAPE AREAS | E



1. FINISH GRADE
2. LATERAL LINE
3. CONTROL WIRES
4. CLEAN BACKFILL (REFER TO SPECIFICATIONS)
5. PRESSURE SUPPLY LINE
6. SAND BEDDING (REFER TO SPECIFICATIONS)

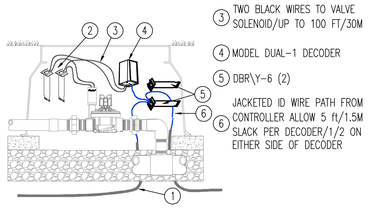
INSTALL ALL CONTROL WIRE ON THE UNDERSIDE OF THE PRESSURE SUPPLY LINE

INLINE DRIP TUBING LAYOUT | A



1. ZONE FLUSH VALVE PLUMBED TO PVC (REFER TO FLUSH VALVE ASSEMBLY)
2. AREA PERIMETER
3. NETAFIM IRRIGATION TUBING, SEE IRRIGATION LEGEND FOR EMITTER SPACING
4. MANIFOLD CONNECTION (PVC TO ELBOW)
5. PVC FLUSH MANIFOLD
6. AIR/VACUUM RELIEF VALVE (PLUMED TO GEOFLOW TUBING AT EACH HIGH POINT)
7. COMPRESSION TEE
8. PVC SUPPLY MANIFOLD
9. REMOTE CONTROL VALVE (REFER TO DRIP VALVE ASSEMBLY DETAIL)

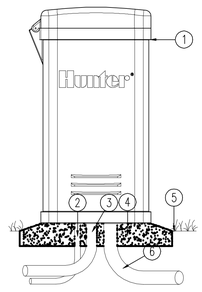
ECO-MAT | R



NOTE: All DUAL-1 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = Black

1. JACKETED ID WIRE PATH TO NEXT DECODER
2. DBY-(2)
3. TWO BLACK WIRES TO VALVE SOLENOID/UP TO 100 FT/30M
4. MODEL DUAL-1 DECODER
5. DBR\Y-6 (2)
6. JACKETED ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER DECODER/1/2 ON EITHER SIDE OF DECODER

MASTER VALVE | N

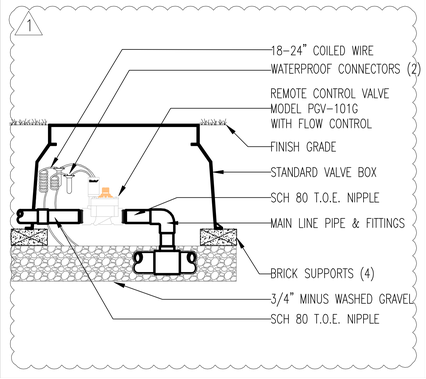


1. MODEL IC-XX00-PP
2. 3/4" POWER CONDUIT: SIZE, TYPE, DEPTH PER LOCAL CODE
3. GROUND WIRE CONDUIT, MIN. 1 1/2". GROUND PER ASIC GUIDELINES
4. PEDESTAL BASE: CONCRETE OR PREFABRICATED
5. FINISH GRADE
6. CONDUIT FOR CONTROL WIRES

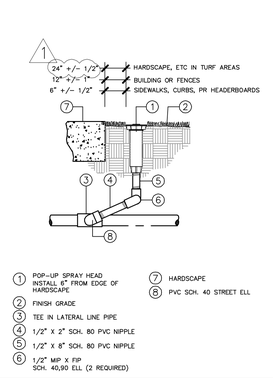
NOTE: POWER PROVIDED BY LICENSED ELECTRICIAN FROM A DEDICATED BREAKER. GROUND CONTROLLER PER LOCAL CODES.

STAINLESS STEEL

QUICK COUPLER VALVE | J

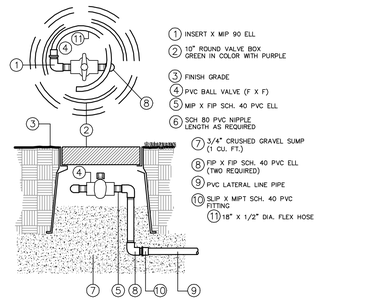


TRENCHING UNDER HARDSCAPE | F



1. POP-UP SPRAY HEAD INSTALL 6" FROM EDGE OF HARDSCAPE
2. FINISH GRADE
3. TEE IN LATERAL LINE PIPE
4. 1/2" X 2" SCH. 80 PVC NIPPLE
5. 1/2" X 8" SCH. 80 PVC NIPPLE
6. 1/2" MIP X FIP SCH. 40,90 ELL (2 REQUIRED)
7. HARDSCAPE
8. PVC SCH. 40 STREET ELL

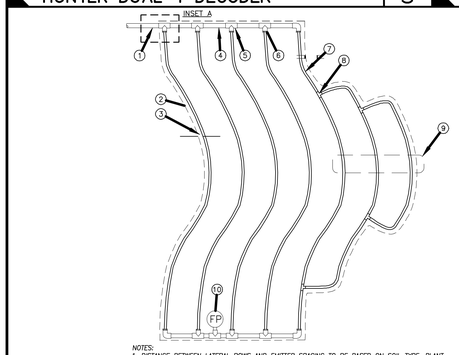
INLINE DRIP TUBING ON GRADE | B



1. INSERT X MIP 90 ELL
2. 10" ROUND VALVE BOX GREEN IN COLOR WITH PURPLE
3. FINISH GRADE
4. PVC BALL VALVE (F X F)
5. MIP X FIP SCH. 40 PVC ELL
6. SCH 80 PVC NIPPLE LENGTH AS REQUIRED
7. 3/4" CRUSHED GRAVEL SUMP (1 CU. FT.)
8. FIP X FIP SCH. 40 PVC ELL (TWO REQUIRED)
9. PVC LATERAL LINE PIPE
10. SLIP X MIPT SCH. 40 PVC FITTING
11. 18" X 1/2" DIA. FLEX HOSE

NOTE: ALL PIPE AND FITINGS USED WITH RECYCLED WATER SHALL BE PURPLE IN COLOR.

HUNTER DUAL-1 DECODER | S

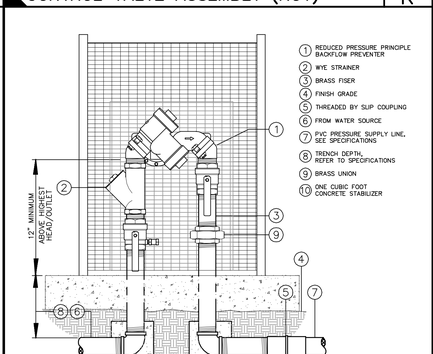


NOTE: SEE CATALOG FOR ALLOWABLE LENGTH OF TUBING RUN (D).

HUNTER I-CORE CONTROLLER | O

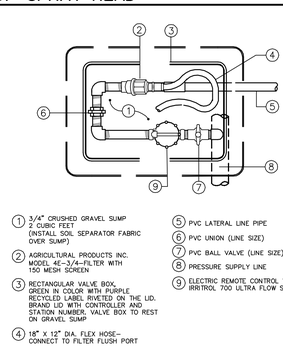
NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
4. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
5. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

CONTROL VALVE ASSEMBLY (RCV) | K



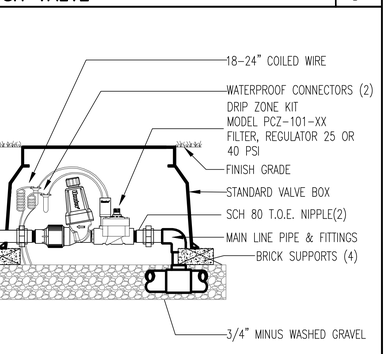
NOTE: INSTALL 12" FROM HARDSCAPE.

POP UP SPRAY HEAD | G



1. SUBGRADE
2. LATERAL LINE (IN SLEEVE)
3. CONTROL WIRES (IN CONDUIT)
4. CLEAN GRANITE SAND
5. PRESSURE SUPPLY LINE (IN SLEEVE)
6. FINISH SURFACE
7. SOIL SEPARATOR
8. 90% CLEAN BACK-FILL

FLUSH VALVE | C



1. FINISH GRADE
2. THREAD X COMPERSSION ELBOW
3. SUBSURFACE TUBING, INSTALL ON GRADE AND STAKE AT 2' O.C. USING SALCO DTS-30-750 TUBING STAKES.
4. 10" THREADED PVC SCH. 40 RISER
5. PVC SCH. 40 TEE (S X S X T) IN EXHAUST HEADER TO FLUSH VALVE ASSEMBLY
6. PVC SCH. 40 TEE (S X S X T) IN INTAKE HEADER
7. HEADER DEPTH REFER TO SPECIFICATIONS
8. SALCO DTS-30-750 TUBING STAKES

INLINE DRIP TUBING ON GRADE- CURVED LAYOUTS | P

NOTES:
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2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
4. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
5. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

REDUCED PRESSURE BACKFLOW ASSEMBLY | L

NOTE:
CONTRACTOR SHALL PROVIDE LOCKING ENCLOSURE AND CONCRETE PAD. COLOR SHALL BE DARK GREEN

DRIP VALVE ASSEMBLY | H

1. 3/4" CRUSHED GRAVEL SUMP 2 CUBIC FEET (INSTALL SOIL SEPARATOR FABRIC OVER SUMP)
2. AGRICULTURAL PRODUCTS INC. MODEL 4E-3/4-FILTER WITH 150 MESH SCREEN
3. RECTANGULAR VALVE BOX, GREEN IN COLOR WITH PURPLE RECYCLED LABEL RIVETED ON THE LID. BRAND LID WITH CONTROLLER AND STATION NUMBER. VALVE BOX TO REST ON GRAVEL SUMP
4. 18" X 12" DIA. FLEX HOSE- CONNECT TO FILTER FLUSH PORT
5. PVC LATERAL LINE PIPE
6. PVC UNION (LINE SIZE)
7. PVC BALL VALVE (LINE SIZE)
8. PRESSURE SUPPLY LINE
9. ELECTRIC REMOTE CONTROL VALVE IRRITROL 700 ULTRA FLOW SERIES

NOTE: ALL PIPE AND FITTINGS USED WITH RECYCLED WATER SHALL BE PURPLE IN COLOR.

DRIP VALVE ASSEMBLY | D

1. 18-24" COILED WIRE
2. WATERPROOF CONNECTORS (2)
3. DRIP ZONE KIT MODEL PCZ-101-XX FILTER, REGULATOR 25 OR 40 PSI
4. FINISH GRADE
5. STANDARD VALVE BOX
6. SCH 80 T.O.E. NIPPLE(2)
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 3/4" MINUS WASHED GRAVEL

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NEW MULTIFAMILY COMPLEX

8315-8319 GREENLEAF AVE, WHITTIER, CA 90602

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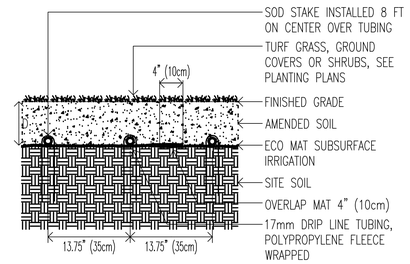
LICENSED LANDSCAPE ARCHITECT
Michael Savage, Lic. No. 2350
Signature
06-24-21
Date
Lic. Date: 8/31/21
STATE OF CALIFORNIA

IRRIGATION DETAILS

Date: 06-24-21
Scale:
Sheet: LI-5
Sheet: 6 of 11



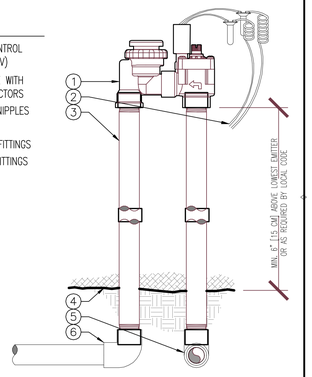
RECOMMENDED ECO MAT INSTALLATION DEPTH (D):

TURF AREAS:	4" – 8"	(10cm – 20cm)
GROUND COVER AREAS:	8"	(20cm)
SHRUB AREAS:	12"	(30CM)

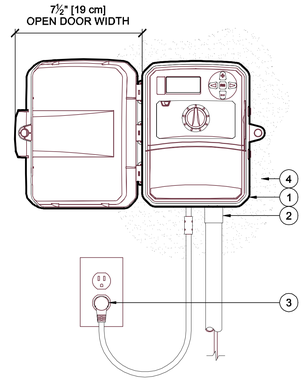
ECO–MAT SECTION Q

LEGEND

1. HUNTER REMOTE CONTROL VALVE (PGV–101–ASV)
2. 18–24" COILED WIRE WITH WATERPROOF CONNECTORS
3. SCHEDULE 80 PVC NIPPLES
4. FINISH GRADE
5. MAINLINE PIPE AND FITTINGS
6. LATERAL PIPE AND FITTINGS



PGV–101–ASV VALVE R



DETAIL LEGEND:

1. IRRIGATION CONTROLLER (X2) PER PLAN
2. IRRIGATION CONTROL WIRE IN CONDUIT, SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL PLUG AND CABLE
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTES:

A. SPECIFY 4, 6, 8 OR 14 STATION MODEL CONTROLLER.

B. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL.

HUNTER X2 WALL MOUNT S

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LICENSED LANDSCAPE ARCHITECT Michael Savage Lic. No. 4337
Signature of
06-24-21
Date
Exp. Date 5/31/23
STATE OF CALIFORNIA

IRRIGATION DETAILS

Date: 06-24-21
Scale:
Sheet: 7 of 11
Sheet: LI-6

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PLANTING LEGEND

SYMBOL	DESCRIPTION		SIZE/ SPACING	QTY.	WUCOLS	HYDRO ZONE
SHRUBS						
	ALOE 'BLUE ELF'	BLUE ELF ALOE	5 GAL @ 12" O.C.	155	L	A
	ALOE STRIATA	CORAL ALOE	5 GAL @ 18" O.C.	118	L	A
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL @ 3' O.C.	138	L	A
	DIANELLA REVOLUTA 'LIL REV'	LIL REV FLAX LILY	5 GAL @ 18" O.C.	424	L	A
	ROSMARINUS OFFICINALIS 'IRENE'	IRENE ROSEMARY	5 GAL @ 3' O.C.	94	L	A
	CISTUS X HYBRIDUS	WHITE ROCKROSE	5 GAL @ 4' O.C.	6	L	A
	AGAVE DESMETTIANA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE	5 GAL @ 30" O.C.	116	L	A
	PHORMIUM TENAX 'YELLOW WAVE'	YELLOW WAVE NEW ZEALAND FLAX	5 GAL @ 3' O.C.	115	L	A
	SALVIA GREGGII UNDERPLANT W/ SENECIO SERPENS	AUTUMN SAGE UNDERPLANT W/ BLUE CHALKSTICKS	5 GAL @ 30" O.C. 1 GAL @ 12" O.C.	60	L	A
	SALVIA CLEVELANDII	BLUE SAGE	5 GAL @ 4' O.C.	31	L	A
SHRUBS						
	RHAPHIOLEPIS INDICA 'BALLERINA'	BLUE SAGE	5 GAL @ 3' O.C.	66	L	A
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	5 GAL @ 3' O.C.	31	L	A
	ROSA 'ICEBERG'	BLUE SAGE	5 GAL @ 3' O.C.	42	M	B
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL @ 4' O.C.	25	L	A
	AGAPANTHUS AFRICANUS	LILY OF THE NILE	5 GAL @ 2' O.C.	53	M	B
	HEMEROCALLIS YELLOW	YELLOW DAYLILY	5 GAL @ 18" O.C.	156	M	B
	COLEONEMA PULCHELLUM 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	5 GAL @ 2' O.C.	116	M	B
	SENECIO SERPENS	BLUE CHALKSTICKS	4"POTS @ 12" O.C.	123	L	A
	CUPHEA HYSSOPIFOLIA 'WHITE WHISPERS'	WHITE WHISPERS CUPHEA	5 GAL @ 18" O.C.	46	M	B
VINES						
	FICUS PUMILA	CREEPING FIG	5 GAL @ 12" O.C.	23	L	A
TREES						
	CHITALPA 'ASHKENTENSIS (MULTI)	CHITALPA	24" BOX	14	L	C
	MELALEUCA QUINQUENERVIA (STD)	PAPER BARK TREE	24" BOX	4	L	C
	MELALEUCA QUINQUENERVIA (MULTI)	PAPER BARK TREE	24" BOX	3	L	C
	ARBUTUS MARINA	STRAWBERRY MADRONE	24" BOX	25	L	C
	SCHINUS MOLLE (MULTI)	CALIFORNIA PEPPER TREE	42" BOX	1	L	C
	PHOENIX DACTYLIFERA	DATE PALM	16' BTH	12	L	C
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	3	M	D
GROUNDCOVER						
	MARATHON IIe	SOD	2128 SF		H	E

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

X _____
LANDSCAPE ARCHITECT

NOTE: ABOVE GROUND UTILITIES TO BE SCREENED NOWITH APPROPRIATE PLANT MATERIAL.

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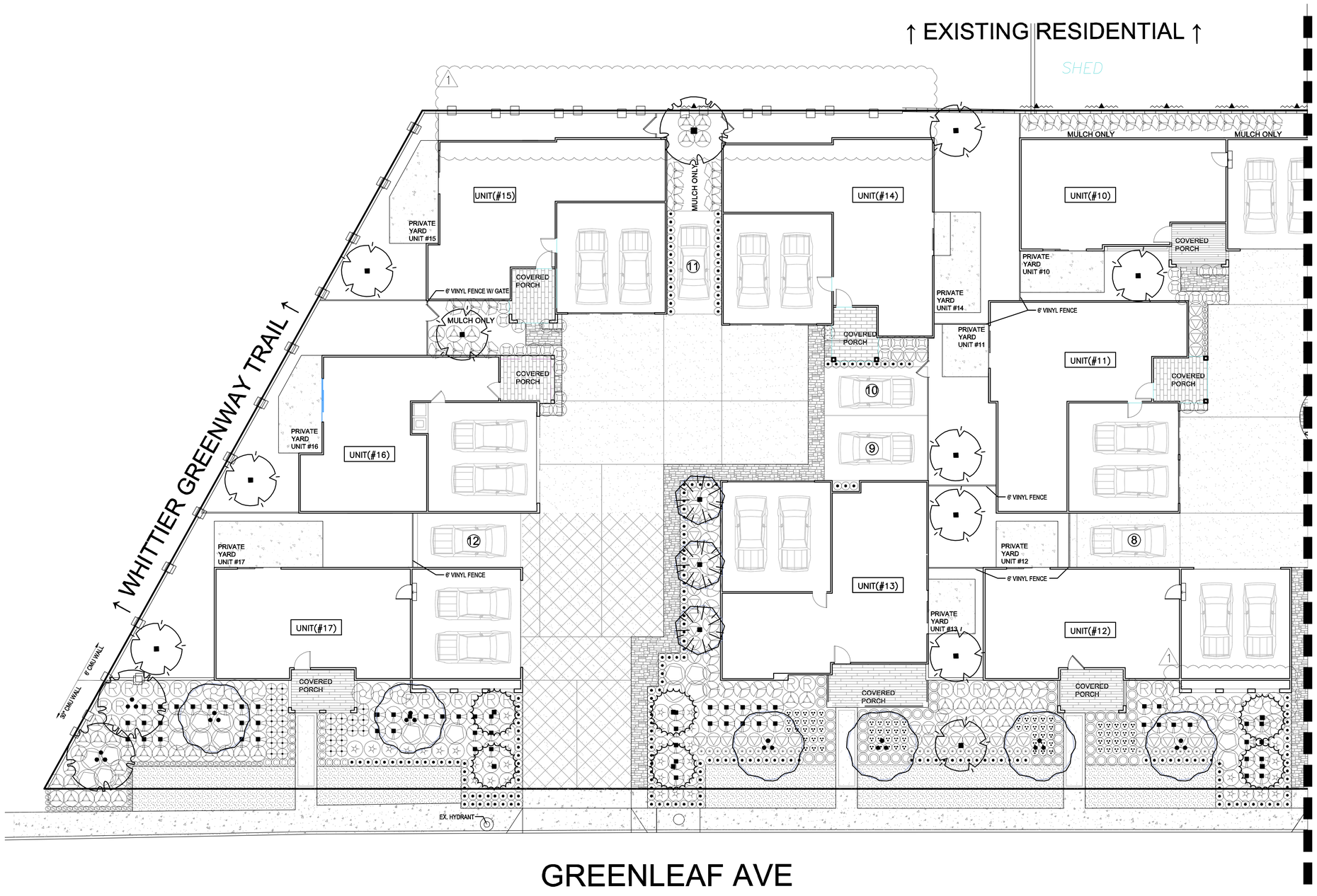
implantsty



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NORTH

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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PLANTING PLAN

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Sheet LP-1

PLANTING LEGEND

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GROUNDCOVER						
	MARATHON IIe	SOD	2128 SF		H	E

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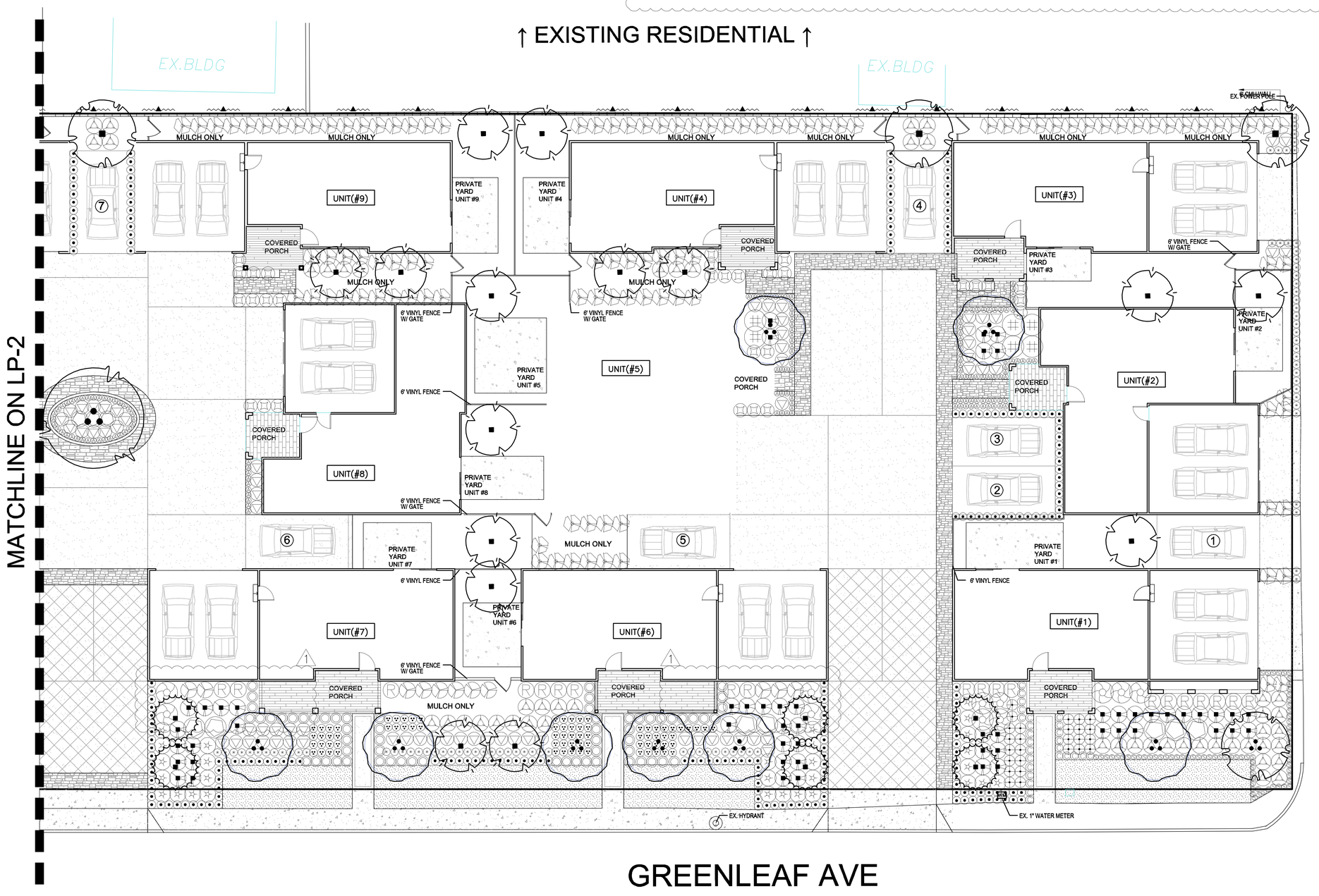

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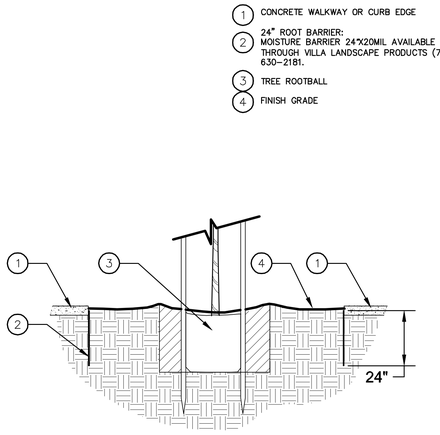
Michael Savage, Lic. # 2498
Signature
06-24-21
Date
License Expires 1/31/23
STATE OF CALIFORNIA

PLANTING PLAN

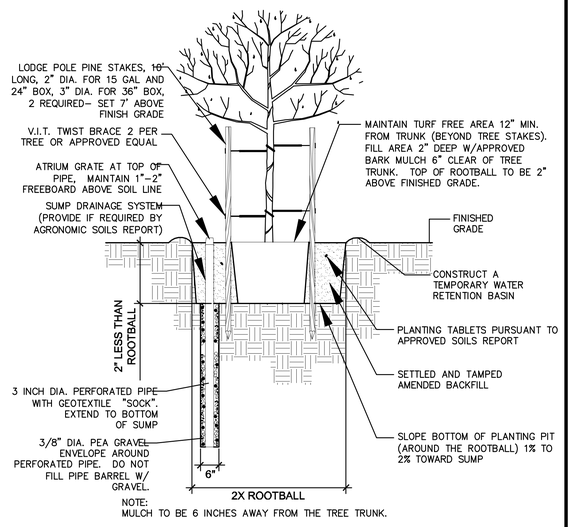
Date: 06-24-21
Scale:
Sheet: 9 of 11
Sheet: LP-2

ROOT BARRIER — D



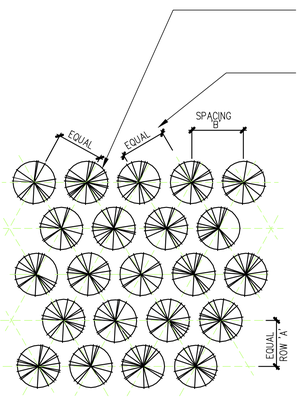
1. CONCRETE WALKWAY OR CURB EDGE
2. 24" ROOT BARRIER: MOISTURE BARRIER 24"X20MIL AVAILABLE THROUGH VILLA LANDSCAPE PRODUCTS (714) 630-2181.
3. TREE ROOTBALL
4. FINISH GRADE

TREE STAKING — C



NOTE:
MULCH TO BE 6 INCHES AWAY FROM THE TREE TRUNK.

GROUNDCOVER — B



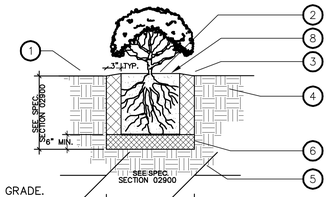
PARTIAL PLAN

PLANTS SHALL BE PLANTED SO NO ROOTS SHALL BE VISIBLE ABOVE FINISH GRADE

THE SPACING SHALL NOT DEVIATE FROM THE SPACING NOTED ON THE PLANS, IF IN THE CASE WHERE THE PLANT MATERIAL SPACING HAS BEEN EXCEEDED THE CONTRACTOR SHALL ADD PLANT MATERIAL W/OUT REMOVING EXISTING MATERIAL TO BRING PLANTING TO SATISFACTION OF THE OWNER AND LANDSCAPE ARCHITECT.

SPACING 'B'	ROW 'A'
6" O.C.	5.2"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.4"
15" O.C.	13.0"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"
36" O.C.	30.0"

SHRUB PLANTING — A



1. FINISH GRADE.
2. CONTAINER PLANT ROOT BALL- CROWN SHALL BE SE 2" ABOVE FINISH GRADE.
3. BACKFILL MIX PER PLANTING SPECIFICATIONS.
4. COMPACTED SUBGRADE PER GEOTECHNICAL SOILS REPORT.
5. NATIVE SOIL.
6. COMPACTED BACKFILL MIX PER PLANTING SPECIFICATIONS.

ALTERNATE SOLUTION:
ONLY EXCAVATE TO NATIVE SOIL TO MINIMIZE COMPACTION AND HELP PREVENT THE ROOTBALL FROM SINKING, IT IS RECOMMENDED THAT THE ROOTBALL EITHER BE PLACED ON GRADE WITHIN THE PLANTING PIT OR THAT THE PLANTING PIT BE DUG 2" SHALLOWER THAN THE ROOTBALL. FINISH GRADE TO BE MOUNDED/CROWNED UP OVER ROOTBALL.

GENERAL PLANTING NOTES

1. THE CONTRACTOR SHALL PROVIDE A WEED ABATEMENT PROGRAM TO ALL LANDSCAPE PLANTING AREAS PRIOR TO PLANTING,

2. THE CONTRACTOR SHALL PROVIDE THE OWNER'S AUTHORIZED REPRESENTATIVE WITH PHOTOGRAPHS OF ALL PLANT MATERIALS NOT PROVIDED BY THE OWNER FOR APPROVAL PRIOR TO PURCHASE AND DELIVERY.

3. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

4. EXACT LOCATIONS OF PLANT MATERIALS SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.

5. ALL PLANT MATERIAL, UPON INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE, SHALL BEAR LABELS VERIFYING SPECIES AND VARIETY TO MATCH THOSE ON THE PLANT LIST. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY MATERIAL DEEMED TO BE UNACCEPTABLE BOTH AT THE TIME OF DELIVERY OR AFTER DELIVERY IF THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE IS NOT ON SITE AT THE TIME OF DELIVERY.

6. ALL SHRUB AREAS SHALL BE COVERED EVENLY WITH A THREE INCH (3") MIN. LAYER OF "0-2 FOREST FLOOR" AVAILABLE THRU: AGUINAGA FERTILIZER INC. OR APPROVED EQUAL. CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

7. NO SHRUB PLANTING SHALL TAKE PLACE UNTIL INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETE, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS PROPERLY GRADED/PREPARED AND THE WORK APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. TREES SHALL BE SET PRIOR TO IRRIGATION SYSTEM INSTALLATION. CONTRACTOR IS RESPONSIBLE TO VERIFY APPROPRIATE FINAL GRADES PRIOR TO SETTING TREES.

8. TOP OF ROOTBALL FOR TREES AND SHRUBS SHALL BE A MIN. 2" ABOVE THE FINISH GRADE AT THE ORIGINAL PLACE OF GROWTH. REFER TO PLANTING SPECIFICATIONS.

9. THE CONTRACTOR SHALL PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATERIALS WITHIN EACH TYPE AND SIZE DESIGNATED ON THE DRAWINGS.

10. THE CONTRACTOR SHALL PROVIDE A 90 DAY MAINTENANCE PERIOD AFTER COMPLETION AND OWNER ACCEPTANCE OF PLANTING AND IRRIGATION WORK.

11. THE CONTRACTOR SHALL NOT BEGIN SAID MAINTENANCE PERIOD WITHOUT RECEIVING WRITTEN CONSENT FROM THE OWNER AND/OR HIS AUTHORIZED REPRESENTATIVE.

12. ALL WATERING BASINS SHALL BE REMOVED AT THE END OF THE MAINTENANCE PERIOD UNLESS OTHERWISE NOTED.

13. QUANTITIES LISTED ON THE CONSTRUCTION DRAWINGS OR THE PLANTING LEGEND ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE QUANTITIES LISTED ON THE PLANS.

14. WHERE POSSIBLE TREES SHALL BE KEPT A MINIMUM OF 5'-0" FROM WALLS, FENCES, SIDEWALKS, CONCRETE CURBS AND ANY HARDSCAPE IN GENERAL. IF NOT POSSIBLE CONTACT THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE FOR EXACT PLACEMENT.

15. COMPACTION TO BE NO GREATER THAN 85% AT LANDSCAPE AREAS. ALL FINISHED GRADES AT 1½" BELOW FINISHED SURFACES. SLOPES TO BE MAXIMUM 3:1. ALL PLANTING AREAS SHALL DRAIN AT 2% MINIMUM UNLESS OTHERWISE NOTED ON THE GRADING PLANS.

16. INSTALL LINEAR ROOT BARRIERS FOR ALL TREES WITHIN 5' OF ANY CONCRETE FLAT WORK, CURB, GUTTER, UTILITY, STRUCTURES, ETC. ROOT BARRIER SHALL BE AS SPECIFIED WITHIN THE PROJECT SPECIFICATIONS AND INSTALLED PER DETAIL THIS SHEET.

17. CONTRACTOR SHALL ADHERE TO ANY SPECIAL WORKING CONDITIONS, IE. NOISE, TIME OF WORK, LIMIT OF WORK, ETC. SET FORTH BY THE COUNTY OF ORANGE, AND/OR OTHER GOVERNING AGENCIES, AND TO COORDINATE WITH THE GENERAL CONTRACTOR FOR ADDITIONAL INFORMATION/REQUIREMENTS.

18. SOIL PREPARATION AND BACKFILL FOR PLANTING PITS SHALL BE AS RECOMMENDED BY THE AGRONOMIC SOILS REPORT. CONTRACTOR SHALL INCLUDE COST FOR BACKFILL AND SOIL PREPARATION IN HIS BID.

19. SOIL AMENDMENTS SHALL BE APPLIED PER AGRONOMIC SOIL REPORT SPECIFICATIONS.

20. ON-GRADE TREES 24" BOX SIZE OR LARGER SHALL RECEIVE AN AUGURED SUMP AS DESCRIBED IN THE TREE PLANTING DETAILS, OR OTHER DRAINAGE METHOD AS RECOMMENDED BY THE AGRONOMIC SOILS REPORT.

21. APPLY PRE-EMERGENT HERBICIDE ("EPTAM" OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS TO SHRUB AREAS ONLY. APPLY 1"-2" WATER FOLLOWING APPLICATION. CONTACT HERBICIDE ("RAD-E-CATE 35" OR EQUAL) SHALL BE APPLIED TO LAWN AREAS ONLY FOLLOWING A 14 DAY MOISTENING PERIOD TO ENCOURAGE WEED GERMINATION. REMOVE ALL WEEDS AND RESIDUE FROM SITE.

22. ALL ROOTBALLS SHALL BE THOROUGHLY WATERED PRIOR TO INSTALLATION.

23. ALL PLANTING SHALL CONFORM WITH ALL LOCAL CODES AND REGULATIONS.

24. FINAL LOCATION OF ALL TREES SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT IN THE FIELD PIOR TO INSTALLATION/ PIT EXCAVATION.

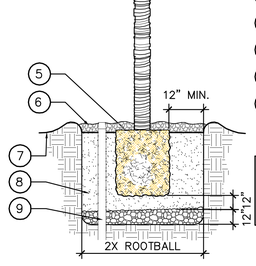
25. CONTRACTOR SHALL LIST ANY DOLLAR AMOUNT FOR ADDITIONAL PLANT MATERIALS THAT ARE TO BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.

26. THE CONTRACTOR SHALL INCLUDE IN HIS BID COSTS AS NECESSARY FOR PENETRATING THROUGH HARD PAN LAYER WHEN IT IS ENCOUNTERED UNDER TREE AND PALM PLANTING PITS. THE PENETRATION THROUGH THE CALICHE OR HARD PAN LAYER SHALL ALLOW WATER TO DRAIN OUT OF THE PLANTING PIT. SHOULD THE HARD PAN LAYER BE TOO DEEP FOR AUGERING, THE LANDSCAPE CONTRACTOR SHALL DEWSE A DRAINAGE SYSTEM APPROVED BY THE LANDSCAPE ARCHITECT THAT WILL ENSURE PROPER DRAINAGE FROM PLANTING PITS. THE LANDSCAPE CONTRACTOR WILL SUBMIT A UNIT COST FOR ANY SPECIAL DRAINAGE SYSTEM.

27. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

28. PLANT MATERIAL SIZES SPECIFIED IN THE PLANTING LEGEND SHALL MEET THE GENERAL SIZE STANDARDS OF HEIGHT, SPREAD, AND OTHER RELEVANT DATA FOR THE ACCORDING CONTAINER SIZES AS SPECIFIED BY THE PLANT SIZE SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).

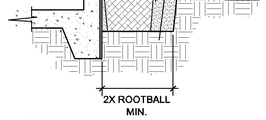
PALM PLANTING — F



1. PALM FRONDS TIE FRONDS WITH 2-PLY TWINE DURING SHIPPING. OPEN AFTER PLANTING.
2. LINE PARALLEL WITH GROUND – NO FRONDS SHALL BE TRIMMED OFF ABOVE THIS LINE.
3. BROWN TRUNK HEIGHT MEASURED FROM FINISH GRADE TO THIS POINT.
4. PALM TRUNK TO BE SKINNED AND OF CONSISTENT DIAMETER. INDIVIDUAL PALMS WITH VARYING TRUNK DIAMETERS MAY BE REJECTED ON SITE BY THE LANDSCAPE ARCHITECT AS THIS CONDITION SHOWS PALM STRESS AND WATERING ISSUES DURING GROWTH.
5. ROOTBALL
6. 2" DEPTH MULCH
7. FINISH GRADE
8. BACKFILL MIX PER SOILS REPORT
9. 3" DIA. X 3' DEEP PERFORATED PVC BREATHER TUBE W/ NDS DRAIN GRATE

NOTES:
1. PLANT PALM SO THAT THE ROOTBALL AT TRUNK IS 2" ABOVE FINISH GRADE ADJACENT TO PLANTING PIT.

VINE PLANTING — E



1. FACE OF WALL OR COLUMN
2. SPREAD ON WALL AND SECURE WITH EPOXY VINE TIES. ATTACH PER MANUFACTURER'S RECOMMENDATIONS.
3. REMOVE NURSERY STAKE
4. SET ROOTBALL TIGHT TO FOOTING.
5. TOP OF ROOTBALL TO BE 2" ABOVE FINISH GRADE.
6. UNDISTURBED NATIVE SOIL
7. 6" WATERING BASIN REMOVE AT END OF MAINTENANCE PERIOD.
8. FINISH GRADE

NOTES:
1. REFER ALSO TO PLANTING NOTES OR SPECIFICATIONS.
2. SCARIFY SIDES OF PIT PRIOR TO PLANTING.
3. CENTER ROOTBALL IN PLANTING PIT.
4. MULCH TO BE 6" AWAY FROM THE VINE STEM. REFER TO PLANTING NOTES FOR DEPTH.

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NEW MULTIFAMILY COMPLEX

8315-8319 GREENLEAF AVE, WHITTIER, CA 90602

No.	Submittal	Date
2	SUBMITTAL 2	06/24/21
1	SUBMITTAL 1	04/14/21
No.	Revision/Issue	Date
1	REVISION 1	06/24/21

LICENSED LANDSCAPE ARCHITECT
Michael Savage, LA No. 4362
Signature
06-24-21
Date
Lic. Date 12/31/22
STATE OF CALIFORNIA

PLANTING DETAILS

Date 06-24-21
Scale
Sheet LP-3
Sheet 10 of 11

WALLACE LABORATORIES, LLC

365 Coral Circle
El Segundo, CA 90245
phone (310) 615-0116 fax (310) 640-6863

June 24, 2021

Michael Savage, savagelanddesign@att.net
Michael Savage Land Design
680 Langsdorf Drive, Suite 202B
Fullerton, CA 92831

RE: Soil Management Report
8315-8319 Greenleaf Ave
Our ID No. 21-174-08, received June 22, 2021

Dear Mike,

The pH is modestly alkaline at 7.22. Salinity is modest at 0.40 millimho/cm.

Nitrogen, phosphorus and boron are moderate. Sulfur is low. Potassium, manganese, zinc, copper and magnesium are high. Zinc is 29 parts per million. Copper is 14 parts per million. Arsenic is high at 2.6 parts per million. Plant-available lead is moderate.

Sodium is low. SAR (sodium adsorption ratio) is 0.4.

The texture is clay. Based on the non-gravel fraction, it contains 17.0% sand, 39.9% silt and 43.1% clay. The gravel content is 0.3%.

Soil organic matter is modest at 3.28% on a dry weight basis. The carbon:nitrogen ratio is good at 9.9.

The estimated rate of water percolation based on Soil Water Characteristics version 6.02.74 model developed by Keith Saxton of the USDA is moderately slow at 0.16 inches per hour for normal soil compaction. The model is based on the soil texture, percent gravel and percent soil organic matter.

Evaluations

Sensitive plants such as herbaceous plants need plant-available arsenic below 1 part per million. Less sensitive plants such as woody plants need plant-available arsenic below about 2 parts per million. Grasses are fairly tolerant of arsenic. Many city and county guidelines require that plant available arsenic be less than 1.2 parts per million (this is equivalent to about 12 parts per million total arsenic).

The optimal level for zinc is several parts per million. Sensitive plants such as woody plants commonly need plant available zinc below about 30 parts per million. Herbaceous plants generally need zinc below about 50 parts per million. Excessive zinc causes stunting, dieback and discoloration. Generally the effects are not seen for several years as the plantings are supported by the rootball soil but that is not sustainable. Zinc interferes with root functions. High zinc restricts the uptake of potassium and other micronutrients.

Soil Analyses Plant Analyses Water Analyses

Soil Analyses Plant Analyses Water Analyses

The optimal level of copper is about half a part per million. Copper toxicity in sensitive plants starts at about 5 parts per million. Copper is especially toxic at about 20 parts per million. High copper induces iron chlorosis.

Grasses are tolerant of high levels of zinc and copper while woody plants are fairly sensitive.

Since heavy metals do not normally migrate through the soil profile, deeper soil is expected to be more suitable.

The effects of heavy metals are cumulative and the concurrent presence of them increases their toxicity. The threshold concentrations may need to be reduced.

Recommendations

Use a more suitable soil. Deeper soil may be more suitable.

Arsenic is commonly high in paved areas. It is used to inhibit the growth of weeds.

Sincerely,

Garn A. Wallace, Ph. D.
GAW:n

Soil Analyses Plant Analyses Water Analyses

WALLACE LABS	SOILS REPORT	Print Date	Jun. 23, 2021
365 Coral Circle	Location	8315-8319 Greenleaf Ave	
El Segundo, CA 90245	Requester	Michael Savage, Savage Land Design	
(310) 615-0116	graphic interpretation: * very low, ** low, *** moderate		
ammonium bicarbonate/DTPA		**** high, ***** very high	
extractable - mg/kg soil	**Sample ID Number**	21-174-08	
Interpretation of data	**Sample Description**	Soil Sample Received 06/22/2021	
low medium high	**elements**		graphic
0 - 7 8-15 over 15	**phosphorus**	9.32	***
0-60 60 -120 121-180	**potassium**	502.24	*****
0 - 4 4 - 10 over 10	**iron**	5.11	***
0- 0.5 0.6- 1 over 1	**manganese**	1.77	****
0 - 1 1 - 1.5 over 1.5	**zinc**	29.15	*****
0- 0.2 0.3- 0.5 over 0.5	**copper**	14.46	*****
0- 0.2 0.2- 0.5 over 1	**boron**	0.20	***
	calcium	405.20	****
	magnesium	150.71	*****
	sodium	32.73	*
	sulfur	8.97	*
	molybdenum	0.17	****
	nickel	3.14	**
The following trace	**aluminum**	n d	*
elements may be toxic	**arsenic**	2.60	****
The degree of toxicity	**barium**	1.03	*
depends upon the pH of	**cadmium**	1.39	**
the soil, soil texture,	**chromium**	n d	*
organic matter, and the	**cobalt**	0.02	*
concentrations of the	**lead**	8.45	***
individual elements as	**lithium**	0.24	*
well as to their interactions.	**mercury**	n d	*
	selenium	n d	*
The pH optimum depends	**silver**	n d	*
upon soil organic	**strontium**	1.23	*
matter and clay content-	**tin**	n d	*
for clay and loam soils:	**vanadium**	0.77	*
under 5.2 is too acidic			
6.5 to 7 is ideal	**Saturation Extract**		
over 9 is too alkaline	**pH value**	7.22	***
The ECe is a measure of	**ECe (milli-**	0.40	**
the soil salinity:	**mho/cm)**		millieq/l
1-2 affects a few plants	**calcium**	48.9	2.4
2-4 affects some plants,	**magnesium**	7.4	0.6
> 4 affects many plants.	**sodium**	11.7	0.5
	potassium	14.5	0.4
	cation sum		3.9
problems over 150 ppm	**chloride**	28	0.8
good 20 - 30 ppm	**nitrate as N**	19	1.4
	phosphorus as P	0.6	0.0
toxic over 800	**sulfate as S**	10.8	0.7
	anion sum		2.9
toxic over 1 for many plants	**boron as B**	0.34	**
increasing problems start at 3	**SAR**	0.4	*
est. gypsum requirement-lbs./1,000 square feet		6	
	calculated percolation rate inches/hour	0.16	
	soil texture	clay	gravel > 2 mm
	sand	17.0%	0.3%
	silt	39.9%	gravel > 1/4 inch
	clay	43.1%	0.0%
	lime (calcium carbonate)	no	gravel > 1/2 inch
	Total nitrogen	0.166%	0.0%
	Total organic carbon	1.638%	
	carbon:nitrogen ratio	9.9	
	organic matter based on carbon	3.28%	
	moisture content of soil	10.1%	
	half saturation percentage	32.5%	

Elements are expressed as mg/kg dry soil or mg/l for saturation extract.
pH and ECe are measured in a saturation paste extract. nd means not detected.
Analytical data determined on soil fraction passing a 2 mm sieve.

1
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NEW MULTIFAMILY COMPLEX
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LICENSED LANDSCAPE ARCHITECT
Michael Savage, LIC. No. 2654
Signature
06-24-21
Date
Lic. Date 12/31/22
STATE OF CALIFORNIA

SOIL MANAGEMENT REPORT

Date 06-24-21
Scale
Sheet 11 of 11
Sheet SM-1

CITY OF WHITTIER
DEPARTMENT OF PUBLIC WORKS

GRADING AND DRAINAGE PLAN
PROJECT ADDRESS:

ADDITIONAL GENERAL NOTES:

1. GENERAL GRADING NOTES: ALL WORK SHALL BE DONE UNDER THE DIRECTION OF A REGISTERED CIVIL ENGINEER. DURING AND UPON COMPLETION OF THE WORK, A CERTIFICATE SIGNED BY A REGISTERED CIVIL ENGINEER SHALL BE FILED WITH THE CITY ENGINEER CERTIFYING THAT ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THIS PERMIT AND THE WHITTIER MUNICIPAL CODE. INCLUDED WITH THIS CERTIFICATE SHALL BE A MAP SHOWING THE ELEVATIONS OF THE LOTS AND SLOPES OF ALL BANKS, AS CONSTRUCTED.
2. DURING ALL GRADING OPERATIONS, ADEQUATE PROTECTION SHALL BE PROVIDED FOR ADJOINING PROPERTY OR PROPERTY LOCATED AT LOWER ELEVATIONS WHERE EROSION MAY CAUSE DAMAGE OR NUISANCE. PROTECTION SHALL ALSO BE PROVIDED FOR ADJOINING PUBLIC WAYS. A DESILTING BASIN SHALL BE MAINTAINED ON THE PROPERTY AT ALL TIMES TO RETAIN ALL DIRT AND SILT WITHIN THE PROPOSED DEVELOPMENT BOUNDARIES. THE APPLICANT SHALL SUBMIT A PLAN IN WRITING SPECIFYING THE MANNER IN WHICH PROTECTION WILL BE PROVIDED FOR THE ADJOINING PROPERTIES.
3. A COMPREHENSIVE GENERAL LIABILITY INSURANCE CERTIFICATE SHALL BE PRESENTED TO THE CITY ENGINEER SHOWING SAME TO BE IN EFFECT FOR NOT LESS THAN $500,000 COMBINED SINGLE LIMIT OCCURRENCE. THE APPLICANT SHALL FURNISH THE CITY WITH A CERTIFICATE CONTAINING A THIRTY (30) DAY CANCELLATION NOTICE CLAUSE AND SHALL NAME THE CITY AS ADDITIONAL INSURED.
4. A SURETY BOND OR CASH DEPOSIT IN THE SUM OF $_____ SHALL BE PROVIDED TO THE CITY ENGINEER GUARANTEEING THE COMPLETION OF THE EXCAVATION WORK SHOWN ON THE GRADING PLAN AND IN THE MANNER THE COMPLETION OF THE EXCAVATION WORK SHOWN ON THE GRADING PLAN AND IN THE MANNER SPECIFIED IN THE GRADING PERMIT. THE FOLLOWING WORK SHALL BE COVERED BY THIS BOND:
   a. THE COMPLETION OF THE EXCAVATION WORK AS SHOWN ON THE GRADING PLAN AND IN THE MANNER SPECIFIED IN THE GRADING PERMIT AND UNDER THE CONDITIONS SET FOR THE APPROVAL OF THE DEVELOPMENT.
   b. INSTALLATION OF PAVED DRAINS AS SHOWN ON THE APPROVED GRADING PLAN.
   c. CONSTRUCTION OF DRAINAGE PIPES, CONDUITS, AND DRAINAGE STRUCTURES AS SHOWN ON THE APPROVED GRADING PLAN AND AS REQUIRED BY THE GRADING PERMIT.
   d. THE PROTECTION OF ALL SLOPES IMMEDIATELY UPON COMPLETION WITH SEEDING OR OTHER FORMS OF APPROVED EROSION CONTROL DEVICE.
   e. THE IMPROVEMENT OF ALL STREETS AS REQUIRED BY THE TENTATIVE APPROVAL OF THE DEVELOPMENT.
5. THE GRANTING OF THIS PERMIT SHALL NOT BE CONSTRUED TO AUTHORIZE APPLICANT TO DO GRADING WORK OUTSIDE THE BOUNDARIES OF THE PROPERTY OWNED BY THE APPLICANT. EVIDENCE OF PERMISSION TO WORK ON ADJOINING PROPERTIES SHALL BE SUBMITTED IN WRITING TO THE CITY ENGINEER BEFORE DOING ANY WORK ON SUCH PROPERTY.
6. NO WORK SHALL BE DONE BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M. OR ON SUNDAYS.
7. ALL RETAINING WALLS SHALL BE CONSTRUCTED UNDER PERMIT FROM THE CITY OF WHITTIER BUILDING DEPARTMENT.
8. ALL DRIVEWAY APRONS SHALL BE APPROVED BY THE TRAFFIC ENGINEER AND CONSTRUCTED UNDER PERMIT FROM THE CITY OF WHITTIER PUBLIC WORKS DEPARTMENT.
9. DUST SHALL BE CONTROLLED BY SPRINKLING AS REQUIRED BY THE CITY ENGINEER.
10. BEFORE EXPORTING ANY DIRT FROM THE SITE, A PERMIT SHALL BE OBTAINED FROM THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF WHITTIER.
11. ADDITIONAL CONDITIONS MAY BE IMPOSED FROM TIME TO TIME BY THE CITY ENGINEER TO ALLEVIATE TRAFFIC AND NUISANCE CONDITIONS.
12. CUT SLOPES: THE MAXIMUM ALLOWABLE STEEPNESS OF CUT SLOPES IS 2:1. STEEPER SLOPES MAY BE PERMITTED BY THE CITY ENGINEER ONLY AFTER INVESTIGATION AND RECOMMENDATION BY A SOILS ENGINEER OR GEOLOGIST THAT THE PROPOSED STEEPER SLOPE WILL BE STABLE AND NOT CREATE HAZARD. AN APPROVED DRAINAGE DITCH SHALL BE CONSTRUCTED ACROSS THE TOP OF ALL CUT SLOPES.
13. FILL SLOPES: THE ALLOWABLE SLOPE FOR FILL BANKS IS 2:1 MAXIMUM.
14. COMPACTION OF FILLS:
   a. ALL FILLS SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY OF THE SOIL AND CERTIFICATES FROM AN ACCREDITED LABORATORY OR CIVIL ENGINEER SHOWING THE DEGREE OF COMPACTION SHALL BE PROVIDED TO THE CITY ENGINEER AND BUILDING SUPERINTENDENT, TOGETHER WITH A TABULATION OF THE PERCENT COMPACTION OBTAINED IN THEIR VARIOUS TESTS AND A PLAN SHOWING THE LOCATION OF THE TESTS.
   b. COMPACTION MAY BE REDUCED TO A MINIMUM OF 85% WITHIN THE OUTER EIGHT INCHES OF FILL SLOPE SURFACES, WHEN COMPACTIVE EFFORT SIMILAR TO GRID ROLLING IS USED ON THE SURFACE, OR
   c. COMPACTION MAY BE LESS THAN 90% IF THE FILL IS NOT INTENDED TO SUPPORT STRUCTURES AND COMPACTION IS NOT OTHERWISE REQUIRED FOR SAFETY. PRIOR APPROVAL WILL BE REQUIRED FROM THE CITY ENGINEER FOR COMPACTION OF LESS THAN 90%.
   d. SLOPE SURFACES MAY BE SCARIFIED OR TOP SOIL ADDED, PROVIDED SUCH LOOSE MATERIALS ARE NOT OVER THREE INCHES THICK.
15. DRAINAGE FROM ALL LOTS SHALL BE CARRIED TO THE CURB LINE IN A MANNER THAT WILL PREVENT DAMAGE TO THE PROPOSED IMPROVEMENTS.
16. COMPACTION METHODS:
   a. THE SPACE OVER WHICH FILLS ARE TO BE MADE SHALL FIRST BE CLEARED OF ALL TRASH, BRUSH, TREES, STUMPS, TIMBER, OR DEBRIS AND SHALL BE SCARIFIED.
   b. WHEN AN EXISTING FILL IS TO BE WIDENED OR A NEW FILL IS TO BE MADE, THE NEW MATERIAL SHALL BE BONDED TO THE OLD BY PLOWING DEEP LONGITUDINAL FURROWS.
   c. ALL FILLING SHALL BE DONE WITH GOOD SOUND EARTH OR GRAVEL, AND NO OIL CAKE, MACADAM, BITUMINOUS PAVEMENT, CONCRETE OR OTHER LUMPY MATERIAL SHALL BE USED IN THE FULL UNLESS THE SAME IS SCATTERED AND THE LUMPS DO NOT EXCEED FOUR (4) INCHES IN DIAMETER AND ARE NOT PLACED WITHIN ONE (1) FOOT OF SUB-GRADE.
   d. SLOPE BENCHING (5 FEET MINIMUM WIDTH) SHALL BE REQUIRED WHERE FILLS ARE PLACED ON A NATURAL GRADE EXCEEDING FIVE (5) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL.
17. A ROUGH GRADING INSPECTION CERTIFICATE ALONG WITH THE COMPACTION REPORT STAMPED & SIGNED BY THE SOILS ENGINEER MUST BE APPROVED BEFORE A BUILDING PERMIT IS ISSUED.

ADDITIONAL GENERAL NOTES:

1. ALL WORK SHALL CONFORM SUBSTANTIALLY TO THE ATTACHED GRADING PLAN, EXCEPT AS MODIFIED BY THE APPROVED STREET IMPROVEMENT PLANS FOR STREETS WITHIN AND ADJACENT TO TRACT NO._____, AND SHALL BE DONE IN ACCORDANCE WITH ALL THE PROVISIONS OF THE WHITTIER MUNICIPAL CODE. THE REPORTS OF _____, COVERING THIS PROPERTY ARE HEREBY MADE A PART OF THIS PERMIT AND ALL RECOMMENDATIONS CONTAINED THEREIN SHALL BE ADHERED TO.
2. GRADING WITHIN THE STREETS SHOWN ON THE TENTATIVE MAP OF TRACT NO._____ SHALL CONFORM TO THE APPROVED STREET PLANS AND THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
3. DRAINAGE CHANNELS, CONDUITS AND APPURTENANT STRUCTURES SHALL BE CONSTRUCTED TO CARRY DRAINAGE IN ACCORDANCE WITH THE ATTACHED GRADING PLANS, STREET IMPROVEMENT PLANS AND APPROVED STORM DRAIN PLANS FOR TRACT NO._____.
4. BERM PERIPHERY OF ALL LEVELED AREAS (18" MINIMUM).
5. PAD DRAINAGE: A 2% SLOPE, AWAY FROM THE UPPER EDGES OF SLOPES AND TOWARDS THE STREET OR APPROVED DRAINAGE DEVICE, WILL BE REQUIRED ON ALL BUILDING PADS. THIS REQUIRED SLOPE, PLUS SUBSTANTIAL BERMS AT THE TOP OF THE CUT OR FILL SLOPES, SHALL BE PROVIDED AT ROUGH GRADING STAGE.
6. TERRACE DRAINS: DRAINAGE BENCHES AND TERRACE DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM BUILDING CODE, CHAPTER 70, SECTION 7012.
7. LEVELED AREAS SHALL HAVE A MINIMUM GRADES FOR DRAINAGE OF 2% ON FILL AND 1% ON CUT.
8. NO STREET TREES ARE TO BE REMOVED WITHOUT THE APPROVAL OF THE PERMIT FROM THE CITY OF WHITTIER PARKS DEPARTMENT.
9. DRAINAGE CHANNELS TO BE 3" PORTLAND CEMENT CONCRETE; OR 2" MINIMUM GUNITE REINFORCED WITH 2"x 2" SPACING, 14 X 14 GAUGE WIRE MESH AND 2"x 4" FORM ON EACH SIDE.
10. SAID WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

    COMMENCE GRADING
    GRADING COMPLETE, INCLUDING PAVED BENCHES AND PLANTING
    STORM DRAINS COMPETE
    SEWERS INSTALLED
    CURBS AND UTILITIES
    PAVEMENT COMPLETE

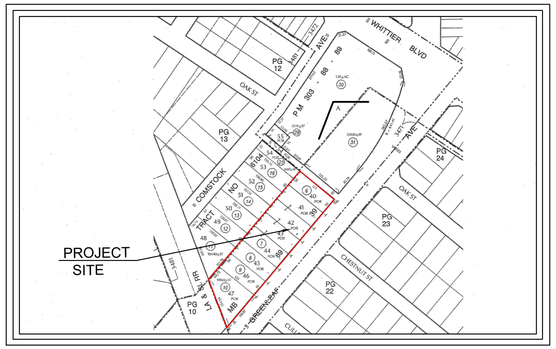
11. NO WALLS OR PERMANENT STRUCTURES ARE TO BE CONSTRUCTED WITHIN EXISTING EASEMENTS.

ENGINEERING CONSTRUCTION NOTES:

1. ALL GRADING SHALL CONFORM TO THE CITY OF WHITTIER GRADING ORDINANCE AND THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC).
2. AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE REGIONAL NOTIFICATION CENTER UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA (U.S.A.) AT 811 TO OBTAIN AN INQUIRY IDENTIFICATION NUMBER AND TO REQUEST THE UTILITY OWNERS TO MARK OR OTHERWISE INDICATE THE LOCATION OF THEIR SUBSURFACE FACILITIES. THE CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES, INCLUDING ALL SERVICE CONNECTIONS, WHICH HAVE BEEN MARKED BY THE RESPECTIVE OWNERS AND WHICH MAY AFFECT OR BE AFFECTED BY ITS OPERATIONS. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL UTILITIES AND ALL STRUCTURES FOUND AT THE SITE.
3. THROUGHOUT ALL PHASES OF CONSTRUCTION, INCLUDING SUSPENSION OF WORK, UNTIL FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL KEEP THE WORK SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. THE CONTRACTOR SHALL ALSO ABATE DUST NUISANCE BY CLEANING, SWEEPING AND SPRINKLING WITH WATER AND USING DUST FENCES OR OTHER METHODS AS DIRECTED BY THE CITY THROUGHOUT THE CONSTRUCTION OPERATION.
4. ALL DAMAGE CAUSED TO PUBLIC STREETS, INCLUDING HAUL ROUTES, ALLEYS, SIDEWALKS, CURBS OR STREET FURNISHINGS, OR TO PRIVATE PROPERTY SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE ENGINEER'S SATISFACTION.
5. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTATION DURING GRADING AND ALL SUBSEQUENT CONSTRUCTION. CONTRACTOR SHALL GIVE THE ENGINEER ADEQUATE NOTICE, BEFORE DISTURBING SAID MONUMENTS, SO THE ENGINEER CAN REPLACE OR RELOCATE ANY EXISTING SURVEY MONUMENTATION.
6. THE EARTHWORK QUANTITIES SHOWN ON THE COVER SHEET ARE FOR PUBLIC WORK REQUIREMENTS ONLY AND SHALL NOT BE USED BY THE CONTRACTOR FOR BIDDING PURPOSES. NO SHRINKAGE OR SUBSIDENCE HAS BEEN CONSIDERED IN THE QUANTITIES.
7. ALL TRUCKS THAT WILL HAUL EXCAVATED OR GRADED MATERIAL OFF-SITE SHALL COMPLY WITH STATE VEHICLE CODE SECTION 23114, WITH SPECIAL ATTENTION TO SECTIONS 23114(B)(F), (E)(2) AND (E)(4) AS AMENDED, REGARDING THE PREVENTION OF SUCH MATERIAL SPILLING ONTO PUBLIC STREETS AND ROADS.

STORMWATER/NPDES NOTES:

1. DURING THE TERM OF THIS PERMIT, THE CONTRACTOR, THEIR EMPLOYEES, AND SUBCONTRACTORS SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS) TO PREVENT POLLUTION TO LOCAL WATERWAYS. SEDIMENTS, CONSTRUCTION DEBRIS, PAINT, TRASH, CONCRETE TRUCK WASH WATER AND OTHER CHEMICAL WASTE FROM CONSTRUCTION SITES LEFT ON THE GROUND AND STREETS UNPROTECTED, OR WASHED IN STORM DRAINS, CAUSES POLLUTION IN LOCAL WATERWAYS VIA THE STORM DRAIN SYSTEM, AND IS AGAINST CITY ORDINANCE AND STATE LAW. THE BMPS IMPLEMENTED SHALL BE CONSISTENT WITH CITY ORDINANCE NO. 8.36, THE APPROVED STORM WATER POLLUTION PREVENTION PLAN/URBAN RUNOFF MITIGATION PLAN, AND THE EROSION CONTROL PLAN FOR THE PROJECT, WHICH SHALL BE ON SITE AT ALL TIMES. FAILURE TO IMPLEMENT APPROPRIATE BMPS SHALL RESULT IN PROJECT DELAYS THROUGH CITY-ISSUED STOP WORK NOTICES AND/OR FINES LEVIED AGAINST THE CONTRACTOR. FOR INFORMATION, PLEASE CONTACT THE PUBLIC WORKS DEPARTMENT AT (562) 464-3510.
2. STORM DAMAGE PREVENTION MEASURES OR PREVENTION DEVICES REQUIRED BY THE CITY SHALL BE INSTALLED BY OCTOBER 1 OR AS GRADING PROGRESSES AND MAINTAINED UNTIL APRIL 15 OF THE SUCCEEDING YEAR OR UNLESS EARLY REMOVAL IS AGREED TO BY THE STORMWATER MANAGER.
3. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND EROSION CONTROL MEASURES TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVICES SHOWN ON SAID PLAN MUST BE INSTALLED BY NO LATER THAN OCTOBER 1, AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15 OF THE FOLLOWING YEAR.



VICINITY MAP
NO SCALE

REQUIRED PERMITS:

1. A COPY OF THE GRADING PERMIT AND THE APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES. ANY MODIFICATIONS OF OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE CITY PRIOR TO THE START OF WORK.
2. A STATE NOTICE OF INTENT (NOI) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES DURING CONSTRUCTION OPERATIONS FORSITES DISTURBING 1 ACRE OR MORE OF LAND.
3. THE RETAINING WALL DETAILS SHOWN ON THE PLANS SHALL BE CONSTRUCTED BY SEPARATE BUILDING PERMIT.

NOTE TO CONTRACTOR:

THE EXISTENCE OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES, PIPELINES, AND THE LIKE, AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES OR FACILITIES, SHOWN OR NOT SHOWN.

NOTICE OF INTENT

THE LAND OWNERS MUST FILE A NOTICE OF INTENT (N.O.I.) WITH THE STATE WATER RESOURCES CONTROL BOARD WHEN THE GRADING CONSTRUCTION ACTIVITY RESULTS IN LAND DISTURBANCE OF ONE ACRES OR MORE.

WDID NO.__ __ __ N/A__ __ __ __ __ __

EARTHWORK QUANTITIES

CUT=	815	CU. YDS.
FILL=	1,435	CU. YDS.
EXPORT=		CU. YDS.
IMPORT=	620	CU. YDS.
OVEREXCAVATION		CU. YDS.

DESIGNATED SITE FOR IMPORT/EXPORT:

TBD

LEGAL DESCRIPTION

SEE SHEET 4 FOR LEGAL DESCRIPTION

SYMBOL LEGEND:

RIGHT OF WAY
CENTERLINE
PROPOSED TELEPHONE
PROPOSED GAS (GAS CO.)
PROPOSED ELECTRICAL (SCE)
PROPOSED STORM DRAIN
PROPOSED WATER
TREE
UTILITY VALVE
FIRE HYDRANT — FH
STREET LIGHT
MANHOLE
RAMP
DRIVEWAY
CATCH BASIN — CB
TRAFFIC SIGNAL
POWER POLE — PP
EXISTING ELEVATION — (0.00)
PROPOSED ELEVATION — 1.10
CONCRETE SIDEWALK — EXIST. / R/R

ABBREVIATION INDEX:

ABD	ABANDONED
AC	ASPHALT CONCRETE
CB	CATCH BASIN
CL	CENTER LINE
CONC	CONCRETE
D	DEPTH
EL	ELEVATION
EXIST	EXISTING
FH	FIRE HYDRANT
MH	MANHOLE
NTS	NOT TO SCALE
PCC	PORTLAND CEMENT CONCRETE
CAB	CRUSHED AGGREGATE BASE
PP	POWER POLE
ROW	RIGHT OF WAY
R/R	REMOVE AND REPLACE
STA	STATION
SD	STORM DRAIN
TC	TOP OF CURB
EG	EDGE OF GUTTER
UV	UTILITY VALVE
SW	SEWER

SHEET INDEX:

SHEET 1	TITLE SHEET
SHEET 2	ROUGH GRADING PLAN (20' SCALE)
SHEET 3	EROSION CONTROL PLAN
SHEET 4	TOPOGRAPHIC SURVEY
SHEET 5	UTILITY PLAN

REFERENCE PLANS	APPROVED
XXXX	CITY ENGINEER DATE

DIG ALERT
DIAL TOLL FREE 811
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE
ALERT OF SOUTHERN
CALIFORNIA

ITF & ASSOCIATES, INC.
11278 LOS ALAMITOS BLVD., #354
LOS ALAMITOS, CA 90720
(800) 797-9483

REGISTERED PROFESSIONAL ENGINEER — YEFIM TSALYUK — NO. C052871 — CIVIL — STATE OF CALIFORNIA

SIGNATURE DATE
CIVIL ENGINEER

GEO-ETKA, INC.
1801 E. HEIM AVE., SUITE 202
ORANGE, CA 92865
p. (714) 771-6911

STAMP

SIGNATURE DATE
SOILS ENGINEER

I HEREBY CERTIFY THAT THE WORK SHOWN HEREON, MARKED AS 'AS-BUILT', HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCE SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.

SIGNATURE DATE
AS-BUILT DRAWING

MARK	DATE	DESCRIPTION	BY	CHKD.	APPROVED

REVISIONS

BENCH MARK	COMMUNITY DEVELOPMENT
0Y11878	REVIEWED BY IN ACCORDANCE WITH CITY POLICIES AND CONDITIONS CONDITIONS OF APPROVAL. SIGNATURE DATE TITLE
VERTICAL DATUM	PUBLIC WORKS
RDBM TAG E CB RET 1FT N/O BCR @ SE COR WHITTIER BLVD & COMSTOCK AVE ELEVATION 222.30 QUAD YEAR 2013	ASSISTANT DIRECTOR OF PUBLIC WORKS DATE

CITY OF WHITTIER DEPARTMENT OF PUBLIC WORKS

TITLE SHEET

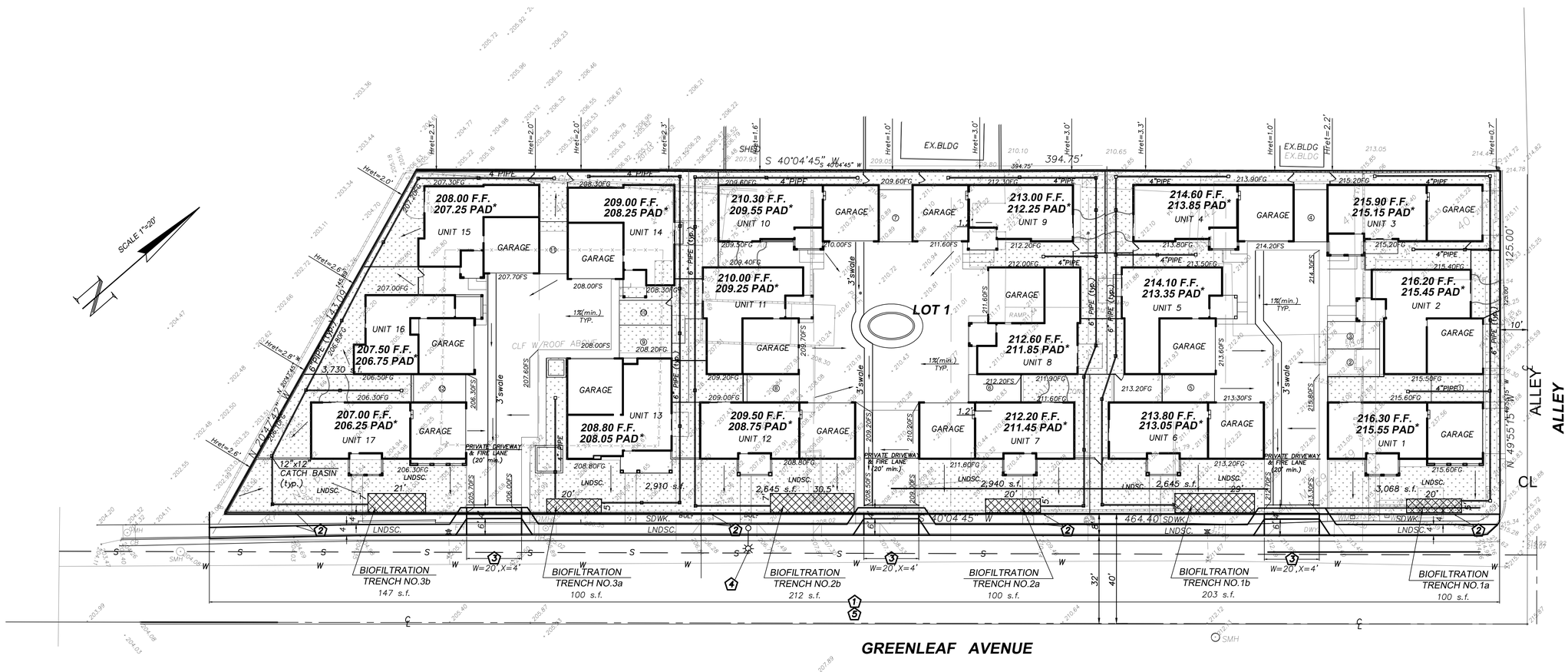
8315-8319 GREENLEAF AVENUE WHITTIER, CA

PREPARED FOR: FLORENCE HOMES LLC
8141 2'D. .T., SUITE 520, DOWNEY, CA 90241

SHEET: 1 OF 5

GRADING PERMIT NO. GP21-

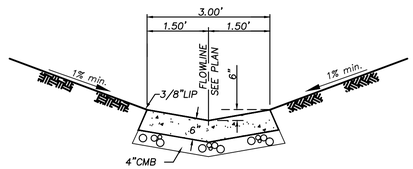
DATE PLOTTED: 07/12/2021



CONSTRUCTION NOTES

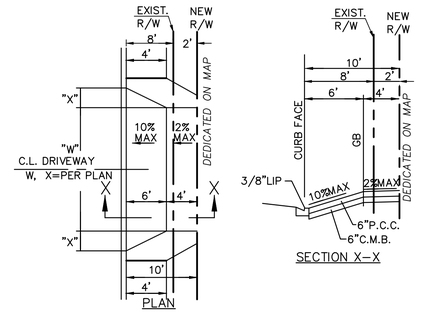
OFF-SITE IMPROVEMENTS

1. RECONSTRUCT 8" CURB & GUTTER DAMAGED DURING CONSTRUCTION PER SPPWC STD. PLAN 120-2 (TYPE B-2).
2. CONSTRUCT P.C.C. SIDEWALK PER SPPWC STD. PLAN 113-2.
3. CONSTRUCT DRIVEWAY APROACH PER SPPWC STD PLAN 110-2
4. CONSTRUCT STREET LIGHT PER CITY REQUIREMENTS. CITY TO APPROVE THE LOCATION OF THE LIGHT.
5. RECONSTRUCT ASPHALT PAVEMENT DAMAGED DURING CONSTRUCTION.



CONCRETE SWALE

N.T.S.



GREENLEAF AVE. DRIVEWAY APPROACH

DIG ALERT
DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CIVIL ENGINEER	SOILS ENGINEER	AS-BUILT DRAWING
ITF & ASSOCIATES, INC. 11278 LOS ALAMITOS BLVD., #354 LOS ALAMITOS, CA 90720 (800) 797-9483 REGISTERED PROFESSIONAL ENGINEER - YEFIM TSALYUK - NO. C052871 - CIVIL - STATE OF CALIFORNIA SIGNATURE DATE	STAMP SIGNATURE DATE	STAMP I HEREBY CERTIFY THAT THE WORK SHOWN HEREON, MARKED AS 'AS-BUILT', HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCE SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK. SIGNATURE DATE

REVISIONS					
MARK	DATE	DESCRIPTION	BY	CHKD.	APPROVED

BENCH MARK	COMMUNITY DEVELOPMENT
SY3732	REVIEWED BY IN ACCORDANCE WITH CITY POLICIES AND CONDITIONS CONDITIONS OF APPROVAL; SIGNATURE DATE TITLE
VERTICAL DATUM	PUBLIC WORKS
RDBM TAG E CB RET 1FT N/O BCR @ SE COR WHITTIER BLVD & COMSTOCK AVE ELEVATION 222.30 QUAD YEAR 2013	ASSISTANT DIRECTOR OF PUBLIC WORKS DATE

CITY OF WHITTIER DEPARTMENT OF PUBLIC WORKS

ROUGH GRADING PLAN

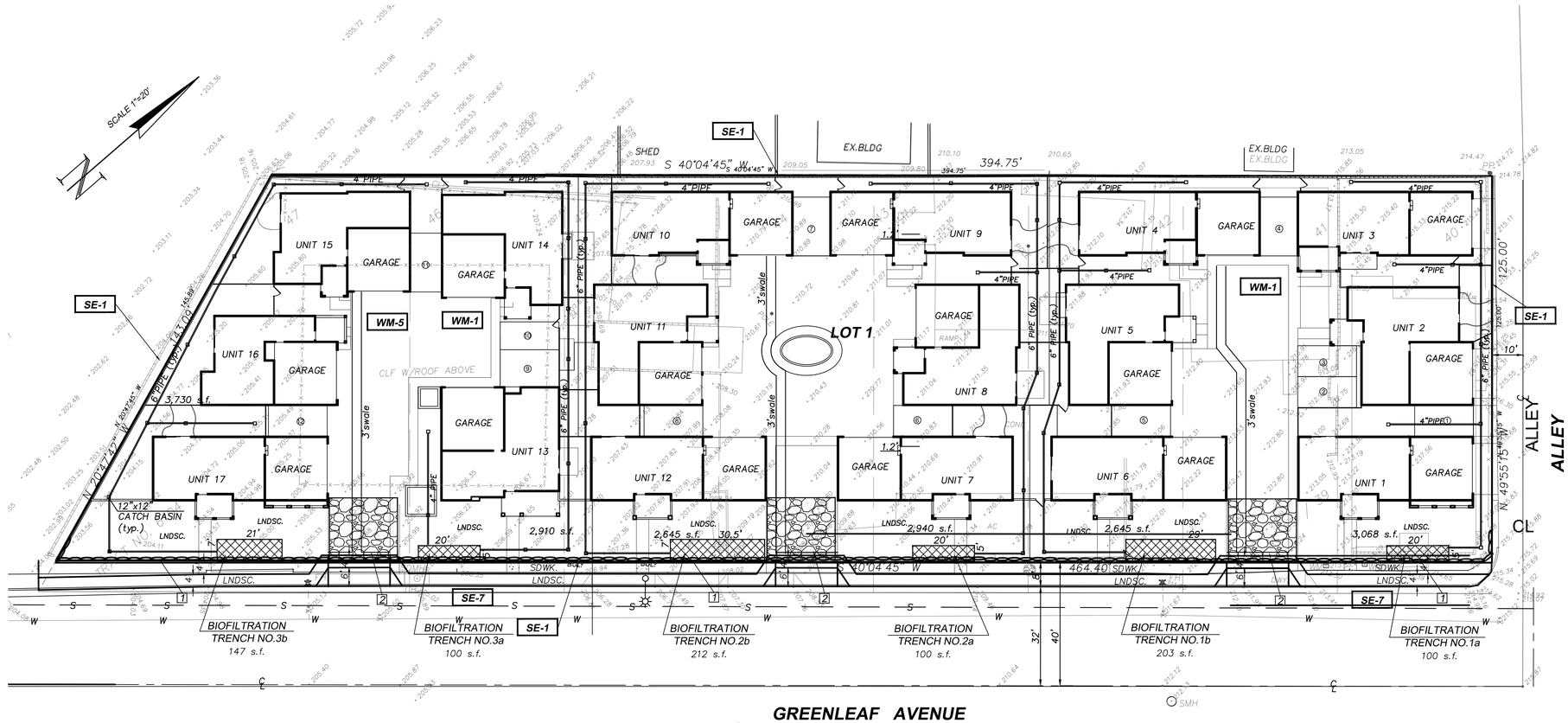
8315-8319 GREENLEAF AVENUE
WHITTIER, CA

PREPARED FOR: FLORENCE HOMES LLC
8141 2□D. □T., SUITE 520, DOWNEY, CA 90241

SHEET: 2 OF 5

GRADING PERMIT NO. ------

DATE PLOTTED



THE FOLLOWING BMP□AS OUTLINED IN, BUT NOT LIMITED TO, THE LATEST EDITION OF THE CASQA CONSTRUCTION BMP ONLINE HANDBOOK OR CALTRANS STORMWATER QUALITY HANDBOOKS (CONSTRUCTION SITE BMP MANUAL), MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL)

EROSION CONTROL
- EC1 - SCHEDULING
- EC2 - PRESERVATION OF EXISTING VEGETATION
- ECS- HYDRAULIC MULCH
- EC4- HYDROSEEDING
- ECS- SOIL BINDERS
- EC6- STRAW MULCH
- EC7- GEOTEXTILES □ MATS
- ECS- WOOD MULCHING
- EC9 - EARTH DIKES AND DRAINAGE SWALES
- EC10 - VELOCITY DISSIPATION DEVICES
- EC11 - SLOPE DRAINS
- EC12 - STREAMBANK STABILIZATION
- EC 13 - RESERVED
- EC14 - COMPOST BLANKET
- EC15 - SOIL PREPARATION□ROUGHENING
- EC16 - NON-VEGETATED STABILIZATION

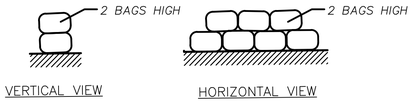
TEMPORARY SEDIMENT CONTROL
- SE1 - SILT FENCE
- SE2- SEDIMENT BASIN
- SE3- SEDIMENT TRAP
- SE4- CHECK DAM
- SE5- FIBER ROLLS
- SE6 - GRAVEL BAG BERM
- SET - STREET SWEEPING AND VACUUMING
- SE8- SANDBAG BARRIER
- SE9- STRAW BALE BARRIER
- SE10 - STORM DRAIN INLET PROTECTION
- SE11 - ACTIVE TREATMENT SYSTEMS
- SE12 - TEMPORARY SILT DIKE
- SE13 - COMPOST SOCKS □ BERMS
- SE14 - BIOFILTER BAGS

WIND EROSION CONTROL
- WE1 -WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL
- TC1 -STABILIZED CONSTRUCTION ENTRANCE EXIT
- TC2 - STABILIZED CONSTRUCTION ROADWAY
- TC3 - ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT
- NS1 -WATER CONSERVATION PRACTICES
- NS2 - DEWATERING OPERATIONS
- NS3 - PAVING AND GRINDING OPERATIONS
- NS4 - TEMPORARY STREAM CROSSING
- NS5 - CLEAR WATER DIVERSION
- NS6 - ILLICIT CONNECTION/DISCHARGE
- NS7 - POTABLE WATER/IRRIGATION
- NS8 - VEHICLE AND EQUIPMENT CLEANING
- NS9 -VEHICLE AND EQUIPMENT FUELING
- NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
- NS11 - PILE DRIVING OPERATIONS
- NS12 - XONCRETE CURING
- NS13 - CONCRETE FINISHING
- NS14 - MATERIAL AND EQUIPMENT USE
- NS15 - DEMOLITION ADJACENT TO WATER
- NS16 - TEMPORARY BATCH PLANTS

WASTE MANAGEMENT □ MATERIAL POLLUTION CONTROL
- WM1 - MATERIAL DELIVERY AND STORAGE
- WM2 - MATERIAL USE
- WM3 - STOCKPILE MANAGEMENT
- WM4 - SPILL PREVENTION AND CONTROL
- WM5 - SOLID WASTE MANAGEMENT
- WM6 - HAZARDOUS WASTE MANAGEMENT
- WM7 - CONTAMINATION SOIL MANAGEMENT
- WM8 - CONCRETE WASTE MANAGEMENT
- WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
- WM10 - LIQUID WASTE MANAGEMENT



EROSION CONTROL NOTES

1 GRAVEL BAGS PER SE4 AND DETAIL HEREON

2 CONSTRUCTION ENTRANCE PER TC1

WM-1 *MATERIAL DELIVERY STORAGE*

WM-5 *SOLID WASTE STORAGE*

SE-1 *SILT FENCE*

SE-7 *STREET SWEEPING & VACUUMING*

CONSTRUCTION MANAGEMENT PLAN NOTES

1. WORK HOURS ARE LIMITED FROM 7:00 AM TO 6:30 PM MONDAY THROUGH FRIDAY; 8:00 AM TO 6:00 PM SATURDAYS; AND 10:00 AM TO 6:00 PM SUNDAYS AND HOLIDAYS PER CITY CODE.
2. PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING AND THE ISSUANCE OF ANY CITY REQUIRED PERMITS, APPLICANT SHALL MEET ALL OF THE REQUIREMENTS CONTAINED IN THE CITY MUNICIPAL CODE.
3. APPLICANT WILL WORK DILIGENTLY TO IMPLEMENT A COMMUNICATION STRATEGY. THE COMMUNICATION STRATEGY IS INTENDED TO ENSURE THAT ALL CONSTRUCTION OPERATIONS ARE PERFORMED IN ACCORDANCE WITH ALL AGREEMENTS, ORDINANCES AND SPECIAL PERMITS APPLICABLE TO THIS PROJECT. THE CONSTRUCTION MANAGER WILL WORK CLOSELY WITH ADJACENT ABUTTERS, BUSINESSES, NEARBY CONSTRUCTION SITES, AND ALL PARTIES INFORMED, AS FAR IN ADVANCE AS POSSIBLE, OF SCHEDULED WORK, PARTICULARLY WORK ANTICIPATED TO CAUSE SIGNIFICANT NOISE, VIBRATIONS, OR DUST. THE FINAL CONSTRUCTION MANAGEMENT PLAN SHALL PROVIDE FOR THE FOLLOWING:
–CONTACT PERSON AND CONTACT INFORMATION FOR THE APPLICANT AND WHO IS AVAILABLE 24 HOURS
–CONSTRUCTION SIGNAGE POSTED ON THE SITE WITH CONTACT INFORMATION FOR CONTRACTOR
–DESCRIBE ANY ADDITIONAL COMMUNICATION STRATEGIES
–ALL CONSTRUCTION SITE SIGNAGE IS TEMPORARY AND SHALL BE REMOVED AT PROJECT COMPLETION.
4. THE CONTRACTOR SHALL SUBMIT A SCHEDULE OR TIME LINE FOR THE CONSTRUCTION PROJECT, INCLUDING ANY PHASING.
5. FINAL CONSTRUCTION MANAGEMENT PLAN WILL DEPICT ALL PROPOSED FENCING OR OTHER BARRIERS AND ACCESS GATES (WITH KNOX LOCKING DEVICES) WITH THE INTENT OF SEPARATING PEDESTRIAN AND VEHICLE CIRCULATION FROM THE CONSTRUCTION SITE.
6. CONSTRUCTION PARKING: ADEQUATE PARKING FOR CONSTRUCTION WORKERS SHALL BE PROVIDED ON SITE OR ARRANGEMENTS FOR OFF–STREET PARKING AT AN OFF–SITE LOCATION SHALL BE PROVIDED. THE PARKING ARRANGEMENTS SHALL BE INCLUDED IN FINAL CONSTRUCTION MANAGEMENT PLAN.
7. THE FINAL CONSTRUCTION MANAGEMENT PLAN WILL ADDRESS MAINTAINING THE SITE IN A SAFE CONDITION AND WILL INCLUDE THE FOLLOWING:
–REGULAR TRASH AND DEBRIS REMOVAL
–STREET CLEANING AND DAMAGE CONTROLS
–DUST CONTROLS– THE CONSTRUCTION SHALL COMPLY WITH CITY'S REQUIREMENTS ON NOISE, DUST AND DEBRIS
–NOISE: THE CONSTRUCTION SHALL COMPLY WITH CITY'S REQUIREMENTS NOISE, DUST AND DEBRIS
–RODENT CONTROL WILL BE PROVIDED, IF APPLICABLE, BY A PROFESSIONAL EXTERMINATOR AND CONSISTENT WITH THE CITY CODE.

EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES:

IN CASE OF EMERGENCY, CALL TONY ABBOUD AT 562-904-1537
- □ TOTAL DISTURBED AREA 53,697 □□ WDID #
- □ RISK LEVEL 1 2 3 (CIRCLE ONE AS DETERMINED BY STATE GENERAL PERMIT FOR SITES GREATER THAN 1 ACRE)

1. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
2. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
3. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
4. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
5. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
6. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
7. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
8. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES, THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
9. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITES AT ALL TIMES.
10. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
11. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
12. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
13. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
14. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 50□ OR GREATER PROBABILITY OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
15. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
16. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
17. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
18. AS THE ENGINEER/QSD OF RECORD, I HAVE SELECTED APPROPRIATE BMPS TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPS MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS.

YEFM "JEFF" TSALYUK 07/12/2021
CIVIL ENGINEER/QSD SIGNATURE DATE

19. THE FOLLOWING NOTES MUST BE ON THE PLAN:

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH THE SYSTEM DESIGNED TO ENSURE THAT A QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/ OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

□ □
OWNER OR AUTHORIZED REPRESENTATIVE (PERMITTEE) DATE

22. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY AS REQUIRED BY THE STATE CONSTRUCTION GENERAL PERMIT. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.
23. THE FOLLOWING BMPS FROM THE "2009 CONSTRUCTION BMP HANDBOOK/PORTAL" MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. AS AN ALTERNATIVE, DETAILS FROM "CALTRANS STORMWATER QUALITY HANDBOOKS, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) MANUAL" MAY BE USED. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

DIG ALERT
DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CIVIL ENGINEER	SOILS ENGINEER	AS–BUILT DRAWING	REVISIONS	BENCH MARK	COMMUNITY DEVELOPMENT
ITF & ASSOCIATES, INC. *11278 LOS ALAMITOS BLVD., #354* *LOS ALAMITOS, CA 90720* *(800) 797-9483* REGISTERED PROFESSIONAL ENGINEER – YEFIM TSALYUK NO. C052871 CIVIL – STATE OF CALIFORNIA SIGNATURE DATE	STAMP SIGNATURE DATE	STAMP I HEREBY CERTIFY THAT THE WORK SHOWN HEREON, MARKED AS 'AS-BUILT', HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCE SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK. SIGNATURE DATE	MARK / DATE / DESCRIPTION / BY / CHKD. / APPROVED	***SY3732***	REVIEWED BY IN ACCORDANCE WITH CITY POLICIES AND CONDITIONS CONDITIONS OF APPROVAL: SIGNATURE DATE TITLE
				VERTICAL DATUM	PUBLIC WORKS
					ASSISTANT DIRECTOR OF PUBLIC WORKS DATE

CITY OF WHITTIER DEPARTMENT OF PUBLIC WORKS

EROSION CONTROL PLAN

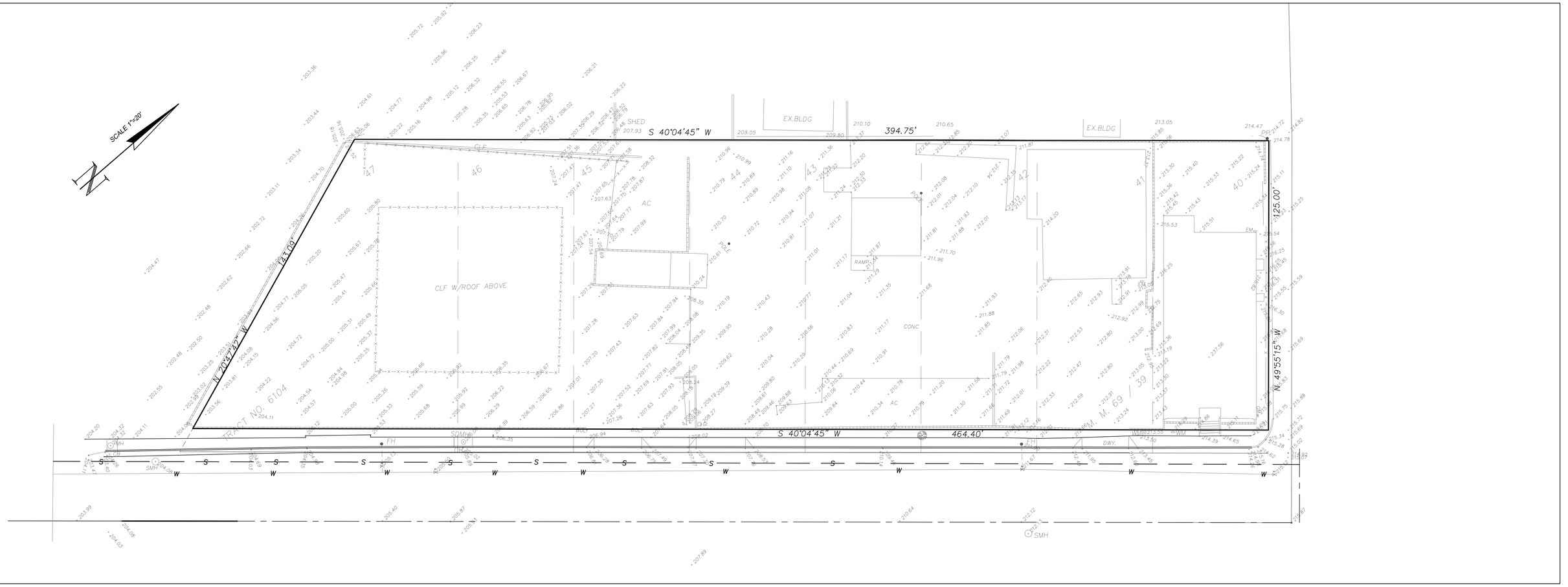
8315-8319 GREENLEAF AVENUE WHITTIER, CA

SHEET: 3 OF 5

GRADING PERMIT NO. – – – – – –

PREPARED FOR: FLORENCE HOMES LLC
8141 2□D. □T., SUITE 520, DOWNEY, CA 90241

DATE PLOTTED



LEGAL DESCRIPTION

PARCEL A:

LOT 40 OF TRACT NO. 6104, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTHEASTERLY 10 FEET THEREOF AS GRANTED TO THE CITY OF WHITTIER, RECORDED FEBRUARY 14, 1975 AS INSTRUMENT NO. 280, OFFICIAL RECORDS.

PARCEL B:

LOTS 41 TO 47 OF TRACT NO. 1604, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTHEASTERLY 10 FEET THEREOF AS GRANTED TO THE CITY OF WHITTIER, RECORDED JUNE 4, 1975, AS INSTRUMENT NO. 398, OFFICIAL RECORDS.

SURVEYOR'S NOTES:

1. DATE OF SURVEY: DECEMBER 2020

2. SITE AREA:
NET AREA: 53,697 SQ. FT., OR 1.23 ACRES
GROSS AREA: 53,697 SQ. FT., OR 1.23 ACRES

3. BASIS OF BEARINGS: CENTER LINE OF GREENLEAF AVE. BEING S 40°04'45" W AS SHOWN ON TRACT MAP NO. 6104, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGE 39, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DIG ALERT
DIAL TOLL FREE 811
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE
ALERT OF SOUTHERN
CALIFORNIA

CIVIL ENGINEER

ITF & ASSOCIATES, INC.
11278 LOS ALAMITOS BLVD., #354
LOS ALAMITOS, CA 90720
(800) 797-9483

REGISTERED PROFESSIONAL ENGINEER
YEFIM TSALYUK
NO. C052871
CIVIL
STATE OF CALIFORNIA

SIGNATURE DATE

SOILS ENGINEER

STAMP

SIGNATURE DATE

AS–BUILT DRAWING

STAMP

I HEREBY CERTIFY THAT THE WORK SHOWN HEREON, MARKED AS 'AS-BUILT', HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCE SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.

SIGNATURE DATE

REVISIONS

MARK	DATE	DESCRIPTION	BY	CHKD.	APPROVED

BENCH MARK

SY3732

VERTICAL DATUM

RDBM TAG E CB RET 1FT N/O BCR @ SE COR WHITTIER BLVD & COMSTOCK AVE
ELEVATION 222.30 QUAD
YEAR 2013

COMMUNITY DEVELOPMENT

REVIEWED BY
IN ACCORDANCE WITH CITY POLICIES AND CONDITIONS CONDITIONS OF APPROVAL.
SIGNATURE DATE
TITLE

PUBLIC WORKS

ASSISTANT DIRECTOR OF PUBLIC WORKS DATE

CITY OF WHITTIER DEPARTMENT OF PUBLIC WORKS

TOPOGRAPHIC SURVEY

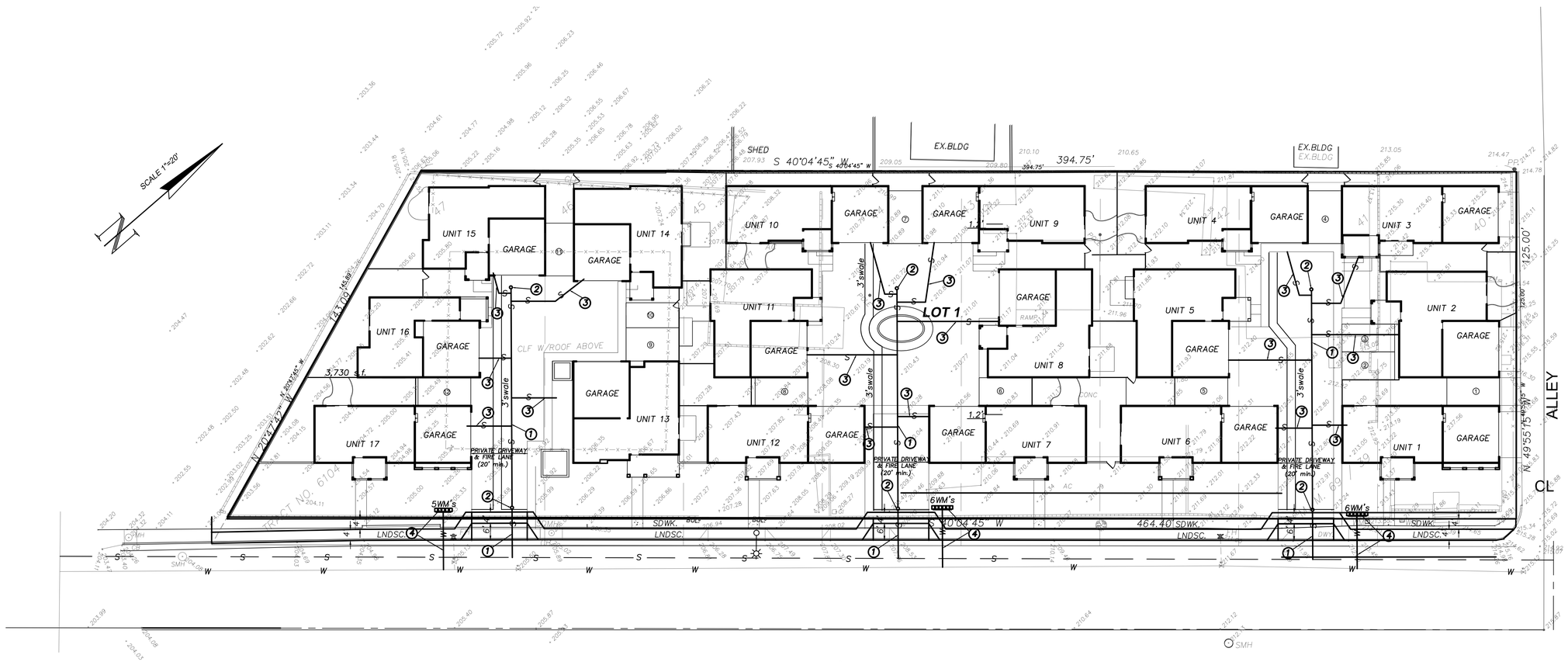
8315-8319 GREENLEAF AVENUE
WHITTIER, CA

PREPARED FOR: FLORENCE HOMES LLC
8141 2□D. □T., SUITE 520, DOWNEY, CA 90241

SHEET: 4 OF 5

GRADING PERMIT NO. _ _ _ _ _ _

DATE PLOTTED



UTILITY NOTES

1. CONSTRUCT 6" PVC SEWER LATERAL
2. CONSTRUCT SEWER CLEANOUT
3. CONSTRUCT 4" SEWER LATERAL
4. CONSTRUCT 2" WATER SERVICE WITH MANIFOLD OF WATER METERS FOR DOMESTIC (NO. OF METERS SHOWN ON THE PLAN)

DIG ALERT
DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CIVIL ENGINEER

ITF & ASSOCIATES, INC.
11278 LOS ALAMITOS BLVD., #354
LOS ALAMITOS, CA 90720
(800) 797-9483

REGISTERED PROFESSIONAL ENGINEER · YEFIM TSALYUK · NO. C052871 · CIVIL · STATE OF CALIFORNIA

SIGNATURE DATE

SOILS ENGINEER

STAMP

SIGNATURE DATE

AS–BUILT DRAWING

STAMP

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SIGNATURE DATE

REVISIONS

MARK	DATE	DESCRIPTION	BY	CHKD.	APPROVED

BENCH MARK

SY3732

VERTICAL DATUM

RDBM TAG E CB RET 1FT N/O BCR @ SE COR WHITTIER BLVD & COMSTOCK AVE
ELEVATION 222.30 QUAD
YEAR 2013

COMMUNITY DEVELOPMENT

REVIEWED BY _____
IN ACCORDANCE WITH CITY POLICIES AND CONDITIONS CONDITIONS OF APPROVAL.
SIGNATURE DATE
TITLE

PUBLIC WORKS

ASSISTANT DIRECTOR OF PUBLIC WORKS DATE

CITY OF WHITTIER DEPARTMENT OF PUBLIC WORKS

UTILITY PLAN

8315-8319 GREENLEAF AVENUE
WHITTIER, CA

PREPARED FOR: FLORENCE HOMES LLC
8141 2□D. □T., SUITE 520, DOWNEY, CA 90241

SHEET: 5 OF 5

GRADING PERMIT NO. _ _ _ _ _ _

DATE PLOTTED

SITE NOTES:

1. PROPERTY LINE
2. EX. 6' HIGH CMU WALL FENCE TO BE REPLACED WITH A NEW 6' HIGH CMU WALL WITH STUCCO FINISH. DETAIL A/ SP1
3. EX. 6' HIGH CMU WALL FENCE TO BE REMOVED.
4. NEW 6' HIGH CMU WALL FENCE.
5. EX. CHAIN FENCE TO BE REMOVED.
6. EX. DRIVEWAY APRON TO BE REMOVED; NEW CURB AND GUTTER PER CITY STANDARD.
7. NEW CONCRETE DRIVEWAY APRON PER CITY STANDARDS
8. EX. CONCRETE SIDEWALK.
9. LANDSCAPE PER CITY STANDARD.
10. EX. CONCRETE CURB.
11. EX. GUTTER.
12. EX. FIRE HYDRANT TO REMAIN.
13. EX. WATER METER TO REMAIN.
14. EX. WATER VALVE TO REMAIN.
15. EX. STORM DRAIN MANHOLE TO REMAIN.
16. EX. SEWER MANHOLE TO REMAIN.
17. EX. MANHOLE TO REMAIN.
18. EX. POWER POLE TO REMAIN.
19. NEW CONC. DRIVEWAY
20. 3' CONC. WALKWAY
21. NEW STAMPED COLORED CONC. PAVING, COLOR TO BE SCOFIELD, CHROMIX L 0288 AUTUMN BEIGE
22. 6' HIGH VINYL FENCE W/ GATE AT PRIVATE OPEN SPACE. DETAIL B/SP1
23. PRIVATE OPEN SPACE AREA
24. LANDSCAPE AREA
25. NEW STAMPED COLORED CONC. WALKWAY
26. (FIRE LANE) 20' MIN. CLEAR TO SKY PROVIDE "NO PARKING" SIGNS PER FIRE DEPARTMENT REQUIREMENTS.
27. FIRE HOSE PATH MAXIMUM 150' LONG — — —
28. NEW 24" HIGH CMU WALL WITH STUCCO FINISH TO MATCH BUILDING
29. NEW MAIL BOX WITHIN 5' FROM PL
30. CABINET STORAGE 4'-6" ABOVE FLOOR FINISH; 4' HIGH TOTAL 200 C.F MIN.
31. (3) INDIVIDUAL TRASH BINS.
32. GAS METER
33. ELEC. PANEL
34. WATER METER
35. OUTDOOR WALL MOUNTED LIGHT FIXTURE

PROJECT ADDRESS: 8315-8319 GREENLEAF AVE.
WHITTIER, CA 90602

APN: 8165-014-006, 8165-014-007, 8165-014-008, 8165-014-009, 8165-014-010

LEGAL DESCRIPTION
PARCEL A: LOT 40 OF TRACT NO. 6104, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE SOUTHEASTERLY 10 FEET THEREOF AS GRANTED TO THE CITY OF WHITTIER, RECORDED FEBRUARY 14, 1975 AS INSTRUMENT NO. 280, OFFICIAL RECORDS.
PARCEL B: LOTS 41 TO 47 OF TRACT NO. 1604, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE SOUTHEASTERLY 10 FEET THEREOF AS GRANTED TO THE CITY OF WHITTIER, RECORDED JUNE 4, 1975, AS INSTRUMENT NO. 398, OFFICIAL RECORDS.

OWNER / DEVELOPER: FLORENCE HOMES
8141 2ND ST. SUITE 520,
DOWNEY, CA 90240 562-904-1537

PROPOSED PROJECT: 1 LOT SUBDIVISION 17 DETACHED 2- STORY CONDO UNITS WITH ATTACHED 2-CAR GARAGE EACH.

TOTAL LOT AREA NET: 53,697 SQ. FT. = 1.23 ACRE
ZONE: R2 (LIGHT MULTI RESIDENTIAL)

WHITTIER MUNICIPAL CODE REQUIREMENTS:

- DENSITY: 1UNIT PER 3,000 S.F. = 14.52 UNITS PER ACRE: 14 x 1.24 = 18 UNITS
- PARKING: COVERED: (2) PER UNIT = (17x2) = 34 SPACES IN ENCLOSED GARAGES
  UNCOVERED: 0.25 PER UNIT W/ MORE THAN 2 BEDROOM: 17X0.25= 4.25
  1/4 GUEST PARKING= 17/ 4 = 4.25

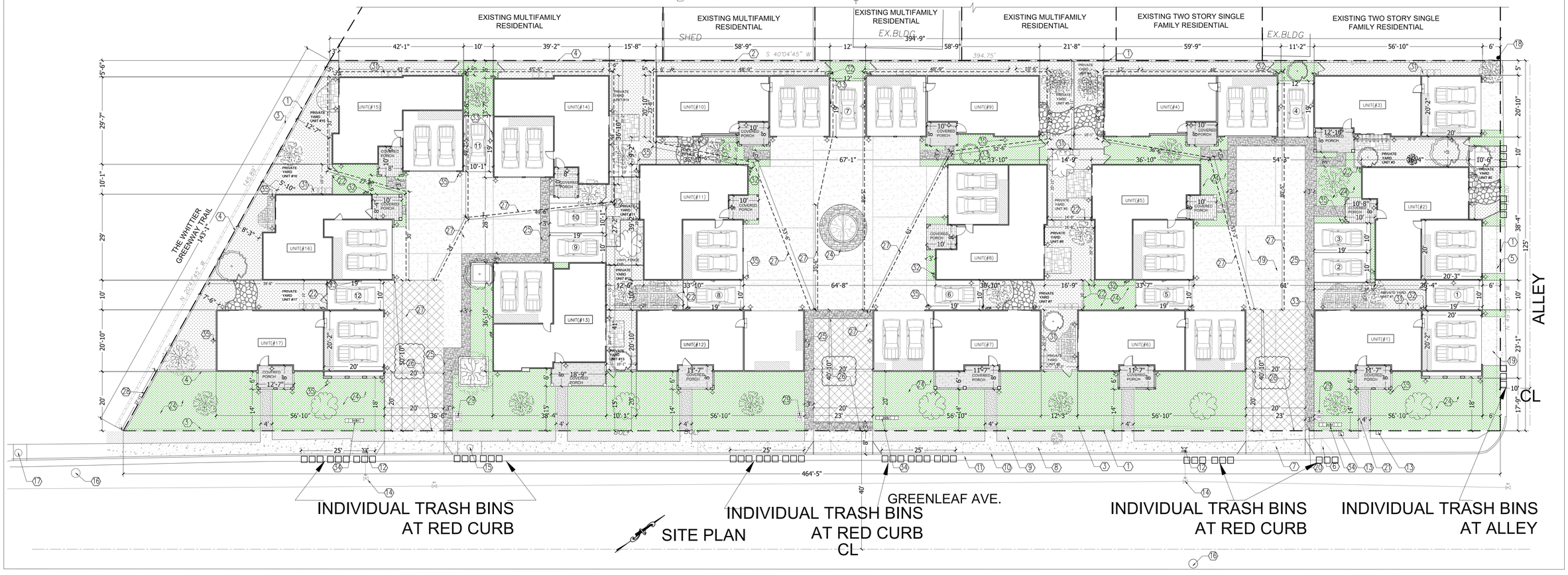
TOTAL REQUIRED UNCOVERED PARKING SPACES: 8.5 ; PROVIDED: 9 SPACES
+ 3 ADDITIONAL SPACES

- OPEN SPACE : 17 x 350 = 5,950 S.F.

- BUILDING HEIGHT: 35'
- SETBACK: FRONT: 20'; REAR: 5'; SIDE: 5'

BUILDING CODE (CBC): 2019
BUILDING OCCUPANCY GROUPS: R3 (DETACHED DWELLING UNITS)

CONSTRUCTION TYPE: V-B
FIRE SPRINKLERS: YES



SITE PLAN

REVISIONS	
1	DATE 5/ 11/ 2021
2	DATE

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

SITE PLAN
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

DATE	JAN. 2021
DRAWN BY	F.J.
SCALE	1/16"
TITLE	SITE PLAN
SHEET	SP

Appendix B Air Quality and Greenhouse Gas Emissions CalEEMod Run Sheets

Florence Homes - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Florence Homes

South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	17.00	Dwelling Unit	1.23	38,661.00	49

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Applicant provided data.

Construction Phase - Applicant provided information.

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - Applicant provided information.

Off-road Equipment -

Off-road Equipment -

Grading - Applicant provided information.

Demolition - Demolition Plan

Woodstoves - Architectural Floor Plans

Florence Homes - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Applicant provided information.

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation - Appicant provided information.

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstructionPhase	NumDays	10.00	40.00
tblConstructionPhase	NumDays	200.00	260.00
tblConstructionPhase	NumDays	4.00	15.00
tblConstructionPhase	NumDays	10.00	30.00
tblConstructionPhase	NumDays	2.00	4.00
tblConstructionPhase	PhaseEndDate	12/12/2022	3/17/2023
tblConstructionPhase	PhaseEndDate	11/14/2022	2/24/2023
tblConstructionPhase	PhaseEndDate	2/7/2022	2/25/2022
tblConstructionPhase	PhaseEndDate	11/28/2022	2/17/2023
tblConstructionPhase	PhaseEndDate	2/1/2022	2/3/2022
tblConstructionPhase	PhaseStartDate	11/29/2022	1/23/2023
tblConstructionPhase	PhaseStartDate	2/8/2022	2/28/2022
tblConstructionPhase	PhaseStartDate	2/2/2022	2/7/2022
tblConstructionPhase	PhaseStartDate	11/15/2022	1/9/2023
tblConstructionPhase	PhaseStartDate	1/29/2022	1/31/2022
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblFireplaces	NumberGas	14.45	0.00
tblFireplaces	NumberNoFireplace	1.70	0.00
tblFireplaces	NumberWood	0.85	0.00
tblGrading	AcresOfGrading	1.75	1.23
tblGrading	MaterialImported	0.00	620.00
tblLandUse	LandUseSquareFeet	17,000.00	38,661.00
tblLandUse	LotAcreage	1.06	1.23
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblSequestration	NumberOfNewTrees	0.00	62.00
tblWoodstoves	NumberCatalytic	0.85	0.00
tblWoodstoves	NumberNoncatalytic	0.85	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00

2.0 Emissions Summary

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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					
2022	0.9779	13.2929	7.4635	0.0482	5.9181	0.4756	6.3936	3.0196	0.4383	3.4579	0.0000	5,219.8495	5,219.8495	0.4146	0.7451	5,452.2472
2023	7.1310	9.1176	13.2173	0.0217	0.3146	0.4703	0.7849	0.0837	0.4392	0.5230	0.0000	2,092.1442	2,092.1442	0.5079	0.0122	2,108.4668
Maximum	**7.1310**	**13.2929**	**13.2173**	**0.0482**	**5.9181**	**0.4756**	**6.3936**	**3.0196**	**0.4392**	**3.4579**	**0.0000**	**5,219.8495**	**5,219.8495**	**0.5079**	**0.7451**	**5,452.2472**

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					
2022	0.9779	13.2929	7.4635	0.0482	2.8406	0.4756	3.3162	1.4072	0.4383	1.8455	0.0000	5,219.8495	5,219.8495	0.4146	0.7451	5,452.2472
2023	7.1310	9.1176	13.2173	0.0217	0.3146	0.4703	0.7849	0.0837	0.4392	0.5230	0.0000	2,092.1442	2,092.1442	0.5079	0.0122	2,108.4668
Maximum	**7.1310**	**13.2929**	**13.2173**	**0.0482**	**2.8406**	**0.4756**	**3.3162**	**1.4072**	**0.4392**	**1.8455**	**0.0000**	**5,219.8495**	**5,219.8495**	**0.5079**	**0.7451**	**5,452.2472**

Florence Homes - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	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	49.38	0.00	42.87	51.96	0.00	40.50	0.00	0.00	0.00	0.00	0.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	0.8740	0.0162	1.4028	7.0000e-005		7.7600e-003	7.7600e-003		7.7600e-003	7.7600e-003	0.0000	2.5254	2.5254	2.4300e-003	0.0000	2.5861
Energy	8.1200e-003	0.0694	0.0295	4.4000e-004		5.6100e-003	5.6100e-003		5.6100e-003	5.6100e-003		88.5592	88.5592	1.7000e-003	1.6200e-003	89.0855
Mobile	0.4075	0.4961	4.1797	9.3100e-003	0.9963	6.9100e-003	1.0032	0.2655	6.4200e-003	0.2719		948.6161	948.6161	0.0620	0.0425	962.8179
Total	**1.2896**	**0.5817**	**5.6121**	**9.8200e-003**	**0.9963**	**0.0203**	**1.0166**	**0.2655**	**0.0198**	**0.2853**	**0.0000**	**1,039.7007**	**1,039.7007**	**0.0661**	**0.0441**	**1,054.4895**

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	0.8641	0.0145	1.2345	6.0000e-005		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003	0.0000	2.1463	2.1463	1.8500e-003	0.0000	2.1925
Energy	7.8700e-003	0.0673	0.0286	4.3000e-004		5.4400e-003	5.4400e-003		5.4400e-003	5.4400e-003		85.8803	85.8803	1.6500e-003	1.5700e-003	86.3907
Mobile	0.3928	0.4686	3.9436	8.6800e-003	0.9276	6.4700e-003	0.9340	0.2472	6.0100e-003	0.2532		884.6087	884.6087	0.0589	0.0401	898.0365
Total	**1.2648**	**0.5504**	**5.2067**	**9.1700e-003**	**0.9276**	**0.0187**	**0.9462**	**0.2472**	**0.0182**	**0.2654**	**0.0000**	**972.6352**	**972.6352**	**0.0624**	**0.0417**	**986.6196**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	1.93	5.38	7.22	6.62	6.90	7.89	6.92	6.90	7.93	6.97	0.00	6.45	6.45	5.58	5.42	6.44

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	1/3/2022	1/28/2022	5	20	
2	Site Preparation	Site Preparation	1/31/2022	2/3/2022	5	4	
3	Grading	Grading	2/7/2022	2/25/2022	5	15	
4	Building Construction	Building Construction	2/28/2022	2/24/2023	5	260	
5	Paving	Paving	1/9/2023	2/17/2023	5	30	
6	Architectural Coating	Architectural Coating	1/23/2023	3/17/2023	5	40	

Acres of Grading (Site Preparation Phase): 1.23

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 78,289; Residential Outdoor: 26,096; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Grading	Excavators	1	8.00	158	0.38
Building Construction	Forklifts	2	6.00	89	0.20
Paving	Pavers	1	6.00	130	0.42

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Demolition	Excavators	1	8.00	158	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	3.00	0.00	1,412.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	61.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	2	12.00	2.00	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	2.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Alternative Fuel for Construction Equipment

Water Exposed Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2022

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	0.2034	1.7859	3.2714	5.1900e-003		0.0864	0.0864		0.0794	0.0794		502.5154	502.5154	0.1625		506.5784
Total	**0.2034**	**1.7859**	**3.2714**	**5.1900e-003**		**0.0864**	**0.0864**		**0.0794**	**0.0794**		**502.5154**	**502.5154**	**0.1625**		**506.5784**

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	0.2901	11.4991	2.6819	0.0428	1.2349	0.0923	1.3272	0.3385	0.0883	0.4268		4,688.4418	4,688.4418	0.2513	0.7443	4,916.5241
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
Worker	0.0109	7.9500e-003	0.1034	2.9000e-004	0.0335	2.0000e-004	0.0337	8.8900e-003	1.8000e-004	9.0800e-003		28.8923	28.8923	8.1000e-004	7.8000e-004	29.1447
Total	**0.3009**	**11.5071**	**2.7853**	**0.0430**	**1.2685**	**0.0925**	**1.3609**	**0.3474**	**0.0885**	**0.4359**		**4,717.3341**	**4,717.3341**	**0.2521**	**0.7451**	**4,945.6688**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2022

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	0.2034	1.7859	3.2714	5.1900e-003		0.0864	0.0864		0.0794	0.0794	0.0000	502.5154	502.5154	0.1625		506.5784
Total	**0.2034**	**1.7859**	**3.2714**	**5.1900e-003**		**0.0864**	**0.0864**		**0.0794**	**0.0794**	**0.0000**	**502.5154**	**502.5154**	**0.1625**		**506.5784**

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	0.2901	11.4991	2.6819	0.0428	1.2349	0.0923	1.3272	0.3385	0.0883	0.4268		4,688.4418	4,688.4418	0.2513	0.7443	4,916.5241
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
Worker	0.0109	7.9500e-003	0.1034	2.9000e-004	0.0335	2.0000e-004	0.0337	8.8900e-003	1.8000e-004	9.0800e-003		28.8923	28.8923	8.1000e-004	7.8000e-004	29.1447
Total	**0.3009**	**11.5071**	**2.7853**	**0.0430**	**1.2685**	**0.0925**	**1.3609**	**0.3474**	**0.0885**	**0.4359**		**4,717.3341**	**4,717.3341**	**0.2521**	**0.7451**	**4,945.6688**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 2022

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					5.5954	0.0000	5.5954	2.9317	0.0000	2.9317			0.0000			0.0000
Off-Road	0.8972	9.3701	5.3722	0.0106		0.4553	0.4553		0.4189	0.4189		1,024.8949	1,024.8949	0.3315		1,033.1817
Total	**0.8972**	**9.3701**	**5.3722**	**0.0106**	**5.5954**	**0.4553**	**6.0507**	**2.9317**	**0.4189**	**3.3506**		**1,024.8949**	**1,024.8949**	**0.3315**		**1,033.1817**

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	0.0627	2.4839	0.5793	9.2300e-003	0.2668	0.0199	0.2867	0.0731	0.0191	0.0922		1,012.7300	1,012.7300	0.0543	0.1608	1,061.9971
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
Worker	0.0181	0.0133	0.1723	4.8000e-004	0.0559	3.3000e-004	0.0562	0.0148	3.1000e-004	0.0151		48.1539	48.1539	1.3500e-003	1.3000e-003	48.5745
Total	**0.0808**	**2.4971**	**0.7516**	**9.7100e-003**	**0.3226**	**0.0203**	**0.3429**	**0.0879**	**0.0194**	**0.1073**		**1,060.8838**	**1,060.8838**	**0.0556**	**0.1621**	**1,110.5715**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.5179	0.0000	2.5179	1.3193	0.0000	1.3193			0.0000			0.0000
Off-Road	0.8972	9.3701	5.3722	0.0106		0.4553	0.4553		0.4189	0.4189	0.0000	1,024.8949	1,024.8949	0.3315		1,033.1817
Total	**0.8972**	**9.3701**	**5.3722**	**0.0106**	**2.5179**	**0.4553**	**2.9733**	**1.3193**	**0.4189**	**1.7381**	**0.0000**	**1,024.8949**	**1,024.8949**	**0.3315**		**1,033.1817**

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	0.0627	2.4839	0.5793	9.2300e-003	0.2668	0.0199	0.2867	0.0731	0.0191	0.0922		1,012.7300	1,012.7300	0.0543	0.1608	1,061.9971
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
Worker	0.0181	0.0133	0.1723	4.8000e-004	0.0559	3.3000e-004	0.0562	0.0148	3.1000e-004	0.0151		48.1539	48.1539	1.3500e-003	1.3000e-003	48.5745
Total	**0.0808**	**2.4971**	**0.7516**	**9.7100e-003**	**0.3226**	**0.0203**	**0.3429**	**0.0879**	**0.0194**	**0.1073**		**1,060.8838**	**1,060.8838**	**0.0556**	**0.1621**	**1,110.5715**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2022

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	0.4917	4.7182	7.1878	0.0106		0.2441	0.2441		0.2245	0.2245		1,029.6835	1,029.6835	0.3330		1,038.0090
Total	**0.4917**	**4.7182**	**7.1878**	**0.0106**	**0.0000**	**0.2441**	**0.2441**	**0.0000**	**0.2245**	**0.2245**		**1,029.6835**	**1,029.6835**	**0.3330**		**1,038.0090**

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	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
Worker	0.0290	0.0212	0.2757	7.6000e-004	0.0894	5.3000e-004	0.0900	0.0237	4.9000e-004	0.0242		77.0462	77.0462	2.1600e-003	2.0800e-003	77.7191
Total	**0.0290**	**0.0212**	**0.2757**	**7.6000e-004**	**0.0894**	**5.3000e-004**	**0.0900**	**0.0237**	**4.9000e-004**	**0.0242**		**77.0462**	**77.0462**	**2.1600e-003**	**2.0800e-003**	**77.7191**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2022

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	0.4917	4.7182	7.1878	0.0106		0.2441	0.2441		0.2245	0.2245	0.0000	1,029.6835	1,029.6835	0.3330		1,038.0090
Total	**0.4917**	**4.7182**	**7.1878**	**0.0106**	**0.0000**	**0.2441**	**0.2441**	**0.0000**	**0.2245**	**0.2245**	**0.0000**	**1,029.6835**	**1,029.6835**	**0.3330**		**1,038.0090**

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	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
Worker	0.0290	0.0212	0.2757	7.6000e-004	0.0894	5.3000e-004	0.0900	0.0237	4.9000e-004	0.0242		77.0462	77.0462	2.1600e-003	2.0800e-003	77.7191
Total	**0.0290**	**0.0212**	**0.2757**	**7.6000e-004**	**0.0894**	**5.3000e-004**	**0.0900**	**0.0237**	**4.9000e-004**	**0.0242**		**77.0462**	**77.0462**	**2.1600e-003**	**2.0800e-003**	**77.7191**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2022

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	0.1704	1.5824	1.7306	2.2900e-003		0.1048	0.1048		0.0964	0.0964		222.0463	222.0463	0.0718		223.8416
Total	**0.1704**	**1.5824**	**1.7306**	**2.2900e-003**		**0.1048**	**0.1048**		**0.0964**	**0.0964**		**222.0463**	**222.0463**	**0.0718**		**223.8416**

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	0.0000
Vendor	3.5800e-003	0.0971	0.0331	3.8000e-004	0.0128	9.8000e-004	0.0138	3.6900e-003	9.3000e-004	4.6200e-003		41.1545	41.1545	1.3700e-003	5.9700e-003	42.9683
Worker	0.0435	0.0318	0.4135	1.1400e-003	0.1341	8.0000e-004	0.1349	0.0356	7.4000e-004	0.0363		115.5692	115.5692	3.2500e-003	3.1200e-003	116.5787
Total	**0.0471**	**0.1289**	**0.4465**	**1.5200e-003**	**0.1469**	**1.7800e-003**	**0.1487**	**0.0393**	**1.6700e-003**	**0.0409**		**156.7237**	**156.7237**	**4.6200e-003**	**9.0900e-003**	**159.5469**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2022

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	0.1704	1.5824	1.7306	2.2900e-003		0.1048	0.1048		0.0964	0.0964	0.0000	222.0463	222.0463	0.0718		223.8416
Total	**0.1704**	**1.5824**	**1.7306**	**2.2900e-003**		**0.1048**	**0.1048**		**0.0964**	**0.0964**	**0.0000**	**222.0463**	**222.0463**	**0.0718**		**223.8416**

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	0.0000
Vendor	3.5800e-003	0.0971	0.0331	3.8000e-004	0.0128	9.8000e-004	0.0138	3.6900e-003	9.3000e-004	4.6200e-003		41.1545	41.1545	1.3700e-003	5.9700e-003	42.9683
Worker	0.0435	0.0318	0.4135	1.1400e-003	0.1341	8.0000e-004	0.1349	0.0356	7.4000e-004	0.0363		115.5692	115.5692	3.2500e-003	3.1200e-003	116.5787
Total	**0.0471**	**0.1289**	**0.4465**	**1.5200e-003**	**0.1469**	**1.7800e-003**	**0.1487**	**0.0393**	**1.6700e-003**	**0.0409**		**156.7237**	**156.7237**	**4.6200e-003**	**9.0900e-003**	**159.5469**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2023

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	0.1538	1.4395	1.7172	2.2900e-003		0.0890	0.0890		0.0818	0.0818		222.0463	222.0463	0.0718		223.8416
Total	**0.1538**	**1.4395**	**1.7172**	**2.2900e-003**		**0.0890**	**0.0890**		**0.0818**	**0.0818**		**222.0463**	**222.0463**	**0.0718**		**223.8416**

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	0.0000
Vendor	2.1200e-003	0.0762	0.0295	3.6000e-004	0.0128	4.2000e-004	0.0132	3.6900e-003	4.1000e-004	4.0900e-003		39.2771	39.2771	1.3100e-003	5.6900e-003	41.0058
Worker	0.0404	0.0281	0.3809	1.1100e-003	0.1341	7.5000e-004	0.1349	0.0356	6.9000e-004	0.0363		111.8599	111.8599	2.9200e-003	2.8800e-003	112.7902
Total	**0.0426**	**0.1043**	**0.4104**	**1.4700e-003**	**0.1469**	**1.1700e-003**	**0.1481**	**0.0393**	**1.1000e-003**	**0.0404**		**151.1370**	**151.1370**	**4.2300e-003**	**8.5700e-003**	**153.7960**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2023

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	0.1538	1.4395	1.7172	2.2900e-003		0.0890	0.0890		0.0818	0.0818	0.0000	222.0463	222.0463	0.0718		223.8416
Total	**0.1538**	**1.4395**	**1.7172**	**2.2900e-003**		**0.0890**	**0.0890**		**0.0818**	**0.0818**	**0.0000**	**222.0463**	**222.0463**	**0.0718**		**223.8416**

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	0.0000
Vendor	2.1200e-003	0.0762	0.0295	3.6000e-004	0.0128	4.2000e-004	0.0132	3.6900e-003	4.1000e-004	4.0900e-003		39.2771	39.2771	1.3100e-003	5.6900e-003	41.0058
Worker	0.0404	0.0281	0.3809	1.1100e-003	0.1341	7.5000e-004	0.1349	0.0356	6.9000e-004	0.0363		111.8599	111.8599	2.9200e-003	2.8800e-003	112.7902
Total	**0.0426**	**0.1043**	**0.4104**	**1.4700e-003**	**0.1469**	**1.1700e-003**	**0.1481**	**0.0393**	**1.1000e-003**	**0.0404**		**151.1370**	**151.1370**	**4.2300e-003**	**8.5700e-003**	**153.7960**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2023

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	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6446**	**6.2357**	**8.8024**	**0.0136**		**0.3084**	**0.3084**		**0.2846**	**0.2846**		**1,297.6880**	**1,297.6880**	**0.4114**		**1,307.9725**

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	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
Worker	0.0438	0.0305	0.4127	1.2000e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		121.1816	121.1816	3.1600e-003	3.1200e-003	122.1894
Total	**0.0438**	**0.0305**	**0.4127**	**1.2000e-003**	**0.1453**	**8.2000e-004**	**0.1461**	**0.0385**	**7.5000e-004**	**0.0393**		**121.1816**	**121.1816**	**3.1600e-003**	**3.1200e-003**	**122.1894**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2023

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	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6446**	**6.2357**	**8.8024**	**0.0136**		**0.3084**	**0.3084**		**0.2846**	**0.2846**	**0.0000**	**1,297.6880**	**1,297.6880**	**0.4114**		**1,307.9725**

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	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
Worker	0.0438	0.0305	0.4127	1.2000e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		121.1816	121.1816	3.1600e-003	3.1200e-003	122.1894
Total	**0.0438**	**0.0305**	**0.4127**	**1.2000e-003**	**0.1453**	**8.2000e-004**	**0.1461**	**0.0385**	**7.5000e-004**	**0.0393**		**121.1816**	**121.1816**	**3.1600e-003**	**3.1200e-003**	**122.1894**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2023

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	6.0478					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**6.2395**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

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	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
Worker	6.7400e-003	4.6900e-003	0.0635	1.8000e-004	0.0224	1.3000e-004	0.0225	5.9300e-003	1.2000e-004	6.0400e-003		18.6433	18.6433	4.9000e-004	4.8000e-004	18.7984
Total	**6.7400e-003**	**4.6900e-003**	**0.0635**	**1.8000e-004**	**0.0224**	**1.3000e-004**	**0.0225**	**5.9300e-003**	**1.2000e-004**	**6.0400e-003**		**18.6433**	**18.6433**	**4.9000e-004**	**4.8000e-004**	**18.7984**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2023

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	6.0478					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**6.2395**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

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	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
Worker	6.7400e-003	4.6900e-003	0.0635	1.8000e-004	0.0224	1.3000e-004	0.0225	5.9300e-003	1.2000e-004	6.0400e-003		18.6433	18.6433	4.9000e-004	4.8000e-004	18.7984
Total	**6.7400e-003**	**4.6900e-003**	**0.0635**	**1.8000e-004**	**0.0224**	**1.3000e-004**	**0.0225**	**5.9300e-003**	**1.2000e-004**	**6.0400e-003**		**18.6433**	**18.6433**	**4.9000e-004**	**4.8000e-004**	**18.7984**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3928	0.4686	3.9436	8.6800e-003	0.9276	6.4700e-003	0.9340	0.2472	6.0100e-003	0.2532		884.6087	884.6087	0.0589	0.0401	898.0365
Unmitigated	0.4075	0.4961	4.1797	9.3100e-003	0.9963	6.9100e-003	1.0032	0.2655	6.4200e-003	0.2719		948.6161	948.6161	0.0620	0.0425	962.8179

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	124.44	138.38	106.76	423,405	394,190
Total	124.44	138.38	106.76	423,405	394,190

4.3 Trip Type Information

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.543139	0.060749	0.184760	0.130258	0.023830	0.006353	0.011718	0.009137	0.000812	0.000509	0.024193	0.000750	0.003791

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

Kilowatt Hours of Renewable Electricity Generated

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	7.8700e-003	0.0673	0.0286	4.3000e-004		5.4400e-003	5.4400e-003		5.4400e-003	5.4400e-003		85.8803	85.8803	1.6500e-003	1.5700e-003	86.3907
NaturalGas Unmitigated	8.1200e-003	0.0694	0.0295	4.4000e-004		5.6100e-003	5.6100e-003		5.6100e-003	5.6100e-003		88.5592	88.5592	1.7000e-003	1.6200e-003	89.0855

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	752.753	8.1200e-003	0.0694	0.0295	4.4000e-004		5.6100e-003	5.6100e-003		5.6100e-003	5.6100e-003		88.5592	88.5592	1.7000e-003	1.6200e-003	89.0855
Total		**8.1200e-003**	**0.0694**	**0.0295**	**4.4000e-004**		**5.6100e-003**	**5.6100e-003**		**5.6100e-003**	**5.6100e-003**		**88.5592**	**88.5592**	**1.7000e-003**	**1.6200e-003**	**89.0855**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	0.729983	7.8700e-003	0.0673	0.0286	4.3000e-004		5.4400e-003	5.4400e-003		5.4400e-003	5.4400e-003		85.8803	85.8803	1.6500e-003	1.5700e-003	86.3907
Total		**7.8700e-003**	**0.0673**	**0.0286**	**4.3000e-004**		**5.4400e-003**	**5.4400e-003**		**5.4400e-003**	**5.4400e-003**		**85.8803**	**85.8803**	**1.6500e-003**	**1.5700e-003**	**86.3907**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Electric Lawnmower

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Use Electric Leafblower

Use Electric Chainsaw

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

No Hearths Installed

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.8641	0.0145	1.2345	6.0000e-005		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003	0.0000	2.1463	2.1463	1.8500e-003	0.0000	2.1925
Unmitigated	0.8740	0.0162	1.4028	7.0000e-005		7.7600e-003	7.7600e-003		7.7600e-003	7.7600e-003	0.0000	2.5254	2.5254	2.4300e-003	0.0000	2.5861

Florence Homes - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	0.0663					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7655					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0423	0.0162	1.4028	7.0000e-005		7.7600e-003	7.7600e-003		7.7600e-003	7.7600e-003		2.5254	2.5254	2.4300e-003		2.5861
Total	**0.8740**	**0.0162**	**1.4028**	**7.0000e-005**		**7.7600e-003**	**7.7600e-003**		**7.7600e-003**	**7.7600e-003**	**0.0000**	**2.5254**	**2.5254**	**2.4300e-003**	**0.0000**	**2.5861**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	0.0663					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7655					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0323	0.0145	1.2345	6.0000e-005		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003		2.1463	2.1463	1.8500e-003		2.1925
Total	**0.8641**	**0.0145**	**1.2345**	**6.0000e-005**		**6.7700e-003**	**6.7700e-003**		**6.7700e-003**	**6.7700e-003**	**0.0000**	**2.1463**	**2.1463**	**1.8500e-003**	**0.0000**	**2.1925**

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

Use Water Efficient Landscaping

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Florence Homes - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Florence Homes

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	17.00	Dwelling Unit	1.23	38,661.00	49

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Applicant provided data.

Construction Phase - Applicant provided information.

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - Applicant provided information.

Off-road Equipment -

Off-road Equipment -

Grading - Applicant provided information.

Demolition - Demolition Plan

Woodstoves - Architectural Floor Plans

Florence Homes - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Applicant provided information.

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation - Appicant provided information.

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstructionPhase	NumDays	10.00	40.00
tblConstructionPhase	NumDays	200.00	260.00
tblConstructionPhase	NumDays	4.00	15.00
tblConstructionPhase	NumDays	10.00	30.00
tblConstructionPhase	NumDays	2.00	4.00
tblConstructionPhase	PhaseEndDate	12/12/2022	3/17/2023
tblConstructionPhase	PhaseEndDate	11/14/2022	2/24/2023
tblConstructionPhase	PhaseEndDate	2/7/2022	2/25/2022
tblConstructionPhase	PhaseEndDate	11/28/2022	2/17/2023
tblConstructionPhase	PhaseEndDate	2/1/2022	2/3/2022
tblConstructionPhase	PhaseStartDate	11/29/2022	1/23/2023
tblConstructionPhase	PhaseStartDate	2/8/2022	2/28/2022
tblConstructionPhase	PhaseStartDate	2/2/2022	2/7/2022
tblConstructionPhase	PhaseStartDate	11/15/2022	1/9/2023
tblConstructionPhase	PhaseStartDate	1/29/2022	1/31/2022
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblFireplaces	NumberGas	14.45	0.00
tblFireplaces	NumberNoFireplace	1.70	0.00
tblFireplaces	NumberWood	0.85	0.00
tblGrading	AcresOfGrading	1.75	1.23
tblGrading	MaterialImported	0.00	620.00
tblLandUse	LandUseSquareFeet	17,000.00	38,661.00
tblLandUse	LotAcreage	1.06	1.23
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblSequestration	NumberOfNewTrees	0.00	62.00
tblWoodstoves	NumberCatalytic	0.85	0.00
tblWoodstoves	NumberNoncatalytic	0.85	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00

2.0 Emissions Summary

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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					
2022	0.9788	12.8082	7.4928	0.0482	5.9181	0.4755	6.3936	3.0196	0.4382	3.4578	0.0000	5,219.9068	5,219.9068	0.4151	0.7447	5,452.2154
2023	7.1263	9.1086	13.3064	0.0218	0.3146	0.4703	0.7849	0.0837	0.4392	0.5230	0.0000	2,107.5785	2,107.5785	0.5078	0.0118	2,123.7841
Maximum	**7.1263**	**12.8082**	**13.3064**	**0.0482**	**5.9181**	**0.4755**	**6.3936**	**3.0196**	**0.4392**	**3.4578**	**0.0000**	**5,219.9068**	**5,219.9068**	**0.5078**	**0.7447**	**5,452.2154**

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					
2022	0.9788	12.8082	7.4928	0.0482	2.8406	0.4755	3.3161	1.4072	0.4382	1.8454	0.0000	5,219.9068	5,219.9068	0.4151	0.7447	5,452.2154
2023	7.1263	9.1086	13.3064	0.0218	0.3146	0.4703	0.7849	0.0837	0.4392	0.5230	0.0000	2,107.5785	2,107.5785	0.5078	0.0118	2,123.7841
Maximum	**7.1263**	**12.8082**	**13.3064**	**0.0482**	**2.8406**	**0.4755**	**3.3161**	**1.4072**	**0.4392**	**1.8454**	**0.0000**	**5,219.9068**	**5,219.9068**	**0.5078**	**0.7447**	**5,452.2154**

Florence Homes - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	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	49.38	0.00	42.87	51.96	0.00	40.50	0.00	0.00	0.00	0.00	0.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	0.8740	0.0162	1.4028	7.0000e-005		7.7600e-003	7.7600e-003		7.7600e-003	7.7600e-003	0.0000	2.5254	2.5254	2.4300e-003	0.0000	2.5861
Energy	8.1200e-003	0.0694	0.0295	4.4000e-004		5.6100e-003	5.6100e-003		5.6100e-003	5.6100e-003		88.5592	88.5592	1.7000e-003	1.6200e-003	89.0855
Mobile	0.4225	0.4615	4.3425	9.7600e-003	0.9963	6.9000e-003	1.0032	0.2655	6.4200e-003	0.2719		994.9159	994.9159	0.0603	0.0408	1,008.5895
Total	**1.3046**	**0.5471**	**5.7749**	**0.0103**	**0.9963**	**0.0203**	**1.0166**	**0.2655**	**0.0198**	**0.2853**	**0.0000**	**1,086.0005**	**1,086.0005**	**0.0644**	**0.0425**	**1,100.2611**

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	0.8641	0.0145	1.2345	6.0000e-005		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003	0.0000	2.1463	2.1463	1.8500e-003	0.0000	2.1925
Energy	7.8700e-003	0.0673	0.0286	4.3000e-004		5.4400e-003	5.4400e-003		5.4400e-003	5.4400e-003		85.8803	85.8803	1.6500e-003	1.5700e-003	86.3907
Mobile	0.4079	0.4359	4.0870	9.1000e-003	0.9276	6.4600e-003	0.9340	0.2472	6.0100e-003	0.2532		927.6926	927.6926	0.0572	0.0386	940.6156
Total	**1.2798**	**0.5177**	**5.3501**	**9.5900e-003**	**0.9276**	**0.0187**	**0.9462**	**0.2472**	**0.0182**	**0.2654**	**0.0000**	**1,015.7192**	**1,015.7192**	**0.0607**	**0.0401**	**1,029.1988**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	1.90	5.37	7.35	6.62	6.90	7.89	6.92	6.90	7.93	6.97	0.00	6.47	6.47	5.78	5.44	6.46

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	1/3/2022	1/28/2022	5	20	
2	Site Preparation	Site Preparation	1/31/2022	2/3/2022	5	4	
3	Grading	Grading	2/7/2022	2/25/2022	5	15	
4	Building Construction	Building Construction	2/28/2022	2/24/2023	5	260	
5	Paving	Paving	1/9/2023	2/17/2023	5	30	
6	Architectural Coating	Architectural Coating	1/23/2023	3/17/2023	5	40	

Acres of Grading (Site Preparation Phase): 1.23

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 78,289; Residential Outdoor: 26,096; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Grading	Excavators	1	8.00	158	0.38
Building Construction	Forklifts	2	6.00	89	0.20
Paving	Pavers	1	6.00	130	0.42

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Demolition	Excavators	1	8.00	158	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	3.00	0.00	1,412.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	61.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	2	12.00	2.00	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	2.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Alternative Fuel for Construction Equipment

Water Exposed Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2022

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	0.2034	1.7859	3.2714	5.1900e-003		0.0864	0.0864		0.0794	0.0794		502.5154	502.5154	0.1625		506.5784
Total	**0.2034**	**1.7859**	**3.2714**	**5.1900e-003**		**0.0864**	**0.0864**		**0.0794**	**0.0794**		**502.5154**	**502.5154**	**0.1625**		**506.5784**

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	0.2983	11.0151	2.6324	0.0427	1.2349	0.0921	1.3270	0.3385	0.0881	0.4266		4,686.7154	4,686.7154	0.2517	0.7440	4,914.7222
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
Worker	0.0103	7.2700e-003	0.1144	3.0000e-004	0.0335	2.0000e-004	0.0337	8.8900e-003	1.8000e-004	9.0800e-003		30.6760	30.6760	8.0000e-004	7.3000e-004	30.9147
Total	**0.3086**	**11.0224**	**2.7468**	**0.0430**	**1.2685**	**0.0923**	**1.3608**	**0.3474**	**0.0883**	**0.4357**		**4,717.3914**	**4,717.3914**	**0.2525**	**0.7447**	**4,945.6369**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2022

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	0.2034	1.7859	3.2714	5.1900e-003		0.0864	0.0864		0.0794	0.0794	0.0000	502.5154	502.5154	0.1625		506.5784
Total	**0.2034**	**1.7859**	**3.2714**	**5.1900e-003**		**0.0864**	**0.0864**		**0.0794**	**0.0794**	**0.0000**	**502.5154**	**502.5154**	**0.1625**		**506.5784**

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	0.2983	11.0151	2.6324	0.0427	1.2349	0.0921	1.3270	0.3385	0.0881	0.4266		4,686.7154	4,686.7154	0.2517	0.7440	4,914.7222
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
Worker	0.0103	7.2700e-003	0.1144	3.0000e-004	0.0335	2.0000e-004	0.0337	8.8900e-003	1.8000e-004	9.0800e-003		30.6760	30.6760	8.0000e-004	7.3000e-004	30.9147
Total	**0.3086**	**11.0224**	**2.7468**	**0.0430**	**1.2685**	**0.0923**	**1.3608**	**0.3474**	**0.0883**	**0.4357**		**4,717.3914**	**4,717.3914**	**0.2525**	**0.7447**	**4,945.6369**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 2022

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					5.5954	0.0000	5.5954	2.9317	0.0000	2.9317			0.0000			0.0000
Off-Road	0.8972	9.3701	5.3722	0.0106		0.4553	0.4553		0.4189	0.4189		1,024.8949	1,024.8949	0.3315		1,033.1817
Total	**0.8972**	**9.3701**	**5.3722**	**0.0106**	**5.5954**	**0.4553**	**6.0507**	**2.9317**	**0.4189**	**3.3506**		**1,024.8949**	**1,024.8949**	**0.3315**		**1,033.1817**

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	0.0644	2.3793	0.5686	9.2300e-003	0.2668	0.0199	0.2866	0.0731	0.0190	0.0922		1,012.3571	1,012.3571	0.0544	0.1607	1,061.6078
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
Worker	0.0172	0.0121	0.1906	5.1000e-004	0.0559	3.3000e-004	0.0562	0.0148	3.1000e-004	0.0151		51.1266	51.1266	1.3400e-003	1.2200e-003	51.5245
Total	**0.0817**	**2.3914**	**0.7592**	**9.7400e-003**	**0.3226**	**0.0202**	**0.3429**	**0.0879**	**0.0193**	**0.1073**		**1,063.4837**	**1,063.4837**	**0.0557**	**0.1619**	**1,113.1324**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.5179	0.0000	2.5179	1.3193	0.0000	1.3193			0.0000			0.0000
Off-Road	0.8972	9.3701	5.3722	0.0106		0.4553	0.4553		0.4189	0.4189	0.0000	1,024.8949	1,024.8949	0.3315		1,033.1817
Total	**0.8972**	**9.3701**	**5.3722**	**0.0106**	**2.5179**	**0.4553**	**2.9733**	**1.3193**	**0.4189**	**1.7381**	**0.0000**	**1,024.8949**	**1,024.8949**	**0.3315**		**1,033.1817**

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	0.0644	2.3793	0.5686	9.2300e-003	0.2668	0.0199	0.2866	0.0731	0.0190	0.0922		1,012.3571	1,012.3571	0.0544	0.1607	1,061.6078
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
Worker	0.0172	0.0121	0.1906	5.1000e-004	0.0559	3.3000e-004	0.0562	0.0148	3.1000e-004	0.0151		51.1266	51.1266	1.3400e-003	1.2200e-003	51.5245
Total	**0.0817**	**2.3914**	**0.7592**	**9.7400e-003**	**0.3226**	**0.0202**	**0.3429**	**0.0879**	**0.0193**	**0.1073**		**1,063.4837**	**1,063.4837**	**0.0557**	**0.1619**	**1,113.1324**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2022

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	0.4917	4.7182	7.1878	0.0106		0.2441	0.2441		0.2245	0.2245		1,029.6835	1,029.6835	0.3330		1,038.0090
Total	**0.4917**	**4.7182**	**7.1878**	**0.0106**	**0.0000**	**0.2441**	**0.2441**	**0.0000**	**0.2245**	**0.2245**		**1,029.6835**	**1,029.6835**	**0.3330**		**1,038.0090**

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	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
Worker	0.0275	0.0194	0.3049	8.1000e-004	0.0894	5.3000e-004	0.0900	0.0237	4.9000e-004	0.0242		81.8026	81.8026	2.1400e-003	1.9600e-003	82.4393
Total	**0.0275**	**0.0194**	**0.3049**	**8.1000e-004**	**0.0894**	**5.3000e-004**	**0.0900**	**0.0237**	**4.9000e-004**	**0.0242**		**81.8026**	**81.8026**	**2.1400e-003**	**1.9600e-003**	**82.4393**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2022

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	0.4917	4.7182	7.1878	0.0106		0.2441	0.2441		0.2245	0.2245	0.0000	1,029.6835	1,029.6835	0.3330		1,038.0090
Total	**0.4917**	**4.7182**	**7.1878**	**0.0106**	**0.0000**	**0.2441**	**0.2441**	**0.0000**	**0.2245**	**0.2245**	**0.0000**	**1,029.6835**	**1,029.6835**	**0.3330**		**1,038.0090**

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	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
Worker	0.0275	0.0194	0.3049	8.1000e-004	0.0894	5.3000e-004	0.0900	0.0237	4.9000e-004	0.0242		81.8026	81.8026	2.1400e-003	1.9600e-003	82.4393
Total	**0.0275**	**0.0194**	**0.3049**	**8.1000e-004**	**0.0894**	**5.3000e-004**	**0.0900**	**0.0237**	**4.9000e-004**	**0.0242**		**81.8026**	**81.8026**	**2.1400e-003**	**1.9600e-003**	**82.4393**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2022

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	0.1704	1.5824	1.7306	2.2900e-003		0.1048	0.1048		0.0964	0.0964		222.0463	222.0463	0.0718		223.8416
Total	**0.1704**	**1.5824**	**1.7306**	**2.2900e-003**		**0.1048**	**0.1048**		**0.0964**	**0.0964**		**222.0463**	**222.0463**	**0.0718**		**223.8416**

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	0.0000
Vendor	3.6500e-003	0.0931	0.0319	3.8000e-004	0.0128	9.7000e-004	0.0138	3.6900e-003	9.3000e-004	4.6200e-003		41.1339	41.1339	1.3800e-003	5.9600e-003	42.9455
Worker	0.0413	0.0291	0.4574	1.2100e-003	0.1341	8.0000e-004	0.1349	0.0356	7.4000e-004	0.0363		122.7039	122.7039	3.2100e-003	2.9400e-003	123.6589
Total	**0.0450**	**0.1221**	**0.4893**	**1.5900e-003**	**0.1469**	**1.7700e-003**	**0.1487**	**0.0393**	**1.6700e-003**	**0.0409**		**163.8377**	**163.8377**	**4.5900e-003**	**8.9000e-003**	**166.6044**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2022

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	0.1704	1.5824	1.7306	2.2900e-003		0.1048	0.1048		0.0964	0.0964	0.0000	222.0463	222.0463	0.0718		223.8416
Total	**0.1704**	**1.5824**	**1.7306**	**2.2900e-003**		**0.1048**	**0.1048**		**0.0964**	**0.0964**	**0.0000**	**222.0463**	**222.0463**	**0.0718**		**223.8416**

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	0.0000
Vendor	3.6500e-003	0.0931	0.0319	3.8000e-004	0.0128	9.7000e-004	0.0138	3.6900e-003	9.3000e-004	4.6200e-003		41.1339	41.1339	1.3800e-003	5.9600e-003	42.9455
Worker	0.0413	0.0291	0.4574	1.2100e-003	0.1341	8.0000e-004	0.1349	0.0356	7.4000e-004	0.0363		122.7039	122.7039	3.2100e-003	2.9400e-003	123.6589
Total	**0.0450**	**0.1221**	**0.4893**	**1.5900e-003**	**0.1469**	**1.7700e-003**	**0.1487**	**0.0393**	**1.6700e-003**	**0.0409**		**163.8377**	**163.8377**	**4.5900e-003**	**8.9000e-003**	**166.6044**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2023

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	0.1538	1.4395	1.7172	2.2900e-003		0.0890	0.0890		0.0818	0.0818		222.0463	222.0463	0.0718		223.8416
Total	**0.1538**	**1.4395**	**1.7172**	**2.2900e-003**		**0.0890**	**0.0890**		**0.0818**	**0.0818**		**222.0463**	**222.0463**	**0.0718**		**223.8416**

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	0.0000
Vendor	2.2100e-003	0.0726	0.0286	3.6000e-004	0.0128	4.2000e-004	0.0132	3.6900e-003	4.0000e-004	4.0900e-003		39.2062	39.2062	1.3200e-003	5.6800e-003	40.9305
Worker	0.0383	0.0257	0.4209	1.1700e-003	0.1341	7.5000e-004	0.1349	0.0356	6.9000e-004	0.0363		118.7511	118.7511	2.8800e-003	2.7100e-003	119.6313
Total	**0.0405**	**0.0983**	**0.4495**	**1.5300e-003**	**0.1469**	**1.1700e-003**	**0.1481**	**0.0393**	**1.0900e-003**	**0.0404**		**157.9573**	**157.9573**	**4.2000e-003**	**8.3900e-003**	**160.5619**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2023

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	0.1538	1.4395	1.7172	2.2900e-003		0.0890	0.0890		0.0818	0.0818	0.0000	222.0463	222.0463	0.0718		223.8416
Total	**0.1538**	**1.4395**	**1.7172**	**2.2900e-003**		**0.0890**	**0.0890**		**0.0818**	**0.0818**	**0.0000**	**222.0463**	**222.0463**	**0.0718**		**223.8416**

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	0.0000
Vendor	2.2100e-003	0.0726	0.0286	3.6000e-004	0.0128	4.2000e-004	0.0132	3.6900e-003	4.0000e-004	4.0900e-003		39.2062	39.2062	1.3200e-003	5.6800e-003	40.9305
Worker	0.0383	0.0257	0.4209	1.1700e-003	0.1341	7.5000e-004	0.1349	0.0356	6.9000e-004	0.0363		118.7511	118.7511	2.8800e-003	2.7100e-003	119.6313
Total	**0.0405**	**0.0983**	**0.4495**	**1.5300e-003**	**0.1469**	**1.1700e-003**	**0.1481**	**0.0393**	**1.0900e-003**	**0.0404**		**157.9573**	**157.9573**	**4.2000e-003**	**8.3900e-003**	**160.5619**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2023

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	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6446**	**6.2357**	**8.8024**	**0.0136**		**0.3084**	**0.3084**		**0.2846**	**0.2846**		**1,297.6880**	**1,297.6880**	**0.4114**		**1,307.9725**

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	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
Worker	0.0415	0.0279	0.4560	1.2700e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		128.6470	128.6470	3.1200e-003	2.9400e-003	129.6006
Total	**0.0415**	**0.0279**	**0.4560**	**1.2700e-003**	**0.1453**	**8.2000e-004**	**0.1461**	**0.0385**	**7.5000e-004**	**0.0393**		**128.6470**	**128.6470**	**3.1200e-003**	**2.9400e-003**	**129.6006**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2023

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	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6446**	**6.2357**	**8.8024**	**0.0136**		**0.3084**	**0.3084**		**0.2846**	**0.2846**	**0.0000**	**1,297.6880**	**1,297.6880**	**0.4114**		**1,307.9725**

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	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
Worker	0.0415	0.0279	0.4560	1.2700e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		128.6470	128.6470	3.1200e-003	2.9400e-003	129.6006
Total	**0.0415**	**0.0279**	**0.4560**	**1.2700e-003**	**0.1453**	**8.2000e-004**	**0.1461**	**0.0385**	**7.5000e-004**	**0.0393**		**128.6470**	**128.6470**	**3.1200e-003**	**2.9400e-003**	**129.6006**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2023

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	6.0478					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**6.2395**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

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	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
Worker	6.3800e-003	4.2800e-003	0.0702	2.0000e-004	0.0224	1.3000e-004	0.0225	5.9300e-003	1.2000e-004	6.0400e-003		19.7919	19.7919	4.8000e-004	4.5000e-004	19.9386
Total	**6.3800e-003**	**4.2800e-003**	**0.0702**	**2.0000e-004**	**0.0224**	**1.3000e-004**	**0.0225**	**5.9300e-003**	**1.2000e-004**	**6.0400e-003**		**19.7919**	**19.7919**	**4.8000e-004**	**4.5000e-004**	**19.9386**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2023

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	6.0478					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**6.2395**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

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	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
Worker	6.3800e-003	4.2800e-003	0.0702	2.0000e-004	0.0224	1.3000e-004	0.0225	5.9300e-003	1.2000e-004	6.0400e-003		19.7919	19.7919	4.8000e-004	4.5000e-004	19.9386
Total	**6.3800e-003**	**4.2800e-003**	**0.0702**	**2.0000e-004**	**0.0224**	**1.3000e-004**	**0.0225**	**5.9300e-003**	**1.2000e-004**	**6.0400e-003**		**19.7919**	**19.7919**	**4.8000e-004**	**4.5000e-004**	**19.9386**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.4079	0.4359	4.0870	9.1000e-003	0.9276	6.4600e-003	0.9340	0.2472	6.0100e-003	0.2532		927.6926	927.6926	0.0572	0.0386	940.6156
Unmitigated	0.4225	0.4615	4.3425	9.7600e-003	0.9963	6.9000e-003	1.0032	0.2655	6.4200e-003	0.2719		994.9159	994.9159	0.0603	0.0408	1,008.5895

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	124.44	138.38	106.76	423,405	394,190
Total	124.44	138.38	106.76	423,405	394,190

4.3 Trip Type Information

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.543139	0.060749	0.184760	0.130258	0.023830	0.006353	0.011718	0.009137	0.000812	0.000509	0.024193	0.000750	0.003791

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

Kilowatt Hours of Renewable Electricity Generated

Percent of Electricity Use Generated with Renewable Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	7.8700e-003	0.0673	0.0286	4.3000e-004		5.4400e-003	5.4400e-003		5.4400e-003	5.4400e-003		85.8803	85.8803	1.6500e-003	1.5700e-003	86.3907
NaturalGas Unmitigated	8.1200e-003	0.0694	0.0295	4.4000e-004		5.6100e-003	5.6100e-003		5.6100e-003	5.6100e-003		88.5592	88.5592	1.7000e-003	1.6200e-003	89.0855

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	752.753	8.1200e-003	0.0694	0.0295	4.4000e-004		5.6100e-003	5.6100e-003		5.6100e-003	5.6100e-003		88.5592	88.5592	1.7000e-003	1.6200e-003	89.0855
Total		**8.1200e-003**	**0.0694**	**0.0295**	**4.4000e-004**		**5.6100e-003**	**5.6100e-003**		**5.6100e-003**	**5.6100e-003**		**88.5592**	**88.5592**	**1.7000e-003**	**1.6200e-003**	**89.0855**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	0.729983	7.8700e-003	0.0673	0.0286	4.3000e-004		5.4400e-003	5.4400e-003		5.4400e-003	5.4400e-003		85.8803	85.8803	1.6500e-003	1.5700e-003	86.3907
Total		**7.8700e-003**	**0.0673**	**0.0286**	**4.3000e-004**		**5.4400e-003**	**5.4400e-003**		**5.4400e-003**	**5.4400e-003**		**85.8803**	**85.8803**	**1.6500e-003**	**1.5700e-003**	**86.3907**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Electric Lawnmower

Florence Homes - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Use Electric Leafblower

Use Electric Chainsaw

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

No Hearths Installed

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.8641	0.0145	1.2345	6.0000e-005		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003	0.0000	2.1463	2.1463	1.8500e-003	0.0000	2.1925
Unmitigated	0.8740	0.0162	1.4028	7.0000e-005		7.7600e-003	7.7600e-003		7.7600e-003	7.7600e-003	0.0000	2.5254	2.5254	2.4300e-003	0.0000	2.5861

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	0.0663					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7655					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0423	0.0162	1.4028	7.0000e-005		7.7600e-003	7.7600e-003		7.7600e-003	7.7600e-003		2.5254	2.5254	2.4300e-003		2.5861
Total	**0.8740**	**0.0162**	**1.4028**	**7.0000e-005**		**7.7600e-003**	**7.7600e-003**		**7.7600e-003**	**7.7600e-003**	**0.0000**	**2.5254**	**2.5254**	**2.4300e-003**	**0.0000**	**2.5861**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	0.0663					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7655					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0323	0.0145	1.2345	6.0000e-005		6.7700e-003	6.7700e-003		6.7700e-003	6.7700e-003		2.1463	2.1463	1.8500e-003		2.1925
Total	**0.8641**	**0.0145**	**1.2345**	**6.0000e-005**		**6.7700e-003**	**6.7700e-003**		**6.7700e-003**	**6.7700e-003**	**0.0000**	**2.1463**	**2.1463**	**1.8500e-003**	**0.0000**	**2.1925**

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

Use Water Efficient Landscaping

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Florence Homes - South Coast AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Florence Homes

South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	17.00	Dwelling Unit	1.23	38,661.00	49

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Applicant provided data.

Construction Phase - Applicant provided information.

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - Applicant provided information.

Off-road Equipment -

Off-road Equipment -

Grading - Applicant provided information.

Demolition - Demolition Plan

Woodstoves - Architectural Floor Plans

Florence Homes - South Coast AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Applicant provided information.

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation - Appicant provided information.

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstructionPhase	NumDays	10.00	40.00
tblConstructionPhase	NumDays	200.00	260.00
tblConstructionPhase	NumDays	4.00	15.00
tblConstructionPhase	NumDays	10.00	30.00
tblConstructionPhase	NumDays	2.00	4.00
tblConstructionPhase	PhaseEndDate	12/12/2022	3/17/2023
tblConstructionPhase	PhaseEndDate	11/14/2022	2/24/2023
tblConstructionPhase	PhaseEndDate	2/7/2022	2/25/2022
tblConstructionPhase	PhaseEndDate	11/28/2022	2/17/2023
tblConstructionPhase	PhaseEndDate	2/1/2022	2/3/2022
tblConstructionPhase	PhaseStartDate	11/29/2022	1/23/2023
tblConstructionPhase	PhaseStartDate	2/8/2022	2/28/2022
tblConstructionPhase	PhaseStartDate	2/2/2022	2/7/2022
tblConstructionPhase	PhaseStartDate	11/15/2022	1/9/2023
tblConstructionPhase	PhaseStartDate	1/29/2022	1/31/2022
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblFireplaces	NumberGas	14.45	0.00
tblFireplaces	NumberNoFireplace	1.70	0.00
tblFireplaces	NumberWood	0.85	0.00
tblGrading	AcresOfGrading	1.75	1.23
tblGrading	MaterialImported	0.00	620.00
tblLandUse	LandUseSquareFeet	17,000.00	38,661.00
tblLandUse	LotAcreage	1.06	1.23
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblSequestration	NumberOfNewTrees	0.00	62.00
tblWoodstoves	NumberCatalytic	0.85	0.00
tblWoodstoves	NumberNoncatalytic	0.85	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00

2.0 Emissions Summary

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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					
2022	0.0345	0.3817	0.3693	1.0300e-003	0.0408	0.0163	0.0571	0.0139	0.0150	0.0289	0.0000	96.6454	96.6454	0.0144	7.9800e-003	99.3822
2023	0.1391	0.1511	0.2187	3.6000e-004	5.4600e-003	7.8600e-003	0.0133	1.4600e-003	7.3600e-003	8.8100e-003	0.0000	31.5841	31.5841	7.3400e-003	2.1000e-004	31.8295
Maximum	**0.1391**	**0.3817**	**0.3693**	**1.0300e-003**	**0.0408**	**0.0163**	**0.0571**	**0.0139**	**0.0150**	**0.0289**	**0.0000**	**96.6454**	**96.6454**	**0.0144**	**7.9800e-003**	**99.3822**

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					
2022	0.0345	0.3817	0.3693	1.0300e-003	0.0347	0.0163	0.0510	0.0107	0.0150	0.0257	0.0000	96.6454	96.6454	0.0144	7.9800e-003	99.3821
2023	0.1391	0.1511	0.2187	3.6000e-004	5.4600e-003	7.8600e-003	0.0133	1.4600e-003	7.3600e-003	8.8100e-003	0.0000	31.5840	31.5840	7.3400e-003	2.1000e-004	31.8294
Maximum	**0.1391**	**0.3817**	**0.3693**	**1.0300e-003**	**0.0347**	**0.0163**	**0.0510**	**0.0107**	**0.0150**	**0.0257**	**0.0000**	**96.6454**	**96.6454**	**0.0144**	**7.9800e-003**	**99.3821**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	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**	**13.29**	**0.00**	**8.73**	**20.99**	**0.00**	**8.56**	**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	**1-3-2022**	**4-2-2022**	0.2056	0.2056
2	**4-3-2022**	**7-2-2022**	0.0624	0.0624
3	**7-3-2022**	**10-2-2022**	0.0631	0.0631
4	**10-3-2022**	**1-2-2023**	0.0632	0.0632
5	**1-3-2023**	**4-2-2023**	0.2780	0.2780
		Highest	0.2780	0.2780

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	0.1571	2.0200e-003	0.1754	1.0000e-005		9.7000e-004	9.7000e-004		9.7000e-004	9.7000e-004	0.0000	0.2864	0.2864	2.8000e-004	0.0000	0.2933
Energy	1.4800e-003	0.0127	5.3900e-003	8.0000e-005		1.0200e-003	1.0200e-003		1.0200e-003	1.0200e-003	0.0000	29.2760	29.2760	1.5100e-003	4.2000e-004	29.4385
Mobile	0.0654	0.0819	0.6894	1.5300e-003	0.1594	1.1200e-003	0.1605	0.0425	1.0500e-003	0.0436	0.0000	141.7641	141.7641	9.1200e-003	6.3200e-003	143.8745
Waste						0.0000	0.0000		0.0000	0.0000	1.5874	0.0000	1.5874	0.0938	0.0000	3.9327
Water						0.0000	0.0000		0.0000	0.0000	0.3514	3.9336	4.2850	0.0364	8.9000e-004	5.4615
Total	**0.2240**	**0.0966**	**0.8702**	**1.6200e-003**	**0.1594**	**3.1100e-003**	**0.1625**	**0.0425**	**3.0400e-003**	**0.0456**	**1.9388**	**175.2601**	**177.1989**	**0.1411**	**7.6300e-003**	**183.0004**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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	0.1558	1.8100e-003	0.1543	1.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	0.2434	0.2434	2.1000e-004	0.0000	0.2486
Energy	1.4400e-003	0.0123	5.2200e-003	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004	0.0000	14.2075	14.2075	2.7000e-004	2.6000e-004	14.2919
Mobile	0.0631	0.0774	0.6502	1.4300e-003	0.1484	1.0500e-003	0.1494	0.0396	9.8000e-004	0.0406	0.0000	132.1952	132.1952	8.6700e-003	5.9700e-003	134.1898
Waste						0.0000	0.0000		0.0000	0.0000	0.5556	0.0000	0.5556	0.0328	0.0000	1.3764
Water						0.0000	0.0000		0.0000	0.0000	0.2811	3.1868	3.4679	0.0291	7.1000e-004	4.4094
Total	**0.2203**	**0.0914**	**0.8097**	**1.5200e-003**	**0.1484**	**2.8900e-003**	**0.1513**	**0.0396**	**2.8200e-003**	**0.0424**	**0.8367**	**149.8329**	**150.6696**	**0.0711**	**6.9400e-003**	**154.5162**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**1.64**	**5.35**	**6.95**	**6.17**	**6.90**	**7.07**	**6.90**	**6.89**	**7.24**	**6.91**	**56.84**	**14.51**	**14.97**	**49.61**	**9.04**	**15.57**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.3 Vegetation

Vegetation

	CO2e
Category	MT
New Trees	43.8960
Vegetation Land Change	0.0000
Total	**43.8960**

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	1/3/2022	1/28/2022	5	20	
2	Site Preparation	Site Preparation	1/31/2022	2/3/2022	5	4	
3	Grading	Grading	2/7/2022	2/25/2022	5	15	
4	Building Construction	Building Construction	2/28/2022	2/24/2023	5	260	
5	Paving	Paving	1/9/2023	2/17/2023	5	30	
6	Architectural Coating	Architectural Coating	1/23/2023	3/17/2023	5	40	

Acres of Grading (Site Preparation Phase): 1.23

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Florence Homes - South Coast AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Residential Indoor: 78,289; Residential Outdoor: 26,096; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Grading	Excavators	1	8.00	158	0.38
Building Construction	Forklifts	2	6.00	89	0.20
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Demolition	Excavators	1	8.00	158	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	3.00	0.00	1,412.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	61.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	2	12.00	2.00	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	2.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Use Alternative Fuel for Construction Equipment

Water Exposed Area

3.2 Demolition - 2022

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	2.0300e-003	0.0179	0.0327	5.0000e-005		8.6000e-004	8.6000e-004		7.9000e-004	7.9000e-004	0.0000	4.5587	4.5587	1.4700e-003	0.0000	4.5956
Total	**2.0300e-003**	**0.0179**	**0.0327**	**5.0000e-005**		**8.6000e-004**	**8.6000e-004**		**7.9000e-004**	**7.9000e-004**	**0.0000**	**4.5587**	**4.5587**	**1.4700e-003**	**0.0000**	**4.5956**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.9500e-003	0.1160	0.0265	4.3000e-004	0.0122	9.2000e-004	0.0131	3.3400e-003	8.8000e-004	4.2200e-003	0.0000	42.5237	42.5237	2.2800e-003	6.7500e-003	44.5925
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	1.0000e-004	8.0000e-005	1.0600e-003	0.0000	3.3000e-004	0.0000	3.3000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.2661	0.2661	1.0000e-005	1.0000e-005	0.2685
Total	**3.0500e-003**	**0.1161**	**0.0276**	**4.3000e-004**	**0.0125**	**9.2000e-004**	**0.0134**	**3.4300e-003**	**8.8000e-004**	**4.3100e-003**	**0.0000**	**42.7899**	**42.7899**	**2.2900e-003**	**6.7600e-003**	**44.8610**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2022

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	2.0300e-003	0.0179	0.0327	5.0000e-005		8.6000e-004	8.6000e-004		7.9000e-004	7.9000e-004	0.0000	4.5587	4.5587	1.4700e-003	0.0000	4.5956
Total	**2.0300e-003**	**0.0179**	**0.0327**	**5.0000e-005**		**8.6000e-004**	**8.6000e-004**		**7.9000e-004**	**7.9000e-004**	**0.0000**	**4.5587**	**4.5587**	**1.4700e-003**	**0.0000**	**4.5956**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.9500e-003	0.1160	0.0265	4.3000e-004	0.0122	9.2000e-004	0.0131	3.3400e-003	8.8000e-004	4.2200e-003	0.0000	42.5237	42.5237	2.2800e-003	6.7500e-003	44.5925
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	1.0000e-004	8.0000e-005	1.0600e-003	0.0000	3.3000e-004	0.0000	3.3000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.2661	0.2661	1.0000e-005	1.0000e-005	0.2685
Total	**3.0500e-003**	**0.1161**	**0.0276**	**4.3000e-004**	**0.0125**	**9.2000e-004**	**0.0134**	**3.4300e-003**	**8.8000e-004**	**4.3100e-003**	**0.0000**	**42.7899**	**42.7899**	**2.2900e-003**	**6.7600e-003**	**44.8610**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 2022

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					0.0112	0.0000	0.0112	5.8600e-003	0.0000	5.8600e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7900e-003	0.0187	0.0107	2.0000e-005		9.1000e-004	9.1000e-004		8.4000e-004	8.4000e-004	0.0000	1.8595	1.8595	6.0000e-004	0.0000	1.8746
Total	**1.7900e-003**	**0.0187**	**0.0107**	**2.0000e-005**	**0.0112**	**9.1000e-004**	**0.0121**	**5.8600e-003**	**8.4000e-004**	**6.7000e-003**	**0.0000**	**1.8595**	**1.8595**	**6.0000e-004**	**0.0000**	**1.8746**

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	1.3000e-004	5.0100e-003	1.1500e-003	2.0000e-005	5.2000e-004	4.0000e-005	5.6000e-004	1.4000e-004	4.0000e-005	1.8000e-004	0.0000	1.8371	1.8371	1.0000e-004	2.9000e-004	1.9265
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	3.0000e-005	3.0000e-005	3.5000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0887	0.0887	0.0000	0.0000	0.0895
Total	**1.6000e-004**	**5.0400e-003**	**1.5000e-003**	**2.0000e-005**	**6.3000e-004**	**4.0000e-005**	**6.7000e-004**	**1.7000e-004**	**4.0000e-005**	**2.1000e-004**	**0.0000**	**1.9258**	**1.9258**	**1.0000e-004**	**2.9000e-004**	**2.0159**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 2022

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					5.0400e-003	0.0000	5.0400e-003	2.6400e-003	0.0000	2.6400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7900e-003	0.0187	0.0107	2.0000e-005		9.1000e-004	9.1000e-004		8.4000e-004	8.4000e-004	0.0000	1.8595	1.8595	6.0000e-004	0.0000	1.8746
Total	**1.7900e-003**	**0.0187**	**0.0107**	**2.0000e-005**	**5.0400e-003**	**9.1000e-004**	**5.9500e-003**	**2.6400e-003**	**8.4000e-004**	**3.4800e-003**	**0.0000**	**1.8595**	**1.8595**	**6.0000e-004**	**0.0000**	**1.8746**

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	1.3000e-004	5.0100e-003	1.1500e-003	2.0000e-005	5.2000e-004	4.0000e-005	5.6000e-004	1.4000e-004	4.0000e-005	1.8000e-004	0.0000	1.8371	1.8371	1.0000e-004	2.9000e-004	1.9265
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	3.0000e-005	3.0000e-005	3.5000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0887	0.0887	0.0000	0.0000	0.0895
Total	**1.6000e-004**	**5.0400e-003**	**1.5000e-003**	**2.0000e-005**	**6.3000e-004**	**4.0000e-005**	**6.7000e-004**	**1.7000e-004**	**4.0000e-005**	**2.1000e-004**	**0.0000**	**1.9258**	**1.9258**	**1.0000e-004**	**2.9000e-004**	**2.0159**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2022

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	3.6900e-003	0.0354	0.0539	8.0000e-005		1.8300e-003	1.8300e-003		1.6800e-003	1.6800e-003	0.0000	7.0059	7.0059	2.2700e-003	0.0000	7.0625
Total	**3.6900e-003**	**0.0354**	**0.0539**	**8.0000e-005**	**0.0000**	**1.8300e-003**	**1.8300e-003**	**0.0000**	**1.6800e-003**	**1.6800e-003**	**0.0000**	**7.0059**	**7.0059**	**2.2700e-003**	**0.0000**	**7.0625**

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	2.0000e-004	1.6000e-004	2.1300e-003	1.0000e-005	6.6000e-004	0.0000	6.6000e-004	1.7000e-004	0.0000	1.8000e-004	0.0000	0.5323	0.5323	1.0000e-005	1.0000e-005	0.5369
Total	**2.0000e-004**	**1.6000e-004**	**2.1300e-003**	**1.0000e-005**	**6.6000e-004**	**0.0000**	**6.6000e-004**	**1.7000e-004**	**0.0000**	**1.8000e-004**	**0.0000**	**0.5323**	**0.5323**	**1.0000e-005**	**1.0000e-005**	**0.5369**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2022

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	3.6900e-003	0.0354	0.0539	8.0000e-005		1.8300e-003	1.8300e-003		1.6800e-003	1.6800e-003	0.0000	7.0058	7.0058	2.2700e-003	0.0000	7.0625
Total	**3.6900e-003**	**0.0354**	**0.0539**	**8.0000e-005**	**0.0000**	**1.8300e-003**	**1.8300e-003**	**0.0000**	**1.6800e-003**	**1.6800e-003**	**0.0000**	**7.0058**	**7.0058**	**2.2700e-003**	**0.0000**	**7.0625**

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	2.0000e-004	1.6000e-004	2.1300e-003	1.0000e-005	6.6000e-004	0.0000	6.6000e-004	1.7000e-004	0.0000	1.8000e-004	0.0000	0.5323	0.5323	1.0000e-005	1.0000e-005	0.5369
Total	**2.0000e-004**	**1.6000e-004**	**2.1300e-003**	**1.0000e-005**	**6.6000e-004**	**0.0000**	**6.6000e-004**	**1.7000e-004**	**0.0000**	**1.8000e-004**	**0.0000**	**0.5323**	**0.5323**	**1.0000e-005**	**1.0000e-005**	**0.5369**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2022

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	0.0187	0.1741	0.1904	2.5000e-004		0.0115	0.0115		0.0106	0.0106	0.0000	22.1581	22.1581	7.1700e-003	0.0000	22.3372
Total	**0.0187**	**0.1741**	**0.1904**	**2.5000e-004**		**0.0115**	**0.0115**		**0.0106**	**0.0106**	**0.0000**	**22.1581**	**22.1581**	**7.1700e-003**	**0.0000**	**22.3372**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0000e-004	0.0107	3.5700e-003	4.0000e-005	1.3900e-003	1.1000e-004	1.4900e-003	4.0000e-004	1.0000e-004	5.0000e-004	0.0000	4.1056	4.1056	1.4000e-004	6.0000e-004	4.2866
Worker	4.4300e-003	3.5800e-003	0.0468	1.3000e-004	0.0145	9.0000e-005	0.0146	3.8500e-003	8.0000e-005	3.9300e-003	0.0000	11.7097	11.7097	3.2000e-004	3.2000e-004	11.8119
Total	**4.8300e-003**	**0.0143**	**0.0503**	**1.7000e-004**	**0.0159**	**2.0000e-004**	**0.0161**	**4.2500e-003**	**1.8000e-004**	**4.4300e-003**	**0.0000**	**15.8153**	**15.8153**	**4.6000e-004**	**9.2000e-004**	**16.0985**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2022

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	0.0187	0.1741	0.1904	2.5000e-004		0.0115	0.0115		0.0106	0.0106	0.0000	22.1580	22.1580	7.1700e-003	0.0000	22.3372
Total	**0.0187**	**0.1741**	**0.1904**	**2.5000e-004**		**0.0115**	**0.0115**		**0.0106**	**0.0106**	**0.0000**	**22.1580**	**22.1580**	**7.1700e-003**	**0.0000**	**22.3372**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0000e-004	0.0107	3.5700e-003	4.0000e-005	1.3900e-003	1.1000e-004	1.4900e-003	4.0000e-004	1.0000e-004	5.0000e-004	0.0000	4.1056	4.1056	1.4000e-004	6.0000e-004	4.2866
Worker	4.4300e-003	3.5800e-003	0.0468	1.3000e-004	0.0145	9.0000e-005	0.0146	3.8500e-003	8.0000e-005	3.9300e-003	0.0000	11.7097	11.7097	3.2000e-004	3.2000e-004	11.8119
Total	**4.8300e-003**	**0.0143**	**0.0503**	**1.7000e-004**	**0.0159**	**2.0000e-004**	**0.0161**	**4.2500e-003**	**1.8000e-004**	**4.4300e-003**	**0.0000**	**15.8153**	**15.8153**	**4.6000e-004**	**9.2000e-004**	**16.0985**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2023

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	3.0800e-003	0.0288	0.0343	5.0000e-005		1.7800e-003	1.7800e-003		1.6400e-003	1.6400e-003	0.0000	4.0287	4.0287	1.3000e-003	0.0000	4.0613
Total	**3.0800e-003**	**0.0288**	**0.0343**	**5.0000e-005**		**1.7800e-003**	**1.7800e-003**		**1.6400e-003**	**1.6400e-003**	**0.0000**	**4.0287**	**4.0287**	**1.3000e-003**	**0.0000**	**4.0613**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0000e-005	1.5200e-003	5.8000e-004	1.0000e-005	2.5000e-004	1.0000e-005	2.6000e-004	7.0000e-005	1.0000e-005	8.0000e-005	0.0000	0.7119	0.7119	2.0000e-005	1.0000e-004	0.7432
Worker	7.5000e-004	5.8000e-004	7.8300e-003	2.0000e-005	2.6300e-003	2.0000e-005	2.6500e-003	7.0000e-004	1.0000e-005	7.1000e-004	0.0000	2.0606	2.0606	5.0000e-005	5.0000e-005	2.0777
Total	**7.9000e-004**	**2.1000e-003**	**8.4100e-003**	**3.0000e-005**	**2.8800e-003**	**3.0000e-005**	**2.9100e-003**	**7.7000e-004**	**2.0000e-005**	**7.9000e-004**	**0.0000**	**2.7725**	**2.7725**	**7.0000e-005**	**1.5000e-004**	**2.8210**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2023

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	3.0800e-003	0.0288	0.0343	5.0000e-005		1.7800e-003	1.7800e-003		1.6400e-003	1.6400e-003	0.0000	4.0287	4.0287	1.3000e-003	0.0000	4.0613
Total	**3.0800e-003**	**0.0288**	**0.0343**	**5.0000e-005**		**1.7800e-003**	**1.7800e-003**		**1.6400e-003**	**1.6400e-003**	**0.0000**	**4.0287**	**4.0287**	**1.3000e-003**	**0.0000**	**4.0613**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0000e-005	1.5200e-003	5.8000e-004	1.0000e-005	2.5000e-004	1.0000e-005	2.6000e-004	7.0000e-005	1.0000e-005	8.0000e-005	0.0000	0.7119	0.7119	2.0000e-005	1.0000e-004	0.7432
Worker	7.5000e-004	5.8000e-004	7.8300e-003	2.0000e-005	2.6300e-003	2.0000e-005	2.6500e-003	7.0000e-004	1.0000e-005	7.1000e-004	0.0000	2.0606	2.0606	5.0000e-005	5.0000e-005	2.0777
Total	**7.9000e-004**	**2.1000e-003**	**8.4100e-003**	**3.0000e-005**	**2.8800e-003**	**3.0000e-005**	**2.9100e-003**	**7.7000e-004**	**2.0000e-005**	**7.9000e-004**	**0.0000**	**2.7725**	**2.7725**	**7.0000e-005**	**1.5000e-004**	**2.8210**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2023

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	9.6700e-003	0.0935	0.1320	2.0000e-004		4.6300e-003	4.6300e-003		4.2700e-003	4.2700e-003	0.0000	17.6586	17.6586	5.6000e-003	0.0000	17.7986
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**9.6700e-003**	**0.0935**	**0.1320**	**2.0000e-004**		**4.6300e-003**	**4.6300e-003**		**4.2700e-003**	**4.2700e-003**	**0.0000**	**17.6586**	**17.6586**	**5.6000e-003**	**0.0000**	**17.7986**

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	6.1000e-004	4.7000e-004	6.3600e-003	2.0000e-005	2.1400e-003	1.0000e-005	2.1500e-003	5.7000e-004	1.0000e-005	5.8000e-004	0.0000	1.6743	1.6743	4.0000e-005	4.0000e-005	1.6882
Total	**6.1000e-004**	**4.7000e-004**	**6.3600e-003**	**2.0000e-005**	**2.1400e-003**	**1.0000e-005**	**2.1500e-003**	**5.7000e-004**	**1.0000e-005**	**5.8000e-004**	**0.0000**	**1.6743**	**1.6743**	**4.0000e-005**	**4.0000e-005**	**1.6882**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2023

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	9.6700e-003	0.0935	0.1320	2.0000e-004		4.6300e-003	4.6300e-003		4.2700e-003	4.2700e-003	0.0000	17.6586	17.6586	5.6000e-003	0.0000	17.7986
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**9.6700e-003**	**0.0935**	**0.1320**	**2.0000e-004**		**4.6300e-003**	**4.6300e-003**		**4.2700e-003**	**4.2700e-003**	**0.0000**	**17.6586**	**17.6586**	**5.6000e-003**	**0.0000**	**17.7986**

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	6.1000e-004	4.7000e-004	6.3600e-003	2.0000e-005	2.1400e-003	1.0000e-005	2.1500e-003	5.7000e-004	1.0000e-005	5.8000e-004	0.0000	1.6743	1.6743	4.0000e-005	4.0000e-005	1.6882
Total	**6.1000e-004**	**4.7000e-004**	**6.3600e-003**	**2.0000e-005**	**2.1400e-003**	**1.0000e-005**	**2.1500e-003**	**5.7000e-004**	**1.0000e-005**	**5.8000e-004**	**0.0000**	**1.6743**	**1.6743**	**4.0000e-005**	**4.0000e-005**	**1.6882**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2023

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	0.1210					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.8300e-003	0.0261	0.0362	6.0000e-005		1.4200e-003	1.4200e-003		1.4200e-003	1.4200e-003	0.0000	5.1065	5.1065	3.1000e-004	0.0000	5.1142
Total	**0.1248**	**0.0261**	**0.0362**	**6.0000e-005**		**1.4200e-003**	**1.4200e-003**		**1.4200e-003**	**1.4200e-003**	**0.0000**	**5.1065**	**5.1065**	**3.1000e-004**	**0.0000**	**5.1142**

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	1.2000e-004	1.0000e-004	1.3100e-003	0.0000	4.4000e-004	0.0000	4.4000e-004	1.2000e-004	0.0000	1.2000e-004	0.0000	0.3434	0.3434	1.0000e-005	1.0000e-005	0.3463
Total	**1.2000e-004**	**1.0000e-004**	**1.3100e-003**	**0.0000**	**4.4000e-004**	**0.0000**	**4.4000e-004**	**1.2000e-004**	**0.0000**	**1.2000e-004**	**0.0000**	**0.3434**	**0.3434**	**1.0000e-005**	**1.0000e-005**	**0.3463**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2023

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	0.1210					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.8300e-003	0.0261	0.0362	6.0000e-005		1.4200e-003	1.4200e-003		1.4200e-003	1.4200e-003	0.0000	5.1065	5.1065	3.1000e-004	0.0000	5.1141
Total	**0.1248**	**0.0261**	**0.0362**	**6.0000e-005**		**1.4200e-003**	**1.4200e-003**		**1.4200e-003**	**1.4200e-003**	**0.0000**	**5.1065**	**5.1065**	**3.1000e-004**	**0.0000**	**5.1141**

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	1.2000e-004	1.0000e-004	1.3100e-003	0.0000	4.4000e-004	0.0000	4.4000e-004	1.2000e-004	0.0000	1.2000e-004	0.0000	0.3434	0.3434	1.0000e-005	1.0000e-005	0.3463
Total	**1.2000e-004**	**1.0000e-004**	**1.3100e-003**	**0.0000**	**4.4000e-004**	**0.0000**	**4.4000e-004**	**1.2000e-004**	**0.0000**	**1.2000e-004**	**0.0000**	**0.3434**	**0.3434**	**1.0000e-005**	**1.0000e-005**	**0.3463**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0631	0.0774	0.6502	1.4300e-003	0.1484	1.0500e-003	0.1494	0.0396	9.8000e-004	0.0406	0.0000	132.1952	132.1952	8.6700e-003	5.9700e-003	134.1898
Unmitigated	0.0654	0.0819	0.6894	1.5300e-003	0.1594	1.1200e-003	0.1605	0.0425	1.0500e-003	0.0436	0.0000	141.7641	141.7641	9.1200e-003	6.3200e-003	143.8745

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	124.44	138.38	106.76	423,405	394,190
Total	124.44	138.38	106.76	423,405	394,190

4.3 Trip Type Information

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.543139	0.060749	0.184760	0.130258	0.023830	0.006353	0.011718	0.009137	0.000812	0.000509	0.024193	0.000750	0.003791

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

Kilowatt Hours of Renewable Electricity Generated

Percent of Electricity Use Generated with Renewable Energy

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive 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	-0.0110	-0.0110	0.0000	0.0000	-0.0111
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	14.6140	14.6140	1.2300e-003	1.5000e-004	14.6894
NaturalGas Mitigated	1.4400e-003	0.0123	5.2200e-003	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004	0.0000	14.2185	14.2185	2.7000e-004	2.6000e-004	14.3029
NaturalGas Unmitigated	1.4800e-003	0.0127	5.3900e-003	8.0000e-005		1.0200e-003	1.0200e-003		1.0200e-003	1.0200e-003	0.0000	14.6620	14.6620	2.8000e-004	2.7000e-004	14.7491

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	274755	1.4800e-003	0.0127	5.3900e-003	8.0000e-005		1.0200e-003	1.0200e-003		1.0200e-003	1.0200e-003	0.0000	14.6620	14.6620	2.8000e-004	2.7000e-004	14.7491
Total		**1.4800e-003**	**0.0127**	**5.3900e-003**	**8.0000e-005**		**1.0200e-003**	**1.0200e-003**		**1.0200e-003**	**1.0200e-003**	**0.0000**	**14.6620**	**14.6620**	**2.8000e-004**	**2.7000e-004**	**14.7491**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	266444	1.4400e-003	0.0123	5.2200e-003	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004	0.0000	14.2185	14.2185	2.7000e-004	2.6000e-004	14.3029
Total		**1.4400e-003**	**0.0123**	**5.2200e-003**	**8.0000e-005**		**9.9000e-004**	**9.9000e-004**		**9.9000e-004**	**9.9000e-004**	**0.0000**	**14.2185**	**14.2185**	**2.7000e-004**	**2.6000e-004**	**14.3029**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	82404.3	14.6140	1.2300e-003	1.5000e-004	14.6894
Total		**14.6140**	**1.2300e-003**	**1.5000e-004**	**14.6894**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	-62	-0.0110	0.0000	0.0000	-0.0111
Total		**-0.0110**	**0.0000**	**0.0000**	**-0.0111**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Electric Lawnmower

Use Electric Leafblower

Use Electric Chainsaw

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

No Hearths Installed

Use Low VOC Cleaning Supplies

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive 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	0.1558	1.8100e-003	0.1543	1.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	0.2434	0.2434	2.1000e-004	0.0000	0.2486
Unmitigated	0.1571	2.0200e-003	0.1754	1.0000e-005		9.7000e-004	9.7000e-004		9.7000e-004	9.7000e-004	0.0000	0.2864	0.2864	2.8000e-004	0.0000	0.2933

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0121					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1397					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.2800e-003	2.0200e-003	0.1754	1.0000e-005		9.7000e-004	9.7000e-004		9.7000e-004	9.7000e-004	0.0000	0.2864	0.2864	2.8000e-004	0.0000	0.2933
Total	**0.1571**	**2.0200e-003**	**0.1754**	**1.0000e-005**		**9.7000e-004**	**9.7000e-004**		**9.7000e-004**	**9.7000e-004**	**0.0000**	**0.2864**	**0.2864**	**2.8000e-004**	**0.0000**	**0.2933**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0121					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1397					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.0400e-003	1.8100e-003	0.1543	1.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	0.2434	0.2434	2.1000e-004	0.0000	0.2486
Total	**0.1558**	**1.8100e-003**	**0.1543**	**1.0000e-005**		**8.5000e-004**	**8.5000e-004**		**8.5000e-004**	**8.5000e-004**	**0.0000**	**0.2434**	**0.2434**	**2.1000e-004**	**0.0000**	**0.2486**

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

Use Water Efficient Landscaping

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	3.4679	0.0291	7.1000e-004	4.4094
Unmitigated	4.2850	0.0364	8.9000e-004	5.4615

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	1.10762 / 0.698281	4.2850	0.0364	8.9000e-004	5.4615
Total		**4.2850**	**0.0364**	**8.9000e-004**	**5.4615**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	0.886095 / 0.578915	3.4679	0.0291	7.1000e-004	4.4094
Total		**3.4679**	**0.0291**	**7.1000e-004**	**4.4094**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.5556	0.0328	0.0000	1.3764
Unmitigated	1.5874	0.0938	0.0000	3.9327

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	7.82	1.5874	0.0938	0.0000	3.9327
Total		**1.5874**	**0.0938**	**0.0000**	**3.9327**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	2.737	0.5556	0.0328	0.0000	1.3764
Total		**0.5556**	**0.0328**	**0.0000**	**1.3764**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	43.8960	0.0000	0.0000	43.8960

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

11.1 Vegetation Land Change

Vegetation Type

	Initial/Final	Total CO2	CH4	N2O	CO2e
	Acres	MT			
Others	0 / 0.27	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	62	43.8960	0.0000	0.0000	43.8960
Total		**43.8960**	**0.0000**	**0.0000**	**43.8960**

Appendix C Historical Resources Assessment Report

Sapphos
environmental inc.

July 8, 2021
Job Number: 2233-002
Historical Resources Assessment Report for
8315 and 8319 Greenleaf Avenue, Whittier, California 90602

TO: Mr. Firas Jamal
Apex Designs LLC
9744 Maple St. #101
Bellflower, CA 90706
Tel: 323-630-9555

FROM: Sapphos Environmental, Inc.
(Ms. Kasey Conley)

SUBJECT: Historical Resources Assessment Report for 8315 and 8319 Greenleaf Avenue, Whittier, California 90602

ATTACHMENT: A. Resume of Key Personnel

Corporate Office:
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www.sapphosenvironmental.com

EXECUTIVE SUMMARY

This Historical Resources Assessment Report (HRAR) is undertaken on behalf of the owner of the properties located at 8315 and 8319 Greenleaf Avenue, Whittier (city), California (Assessor's Parc4el Numbers [APN] 8165-014-006; -007). The property at 8315 Greenleaf Avenue contains one 3,200-square-foot commercial building constructed in 1942. The property located at 8319 Greenleaf Avenue contains two storage buildings/sheds and a paved parking lot. The owner wishes to demolish the existing buildings on the lots, an act that requires clearance from the City of Whittier (City) under the California Environmental Quality Act (CEQA). Sapphos Environmental, Inc. understands that the buildings located on the subject properties are greater than 50 years of age and that the City requests an evaluation of the properties to determine whether they meet the definition of a "Historical Resource" pursuant to Section 15064.5(a) of the CEQA Guidelines. Sapphos Environmental, Inc. (Ms. Kasey Conley; Attachment A, *Resume of Key Personnel*) determined the properties are not eligible for designation as City Historic Landmarks as they do not meet the City's designation criteria for listing as such as outlined in City Zoning Code Section 18.84.050 *Designation Criteria for Historic Landmarks*. The properties were also evaluated for listing in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register) and to see if it would contribute to a potential historic district. The properties were found ineligible for listing in either register and were not found to be located within a potential historic district as the surrounding area has been infilled and developed over several decades and does not have a cohesive pattern of design or development. Therefore, the properties do not constitute a historical resource as defined in Section 15064.5(a) of the CEQA Guidelines, and the proposed project would not result in a substantial adverse change to a historical resource pursuant to Section 15064.5(b) of the CEQA Guidelines. This review was based on a site investigation of the properties; literature review and online research; and an application of federal, state, and local register eligibility criteria. Additionally, a review of the proposed project was completed to determine if it would have any impacts on the Jordan House, City of Whittier Historic Landmark No. 13 and National Register-listed resource, located at 8310 Comstock Avenue. It was determined that the proposed project would have no direct and a less than significant indirect impact on the known historical resource since the proposed project is two stories in height (similar to the Jordan House), is compatible in style and design, and is minimally visible from Comstock Avenue.

INTRODUCTION

This HRAR documents the historical evaluation undertaken by Sapphos Environmental, Inc. (Ms. Kasey Conley) for the properties located at 8315 and 8319 Greenleaf Avenue, Whittier, California (APNs 8165-014-006; -007). The property at 8315 Greenleaf Avenue contains one 3,200-square-foot Mission Revival-style commercial building clad in textured stucco in fair condition. The building encompasses most of the lot which abuts an alleyway to the northeast and a parking lot to the southwest. The property located at 8319 Greenleaf Avenue included two storage buildings/sheds. The lot is mostly comprised of a paved parking lot.

The subject properties are located in the western portion of the city, just off the southwest corner of the Whitter Boulevard and Greenleaf Avenue intersection. This area of the city is characterized by dense industrial and commercial development with modest single-family residential development to the south and east. Greenleaf Avenue runs diagonally through the city until it crosses over Whittier Boulevard and turns north (Figure 1, *Sketch Map, 8315 and 8319 Greenleaf Avenue*). The subject properties are not part of an existing City-designated Historic District. The subject properties are not listed as a City Historic Landmark and have not been previously identified as eligible for listing at the local, state, or national level.



Figure 1. Sketch Map, 8315 and 8319 Greenleaf Avenue
SOURCE: *Sapphos Environmental, Inc., 2021*

This historical evaluation was prepared to determine whether the subject properties are considered a "Historical Resource" as defined in Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. Sapphos Environmental, Inc. conducted a site visit to document the buildings and their current condition and conducted research for the purposes of evaluating whether the properties meet the criteria for inclusion in the National Register, the California Register, or for designation as a City of Whittier Historic Landmark (City Historic Landmark).

This HRAR includes a summary of the property's setting; the findings of the field survey; and an assessment of the property's eligibility for listing in federal, state, and/or local registers.

ELIGIBILITY CRITERIA

Federal

The National Historic Preservation Act of 1966, as amended, defines the criteria to be considered eligible for listing in the National Register:

> *The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and*
>
> *A. that are associated with events that have made a significant contribution to the broad patterns of our history; or*
>
> *B. that are associated with the lives of persons significant in our past; or*
>
> *C. that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
>
> *D. that have yielded, or may be likely to yield, information important in prehistory or history* (36 Code of Federal Regulations [CFR] Section part 63).

State of California

Section 5024.1(c), Title 14 CCR, Section 4852 of the California Public Resources Code defines the criteria to be considered eligible for listing in the California Register:

> *A resource may be listed as an historical resource in the California Register if it meets any of the following* [National Register] *criteria:*
>
> *1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; or*
>
> *2. Is associated with the lives of persons important in our past; or*

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.

Section 15064.5(b) of the CEQA Guidelines identifies the following criteria which may result in a substantial adverse change to a historical resource:

b) A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

(1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

(2) The significance of an historical resource is materially impaired when a project:

(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

(3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

City of Whittier[1]

Whittier's Zoning Code Article II Section 18.84.050 states:

> *Historic resource shall be designated a historic landmark if the council finds that it meets the criteria for listing on the National Register of Historic Places or the California Register of Historical Resources; or meets one or more of the following criteria:*
>
> *A. It is particularly representative of a distinct historical period, type, style, region or way of life;*
> *B. It is connected with someone renowned, important, or a local personality;*
> *C. It is connected with a use that was once common, but is now rare;*
> *D. It represents the work of a master builder, engineer, designer, artist or architect whose individual genius influenced his/her age;*
> *E. It is the site of an important historic event or is associated with events that have made a meaningful contribution to the nation, state or city;*
> *F. It exemplifies a particular architectural style;*
> *G. It exemplifies the best remaining architectural type of a neighborhood;*
> *H. It embodies elements of outstanding attention to architectural or engineering design, detail, material, or craftsmanship; or*
> *I. It has a unique location, singular characteristic or is an established and familiar visual feature of a neighborhood, community, or the city.*

[1] City of Burbank Municipal Zoning Code. Ordinance No. 3381, effective October 15, 1994. Amended by Ordinance No. 3812, effective June 24, 2011.

HISTORIC CONTEXT

A Brief History of Whittier to 1970 is quoted from the City Community Development Planning Services Department:

> *The City of Whittier has a diverse and colorful history beginning with the Gabrielino Indians who first inhabited the area during the city's pre-history. Later, Spanish California (1769–1821) would influence the region with the establishment of both missions and large ranchos. It was the Spanish land grant given to retired solider Jose Manuel Nieto in 1784 that would encompass part of present-day Whittier. After Mexico gained [its] independence from Spain, she ruled California (1821–1848) during an era of thriving ranchos. Mexico continued the Spanish practice of granting land to citizens in good standing to encourage settlement in California. This was accomplished by secularizing the old Spanish missions and dividing up the mission lands to establish new ranchos. In doing so, it ended the influence of the California mission system on the region's inhabitants. One of the recipients of these Mexican land grants was Juan Crispin Perez, who established Rancho Paso de Bartolo in 1835. Perez's rancho would later form part of the future City of Whittier.*
>
> *When Mexico's rule of California ended in 1848, American westward expansion and settlement into California began in earnest due to such influences as the discovery of gold in the west and the U.S. Homestead Act of 1862. The Homestead Act streamlined the process of granting public land to private owners. The earliest grantee of Homestead Act land in present day Whittier was German immigrant Jacob Gerkins, who acquired 160 acres in 1868. Gerkins built a small home on the property that is still partially extant today and forms part of the historic Johnathan Bailey House.*
>
> *One of Gerkins' neighbors at the time was Pio Pico, the last Mexican Government appointed Governor of California. Pico purchased Rancho Paso de Bartolo in the early 1850s and re-named it "El Ranchito." The ranch house is now a State Historic Park in Whittier.*
>
> *By 1879, Gerkins sold his property to John Thomas, who established a 1,259-acre ranch in present-day Whittier. The Thomas Ranch was subsequently sold in 1887 to the Pickering Land and Water Company who subdivided the ranch and sold lots to establish a "Quaker Colony" under the stewardship of Johnathan Bailey, John Painter, Hervey Lindley, Aquila Pickering and T.E. Newlin. Although Whittier was established on Quaker (Friends) principals, the Pickering Land and Water Company often donated land to non-Quaker congregations to develop their churches as well. The Company also reserved 20 acres of land for a future college that would later be named Whittier Academy or Whittier College as it is known today. Since then, schools and churches have been an integral part of the community. It was during this period that the Whittier State School, later re-named the Fred C. Nelles Youth Correctional Facility, was also developed. Whittier pioneer Hervey Lindley facilitated its development in 1891 by the State of California (at an estimated cost of $150,000) as a means of providing jobs and growth for the new community. In 2004, the facility was closed by the State of California.*
>
> *As the community's Quaker foundation soon took root, it led to the City of Whittier's incorporation in 1898 with 585 residents. The city's name was chosen to honor the 19th-century Quaker poet, John Greenleaf Whittier. With the community's early growth and prosperity tied to its agriculture (lemons, oranges, and walnuts) and oil industries, the successful conveyance of water into the community in 1890 by Simon Murphy's East*

Whittier Land and Water Company along with the arrival of the Southern Pacific, Pacific Electric and Santa Fe Railroads all provided critical infrastructure to enable Whittier to thrive into the 20th Century.

As Whittier's population steadily grew to 14,822 by 1930, so did the diversity of goods and services provided within the city along with the rise of substantial new public and private buildings like the Murphy Memorial Hospital (1921), First National Bank (1923), and the Hoover Hotel (1930). Most of Whittier's new development during this period still remained concentrated in the greater Uptown area, with residential development becoming increasingly dense around the city's commercial core.

During the 1920s and 1930s, residential and commercial development was becoming increasingly geared toward accommodating the automobile. This became evident as residential garages replaced barns and streets were widened and paved with parking spaces to accommodate automobile traffic as the use of public rail for transportation waned and eventually ended in Whittier by 1938. This ultimately gave rise to the automotive commercial-retail strip that became the primary expression of the automobile's impact on the mid-20th century landscape in the city and resulted in the explosion of development away from the greater Uptown area in favor of Whittier Boulevard and other surrounding street thoroughfares.

Like other communities, Whittier's growth slowed during the Great Depression (1929–1941). However, the city's agriculture and oil industries remained active. Although new construction was limited during this period, the federal Works Progress Administration (WPA) provided assistance with funding and jobs for public projects. An example of the WPA's work in Whittier is readily found in the numerous improvements constructed throughout Penn Park that are still used today.

Although the city's agriculture and oil industries declined after World War II (1939–1945), Whittier's growth continued to accelerate as distribution and manufacturing became important industries in the community because of its proximity to Los Angeles, major road networks and a large worker population. New construction also flourished during this period.

Between 1940 and 1960, Whittier's population more than doubled from 16,115 to 33,663 residents. Vast new tracts of residential homes and apartment buildings were being developed in conjunction with commercial, industrial, medical, and institutional uses that were replacing the former agricultural land and oil fields that were once the backbone of Whittier's economy. By 1970, the city's population climbed to 72,863. Several annexations of unincorporated areas into Whittier during the 1950s and 1960s were partially responsible for this large population increase. Whittier was also experiencing the same kind of rapid growth that was occurring throughout Southern California after World War II. This growth was induced in part by an influx of returning soldiers, new families moving into California and rising birth rates. The city was now a firmly established bedroom community with a well-developed infrastructure and the ability to provide its residents with numerous goods and services. However, to maintain the aesthetic appeal of the city and to entice new growth and development into the community, rehabilitation and redevelopment would play a major role in the future of the city as the 1970s dawned in Whittier.

PROPERTY HISTORY

8315 Greenleaf Avenue

Site History

The subject property was developed as part of Tract No. 6104, which was recorded in 1923, within the unincorporated area of Los Angeles County.[2] The triangularly shaped tract consisted of 77 uneven, irregularly shaped lots bounded by Whittier Boulevard (then County Road), Greenleaf Avenue, and the Los Angeles and Salt Lake Railroad line. According to the Los Angeles County Assessor online portal, the subject property was initially improved in 1942. In 1960 and 1961, the tract was annexed into the City of Whittier, approximately 18 years after the initial development of the site.

Based on historic aerial photographs of the area that date to 1954, historic topographic maps dating to 1949, and Sanborn Fire Insurance Maps from 1925 to 1948, by the mid-20th century the area surrounding the subject property was infilled with a mix of single-family, commercial, and industrial development.

Ownership History

Due to the closure public buildings, research at the Assessor's Office was not completed. Ownership data was compiled from building permits, grant deed documents, previous assessments of the property, and other sources where available (Table 1, *8315 Greenleaf Avenue Ownership Data*).

TABLE 1
8315 GREENLEAF AVENUE OWNERSHIP DATA

Date	Name
1950	Loyal Order of Moose Lodge No. 716
1962	Mr. Walter Miller
1963	Mr. John Ellis
1996	Robert M. and Cynthia J. Frojd

The Loyal Order of the Moose is an international organization founded in 1888 with local orders intended to service communities.[3] No information was found on Walter Miller, John Ellis, or Robert and Cynthia Frojd.

[2] Los Angeles County Public Works Land Records Information. May 1923. Tract No. 6401. MB-69-39. Available at: https://pw.lacounty.gov/sur/nas/landrecords/tract/MB0069/TR0069-039.pdf

[3] Moose International. "About Us." Accessed April 2021. Available at: https://www.mooseintl.org/about-us/

8319 Greenleaf Avenue

Site History

The subject property was developed as part of Tract No. 6104, which was recorded in 1923, within the unincorporated area of Los Angeles County.[4] The triangularly shaped tract consisted of 77 uneven, irregularly shaped lots bounded by Whittier Boulevard (then County Road), Greenleaf Avenue, and the Los Angeles and Salt Lake Railroad line. According to the Los Angeles County Assessor online portal, the subject property was initially improved in 1938. In 1960 and 1961, the tract was annexed into the City of Whittier, approximately 22 years after the initial development of the site.

Based on historic aerial photographs of the area that date to 1954, historic topographic maps dating to 1949, and Sanborn Fire Insurance Maps from 1925 to 1948, by the mid-20th century, the area surrounding the subject property was infilled with a mix of single-family, commercial, and industrial development. Additionally, the initial development of the subject property in 1938 and 1944 included concrete buildings along Greenleaf Boulevard, which were demolished sometime between 1948 and 1954. The 1954 historic aerial photograph shows the development of the northern storage building/shed with the central building developed by the 1990s.

Ownership History

Due to the closure of public buildings, research at the Assessor's Office was not completed. Ownership data was compiled from building permits, grant deed documents, previous assessments of the property, and other sources where available (Table 2, *8315 Greenleaf Avenue Ownership Data*).

TABLE 2
8319 GREENLEAF AVENUE OWNERSHIP DATA

Date	Name
1939	Harold Keck
1944	Security Engineering Co.
1966	Champion Chemical, Co.

Security Engineering Co. was a technologies-based company based in Whittier, which was acquired by Dresser Industries, Inc.[5] Champion Chemical, Co. was an industrial manufacturer who started advertising from the subject property in 1950.[6] No information was found on Harold Keck.

[4] Los Angeles County Public Works Land Records Information. May 1923. Tract No. 6401. MB-69-39. Available at: https://pw.lacounty.gov/sur/nas/landrecords/tract/MB0069/TR0069-039.pdf

[5] "Dresser Completes Acquisition of Security Tomorrow," *The Whittier News,* 31 October 1945, page 1.

[6] *Los Angeles Times*, 73. 16 May 1967.

FIELD SURVEY FINDINGS

Sapphos Environmental, Inc. (Ms. Kasey Conley; Attachment A, *Resume of Key Personnel*) conducted an intensive-level field survey of 8315 and 8319 Greenleaf Avenue and their setting on April 27, 2021. Additional research was conducted in online resources including local newspaper publications, the Whittier Public Library Local History online collections, Ancestry.com, historic aerial photographs and topographic maps, and Sanborn Fire Insurance Maps.[7]

Description of 8315 Greenleaf Avenue

Exterior

The subject property located at 8315 Greenleaf Avenue is located on the northwest side of Greenleaf Avenue on a 6,097-square-foot rectangular lot with one 3,200-square-foot commercial building encompassing the majority of the lot. The building is a 1½-story Mission Revival-style building with an unknown original use; it was used as a Moose Lodge by the Local Order No. 716 beginning in 1950.

The building on the subject property has a rectangular footprint with a low-pitched gabled roof with a prominent Mission-style parapet wall on the primary façade. The coping on the parapet wall has been removed and a large, fixed-pane window was added below the roofline above the entrance at an unknown date. The building is clad in textured stucco, an alteration from the 1990s, with corner pilasters at each end of the primary façade. The building is set back slightly from the public right-of-way with the primary entrance centrally located and elevated slightly. The entrance steps and porch are clad in ceramic tiles with a low, curved stucco wall with brick coping on either side of the steps. The entrance is recessed into the building and is covered by a slightly pitched metal shed roof with perpendicular stucco corbels below. On either side of the entrance are pilasters and building scarring shows alterations/infill of an architectural detail on the outside of each. The pitched shed roof over the entrance does not appear original based on material and building scarring. The entrance doors are a set of winged metal doors with a wooden finish. An additional entrance is located on the southwest wall of the porch inset (Figure 2*, 8315 Greenleaf Avenue*).

[7] In-person research was not conducted due to the current closure of public buildings.



Figure 2. 8315 Greenleaf Avenue (view northwest)
SOURCE: *Sapphos Environmental, Inc., 2021*

The southwest and northeast façades are generally similar in design and aesthetics. Both façades have minimal eave overhang with exposed rafter tails. Both façades have five approximately 7/8-foot-tall arched windows that were infilled at an unknown date. An elevated metal entrance door with metal hood cover was added to the southwest façade with a concrete and cinderblock ramp/staircase. This ramp/staircase also allows access to the rear of the parcel. Two metal entrance doors with concrete steps were added to the rear of the northeast façade at an unknown date (Figure 3, *Southwest Façade*; Figure 4, *Northeast Façade*).



Figure 3. Southwest Façade (view north)
SOURCE: *Sapphos Environmental, Inc., 2021*



Figure 4. Northeast Façade (view northwest)
SOURCE: *Sapphos Environmental, Inc., 2021*

The rear façade has a gabled roof with textured stucco cladding that extends into the gable. A small addition was added to the northwest corner of the façade at an unknown date and houses electrical infrastructure for the building. Another small addition is located in the northeast corner with an elevated HVAC unit to the south of that addition. There are two single-hung vinyl windows along the second story of the façade. A third window can be seen infilled to the south of these two. The northern vinyl window is an infill of a door. Additional building scarring shows a balcony or staircase was removed at an unknown date which accessed this second-story entrance. An elevated wood pergola covers a concrete pad in the northwest corner of the parcel and an alleyway runs along the northeast façade (Figures 5A–B, *Northwest Façade*).



Figure 5A. Northwest Façade (view southeast)
SOURCE: *Sapphos Environmental, Inc., 2021*



Figure 5B. Northwest Façade (view southeast)
SOURCE: *Sapphos Environmental, Inc., 2021*

Interior

The interior of the building has been remodeled multiple times over the years. The space has an entrance foyer with coffered ceilings and wood paneled walls with a staircase to the left leading to a second-floor space. A kitchen and restroom are located on the first floor just beyond the staircase. The interior of the building is mostly comprised of a large central open space with vaulted ceilings and wood beams. The floors are carpeted with a central 'T'-shaped linoleum runner, and the walls are plaster. The rear of the building is partitioned into office spaces, and a second staircase at the northeast corner of the building leads to an additional second-floor space, also partitioned into offices. The two second-floor spaces at the front and back of the building are not connected. Most of the doorways on the interior have fluted molding surrounds with bullseye corner blocks (Figures 6A–F, *Interior*).

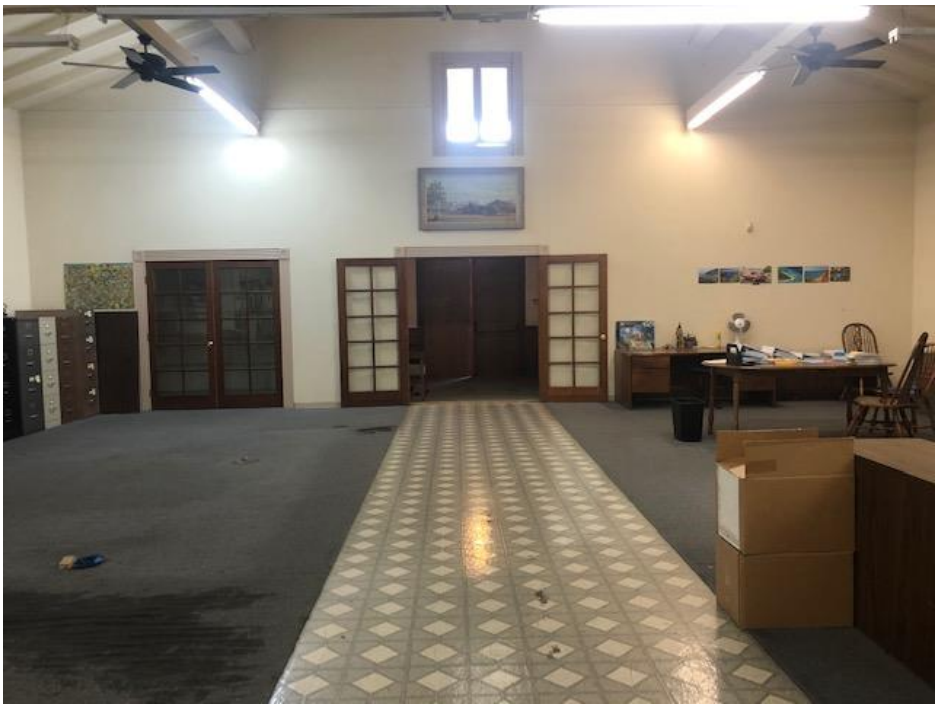

Figure 6A. Interior (view southeast)
SOURCE: *Sapphos Environmental, Inc., 2021*



Figure 6B. Interior (view northwest)
SOURCE: *Sapphos Environmental, Inc., 2021*



Figure 6C. Interior, Entrance Foyer (view southeast)
SOURCE: *Sapphos Environmental, Inc., 2021*



Figure 6D. Interior, Kitchen (view southwest)
SOURCE: *Sapphos Environmental, Inc., 2021*



Figure 6E. Interior, Second Floor at front of Building (view northwest)
SOURCE: *Sapphos Environmental, Inc., 2021*



Figure 6F. Interior, Second Floor at rear of Building (view west)
SOURCE: *Sapphos Environmental, Inc., 2021*

Description of 8319 Greenleaf Avenue

The property located at 8319 Greenleaf Avenue is a 24,557-square-foot lot comprised mostly of paved parking lot with a storage building/shed in the northeast corner and a smaller additional storage building/shed near the center of the lot. A flat-roof open structure extends off the southwest corner of the smaller building. Both buildings have a square footprint, a front-facing high-pitched gabled roof, are clad in board and batten and corrugated sheet metal siding, and were constructed between 1954 and 1995. A cinderblock wall runs along Greenleaf Avenue shielding the parcel from the public right-of-way with metal automotive access gates at the northern and southern ends (Figures 7A–B, *8319 Greenleaf Avenue*).



Figure 7A. 8319 Greenleaf Avenue (view northwest)
SOURCE: *Sapphos Environmental, Inc., 2021*



Figure 7B. 8319 Greenleaf Avenue (view northwest)
SOURCE: *Sapphos Environmental, Inc., 2021*

Setting

The subject properties are situated near the intersection of Whittier Boulevard and Greenleaf Avenue. Greenleaf Avenue runs diagonally through the city until it crosses over Whittier Boulevard and turns north. The northside of Greenleaf Avenue is heavily commercial/industrial with the southside being predominantly single-family residential. Whittier Boulevard is a four-lane commercial arterial roadway (Figures 8A–B, *Setting, Greenleaf Avenue*).



Figure 8A. Setting, Greenleaf Avenue (view facing north)
SOURCE: *Sapphos Environmental, Inc., 2021*



Figure 8B. Setting, Greenleaf Avenue (view facing southwest)
SOURCE: *Sapphos Environmental, Inc., 2021*

EVALUATION

8315 Greenleaf Avenue

National and California Registers

The property located at 8315 Greenleaf Avenue is not eligible for the National Register or the California Register pursuant to Criteria A/1. Based on a review of the history of the city, previous ownership records, and the construction history of the property; the property does not have an important association with the residential, commercial, or institutional development within the city. The property was initially improved in 1942 with an unknown use, potentially as a church based on construction type and style; and was used as a Moose Lodge beginning in 1950. The subject property and the area surrounding it were not annexed into the City of Whittier until 1960–1961, well after its establishment as a city. Whittier's initial institutional development is tied to its Quaker roots and the establishment of the First Friends Church as well as its contributions to other congregations early on in its development during the early 20th century. The subject property is not significantly associated with the establishment of churches during the late 19th and early 20th century within the city as it was constructed in 1942, nor is it significantly associated with post-World War II institutional development as it only operated as a church for approximately eight years. No information was found to suggest the church was frequented or significant within the community of Whittier. Therefore, the property is ineligible for listing pursuant to Criteria A/1.

The subject property is not eligible for the National Register or the California Register pursuant to Criteria B/2 for an association with persons significant in our past. No information was found to suggest that previous owners or persons associated with the property were significant at the state or national level and therefore, the subject property is ineligible for listing pursuant to Criteria B/2.

The subject property is not eligible for listing in the National Register or the California Register pursuant to Criteria C/3 since it is does not embody the distinctive characteristics of a type, period, or method of construction; is not known to be represent the work of a master; and does not possess high artistic values. The original building permit for the construction of the building was not available making the original architect, if any, and builder unknown. The subject property is a substantially altered Mission Revival-style building with minimal character-defining features of the type, constructed 22 years outside the period of significance. The only visible character-defining feature of the building characterizing it as a Mission Revival style is the curved parapet wall on the primary façade. All other ornamentation or details have been removed, altered, or infilled thus inhibiting its ability to convey the character-defining features of this style of architecture. Alterations to the building including the removal of the coping on the parapet wall, the infill of arched windows on the northeast and southwest façades, addition of a large, fixed window above the primary entrance, removal of details on either side of the entrance pilasters, addition of a metal shed roof over the entrance door, the cladding of the building is textured stucco, the cladding of the stairs and porch in ceramic tile, two additions on the rear of the building, the removal of rear staircase/balcony with door infill, and the infill/alteration of windows on the rear façade significantly compromise the building's integrity of design, materials, workmanship, feeling, and association. The building is not a high-style example of the architectural type and does not possess high artistic value. Therefore, the subject property is ineligible for listing pursuant to Criteria C/3.

The subject property is ineligible for the National Register or the California Register pursuant to Criteria D/4, as it is not anticipated to yield, nor may be likely to yield, information important in prehistory or history.

City of Whittier Historic Landmark

The property located at 8315 Greenleaf Avenue is not eligible for designation as a City Historic Landmark pursuant to Criterion A as it does not represent a distinct historical period, type, style, region, or way of life. The subject property is a substantially altered Mission Revival-style building with an unknown original use and used as a Moose Lodge beginning in 1950. The building is modest with minimal character-defining features of the Mission Revival style, and its construction technique was common. The building was used as a church for approximately eight years and then as a community hall run by the Moose Lodge. Therefore, the subject property is ineligible for listing pursuant to Criterion A.

The subject property is not eligible for designation as a City Historic Landmark pursuant to Criterion B as no information was found to suggest that the property is associated with someone renowned or important or a local personality. Therefore, the subject property is ineligible for listing pursuant to Criterion B.

The subject property is not eligible for designation as a City Historic Landmark pursuant to Criterion C as it is not connected with a use that was once common and is now rare. The building was originally constructed in 1942 and used as a community hall run by the local Moose Order No. 716 beginning in 1950. By the 1990s the building was being used as a wood working shop, and its current use is for office space. None of these uses are rare and are still commonly found throughout Whittier. Therefore, the subject property is ineligible for listing pursuant to Criterion C.

The subject property is not eligible for designation as a City Historic Landmark pursuant to Criterion D as it does not represent the work of a master builder, engineer, designer, artist, or architect. The original building permit for the construction of the building was unavailable making the original architect, if any, and builder unknown. Therefore, the subject property is ineligible for listing pursuant to Criterion D.

The subject property is not eligible for designation as a City Historic Landmark pursuant to Criterion E as no information was found to suggest the subject property was the site of an important historic event. The site was used as a community hall, and commercial space and is not associated with events significant to the residential, commercial, or institutional development of the city. Therefore, the subject property is ineligible for listing pursuant to Criterion E.

The subject property is not eligible for designation as a City Historic Landmark pursuant to Criterion F, G, or H as the building does not exemplify the Mission Revival style of architecture, does not exemplify the best remaining type in the neighborhood, and does not embody elements of outstanding attention to architectural or engineering design, detail, material, or craftsmanship. The building minimally conveys the character-defining features of this architectural style with its curved parapet wall and was constructed well outside the period of significance of 1890–1920 for the type. The building does not convey high artist value or craftsmanship of the type and is not a good example of the type within the neighborhood. Therefore, the subject property is ineligible for listing pursuant to Criterion F or G.

The subject property is not eligible for designation as a City Historic Landmark pursuant to Criterion I as it does not possess a unique location, singular characteristic, or is an established and familiar visual feature of a neighborhood, community, or the city. The subject property is located on a mixed commercial/residential street. The northside of Greenleaf, where the subject property is located, is characterized by commercial/industrial buildings with large parking lots, metal gates/fences, and heavy vegetation. The southside is characterized by modest single-family housing. The subject property is located just off the intersection of Whittier Boulevard and Greenleaf Avenue, where the commercial visual character of the city is truly established. The building does not possess a singular characteristic significant to the neighborhood and therefore is ineligible for listing pursuant to Criterion I.

Statement of Integrity for 8315 Greenleaf Avenue

The subject property was evaluated against the seven aspects of integrity as outlined in the California Code of Regulations (Section 4852 [C]),[8] and described in the National Register Program. The seven aspects of integrity include *location, design, setting, materials, workmanship, feeling*, and *association*.

[8] California Office of Historic Preservation. 1999. *California State Law and Historic Preservation*, 4853 (c), 66.

The subject property has not been moved; therefore, the subject property retains integrity of *location*.

The exterior of the building has been significantly altered including the removal of the coping on the parapet wall, the infill of arched windows on the northeast and southwest façades, addition of a large, fixed window above the primary entrance, removal of details on either side of the entrance pilasters, addition of a metal shed roof over the entrance door, the cladding of the building is textured stucco, the cladding of the stairs and porch in ceramic tile, two additions on the rear of the building, the removal of rear staircase/balcony with door infill, and the infill/alteration of windows on the rear façade. Therefore, the building does not retain integrity of *design, materials, workmanship, feeling*, or *association*.

The *setting* of the subject property has been not changed since construction and the surrounding area remains characterized by a mix of modest single-family, commercial, and industrial development. The subject property does not meet one or more eligibility criteria and does not possess integrity; therefore, it is not a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines.

8319 Greenleaf Avenue

National and California Registers

The property located at 8319 Greenleaf Avenue is not eligible for the National Register or the California Register pursuant to Criteria A/1. Based on a review of the history of the city, previous ownership records, and the construction history of the property; the property does not have an important association with the residential, commercial, or institutional development within the city. The buildings located on the subject property was constructed between 1954 and 1995 with various industrial uses. The subject property and the area surrounding it were not annexed into the city until 1960–1961, well after its establishment as a city. Whittier's industrial development took off between the 1940s and 1960s, when the population more than doubled. Industrial land uses replaced agricultural land uses throughout the city. Champion Chemical Co. appears to have operated out of the subject property until at least the early 1990s, with mentions of the company in the city (no specific address) as late as 2010. No information was found to suggest the subject property or Champion Chemical Co. had an association with significant industrial trends within the community or City. Therefore, the property is ineligible for listing pursuant to Criteria A/1.

The subject property is not eligible for the National Register or the California Register pursuant to Criteria B/2 for an association with persons significant in our past. No information was found to suggest that previous owners or persons associated with the property were significant at the state or national level and therefore, the subject property is ineligible for listing pursuant to Criteria B/2.

The subject property is not eligible for listing in the National Register or the California Register pursuant to Criteria C/3 since it is does not embody the distinctive characteristics of a type, period, or method of construction; is not known to be represent the work of a master; and does not possess high artistic values. The original building permit for the construction of the building was not available making the original architect, if any, and builder unknown. The subject property includes two vernacular storage buildings/sheds that were constructed between 1954 and 1995 with no distinctive style, type, period, or method of construction. Therefore, the subject property is ineligible for listing pursuant to Criteria C/3.

The subject property is ineligible for the National Register or the California Register pursuant to Criteria D/4, as it is not anticipated to yield, nor may be likely to yield, information important in prehistory or history.

City of Whittier Historic Landmark

The property located at 8319 Greenleaf Avenue is not eligible for designation as a City Historic Landmark pursuant to Criterion A as it does not represent a distinct historical period, type, style, region, or way of life. The subject property contains two vernacular storage buildings/sheds which were constructed between 1954 and 1995. The buildings are modest and simple in construction with no distinct period, type, style, or way of life. Therefore, the subject property is ineligible for listing pursuant to Criterion A.

The subject property is not eligible for designation as a City Historic Landmark pursuant to Criterion B as no information was found to suggest that the property is associated with someone renowned or important or a local personality. Therefore, the subject property is ineligible for listing pursuant to Criterion B.

The subject property is not eligible for designation as a City Historic Landmark pursuant to Criterion C as it is not connected with a use that was once common and is now rare. The buildings on the subject property were developed for industrial use by Champion Chemical Co. and used on the lot until at least the 1990s. Industrial uses within the city are not rare and are still commonly found throughout the city. Therefore, the subject property is ineligible for listing pursuant to Criterion C.

The subject property is not eligible for designation as a City Historic Landmark pursuant to Criterion D as it does not represent the work of a master builder, engineer, designer, artist, or architect. The original building permit for the construction of the building was unavailable making the original architect, if any, and builder unknown. Therefore, the subject property is ineligible for listing pursuant to Criterion D.

The subject property is not eligible for designation as a City Historic Landmark pursuant to Criterion E as no information was found to suggest the subject property was the site of an important historic event. The site was used for industrial space and is not associated with events significant to the residential, commercial, or industrial development of the city. Therefore, the subject property is ineligible for listing pursuant to Criterion E.

The subject property is not eligible for designation as a City Historic Landmark pursuant to Criterion F, G, or H as the building does not exemplify any style of architecture, does not exemplify the best remaining type in the neighborhood, and does not embody elements of outstanding attention to architectural or engineering design, detail, material, or craftsmanship. The buildings on the subject property are vernacular storage buildings/sheds and do not convey any architectural style. The buildings do not convey high artist value or craftsmanship of a type and are not a good example of a type within the neighborhood. Therefore, the subject property is ineligible for listing pursuant to Criterion F or G.

The subject property is not eligible for designation as a City Historic Landmark pursuant to Criterion I as it does not possess a unique location, singular characteristic, or is an established and familiar visual feature of a neighborhood, community, or the city. The subject property is located on a mixed commercial/residential street. The northside of Greenleaf Avenue, where the subject property is located, is characterized by commercial/industrial buildings with large parking lots,

metal gates/fences, and heavy vegetation. The southside is characterized by modest single-family housing. The subject property is located just off the intersection of Whittier Boulevard and Greenleaf Avenue, where the commercial visual character of the city is truly established. The building does not possess a singular characteristic significant to the neighborhood and therefore is ineligible for listing pursuant to Criterion I.

Statement of Integrity for 8319 Greenleaf Avenue

The subject property was evaluated against the seven aspects of integrity as outlined in the California Code of Regulations (Section 4852 [C]),[9] and described in the National Register Program. The seven aspects of integrity include *location, design, setting, materials, workmanship, feeling*, and *association*.

The subject property has not been moved; therefore, the subject property retains integrity of *location*.

It is unclear if the exterior of the vernacular buildings on the subject property have been altered, yet no visible alterations could be viewed from the field inspection. Therefore, the buildings retain integrity of *design, materials, workmanship, feeling*, and *association*.

The *setting* of the subject property has been not changed since construction and the surrounding area remains characterized by a mix of modest single-family, commercial, and industrial development.

Although the subject property retains integrity, it does not meet the criteria for designation at the local, state, or national level and therefore is not considered a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines.

Impact Analysis

The proposed project was reviewed to determine if it would have an impact on the Jordan House, City Historical Landmark No. 13 and National Register-listed resource located at 8310 Comstock Avenue. The building was listed as a City Historical Landmark in 1991 and listed in the National Register in 1980. The Jordan House is a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines. The proposed project was reviewed to determine if it would result in a substantial adverse change to a historical resource (Section 15064.5(b) of the CEQA Guidelines).

The proposed project would include 17 single-family two-story units within the parcel boundaries of 8315 and 8319 Greenleaf Avenue. The proposed project would include substantial landscaping along Greenleaf Avenue, interior automobile circulation, and each unit would include an attached two-stall garage. The units are designed in a mixture of Spanish Colonial Revival, Mediterranean Revival, Craftsman, and Cottage architectural styles with either 'L'-shaped or rectangular footprints. Six (6) units are located along the rear parcel boundary, with a Spanish Colonial Revival and Craftsman-style unit closest to the historical resource.

The proposed project would have no direct impact on the Jordan House. Construction of the proposed project would not include any alterations to the Jordan House or the setting along Comstock Avenue and would be limited to the parcel boundaries of 8315 and 8319 Greenleaf Avenue.

[9] California Office of Historic Preservation. 1999. *California State Law and Historic Preservation*, 4853 (c), 66.

The proposed project would have a less than significant indirect impact to the Jordan House and its setting. The Jordan House is a two-story early-Victorian-style residence constructed in Whittier in 1888 and moved to its present location in 1926. The building faces Comstock Avenue with approximately 40 to 50 feet between the historical resource and the proposed project parcel boundary. The two proposed units closest to the Jordan House are two stories in height. The Jordan House is two stories, and coupled with the substantial separation, there will be no impact on the massing, size, and scale of the historical resource as a result of the proposed project. Additionally, the Craftsman and Period Revival architecture of the units within the proposed project are compatible with the style of the Jordan House. Vehicular access to the attached garages for Units 1, 2, and 3 are accessed through the alleyway north of the proposed project site and the Jordan House, yet this alleyway is currently used for vehicular traffic so there would be no change in use and no impact in the setting of the historical resource. Additionally, the proposed project will be minimally seen from Comstock Avenue and therefore, there will be a less than significant indirect impact to the Jordan House and its setting.

CONCLUSION

8315 and 8319 Greenleaf Avenue are ineligible for listing in the National Register, the California Register, or for designation as a City Historic Landmark. The properties do not meet the criteria listed in federal, state, or local regulations to merit listing in national, state, or local registers and therefore, does not constitute a "Historical Resource" as defined in Section 15064.5(a) of the CEQA Guidelines. The proposed project would not result in a substantial adverse change to a historical resource pursuant to Section 15064.5(b) of the CEQA Guidelines. Additionally, the proposed project would have no direct and a less than significant indirect impact on the known historical resource, the Jordan House, located at 8310 Comstock Avenue.

Should there be any questions regarding the information contained in this HRAR, please contact Ms. Kasey Conley at (626) 683-3547, extension 135.

ATTACHMENT A
RESUME OF KEY PERSONNEL

Sapphos environmental inc.

Kasey M. Conley, MHC

Architectural Historian

Master of Heritage Conservation, USC, Los Angeles, CA

- *Identification and evaluation of built environment*
- *Cultural history*
- *History of California*
- *Archival documentation*
- *Historic preservation*

Years of Experience: 4+

Relevant Experience:

- *CEQA documentation for Exposition Park and Descanso Master Plans*
- *Descanso Garden Historic District National Register Nomination*
- *High-Speed Rail Construction Packages 2,3, and 4*
- *Manhattan Beach Context Statement*

Ms. Kasey Conley has three years of experience in the field of cultural resources management and the built environment, including archival research, district and resource surveys, preparation of National Register of Historic Places nominations, and regulatory compliance. She meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History.

Ms. Conley has been the principal investigator and assistant project manager on several-large scale historic evaluations including reconnaissance survey work. Ms. Conley was the assistant project manager for the Altadena African American Historic Resources Survey conducted for the Los Angeles County Department of Regional Planning. The survey completed a historic context statement of the history of the African American Community in Altadena from 1887-1970 and surveyed over 300 properties associated with that history. Ms. Conley also supported the surveying and historic evaluation documentation of Los Angeles County parks, golf courses, and arboreta for the Los Angeles Department of Parks and Recreation. The historic evaluations considered eligibility for listing on the National Register of Historic Places, the California Register of Historical Resources, the County Register of Landmarks and Historic Districts, and standards provided in CEQA. The results were used by the County to address future projects in the facilities, alter plans as needed, and to inform a Cultural Resources Treatment Plan (CRTP) and Worker Environmental Awareness Program (WEAP) training. The project received a Historic Preservation Award from the Los Angeles Conservancy in 2020. Ms. Conley has also provided cultural resources support for the High-Speed Rail (HSR) Construction Packages (CPs) 2,3, and 4. Ms. Conley conducted field surveys, identified and documented resources on Department of Parks and Recreation 523 series forms, and coordinated with the HSR authority in support of these efforts. Ms. Conley also worked as the technical author for the City of Glendale SR-134 Ramp Improvement Project. Ms. Conley evaluated the impacts of the proposed road improvements on the surrounding environment to ensure no impacts would occur to identified national, state, or local historic bridges, tunnels, or highways, or adjacent historic resources as a result of the project.

Additional experience includes preparing Historic American Building Survey/Historic American Engineering Record (HABS / HAER) for properties within Los Angeles and San Bernardino County, preparing National Register nomination forms for historic districts such as Leimert Park in South Los Angeles and the Descanso Gardens Historic District in Pasadena and individual resources throughout Los Angeles and San Bernardino County, and the completion of several historic resource assessment reports within the cities of Los Angeles, Glendale, San Marino, and Rancho Cucamonga.

Appendix D Phase I Environmental Site Assessment Report

ORSWELL & KASMAN, INC.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Champion Chemical Company
8315, 8319 and 8335 Greenleaf Avenue
Whittier, California 90602

May 24, 2018

CLIENT:
Mr. Andrew Ellis
Champion Chemical Company
8319 Greenleaf Avenue
Whittier, California 90602

PREPARED FOR:
Mr. Andrew Ellis
Champion Chemical Company

PROJECT NUMBER:
P18096

PREPARED BY:

James Robert Orswell
ASTM Environmental Professional

REVIEWED BY:

Martin A. Kasman
Project Manager

This report was prepared in conformance to meet or exceed the scope and limitations as set forth by the American Society for Testing & Materials (ASTM) Standard Practice E 1527-13. It is for the express use of the client, and its contents are considered to be privileged and confidential. Acceptance of this report constitutes an agreement by the client to assume full liability for information contained herein. This report is for the sole use and interpretation of the client, and it is not to be reproduced or distributed to outside parties. The information in this report is furnished in good faith and was obtained from sources and databases considered to be reliable; however, the accuracy of the information cannot be guaranteed. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professionals as defined in §312.10 of 40 CFR 312. 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 inquires in conformance with the standards and practices set forth in 40 CFR Part 312. The individual qualifications of these professionals are included in this report.

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1.0 SUMMARY

Our review of regulatory and historical records, a visual inspection of the site and surrounding area and an interview with the property owner has not identified any *recognized environmental conditions, historical recognized environmental conditions* or *controlled recognized environmental conditions* which are likely to impact the subject property. Although data failure occurred in the historical uses of the Property prior to 1937, it is unlikely the data failure will impact the ability to identify *recognized environmental conditions*. Based on the results of this assessment, no further environmental studies are recommended for the site.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this Phase I Environmental Site Assessment is to determine if any *recognized environmental conditions*, *historical recognized environmental conditions* or *controlled recognized environmental conditions* exist on or near the subject property. As defined by ASTM Standard Practice E 1527-13, a *recognized environmental condition* is the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property. The term 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 generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

The ASTM Standard defines a *historical recognized environmental condition* as a condition which in the past would have been considered a *recognized environmental condition*, but which may or may not be considered a *recognized environmental condition* currently. If a past release of any hazardous substance or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency, this condition shall be considered a *historical recognized environmental condition.*

The ASTM Standard defines a *controlled recognized environmental condition* as a condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action 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 (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

The ASTM Standard Practice E 1527-13 requires all obvious uses of the Property shall be identified at five year intervals from the present, back to the Property's first developed use, or back to 1940, whichever is earlier, using standard historical sources. Developed use includes agricultural uses or placement of fill dirt. Data failure occurs when these objectives are not met.

Our review of standard historical sources include aerial photographs, fire insurance maps, local street directories, and building department or assessor's property records. Our experience in performing Phase I Environmental Site Assessments since 1990 has determined that the other standard historical sources identified in the ASTM Standard Practice E 1527-13 are not reasonably obtainable or likely to be sufficiently useful, accurate, or complete in terms of satisfying the objectives.

2.2 Detailed Scope of Services

This report is based on a preliminary study into the past and current uses of the subject property and the surrounding area. The report includes a visual inspection of the property and adjacent sites, and a review of regulatory agency records, aerial photographs, and other historic record sources. Also included in this report are maps, diagrams, and photographs pertaining to this site.

2.3 Significant Assumptions

The information in this report is furnished in good faith and was obtained from sources and databases considered to be reliable; however, nothing in this report should be construed as a promise or guarantee that the subject property is free of environmental hazards. In many instances, this report relies on regulatory database information provided by federal, state and local governmental agencies. Although the database information used in this report consists of records that are updated on a regular basis, it may not reflect the actual current status of the case.

2.4 Limitations and Exceptions

This report was prepared in conformance to meet or exceed the scope and practice as set forth by the American Society for Testing & Materials (ASTM) Standard Practice E 1527-13, "Standard Practice of Environmental Site Assessments: Phase I Environmental Site Assessment Process." No tests were conducted, and no samples of air, water, soil or building materials were taken.

This report is limited in nature and should not be construed to be a characterization of environmental regulatory compliance or of any conditions above or below grade. The evaluations in this report are based on information provided by interviews, readily accessible regulatory and historical records and observations made during the site inspection. No independent verification of the information was obtained or performed by Orswell & Kasman, Inc.

Orswell & Kasman, Inc. prepared this report in a competent and professional manner in accordance with sound industry standards, practices and procedures. No warranty is provided regarding the actual site conditions described in this report beyond matters amenable to visual

confirmation. We make no representation or warranty regarding the accuracy or reliability of information or documents provided by others and contained within this report.

2.5 Special Terms and Conditions

No special terms or conditions have been incorporated into the preparation of this report. There were also no limiting physical conditions such as rain or lack of electrical power that had a limiting effect on the site inspection.

2.6 User Reliance

This report is prepared for the express use of the client (or client's designee), and its contents are considered to be privileged and confidential. Acceptance of this report constitutes an agreement by the client to assume full liability for information contained herein. This report is for the sole use and interpretation of the client and it is not to be reproduced or distributed to outside parties.

3.0 USER PROVIDED INFORMATION

3.1 Title Records

No recorded land title records were provided by the client for review.

3.2 Environmental Liens or Activity and Use Limitations

The client has not provided any information concerning environmental liens or activity and use limitations.

3.3 Specialized Knowledge

No specialized knowledge of *recognized environmental conditions, historical recognized environmental conditions* or *controlled recognized environmental conditions* in connection with the subject property has been provided by the client.

3.4 Commonly Known or Reasonably Ascertainable Information

The client has not provided any commonly known or reasonably ascertainable information within the local community about the subject property that is material to *recognized*

environmental conditions, historical recognized environmental conditions or *controlled recognized environmental conditions* in connection with the site.

3.5 Valuation Reduction for Environmental Issues

No information has been provided by the client that indicates the subject property is being sold or purchased at a significantly reduced price due to outstanding environmental issues.

3.6 Owner, Property Manager, and Occupant Information

Information provided by the owner, property manager, and/or occupants of the site are included in this report under Section 7.0, Interviews.

3.7 Reasons for Performing Phase I Environmental Site Assessment

The reasons for performing this Phase I Environmental Site Assessment are to satisfy commercial real estate lending requirements or provide due diligence information concerning the historical uses and current condition of the site. This report is intended to permit the client to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601). This practice constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B).

3.8 Other User Provided Information

No other information concerning the subject property has been provided by the client.

4.0 RECORDS REVIEW

4.1 Standard Environmental Records Sources

FEDERAL AGENCY RECORDS

United States Environmental Protection Agency (USEPA)
National Priorities List

The National Priorities List (NPL) identifies abandoned or uncontrolled hazardous waste sites which have been identified as possibly representing a long-term threat to the public health or

environment. These sites have been identified as being highly contaminated with hazardous substances and represent the USEPA's target enforcement and cleanup efforts. Studies of individual sites are conducted by the USEPA to determine level of contamination, and the sites are then compared and ranked to other sites on the NPL.

A review of the USEPA National Priorities List dated January 2016 indicates there is one proposed, final or delisted site within one mile of the subject property:

Omega Chemical Corporation (#1 on map)
12504 and 12512 East Whittier Boulevard
Whittier, CA 90602

According to the records, the Omega Chemical Corporation operated a spent solvent and refrigerant recycling and treatment facility on the site from 1976 until 1991. Omega Chemical used to receive loads of waste solvent and chemicals from other businesses, and the business sent the waste materials through chemical, thermal and physical treatments to form commercial products. According to the records, as a result of improper disposal of hazardous waste at the facility, the site and surrounding area became contaminated. Environmental studies conducted by the EPA revealed the subsurface soil and groundwater is contaminated with high concentrations of tetrachloroethylene (PCE), trichloroethylene (TCE), Freon, and other chlorinated hydrocarbons. The EPA is not aware of any groundwater wells that have become contaminated as a result of releases of hazardous substances at the site.

In 1991, the California Department of Toxic Substances Control (DTSC) and EPA's Superfund Division ordered Omega Chemical to remove the hazardous wastes from the property and clean up the site. In March 1995, the owner of Omega Chemical pled guilty to two felony counts of illegal storage and disposal of hazardous wastes. In May 1995, the EPA also took legal action against the Potential Responsible Parties (PRPs) that generated and shipped the hazardous waste to the Omega Chemical site. In 1995, the EPA removed over 2,700 drums of hazardous materials and wastes from the Omega Chemical property. In 1996, a preliminary subsurface soil and groundwater study was conducted. Laboratory results indicated that the subsurface soil at the Omega Chemical property is contaminated with chlorinated solvents, primarily PCE, TCE, other chlorinated hydrocarbons, Freons and metals. To better manage large site cleanups, EPA addresses a Site by designating Operable Units (OUs) which represent discrete elements of the overall site cleanup. The Omega Site has three OUs: OU-1 addresses the contaminated soil and groundwater in the immediate vicinity of the former Omega Chemical facility; OU-2 addresses the contaminated ground-water down gradient of OU-1 that has been impacted by contamination from the Omega facility; and OU-3 addresses vapor intrusion from the Omega Site that has occurred in several buildings on and in close proximity to the former Omega facility. Construction of a pump and treatment system to contain the high concentration groundwater contamination within the OU-1 was completed and began operating in 2009. The treated water is discharged to a nearby sanitary sewer. Two interim Soil Vapor Extraction (SVE) systems were installed to address vapor intrusion at buildings in and near the OU-1 area. The first and second interim SVE systems were installed in June 2010 and March 2012, respectively. These systems have effectively reduced the concentrations of contaminants in the indoor air of the

affected buildings. Once the soils have been cleaned up in OU-1 and the sources of the vapors are eliminated, the interim SVE and SSD systems for OU-3 should no longer be needed. Groundwater within the OU-2 area is used as a source of drinking water by several municipal and private water purveyors. Most of the drinking water wells located in the OU-2 area draw water primarily from deeper portions of the aquifer from depths at or greater than 200 feet below ground surface (bgs) and are not currently impacted by groundwater contamination. However, a few drinking water wells in the area draw water at about the 200 feet bgs level and have had some contaminants detected. These wells are currently equipped with wellhead treatment units which are comprised of granular activated carbon (GAC) filters. The GAC filter removes the contaminants from the water to ensure that it meets drinking water standards. The plume of PCE, TCE, and Freon contamination in the groundwater flows from the Omega Chemical site in a southwest direction, which is away from the site, and towards the City of Santa Fe Springs. Due to the distance, it is unlikely any contaminants will have a significant impact on the subject property.

United States Environmental Protection Agency (USEPA)
Federal Superfund Liens List

The USEPA maintains a list of Superfund Lien sites that have been issued on properties throughout the United States. These sites have been remediated through the expenditures of Superfund monies. The purpose of the lien is to prevent the property owner from gaining a financial benefit from the federal government's cleanup and restoration activities.

A review of the July 2011 Federal Superfund List revealed there are no Superfund Liens on or adjacent to the site.

United States Environmental Protection Agency (USEPA)
Comprehensive Environmental Response, Compensation
and Liability Information System (CERCLIS)

The USEPA has developed a database known as CERCLIS which contains information on potential hazardous waste sites located throughout the United States. There are over 33,000 sites on the CERCLIS inventory. All sites are subjected to a preliminary assessment and thereafter are either placed on the National Priority List (NPL) or are placed in a category for those sites requiring no further Federal Superfund action.

A review of the January 2016 CERCLIS report indicates there is one CERCLIS site within a ½ mile radius of the subject property:

Omega Chemical Corporation (#1 on map)
12504 and 12512 East Whittier Boulevard
Whittier, CA 90602

This site was first discovered in July 1989. Clean up removal actions were completed in September 2001 and April 2007. Due to the distance, it is unlikely any contaminants will have a significant impact on the subject property.

There are two listed "No Further Required Action Planned" (NFRAP) sites identified within a ½ mile radius of the subject property:

Vacant Lot (#2 on map)
Washington Boulevard and Putnam Street
Whittier, CA 90602

The facility does not qualify for the NPL and no further required actions are planned for this site. It is unlikely any contaminants from this closed site will have a significant impact on the subject property.

Fred R. Rippy Inc. (#3 on map)
12471 East Washington Boulevard
Whittier, CA 90602

The facility does not qualify for the NPL and no further required actions are planned for this site. It is unlikely any contaminants from this closed site will have a significant impact on the subject property.

United States Environmental Protection Agency (USEPA)
Resource Conservation and Recovery Act (RCRA)
Treatment, Storage or Disposal Facilities (TSDF)

The USEPA maintains a list of facilities which have been authorized to receive hazardous waste. These facilities have permits to treat, store, or dispose of the waste, as determined by the RCRA regulations. In addition, the USEPA publishes a list of those facilities that are subject to a corrective action, based on the facilities' waste handling and storage procedures. The facilities which are subject to a corrective action are identified as CORRACTS sites.

A review of the January 2018 RCRA TSDF list determined there is one known CORRACTS facility within a one mile radius of the subject property:

Omega Chemical Site PRP Organized Group (#1 on map)
12504 and 12512 East Whittier Boulevard
Whittier, CA 90602

According to the records, this site has been given a high corrective action priority by federal officials. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

There are no non-CORRACTS TSD facilities listed within a ½ mile radius of the subject property.

United States Environmental Protection Agency (USEPA)
Resource Conservation and Recovery Act (RCRA)
Hazardous Waste Generators

The USEPA maintains a list of facilities which are identified as generators of large and small quantities of hazardous waste. These facilities have permits to generate, store and dispose of the waste, as determined by the RCRA regulations.

A review of the January 2018 RCRA Hazardous Waste Generators list determined the subject property is not identified as a large or small quantity hazardous waste generator. According to the records, the adjacent property to the north (Walgreens Store #5649, 5201 Greenleaf Avenue) is identified as a conditionally exempt generator.

United States Environmental Protection Agency (USEPA)
Institutional Control / Engineering Control Registries

The USEPA maintains a list of institutional and engineering controls for the purpose of tracking sites that may contain residual contamination or have activity and use limitations. Engineering controls are engineering measures designed to minimize the potential for human exposure to contamination by either limiting direct contact with contaminated areas or controlling migration of contaminants. Institutional controls are non-engineering controls used to restrict land use or land access in order to protect people and the environment from exposure to hazardous substances remaining at the site or facility.

A review of the September 2006 USEPA Institutional Control / Engineering Control Registry did not identify the subject property as having institutional or engineering controls.

United States Environmental Protection Agency (USEPA)
Office of Emergency and Remedial Response
Emergency Response Notification System (ERNS)

The USEPA maintains a list of locations which have reported a release of oil or hazardous substances to the federal government. Most of the data in this system is based on information that was received during the initial notification. The USEPA ceased maintaining the ERNS

database list in 1999, and the responsibility to report oil, chemical, radiological, biological and etiological discharges into the environment was transferred to the United States Department of Homeland Security National Response Center (NRC).

A review of the ERNS list for 1999 determined there are no reported incidents on the subject property.

United States Department of Homeland Security
United States Coast Guard
National Response Center (NRC)

The NRC is the national point of contact for reporting all oil, chemical, radiological, biological and etiological discharges into the environment anywhere in the United States and its territories. In addition to gathering and distributing spill data for Federal On-Scene Coordinators and serving as the communications and operations center for the National Response Team, the NRC maintains agreements with a variety of federal entities to make additional notifications regarding incidents meeting established trigger criteria.

A review of the NRC list for 2015 determined there are no reported incidents on the subject property.

STATE AGENCY RECORDS

State of California
Environmental Protection Agency (CAL-EPA)
Department of Toxic Substances Control (DTSC)

CAL-EPA is responsible for the regulation and enforcement of environmental health laws within the state of California, as set forth by the California Health and Safety Code. CAL-EPA is also designated by the USEPA to assist in enforcing federal environmental laws. CAL-EPA regulates companies involved in the generation, transportation, storage and disposal of hazardous substances. CAL-EPA records include the "CalSites" database, which is a listing of 7,800 known active, inactive and abandoned hazardous waste sites. These sites have previously been reported in the Abandoned Site Program Information System (ASPIS), Bond Expenditure Plan (BEP), and Cortese databases. CAL-EPA records also include a listing of the California Integrated Waste Management Board's "Active" and "Closed and Inactive" landfills database.

A review of the June 2017 CAL-EPA records determined there are seven listed "CalSite" facilities within a one mile radius of the subject property:

Omega Chemical Site PRP Organized Group (#1 on map)
(Case #80001376)
12504 and 12512 East Whittier Boulevard
Whittier, CA 90602

This site was placed in "Inactive" status in January 2008. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

Omega Chemical Corporation (#1 on map)
(Case #19280436)
12504 Whittier Boulevard
Whittier, CA 90602

This site was placed in "Active" status in November 1993. According to the records, the site is potentially contaminated with halogenated solvents and hydrocarbon solvents. A site investigation or remediation of the site is currently in progress. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

New England Lead Company (#2 on map)
12511 East Putnam Street
Whittier, CA 90602

This site was placed in "Inactive - Needs Evaluation" status in January 2002. According to the records, this site is potentially contaminated with contaminated soil and lead. DTSC has determined that a Preliminary Endangerment Assessment or other evaluation is required. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

Rippy Property (#4 on map)
12468 Putnam Street
Whittier, CA 90602

This site was placed in "Certified Operation and Maintenance – Land Use Restrictions" status in August 2015. According to the records, the site is potentially contaminated with arsenic, DDD, DDE, and other chemicals. Properties with Land Use Restrictions have limits on future property uses established by the DTSC due to residual levels of contamination or the type of cleanup actions conducted. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

City of Whittier (#5 on map)
12363 Whittier Boulevard
Whittier, CA 90602

This site was placed in "Active" status in August 2014. No information on potential contaminants has been reported. A site investigation or remediation of the site is currently in progress. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

Sunrise Properties (#6 on map)
12353 Whittier Boulevard
Whittier, CA 90602

This site was placed in "Active" status in June 2015. No information on potential contaminants has been reported. A site investigation or remediation of the site is currently in progress. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

Eastman Kodak Company Western Zone Warehouse (#7 on map)
12100 Rivera Road
Whittier, CA 90606

This site was placed in "Certified Operation and Maintenance – Land Use Restrictions" status in August 2014. According to the records, the soil is contaminated with tetrachloroethylene (PCE), and trichloroethylene (TCE). Properties with Land Use Restrictions have limits on future property uses established by the DTSC due to residual levels of contamination or the type of cleanup actions conducted. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

There are no active, closed or inactive landfill sites within a ½ mile radius of the subject property.

State of California
Environmental Protection Agency (CAL-EPA)
Department of Toxic Substances Control (DTSC)
Land Use Covenants

CAL-EPA/DTSC utilizes Land Use Covenants (LUCs) to protect the public from unsafe exposures to residual contamination that is left in place after site remediation activities have been completed. The LUC imposes limitations on land use when hazardous materials, wastes, or substances remain on the property at levels which are not suitable for unrestricted use of the land. The LUC includes easements, servitudes, covenants, and restrictions which run with the land and continue into perpetuity unless modified or terminated in accordance with applicable

law. All LUCs are signed by the DTSC and the landowner, and recorded in the county where the land is located.

A review of the June 2017 DTSC database records did not identify any deed restrictions on the subject property.

State of California
Water Resources Control Board
Regional Water Quality Control Board (RWQCB)
Land Use Covenants

RWQCB utilizes Land Use Covenants (LUCs) to protect the public from unsafe exposures to residual contamination that is left in place after site remediation activities have been completed. The LUC imposes limitations on land use when hazardous materials, wastes, or substances remain on the property at levels which are not suitable for unrestricted use of the land. The LUC includes easements, servitudes, covenants, and restrictions which run with the land and continue into perpetuity unless modified or terminated in accordance with applicable law. All LUCs are signed by the RWQCB and the landowner, and recorded in the county where the land is located.

A review of the June 2017 RWQCB database records did not identify any deed restrictions on the subject property.

State of California
Water Resources Control Board
Regional Water Quality Control Board (RWQCB)

The RWQCB is responsible for monitoring the quality and flow of groundwater, and they address other potential threats to the groundwater from surface spills and leaks. The RWQCB monitors the contamination problem, the investigation and any remedial action. Their database information includes active and closed Cleanup Program Sites, Land Disposal Sites, Leaking Underground Storage Tank (LUST) Sites, Military Cleanup Sites, Military Privatized Sites, Military Underground Storage Tank Sites and registered underground storage tank sites (RWQCB sites) within the State of California.

A review of the June 2017 RWQCB records determined the subject property is not listed as a known RWQCB site. The adjacent property to the north (Walgreens Industrial Property, 12920 Whittier Boulevard) is identified as a closed RWQCB Cleanup site. According to the records, the case was opened in January 2000 and was closed in July 2000. There are also three known open RWQCB LUST sites within a ½ mile radius of the subject property:

G & M Oil Station #23 (#8 on map)
12911 East Whittier Boulevard
Whittier, CA 90602

According to the records, the site is identified as an open LUST Cleanup Site that is undergoing assessment and interim remedial action. This case was opened in December 1991 and the groundwater is potentially contaminated with gasoline. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

G & M Oil Station #16 (#9 on map)
12559 Lambert Road
Whittier, CA 90606

According to the records, the site is identified as an open LUST Cleanup Site that is eligible for closure. This case was opened in January 1992 and the groundwater is potentially contaminated with gasoline. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

76 Station #4606 (#10 on map)
8803 South Painter Avenue
Whittier, CA 90602

According to the records, the site is identified as an open LUST Cleanup Site that is undergoing assessment and interim remedial action. This case was opened in January 1999 and the groundwater is potentially contaminated with gasoline. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

According to the records, there are two active non-LUST RWQCB Cleanup sites within a ½ mile radius of the subject property:

Omega Recovery Facility (#1 on map)
12504 Whittier Boulevard
Whittier, CA 90602

According to the records, the site is identified as an open Cleanup Program Site that is currently inactive. This case was opened in January 1995. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

New England Lead Company (#2 on map)
12511 East Putnam Street
Whittier, CA 90602

According to the records, the site is identified as an open Cleanup Program Site that is currently inactive. Due to the distance, it is unlikely any contaminants from this site will have a significant impact on the subject property.

There are no records of registered underground storage tanks on o the subject property. The adjacent property to the north (UCO Inc, 12920 Whittier Boulevard) is identified as having historical records of underground storage tanks.

4.2 Additional Environmental Record Sources

State of California
Department of Conservation
Division of Mines and Geology (CDMG)

The CDMG conducts studies, publishes maps, and provides information concerning the geological formations throughout the state of California. CDMG research information is combined with information from the United States Geological Survey and the ensuing geologic maps of the state are prepared. These geologic maps also illustrate the approximate locations of known earthquake faults.

A review of the area map published by CDMG indicates the geologic area surrounding the subject property consists of Recent alluvium, which includes alluvial fan, flood-plain, and streambed deposits. The client may wish to refer to the enclosed geologic map.

State of California
Department of Oil
Gas and Geothermal Resources (DOGGR)

The DOGGR regulates the drilling, operation and abandonment of gas and oil wells throughout the state of California. If an active, idle or abandoned well is located on or adjacent to a proposed construction site, DOGGR requires a site plan review prior to issuing a building permit. Abandoned oil wells must meet standards established in 1984.

A review of the area map published by DOGGR indicates there are no producing, idle or abandoned oil wells on or adjacent to the subject property. The client may wish to review the enclosed map.

South Coast Air Quality
Management District (AQMD)

The AQMD is responsible for the development and enforcement of regulations concerning air emissions and airborne hazards from stationary sources in the South Coast Air Basin. AQMD maintains a "Hot Spot" list of facilities whose air emissions pose as a risk to the surrounding community. In addition, the AQMD Facility INformation Detail (FIND) database provides public information about facilities in the AQMD basin.

A review of the AQMD records determined there are no "Hot Spot" facilities identified on or adjacent to the subject property. The subject property (Champion Chemical Co., 8319 South Greenleaf Avenue) is identified in the FIND database as having active 1981, 2001 and 2004 permits to operate organic chemical mixing tanks and detergent/clean compound blending tanks. A notice of violation (NOV) for using four mixers at the site without valid permits was issued to the business in September 1999; however, the NOV was corrected in August 2001. No outstanding NOVs or orders to comply are identified in the online AQMD FIND database.

Los Angeles County
Department of Public Works
Waste Management Division (DPW/WMD)

DPW/WMD maintains maps showing the locations of active, inactive or future solid waste landfill sites in Los Angeles County.

A review of DPW's major waste systems map determined there are no active, inactive or future landfill sites within a ½ mile radius of the subject property.

Los Angeles County
Department of Public Works
Hydraulic/Water Conservation Division (DPW/HWC)

DPW/HWC maintains contour maps and data of the groundwater levels in the Los Angeles County area. The map shows the depth to the aquifer, as well as the approximate flow direction.

A review of this data determined the site is located at an elevation of approximately 214 feet above sea level. According to well data, the groundwater level in the area is approximately 120 feet above sea level, or about 334 feet below the surface. The groundwater contour lines in the area of the subject property indicate the groundwater flows in a southwesterly direction. The client may wish to review the enclosed map.

Los Angeles County
Fire Department (LACOFD)
Health Hazardous Materials Division

LACOFD maintains inspection and inventory records of companies involved in the storage and use of hazardous materials, petrochemicals, or hazardous waste. LACOFD attempts to maintain a current record of the types of hazardous substances that are utilized or stored at a particular site, and conducts periodic inspections for safety and compliance. In addition, LACOFD maintains records concerning hazardous material sites in Los Angeles County, which are reported to LACOFD by various regulatory agencies. Upon receiving the report, LACOFD monitors the cleanup process on the contaminated site.

According to the LACOFD files, there are records of a hazardous material handler and hazardous waste generator on the subject property (Champion Chemical California Inc. 8319 Greenleaf Avenue). According to a review of the Cal-EPA Portal Reporting System, Champion Chemical of California, Inc. (8319 South Greenleaf Avenue) has disclosed that the business stores and uses 1,2,3-propanetriol, 1,2-propanediol, 1-decanaminium, 1-methoxy-2-propanol, 1-octanamine, 2-amino-2-methyl-1-propanol, 2-hydroxy-1,2,3-propanetricarbxylic acid, 2-hydroxyethyl cellulose, abex-18, ethoxylated alcohol, alipathic hydrocarbons, amines, ammonium hydroxide, bardic 205, benzalkonium chloride, benzene, benzene sulfonic acid, benzyl alcohol, calfoam, calsoft, coconut oil, d-gluconic acid, diethylene gloycol methyl ether, dissolvine a-92, d-limonene, dura plus, ethanedioic acid, ethanol, ethylene glycol, fast dry enamel, glycol polyoxythylene mono, hydrogen peroxide, isopropyl alcohol, kathon, lactic acid, methanol, methyl salicylate, mineral oil, mineral spirits, monoethanolamine, naxan plus, ninol, n-methyl2-pyrrolidone, nonylphenol ethoxylate, octyl ethanol, oleic acid, pentanedioic acid, petroleum naptha, phosphoric acid, sodium salt, pine oil, poly emulsion, potassium hydroxide, propane, propylene carbonate, quaternary ammonium compounds, silfoam, sodium alkylbenzenesulfonates, sodium bicarbonate, sodium hydroxide, sodium metasilicate, sodium triphosphate, sodium xylene sulfonate, sulfonic acid, tergitol, tetrapotassium pyrophosphate, tomadol, tributoxyethyl, trihydroxytriethyelamine, trisodium orthophosphate, triton h-66 and triton x-100. In February 2017, the business was cited for multiple code regulations including storing several five gallon containers of raw materials in an uncovered storage area; several empty containers without proper labeling; to cover all hazardous materials in an area to prevent releases; and failure to date the empty containers; however, the business corrected the violations and was considered in compliance.

There are also records of a hazardous material handler identified on the adjacent property to the west (Verizon Wireless-Whittier, 8308 Comstock Avenue). A review of the Active Mitigation Complaint Control Logs determined there are no listed sites on the subject property.

Los Angeles County
Department of Public Works (DPW)
Environmental Programs Division

DPW maintains records and permits on businesses which store hazardous materials in underground tanks, and issues permits to remove abandoned underground tanks.

A review of the DPW records determined there are no registered underground storage tanks on the subject site property. The adjacent property to the north (UCO Oil Co, 12920 Whittier Boulevard) is identified as having an underground storage tank.

4.3 Physical Setting Sources

A United States Geological Survey (USGS) 7.5 Minute Topographical map of the subject property and surrounding area is included in the appendices of the report. The map shows the locations of the identified offsite environmental risks or threats described in the report.

4.4 Historical Use Information on the Property

City of Whittier
Building and Safety Department

A review of the building records for the subject property revealed the following:

Date	Activity	Owner
	8315 Greenleaf Avenue	
04/37	Construct new gospel church	International Church
08/37	Electrical permit for gospel church	International Church
05/38	Install baptismal tank	Four Square Church
05/38	Plumbing permit	Four Square Church
03/41	Install new neon sign with steel structure	Four Square Church
08/41	Sign permit	4 Square Church
03/50	Tenant improvement – Relocation of church	Whittier 4 Square Church
08/51	Plumbing permit	Moose Lodge
09/51	Sewer connection permit	Moose Lodge #716
05/52	Electrical permit	Moose Lodge
10/54	Tenant improvement – Alterations	Moose Lodge #716
03/61	Repair fire damage	Moose Hall
08/62	Electrical permit	Moose Hall Lodge
11/63	Room addition and interior remodel	Loyal Order of Moose #716
06/64	Sewer connection permit	Moose Lodge
08/68	Install new HVAC system	Loyal Order of Moose #716

Date	Activity	Owner
	8315 Greenleaf Avenue	
07/97	Reroof building	David Ellis
	8319 Greenleaf Avenue	
01/39	Install cesspool	H.L. Keck
04/39	Construct new chemical storage building	Harold L. Keck
04/39	Electrical permit	Harold L. Keck
02/40	Gas connection permit	H.L. Keck
06/44	Construct new machine shop	Security Engineering Co.
09/46	Construct new shop for torch cutting oil well rock bits	Security Engineering Co.
09/66	Install steam boiler	Champion Chemical Co.
10/66	Gas connection permit	Champion Chemical Co.
10/66	Electrical permit	Champion Chemical Co.
04/70	Electrical permit	Urich Oil Co.
05/84	Electrical permit	Champion Chemical Co.

According to Ms. Cora Castillo, a permit technician with the City of Whittier, the 8335 Greenleaf Avenue building permit folder was missing from the files. Ms. Castillo was going to try to locate the mission permit folder; however, at the time of issuance, the building permit folder for 8335 was still not available for public review. No other building or demolition permits were on file for the subject property.

County of Los Angeles
Assessor's Office

A review of the Assessor's records for the subject property determined the following:

APN	Address	Year Built	Use
8165-014-006	8315 Greenleaf Avenue	1942	Clubs, fraternal organization
8165-014-007	8319 Greenleaf Avenue	1938	Light industrial

The property owner for the two parcels is identified as the Champion Chemical Company of California Inc.

APN	Address	Year Built	Use
8165-014-008	8335 Greenleaf Avenue	1951	Parking lot
8165-014-009	8335 Greenleaf Avenue	1951	Parking lot
8165-014-010	8335 Greenleaf Avenue	1951	Parking lot

The property owner for the three parcels is identified as Ellis Building Maintenance Inc.

Historical Aerial Photographs

A review of historical aerial photographs of the subject property determined the following information:

Date of Photo	Description
1938	In the northeast corner of the subject property is a commercial building. A residence is located in the southeast corner of the subject property and the remaining area is a grove of trees.
1954	The three existing commercial buildings and parking lot are on the north side of the subject property. Several sheds or garages are located in the center of the site and the south side of the property is a parking lot.
1963	The three existing commercial buildings and parking lot are on the north side of the subject property. Several sheds or garages are located in the center of the site and the south side of the property is a vacant lot.
1972 and 1980	The three existing commercial buildings and parking lot are on the north side of the subject property. An open storage yard and several sheds or garages are located in the center of the site and the south side of the property is a vacant lot.
1989	The three existing commercial buildings and parking lot are on the north side of the subject property. An open storage yard and several sheds or garages are located in the center of the site. Three warehouses and an open storage yard are located on the south side of the subject property.
1994, 2002, 2007, 2012 and 2016	The three existing commercial buildings and parking lot are on the north side of the subject property. The three existing storage canopies and an open storage yard are located on the south side of the subject property.

Historic Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps provide information on commercial and industrial properties, based on risk data gathered for the fire insurance companies. The maps show the number of buildings located on the property, and the type of construction. The maps also describe the various businesses located nearby, and show the locations of tanks, boilers, and other potential hazards.

A review of the Sanborn Fire Insurance Map collections from 1867-1970, did not locate any maps for the subject property.

Historic City Directory Search

City Directories provide information on residential, commercial and industrial properties, and list the business name and address. A review of the historic directories provides an overview of the current and previous occupants of the site.

A search of the Haines Criss Cross City Directories, dated 1972-2012, determined the subject property has been occupied by Loyal Moose Lodge #716 (1977), Champion Chemical Company (1977-2012), Frojd Builders (1992), Real World (1992), Dumco Distribution (1996), Mono Flute Industries (1996), Champion Carpet Services (2012) and Champion Total Services (2012).

A review of building permit records, county assessor records, historical aerial photographs and historic city directories determined a residence was located in the southeast corner of the site prior to 1938 and the remaining area was a grove of trees. Between 1937 and 1954, the three existing commercial buildings were constructed on the north side of the subject property. The south side of the site was a parking lot in the 1950s and was a vacant lot in the 1960s, 1970s and early 1980s. By 1989, the south side of the subject property was an open storage yard. Between 1989 and 1994, the three existing storage canopies were constructed at the site, and the subject property has been occupied by Champion Chemical Company for the past 41 years.

4.5 Historical Use Information on the Adjoining Properties

Historical Aerial Photographs

A review of historical aerial photographs of the adjoining properties determined the following information:

Date of Photo	Description
1938	North and west of the subject property is a grove of trees. Greenleaf Avenue is to the east, and further east are two residences and a grove of trees. A railroad right-of-way is to the south, and further south is a grove of trees.
1954	North of the subject property are about 14 structures and a parking lot. Greenleaf Avenue is to the east, and further east is a residential neighborhood. A railroad right-of-way is to the south, and further south are two industrial buildings. West of the subject property is a residential neighborhood.
1963	North of the subject property are about 12 structures, an open storage yard and a parking lot. Greenleaf Avenue is to the east, and further east is a residential neighborhood. A railroad right-of-way is to the south, and further south are two industrial buildings. West of the subject property is a residential neighborhood.

Date of Photo	Description
1972	North of the subject property are about 12 structures, an open storage yard and a parking lot. Greenleaf Avenue is to the east, and further east is a residential neighborhood. A railroad right-of-way is to the south, and further south is a vacant lot. West of the subject property is a residential neighborhood.
1980 and 1989	North of the subject property are about 12 structures, an open storage yard and a parking lot. Greenleaf Avenue is to the east, and further east is a residential neighborhood. A former railroad right-of-way is to the south, and further south is a commercial building. West of the subject property is a residential neighborhood.
1994	North of the subject property is a vacant lot with the remaining portions of a large industrial property. Greenleaf Avenue is to the east, and further east is a residential neighborhood. A former railroad right-of-way is to the south, and further south is a commercial building. West of the subject property is a residential neighborhood.
2002, 2007, 2012	North of the subject property is a commercial building and a parking lot. Greenleaf Avenue is to the east, and further east is a residential neighborhood. A former railroad right-of-way is to the south, and further south is a commercial building. West of the subject property is a residential neighborhood.

Historic Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps provide information on commercial and industrial properties, based on risk data gathered for the fire insurance companies. The maps show the number of buildings located on the property, and the type of construction. The maps also describe the various businesses located nearby, and show the locations of tanks, boilers, and other potential hazards.

A review of the Sanborn Fire Insurance Map collections from 1867-1970, did not locate any maps for the area surrounding the subject property.

Historic City Directory Search

City Directories provide information on residential, commercial and industrial properties, and list the business name and address. A review of the historic directories provides an overview of the current and previous occupants of the adjoining properties.

A review of the Haines Criss Cross City Directories dated 1972, 1977, 1987, 1992, 1996, 2002 and 2012 did not identify any commercial or industrial uses on the adjacent properties to the north, south or west which were likely to lead to the contamination of the subject property. The

adjacent properties east of Greenleaf Avenue have been occupied by Elena's Cleaning Service (2012).

A review of historical aerial photographs and historic city directories determined prior to the construction of the area surrounding the subject property, the adjacent properties were a part of a large grove of trees in the 1930s. The commercial building to the north was constructed between 1994 and 2002, and a large industrial property was previously on the site. The residential neighborhoods east of Greenleaf Avenue and to the west were constructed 64 years ago. The commercial building south of the former railroad right-of-way was constructed over 38 years ago, and two industrial buildings were previously on the site. .

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The site reconnaissance consisted of a walk through the entire property, and visually observing the structures, storage areas and parking lots. No inspection was conducted under floors, above ceilings or behind walls.

5.2 Location and Legal Description

The subject property, 8315, 8319 and 8335 Greenleaf Avenue, Whittier, California, is located on the west side of Greenleaf Avenue, south of Whittier Boulevard. The property is described as Los Angeles County Tax Assessor's Parcel Numbers (APNs) 8165-014-006, 8165-014-007, 8165-014-008, 8165-014-009 and 8165-014-010.

5.3 Site and Vicinity General Characteristics

The site consists of three separate commercial buildings with a paved parking lot and storage yard, located in a mixed commercial and residential area of Whittier, California (see site plan). The site and the surrounding area are gently sloping downward to the south, and the subject property is connected to the municipal water and sewage systems.

5.4 Current Use of Property

The subject property is currently occupied by Champion Chemical Co., a manufacturer of cleaning products.

5.5 Subject Property Observations

On May 22, 2018, an inspection of the subject property and surrounding area was conducted by ASTM Environmental Professional James Robert Orswell. The subject property consists of three separate commercial buildings, which are described as follows:

8315 Greenleaf Avenue

In the northeast corner of the subject property is a single-single-story, wood frame with a stucco finish commercial building (see photos #1, #2 and #3) which is used for offices. Inside, the building is divided into several office areas (see photos #4, #5, #6 and #7). Over the east and west end offices is a mezzanine level which is used as additional office space (see photo #8). There are two staircases to the mezzanine level, and there are no elevators inside the building. The open wood beam office ceilings are smooth painted drywall, or they are covered with decorative wood, and the floors are covered with vinyl tile or carpeting. No hazardous materials were observed inside the building. The heating, ventilation and cooling (HVAC) system appears to be mounted on the west side of the building.

8319 Greenleaf Avenue

Near the northwest corner of the site is a single story wood beam and wood siding commercial building (see photos #9, #10 and #11) which is used as a laboratory, offices and warehousing. Inside, the building is divided into two laboratories (see photos #12 and #13), warehousing (see photos #14 and #15) and the remaining area are divided into offices (see photos #16 and #17). There is a staircase to a storage mezzanine, and no elevators are located inside the building. The open wood beam ceilings are partially covered with suspended-grid acoustical tile, and the exposed concrete floors are partially covered with vinyl tile or carpeting. Small quantities of prepackaged chemicals, finished products and catalysts are stored inside the laboratories and warehouse areas. The hazardous materials appear to be properly stored and managed, and no significant spills leaks or staining was observed inside the building. No large quantities of hazardous materials are stored inside the building. The building has several individually controlled heating and cooling units.

Near the center of the site is a single-story steel frame with a corrugated steel siding commercial building (see photos #18 and #19) which is used for storage of finished products and business equipment. Inside, the building has an open steel beam ceiling and an exposed concrete floor (see photos #20 and #21). Small quantities of hazardous materials are stored inside two self-closing flammable materials cabinets. The building was formerly used as a mixing and bottling room and no significant spills, leaks or staining was observe on the concrete floor of the building.

Outside, in the northwest corner of the site is a concrete-paved parking lot (see photo #22) which is used to store automobiles. Near the northeast corner of the site is another paved parking lot (see photo #23). In the center of the property are two large aboveground storage tanks (ASTs) (see photo #24). The ASTs are currently empty; however, were previously used to store waxes

and soap. North of the ASTs are three sumps (see photos #25, #26 and #27) which are connected to an aboveground wastewater clarifier. The sumps are used to pretreat any constituents in wastewater from equipment wash down. In the vicinity of the sumps, is a four stage aboveground wastewater clarifier (see photo #28). Large quantities of hazardous materials are stored in 55-gallon drums to 275-gallon totes located throughout the central and southern half of the subject property (see photos #29, #30, #31, #32, #3, #34, #35, #36, #37 and #38). The chemicals include several solvents, isopropyl alcohol, glycol ether, potassium hydroxide, acusol, gluconic acid, dyes, stabilizers, and other chemicals. The hazardous materials appear to be properly stored and managed, and several of the containers are stored on top of secondary spill containment. On the south side of the property are several canopies and roll-off storage containers (see photos #39, #40, #41, #42, #43 and #44). A large sump and a sump pump are located in the southeast corner of the subject property (see photo #45), which pumps any collected materials to the wastewater clarifier located near the center of the site. A trench drain is located along the eastern side of the subject property (see photo #46) and the hazardous materials storage area is enclosed by a concrete berm. The concrete surface of the southern storage yard showed signs of cracking. A commercial trash bin is located near the east side of the subject property (see photo #47), and no signs of improper solid waste disposal were observed in or near the trash bin. The electrical power in the area is supplied by overhead utility lines, and no signs were observed on the nearby transformers indicating the presence of polychlorinated biphenyls (PCBs). No signs of illegal dumping or distressed vegetation were observed on the property. There was no evidence of underground storage tanks, septic tanks, sumps or wells on the property, and there was no indication of obvious contamination on the site.

5.6 Adjoining Property Observations

Northern Border

North of the subject property is a paved alley, and further north is a commercial building (see photo #48) which is occupied by Walgreen's. There were no visible signs of spills or contamination on the adjacent property.

Eastern Border

East of the subject property is Greenleaf Avenue, and further east is a residential neighborhood (see photos #49 and #50). There were no visible signs of spills or contamination on the adjacent properties.

Southern Border

South of the subject property is the Whittier Greenway Trail (see photo #51) and further south is the Family Church Gymnasium (see photo #52). There were no visible signs of spills or contamination on the adjacent properties.

Western Border

West of the subject property is a residential neighborhood (see photo #53). There were no visible signs of spills or contamination on the adjacent properties.

6.0 INTERVIEWS

6.1 Interview with Owner

Mr. Andrew Ellis, the property owner and owner of Champion Chemical Co., advised his family purchased the subject property in 1961 and acquired the lower lot from Urich Oil at a later time. According to Mr. Ellis, the subject property was used as a bar in the 1920s, warehousing before the 1940s and most recently a Moose Lodge. He said the business manufactures cleaning products and large quantities of hazardous materials are stored and used at the site, and hazardous wastes are generated by the business activities. Mr. Ellis stated the subject property is equipped with concrete spill berms, trench drains and several sumps to collect any spills at the site. He said the sumps are connected to a four-stage aboveground wastewater clarifier prior to discharging wastewater to the public sewer system. Mr. Ellis provided copies of December 2017 hazardous waste manifests from Varia Waste Environmental stating the business picked up and disposed of oily rags, empty containers, totes of wastewater, non-RCRA solid wastes and non-RCRA waste liquids from the business. Mr. Ellis stated Varia Environmental also pumps and services the wastewater clarifier system as needed. Mr. Ellis advised to the best of his knowledge, there are no underground storage tanks, septic tanks or wells on the site, and he is not aware of any chemical spills or contamination problems with the property.

6.2 Interview with Site Manager

Andrew Ellis is also the site manager.

6.3 Interviews with Occupants

Champion Chemical Co. is the only tenant at the site.

6.4 Interviews with Local Government Officials

No interviews with local government officials were conducted.

6.5 Interview with Others

No interview with others was conducted.

7.0 EVALUATION

7.1 Recognized Environmental Conditions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E 1527-13 on Champion Chemical Company located at 8315, 8319 and 8335 Greenleaf Avenue, Whittier, California, the Property. Any exceptions to, or deletions from the Standard Practice are described in Section 2.4 of this report. This assessment has not identified any evidence of *recognized environmental conditions* in connection with the Property, except as follows:

> The business stores and uses large quantities of hazardous materials and solvents. Hazardous wastes are generated by the business activities and are collected by a licensed hazardous waste disposal contractor. No reported spills or leaks have been disclosed for the business, and the hazardous materials and hazardous wastes appear to be properly stored and managed. No significant spills leaks or staining was observed at the site.

7.2 Historical Recognized Environmental Conditions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E 1527-13 on Champion Chemical Company located at 8315, 8319 and 8335 Greenleaf Avenue, Whittier, California, the Property. Any exceptions to, or deletions from the Standard Practice are described in Section 2.4 of this report. This assessment has not identified any evidence of *historical recognized environmental conditions* in connection with the Property.

7.3 Controlled Recognized Environmental Conditions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E 1527-13 on Champion Chemical Company located at 8315, 8319 and 8335 Greenleaf Avenue, Whittier, California, the Property. Any exceptions to, or deletions from the Standard Practice are described in Section 2.4 of this report. This assessment has not identified any evidence of *controlled recognized environmental conditions* in connection with the Property.

7.4 Vapor Migration

Vapor migration is defined as the movement of hazardous substances or petroleum products as a vapor in the subsurface. Properties with known or suspected soil or groundwater contamination located within an approximate minimum search distance of ⅓-mile for hazardous substances (volatile and semi-volatile nonpetroleum hydrocarbons, e.g. perchloroethylene associated with dry cleaners) or 1/10-mile for petroleum hydrocarbons (e.g. gasoline fuel associated with gas stations), were evaluated to determine if they are likely to impact the subject property.

Ten offsite locations have been identified as potential risks or threats to the subject property. According to the data, the sites are not located in the near vicinity, and there is no indication that contaminants from these sites have migrated onto the subject property.

7.5 Opinion

Based on a review of regulatory and historical records, an interview with the property owner and a visual inspection of the site and surrounding area, this assessment has not identified any *recognized environmental conditions, historical recognized environmental conditions* or *controlled recognized environmental conditions* which are likely to impact the subject property. Although data failure occurred in the historical uses of the Property prior to 1937, it is unlikely the data failure will impact the ability to identify *recognized environmental conditions.*

7.6 Conclusions

Based on the results of this assessment, no further environmental studies are recommended for the site.

7.7 Deviations

This report was prepared in conformance to meet or exceed the scope and practice as set forth by the American Society for Testing & Materials (ASTM) Standard Practice E 1527-13, "Standard Practice of Environmental Site Assessments: Phase I Environmental Site Assessment Process." No significant deviations, deletions, or client-imposed constraints were made from this practice.

7.8 References

All government records and maps were obtained directly from the regulatory agencies identified in this report. The fire insurance map information was obtained from Digital Sanborn Maps, 1867-1970, Ann Arbor, Michigan. The aerial photographs were obtained from BBL Consultants, Solana Beach, California; the United States Geological Survey, Menlo Park, California; Google

Earth; Nationwide Environmental Title Research, Tempe, Arizona; or the United States Department of Agriculture, Salt Lake City, Utah. The city directory search information was obtained from Sherman Library and Gardens, Corona Del Mar, California.

8.0 NON-SCOPE SERVICES

No non-scope or additional services including a broader scope of services, liability/risk evaluations, or remedial activities are included in this report. Some substances may be present on a property in quantities and under conditions that may lead to contamination of the property or nearby properties, but are not included in CERCLA's definition of hazardous substances (42 U.S.C. §960 I (14)) or do not otherwise present potential CERCLA liability. In any case, they are beyond the scope of this practice.

9.0 APPENDICES

9.1 Site and Vicinity Map

A United States Geological Survey (USGS) 7.5 Minute Topographical map of the subject property and surrounding area is included in the appendices of the report. The map shows the locations of the identified offsite environmental risks or threats described in the report.

9.2 Site Plan

A site plan of the subject property is included in the appendices of the report. The site plan shows the general location of the structures on the property, and other items of interest which were identified in the description of the site.

9.3 Site and Vicinity Photographs

Photographs of the subject property and surrounding neighborhood are attached to this report. These photographs were taken at the time of the site inspection.

9.4 Historical Research Documentation

Building permit records were obtained directly from the regulatory agency identified in this report. The aerial photographs summarized in this report were obtained from BBL Consultants, Solana Beach, California; the United States Geological Survey, Menlo Park, California; Google Earth; Nationwide Environmental Title Research, Tempe, Arizona; or the United States Department of Agriculture, Salt Lake City, Utah. The Sanborn Fire Insurance Map information

was obtained from Digital Sanborn Maps, 1867-1970, Ann Arbor, Michigan. The city directory search information was obtained from Sherman Library and Gardens, Corona Del Mar, California.

9.5 Regulatory Records Documentation

All government records were obtained directly from the regulatory agencies identified in this report.

9.6 Interview and Research Documentation

All of the field notes and supporting information obtained from interviews and research concerning the subject property are maintained in the report file at the offices of Orswell & Kasman, Inc.

9.7 Special Contractual Conditions between User and Environmental Professional

No special contractual conditions or agreements exist between the client and any of the employees of Orswell & Kasman, Inc., and Orswell & Kasman, Inc. does not have any financial interest in the subject property.

9.8 Qualifications of the Environmental Professionals

The following are the qualifications of the individuals who conducted the site inspection, the records review or prepared the report:

Jack Orswell

Jack Orswell, a principal of the company, is an ASTM Environmental Professional and a licensed Private Investigator (#PI 14366) with the State of California. He is also a USEPA/AHERA accredited Asbestos Management Planner and California Certified Asbestos Consultant (#92-0869). He received his Bachelor of Science degree in Business Administration from the University of Southern California, and his Master of Arts degree in Organizational Leadership from Woodbury University. For 15 years he served as a Special Agent with the Federal Bureau of Investigation in the Denver, San Francisco and Los Angeles offices. Mr. Orswell received specialized training from the United States Environmental Protection Agency (EPA), and he was one of the first FBI Agents to work with the EPA in investigating federal environmental crimes.

While with the FBI, Mr. Orswell worked with the EPA's National Enforcement Investigations Center (NEIC) in Denver, Colorado, and helped establish evidence control procedures for their

laboratory personnel. As coordinator of environmental investigations for the FBI's Los Angeles office, Mr. Orswell gained extensive training and experience working with the California Department of Health Services and the Los Angeles County Sheriff's Department.

Since 1988, Mr. Orswell has been in private industry, conducting environmental assessments for several financial institutions, real estate companies and law firms. Mr. Orswell has conducted environmental investigations throughout the United States, locating and interviewing witnesses to determine how hazardous materials were handled in various manufacturing operations, and documenting the long term effects of improper disposal.

Mr. Orswell's extensive background in criminal environmental enforcement and civil litigation support make him uniquely qualified as an environmental assessor and investigator. He is a life member of the FBI Agents Association, a member of the Society of Former Special Agents of the Federal Bureau of Investigation, the National Association of Environmental Professionals, the National Association of Government Guarantee Lenders, and ASTM International.

Marty Kasman

Marty Kasman, a principal of the company, is an ASTM Environmental Professional and a Registered Environmental Health Specialist (#4927) with the State of California. He is also a USEPA/AHERA accredited Asbestos Management Planner and California Certified Asbestos Consultant (#99-2553). He received his Bachelor of Science and Master of Science degrees in Environmental and Occupational Health Science from California State University at Northridge. He also has a Certificate in Hazardous Materials Management from the University of California at Los Angeles (UCLA). In addition, Mr. Kasman also received specialized hazardous materials training at the Federal Law Enforcement Training Center in Georgia.

Mr. Kasman served fourteen years with the Los Angeles County Fire Department, as a Supervising Hazardous Material Specialist and Deputy Health Officer. His responsibilities included field and laboratory work in hazardous materials management, conducting inspections of industrial plant operations, and monitoring cleanup activities. In addition, Mr. Kasman has investigated hundreds of abandoned waste sites and other cases involving the illegal dumping of hazardous materials throughout Los Angeles County.

Mr. Kasman currently serves as an environmental consultant to industry management in the proper handling of hazardous materials and waste. He has taught courses in hazardous materials regulatory compliance and waste management at UCLA, California State University at Northridge, and the California Specialized Training Institute at San Luis Obispo. Mr. Kasman also served on the State of California Local Unified Program Implementation Committee (LUPIC) to develop a standardized hazardous materials contingency plan.

Mr. Kasman's extensive education, training, and experience in hazardous materials management make him fully qualified to conduct environmental assessments and investigations. He is the former president and director of the California Hazardous Materials Investigators Association. He is also a former director of the Local Environmental Enforcement Officers Association, and

the Los Angeles County Association of Environmental Health Specialists. He is a member of California and National Environmental Health Associations.

James Robert Orswell

James Robert Orswell is an American Society for Testing and Materials (ASTM) Environmental Professional. Since graduating from Utah Valley University, he has actively been involved with numerous Phase I Environmental Site Assessment reports, Transaction Screen reports, soil vapor surveys, methane assessments, historical use reports and Phase II projects on commercial, industrial and residential properties.

Mr. Orswell is an experienced document writer, data collector, holds his OSHA 40-hour HAZWOPER certification and he is a certified mold inspector (CCMI #4261) (CRMI #4030) (CMR #4435). Since 2002, Mr. Orswell has worked in the environmental assessment and consulting field, researching and conducting numerous environmental investigations throughout the United States. He has worked directly with major lending institutions, real estate professionals, lawyers, city planners and private clients. Mr. Orswell has also worked along with the Department of Defense in plotting former use defense sites (FUDS), local fire department administrators with underground storage tank removals and public utility engineers with removing polychlorinated biphenyls (PCB) contaminated electrical transformers. He has managed several Phase I projects, underground storage tank removals, installation of soil vapor extraction systems, groundwater monitoring wells and has overseen several subsurface investigations in Southern California.

Mr. Orswell is also an Eagle Scout, an automotive enthusiast, an urban beekeeper and a world traveler. Mr. Orswell's education, training and experience provide him with the qualifications to conduct environmental assessments and investigations.

Scott Wilcox

Scott A. Wilcox is an ASTM Environmental Professional and a licensed Private Investigator (PI #18117) with the State of California. He received his Bachelor of Arts degree in Law and Society from the University of California at Santa Barbara, with an emphasis in pre-law. Since 1989, Mr. Wilcox has worked exclusively in the environmental investigation field, conducting and supervising numerous environmental investigations nationwide. Mr. Wilcox has an extensive background in the design, implementation and management of investigative teams, working with attorneys and private clients in support of complex civil litigation issues. He has worked closely with many regulatory agency personnel throughout the country in his role as a case manager.

Because of his unique environmental investigative experience, Mr. Wilcox is well versed in determining the access and availability of records and other documentation regarding environmental regulatory compliance at the federal, state, regional and local levels. He has been directly involved with several Superfund investigations throughout the western United States,

and he has conducted hundreds of environmental due diligence investigations throughout his career.

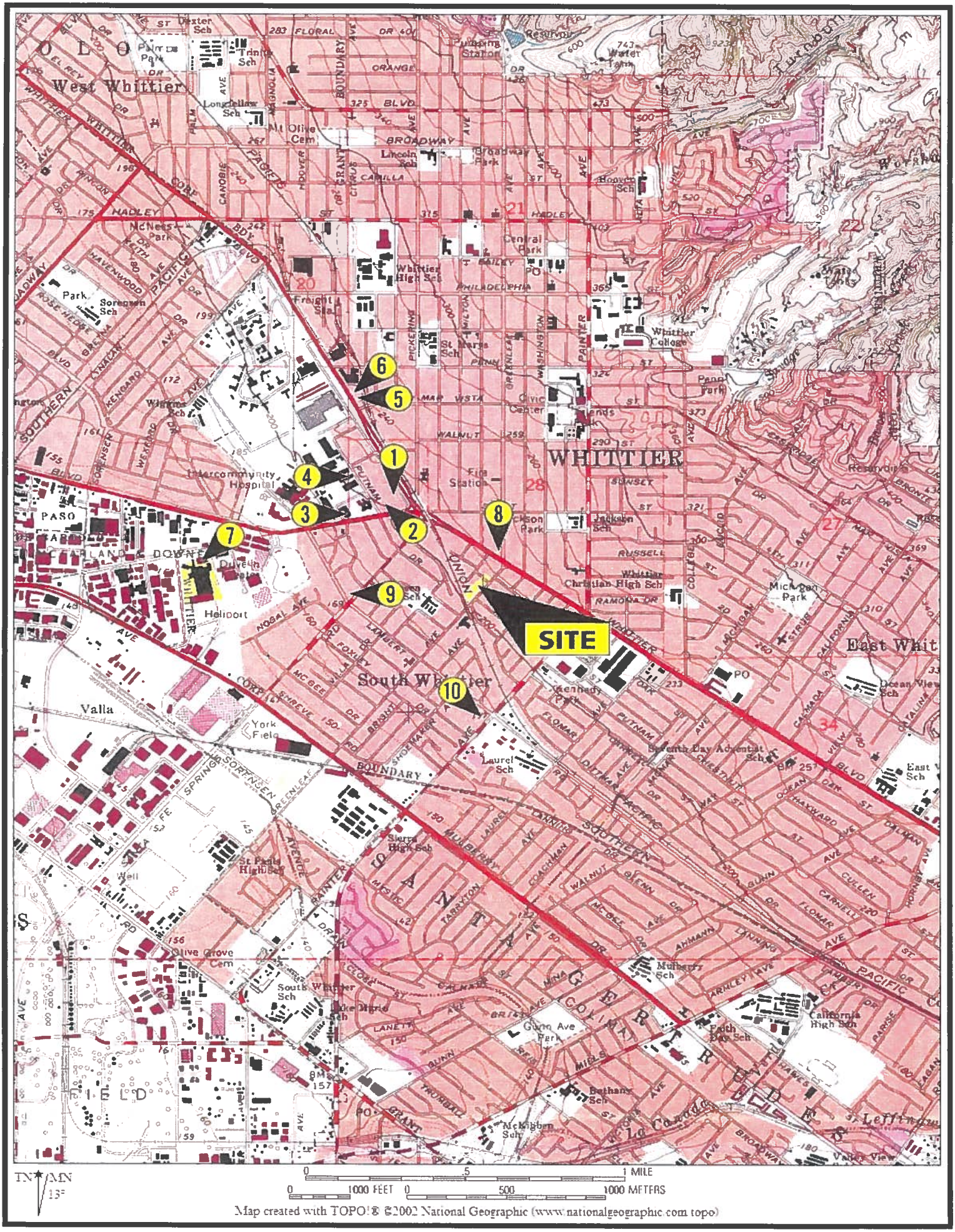
Mr. Wilcox's education, training and experience provide him with unique qualifications to conduct environmental assessments and investigations. He is a registered environmental expert witness with the Los Angeles County Bar Association, and he is a member of Professional Environmental Marketing Association.

Richard Clark

Richard Clark is an ASTM Environmental Professional and a licensed Professional Civil Engineer and General Engineering Contractor with Hazardous Substances Removal and Remedial Action Certification. He received his Bachelor of Science degree in Soil Science from California Polytechnic University, San Luis Obispo and his Master of Science degree in Environmental Studies (Environmental Science concentration with an emphasis in civil engineering) from California State University, Fullerton. He pursued post graduate studies in geology at California State University, Northridge. Mr. Clark also earned a Certificate in Site Assessment and Remediation from the University of California, Irvine.

Mr. Clark has over 25 years of experience in private industry and government, conducting Phase I and Phase II environmental assessments and inspections of industrial plant operations, and monitoring cleanup activities. He has managed large remediation projects, including soil and groundwater cleanups and underground tank removals. He has been responsible for remediation feasibility studies, remediation system design, remediation contracting and system installation, and construction management. Since 1997, Mr. Clark has served as a Hazardous Materials Specialist and Deputy Health Officer for the Los Angeles County Fire Department.

Mr. Clark's extensive education, training, and work experience in environmental site assessments and remedial activities fully qualifies him to conduct environmental assessments and consulting services. Mr. Clark is also a certified professional soil scientist. He is a member of the Soil Science Society of America, Professional Soil Scientist Association of California, American Society of Civil Engineers, Geological Society of America, and Soil and Water Conservation Society.


West Whittier
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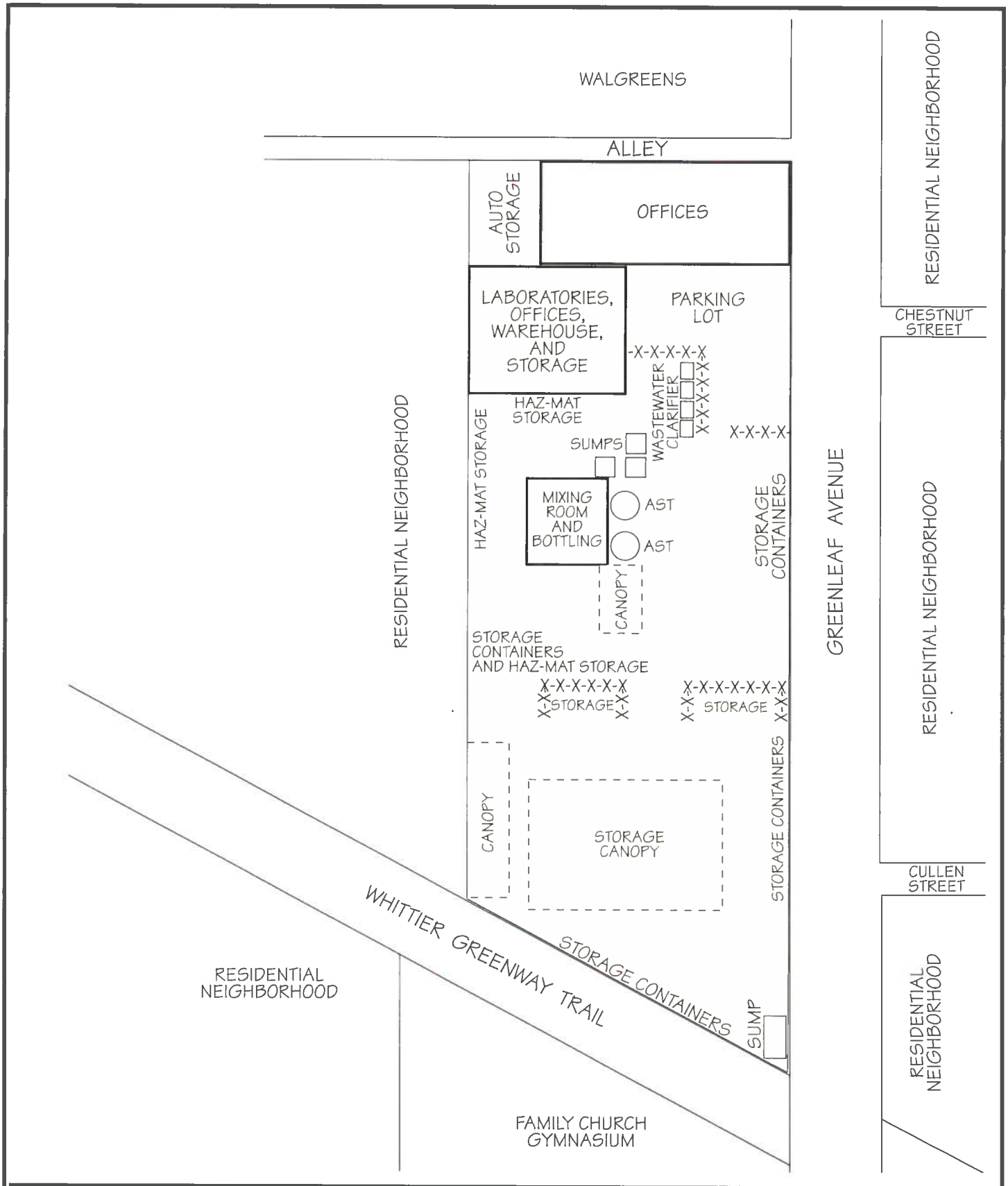
0 1000 FEET 0 500 1000 METERS
Map created with TOPO!® ©2002 National Geographic (www.nationalgeographic.com/topo)



ORSWELL & KASMAN, INC.

Environmental Assessments & Consulting

SUBJECT PROPERTY LOCATION:

8315-8335 GREENLEAF AVENUE
WHITTIER, CA 90602

NOT TO SCALE - FOR ORIENTATION PURPOSES ONLY



Photo #1



Photo #2



Photo #3

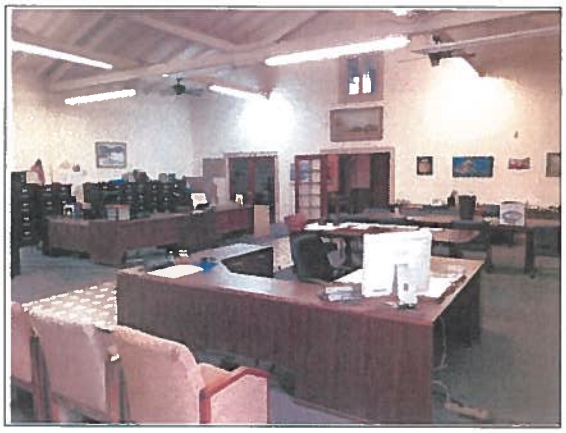


Photo #4



Photo #5



Photo #6



Photo #7



Photo #8



Photo #9

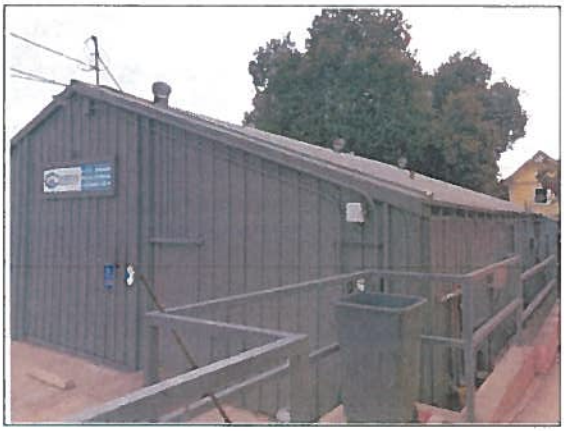


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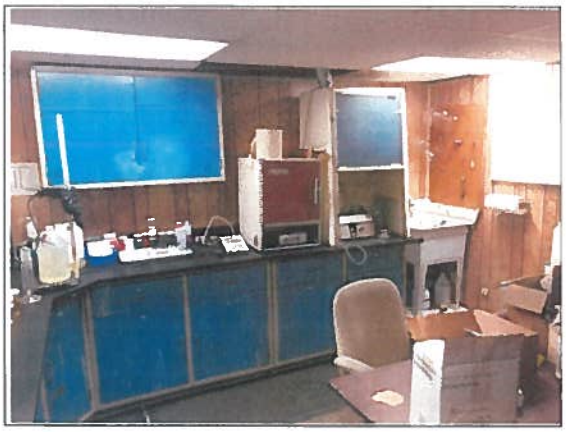
Photo #11



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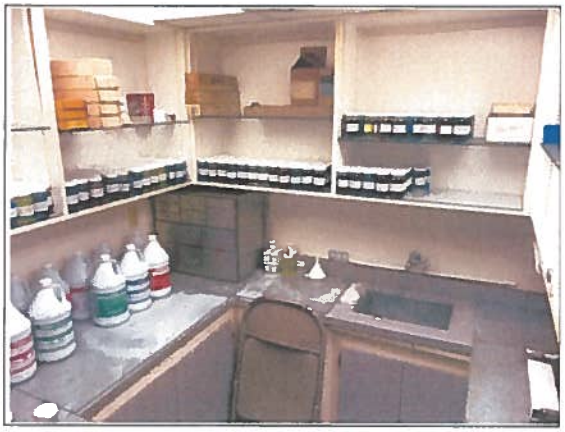

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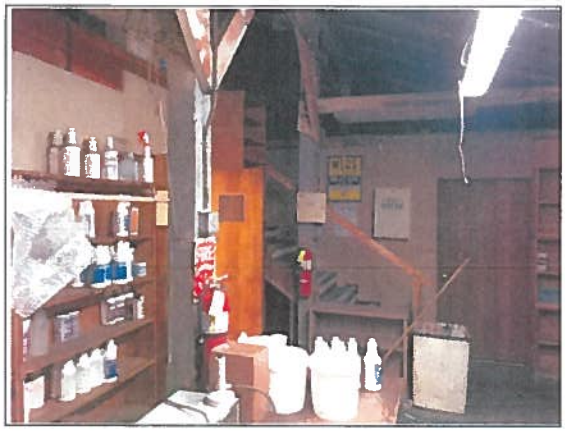
Photo #14



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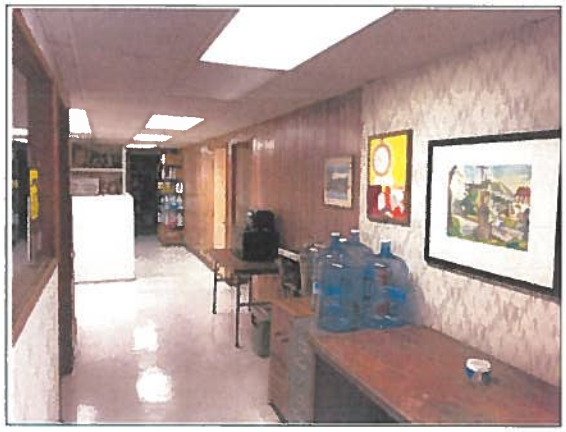

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Photo #17

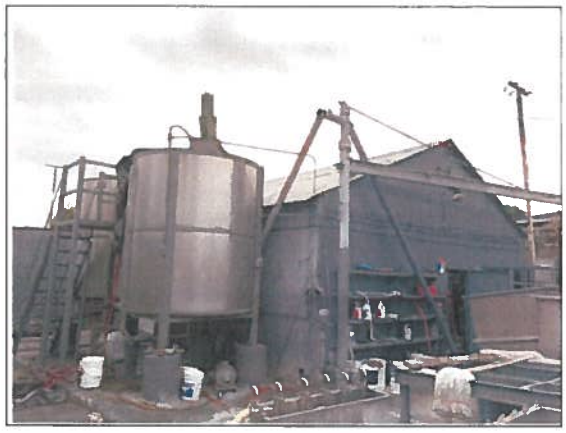

Photo #18



Photo #19



Photo #20



Photo #21

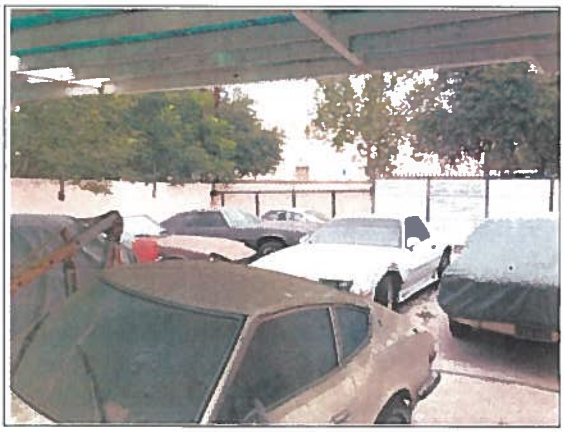

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Photo #23

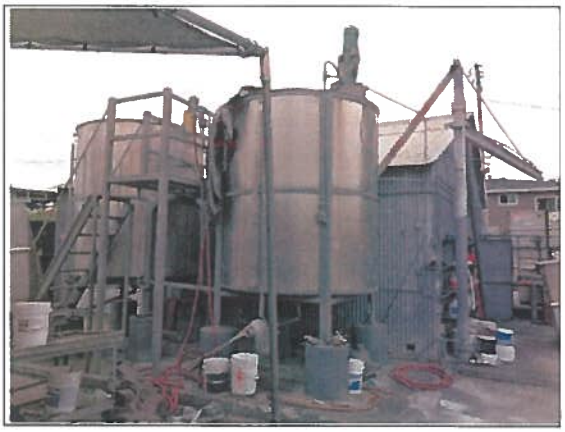

Photo #24



Photo #25



Photo #26



Photo #27

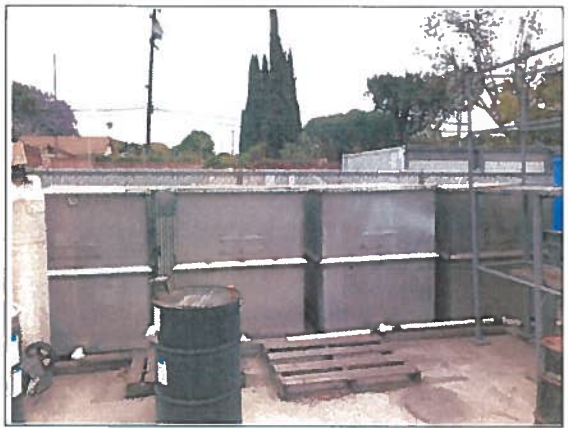

Photo #28



Photo #29



Photo #30



Photo #31



Photo #32



Photo #33



Photo #34



Photo #35



Photo #36


Photo #37


Photo #38


Photo #39

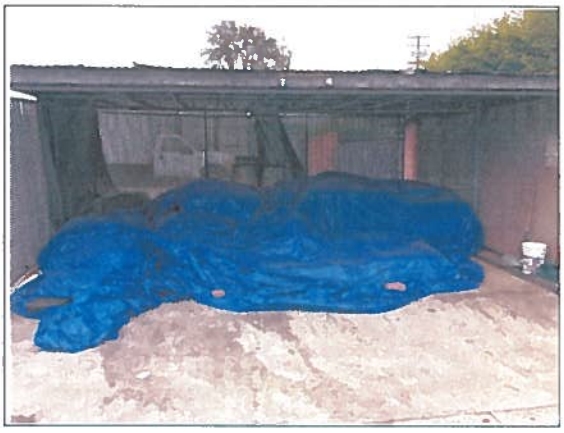
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Photo #41


Photo #42



Photo #43



Photo #44

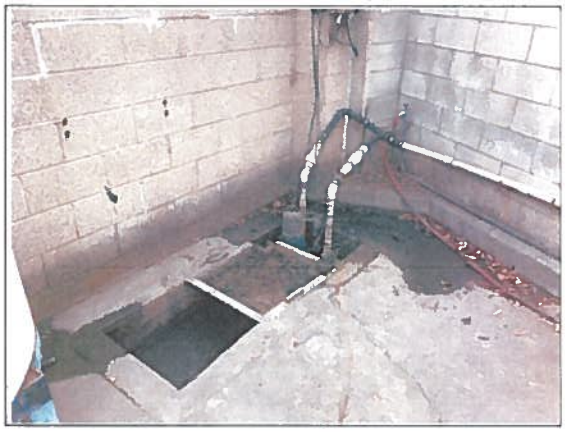


Photo #45



Photo #46



Photo #47



Photo #48



Photo #49



Photo #50



Photo #51



Photo #52



Photo #53



Scale 1:250,000

N

5 0 5 10 15 20 Statute Miles

5 0 5 10 15 20 25 30 Kilometers

CONTOUR INTERVAL 200 FEET
WITH SUPPLEMENTARY CONTOURS AT 100 FOOT INTERVALS

GEOLOGIC MAP OF CALIFORNIA

EXPLANATION

SEDIMENTARY AND METASEDIMENTARY ROCKS

CENOZOIC

QUATERNARY

Recent

- Qs — Dune sand
- Qal — Alluvium
- GREAT VALLEY
  - Qsc — Stream channel deposits
  - Qf — Fan deposits
  - Qb — Basin deposits
- Qsl — Salt deposits
- Ql — Quaternary lake deposits
- Qg — Glacial deposits

Pleistocene

- Qt — Quaternary nonmarine terrace deposits
- Qm — Pleistocene marine and marine terrace deposits
- Qc — Pleistocene nonmarine
- QP — Plio-Pleistocene nonmarine

TERTIARY

Pliocene

- Pc — Undivided Pliocene nonmarine
- Puc — Upper Pliocene nonmarine
- Pu — Upper Pliocene marine
- Pmlc — Middle and/or lower Pliocene nonmarine
- Pml — Middle and/or lower Pliocene marine

Miocene

- Mc — Undivided Miocene nonmarine
- Muc — Upper Miocene nonmarine
- Mu — Upper Miocene marine
- Mmc — Middle Miocene nonmarine
- Mm — Middle Miocene marine
- Ml — Lower Miocene marine

Oligocene

- Φc — Oligocene nonmarine
- Φ — Oligocene marine

Eocene

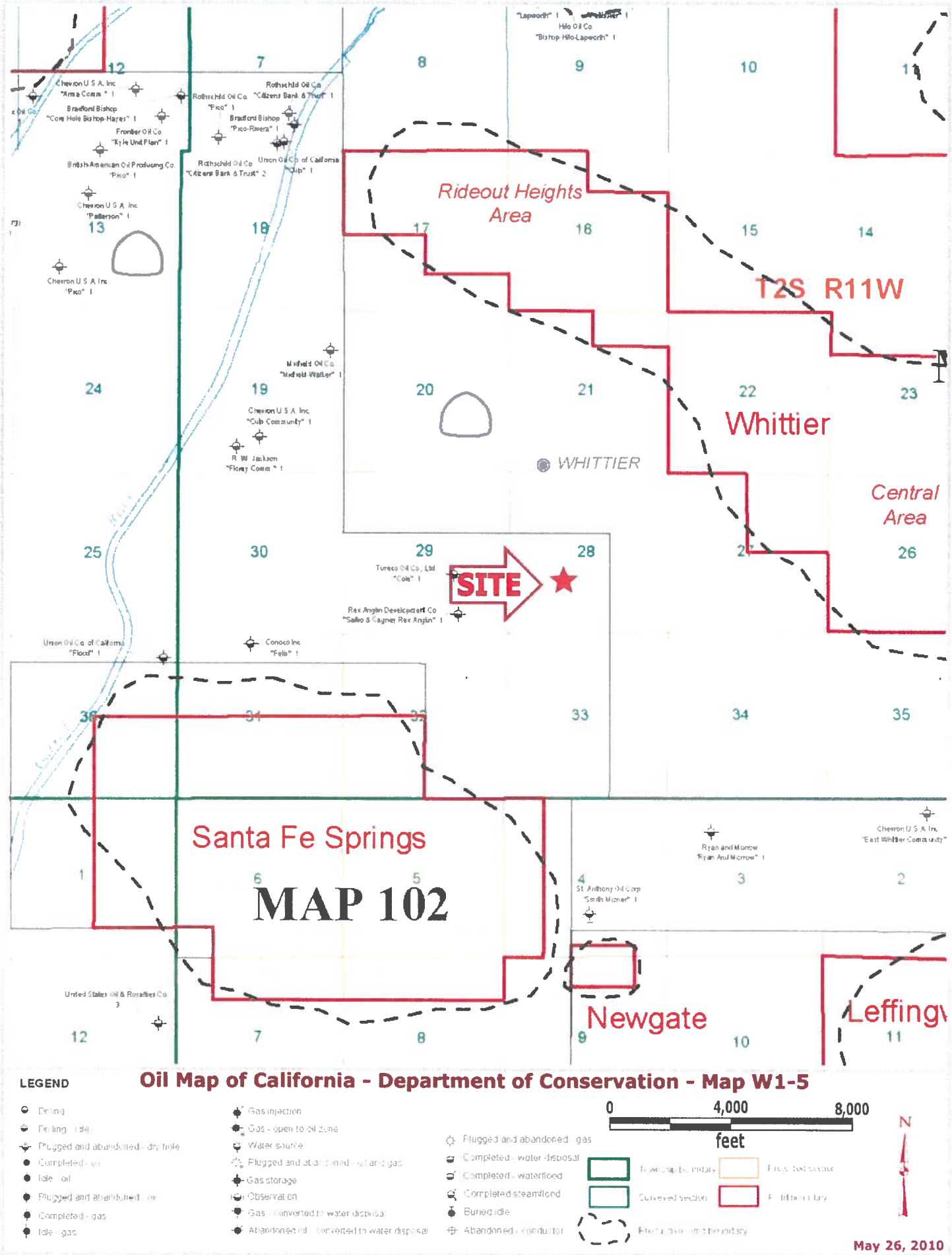
- Ec — Eocene nonmarine
- E — Eocene marine

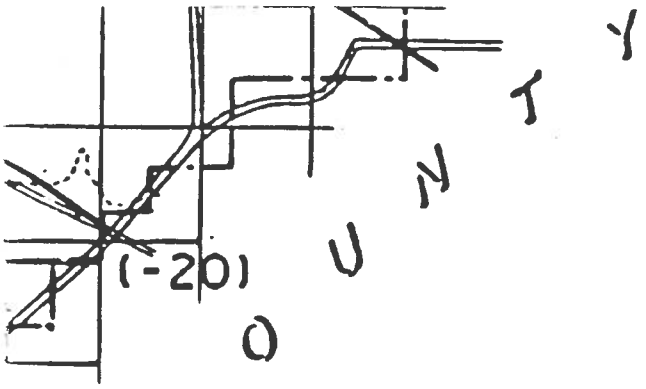
Paleocene

- Epc — Paleocene nonmarine
- Ep — Paleocene marine

IGNEOUS AND META-IGNEOUS ROCKS

- Qrv — Recent volcanic: Q_{rv}^{r} —rhyolite; Q_{rv}^{a} —andesite; Q_{rv}^{b} —basalt; Q_{rv}^{p} —pyroclastic rocks
- Qpv — Pleistocene volcanic: Q_{pv}^{r} —rhyolite; Q_{pv}^{a} —andesite; Q_{pv}^{b} —basalt; Q_{pv}^{p} —pyroclastic rocks
- Quaternary and/or Pliocene cinder cones
- Pv — Pliocene volcanic: P_{v}^{r} —rhyolite; P_{v}^{a} —andesite; P_{v}^{b} —basalt; P_{v}^{p} —pyroclastic rocks
- Mv — Miocene volcanic: M_{v}^{r} —rhyolite; M_{v}^{a} —andesite; M_{v}^{b} —basalt; M_{v}^{p} —pyroclastic rocks
- Φv — Oligocene volcanic: Φ_{v}^{r}—rhyolite; Φ_{v}^{a} —andesite; Φ_{v}^{b}—basalt; Φ_{v}^{p}— pyroclastic rocks
- Ev — Eocene volcanic: E_{v}^{r} —rhyolite; E_{v}^{a}—andesite; E_{v}^{b} —basalt; E_{v}^{p}—pyroclastic rocks


Rideout Heights Area
T2S R11W
Whittier
WHITTIER
Central Area
SITE
Santa Fe Springs
MAP 102
Newgate
Leffingv
Oil Map of California - Department of Conservation - Map W1-5
LEGEND
0
4,000
8,000
feet
N
May 26, 2010







SCALE IN MILES

EXPLANATION

LINES OF EQUAL PRESSURE ELEVATIONS - PRINCIPAL AQUIFER (INTERPOLATED BETWEEN WELLS)

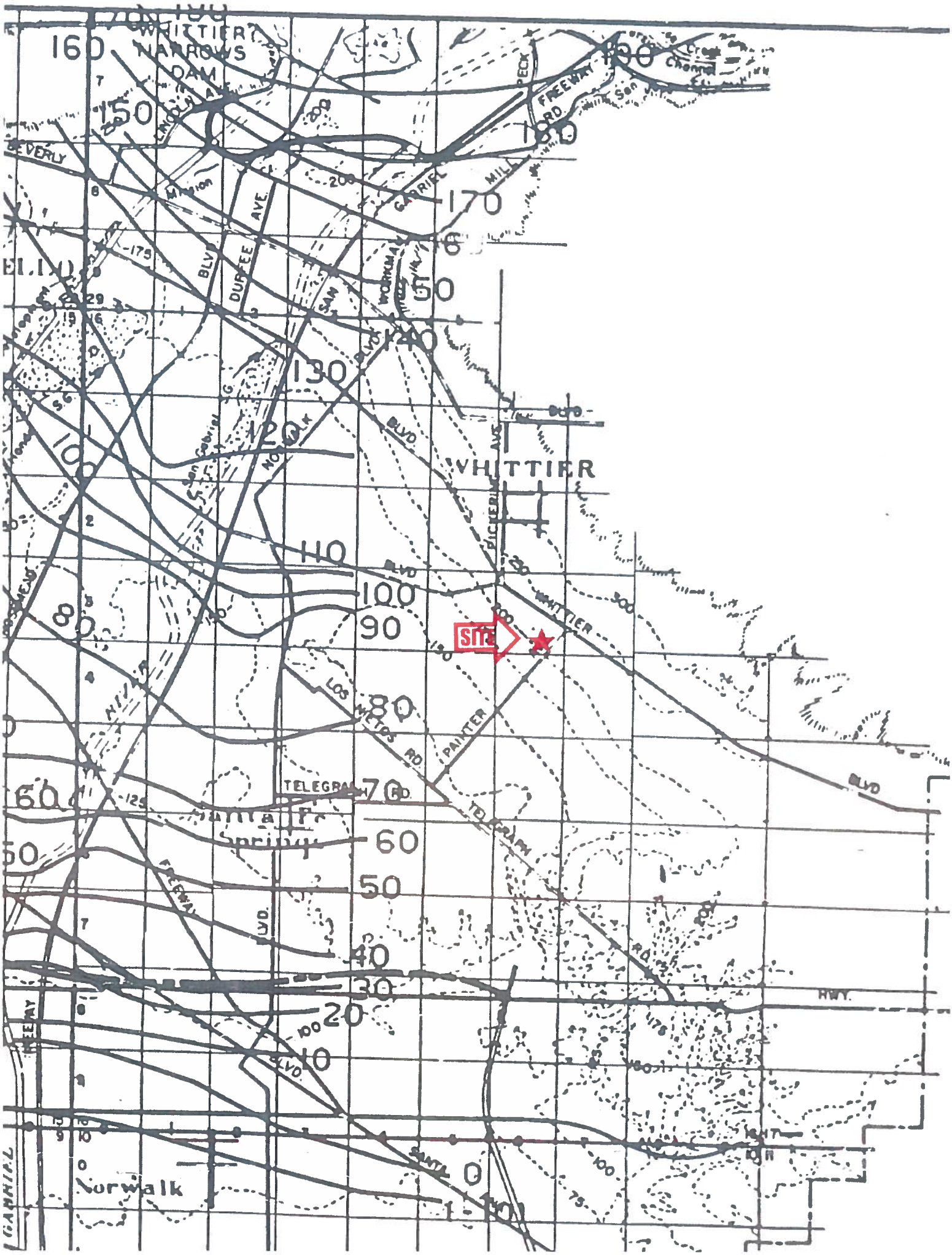
SAME AS ABOVE, LOCATION APPROXIMATE.

RESTRICTIONS OR BARRIERS TO GROUNDWATER MOVEMENT, (GEOLOGIC AND/OR HYDROLOGIC)

LINE APPROXIMATELY MARKING TRANSITION FROM FREE GROUNDWATER LEVELS TO PRESSURE LEVELS. (CENTRAL COASTAL PLAIN 1933, D.W.R. BULL. NO. 45.)

PROJECT

IONS	COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS	
DESCRIPTION	# COASTAL PLAIN DEEP AQUIFER GROUNDWATER CONTOUR MAP FOR FALL 1994	
WN BY / PROJECT ENGINEER	RECOMMENDED BY	DATE / SCALE


WHITTIER NARROWS DAM
SITE
WHITTIER
Norwalk
Santa Fe Springs
TELEGRAPH RD.
PAINTER AVE.
LOS NIETOS RD.
WHITTIER BLVD.
SAN GABRIEL RIVER FREEWAY
SAN GABRIEL RIVER
FREEWAY
DURFEE AVE.
PECK RD.
LINCOLN AVE.
BEVERLY BLVD.
NORWALK BLVD.
PICKERING AVE.
SANTA FE
HWY.

ORSWELL & KASMAN, INC.

ENVIRONMENTAL RECORDS RESEARCH REPORT

Property Information:

Champion Chemical Company
8315-8335 Greenleaf Avenue
Whittier, CA 90602

OKI Report #:

P18096

Report Date:

May 24, 2018

Prepared For:

Mr. Andrew Ellis
Champion Chemical Company



Specializing in California

Prepared by:

Orswell & Kasman, Inc.
316 West Foothill Boulevard
Monrovia, CA 91016
(626) 932 - 1800 * FAX (626) 932 - 1807
www.orswell-kasman.com

The information provided herein is based upon research of public records listed on the "Reference to the Regulatory Agency Database" page of this report and not on a physical inspection of the property. By requesting this report, the client accepts the terms and conditions described on the "Response Notification Sheet" of this report. The client may want to obtain detailed subject property information from a qualified consultant or specialist to determine if any potential hazards exist on the property.

RESPONSE NOTIFICATION SHEET

This report is in conformance with the ASTM standard for a Phase I Environmental Site Assessment governernment records check

	No Sites Within Specified Radius	Property & Adjacent	¼ Mile Radius	½ Mile Radius	1 Mile Radius
National Priority List (NPL)				✓	
RCRA CORRACTS Facilities				✓	
CALSITES				✓	
CERCLIS				✓	
CERCLIS NFRAP				✓	
LUSTIS			✓		
Active / Inactive Landfills	✓				
Treatment, Storage & Disposal (TSD)	✓				
RWQCB Sites				✓	
Institutional Controls / Engineering Controls	✓				
Closed RWQCB Sites		✓			
Registered Underground Storage Tanks		✓			
Federal Hazardous Waste Generators		✓			
ERNS / NRC	✓				
Superfund Liens	✓				
Local Agency Records	✓				

Sites reported as "Case Closed" or "No Further Action" may not be listed in this report

OKI Report #: **P18096**
Completion Date: **5/24/18**

Property Information:

Champion Chemical Company
8315-8335 Greenleaf Avenue
Whittier, CA 90602

James R. Orswell
ASTM Environmental Professional

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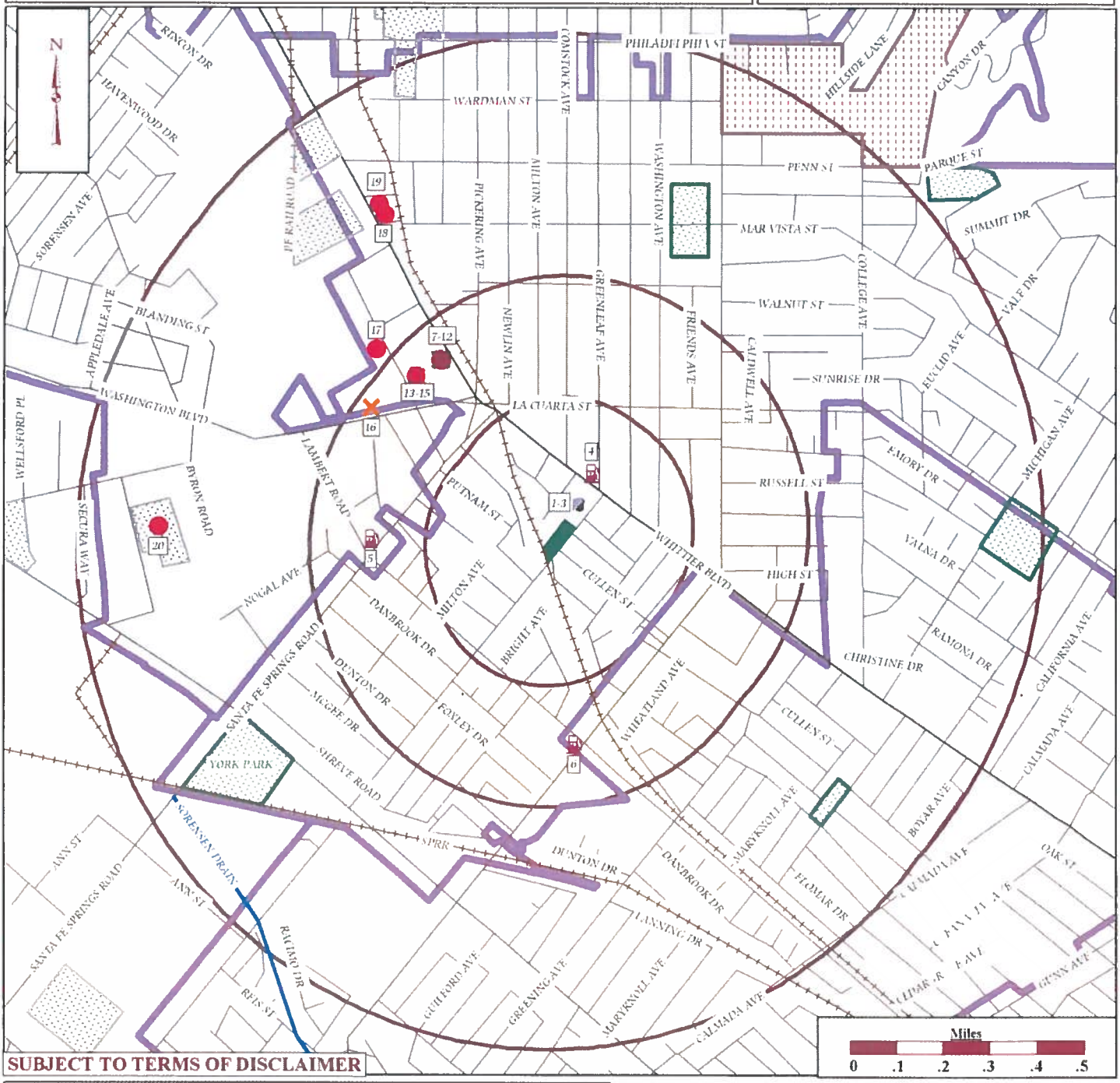
Orswell & Kasman, Inc.

Environmental Assessments & Consulting

Subject Property Location:
8315-8335 Greenleaf Avenue
Whittier, CA 90602



SUBJECT TO TERMS OF DISCLAIMER

MAP LEGEND

- One Mile Radius
- Half Mile Radius
- Quarter Mile Radius
- Subject Property
- Regions
- Military Installation
- Parks
- Water
- Railroads
- Roads
- Freeways
- Site Areas

HAZARDOUS SITE SYMBOLS

- National Priority List
- RCRA Corrective Action
- CERCLIS
- CalSites
- Leaking Underground Storage Tanks
- Active / Inactive Landfills
- Treatment, Storage & Disposal Facilities
- RWQCB Sites
- Closed RWQCB Sites
- Registered Underground Tanks
- Generators
- Emergency Response Notification System
- Superfund Liens
- CERCLIS - No Further Remedial Action Planned
- Oil Wells

For more information please contact us at (626) 932-1800 or www.orswell-kasman.com

Site Summary List

Please note that certain sites may appear on multiple databases
For more information on these sites, please see the accompanying pages

Subject Property Information:
Champion Chemical Company
8315-8335 Greenleaf Avenue
Whittier, CA 90602

Site # 1 *0.0849 miles from the subject property* *448 feet from the subject property*	Case # CAL000324021 Site **WALGREENS #5649** **8201 GREENLEAF AVE** **WHITTIER, CA 90602**	Source Database **GEN** [ ]
Site # 2 *0.0851 miles from the subject property* *449 feet from the subject property*	Case # 19-19006642 Site **UCO INC** **12920 WHITTIER BLVD** **WHITTIER, CA 90602**	Source Database **UTANK** [ ]
Site # 3 *0.0862 miles from the subject property* *455 feet from the subject property*	Case # SL2048D1698 Site **WALGREENS INDUSTRIAL PROPERTY** **12920 SW CORNER OF WHITTIER BLVD & GREENLEAF R** **WHITTIER, CA**	Source Database **CLSRWQCB** [ ]
Site # 4 *0.1539 miles from the subject property* *812 feet from the subject property*	Case # T0603704969 Site **G & M OIL #23** **12911 E WHITTIER BLVD** **WHITTIER, CA 90602** 8141-037-009	Source Database **LUSTIS** [ZM]
Site # 5 *0.4022 miles from the subject property* *2123 feet from the subject property*	Case # T0603704927 Site **G & M OIL #16** **12559 LAMBERT RD** **WHITTIER, CA 90606** 8170-036-013	Source Database **LUSTIS** 707 C1 [LP]
Site # 6 *0.4234 miles from the subject property* *2235 feet from the subject property*	Case # T0603798269 Site **76 STATION #4606** **8803 S PAINTER AVE** **WHITTIER, CA 90602** 8166-023-038	Source Database **LUSTIS** 707 C2 [BC]
Site # 7 *0.4448 miles from the subject property* *2348 feet from the subject property*	Case # 80001376 Site **OMEGA CHEMICAL SITE PRP ORGANIZED GROUP** **12504 & 12512 E WHITTIER BLVD** **WHITTIER, CA 90602** NONE SPECIFIED	Source Database **CALST** [ZM]
Site # 8 *0.4458 miles from the subject property* *2353 feet from the subject property*	Case # CAD042245001 Site **OMEGA CHEMICAL CORPORATION** **12504 AND 12512 E. WHITTIER BOULEVARD** **WHITTIER, CA 90602** 8170-029-004 & 005	Source Database **CERCLIS** 707 C1 [JO]
Site # 9 *0.4458 miles from the subject property* *2353 feet from the subject property*	Case # 19280436 Site **OMEGA CHEMICAL CORPORATION** **12504 WHITTIER BLVD** **WHITTIER, CA 90602** 8170-029-004 & 005	Source Database **CALST** 677 C7/707 C1 [JO]
Site # 10 *0.4458 miles from the subject property* *2353 feet from the subject property*	Case # CAD042245001 Site **OMEGA CHEMICAL CORPORATION** **12504 AND 12512 E. WHITTIER BOULEVARD** **WHITTIER, CA 90602** 8170-029-004 & 005	Source Database **NPL** 707 C1 [JO]
Site # 11 *0.4458 miles from the subject property* *2353 feet from the subject property*	Case # CAD042245001 Site **OMEGA CHEMICAL SITE PRP ORGANIZED GROUP** **12504 & 12514 E. WHITTIER BLVD** **WHITTIER, CA 90602** 8170-029-004 & 005	Source Database **CORRACTS** 707 C1 [JO]

Site Summary List

Please note that certain sites may appear on multiple databases
For more information on these sites, please see the accompanying pages

Subject Property Information:
Champion Chemical Company
8315-8335 Greenleaf Avenue
Whittier, CA 90602

Site # 12	Case # SLT43228226	Source Database
0.4472 miles from the subject property	Site **OMEGA RECOVERY FACILITY**	**RWQCB**
2361 feet from the subject property	**12504 WHITTIER BLVD**	707 C1 [ZM]
	WHITTIER, CA 90602	
Site # 13	Case # CAD983608548	Source Database
0.4506 miles from the subject property	Site **VACANT LOT, WHITTIER**	**NFRAP**
2379 feet from the subject property	**WASHINGTON BLVD & PUTNAM ST.**	707 C1 [JO]
	WHITTIER, CA 90602	
	8170-029-016	
Site # 14	Case # 19340755	Source Database
0.4528 miles from the subject property	Site **NEW ENGLAND LEAD COMPANY**	**CALST**
2390 feet from the subject property	**12511 EAST PUTNAM STREET**	677 C7/707 C1 [JO]
	WHITTIER, CA 90602	
	8170-029-016	
Site # 15	Case # SLT43203201	Source Database
0.4552 miles from the subject property	Site **NEW ENGLAND LEAD CO.**	**RWQCB**
2403 feet from the subject property	**12511 E PUTMAN ST**	707 C1 [ZM]
	WHITTIER, CA 90602	
Site # 16	Case # CAD008277394	Source Database
0.485 miles from the subject property	Site **RIPPY FRED R INC**	**NFRAP**
2560 feet from the subject property	**12471 E WASHINGTON BLVD**	707 C1 [LP]
	WHITTIER, CA 90602	
	8170-027-003 & 004	
Site # 17	Case # 60001332	Source Database
0.5525 miles from the subject property	Site **Rippy Property**	**CALST**
2917 feet from the subject property	**12468 Putnam Street**	[ ]
	WHITTIER, CA 90602	
	8170-027-006	
Site # 18	Case # 60002075	Source Database
0.7649 miles from the subject property	Site **City of Whittier**	**CALST**
4038 feet from the subject property	**12363 Whittier Boulevard**	[ ]
	Whittier, CA 90602	
	NONE SPECIFIED	
Site # 19	Case # 60002034	Source Database
0.7901 miles from the subject property	Site **Sunrise Properties**	**CALST**
4171 feet from the subject property	**12353 Whittier Boulevard**	[ ]
	Whittier, CA 90602	
	NONE SPECIFIED	
Site # 20	Case # 60001241	Source Database
0.8593 miles from the subject property	Site **Eastman Kodak Company Western Zone Warehouse**	**CALST**
4537 feet from the subject property	**12100 Rivera Road**	[ZM]
	Whittier, CA 90606	
	NONE SPECIFIED	

GENERATORS

Case Number: **CAL000324021**

Generator Type CEG

Site: **WALGREENS #5649**
8201 GREENLEAF AVE
WHITTIER CA 90602

Site # 1 *0.0849 miles from the Subject Property*

Handler IS NOT a Transporter

Underground Storage Tanks

Case Number: **19-19006642**

Site: **UCO INC**
12920 WHITTIER BLVD
WHITTIER CA 90602

Status: **Historical**

Site # 2 *0.0851 miles from the Subject Property*

Closed RWQCB

Closed Regional Water Quality Control Board Program Sites

Case Number: **SL2048D1698**

Site Name: **WALGREENS INDUSTRIAL PROPERTY**
12920 SW CORNER OF WHITTIER BLVD & GREENLEAF R
WHITTIER CA

Local Case #: 0907

Regional Board #

Potential Medial Affected

Case Type: **Cleanup Program Site**

Current Status: **Completed - Case Closed**

Status Date: **2000-07-21**

Lead Agency: NO

Local Agency: JW

File Location:

Potential Contaminants

Status History

Date	Status
2000-01-01	Open - Case Begin Date
2000-07-21	Completed - Case Closed

Regulatory Action History

Date	Action Type	Action
Unknown	Other	Leak Reported

Site History

Site # 3 *0.0862 miles from the Subject Property*

LUSTIS

Regional Water Quality Control Board Program Leaking Underground Storage Tank Sites

Case Number: **T0603704969**

Site Name: **G & M OIL #23**
12911 E WHITTIER BLVD
WHITTIER CA 90602

8141-037-009

Local Case #: R-10843

Regional Board # LOS ANGELES COU

Case Type: **LUST Cleanup Site**

Current Status: **Open - Assessment & Interim Remedial Action**

Status Date: **2015-05-15**

Lead Agency: YES

Local Agency: WLL

File Location:

Potential Media Affected Gasoline

Potential Contaminants Regional Board

Status History

Date	Status
1991-12-20	Open - Case Begin Date
1996-12-05	Open - Site Assessment
1999-09-22	Open - Site Assessment
2000-10-24	Open - Remediation
2005-01-11	Open - Site Assessment
2005-10-24	Open - Site Assessment
2006-07-17	Open - Remediation
2007-01-18	Open - Remediation
2007-07-16	Open - Remediation
2007-10-18	Open - Remediation
2008-01-16	Open - Site Assessment
2015-05-15	Open - Assessment & Interim Remedial Action

Regulatory Action History

Date	Action Type	Action
Unknown	REMEDIATION	Pump and Treat Groundwater
Unknown	Other	Leak Discovery
Unknown	Other	Leak Stopped
Unknown	Other	Leak Reported
Unknown	REMEDIATION	Soil Vapor Extraction w/Other
2001-05-09	ENFORCEMENT	Staff Letter
2001-07-09	RESPONSE	Soil and Water Investigation Report
2002-06-21	ENFORCEMENT	Staff Letter
2002-07-15	RESPONSE	Monitoring Report - Quarterly
2002-07-31	RESPONSE	Other Report / Document
2002-10-15	RESPONSE	Monitoring Report - Quarterly
2003-01-15	RESPONSE	Monitoring Report - Quarterly
2003-04-15	RESPONSE	Monitoring Report - Quarterly
2003-07-15	RESPONSE	Monitoring Report - Quarterly
2003-10-15	RESPONSE	Monitoring Report - Quarterly
2004-01-15	RESPONSE	Monitoring Report - Quarterly
2004-04-15	RESPONSE	Monitoring Report - Quarterly
2004-07-15	RESPONSE	Monitoring Report - Quarterly
2004-10-15	RESPONSE	Monitoring Report - Quarterly
2005-01-15	RESPONSE	Monitoring Report - Quarterly
2005-04-15	RESPONSE	Monitoring Report - Quarterly
2005-07-15	RESPONSE	Monitoring Report - Quarterly
2005-10-15	RESPONSE	Monitoring Report - Quarterly
2005-10-24	RESPONSE	Soil and Water Investigation Workplan
2006-01-15	RESPONSE	Monitoring Report - Quarterly
2006-02-27	ENFORCEMENT	Staff Letter
2006-04-15	RESPONSE	Monitoring Report - Quarterly
2006-07-15	RESPONSE	Remedial Progress Report
2006-07-15	RESPONSE	Monitoring Report - Quarterly
2006-10-15	RESPONSE	Monitoring Report - Quarterly
2007-01-15	RESPONSE	Monitoring Report - Quarterly
2007-01-15	RESPONSE	Remedial Progress Report
2007-04-15	RESPONSE	Monitoring Report - Quarterly
2007-07-15	RESPONSE	Well Installation Report
2007-07-15	RESPONSE	Monitoring Report - Quarterly
2007-07-15	RESPONSE	Remedial Progress Report
2007-10-15	RESPONSE	Remedial Progress Report
2007-10-15	RESPONSE	Monitoring Report - Quarterly
2008-01-15	RESPONSE	Monitoring Report - Quarterly
2008-01-16	RESPONSE	Soil and Water Investigation Workplan
2008-04-15	RESPONSE	Monitoring Report - Quarterly
2008-06-11	ENFORCEMENT	Staff Letter
2008-07-15	RESPONSE	Monitoring Report - Quarterly
2008-09-15	RESPONSE	Soil and Water Investigation Report
2008-10-15	RESPONSE	Monitoring Report - Quarterly
2009-01-15	RESPONSE	Monitoring Report - Quarterly
2009-04-15	RESPONSE	Monitoring Report - Quarterly
2009-06-15	ENFORCEMENT	Staff Letter
2009-07-15	RESPONSE	Monitoring Report - Semi-Annually
2010-03-18	RESPONSE	Clean Up Fund - 5-Year Review Summary
2010-07-15	RESPONSE	Monitoring Report - Semi-Annually
2011-01-15	RESPONSE	Monitoring Report - Semi-Annually
2011-07-15	RESPONSE	Monitoring Report - Semi-Annually
2011-10-21	RESPONSE	Site Assessment Report
2012-01-15	RESPONSE	Monitoring Report - Semi-Annually

Site History Aquifer used for drinking water supply

LUSTIS

Regional Water Quality Control Board Program Leaking Underground Storage Tank Sites

Site # 4 *0.1539 miles from the Subject Property*

LUSTIS

Regional Water Quality Control Board Program Leaking Underground Storage Tank Sites

Case Number: **T0603704927**

Site Name: **G & M OIL #16**
12559 LAMBERT RD
WHITTIER CA 90606

707 C1 8170-036-013

Local Case #: R-10316

Regional Board # LOS ANGELES COU

Case Type: **LUST Cleanup Site**

Current Status: **Open - Eligible for Closure**

Status Date: **2015-11-05**

Lead Agency: YES

Local Agency: NC

File Location:

Potential Media Affected Gasoline

Potential Contaminants Regional Board

Status History

Date	Status
1992-01-13	Open - Case Begin Date
1992-03-12	Open - Site Assessment
1995-03-27	Open - Verification Monitoring
1999-02-19	Open - Site Assessment
2000-02-08	Open - Site Assessment
2002-05-16	Open - Site Assessment
2002-05-16	Open - Remediation
2002-10-09	Open - Site Assessment
2002-10-09	Open - Remediation
2006-01-18	Open - Remediation
2007-05-24	Open - Remediation
2014-07-30	Open - Eligible for Closure
2014-08-28	Open - Assessment & Interim Remedial Action
2015-11-05	Open - Eligible for Closure

Regulatory Action History

Date	Action Type	Action
Unknown	Other	Leak Discovery
Unknown	Other	Leak Reported
Unknown	REMEDIATION	Remove free product
2000-02-08	ENFORCEMENT	13267 Requirement
2002-01-14	RESPONSE	Soil and Water Investigation Workplan
2002-01-14	RESPONSE	Soil and Water Investigation Report
2002-01-14	RESPONSE	Interim Remedial Action Plan
2002-04-15	RESPONSE	Monitoring Report - Quarterly
2002-07-12	ENFORCEMENT	Staff Letter
2002-07-15	RESPONSE	Monitoring Report - Quarterly
2002-07-15	RESPONSE	Other Report / Document
2002-07-15	RESPONSE	Soil and Water Investigation Report
2002-10-15	RESPONSE	Soil and Water Investigation Workplan
2002-10-15	RESPONSE	Soil and Water Investigation Report
2002-10-15	RESPONSE	CAP/RAP - Final Remediation / Design Plan
2003-01-15	RESPONSE	Soil and Water Investigation Report
2003-01-15	RESPONSE	Monitoring Report - Quarterly
2003-04-15	RESPONSE	Soil and Water Investigation Report
2003-04-15	RESPONSE	Monitoring Report - Quarterly
2003-07-15	RESPONSE	Monitoring Report - Quarterly
2003-07-15	RESPONSE	Soil and Water Investigation Report
2003-10-15	RESPONSE	Soil and Water Investigation Report
2003-10-15	RESPONSE	Monitoring Report - Quarterly
2004-01-15	RESPONSE	Soil and Water Investigation Report
2004-01-15	RESPONSE	Monitoring Report - Quarterly
2004-04-15	RESPONSE	Monitoring Report - Quarterly
2004-04-15	RESPONSE	Soil and Water Investigation Report
2004-07-15	RESPONSE	CAP/RAP - Feasibility Study Report
2004-07-15	RESPONSE	Soil and Water Investigation Report
2004-07-15	RESPONSE	Monitoring Report - Quarterly
2004-10-15	RESPONSE	Monitoring Report - Quarterly
2004-10-15	RESPONSE	Soil and Water Investigation Report
2004-10-15	RESPONSE	Soil and Water Investigation Report
2005-01-15	RESPONSE	Soil and Water Investigation Report
2005-01-15	RESPONSE	Monitoring Report - Quarterly
2005-04-15	RESPONSE	Monitoring Report - Quarterly
2005-04-15	RESPONSE	Soil and Water Investigation Report
2005-07-15	RESPONSE	Soil and Water Investigation Report
2005-07-15	RESPONSE	Monitoring Report - Quarterly
2005-07-20	ENFORCEMENT	Site Visit / Inspection / Sampling
2005-08-24	ENFORCEMENT	Staff Letter
2005-10-15	RESPONSE	Soil and Water Investigation Report
2005-10-15	RESPONSE	Monitoring Report - Quarterly
2006-01-11	ENFORCEMENT	Site Visit / Inspection / Sampling
2006-01-15	RESPONSE	Interim Remedial Action Report
2006-01-15	RESPONSE	Monitoring Report - Quarterly
2006-01-15	RESPONSE	Soil and Water Investigation Report
2006-04-15	RESPONSE	Soil and Water Investigation Report
2006-04-15	RESPONSE	Monitoring Report - Quarterly
2006-07-13	ENFORCEMENT	Site Visit / Inspection / Sampling
2006-07-15	RESPONSE	Soil and Water Investigation Report
2006-07-15	RESPONSE	Monitoring Report - Quarterly
2006-10-15	RESPONSE	Monitoring Report - Quarterly
2006-10-15	RESPONSE	Soil and Water Investigation Report
2007-01-15	RESPONSE	Monitoring Report - Quarterly
2007-01-15	RESPONSE	Soil and Water Investigation Report

2007-04-15	RESPONSE	Soil and Water Investigation Report
2007-04-15	RESPONSE	Monitoring Report - Quarterly
2007-06-07	ENFORCEMENT	Site Visit / Inspection / Sampling
2007-07-15	RESPONSE	Soil and Water Investigation Report
2007-07-15	RESPONSE	Soil and Water Investigation Report
2007-07-15	RESPONSE	Monitoring Report - Quarterly
2007-07-17	RESPONSE	Interim Remedial Action Plan
2007-08-15	ENFORCEMENT	Staff Letter
2007-10-15	RESPONSE	Soil and Water Investigation Report
2007-10-15	RESPONSE	Monitoring Report - Quarterly
2008-01-15	RESPONSE	Monitoring Report - Quarterly
2008-01-15	RESPONSE	Soil and Water Investigation Report
2008-04-15	RESPONSE	Monitoring Report - Quarterly
2008-04-15	RESPONSE	Soil and Water Investigation Report
2008-04-18	ENFORCEMENT	Staff Letter
2008-07-15	RESPONSE	Soil and Water Investigation Report
2008-07-15	RESPONSE	Monitoring Report - Quarterly
2008-10-15	RESPONSE	Monitoring Report - Quarterly
2008-10-15	RESPONSE	Soil and Water Investigation Report
2009-01-15	RESPONSE	Monitoring Report - Quarterly
2009-01-15	RESPONSE	Site Conceptual Model
2009-04-15	RESPONSE	Monitoring Report - Quarterly
2009-06-15	ENFORCEMENT	Staff Letter
2009-07-15	RESPONSE	Monitoring Report - Semi-Annually
2009-07-27	RESPONSE	Site Conceptual Model
2010-01-11	RESPONSE	Interim Remedial Action Plan
2010-01-15	RESPONSE	Site Conceptual Model
2010-01-15	RESPONSE	Monitoring Report - Semi-Annually
2010-03-15	RESPONSE	Clean Up Fund - 5-Year Review Summary
2010-07-15	RESPONSE	Site Conceptual Model
2010-07-15	RESPONSE	Monitoring Report - Semi-Annually
2011-01-15	RESPONSE	Site Conceptual Model
2011-01-15	RESPONSE	Monitoring Report - Semi-Annually
2011-07-15	RESPONSE	Site Conceptual Model
2011-07-15	RESPONSE	Monitoring Report - Semi-Annually
2012-01-15	RESPONSE	Site Conceptual Model

Site History Aquifer used for drinking water supply

Site # 5 *0.4022 miles from the Subject Property*

LUSTIS

Regional Water Quality Control Board Program Leaking Underground Storage Tank Sites

Case Number: **T0603798269**

Site Name: **76 STATION #4606**
8803 S PAINTER AVE
WHITTIER CA 90602

707 C2 8166-023-038

Local Case #: R-24649

Regional Board # LOS ANGELES COU

Case Type: **LUST Cleanup Site**

Current Status: **Open - Assessment & Interim Remedial Action**

Status Date: **2010-10-27**

Lead Agency: NO

Local Agency: WLL

File Location: 004874-024649

Potential Media Affected Gasoline

Potential Contaminants Regional Board

Status History:

Date	Status
1999-01-11	Open - Case Begin Date
2003-09-25	Open - Site Assessment
2004-05-18	Open - Site Assessment
2004-09-24	Open - Site Assessment
2006-01-17	Open - Site Assessment
2010-10-27	Open - Assessment & Interim Remedial Action

Regulatory Action History:

Date	Action Type	Action
Unknown	Other	Leak Discovery
Unknown	Other	Leak Reported
Unknown	REMEDIATION	Remove free product
2004-09-24	ENFORCEMENT	Staff Letter
2004-10-15	RESPONSE	Monitoring Report - Quarterly
2005-01-15	RESPONSE	Soil and Water Investigation Report
2005-01-15	RESPONSE	Monitoring Report - Quarterly
2005-04-15	RESPONSE	Monitoring Report - Quarterly
2005-07-15	RESPONSE	Monitoring Report - Quarterly
2005-10-15	RESPONSE	Monitoring Report - Quarterly
2005-12-08	ENFORCEMENT	Staff Letter
2006-01-15	RESPONSE	Monitoring Report - Quarterly
2006-02-17	ENFORCEMENT	Staff Letter
2006-03-15	RESPONSE	Soil and Water Investigation Workplan
2006-04-15	RESPONSE	Monitoring Report - Quarterly
2006-07-15	RESPONSE	Monitoring Report - Quarterly
2006-08-22	ENFORCEMENT	Staff Letter
2006-10-15	RESPONSE	Monitoring Report - Quarterly
2007-01-15	RESPONSE	Monitoring Report - Quarterly
2007-04-15	RESPONSE	Monitoring Report - Quarterly
2007-07-15	RESPONSE	Monitoring Report - Quarterly
2007-10-15	RESPONSE	Monitoring Report - Quarterly
2008-01-15	RESPONSE	Soil and Water Investigation Report
2008-01-15	RESPONSE	Soil and Water Investigation Report
2008-01-15	RESPONSE	Monitoring Report - Quarterly
2008-04-15	RESPONSE	Monitoring Report - Quarterly
2008-07-15	RESPONSE	Monitoring Report - Quarterly
2008-10-15	RESPONSE	Monitoring Report - Quarterly
2009-01-15	RESPONSE	CAP/RAP - Feasibility Study Report
2009-01-15	RESPONSE	Monitoring Report - Quarterly
2009-06-15	ENFORCEMENT	Staff Letter
2009-07-15	RESPONSE	Monitoring Report - Semi-Annually
2009-08-04	RESPONSE	Pilot Study/ Treatability Report
2010-01-15	RESPONSE	Monitoring Report - Semi-Annually
2010-07-15	RESPONSE	Monitoring Report - Semi-Annually
2011-01-15	RESPONSE	Monitoring Report - Semi-Annually
2011-07-15	RESPONSE	Monitoring Report - Semi-Annually
2012-01-15	RESPONSE	Monitoring Report - Semi-Annually

Site History Aquifer used for drinking water supply

Site # 6 *0.4234 miles from the Subject Property*

CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

Case Number: **80001376**

Site: **OMEGA CHEMICAL SITE PRP ORGANIZED GROUP**
12504 & 12512 E WHITTIER BLVD
WHITTIER, CA 90602

On NPL? NO 0 Acres

Lead Agency: MBR

Agencies Involved: SMBRP

Funding:

Past Uses: NONE SPECIFIED

Status: **Inactive** Date: **2008-01-01**

Site Type Corrective Action-Corrective Action

Special Program

ZM Potential Media Affected: NONE SPECIFIED

Confirmed COCs: NONE SPECIFIED

Potential COCs: NONE SPECIFIED

Is Use Restricted? NO

Site Management NONE SPECIFIED

Site # 7 0.4448 miles from the Subject Property

Aliases:

EPA Identification Number	CAD042245001
EPA (FRS #)	110000609510
GeoTracker Global ID	SLT43228226
Envirostor ID Number	80001376

Completed Activities:

1990-06-01 Preliminary Assessment Report - PROJECT WIDE

1991-12-09 Consent Order - PROJECT WIDE

Scheduled Activities:

Future Activities:

CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

Case Number: **19280436**

Site: **OMEGA CHEMICAL CORPORATION**
12504 WHITTIER BLVD
WHITTIER, CA 90602

77 C7/707 CJO

On NPL? YES 1 Acres

Lead Agency: US EPA

Agencies Involved: SMBRP, US EPA

Funding: Responsible Party

Past Uses: DISTRIBUTOR - CHEMICAL, MANUFACTURING - CHEMICALS

Status: **Active** Date: **1993-11-23**

Site Type: State Response or NPL-Federal Superfund

Special Program: EPA - Multi-Site Cooperative Agreement

Potential Media Affected: AQUI, OTH, SOIL, SV, IA

Confirmed COCs: NONE SPECIFIED

Potential COCs: 10003, 10009

Is Use Restricted?: NO

Site Management: NONE SPECIFIED

Site # 9 *0.4458 miles from the Subject Property*

Aliases:

APN	8170029005
EPA (FRS #)	110033612552
Project Code (Site Code)	300223
Project Code (Site Code)	301227
Envirostor ID Number	19280436

Completed Activities:

1981-10-10	* Discovery - PROJECT WIDE
	FACILITY IDENTIFIED FAC ID WADE WADE SOLVENT,ORGANIC CHEMICALS, SLUDGES, TANK BOTTOMS HAULED
1993-10-01	Site Screening - PROJECT WIDE
	Solvent recycler. Possible soil contamination with solvents and possible metal contamination from paint sludges. Many drums of waste still onsite. PRP's being located and notified. HR required.
2005-07-29	*Engineering Evaluation / Cost Analysis - Non-Time Critical - PROJECT WIDE
	conditional approval
2005-12-27	Consent Settlement - Administrative - PROJECT WIDE
2006-03-29	Remedial Design - Preliminary/Intermediate - OU1-Phase 1A area soil and groundwater
	conditional approval was provided 3/29/06 given the outstanding comments are addressed in the final revision
2007-03-30	Monitoring Report - OU2-OMEGA Downgradient
2007-06-28	Remedial Investigation Workplan - OU2-OMEGA Downgradient
	approved
2007-12-04	Pilot Study/Treatability Workplan - OU1-Phase 1A area soil and groundwater
2007-12-14	Remedial Investigation / Feasibility Study - OU1-Phase 1A area soil and groundwater
2007-12-30	Risk Assessment Report - OU1-Phase 1A area soil and groundwater
	approved.
2008-05-30	Feasibility Study Report - OU1-Phase 1A area soil and groundwater
2008-08-12	Remedial Investigation Report - OU2-OMEGA Downgradient
	done
2008-09-06	Proposed Plan - OU1-Phase 1A area soil and groundwater
2008-11-12	Record of Decision - OU1-Phase 1A area soil and groundwater
2009-05-27	Technical Report - OU3
	DTSC commented. Further action needed.
2009-08-19	Other Report - OU2-OMEGA Downgradient
	completed

2009-11-09	Consent Agreement - OU1-Phase 1A area soil and groundwater
	effective
2010-06-03	Removal Action Completion Report - OU1-Phase 1A area soil and groundwater
	Five 6 inch groundwater extraction wells were installed to between 90 to 92 feet below ground surface. The wells were screened using 15 geet of stainless steel screen. The pumped water gets treated then discharge under permit the Sanitation Districts.
2010-07-16	Technical Workplan - OU3
	done
2010-11-10	Operations and Maintenance Manual - OU3
	approved- received and reviewed missing data - as built drawings.
2010-11-22	Feasibility Study Report - OU2-OMEGA Downgradient
	Concurrence on the Feasibility Study was provided on 5/4/2010; however, the comment period was extended by EPA to 11/22/2010.
2011-09-20	Record of Decision - OU2-OMEGA Downgradient
2012-08-27	Removal Action Design - OU2-OMEGA Downgradient
	DTSC reviewed the statement of work and had no significant comments on the documents.
2017-04-04	Consent Decree - PROJECT WIDE
	CD final

Scheduled Activities:

Future Activities:

Remedy Constructed: Operating Properly & Successfully OU1-Phase 1A area soil and groundwater	Due: 2017
Removal Action Completion Report OU1-Phase 1A area soil and groundwater	Due: 2017
Design/Implementation Workplan OU1-Phase 1A area soil and groundwater	Due: 2018

CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

Case Number: **19340755**

Site: **NEW ENGLAND LEAD COMPANY**
12511 EAST PUTNAM STREET
WHITTIER, CA 90602

77 C7/707 CJO

On NPL? NO

Lead Agency: NONE SPECIFIED

Agencies Involved: NONE SPECIFIED

Funding:

Past Uses: NONE SPECIFIED

Status: **Inactive - Needs Evaluation** Date: **2002-01-15**

Site Type: * Historical-Historical

Special Program

Potential Media Affected: NONE SPECIFIED

Confirmed COCs: NONE SPECIFIED

Potential COCs: 10097, 30013

Is Use Restricted? NO

Site Management NONE SPECIFIED

Site # 14 0.4528 miles from the Subject Property

Aliases:

Alternate Name	NELCO
Alternate Name	NEW ENGLAND LEAD BURNING COMPANY
Alternate Name	NEW ENGLAND LEAD COMPANY
APN	8170029016
EPA Identification Number	CAD982511032
EPA Identification Number	CAD983608548
EPA (FRS #)	110002837752
Envirostor ID Number	19340755

Completed Activities:

1993-06-02 Site Screening - PROJECT WIDE

The Department received a CERCLA PA report dated April 16, 1993 from U.S. EPA. The site consists of approximately 40,000 sq. ft. and fenced. There are two buildings, one at the front of the property and one at the rear. Most of the site is unpaved and has sparse vegetation. The site was used by NELCO. NELCO fabricates and assembles lead products such as x-ray protection construction materials, roof flash- ing for the construction industry, industrial air cleaning equipments and corrosion control equipments. Incidental dispersal of lead dust and shavings to surface soil and asphalt on site occurred through routine operations. In anticipation of selling the property, NELCO conducted an initial investigation during 1990. Sample results indicated the presence of lead at elevated levels in surface soil. NELCO conducted cleanup by its own without any regulatory agency involvement. Surface soil and asphalt were scrapped from the site, placed in drums and removed to a waste disposal facility. Post cleanup confirmation sampling shows lead in soil at levels up to 315 mg/kg with back- ground levels up to 233 mg/kg. NELCO's remediation report indicates that initial lead contamination in shallow soil up to a level of 1,870 mg/kg. Due to the evidence of lead contamination still at the site, staff recommends a PEA.

Scheduled Activities:

Future Activities:

CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

Case Number: **60001332**

Site: **Rippy Property**
12468 Putnam Street
WHITTIER, CA 90602

On NPL? NO 2 Acres

Lead Agency: SMBRP

Agencies Involved: SMBRP

Funding: Responsible Party

Past Uses: ABOVE GROUND STORAGE TANKS, AGRICULTURAL - ORCHARD, UNDERGROUND STORAGE TANKS, TRANSPORTATION - WAREHOUSING

Status: **Certified O&M - Land Use Restrictions O** Date: **2015-08-11**

Site Type: Voluntary Cleanup-Voluntary Cleanup

Special Program: Voluntary Cleanup Program

Potential Media Affected: OTH, SOIL, SV

Confirmed COCs: 30001-NO,30013-NO,30006-NO,30007-NO,30008-NO,30010-NO,30022-NO,30025-NO,40001-NO,30027-NO

Potential COCs: 30001, 40001, 30006, 30007, 30008, 30010, 30013, 30022, 30025, 30027

Is Use Restricted?: YES

Site Management: NONE SPECIFIED

Site # 17 0.5525 miles from the Subject Property

Aliases:

Alternate Name	Arbo Box Property
APN	8170-027-006
Project Code (Site Code)	301495
Envirostor ID Number	60001332

Completed Activities:

2010-08-17	Voluntary Cleanup Agreement - PROJECT WIDE
	Final VCA signed by unit chief on 8/17/2010.
2010-09-01	Preliminary Endangerment Assessment Report - PROJECT WIDE
2011-03-03	Preliminary Endangerment Assessment Workplan - PROJECT WIDE
2011-06-17	Preliminary Endangerment Assessment Report - PROJECT WIDE
	Preliminary Endangerment Report has been approved with further action required.
2011-08-15	Site Characterization Workplan - PROJECT WIDE
2011-11-01	Annual Oversight Cost Estimate - PROJECT WIDE
2012-01-10	Technical Report - PROJECT WIDE
2012-02-22	Letter - Demand - PROJECT WIDE
	Reminder letter sent for unpaid past due invoice.
2012-04-09	Technical Report - PROJECT WIDE
	DTSC Aprproved proposed modification for further work at this site.
2012-07-25	Site Characterization Report - PROJECT WIDE
2012-11-29	Annual Oversight Cost Estimate - PROJECT WIDE
2013-08-29	Public Notice - PROJECT WIDE
	Fact Sheet finalized on this date.
2013-08-29	Fact Sheets - PROJECT WIDE
	Fact Sheet was finalized on this date.
2013-10-08	Removal Action Workplan - PROJECT WIDE
2013-10-11	CEQA - Notice of Exemption - PROJECT WIDE
2013-12-02	Annual Oversight Cost Estimate - PROJECT WIDE
2014-03-04	Correspondence - PROJECT WIDE

2014-11-21	Annual Oversight Cost Estimate - PROJECT WIDE
2015-05-05	Removal Action Completion Report - PROJECT WIDE
2015-05-06	Land Use Restriction - PROJECT WIDE
2015-05-06	Deed/LUR Enforcement & Implementation Plan - PROJECT WIDE
2015-05-12	No Further Action Letter - PROJECT WIDE
2015-06-30	Certification - PROJECT WIDE
2015-10-12	Technical Report - PROJECT WIDE
2015-10-29	Annual Oversight Cost Estimate - PROJECT WIDE
2016-01-15	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
2016-01-22	Financial Assurance Documentation - PROJECT WIDE
2016-10-25	Annual Oversight Cost Estimate - PROJECT WIDE
2017-01-17	Land Use Restriction - Site Inspection/Visit - PROJECT WIDE

Scheduled Activities:

Future Activities:

CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

Case Number: **60002075**

Site: **City of Whittier**
12363 Whittier Boulevard
Whittier, CA 90602

On NPL? NO

Lead Agency: SMBRP

Agencies Involved: SMBRP

Funding: Responsible Party

Past Uses: NONE SPECIFIED

Status: **Active**

Date: **2014-08-28**

Site Type: Voluntary Cleanup-Voluntary Cleanup

Special Program: Voluntary Cleanup Program

Potential Media Affected: NONE SPECIFIED

Confirmed COCs: NONE SPECIFIED

Potential COCs: NONE SPECIFIED

Is Use Restricted? NO

Site Management: NONE SPECIFIED

Site # 18 *0.7649 miles from the Subject Property*

Aliases:

Site Code - Historical	301578
Project Code (Site Code)	301578
Project Code (Site Code)	301668
Envirostor ID Number	60002075

Completed Activities:

2014-08-21	Voluntary Cleanup Agreement - PROJECT WIDE
2015-06-16	Triage Meeting - PROJECT WIDE
2015-11-17	Annual Oversight Cost Estimate - PROJECT WIDE
2015-12-24	Site Characterization Workplan - PROJECT WIDE
	The revised Supplemental Site Investigation workplan has been approved for implementation.
2017-04-07	Site Characterization Workplan - PROJECT WIDE
2017-04-07	Site Characterization Report - PROJECT WIDE
2017-06-09	Removal Action Workplan - PROJECT WIDE

Scheduled Activities:

Future Activities:

Removal Action Completion Report PROJECT WIDE — Due: 2018

CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

Case Number: **60002034**

Site: **Sunrise Properties**
12353 Whittier Boulevard
Whittier, CA 90602

On NPL? NO 0 Acres

Lead Agency: SMBRP

Agencies Involved: SMBRP

Funding: Responsible Party

Past Uses: ENGINE TESTING/REPAIR, MACHINE SHOP

Status: **Active** Date: **2015-06-26**

Site Type: Evaluation-Evaluation

Special Program: Voluntary Cleanup Program

Potential Media Affected: OTH, SOIL, SV

Confirmed COCs: 30022-NO,30027-NO

Potential COCs: NONE SPECIFIED

Is Use Restricted?: NO

Site Management: NONE SPECIFIED

Site # 19 0.7901 miles from the Subject Property

Aliases:

Project Code (Site Code)	301662
Envirostor ID Number	60002034

Completed Activities:

2014-04-04 Voluntary Cleanup Agreement - PROJECT WIDE

2014-10-27 Phase 1 - PROJECT WIDE

2015-08-18 Site Characterization Workplan - PROJECT WIDE

Subsurface Environmental Assessment Workplan approved on 8/18/2015. Field work is tentatively scheduled the week of August 31, 2015 through September 4, 2015.

2015-09-22 Work Notice - PROJECT WIDE

Field investigation commenced on September 22, 2015 and will continue with various dates in the upcoming months.

2015-11-17 Annual Oversight Cost Estimate - PROJECT WIDE

2016-03-02 Site Screening - PROJECT WIDE

Review of preliminary data by project support suggests that remaining tasks should be completed prior to making a determination on the site.

Scheduled Activities:

Site Characterization Report - PROJECT WIDE Due: 2017-10-26

Future Activities:

Removal Action Workplan PROJECT WIDE Due: 2017

Remedial Action Completion Report PROJECT WIDE Due: 2017

CalSites

California Sites - Formerly Bond Expenditure Plan (BEP) & Abandoned Site Program Information System (ASPIS)

Case Number: **60001241**

Site: **Eastman Kodak Company Western Zone Warehouse**
12100 Rivera Road
Whittier, CA 90606

On NPL? NO 5.2 Acres

Lead Agency: SMBRP

Agencies Involved: SMBRP

Funding: Responsible Party

Past Uses: PHOTOGRAPHIC PROCESSING, UNDERGROUND STORAGE TANKS, VEHICLE MAINTENANCE

Status: **Certified O&M - Land Use Restrictions O** Date: **2014-08-22**

Site Type: Voluntary Cleanup-Voluntary Cleanup

Special Program: Voluntary Cleanup Program

ZM Potential Media Affected: OTH, SOIL

Confirmed COCs: 30022,30027

Potential COCs: 30022, 30027

Is Use Restricted?: YES

Site Management: NONE SPECIFIED

Site # 20 0.8593 miles from the Subject Property

Aliases:

Project Code (Site Code)	301482
Project Code (Site Code)	301611
Envirostor ID Number	60001241

Completed Activities:

2009-12-21 Voluntary Cleanup Agreement - PROJECT WIDE
VCA signed by DTSC

2010-05-05 Other Report - PROJECT WIDE
Completed

2010-05-18 Site Characterization Workplan - PROJECT WIDE
DTSC issued letter approving work plan for implementation.

2010-10-05 Fieldwork - PROJECT WIDE
Well installation complete. Sampling scheduled for 10/8/2010.

2011-06-03 Site Characterization Report - PROJECT WIDE
Issued letter with DTSC comments on the Groundwater Report. DTSC denied their NFA request and releasing the facility as an RP for the regional groundwater contamination. The project is also being transferred to Santa Fe Springs Team. Requested a more comprehensive RI type of report.

2013-05-14 Voluntary Cleanup Agreement - PROJECT WIDE

2013-05-17 Site Characterization Workplan - PROJECT WIDE
SSI Workplan and Addendum reviewed and approved.

2013-05-30 Fieldwork - PROJECT WIDE
Field Work Completed.

2014-01-21 Remedial Investigation Report - PROJECT WIDE

2014-01-22 Correspondence - PROJECT WIDE

2014-02-12 Annual Oversight Cost Estimate - PROJECT WIDE
Activity Complete

2014-04-23 Land Use Restriction - PROJECT WIDE

2014-05-06 Certification - PROJECT WIDE

2014-07-01 Well Decommissioning Workplan - PROJECT WIDE

2014-07-11 Fieldwork - PROJECT WIDE
Site monitoring wells abandoned. Well decommissioning report to be submitted within the next month.

2014-09-25 Well Decommissioning Report - PROJECT WIDE

2016-02-19 Land Use Restriction - Site Inspection/Visit - PROJECT WIDE
Annual Inspection report accepted and complete.

2016-02-19 Correspondence - PROJECT WIDE

2016-09-08 Annual Oversight Cost Estimate - PROJECT WIDE

2016-10-05 Land Use Restriction - Site Inspection/Visit - PROJECT WIDE

Scheduled Activities:

Future Activities:

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 0.4458 miles from the Subject Property

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Media Affected = Groundwater (OU2 Groundwater)

Contaminant	*Metals (06)*	Max Concentration
CHROMIUM (HEXAVALENT) (18540-29-9)		23.1 ug/l
CHROMIUM (HEXAVALENT) (18540-29-9)		23.1 ug/l
Contaminant	***VOC (10)***	**Max Concentration**
1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE (76-13-1)		2800 ug/l
1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE (76-13-1)		2800 ug/l
1,1,2-TRICHLOROETHANE (79-00-5)		2000 ug/l
1,1,2-TRICHLOROETHANE (79-00-5)		2000 ug/l
1,1-DICHLOROETHANE (75-34-3)		150 ug/l
1,1-DICHLOROETHANE (75-34-3)		150 ug/l
1,1-DICHLOROETHENE (75-35-4)		5100 ug/l
1,1-DICHLOROETHENE (75-35-4)		5100 ug/l
1,2-DICHLOROETHANE (107-06-2)		1300 ug/l
1,2-DICHLOROETHANE (107-06-2)		1300 ug/l
1,4-DIOXANE (123-91-1)		26000 ug/l
1,4-DIOXANE (123-91-1)		26000 ug/l
CARBON TETRACHLORIDE (56-23-5)		1 ug/l
CARBON TETRACHLORIDE (56-23-5)		1 ug/l
CHLOROFORM (67-66-3)		2800 ug/l
CHLOROFORM (67-66-3)		2800 ug/l
cis-1,2-DICHLOROETHENE (156-59-2)		48 ug/l
cis-1,2-DICHLOROETHENE (156-59-2)		48 ug/l
TETRACHLOROETHYLENE (127-18-4)		210000 ug/l
TETRACHLOROETHYLENE (127-18-4)		210000 ug/l
TRICHLOROETHYLENE (79-01-6)		10000 ug/l
TRICHLOROETHYLENE (79-01-6)		10000 ug/l
TRICHLOROFLUOROMETHANE (75-69-4)		1000 ug/l
TRICHLOROFLUOROMETHANE (75-69-4)		1000 ug/l

Media Affected = Soil (Vadose Zone Soil)

Contaminant	*VOC (10)*	Max Concentration
1,1,1-TRICHLOROETHANE (71-55-6)		0.047 mg/kg
1,1,1-TRICHLOROETHANE (71-55-6)		0.047 mg/kg
1,1-DICHLOROETHENE (75-35-4)		0.0039 mg/kg
1,1-DICHLOROETHENE (75-35-4)		0.0039 mg/kg
1,2-DICHLOROETHANE (107-06-2)		0.0063 mg/kg
1,2-DICHLOROETHANE (107-06-2)		0.0063 mg/kg
PERCHLOROETHYLENE (127-18-4)		4.3 mg/kg
PERCHLOROETHYLENE (127-18-4)		4.3 mg/kg
TRICHLOROETHYLENE (79-01-6)		0.028 mg/kg
TRICHLOROETHYLENE (79-01-6)		0.028 mg/kg

Media Affected = Soil Gas (All Parcels Vapor)

Contaminant	*VOC (10)*	Max Concentration
1,1,1-TRICHLOROETHANE (71-55-6)		1528800 ug/m3
1,1,1-TRICHLOROETHANE (71-55-6)		1528800 ug/m3
1,1-DICHLOROETHENE (75-35-4)		1071900 ug/m3
1,1-DICHLOROETHENE (75-35-4)		1071900 ug/m3
1,2-DICHLOROETHANE (107-06-2)		10125 ug/m3
1,2-DICHLOROETHANE (107-06-2)		10125 ug/m3

Responsible Party:
AAD DISTRIBUTION & DRY CLEANING
2306 EAST 38TH STREET
VERNON CA 90058
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
ABEX AEROSPACE DIVISION
625 MADISON AVENUE
NEW YORK NY 10022
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

Responsible Party:
ACC CASTING COMPANY
11126 GREENSTONE AVENUE
SANTA FE SPRINGS CA 90670
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
ADVANCED CARDIOVASCULAR SYSTEMS, INC.
FOR ADVANCED CARDIOVASCULAR SYSTEMS
26531 YNEZ ROAD
TEMECULA CA 92591
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
AEROSPACE CORPORATION
2350 EAST EL SEGUNDO BLVD., MAILSTOP M1/042
EL SEGUNDO CA 90245-4691
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
AIR PRODUCTS AND CHEMICALS, INC.
7201 HAMILTON BLVD.
ALLENTOWN PA 181951501
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Site # 8 0.4458 miles from the Subject Property

Media Affected = Soil Gas (All Parcels Vapor)

Contaminant	VOC (10)	Max Concentration
cis-1,2-DICHLOROETHENE (156-59-2)		36828 ug/m3
cis-1,2-DICHLOROETHENE (156-59-2)		36828 ug/m3
PERCHLOROETHYLENE (127-18-4)		3390000 ug/m3
PERCHLOROETHYLENE (127-18-4)		3390000 ug/m3
TRANS-1,2-DICHLOROETHENE (156-60-5)		20988 ug/m3
TRANS-1,2-DICHLOROETHENE (156-60-5)		20988 ug/m3
TRICHLOROETHYLENE (79-01-6)		472560 ug/m3
TRICHLOROETHYLENE (79-01-6)		472560 ug/m3
TRICHLOROFLUOROMETHANE (75-69-4)		1011600 ug/m3
TRICHLOROFLUOROMETHANE (75-69-4)		1011600 ug/m3

Media Affected = Soil Gas (Omega Parcel Vapor)

Contaminant	VOC (10)	Max Concentration
1,1,1-TRICHLOROETHANE (71-55-6)		2457000 ug/m3
1,1,1-TRICHLOROETHANE (71-55-6)		2457000 ug/m3
1,1-DICHLOROETHENE (75-35-4)		1905600 ug/m3
1,1-DICHLOROETHENE (75-35-4)		1905600 ug/m3
1,2-DICHLOROETHANE (107-06-2)		10125 ug/m3
1,2-DICHLOROETHANE (107-06-2)		10125 ug/m3
cis-1,2-DICHLOROETHENE (156-59-2)		37620 ug/m3
cis-1,2-DICHLOROETHENE (156-59-2)		37620 ug/m3
PERCHLOROETHYLENE (127-18-4)		3390000 ug/m3
PERCHLOROETHYLENE (127-18-4)		3390000 ug/m3
TRANS-1,2-DICHLOROETHENE (156-60-5)		24552 ug/m3
TRANS-1,2-DICHLOROETHENE (156-60-5)		24552 ug/m3
TRICHLOROETHYLENE (79-01-6)		451080 ug/m3
TRICHLOROETHYLENE (79-01-6)		451080 ug/m3
TRICHLOROFLUOROMETHANE (75-69-4)		1236400 ug/m3
TRICHLOROFLUOROMETHANE (75-69-4)		1236400 ug/m3

Media Affected = Soil Gas (Other Parcels Vapor)

Contaminant	VOC (10)	Max Concentration
1,1,1-TRICHLOROETHANE (71-55-6)		251160 ug/m3
1,1,1-TRICHLOROETHANE (71-55-6)		251160 ug/m3
1,1-DICHLOROETHENE (75-35-4)		8910 ug/m3
1,1-DICHLOROETHENE (75-35-4)		8910 ug/m3
PERCHLOROETHYLENE (127-18-4)		2101800 ug/m3
PERCHLOROETHYLENE (127-18-4)		2101800 ug/m3
TRANS-1,2-DICHLOROETHENE (156-60-5)		9900 ug/m3
TRANS-1,2-DICHLOROETHENE (156-60-5)		9900 ug/m3
TRICHLOROETHYLENE (79-01-6)		472560 ug/m3
TRICHLOROETHYLENE (79-01-6)		472560 ug/m3
TRICHLOROFLUOROMETHANE (75-69-4)		1011600 ug/m3
TRICHLOROFLUOROMETHANE (75-69-4)		1011600 ug/m3

Responsible Party:
ALCOA ELECTRONIC PACKAGING, INC.
201 ISABELLA STREET

PITTSBURGH PA 15212

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
ALCOA INC.
951 E. BYRD STREET

RICHMOND VA 23219

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ALLAN HANCOCK COLLEGE
800 SOUTH COLLEGE DRIVE

SANTA MARIA CA 93454-6399

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
ALLEN FOAM CORPORATION
4240 SHERWOODTOWNE BOULEVARD

MISSISSAUGA

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ALLEN L. BENDER, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ALLERGAN, INC.
2525 DUPONT DRIVE T2-7B

IRVINE CA 92612

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
ALLIED SIGNAL INC N/K/A HONEYWELL INTERNATIONAL INC.
2525 WEST 190TH STREET

TORRANCE CA 90504

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
ALLIED SIGNAL INC N/K/A HONEYWELL INTERNATIONAL INC.
2525 WEST 190TH STREET

TORRANCE CA 90504
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ALLIED-SIGNAL, INC.
101 COLUMBIA ROAD

MORRISTOWN NY 07962
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
ALL-STAR PRINT, INC.
11665 SHELDON STREET, SUITE J

SUN VALLEY CA 91352
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
ALPHA THERAPUETIC
2410 LILLYVALE AVENUE

LOS ANGELES CA 90032
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ALPS ELECTRIC (NORTH AMERICA), INC.
30 LAS COLINAS LANE

SAN JOSE CA 95119-1212
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
AMADA MFG AMERICA INC.
14646 NORTHAM STREET

LA MIRADA CA 90638
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
AMCAST AEROSPACE
11000 JERSEY BLVD.

RANCHO CUCAMONGA CA 91730
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
ANJA ENGINEERING CORPORATION
11591 ELWANOA AVE
FONTANA CA 92337

SETTLEMENT DATE: 05/09/1995	UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995	UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001	CONSENT DECREE
SETTLEMENT DATE: 02/28/2001	CONSENT DECREE
SETTLEMENT DATE: 10/07/2010	CONSENT DECREE
SETTLEMENT DATE: 10/07/2010	CONSENT DECREE

Responsible Party:
ANZCO (FORMERLY ANZCO CO.)

SETTLEMENT DATE: 10/07/2010	CONSENT DECREE
SETTLEMENT DATE: 10/07/2010	CONSENT DECREE

Responsible Party:
APPLIED AIR ENGINEERING CORPORATION
DENNIS H. LARKIN
PRESIDENT & REGISTERED AGENT
HACIENDA HEIGHTS, CA 91745

SETTLEMENT DATE: 05/09/1995	UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995	UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004	UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004	UNILATERAL ADMIN ORDER

Responsible Party:
APPLIED MAGNETICS CORPORATION
JOHN FOSTER, CEO
INNOVATIVE MICRO TECHNOLOGY
GOLETA CA 93117

SETTLEMENT DATE: 05/09/1995	UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995	UNILATERAL ADMIN ORDER

Responsible Party:
APPLIED MICRO CIRCUITS CORPORATION
6290 SEQUENCE DRIVE
SAN DIEGO CA 92121

SETTLEMENT DATE: 05/09/1995	UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995	UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001	CONSENT DECREE
SETTLEMENT DATE: 02/28/2001	CONSENT DECREE
SETTLEMENT DATE: 11/09/2009	ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009	ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010	CONSENT DECREE
SETTLEMENT DATE: 10/07/2010	CONSENT DECREE

Responsible Party:
APPROPRIATE TECHNOLOGIES II, INC.
2210 SOUTH AZUSA AVENUE
WEST COVINA CA 91792

SETTLEMENT DATE: 05/09/1995	UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995	UNILATERAL ADMIN ORDER

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
APPROPRIATE TECHNOLOGIES II, INC.
2210 SOUTH AZUSA AVENUE

WEST COVINA CA 91792

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ARISTECH CHEMICAL CORPORATION
C/O SUNOCO INC.
1801 MARKET STREET
PHILADELPHIA PA 19103

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
ARLON, INC. ADHESIVES/FILM DIVISION
2811 SOUTH HARBOR BLVD

SANTA ANA CA 92704

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ARMOR ALL PRODUCTS CORPORATION
1221 BROADWAY

OAKLAND CA 94623

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
ARNOLD CONSTRUCTION CO.
508 WEST 30TH STREET

NEWPORT BEACH CA 92663-3714

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
ARROW ELECTRONICS, INC.
50 MARCUS DRIVE

MELVILLE NY 11747

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
ARROWHEAD BRASS PRODUCTS, INC.
5142 ALHAMBRA AVENUE

LOS ANGELES CA 90032
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ARTESIA MANUFACTURING COMPANY
350 WEST MANVILLE

COMPTON CA 90220
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
ASHLAND CHEMICAL COMPANY
5200 PAUL G. BLAZER MEM. PARKWAY

COLUMBUS OH 43216
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
ASTRO ALUMINUM
11040 PALMER AVE

SOUTH GATE CA 90280
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ATLANTIC RICHFIELD CO.

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
AUTOMOTIVE CALIPER EXCHANGE INCORPORATED
601 SOUTH FIGUEROA STREET, 40TH FLOOR

LOS ANGELES CA 90017
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
AVERY DENNISON
150 NORTH ORANGE GROVE BLVD

PASADENA CA 91103
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
AVERY DENNISON
150 NORTH ORANGE GROVE BLVD

PASADENA CA 91103

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
AVX CORP
801 17TH AVE SOUTH

MYRTLE BEACH SC 29577

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
B. BRAUN MEDICAL INC.
824 12TH AVE.

BETHLEHEM PA 18018

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
BAE SYSTEMS INTEGRATED DEFENSE SOLUTIONS INC.
6500 TRACOR LANE, M/S 28-26

AUSTIN TX 78725

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
BAKER-BRADFORD HOLDINGS
FOR BAKER-BRADFORD HOLDINGS, INC.
1332 ANACAPA STREET, SUITE 200
SANTA BARBARA CA 93101

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
BASF CORPORATION
3000 CONTINENTAL DRIVE

MT OLIVE NJ 07828

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
BAXTER HEALTHCARE CORPORATION
ONE BAXTER PARKWAY

DEERFIED IL 60015

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
BAXTER HEALTHCARE CORPORATION
ONE BAXTER PARKWAY

DEERFIED IL 60015

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
BAXTER/BENTLEY LAB, INC.
ONE BAXTER PARKWAY DF1-2A

DEERFIELD IL 60015

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
BC LABORATORIES
4100 PIERCE RD

BAKERSFIELD CA 93308

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
BECKMAN COULTER, INC. DBA BECKMAN INSTRUMENTS, INC.
4300 NORTH HARBOR BOULEVARD (A 42C)

FULLERTON CA 92834-3100

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
BELL INDUSTRIES, INC.
1960 EAST GRAND AVE
SUITE 560
EL SEGUNDO CA 90245

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
BHP COATED STEEL CORP
222 W. KALAMA RIVER RD

KALAMA WA 98625

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
BI TECHNOLOGIES CORPORATION
4200 BONITA PLACE

FULLERTON CA 92835

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
BIG THREE INDUSTRIES, INC.
THREE EMBARCADERO CENTER, 12TH FLOOR

SAN FRANCISCO CA 94111-4074

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
BIO SCIENCE ENTERPRISES
2730 GATEWAY OAKS, SUITE 100

SACRAMENTO CA 95833

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
BOEING COMPANY
PO BOX 3707, MS 13-08

SEATTLE WA 98124

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
BOEING SATELLITE SYSTEMS, INC.

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
BONANZA ALUMINUM CORPORATION
1420 SOUTH BON VIEW

ONTARIO CA 92335

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
BONNEVILLE PACIFIC CORPORATION
7325 SOUTH HANSON WAY
P.O. BOX 5699
SANTA MARIA CA 93456

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
BOURNS, INC.
1200 COLUMBIA AVE.

RIVERSIDE CA 92507

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
BOWEN PRINTING, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
BP AMERICA INC

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
BP AMERICA INC.

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
BP AMOCO CHEMICAL COMPANY

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
BRITISH ALCAN ALUMINUM PLC
6060 PARKLAND BLVD

MAYFIELD HEIGHTS OH 44124

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
BROADWAY
7 WEST SEVENTH STREET

CINCINNATI OH 45202

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
BROADWAY
7 WEST SEVENTH STREET

CINCINNATI OH 45202

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
BRUNTON ENTERPRISES, INC

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
BRYANT DIE CAST CO.
1900 AVENUE OF THE STARS, 7TH FLOOR

LOS ANGELES CA 90067-4308

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
BUD'S OIL SERVICE
6235 S. 37TH STREET

PHOENIX AZ 85042

SETTLEMENT DATE: 07/12/2011 CONSENT DECREE
SETTLEMENT DATE: 07/12/2011 CONSENT DECREE

Responsible Party:
BUILDING MATERIALS CORPORATION OF AMERICA

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
BURR BROWN
6730 SOUTH TUCSON BLVD.

TUCSON AZ 85706

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
BURR-BROWN CO.

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
BURR-BROWN CORPORATION
P.O. BOX 11400
TUCSON AZ 85734
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
C & W PALLET ENTERPRISES, INC.
17530 CHESTNUT STREET
FOUNTAIN VALLEY CA 927084512
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

Responsible Party:
C RICHARD LLC
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
C.T.L PRINTING INDUSTRIES, INC.
8571 WHITAKER STREET
BUENA PARK CA 90621
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CABOT CORPORATION
TWO SEAPORT LANE
SUITE 1300
BOSTON MA 02210
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CABRILLO BOAT
ATTN: MR. HOLLAND
BERTH 41
SAN PEDRO CA 90731
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
CAL ENERGY OPERATING CORPORATION
106 EAST SECOND STREET
DAVENPORT IA 52801
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
CALIFORNIA CHASSIS, INC.
527 SOUTH LAKE AVENUE #103

PASADENA CA 91101

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CALIFORNIA HYDROFORMING CO., INC.
850 S. LAWSON

CITY OF INDUSTRY CA 91748

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CALIFORNIA MART
110 EAST 9TH STREET, SUITE #A-727

LOS ANGELES CA 90079

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
CALIFORNIA STATE UNIVERSITY, LONG BEACH
1250 BELLFLOWER BOULEVARD

LONG BEACH CA 90840

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CALIFORNIA STATE UNIVERSITY, LOS ANGELES
5151 STATE UNIVERSITY DRIVE

LOS ANGELES CA 90032

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CALPAP VI, INC.
919 THIRD AVENUE

NEW YORK NY 10022

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CALSONIC CLIMATE CONTROL INC
9 HOLLAND

IRVINE CA 92615

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
CALSONIC NORTH AMERICA
9 HOLLAND

IRVINE CA 92618

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
CARRIER CORPORATION
ONE FINANCIAL PLAZA, LEGAL DEPARTMENT, MAIL STOP 5

HARTFORD CT 06101

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CATHOLIC HEALTHCARE WEST DBA ST. MARY MEDICAL CENTE

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CBS BROADCASTING, INC.
11 STANWIX STREET

PITTSBURGH PA 15222

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CEDARS-SINAI MEDICAL CENTER
8700 BEVERLY BOULEVARD, SUITE 2112

LOS ANGELES CA 90048

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CELITE CORPORATION (LOMPOC PLANT)

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
CENTER LINE WHEEL CORPORATION

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
CENTRAL HEATING PLANT
301 NORTH BROADWAY

LOS ANGELES CA

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
CENTURY LAMINATORS

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
CERADYNE INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CERTANCE LLC
1650 SUNFLOWER AVENUE

COSTA MESA CA 92626

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CHANNEL INDUSTRIES, INC.
839 WARD DRIVE

SANTA BARBARA CA 93111

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CHATSWORTH PLATING COMPANY
8865 CANOGA AVENUE

CANOGA PARK CA 91304

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
CHEM WASTE MANAGEMENT
3900 SOUTH WADSWORTH BLVD

LAKEWOOD CO 80235

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
CHEM WASTE MANAGEMENT
3900 SOUTH WADSWORTH BLVD

LAKEWOOD CO 80235
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CHEROKEE INTERNATIONAL
2300 ONE FIRST UNION CENTER

CHARLOTTE NC 28202
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CHILDRENS HOSPITAL LOS ANGELES
4650 WEST SUNSET BOULEVARD

LOS ANGELES CA 90027
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CINTAS CORPORATION

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CITY OF CARLSBAD
1200 CARLSBAD VILLAGE DRIVE

CARLSBAD CA 92008
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CITY OF LONG BEACH, CALIFORNIA
333 WEST OCEAN BLVD., 11TH FLOOR

LONG BEACH CA 90802-4664
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER
111 NORTH HOPE STREET

LOS ANGELES CA 90012
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
CITY OF LOS ANGELES DEPT. OF AIRPORTS
1 WORLD WAY

LOS ANGELES CA 90045

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
CITY OF SANTA BARBARA

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CITY OF SANTA MARIA
810 WEST CHURCH STREET

SANTA MARIA CA 93458

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CLEATOR CORPORATION
8725 PRODUCTION AVENUE

SAN DIEGO CA 92121

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CLOPAY CORPORATION
8585 DUKE BOULEVARD

CINCINNATI OH 45040-3101

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CNF INC.
3240 HILLLVIEW AVENUE

PALO ALTO CA 94304

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
COAST TO COAST ANALYTICAL SERVICE

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
COAST TO COAST ANALYTICAL SERVICE

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
COATINGS RESOURCE CORPORATION
15541 COMMERCE LANE

HUNTINGTON BEACH CA 926491601

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CODELINE CORPORATION
HENSON & EFRON, P. A.
220 SOUTH SIXTH STREET, SUITE 1800
MINNEAPOLIS MN 55402

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
COGNIS CORPORATION
JULIETTE RICHTER,AGENT,GENL.COUNSEL
HENKEL CORP.,THE TRIAD,STE 200
GULPH MILLS PA 19406

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
COLLEGE OF THE DESERT

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
COLUMBIA SHOWCASE & CABINET COMPANY
11034 SHERMAN WAY

SUN VALLEY CA 91352

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
COLUMBIA VENTURES CORPORATION

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
COLUMBIA VENTURES CORPORATION

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
COMBUSTION ENGINEERING, INC.
501 MERRIT 7, 6TH FLOOR

NORWALK CT 06851

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
COMMAIR MECHANICAL SERVICES
1266 14TH STREET
2ND FLOOR
OAKLAND CA 94607

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
COMPETITIVE TRAILERS INC
8832 RAMONA STREET

BELLFLOWER CA 90706

SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

Responsible Party:
COMPUTER COATING COMPANY
15607 NEW CENTURY DRIVE

GARDENS CA 90247

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
CONOCO, INC.
600 N. DAIRY ASHFORD (77079);
P.O. BOX 4783
HOUSTON, TX 77210

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CONSOLIDATED METCO, INC.
13940 NORTH RIVERGATE BOULEVARD

PORTLAND OR 97203

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CONTINENTAL AIRLINES

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
CONTINENTAL AIRLINES

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
CONTINENTAL HEAT TREATING, INC.
10643 SOUTH NORWALK BOULEVARD

SANTA FE SPRINGS CA 90670
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
COOPER INDUSTRIES. LLC
P.O. BOX 4446

HOUSTON TX 772104446
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CORAL CHEMICALS

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
CORAL INDUSTRIES, INC.
10109 SHOEMAKER AVE

SANTE FE SPRINGS CA 90670
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

Responsible Party:
COSCO INDUSTRIES INC
W. WILSON AVE

IL 60706
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
COUNTY OF LOS ANGELES
500 WEST TEMPLE STREET, RM. 648

LOS ANGELES CA 90012
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status:	Currently on the Final NPL
Federal Facility	N
Non-NPL Status:	

Responsible Party:
COUNTY OF MOHAVE, ARIZONA
3675 EAST ANDY DEVINE

KINGMAN AZ 86401

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
COUNTY OF ORANGE, CALIFORNIA
10 CIVIC CENTER PLAZA

SANTA ANA CA 92701-4017

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
COUNTY OF SAN LUIS OBISPO
1050 MONTEREY ST

SAN LUIS OBISPO CA 93408

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CRANE CO
757 THIRD AVENUE
4TH FLOOR
NEW YORK NY 10017

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CROSBY & OVERTON PLANT #1
1610 WEST 17TH STREET

LONG BEACH CA 90813

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
CROSBY & OVERTON SHIP MAINTENANCE CO.
1620 WEST 16TH ST.

LONG BEACH, CA 90813

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
CROSBY & OVERTON, INC.
1610 WEST 17TH STREET

LONG BEACH CA 90813

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
CROWN COACH, INC.
161 NORTH CLARK STREET, SUITE 700

CHICAGO IL 60601
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CTS CORP.
905 WEST BOULEVARD NORTH

ELKHART IN 46514
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CUBIC COMMUNICATIONS, INC.
9333 BALBOA AVENUE

SAN DIEGO CA 92123
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CURTIS TECHNOLOGY
11391 SORRENTO VALLEY ROAD

SAN DIEGO CA 92121
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
CYPRESS COLLEGE
9200 VALLEY VIEW

CYPRESS CA 90630
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CYTEC INDUSTRIES, INC.
1440 NORTH KRAEMER BLVD.

ANAHEIM CA 92806
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
DAICO INDUSTRIES, INC.
1070 EAST 233RD ST.

CARSON CA 90745-6205
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
DATA LABEL PRODUCTS, INC.
840 NORTH CUMMINGS RD.

COVINA CA 91024

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
DATA LABEL PRODUCTS, INC.
840 NORTH CUMMINGS RD.

COVINA CA 91024

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
DATATRONICS ROMOLAND, INC

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
DATATRONICS, INC.
28151 HIGHWAY 74

ROMOLAND CA 92585

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
DEL MAR ANALYTICAL, INC.
17461 DERIAN AVENUE, SUITE 100

IRVINE CA 92614-5817

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
DENSO SALES CALIFORNIA, INC.
3900 VIA ORO

LONG BEACH CA 90810

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
DERBY HOLDINGS LTD.
1902 - 925 WEST GEORGIA STREET
BC
VANCOUVER V6C 3L2

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
DERINGER-NEY, INC.
6600 SEARS TOWER

CHICAGO IL 60606

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
DEUTSCH COMPANY ELECTRONIC COMPONENTS
2444 WILSHIRE BLVD, SUITE 600

SANTA MONICA CA 90403

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
DISCOVISION ASSOCIATES
915 EAST 23RD STREET

CARSON CA 90745

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
DISNEYLAND CENTRAL PLANT
C/O SEMPRA ENERGY; 101 ASH STREET

SAN DIEGO CA 92101

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
DIVERSITY WYANDOTTE CORPORATION
P. O. BOX 2147

LOS NIETOS CA 90610

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
DIXCO DIVERSIFIED CHEMICAL SALES
P.O. BOX 1568

PENN VALLEY CA 95946

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
DKC HOLDINGS, INC.
1900 MAIN STREET, 5TH FLOOR

IRVINE CA 92614

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
DOND-WELL ADHESIVES, INC.
1171 NORTH TUSTIN AVENUE

ANAHEIM CA 92807

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
DOW CHEMICAL COMPANY
LEGAL DEPARTMENT
2300 WILLIAD H. DOW CENTER
MIDLAND MI 48674
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
DUDE, INC.
4300 PHOENIX AVE
FORT SMITH AR 72903
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
DUNN-EDWARDS CORPORATION
4885 EAST 52ND PLACE
LOS ANGELES CA 90040
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
DYNAIR, INC.
134 W. WALNUT AVE. UNIT B
SAN DIEGO CA 92103
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
E.I. DUPONT DENEMOURS AND COMPANY
1007 MARKET STREET
WILMINGTON DE 19898
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
EAGLE MARINE SERVICES, LTD.
1111 BROADWAY
OAKLAND CA 94607
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
EARL SCHEIB PAINT & SUPPLY CO.
15206 VENTURA BLVD
SUITE 200
SHERMAN OAKS CA 91403
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
EASTMAN KODAK COMPANY
ROUTE 130

SOUTH BRUNSWICK NJ 08902

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
EATON CORPORATION

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

Responsible Party:
ENGARD COATING CORPORATION CORCHEM CORPORATION

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ENGRAPH, INC.
5100 HIDDEN BRANCHES CIRCLE

ATLANTA GA 30338

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ESSEF CORPORATION
220 SOUTH SIXTH STREET, SUITE 1800

MINNEAPOLIS MN 55402

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
ESSILOR OPTICAL, INC.
P.O. BOX 315

CARBONDALE PA 18407

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
EUROTHERM CONTROLS, INC.
33 COMMERCIAL STREET, MAIL CODE B51-2J

FOXBORO MA 02035

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
EXXONMOBIL
601 JEFFERSON ST., ROOM 1221

HOUSTON TX 77002

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
F. M. THOMAS AIR CONDITIONING, INC.
231 GEMINI AVE

BREA CA 92821

SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

Responsible Party:
FEDERAL ENVELOPE COMPANY

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
FEDERAL MOGUL CORPORATION
26555 NORTHWEST HIGHWAY
CLAUDE D MENCOTTE
SOUTHFIELD MI 48034

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
FHL GROUP
2005 PASEO DEL SOL

PALOS VERDES ESTATES CA 92074

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
FILM SALVAGE CO.
3602 CRENSHAW BLVD

LOS ANGELES CA 90016

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
FILM SALVAGE COMPANY
4901 EXPOSITION BLVD.

LOS ANGELES CA 90016

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
FISCHBACH, LLC/FBCO, INC. F/K/A NATKIN SERVICE COMPANY
333 W. HAMPDEN AVE., SUITE 420

ENGLEWOOD CO 80110-2334

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
FLEET AEROSPACE, INC.
41 SOUTH HIGH STREET, SUITE 2900

COLUMBUS OH 43215

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
FLEETWOOD MOTOR HOMES OF CALIFORNIA, INC.
C/O 3125 MYERS STREET

RIVERSIDE CA 92503-5527

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
FORENCO INC
222 N. LA SALLE ST
SUITE 1000
CHICAGO IL 60601

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
FOREST PRODUCTS
4315 DOMINGUEZ ROAD

ROCKAW CA 95677

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
FORT KENT HOLDING, INC. ON BEHALF OF DUNHAM BUSH INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
FRAWLEY CORPORATION
FRAWLEY CORPORATION
5737 KANAN RD. #188
AGOURA HILLS CA 91301

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status:	Currently on the Final NPL
Federal Facility	N
Non-NPL Status:	

Responsible Party:
FRAZEE INDUSTRIES, INC.
1455 PENNSYLVANIA AVENUE N.W.

WASHINGTON DC 20004

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
FRESNO UNIFIED SCHOOL DISTRICT
ATTN: LYNN PETERS FOR MAINTENANCE DEPARTMENT
717 SOUTH SEVENTH STREET
FRESNO CA 93702

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
FRICTION INC.
4500 DORR STREET

TOLEDO OH 43615

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
GAF CORPORATION
11800 INDUSTRY AVENUE

FONTANA CA 92336

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
GALLAGHER-FERGUSON ENG. INC.
P.O. BOX 7999

TORRANCE CA 90504

SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

Responsible Party:
GAMBOA'S BODY AND FRAME INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
GAMBRO INC
10810 W COLLINS AVE

LAKEWOOD CO 80215

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
GAMBRO RENAL PRODUCTS, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
GAMMA F CORPORATION
3111 FUJITA STREET

TORRANCE CA 90505

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
GATX TERMINALS CORPORATION
500 W. MONROE

CHICAGO IL 60661

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
GENERAL ATOMICS
3550 GENERAL ATOMICS COURT

SAN DIEGO CA 92121-1122

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
GENERAL DYNAMICS CORP
PIERRE LACLEDE CENTER

ST LOUIS MO 63105

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
GENERAL DYNAMICS CORP.
3190 FAIRVIEW PARK DRIVE

FALLS CHURCH VA 22042

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
GENERAL RIBBON CORP.
20650 PRAIRIE STREET

CHATSWORTH CA 91311-6075
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
GENKO, INC.
TWO CONNELL DRIVE

BERKELEY HEIGHTS NJ 07922
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
GEON COMPANY

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
GEORGE INDUSTRIES
4116 WHITESIDE ST.

LOS ANGELES, CA 90063
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
GEORGES & SHAPIRO LITHOGRAPH, INC.
5858 WESTHEIMER, SUITE 200

HOUSTON TX 77057
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
GILBERT INDUSTRIAL CORPORATION
1000 KIEWIT PLAZA

OMAHA NE 68131
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
GLENDALE ADVENTIST MEDICAL CENTER
1509 WILSON TERRACE

GLENDALE CA 91206
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status:	Currently on the Final NPL
Federal Facility	N
Non-NPL Status:	

Responsible Party:
GOLDEN WEST REFINING COMPANY
13539 E. FOSTER ROAD

SANTA FE SPRINGS CA 90670

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
GOLF PRODUCTS USA
7350 EAST COMPTON BLVD.

PARAMOUNT CA 90723

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
GOOD-WEST RUBBER CORP.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
GREAT WESTERN CHEMICAL
808 SW 15TH AVE.

PORTLAND, OR 97205

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
GSF ENERGY, INC.
2750 SIGNAL PKWY

SIGNAL HILL, CA 90806

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
GSF ENERGY, LLC

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
GTE COMMUNICATIONS SYSTEM CORPORATION
5615 HIGH POINT DRIVE

IRVING TX 75038

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
GULFSTREAM AEROSPACE CORPORATION
500 GULFSTREAM ROAD

SAVANNAH GA 31407

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
HAMBY CORPORATION
27704 AVENUE SCOTT

VALENCIA CA 91355

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
HAMILTON SUNDSTRAND CORP
ONE FINANCIALPLAZA MS 503

HARTFORD CT 06101

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
HARMON INDUSTRIES, INC.
100 STATE STREET, SUITE 700

ERIE PA 16507-1459

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
HARPERS
2027 HARPERS WAY

TORRANCE CA 92590

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
HARTWELL CORP
900 S. RICHFIELD ROAD

PLACENTIA CA 92870

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
HERCULES INCORPORATED

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
HERMETIC SEAL CORP
4232 TEMPLE CITY BLVD.

ROSEMEAD CA 91770

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
HEWLETT-PACKARD COMPANY
1600 J.F.K. BOULEVARD
FOUR PENN CENTER, SUITE 200
PHILADELPHIA PA 19103

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
HEXCEL CORPORATION
5794 W. LAS POSITAS BLVD.

PLEASANTON CA 94588

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
HEXFET AMERICA
233 KANSAS STREET

EL SEGUNDO CA 90245

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
HIGH VOLTAGE TRANS SERVICES COMPANY

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
HIGH VOLTAGE TRANS SERVICES COMPANY

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
HITACHI CONSUMER PRODUCTS, INC.
901 EAST SOUTH STREET

ANAHEIM CA 92806

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
HITACHI HOME ELECTRONICS, INC

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
HITCO MATERIALS
4850 E. 49TH ST., MBC3-145

CUYAHOGA HTS. OH 44125

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
HOLLY SUGAR CORPORATION
8016 HIGHWAY 90A

SUGAR LAND TX 77478

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
HONEYWELL, INC.
P.O. BOX 524

MINNEAPOLIS MN 55440

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
HOWMET CORP.
475 STEAMBOAT ROAD

GREENWICH CT 06830

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
HUBBELL INCORPORATED

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
HUCK MFG. COMPANY
P. O. BOX 5258

CARSON CA 90749

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
HUGHES MISSILE SYSTEM

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
HUGHES NETWORK SYSTEMS
4128 SORRENTO VALLEY BLVD

SAN DIEGO CA 92121

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
I & I DEBURRING

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
IDG USA, LLC
1100 PEACHTREE ROAD, SUITE 2800
FOR INDUSTRIAL DISTRIBUTION GROUP, INC.
ATLANTA GA 30309

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
ILLINOIS TOOL WORKS
CORPORATE HEADQUARTERS
3600 WEST LAKE AVENUE
GLENVIEW IL 60025

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
IMAGE TRANSFORM, INC.
1925 CENTURY PARK EAST, SUITE 950

LOS ANGELES CA 90067

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
INDUSTRIAL PROPERTY MANAGEMENT
1495 EAST WARNER AVENUE

SANTA ANA CA 92705

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
IN-TERMINAL SERVICES CORPORATION
3111 W. 167TH ST.

HAZEL CREST IL 60429

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
INTERNATIONAL BUSINESS MACHINES CORPORATION
294 ROUTE 100

SOMERS NY 10589

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
INTERNATIONAL LABEL & TAPE CO.
10536 NORWALK BLVD.

SANTA FE SPRINGS CA 90670

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
INTERNATIONAL PAPER
INTERNATIONAL PAPER PLACE 1
6400 POPULAR AVE., SUITE 106
MEMPHIS TN 38197

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
INTERNATIONAL PAPER COMPANY
INTERNATIONAL PAPER PLAZA
77 W. 45TH STREET
NEW YORK NY 10036

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status:	Currently on the Final NPL
Federal Facility	N
Non-NPL Status:	

Responsible Party:
INTERNATIONAL RECTIFIER CORPORATION
233 KANSAS STREET

EL SEGUNDO CA 90245

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
J.C. PENNEY COMPANY INC.
6501 LEGACY DRIVE

DALLAS TX 75024

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
JACUZZI WHIRLPOOL BATH, INC.
515 SOUTH FIGUEROA STREET, SEVENTH FLOOR

LOS ANGELES CA 90071-3398

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
JAFRA COSMETICS INTERNATIONAL, INC.
2451 TOWNSGATE ROAD

WESTLAKE VILLAGE CA 91361

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
JANS-KENS ENAMELING CO., INC.
715 E. CYPRESS

MONROVIA CA 91016

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
JBL INCORPORATED
8500 BALBOA BOULEVARD

NORTHRIDGE CA 91329

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
JET PROPULSION LAB; CHARLES L. BRUNI
4800 OAK GROVE DRIVE

PASADENA CA 911098099

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status:	Currently on the Final NPL
Federal Facility	N
Non-NPL Status:	

Responsible Party:
JOHANSON DIELECTRICS INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
JOHNS MANVILLE INTERNATIONAL, INC.

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
JOHNSON DIELECTRONICS, INC.
P.O. BOX 6456

BURBANK CA 91505
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
KC PHOTO ENGRAVING
2666 E. NINA STREET

PASADENA CA 91107
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
KERN HIGH SCHOOL DISTRICT
1300 17TH STREET

BAKERSFIELD CA 93301
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
KESTER SOLDER COMPANY
515 E. TOUHY AVENUE

DES PLAINES IL 60018
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
KEY MECHANICAL SERVICE COMPANY

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
KIMBERLY CLARK WORLDWIDE INC

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
KIMBERLY-CLARK CORPORATION
545 E. CARPENTER FREEWAY

IRVING TX 75062
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
KINDER MORGAN LIQUIDS TERMINALS LLC

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
K-TUBE CORPORATION
13400 KIRKHAM WAY

POWAY CA 92064-7134
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
KYOWA AMERICA CORPORATION
385 CLINTON STREET

COSTA MESA CA 92626-6021
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
L-3 SERVICES, INC

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status:	Currently on the Final NPL
Federal Facility	N
Non-NPL Status:	

Responsible Party:
LA HEALTH SERVICES

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
LADDER INDUSTRIES
1040 SOUTH CAMINO ORO DRIVE

GOODYEAR AZ 85338-1417
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
LAMIRANDA PRODUCTS COMPANY, INC. / USG CORPORATION

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
LE VAN SPECIALITY CO.
14923 PROCTOR AVENUE

CITY OF INDUSTRY CA 91746
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
LEAR SIEGLER, INC.
469 MORRIS AVE

SUMMIT NJ 07901
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
LITRONIC INDUSTRIES, INC.
17861 CARTWRIGHT ROAD

IRVINE CA 92614
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
LOCKHEED MARTIN CORPORATION
2550 N. HOLLYWOOD WAY, SUITE 301

BURBANK CA 91505
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status:	Currently on the Final NPL
Federal Facility	N
Non-NPL Status:	

Responsible Party:
LOCKHEED MARTIN ELECTRO-OPTICAL SYSTEMS, INC.
65 SPIT BROOK ROAD

NASHUA NH 03060

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
LOMA LINDA UNIVERSITY

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
LONG BEACH UNIFIED SCHOOL DISTRICT
2425 WEBSTER AVENUE

LONG BEACH CA 90810

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
LONZA, INC.

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
LOS ANGELES COUNTY METROPOLITAN TRANSIT AUTHORITY

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
LOYOLA MARYMOUNT UNIVERSITY
BUSINESS AFFAIRS, UNIVERSITY HALL
ONE LMU DRIVE, SUITE 4900
LOS ANGELES CA 90045-2659

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
LUPPEN HOLDINGS, INC. & METAL PRODUCTS ENGINEERING

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status:	Currently on the Final NPL
Federal Facility	N
Non-NPL Status:	

Responsible Party:
LUXFER USA LIMITED

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
M & M PRINTED BAG INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
MACERICH PROPERTY MANAGEMENT COMPANY, LLC
FOR MACERICH PROPERTY MANAGEMENT COMPANY, LLC
401 WILSHIRE BOULEVARD, SUITE 700
SANTA MONICA CA 90401

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
MACY'S RETAIL HOLDINGS, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
MADISON INDUSTRIES INC
1900 EAST 64TH ST

LOS ANGELES CA 90001

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
MAJON, INC.
531 WOODRUFF AVE

LOS ANGELES CA 90024

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
MANUFACTURING TECH., INC.
2226 GOODYEAR AVE.

VENTURA CA 93003

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
MANUFACTURING TECH., INC.
2226 GOODYEAR AVE.

VENTURA CA 93003

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
MARTEK POWER INC. FORMERLY MARTEK POWER ABBOTT, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
MARTINEZ MFG. COMPLEX
P.O. BOX 711

MARTINEZ CA 94553

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
MARVIN ELECTRIC MFG. CO. INC.

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
MASCO BUILDING PRODUCTS CORP.
1 GOLDEN SHORE

LONG BEACH CA 90802

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
MASCO CORPORATION OF INDIANA (ELECTRA)

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
MATTEL INC.

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
MATTHEWS INTERNATIONAL CORP.
TWO NORTHSIDE CENTER

PITTSBURGH PA 15212

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
MAXON INDUSTRIES, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
MAXWELL TECHNOLOGIES, INC.
9275 SKY PARK CT.

SAN DIEGO CA 92123

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
MAY COMPANY SERVICES CENTER
3447 GRAND AVENUE

LOS ANGELES CA 90114

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
MAYONI ENTERPRISES
10340 GLENOAKS BLVD

PACOIMA CA 91331

SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

Responsible Party:
MCDONNELL DOUGLAS HELICOPTER CO.
PO BOX 3707, MS 13-08

SEATTLE WA 98124

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
MCP FOODS (BORDEN)
180 EAST BROAD STREET

COLUMBUS OH 43215

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status:	Currently on the Final NPL
Federal Facility	N
Non-NPL Status:	

Responsible Party:
MCP FOODS (BORDEN)
180 EAST BROAD STREET

COLUMBUS OH 43215

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
MCP FOODS (FIRMENICH)
PO BOX 5880

PRINCETON NJ 08543

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
MD PHARMACEUTICAL, INC.
3501 W. GERRY AVE

SANTA ANA CA 92704

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
MELLES GRIOT, INC. / BARLOWORLD USA INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
MERLE NORMAN COSMETICS, INC.
9130 BELLANCA AVENUE

LOS ANGELES CA 90045-4710

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
METROPOLITAN WATER DISTRICT
PO BOX 54153

LOS ANGELES CA 90054

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status:	Currently on the Final NPL
Federal Facility	N
Non-NPL Status:	

Responsible Party:
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
MICA CORPORATION
8536 NATIONAL BLVD.

CULVER CITY CA 90230
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
MICO WEST
1911 LEE BLVD

NORTH MANKATO MN 56003
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
MICTROELECTRONICS PACKAGING, INC.

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
MIGHTY MOVER TRAILERS, INC.
224 N. SHERMAN AVE.

CORONA CA 92882-1843
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
MONTGOMERY TANK LINES
3802 CORPOREX PARK DR. STE 200

TAMPA FL 33619
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
MOORE WALLACE NORTH AMERICA, INC.
77 WEST WACKER DRIVE

CHICAGO IL 60601
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
NATIONAL BROADCASTING CO.

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

Responsible Party:
NATIONAL STEEL AND SHIPBUILDING COMPANY
2798 HARBOR DRIVE

SAN DIEGO CA 92113

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
NAVCOM DEFENSE ELECTRONICS, INC.
4323 ARDEN DRIVE

EL MONTE CA 91731

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
NCR CORPORATION/ENG. & MFG
16550 WEST BERNARDO DRIVE

SAN DIEGO CA 92127

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

Responsible Party:
NI INDUSTRIES, INC.
5215 SO. BOYLE AVE.

LOS ANGELES CA 90058

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
NMB USA INC.
175 JAFFREY ROAD

PETERBOROUGH NH 03458

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
NOBEL BIOCARE USA, INC.
22715 SAVI RANCH PARKWAY

YORBA LINDA CA 92887

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

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Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

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12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status:	Currently on the Final NPL
Federal Facility	N
Non-NPL Status:	

Responsible Party:
NORRIS INDUSTRIES
21001 VAN BORN RD.

TAYLOR MI 48180

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
NORTHERN CALIFORNIA LABELS, INC.
12809 MARQUARDT AVENUE

SANTA FE SPRINGS CA 90670

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
NORTHROP GRUMMAN CORPORATION
1840 CENTURY PARK EAST

LOS ANGELES CA 90067

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
NORTHWESTERN, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
NOVACAP, INC
25136 ANZA DRIVE

SANTA CLARITA CA 913553415

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
OAKITE PRODUCTS, INC.
50 VALLEY ROAD

BERKELEY HTS NJ 07922

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
OHLINE, INC.
1930 W. 139TH STREET

GARDENA CA 90249

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status:	Currently on the Final NPL
Federal Facility	N
Non-NPL Status:	

Responsible Party:
OHLINE, INC.
1930 W. 139TH STREET

GARDENA CA 90249

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
O'MEARA, DENNIS
12504 EAST WHITTIER BLVD.

WHITTIER CA 90602

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
OMEGA CHEMCIAL CORPORATION
12504 EAST WHITTIER BLVD.

WHITTIER CA 90602

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
ONTARIO-MONTCLAIR SCHOOL DISTRICT
950 WEST D STREET

ONTARIO CA 91762-3026

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
OXNARD UNION HIGH SCHOOL DISTRICT
309 SOUTH K STREET

OXNARD CA 93030

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PACESETTERS SYSTEMS, INC.
186 WOOD AVE SO

ISELIN NJ 08830

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
PACIFIC BELL TELEPHONE & TELEGRAPH
2600 CAMINO RAMON, #3E000U

SAN RAMON CA 94583

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

CERCLIS

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Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
PACIFIC BELL TELEPHONE & TELEGRAPH
2600 CAMINO RAMON, #3E000U

SAN RAMON CA 94583

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
PACIFIC GAS & ELECTRIC COMPANY
77 BEALE STREET
SUITE 3115
SAN FRANCISCO CA 94105

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
PACIFIC PRECISION METALS
601 S. VINCENT AVENUE

AZUSA CA 91702

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
PACIFIC TELEPHONE & TELEGRAPH
170 NORTH FAIR OAKS #104

PASADENA CA 91103

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
PALL FILTRATION AND SEPARATIONS GROUP INC.
2200 NORTHERN BOULEVARD

EAST HILLS NY 11548

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PARA PLATE
3242 EAST OLYMPIC BLVD.

LOS ANGELES CA 90023

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
PARA PLATE - ARIZONA, INC.
3106 WEST THOMAS ROAD, SUITE 1106

PHOENIX AZ 850175305

SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
PARA PLATE - ARIZONA, INC.
3106 WEST THOMAS ROAD, SUITE 1106

PHOENIX AZ 850175305

SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

Responsible Party:
PARA PLATE & PLASTICS CO., INC.
15910 SHOEMAKER AVE

CERRITOS CA 907032200

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

Responsible Party:
PARADISE BEACON
5581 PARADISE BLVD.

CORTE MADERA CA 94925

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
PASMINCO INCORPORATED
444 SOUTH FLOWER STREET, SUITE 3050

LOS ANGELES CA 90071

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PENSKE MOTOR GROUP, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
PENSKE TRUCK LEASING
2901 SUNOI DRIVE

VERNON CA

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
PERFECTDATA CORPORATION
444 SOUTH FLOWER STREET, SUITE 500

LOS ANGELES CA 90071-2906

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
PERIGEE HOLDINGS, INC.
2500 PEACHTREE ROAD, #104

ATLANTA GA 30305

SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

Responsible Party:
PERKINELMER, INC.
45 WILLIAM STREET
WELLESLEY, MA 02481

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PERMALITE PLASTICS CORPORATION
1131 WEST BAKER STREET

COSTA MESA CA 92626

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PETRO LOCK INC.
45315 NORTH TREVOR AVENUE

LANCASTER CA 93534

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
PETROLEUM TESTING SERVICES, INC.
1737 EL TRAVESIA DRIVE

LA HABRA CA 906318033

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

Responsible Party:
PHILIPS ELECTRONICS
1251 AVENUE OF THE AMERICAS

NEW YORK NY 100201104

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PHOTO FABRICATORS, INC.
7648 BURNET AVENUE

VAN NUYS CA 91405

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

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WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
PILKINGTON PLC

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
PLASTIC MATERIALS, INC.
3033 WEST MISSION ROAD

ALHAMBRA CA 91803
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
PNEUDRAULICS, INC

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
PNEUMO ABEX CORPORATION

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
POCINO FOODS CO.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
POLYMER INDUSTRIES, INC.
444 ATHOL STREET

SAN BERNARDINO CA 92401
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
POPE & TALBOT
48513 HIGHWAY 58

OAKRIDGE OR 97463
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status:	Currently on the Final NPL
Federal Facility	N
Non-NPL Status:	

Responsible Party:
PORCELAIN METALS CORPORATION
1299 OCEAN AVENUE, SUITE 900

SANTA MONICA CA 90401

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PRECISION ANODIZING, INC.
1005 EAST ORANGETHORPE AVENUE

ANAHEIM CA 92801

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PRECISION TAG & LABEL CORPORATION
4735 INDUSTRIAL STREET, SUITE 4A

SIMI VALLEY CA 93063

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PREMIER REFRACTORIES, INC.
27 NOBLESTOWN ROAD

CARNEGIE PA 15106

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PRIMUS GROUP, INC.
2810 INDUSTRIAL PARKWAY

SANTA MARIA CA 93455

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
PRINT SALES, INC.
7 BANDOL

NEWPORT COAST CA 92657

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PRINTED CIRCUITS UNLIMITED
8786 INDUSTRIAL LN

RANCHO CUCAMONGA CA 91730

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
PURITAN BENNETT CORPORATION
2310 CAMINO VIDA ROBLE

CARLSBAD CA 92008

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
QUAD CHEMICAL CORP.
17-17 ROUTE 208

FAIR LAWN NJ 07410

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
QUAKER CHEMICAL CORPORATION
901 HECTOR STREET

CONSHOHOCKEN PA 194280809

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
QUAKER CITY PLATING LTD

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
QUALITY FABRICATIONS, INC.

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

Responsible Party:
QUEST DIAGNOSTICS CLINICAL LABORATORIES INC
1560 BROADWAY, SUITE 2090
CORPORATE SERVICE COMPANY
DENVER CO 80202

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
RAND MCNALLY & COMPANY
8255 NORTH CENTRAL PARK

SKOKIE IL 60076

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

CERCLIS

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Case Number **CAD042245001**

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12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
RAND MCNALLY & COMPANY
8255 NORTH CENTRAL PARK

SKOKIE IL 60076

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
RANTEC POWER SYSTEMS INC.
1173 LOS OLIVOS AVENUE

LOS OSOS CA 93422

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
RAYTHEON CO.
350 ELLIS ST./BOX 7016

MOUNTAIN VIEW, CA 94042

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
RAYTHEON COMPANY (HUGHES)

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
RAYTHEON MAGNETIC SYSTEMS DIVISION

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
REED & GRAHAM, INC.

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

Responsible Party:
REGENTS OF THE UNIVERSITY OF CALIFORNIA
300 LAKESIDE DR 7TH FLOOR

OAKLAND CA 94612

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

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WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status:	Currently on the Final NPL
Federal Facility	N
Non-NPL Status:	

Responsible Party:
REGENTS OF THE UNIVERSITY OF CALIFORNIA
300 LAKESIDE DR 7TH FLOOR

OAKLAND CA 94612

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
REICHHOLD CHEMICALS, INC.
237 S. MOTOR AVE.

AZUSA, CA 91702

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
REICHOLD CHEMICALS, INC.
PO BOX 13582

RESEARCH TRIANGLE NC 27709

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
RESINART CORPORATION
1621 PLACENTIA AVENUE

COSTA MESA CA 92627

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
REXAM CORP
4201 CONGRESS ST
SUITE 340
CHARLOTTE NC 28209

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
RICOH ELECTRONICS, INC.
1100 VALENCIA AVENUE

TUSTIN CA 92780

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status:	Currently on the Final NPL
Federal Facility	N
Non-NPL Status:	

Responsible Party:
RICOH PRINTING SYSTEM AMERICA, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
RIKER LAB, INC. (3M)

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
ROBERT MANUFACTURING CO
10667 JERSEY BLVD

RANCHO CUCAMONGA CA 91730

SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

Responsible Party:
ROBINSON PREZIOSO, INC.
10114 SHOEMAKER AVENUE

SANTA FE SPRINGS CA 90670

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ROCKWELL COLLINS OPTRONICS, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
RODGERS CORP-SOLADYNE DIV.
7447 CONVOY COURT

SAN DIEGO CA 92111

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
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SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status:	Currently on the Final NPL
Federal Facility	N
Non-NPL Status:	

Responsible Party:
RODGERS CORP-SOLADYNE DIV.
7447 CONVOY COURT

SAN DIEGO CA 92111

Responsible Party:
S & H CABINETS AND MANUFACTURING, INC.
10860 MULBERRY AVENUE

FONTANA CA 92337

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
S&R SWEEPS

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
SAFETY KLEEN CORP.
633 WEST FIFTH STREET, SUITE 4000

LOS ANGELES CA 90071

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
SAFETY-KLEEN SYSTEMS, INC.
CLUSTER II, BUILDING 3
5400 LEGACY DRIVE
PLANO TX 75024

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SAN DIEGO UNIFIED SCHOOL DISTRICT
4100 NORMAL STREET, ROOM 2148

SAN DIEGO CA 92103

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SAN JOAQUIN REFINING CO., INC.
3542 SHELL STREET

BAKERSFIELD CA 93308

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SANTA MONICA HOTEL ASSOCIATES, LLC
15720 VENTURA BLVD., #221

ENCINO CA 91436

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
SANTA MONICA HOTEL ASSOCIATES, LLC
15720 VENTURA BLVD., #221

ENCINO CA 91436

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SANTE FE BRAUN, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SCHERING CORP.
SCHERING CORP.,
2000 GALLOPING HILL RD.
KENNILWORTH, NJ 07033

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SCRIPTO TOKAI CORPORATION
11600 MILLENNIUM CT

RANCHO CUCAMONGA CA 91730

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
SEMPRA ENERGY SOLUTIONS

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SENIOR OPERATIONS, INC.
1335 SAN LUCAS CT

SOLANA BEACH CA 92075

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SHAMROCK SCIENTIFIC SPECIALTY SYSTEMS INC
34 DAVIS DRIVE

BELLWOOD IL 601041047

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 0.4458 miles from the Subject Property

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
SHARPE MANUFACTURING CO.
321 CHADBOURNE AVENUE

LOS ANGELES CA 90049

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SHELL OIL COMPANY
ONE SHELL PLAZA
ROOM 4876
HOUSTON TX 772522463

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SHELL SOLAR INDUSTRIES, L.P.
4650 ADOHR LANE

CAMARILLO CA 93010

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SHERWIN WILLIAMS CO.
101 PROSPECT AVENUE

CLEVELAND OH 44115

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SHIBUYA INTERNATIONAL, INC.
1070 RENO AVENUE

MODESTO CA 95351

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SHIELD PACKAGING OF CALIFORNIA, INC.
21 UNIVERSITY ROAD

CANTON MA 02021

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SHILEY INC
235 E. 42ND STREET

NEW YORK NY 100175755

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
SHILEY INC
235 E. 42ND STREET

NEW YORK NY 100175755

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SHOP VAC CORPORATION
2323 REACH ROAD

WILLIAMSPORT PA 17701

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SIERRACIN CORPORATION
12780 SAN FERNANDO ROAD

SYLMAR CA 91342

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

Responsible Party:
SIGMA CASTING
925 S. CHARLIE RD.

CITY OF INDUSTRY CA 91748

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SIGNET ARMORLITE, INC.
1001 ARMORLITE DRIVE

SAN MARCOS CA 92069

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SIMPSON STRONG-TIE COMPANY INC.
4120 DUBLIN BOULEVARD, SUITE 400

DUBLIN CA 94568

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
SIX FLAGS THEME PARKS INC.
1700 LINCOLN STREET, SUITE 3200

DENVER CO 80203-4532

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SMCO, LP
12007 LOS NIETOS ROAD, SUITE 3

SANTA FE SPRINGS CA 90670-2557

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SOCO WEST, INC
120 WHITE PLAINS ROAD

TARRYTOWN NY 10591

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SOLECTRON CORPORATION
FOR MAGNETIC DATA CALIFORNIA, LLC
777 GILBRATAR DRIVE
MILPITAS CA 95035

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SONOCO PRODUCTS COMPANY

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
SOUTHERN CALIFORNIA EDISON
2244 WALNUT GROVE AVE.

ROSEMEAD, CA 91770

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SOUTHERN CALIFORNIA RTD

CA

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
SOUTHERN CALIFORNIA RTD

CA

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
SOUTHERN PACIFIC TRANSPORTATION COMPANY
808 TRAVIS, STE 620

HOUSTON TX 77002

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
SOUTHWESTERN INDUSTRIES, INC.
2615 HOMESTEAD PLACE

RANCHO DOMINGUEZ CA 90220-5610

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SPARTON TECHNOLOGY INC
4901 ROCKAWAY BLVD NE

RIO RANCHO NM 871247013

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SPERRY AEROSPACE & MARINE GROUP

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
SQUARE D COMPANY
19 WATERMAN AVENUE
ON
TORONTO M4B 1Y2

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
STATE OF CALIFORNIA, DEPT OF TRANSPORTATION
100 SOUTH MAIN STREET, SUITE 1300

LOS ANGELES CA 90012

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
STEELSCOPE, FKA, BHP COATED STEEL

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
STREAMLOGIC CORPORATION
P.O. BOX 2606

SAN ANSELMO CA 94979

SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

Responsible Party:
STRUCTURAL COMPOSITES INDUSTRIAL INC.
325 ENTERPRISE PLACE

POMONA, CA 91768

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
SUPERIOR CONTROLS CO, INC

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SUPRACOTE, INC.
222 W. KALAMA RIVER RD

KALAMA WA 98625

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
SWEDLOW, INC.
12122 SOUTH WESTERN AVENUE

GARDEN GROVE CA 92642

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
TDY INDUSTRIES, INC.
KIRKPATRICK & LOCKHART LLP
1500 OLIVER BUILDING
PITTSBURGH PA 15222

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
TEC COLOR CRAFT
1860 WRIGHT AVENUE

LA VERNE CA 91750

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
TECH GRAPHIC, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
TELEDYNE, INC.
11361 SUNRISE PARK DRIVE

RANCHO CORDOVA CA 95742

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
TEXACO, INC.
2255 N. ONTARIO ST

BURBANK CA 91504

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
TEXAS INSTRUMENTS INC
1409 NORTH NORMA

RIDGECREST CA 93555

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
TEXTRON INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
THE A & T GROUP, INC. (AIR MECHANICAL INC.)

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
THE ALPHA CORPORATION OF TENNESSEE
175 COMMERCE ROAD

COLLIERVILLE TN 38017
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
THE GLIDDEN COMPANY
925 EUCLID AVENUE

CLEVELAND OH 44115
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
THE HERTZ CORPORATION
225 BRAE BOULEVARD

PARK RIDGE NJ 076560713
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
THE OKONITE COMPANY
102 HILLTOP ROAD

RAMSEY NJ 07446
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
THE RINCHEM COMPANY
7887 NORTH 16TH STREET, #110

PHOENIX AZ 85020
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

Responsible Party:
THE SIGNS AND SERVICES COMPANY
10980 BOATMAN AVENUE

STANTON CA 90680-2602
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
THOMAS CNC MACHINING
23650 VIA DEL RIO

YORBA LINDA CA 92887

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
THOMAS CNC MACHINING
23650 VIA DEL RIO

YORBA LINDA CA 92887

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
THUMS LONG BEACH COMPANY
111 WEST OCEAN BOULEVARD, SUITE 800

LONG BEACH CA 90802-4640

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
TIMEMED LABELING SYSTEMS INC
144 TOWER DRIVE

BURR RIDGE IL 60521

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
TODD PACIFIC SHIPYARDS CORP.

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
TRANE USA, INC

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
TRANSAMERICA OCCIDENTAL LIFE INSURANCE COMPANY
1150 S. OLIVE STREET

LOS ANGELES CA 90015

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
TRANSAMERICAN PLASTICS CORP.

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
TRANSAMERICAN PLASTICS CORP.

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

Responsible Party:
TREASURE CHEST ADVERTISING, INC.

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
TREGEN CORP. INC.
6120 ALTMARK AVENUE

WHITTIER CA 90601
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
TRIBUNE CO. ASIIT TIMES MIRROR PRESS

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
TRIPLE J. PACIFICATION FACILITY

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
TROY LIGHTING, INC.
14625 E. CLARK AVENUE

CITY OF INDUSTRY CA 91745
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
TRW TECHNAR INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
TUBING SEAL & CAP

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
TUCSON VALLEY LIQUIDATING TRUST F/B/O CAL-MART

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
TYCO HEALTHCARE GROUP LP
15 HAMPSHIRE ST

MANSFIELD MA 02421
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
U.S. FOODSERVICE, INC.
9755 PATUXENT WOODS DRIVE

COLUMBIA MD 21046
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
UCB

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
UNION OIL COMPANY OF CALIFORNIA
2101 W. FIFTH STREET

LOS ANGELES CA 90018
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
UNION PACIFIC RAILROAD COMPANY
1416 DODGE STREET

OMAHA NE 68179
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
UNION PACIFIC RAILROAD COMPANY
1416 DODGE STREET
OMAHA NE 68179

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
UNISTRUT INTERNATIONAL CORPORATION

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
UNITED PARCEL SERVICE, INC.
400 PERIMETER CENTER
TERRACES NORTH
ATLANTA GA 30346

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
UNIVAR CORP.
VAN WATERS AND ROGERS DIV.,
1600 NORTON BLDG
SEATTLE, WA 98104

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
UNIVERSAL CITY STUDIOS, INC.

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
UNIVERSITY OF CALIFORNIA-IRVINE

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
UNIVERSITY OF CALIFORNIA-IRVINE

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
UNIVERSITY OF SOUTHERN CALIFORNIA
3535 S 716

LOS ANGELES CA 90089

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
URETHANE INDUSTRIES
550 WEST CROWTHER AVENUE

PLACENTIA CA 92670

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
VALLEY PLATING WORKS, INC.
2701 SAN FERNANDO ROAD

LOS ANGELES CA 91016

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
VALSPAR CORPORATION, THE
1101 THIRD STREET SOUTH
PO BOX 1461
MINNEAPOLIS MN 55440

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
VAN WALTERS & ROGERS

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
VELIE CIRCUITS, INC.
1267 LOGAN AVENUE

COSTA MESA CA 92626

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/13/2002 CONSENT DECREE
SETTLEMENT DATE: 02/13/2002 CONSENT DECREE

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
VENTURA REGIONAL SANITATION DISTRICT
1001 PARTRIDGE DRIVE, SUITE 150

VENTURA CA 93003-0704

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
VENTURA TOWNE HOUSE

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
VERTIS, INC.
250 WEST PRATT STREET

BALTIMORE MD 21201

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
VIRACON, INC.
50 SOUTH 6TH STREET

MINNEAPOLIS MN 55402

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
VISTA FORD
21501 VENTURA BOULEVARD

WOODLAND HILLS CA 91364

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
W & B MARKETING-ALUMNIFRAME

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
WALT DISNEY CO.

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
WASTE DISPOSAL, INC.
12731 EAST LOS NIETOS ROAD

WHITTIER CA

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
WASTE MANAGEMENT INC.

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
WASTE MANAGEMENT RECYCLING & DISPOSAL SERVICES

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
WEBER AIRCRAFT

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
WELLS FARGO BANK
633 FOLSOM STREET - 7TH FLOOR

SAN FRANCISCO CA 94107-3618

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
WELLS FARGO BANK
633 FOLSOM STREET - 7TH FLOOR
SAN FRANCISCO CA 94107-3618

Responsible Party:
WESTERN METAL DECORATING COMPANY

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
WESTMONT COLLEGE

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
WHITTIER CITY YARD
1320 PENN STREET
WHITTIER CA 90602

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

Responsible Party:
WILLIAMS FURNACE CO.
250 WEST LAUREL STREET
COLTON CA 92324

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
WM. J. MATSON COMPANY
1010 CINDY LANE
CARPINTERIA CA 93013

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
XEROX CORP.
JAMES MACKENZIE,DIR.ENV.HLTH,SAFTY
XEROX SQUARE-021D
ROCHESTER NY 14644

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 *0.4458 miles from the Subject Property*

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Responsible Party:
YORK INTERNATIONAL CORP
631 S. RICHLAND AVENUE

YORK PA 17403

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
YORT, INC

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ZIMMER DENTAL INC.
12 GREENWAY PLAZA, SUITE 1000

HOUSTON TX 77046

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Actions for SITEWIDE Operating Unit

Action		Start Date	Completion Dat	Financing
DS001	DISCOVERY		7/12/1989	EPA Fund-Financed
DS001	DISCOVERY		7/12/1989	EPA Fund-Financed
DS001	DISCOVERY		7/12/1989	EPA Fund-Financed
GE001	GENERAL ENFORCEMENT	1/22/1999	5/24/2000	Federal Enforcement
GE001	GENERAL ENFORCEMENT	1/22/1999	5/24/2000	Federal Enforcement
GE001	GENERAL ENFORCEMENT	1/22/1999	5/24/2000	Federal Enforcement
NP001	PROPOSAL TO NPL		9/29/1998	EPA Fund-Financed
NP001	PROPOSAL TO NPL		9/29/1998	EPA Fund-Financed
NP001	PROPOSAL TO NPL		9/29/1998	EPA Fund-Financed
HR001	HRS PACKAGE		1/19/1999	EPA Fund-Financed
HR001	HRS PACKAGE		1/19/1999	EPA Fund-Financed
HR001	HRS PACKAGE		1/19/1999	EPA Fund-Financed
RP001	NON-NPL PRP SEARCH	2/1/1995	11/1/1995	Federal Enforcement
RP001	NON-NPL PRP SEARCH	2/1/1995	11/1/1995	Federal Enforcement
RP001	NON-NPL PRP SEARCH	2/1/1995	11/1/1995	Federal Enforcement
RN001	REMOVAL NEGOTIATIONS	2/1/1995	5/9/1995	Federal Enforcement
RN001	REMOVAL NEGOTIATIONS	2/1/1995	5/9/1995	Federal Enforcement
RN001	REMOVAL NEGOTIATIONS	2/1/1995	5/9/1995	Federal Enforcement
BB001	PRP REMOVAL	6/27/1995	9/24/2001	Responsible Party
BB001	PRP REMOVAL	6/27/1995	9/24/2001	Responsible Party
BB001	PRP REMOVAL	6/27/1995	9/24/2001	Responsible Party
FN001	RI/FS NEGOTIATIONS	6/1/1999	7/14/2000	Federal Enforcement

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 0.4458 miles from the Subject Property

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Actions for SITEWIDE Operating Unit

Action		Start Date	Completion Dat	Financing
FN001	RI/FS NEGOTIATIONS	6/1/1999	7/14/2000	Federal Enforcement
FN001	RI/FS NEGOTIATIONS	6/1/1999	7/14/2000	Federal Enforcement
AN001	RD/RA NEGOTIATIONS	6/10/2009	5/14/2010	Federal Enforcement
AN001	RD/RA NEGOTIATIONS	6/10/2009	5/14/2010	Federal Enforcement
AN001	RD/RA NEGOTIATIONS	6/10/2009	5/14/2010	Federal Enforcement
PA001	PRELIMINARY ASSESSMENT		6/1/1990	EPA Fund-Financed
PA001	PRELIMINARY ASSESSMENT		6/1/1990	EPA Fund-Financed
PA001	PRELIMINARY ASSESSMENT		6/1/1990	EPA Fund-Financed
PA002	PRELIMINARY ASSESSMENT		5/10/1995	EPA Fund-Financed
PA002	PRELIMINARY ASSESSMENT		5/10/1995	EPA Fund-Financed
PA002	PRELIMINARY ASSESSMENT		5/10/1995	EPA Fund-Financed
GP001	REGIONAL ATTORNEY ASSIGNED		8/8/1995	Federal Enforcement
GP001	REGIONAL ATTORNEY ASSIGNED		8/8/1995	Federal Enforcement
GP001	REGIONAL ATTORNEY ASSIGNED		8/8/1995	Federal Enforcement
AR001	ADMINISTRATIVE RECORDS	6/30/1995	6/30/1995	EPA Fund-Financed
AR001	ADMINISTRATIVE RECORDS	6/30/1995	6/30/1995	EPA Fund-Financed
AR001	ADMINISTRATIVE RECORDS	6/30/1995	6/30/1995	EPA Fund-Financed
UA001	UNILATERAL ADMIN ORDER		5/9/1995	Federal Enforcement
UA001	UNILATERAL ADMIN ORDER		5/9/1995	Federal Enforcement
UA001	UNILATERAL ADMIN ORDER		5/9/1995	Federal Enforcement
RN002	REMOVAL NEGOTIATIONS	6/1/1999	7/14/2000	Federal Enforcement
RN002	REMOVAL NEGOTIATIONS	6/1/1999	7/14/2000	Federal Enforcement
RN002	REMOVAL NEGOTIATIONS	6/1/1999	7/14/2000	Federal Enforcement
CD002	CONSENT DECREE	7/14/2000	2/28/2001	Federal Enforcement
CD002	CONSENT DECREE	7/14/2000	2/28/2001	Federal Enforcement
CD002	CONSENT DECREE	7/14/2000	2/28/2001	Federal Enforcement
LO002	Lodged By DOJ		11/24/2000	
LO002	Lodged By DOJ		11/24/2000	
LO002	Lodged By DOJ		11/24/2000	
AC001	ADMIN ORDER ON CONSENT		9/1/2005	Federal Enforcement
AC001	ADMIN ORDER ON CONSENT		9/1/2005	Federal Enforcement
AC001	ADMIN ORDER ON CONSENT		9/1/2005	Federal Enforcement
UA002	UNILATERAL ADMIN ORDER		7/2/2004	Federal Enforcement
UA002	UNILATERAL ADMIN ORDER		7/2/2004	Federal Enforcement
UA002	UNILATERAL ADMIN ORDER		7/2/2004	Federal Enforcement
NF001	FINAL LISTING ON NPL		1/19/1999	EPA Fund-Financed
NF001	FINAL LISTING ON NPL		1/19/1999	EPA Fund-Financed
NF001	FINAL LISTING ON NPL		1/19/1999	EPA Fund-Financed
CD003	CONSENT DECREE	5/10/2001	2/13/2002	Federal Enforcement
CD003	CONSENT DECREE	5/10/2001	2/13/2002	Federal Enforcement
CD003	CONSENT DECREE	5/10/2001	2/13/2002	Federal Enforcement
LO003	Lodged By DOJ		10/9/2001	
LO003	Lodged By DOJ		10/9/2001	
LO003	Lodged By DOJ		10/9/2001	
NS003	NPL RP SEARCH	3/1/2001		Federal Enforcement
NS003	NPL RP SEARCH	3/1/2001		Federal Enforcement
NS003	NPL RP SEARCH	3/1/2001		Federal Enforcement
UA003	UNILATERAL ADMIN ORDER		12/3/2004	Federal Enforcement
UA003	UNILATERAL ADMIN ORDER		12/3/2004	Federal Enforcement
UA003	UNILATERAL ADMIN ORDER		12/3/2004	Federal Enforcement
CB001	CLAIM IN BANKRUPTCY PROCEEDING	3/20/2006	3/27/2006	Federal Enforcement
CB001	CLAIM IN BANKRUPTCY PROCEEDING	3/20/2006	3/27/2006	Federal Enforcement
CB001	CLAIM IN BANKRUPTCY PROCEEDING	3/20/2006	3/27/2006	Federal Enforcement

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 0.4458 miles from the Subject Property

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Actions for SITEWIDE Operating Unit

Action		Start Date	Completion Dat	Financing
AC002	ADMIN ORDER ON CONSENT		11/6/2006	Federal Enforcement
AC002	ADMIN ORDER ON CONSENT		11/6/2006	Federal Enforcement
AC002	ADMIN ORDER ON CONSENT		11/6/2006	Federal Enforcement
AC003	ADMIN ORDER ON CONSENT		11/9/2009	Federal Enforcement
AC003	ADMIN ORDER ON CONSENT		11/9/2009	Federal Enforcement
AC003	ADMIN ORDER ON CONSENT		11/9/2009	Federal Enforcement
AN002	RD/RA NEGOTIATIONS	9/28/2012		Federal Enforcement
AN002	RD/RA NEGOTIATIONS	9/28/2012		Federal Enforcement
AN002	RD/RA NEGOTIATIONS	9/28/2012		Federal Enforcement
CD005	CONSENT DECREE	6/30/2010	7/12/2011	Federal Enforcement
CD005	CONSENT DECREE	6/30/2010	7/12/2011	Federal Enforcement
CD005	CONSENT DECREE	6/30/2010	7/12/2011	Federal Enforcement
LO006	Lodged By DOJ		9/21/2010	
LO006	Lodged By DOJ		9/21/2010	
LO006	Lodged By DOJ		9/21/2010	
AF001	ENFORCEMENT ACTION AMENDED		8/29/1995	Federal Enforcement
AF001	ENFORCEMENT ACTION AMENDED		8/29/1995	Federal Enforcement
AF001	ENFORCEMENT ACTION AMENDED		8/29/1995	Federal Enforcement
AF002	ENFORCEMENT ACTION AMENDED		7/2/2004	Federal Enforcement
AF002	ENFORCEMENT ACTION AMENDED		7/2/2004	Federal Enforcement
AF002	ENFORCEMENT ACTION AMENDED		7/2/2004	Federal Enforcement
US001	BANKRUPTCY SETTLEMENT		4/23/2010	Federal Enforcement
US001	BANKRUPTCY SETTLEMENT		4/23/2010	Federal Enforcement
US001	BANKRUPTCY SETTLEMENT		4/23/2010	Federal Enforcement
CB002	CLAIM IN BANKRUPTCY PROCEEDING	5/2/2006		Federal Enforcement
CB002	CLAIM IN BANKRUPTCY PROCEEDING	5/2/2006		Federal Enforcement
CB002	CLAIM IN BANKRUPTCY PROCEEDING	5/2/2006		Federal Enforcement
CB003	CLAIM IN BANKRUPTCY PROCEEDING	7/6/2009	4/23/2010	Federal Enforcement
CB003	CLAIM IN BANKRUPTCY PROCEEDING	7/6/2009	4/23/2010	Federal Enforcement
CB003	CLAIM IN BANKRUPTCY PROCEEDING	7/6/2009	4/23/2010	Federal Enforcement

Actions for PHASE 1: OPOG CD WORK Operating Unit

Action		Start Date	Completion Dat	Financing
NS001	NPL RP SEARCH	5/28/1999		Federal Enforcement
NS001	NPL RP SEARCH	5/28/1999		Federal Enforcement
NS001	NPL RP SEARCH	5/28/1999		Federal Enforcement
EE001	ENGINEERING EVAL/COST ANALYSIS	9/30/2002	9/28/2005	Responsible Party
EE001	ENGINEERING EVAL/COST ANALYSIS	9/30/2002	9/28/2005	Responsible Party
EE001	ENGINEERING EVAL/COST ANALYSIS	9/30/2002	9/28/2005	Responsible Party
BB002	PRP REMOVAL	7/10/2006		Responsible Party
BB002	PRP REMOVAL	7/10/2006		Responsible Party
BB002	PRP REMOVAL	7/10/2006		Responsible Party
NA001	PRP RI	7/14/2000	11/14/2007	Responsible Party
NA001	PRP RI	7/14/2000	11/14/2007	Responsible Party
NA001	PRP RI	7/14/2000	11/14/2007	Responsible Party
NK002	PRP FS	11/30/2007	9/30/2008	Responsible Party
NK002	PRP FS	11/30/2007	9/30/2008	Responsible Party
NK002	PRP FS	11/30/2007	9/30/2008	Responsible Party
RO002	RECORD OF DECISION		9/30/2008	EPA Fund-Financed
RO002	RECORD OF DECISION		9/30/2008	EPA Fund-Financed
RO002	RECORD OF DECISION		9/30/2008	EPA Fund-Financed
BE002	PRP RD	5/14/2010		Responsible Party
BE002	PRP RD	5/14/2010		Responsible Party

CERCLIS

Comprehensive Environmental Response, Compensation and Liability Information System

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 8 0.4458 miles from the Subject Property

NPL Status: Currently on the Final NPL
Federal Facility N
Non-NPL Status:

Actions for PHASE 1: OPOG CD WORK Operating Unit

Action		Start Date	Completion Dat	Financing
BE002	PRP RD	5/14/2010		Responsible Party
CD006	CONSENT DECREE	5/14/2010	10/7/2010	Federal Enforcement
CD006	CONSENT DECREE	5/14/2010	10/7/2010	Federal Enforcement
CD006	CONSENT DECREE	5/14/2010	10/7/2010	Federal Enforcement
LO007	Lodged By DOJ		7/16/2010	
LO007	Lodged By DOJ		7/16/2010	
LO007	Lodged By DOJ		7/16/2010	

Actions for DOWNGRADIENT GROUNDWATER Operating Unit

Action		Start Date	Completion Dat	Financing
RI001	REMEDIAL INVESTIGATION	4/11/2000	8/30/2010	EPA Fund-Financed
RI001	REMEDIAL INVESTIGATION	4/11/2000	8/30/2010	EPA Fund-Financed
RI001	REMEDIAL INVESTIGATION	4/11/2000	8/30/2010	EPA Fund-Financed
RO001	RECORD OF DECISION		9/20/2011	EPA Fund-Financed
RO001	RECORD OF DECISION		9/20/2011	EPA Fund-Financed
RO001	RECORD OF DECISION		9/20/2011	EPA Fund-Financed
NS002	NPL RP SEARCH	12/21/2001		Federal Enforcement
NS002	NPL RP SEARCH	12/21/2001		Federal Enforcement
NS002	NPL RP SEARCH	12/21/2001		Federal Enforcement
FS001	FEASIBILITY STUDY	6/14/2006	9/20/2011	EPA Fund-Financed
FS001	FEASIBILITY STUDY	6/14/2006	9/20/2011	EPA Fund-Financed
FS001	FEASIBILITY STUDY	6/14/2006	9/20/2011	EPA Fund-Financed
RI002	REMEDIAL INVESTIGATION	9/21/2011		EPA Fund-Financed
RI002	REMEDIAL INVESTIGATION	9/21/2011		EPA Fund-Financed
RI002	REMEDIAL INVESTIGATION	9/21/2011		EPA Fund-Financed

Actions for INDOOR AIR WORK Operating Unit

Action		Start Date	Completion Dat	Financing
BB003	PRP REMOVAL	3/26/2007	4/4/2007	Responsible Party
BB003	PRP REMOVAL	3/26/2007	4/4/2007	Responsible Party
BB003	PRP REMOVAL	3/26/2007	4/4/2007	Responsible Party
BB004	PRP REMOVAL	12/15/2009		Responsible Party
BB004	PRP REMOVAL	12/15/2009		Responsible Party
BB004	PRP REMOVAL	12/15/2009		Responsible Party
NS004	NPL RP SEARCH	1/27/2006		Federal Enforcement
NS004	NPL RP SEARCH	1/27/2006		Federal Enforcement
NS004	NPL RP SEARCH	1/27/2006		Federal Enforcement

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Media Affected = Groundwater (OU2 Groundwater)

Contaminant	*Metals (06)*	Max Concentration
CHROMIUM (HEXAVALENT) (18540-29-9)		23.1 ug/l
CHROMIUM (HEXAVALENT) (18540-29-9)		23.1 ug/l
Contaminant	***VOC (10)***	**Max Concentration**
1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE (76-13-1)		2800 ug/l
1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE (76-13-1)		2800 ug/l
1,1,2-TRICHLOROETHANE (79-00-5)		2000 ug/l
1,1,2-TRICHLOROETHANE (79-00-5)		2000 ug/l
1,1-DICHLOROETHANE (75-34-3)		150 ug/l
1,1-DICHLOROETHANE (75-34-3)		150 ug/l
1,1-DICHLOROETHENE (75-35-4)		5100 ug/l
1,1-DICHLOROETHENE (75-35-4)		5100 ug/l
1,2-DICHLOROETHANE (107-06-2)		1300 ug/l
1,2-DICHLOROETHANE (107-06-2)		1300 ug/l
1,4-DIOXANE (123-91-1)		26000 ug/l
1,4-DIOXANE (123-91-1)		26000 ug/l
CARBON TETRACHLORIDE (56-23-5)		1 ug/l
CARBON TETRACHLORIDE (56-23-5)		1 ug/l
CHLOROFORM (67-66-3)		2800 ug/l
CHLOROFORM (67-66-3)		2800 ug/l
cis-1,2-DICHLOROETHENE (156-59-2)		48 ug/l
cis-1,2-DICHLOROETHENE (156-59-2)		48 ug/l
TETRACHLOROETHYLENE (127-18-4)		210000 ug/l
TETRACHLOROETHYLENE (127-18-4)		210000 ug/l
TRICHLOROETHYLENE (79-01-6)		10000 ug/l
TRICHLOROETHYLENE (79-01-6)		10000 ug/l
TRICHLOROFLUOROMETHANE (75-69-4)		1000 ug/l
TRICHLOROFLUOROMETHANE (75-69-4)		1000 ug/l

Media Affected = Soil (Vadose Zone Soil)

Contaminant	*VOC (10)*	Max Concentration
1,1,1-TRICHLOROETHANE (71-55-6)		0.047 mg/kg
1,1,1-TRICHLOROETHANE (71-55-6)		0.047 mg/kg
1,1-DICHLOROETHENE (75-35-4)		0.0039 mg/kg
1,1-DICHLOROETHENE (75-35-4)		0.0039 mg/kg
1,2-DICHLOROETHANE (107-06-2)		0.0063 mg/kg
1,2-DICHLOROETHANE (107-06-2)		0.0063 mg/kg
PERCHLOROETHYLENE (127-18-4)		4.3 mg/kg
PERCHLOROETHYLENE (127-18-4)		4.3 mg/kg
TRICHLOROETHYLENE (79-01-6)		0.028 mg/kg
TRICHLOROETHYLENE (79-01-6)		0.028 mg/kg

Media Affected = Soil Gas (All Parcels Vapor)

Contaminant	*VOC (10)*	Max Concentration
1,1,1-TRICHLOROETHANE (71-55-6)		1528800 ug/m3
1,1,1-TRICHLOROETHANE (71-55-6)		1528800 ug/m3
1,1-DICHLOROETHENE (75-35-4)		1071900 ug/m3
1,1-DICHLOROETHENE (75-35-4)		1071900 ug/m3
1,2-DICHLOROETHANE (107-06-2)		10125 ug/m3
1,2-DICHLOROETHANE (107-06-2)		10125 ug/m3

Responsible Party:
AAD DISTRIBUTION & DRY CLEANING
2306 EAST 38TH STREET

VERNON CA 90058

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
ABEX AEROSPACE DIVISION
625 MADISON AVENUE

NEW YORK NY 10022

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

Responsible Party:
ACC CASTING COMPANY
11126 GREENSTONE AVENUE

SANTA FE SPRINGS CA 90670

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
ADVANCED CARDIOVASCULAR SYSTEMS, INC.
FOR ADVANCED CARDIOVASCULAR SYSTEMS
26531 YNEZ ROAD
TEMECULA CA 92591

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
AEROSPACE CORPORATION
2350 EAST EL SEGUNDO BLVD., MAILSTOP M1/042

EL SEGUNDO CA 90245-4691

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
AIR PRODUCTS AND CHEMICALS, INC.
7201 HAMILTON BLVD.

ALLENTOWN PA 181951501

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility? N
Proposed to NPL:
On Final NPL 1/19/1999
Deleted from NPL

Media Affected = Soil Gas (All Parcels Vapor)

Contaminant	VOC (10)	Max Concentration
cis-1,2-DICHLOROETHENE (156-59-2)		36828 ug/m3
cis-1,2-DICHLOROETHENE (156-59-2)		36828 ug/m3
PERCHLOROETHYLENE (127-18-4)		3390000 ug/m3
PERCHLOROETHYLENE (127-18-4)		3390000 ug/m3
TRANS-1,2-DICHLOROETHENE (156-60-5)		20988 ug/m3
TRANS-1,2-DICHLOROETHENE (156-60-5)		20988 ug/m3
TRICHLOROETHYLENE (79-01-6)		472560 ug/m3
TRICHLOROETHYLENE (79-01-6)		472560 ug/m3
TRICHLOROFLUOROMETHANE (75-69-4)		1011600 ug/m3
TRICHLOROFLUOROMETHANE (75-69-4)		1011600 ug/m3

Media Affected = Soil Gas (Omega Parcel Vapor)

Contaminant	VOC (10)	Max Concentration
1,1,1-TRICHLOROETHANE (71-55-6)		2457000 ug/m3
1,1,1-TRICHLOROETHANE (71-55-6)		2457000 ug/m3
1,1-DICHLOROETHENE (75-35-4)		1905600 ug/m3
1,1-DICHLOROETHENE (75-35-4)		1905600 ug/m3
1,2-DICHLOROETHANE (107-06-2)		10125 ug/m3
1,2-DICHLOROETHANE (107-06-2)		10125 ug/m3
cis-1,2-DICHLOROETHENE (156-59-2)		37620 ug/m3
cis-1,2-DICHLOROETHENE (156-59-2)		37620 ug/m3
PERCHLOROETHYLENE (127-18-4)		3390000 ug/m3
PERCHLOROETHYLENE (127-18-4)		3390000 ug/m3
TRANS-1,2-DICHLOROETHENE (156-60-5)		24552 ug/m3
TRANS-1,2-DICHLOROETHENE (156-60-5)		24552 ug/m3
TRICHLOROETHYLENE (79-01-6)		451080 ug/m3
TRICHLOROETHYLENE (79-01-6)		451080 ug/m3
TRICHLOROFLUOROMETHANE (75-69-4)		1236400 ug/m3
TRICHLOROFLUOROMETHANE (75-69-4)		1236400 ug/m3

Media Affected = Soil Gas (Other Parcels Vapor)

Contaminant	VOC (10)	Max Concentration
1,1,1-TRICHLOROETHANE (71-55-6)		251160 ug/m3
1,1,1-TRICHLOROETHANE (71-55-6)		251160 ug/m3
1,1-DICHLOROETHENE (75-35-4)		8910 ug/m3
1,1-DICHLOROETHENE (75-35-4)		8910 ug/m3
PERCHLOROETHYLENE (127-18-4)		2101800 ug/m3
PERCHLOROETHYLENE (127-18-4)		2101800 ug/m3
TRANS-1,2-DICHLOROETHENE (156-60-5)		9900 ug/m3
TRANS-1,2-DICHLOROETHENE (156-60-5)		9900 ug/m3
TRICHLOROETHYLENE (79-01-6)		472560 ug/m3
TRICHLOROETHYLENE (79-01-6)		472560 ug/m3
TRICHLOROFLUOROMETHANE (75-69-4)		1011600 ug/m3
TRICHLOROFLUOROMETHANE (75-69-4)		1011600 ug/m3

Responsible Party:
ALCOA ELECTRONIC PACKAGING, INC.
201 ISABELLA STREET

PITTSBURGH PA 15212

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
ALCOA INC.
951 E. BYRD STREET

RICHMOND VA 23219

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ALLAN HANCOCK COLLEGE
800 SOUTH COLLEGE DRIVE

SANTA MARIA CA 93454-6399

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
ALLEN FOAM CORPORATION
4240 SHERWOODTOWNE BOULEVARD

MISSISSAUGA

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ALLEN L. BENDER, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ALLERGAN, INC.
2525 DUPONT DRIVE T2-7B

IRVINE CA 92612

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
ALLIED SIGNAL INC N/K/A HONEYWELL INTERNATIONAL INC.
2525 WEST 190TH STREET

TORRANCE CA 90504

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
ALLIED SIGNAL INC N/K/A HONEYWELL INTERNATIONAL INC.
2525 WEST 190TH STREET

TORRANCE CA 90504

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ALLIED-SIGNAL, INC.
101 COLUMBIA ROAD

MORRISTOWN NY 07962

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
ALL-STAR PRINT, INC.
11665 SHELDON STREET, SUITE J

SUN VALLEY CA 91352

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
ALPHA THERAPUETIC
2410 LILLYVALE AVENUE

LOS ANGELES CA 90032

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ALPS ELECTRIC (NORTH AMERICA), INC.
30 LAS COLINAS LANE

SAN JOSE CA 95119-1212

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
AMADA MFG AMERICA INC.
14646 NORTHAM STREET

LA MIRADA CA 90638

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
AMCAST AEROSPACE
11000 JERSEY BLVD.

RANCHO CUCAMONGA CA 91730

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
AMCAST AEROSPACE
11000 JERSEY BLVD.

RANCHO CUCAMONGA CA 91730

Responsible Party:
ANJA ENGINEERING CORPORATION
11591 ELWANOA AVE

FONTANA CA 92337

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ANZCO (FORMERLY ANZCO CO.)

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
APPLIED AIR ENGINEERING CORPORATION
DENNIS H. LARKIN
PRESIDENT & REGISTERED AGENT
HACIENDA HEIGHTS, CA 91745

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

Responsible Party:
APPLIED MAGNETICS CORPORATION
JOHN FOSTER, CEO
INNOVATIVE MICRO TECHNOLOGY
GOLETA CA 93117

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
APPLIED MICRO CIRCUITS CORPORATION
6290 SEQUENCE DRIVE

SAN DIEGO CA 92121

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility? N
Proposed to NPL:
On Final NPL 1/19/1999
Deleted from NPL

Responsible Party:
APPROPRIATE TECHNOLOGIES II, INC.
2210 SOUTH AZUSA AVENUE

WEST COVINA CA 91792

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ARISTECH CHEMICAL CORPORATION
C/O SUNOCO INC.
1801 MARKET STREET
PHILADELPHIA PA 19103

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
ARLON, INC. ADHESIVES/FILM DIVISION
2811 SOUTH HARBOR BLVD

SANTA ANA CA 92704

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ARMOR ALL PRODUCTS CORPORATION
1221 BROADWAY

OAKLAND CA 94623

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
ARNOLD CONSTRUCTION CO.
508 WEST 30TH STREET

NEWPORT BEACH CA 92663-3714

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
ARROW ELECTRONICS, INC.
50 MARCUS DRIVE

MELVILLE NY 11747

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
ARROW ELECTRONICS, INC.
50 MARCUS DRIVE

MELVILLE NY 11747

Responsible Party:
ARROWHEAD BRASS PRODUCTS, INC.
5142 ALHAMBRA AVENUE

LOS ANGELES CA 90032

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ARTESIA MANUFACTURING COMPANY
350 WEST MANVILLE

COMPTON CA 90220

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
ASHLAND CHEMICAL COMPANY
5200 PAUL G. BLAZER MEM. PARKWAY

COLUMBUS OH 43216

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
ASTRO ALUMINUM
11040 PALMER AVE

SOUTH GATE CA 90280

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ATLANTIC RICHFIELD CO.

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
AUTOMOTIVE CALIPER EXCHANGE INCORPORATED
601 SOUTH FIGUEROA STREET, 40TH FLOOR

LOS ANGELES CA 90017

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
AVERY DENNISON
150 NORTH ORANGE GROVE BLVD
PASADENA CA 91103

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
AVX CORP
801 17TH AVE SOUTH
MYRTLE BEACH SC 29577

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
B. BRAUN MEDICAL INC.
824 12TH AVE.
BETHLEHEM PA 18018

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
BAE SYSTEMS INTEGRATED DEFENSE SOLUTIONS INC.
6500 TRACOR LANE, M/S 28-26
AUSTIN TX 78725

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
BAKER-BRADFORD HOLDINGS
FOR BAKER-BRADFORD HOLDINGS, INC.
1332 ANACAPA STREET, SUITE 200
SANTA BARBARA CA 93101

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
BASF CORPORATION
3000 CONTINENTAL DRIVE
MT OLIVE NJ 07828

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
BAXTER HEALTHCARE CORPORATION
ONE BAXTER PARKWAY

DEERFIELD IL 60015

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
BAXTER/BENTLEY LAB, INC.
ONE BAXTER PARKWAY DF1-2A

DEERFIELD IL 60015

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
BC LABORATORIES
4100 PIERCE RD

BAKERSFIELD CA 93308

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
BECKMAN COULTER, INC. DBA BECKMAN INSTRUMENTS, INC.
4300 NORTH HARBOR BOULEVARD (A 42C)

FULLERTON CA 92834-3100

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
BELL INDUSTRIES, INC.
1960 EAST GRAND AVE
SUITE 560
EL SEGUNDO CA 90245

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
BHP COATED STEEL CORP
222 W. KALAMA RIVER RD

KALAMA WA 98625

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
BI TECHNOLOGIES CORPORATION
4200 BONITA PLACE

FULLERTON CA 92835

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
BIG THREE INDUSTRIES, INC.
THREE EMBARCADERO CENTER, 12TH FLOOR

SAN FRANCISCO CA 94111-4074

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
BIO SCIENCE ENTERPRISES
2730 GATEWAY OAKS, SUITE 100

SACRAMENTO CA 95833

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
BOEING COMPANY
PO BOX 3707, MS 13-08

SEATTLE WA 98124

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
BOEING SATELLITE SYSTEMS, INC.

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
BONANZA ALUMINUM CORPORATION
1420 SOUTH BON VIEW

ONTARIO CA 92335

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
BONNEVILLE PACIFIC CORPORATION
7325 SOUTH HANSON WAY
P.O. BOX 5699
SANTA MARIA CA 93456

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
BOURNS, INC.
1200 COLUMBIA AVE.
RIVERSIDE CA 92507

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
BOWEN PRINTING, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
BP AMERICA INC

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
BP AMERICA INC.

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
BP AMOCO CHEMICAL COMPANY

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
BRITISH ALCAN ALUMINUM PLC
6060 PARKLAND BLVD
MAYFIELD HEIGHTS OH 44124

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
BROADWAY
7 WEST SEVENTH STREET
CINCINNATI OH 45202

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
BROADWAY
7 WEST SEVENTH STREET

CINCINNATI OH 45202

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
BRUNTON ENTERPRISES, INC

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
BRYANT DIE CAST CO.
1900 AVENUE OF THE STARS, 7TH FLOOR

LOS ANGELES CA 90067-4308

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
BUD'S OIL SERVICE
6235 S. 37TH STREET

PHOENIX AZ 85042

SETTLEMENT DATE: 07/12/2011 CONSENT DECREE
SETTLEMENT DATE: 07/12/2011 CONSENT DECREE

Responsible Party:
BUILDING MATERIALS CORPORATION OF AMERICA

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
BURR BROWN
6730 SOUTH TUCSON BLVD.

TUCSON AZ 85706

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
BURR-BROWN CO.

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
BURR-BROWN CORPORATION
P.O. BOX 11400

TUCSON AZ 85734

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
C & W PALLET ENTERPRISES, INC.
17530 CHESTNUT STREET

FOUNTAIN VALLEY CA 927084512

SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

Responsible Party:
C RICHARD LLC

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
C.T.L PRINTING INDUSTRIES, INC.
8571 WHITAKER STREET

BUENA PARK CA 90621

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CABOT CORPORATION
TWO SEAPORT LANE
SUITE 1300
BOSTON MA 02210

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CABRILLO BOAT
ATTN: MR. HOLLAND
BERTH 41
SAN PEDRO CA 90731

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
CAL ENERGY OPERATING CORPORATION
106 EAST SECOND STREET

DAVENPORT IA 52801

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility? N
Proposed to NPL:
On Final NPL 1/19/1999
Deleted from NPL

Responsible Party:
CALIFORNIA CHASSIS, INC.
527 SOUTH LAKE AVENUE #103

PASADENA CA 91101

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CALIFORNIA HYDROFORMING CO., INC.
850 S. LAWSON

CITY OF INDUSTRY CA 91748

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CALIFORNIA MART
110 EAST 9TH STREET, SUITE #A-727

LOS ANGELES CA 90079

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
CALIFORNIA STATE UNIVERSITY, LONG BEACH
1250 BELLFLOWER BOULEVARD

LONG BEACH CA 90840

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CALIFORNIA STATE UNIVERSITY, LOS ANGELES
5151 STATE UNIVERSITY DRIVE

LOS ANGELES CA 90032

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CALPAP VI, INC.
919 THIRD AVENUE

NEW YORK NY 10022

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CALSONIC CLIMATE CONTROL INC
9 HOLLAND

IRVINE CA 92615

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
CALSONIC NORTH AMERICA
9 HOLLAND

IRVINE CA 92618

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
CARRIER CORPORATION
ONE FINANCIAL PLAZA, LEGAL DEPARTMENT, MAIL STOP 5

HARTFORD CT 06101

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CATHOLIC HEALTHCARE WEST DBA ST. MARY MEDICAL CENTE

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CBS BROADCASTING, INC.
11 STANWIX STREET

PITTSBURGH PA 15222

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CEDARS-SINAI MEDICAL CENTER
8700 BEVERLY BOULEVARD, SUITE 2112

LOS ANGELES CA 90048

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CELITE CORPORATION (LOMPOC PLANT)

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
CENTER LINE WHEEL CORPORATION

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
CENTRAL HEATING PLANT
301 NORTH BROADWAY

LOS ANGELES CA

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
CENTURY LAMINATORS

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
CERADYNE INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CERTANCE LLC
1650 SUNFLOWER AVENUE

COSTA MESA CA 92626

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CHANNEL INDUSTRIES, INC.
839 WARD DRIVE

SANTA BARBARA CA 93111

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CHATSWORTH PLATING COMPANY
8865 CANOGA AVENUE

CANOGA PARK CA 91304

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
CHEM WASTE MANAGEMENT
3900 SOUTH WADSWORTH BLVD

LAKEWOOD CO 80235

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
CHEM WASTE MANAGEMENT
3900 SOUTH WADSWORTH BLVD

LAKEWOOD CO 80235

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CHEROKEE INTERNATIONAL
2300 ONE FIRST UNION CENTER

CHARLOTTE NC 28202

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CHILDRENS HOSPITAL LOS ANGELES
4650 WEST SUNSET BOULEVARD

LOS ANGELES CA 90027

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CINTAS CORPORATION

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CITY OF CARLSBAD
1200 CARLSBAD VILLAGE DRIVE

CARLSBAD CA 92008

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CITY OF LONG BEACH, CALIFORNIA
333 WEST OCEAN BLVD., 11TH FLOOR

LONG BEACH CA 90802-4664

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER
111 NORTH HOPE STREET

LOS ANGELES CA 90012

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
CITY OF LOS ANGELES DEPT. OF AIRPORTS
1 WORLD WAY

LOS ANGELES CA 90045

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
CITY OF SANTA BARBARA

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CITY OF SANTA MARIA
810 WEST CHURCH STREET

SANTA MARIA CA 93458

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CLEATOR CORPORATION
8725 PRODUCTION AVENUE

SAN DIEGO CA 92121

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CLOPAY CORPORATION
8585 DUKE BOULEVARD

CINCINNATI OH 45040-3101

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CNF INC.
3240 HILLLVIEW AVENUE

PALO ALTO CA 94304

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
COAST TO COAST ANALYTICAL SERVICE

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
COAST TO COAST ANALYTICAL SERVICE

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
COATINGS RESOURCE CORPORATION
15541 COMMERCE LANE

HUNTINGTON BEACH CA 926491601

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CODELINE CORPORATION
HENSON & EFRON, P. A.
220 SOUTH SIXTH STREET, SUITE 1800
MINNEAPOLIS MN 55402

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
COGNIS CORPORATION
JULIETTE RICHTER,AGENT,GENL.COUNSEL
HENKEL CORP.,THE TRIAD,STE 200
GULPH MILLS PA 19406

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
COLLEGE OF THE DESERT

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
COLUMBIA SHOWCASE & CABINET COMPANY
11034 SHERMAN WAY

SUN VALLEY CA 91352

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
COLUMBIA VENTURES CORPORATION

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
COLUMBIA VENTURES CORPORATION

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
COMBUSTION ENGINEERING, INC.
501 MERRIT 7, 6TH FLOOR

NORWALK CT 06851

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
COMMAIR MECHANICAL SERVICES
1266 14TH STREET
2ND FLOOR
OAKLAND CA 94607

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
COMPETITIVE TRAILERS INC
8832 RAMONA STREET

BELLFLOWER CA 90706

SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

Responsible Party:
COMPUTER COATING COMPANY
15607 NEW CENTURY DRIVE

GARDENS CA 90247

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
CONOCO, INC.
600 N. DAIRY ASHFORD (77079);
P.O. BOX 4783
HOUSTON, TX 77210

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CONSOLIDATED METCO, INC.
13940 NORTH RIVERGATE BOULEVARD

PORTLAND OR 97203

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CONTINENTAL AIRLINES

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
CONTINENTAL AIRLINES

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
CONTINENTAL HEAT TREATING, INC.
10643 SOUTH NORWALK BOULEVARD

SANTA FE SPRINGS CA 90670

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
COOPER INDUSTRIES. LLC
P.O. BOX 4446

HOUSTON TX 772104446

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CORAL CHEMICALS

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
CORAL INDUSTRIES, INC.
10109 SHOEMAKER AVE

SANTE FE SPRINGS CA 90670

SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

Responsible Party:
COSCO INDUSTRIES INC
W. WILSON AVE

IL 60706

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
COUNTY OF LOS ANGELES
500 WEST TEMPLE STREET, RM. 648

LOS ANGELES CA 90012

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
COUNTY OF MOHAVE, ARIZONA
3675 EAST ANDY DEVINE

KINGMAN AZ 86401

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
COUNTY OF ORANGE, CALIFORNIA
10 CIVIC CENTER PLAZA

SANTA ANA CA 92701-4017

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
COUNTY OF SAN LUIS OBISPO
1050 MONTEREY ST

SAN LUIS OBISPO CA 93408

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CRANE CO
757 THIRD AVENUE
4TH FLOOR
NEW YORK NY 10017

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
CROSBY & OVERTON PLANT #1
1610 WEST 17TH STREET

LONG BEACH CA 90813

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
CROSBY & OVERTON SHIP MAINTENANCE CO.
1620 WEST 16TH ST.

LONG BEACH, CA 90813

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
CROSBY & OVERTON, INC.
1610 WEST 17TH STREET

LONG BEACH CA 90813

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
CROWN COACH, INC.
161 NORTH CLARK STREET, SUITE 700

CHICAGO IL 60601

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CTS CORP.
905 WEST BOULEVARD NORTH

ELKHART IN 46514

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CUBIC COMMUNICATIONS, INC.
9333 BALBOA AVENUE

SAN DIEGO CA 92123

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CURTIS TECHNOLOGY
11391 SORRENTO VALLEY ROAD

SAN DIEGO CA 92121

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
CYPRESS COLLEGE
9200 VALLEY VIEW

CYPRESS CA 90630

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
CYTEC INDUSTRIES, INC.
1440 NORTH KRAEMER BLVD.

ANAHEIM CA 92806

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
DAICO INDUSTRIES, INC.
1070 EAST 233RD ST.

CARSON CA 90745-6205

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
DATA LABEL PRODUCTS, INC.
840 NORTH CUMMINGS RD.

COVINA CA 91024

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
DATA LABEL PRODUCTS, INC.
840 NORTH CUMMINGS RD.

COVINA CA 91024

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
DATATRONICS ROMOLAND, INC

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
DATATRONICS, INC.
28151 HIGHWAY 74

ROMOLAND CA 92585

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
DEL MAR ANALYTICAL, INC.
17461 DERIAN AVENUE, SUITE 100

IRVINE CA 92614-5817

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
DENSO SALES CALIFORNIA, INC.
3900 VIA ORO

LONG BEACH CA 90810

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
DERBY HOLDINGS LTD.
1902 - 925 WEST GEORGIA STREET
BC
VANCOUVER V6C 3L2

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
DERINGER-NEY, INC.
6600 SEARS TOWER

CHICAGO IL 60606

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
DEUTSCH COMPANY ELECTRONIC COMPONENTS
2444 WILSHIRE BLVD, SUITE 600

SANTA MONICA CA 90403

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
DISCOVISION ASSOCIATES
915 EAST 23RD STREET

CARSON CA 90745

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
DISNEYLAND CENTRAL PLANT
C/O SEMPRA ENERGY; 101 ASH STREET

SAN DIEGO CA 92101

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
DIVERSITY WYANDOTTE CORPORATION
P. O. BOX 2147

LOS NIETOS CA 90610

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
DIXCO DIVERSIFIED CHEMICAL SALES
P.O. BOX 1568

PENN VALLEY CA 95946

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
DKC HOLDINGS, INC.
1900 MAIN STREET, 5TH FLOOR

IRVINE CA 92614

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
DOND-WELL ADHESIVES, INC.
1171 NORTH TUSTIN AVENUE

ANAHEIM CA 92807

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
DOW CHEMICAL COMPANY
LEGAL DEPARTMENT
2300 WILLIAD H. DOW CENTER
MIDLAND MI 48674

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
DUDE, INC.
4300 PHOENIX AVE

FORT SMITH AR 72903

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
DUNN-EDWARDS CORPORATION
4885 EAST 52ND PLACE

LOS ANGELES CA 90040

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
DYNAIR, INC.
134 W. WALNUT AVE. UNIT B

SAN DIEGO CA 92103

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
E.I. DUPONT DENEMOURS AND COMPANY
1007 MARKET STREET

WILMINGTON DE 19898

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
EAGLE MARINE SERVICES, LTD.
1111 BROADWAY

OAKLAND CA 94607

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
EARL SCHEIB PAINT & SUPPLY CO.
15206 VENTURA BLVD
SUITE 200
SHERMAN OAKS CA 91403

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
EASTMAN KODAK COMPANY
ROUTE 130

SOUTH BRUNSWICK NJ 08902

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
EATON CORPORATION

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

Responsible Party:
ENGARD COATING CORPORATION CORCHEM CORPORATION

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ENGRAPH, INC.
5100 HIDDEN BRANCHES CIRCLE

ATLANTA GA 30338

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ESSEF CORPORATION
220 SOUTH SIXTH STREET, SUITE 1800

MINNEAPOLIS MN 55402

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
ESSILOR OPTICAL, INC.
P.O. BOX 315

CARBONDALE PA 18407

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
EUROTHERM CONTROLS, INC.
33 COMMERCIAL STREET, MAIL CODE B51-2J

FOXBORO MA 02035

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
EXXONMOBIL
601 JEFFERSON ST., ROOM 1221

HOUSTON TX 77002

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
F. M. THOMAS AIR CONDITIONING, INC.
231 GEMINI AVE

BREA CA 92821

SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

Responsible Party:
FEDERAL ENVELOPE COMPANY

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
FEDERAL MOGUL CORPORATION
26555 NORTHWEST HIGHWAY
CLAUDE D MENCOTTE
SOUTHFIELD MI 48034

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
FHL GROUP
2005 PASEO DEL SOL

PALOS VERDES ESTATES CA 92074

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
FILM SALVAGE CO.
3602 CRENSHAW BLVD

LOS ANGELES CA 90016

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
FILM SALVAGE COMPANY
4901 EXPOSITION BLVD.

LOS ANGELES CA 90016

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
FISCHBACH, LLC/FBCO, INC. F/K/A NATKIN SERVICE COMPANY
333 W. HAMPDEN AVE., SUITE 420

ENGLEWOOD CO 80110-2334

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
FLEET AEROSPACE, INC.
41 SOUTH HIGH STREET, SUITE 2900

COLUMBUS OH 43215

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
FLEETWOOD MOTOR HOMES OF CALIFORNIA, INC.
C/O 3125 MYERS STREET

RIVERSIDE CA 92503-5527

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
FORENCO INC
222 N. LA SALLE ST
SUITE 1000
CHICAGO IL 60601

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
FOREST PRODUCTS
4315 DOMINGUEZ ROAD

ROCKAW CA 95677

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
FORT KENT HOLDING, INC. ON BEHALF OF DUNHAM BUSH INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
FRAWLEY CORPORATION
FRAWLEY CORPORATION
5737 KANAN RD. #188
AGOURA HILLS CA 91301

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
FRAZEE INDUSTRIES, INC.
1455 PENNSYLVANIA AVENUE N.W.

WASHINGTON DC 20004

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
FRESNO UNIFIED SCHOOL DISTRICT
ATTN: LYNN PETERS FOR MAINTENANCE DEPARTMENT
717 SOUTH SEVENTH STREET
FRESNO CA 93702

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
FRICTION INC.
4500 DORR STREET

TOLEDO OH 43615

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
GAF CORPORATION
11800 INDUSTRY AVENUE

FONTANA CA 92336

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
GALLAGHER-FERGUSON ENG. INC.
P.O. BOX 7999

TORRANCE CA 90504

SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

Responsible Party:
GAMBOA'S BODY AND FRAME INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
GAMBRO INC
10810 W COLLINS AVE

LAKEWOOD CO 80215

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
GAMBRO RENAL PRODUCTS, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
GAMMA F CORPORATION
3111 FUJITA STREET

TORRANCE CA 90505

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
GATX TERMINALS CORPORATION
500 W. MONROE

CHICAGO IL 60661

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
GENERAL ATOMICS
3550 GENERAL ATOMICS COURT

SAN DIEGO CA 92121-1122

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
GENERAL DYNAMICS CORP
PIERRE LACLEDE CENTER

ST LOUIS MO 63105

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
GENERAL DYNAMICS CORP.
3190 FAIRVIEW PARK DRIVE

FALLS CHURCH VA 22042

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
GENERAL RIBBON CORP.
20650 PRAIRIE STREET

CHATSWORTH CA 91311-6075

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
GENKO, INC.
TWO CONNELL DRIVE

BERKELEY HEIGHTS NJ 07922

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
GEON COMPANY

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
GEORGE INDUSTRIES
4116 WHITESIDE ST.

LOS ANGELES, CA 90063

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
GEORGES & SHAPIRO LITHOGRAPH, INC.
5858 WESTHEIMER, SUITE 200

HOUSTON TX 77057

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
GILBERT INDUSTRIAL CORPORATION
1000 KIEWIT PLAZA

OMAHA NE 68131

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
GLENDALE ADVENTIST MEDICAL CENTER
1509 WILSON TERRACE

GLENDALE CA 91206

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
GOLDEN WEST REFINING COMPANY
13539 E. FOSTER ROAD

SANTA FE SPRINGS CA 90670

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
GOLF PRODUCTS USA
7350 EAST COMPTON BLVD.

PARAMOUNT CA 90723

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
GOOD-WEST RUBBER CORP.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
GREAT WESTERN CHEMICAL
808 SW 15TH AVE.

PORTLAND, OR 97205

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
GSF ENERGY, INC.
2750 SIGNAL PKWY

SIGNAL HILL, CA 90806

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
GSF ENERGY, LLC

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
GTE COMMUNICATIONS SYSTEM CORPORATION
5615 HIGH POINT DRIVE

IRVING TX 75038

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
GULFSTREAM AEROSPACE CORPORATION
500 GULFSTREAM ROAD

SAVANNAH GA 31407

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
HAMBY CORPORATION
27704 AVENUE SCOTT

VALENCIA CA 91355

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
HAMILTON SUNDSTRAND CORP
ONE FINANCIALPLAZA MS 503

HARTFORD CT 06101

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
HARMON INDUSTRIES, INC.
100 STATE STREET, SUITE 700

ERIE PA 16507-1459

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
HARPERS
2027 HARPERS WAY

TORRANCE CA 92590

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
HARTWELL CORP
900 S. RICHFIELD ROAD

PLACENTIA CA 92870

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
HERCULES INCORPORATED

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
HERMETIC SEAL CORP
4232 TEMPLE CITY BLVD.

ROSEMEAD CA 91770

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
HEWLETT-PACKARD COMPANY
1600 J.F.K. BOULEVARD
FOUR PENN CENTER, SUITE 200
PHILADELPHIA PA 19103

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
HEXCEL CORPORATION
5794 W. LAS POSITAS BLVD.

PLEASANTON CA 94588

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
HEXFET AMERICA
233 KANSAS STREET

EL SEGUNDO CA 90245

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
HIGH VOLTAGE TRANS SERVICES COMPANY

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
HIGH VOLTAGE TRANS SERVICES COMPANY

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
HITACHI CONSUMER PRODUCTS, INC.
901 EAST SOUTH STREET

ANAHEIM CA 92806

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
HITACHI HOME ELECTRONICS, INC

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
HITCO MATERIALS
4850 E. 49TH ST., MBC3-145

CUYAHOGA HTS. OH 44125

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
HOLLY SUGAR CORPORATION
8016 HIGHWAY 90A

SUGAR LAND TX 77478

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
HONEYWELL, INC.
P.O. BOX 524

MINNEAPOLIS MN 55440

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
HOWMET CORP.
475 STEAMBOAT ROAD

GREENWICH CT 06830

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
HOWMET CORP.
475 STEAMBOAT ROAD

GREENWICH CT 06830

Responsible Party:
HUBBELL INCORPORATED

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
HUCK MFG. COMPANY
P. O. BOX 5258

CARSON CA 90749

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
HUGHES MISSILE SYSTEM

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
HUGHES NETWORK SYSTEMS
4128 SORRENTO VALLEY BLVD

SAN DIEGO CA 92121

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
I & I DEBURRING

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
IDG USA, LLC
1100 PEACHTREE ROAD, SUITE 2800
FOR INDUSTRIAL DISTRIBUTION GROUP, INC.
ATLANTA GA 30309

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
ILLINOIS TOOL WORKS
CORPORATE HEADQUARTERS
3600 WEST LAKE AVENUE
GLENVIEW IL 60025

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
IMAGE TRANSFORM, INC.
1925 CENTURY PARK EAST, SUITE 950
LOS ANGELES CA 90067

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
INDUSTRIAL PROPERTY MANAGEMENT
1495 EAST WARNER AVENUE
SANTA ANA CA 92705

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
IN-TERMINAL SERVICES CORPORATION
3111 W. 167TH ST.
HAZEL CREST IL 60429

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
INTERNATIONAL BUSINESS MACHINES CORPORATION
294 ROUTE 100
SOMERS NY 10589

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
INTERNATIONAL LABEL & TAPE CO.
10536 NORWALK BLVD.
SANTA FE SPRINGS CA 90670

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
INTERNATIONAL PAPER
INTERNATIONAL PAPER PLACE 1
6400 POPULAR AVE., SUITE 106
MEMPHIS TN 38197

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
INTERNATIONAL PAPER COMPANY
INTERNATIONAL PAPER PLAZA
77 W. 45TH STREET
NEW YORK NY 10036

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
INTERNATIONAL RECTIFIER CORPORATION
233 KANSAS STREET

EL SEGUNDO CA 90245

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
J.C. PENNEY COMPANY INC.
6501 LEGACY DRIVE

DALLAS TX 75024

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
JACUZZI WHIRLPOOL BATH, INC.
515 SOUTH FIGUEROA STREET, SEVENTH FLOOR

LOS ANGELES CA 90071-3398

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
JAFRA COSMETICS INTERNATIONAL, INC.
2451 TOWNSGATE ROAD

WESTLAKE VILLAGE CA 91361

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
JANS-KENS ENAMELING CO., INC.
715 E. CYPRESS

MONROVIA CA 91016

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
JBL INCORPORATED
8500 BALBOA BOULEVARD

NORTHRIDGE CA 91329

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility? N
Proposed to NPL:
On Final NPL 1/19/1999
Deleted from NPL

Responsible Party:
JET PROPULSION LAB; CHARLES L. BRUNI
4800 OAK GROVE DRIVE

PASADENA CA 911098099

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
JOHANSON DIELECTRICS INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
JOHNS MANVILLE INTERNATIONAL, INC.

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
JOHNSON DIELECTRONICS, INC.
P.O. BOX 6456

BURBANK CA 91505

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
KC PHOTO ENGRAVING
2666 E. NINA STREET

PASADENA CA 91107

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
KERN HIGH SCHOOL DISTRICT
1300 17TH STREET

BAKERSFIELD CA 93301

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
KESTER SOLDER COMPANY
515 E. TOUHY AVENUE

DES PLAINES IL 60018

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
KEY MECHANICAL SERVICE COMPANY

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
KIMBERLY CLARK WORLDWIDE INC

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
KIMBERLY-CLARK CORPORATION
545 E. CARPENTER FREEWAY

IRVING TX 75062

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
KINDER MORGAN LIQUIDS TERMINALS LLC

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
K-TUBE CORPORATION
13400 KIRKHAM WAY

POWAY CA 92064-7134

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
KYOWA AMERICA CORPORATION
385 CLINTON STREET

COSTA MESA CA 92626-6021

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
KYOWA AMERICA CORPORATION
385 CLINTON STREET

COSTA MESA CA 92626-6021

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
L-3 SERVICES, INC

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
LA HEALTH SERVICES

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
LADDER INDUSTRIES
1040 SOUTH CAMINO ORO DRIVE

GOODYEAR AZ 85338-1417

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
LAMIRANDA PRODUCTS COMPANY, INC. / USG CORPORATION

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
LE VAN SPECIALITY CO.
14923 PROCTOR AVENUE

CITY OF INDUSTRY CA 91746

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
LEAR SIEGLER, INC.
469 MORRIS AVE

SUMMIT NJ 07901

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
LITRONIC INDUSTRIES, INC.
17861 CARTWRIGHT ROAD

IRVINE CA 92614

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
LOCKHEED MARTIN CORPORATION
2550 N. HOLLYWOOD WAY, SUITE 301

BURBANK CA 91505

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
LOCKHEED MARTIN ELECTRO-OPTICAL SYSTEMS, INC.
65 SPIT BROOK ROAD

NASHUA NH 03060

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
LOMA LINDA UNIVERSITY

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
LONG BEACH UNIFIED SCHOOL DISTRICT
2425 WEBSTER AVENUE

LONG BEACH CA 90810

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
LONZA, INC.

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
LOS ANGELES COUNTY METROPOLITAN TRANSIT AUTHORITY

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility? N
Proposed to NPL:
On Final NPL 1/19/1999
Deleted from NPL

Responsible Party:
LOYOLA MARYMOUNT UNIVERSITY
BUSINESS AFFAIRS, UNIVERSITY HALL
ONE LMU DRIVE, SUITE 4900
LOS ANGELES CA 90045-2659

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
LUPPEN HOLDINGS, INC. & METAL PRODUCTS ENGINEERING

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
LUXFER USA LIMITED

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
M & M PRINTED BAG INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
MACERICH PROPERTY MANAGEMENT COMPANY, LLC
FOR MACERICH PROPERTY MANAGEMENT COMPANY, LLC
401 WILSHIRE BOULEVARD, SUITE 700
SANTA MONICA CA 90401

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
MACY'S RETAIL HOLDINGS, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
MADISON INDUSTRIES INC
1900 EAST 64TH ST

LOS ANGELES CA 90001

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
MAJON, INC.
531 WOODRUFF AVE

LOS ANGELES CA 90024

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
MANUFACTURING TECH., INC.
2226 GOODYEAR AVE.

VENTURA CA 93003

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
MARTEK POWER INC. FORMERLY MARTEK POWER ABBOTT, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
MARTINEZ MFG. COMPLEX
P.O. BOX 711

MARTINEZ CA 94553

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
MARVIN ELECTRIC MFG. CO. INC.

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
MASCO BUILDING PRODUCTS CORP.
1 GOLDEN SHORE

LONG BEACH CA 90802

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
MASCO CORPORATION OF INDIANA (ELECTRA)

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
MATTEL INC.

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
MATTHEWS INTERNATIONAL CORP.
TWO NORTHSIDE CENTER

PITTSBURGH PA 15212

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
MAXON INDUSTRIES, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
MAXWELL TECHNOLOGIES, INC.
9275 SKY PARK CT.

SAN DIEGO CA 92123

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
MAY COMPANY SERVICES CENTER
3447 GRAND AVENUE

LOS ANGELES CA 90114

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
MAYONI ENTERPRISES
10340 GLENOAKS BLVD

PACOIMA CA 91331

SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

Responsible Party:
MCDONNELL DOUGLAS HELICOPTER CO.
PO BOX 3707, MS 13-08

SEATTLE WA 98124

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
MCDONNELL DOUGLAS HELICOPTER CO.
PO BOX 3707, MS 13-08

SEATTLE WA 98124

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
MCP FOODS (BORDEN)
180 EAST BROAD STREET

COLUMBUS OH 43215

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
MCP FOODS (FIRMENICH)
PO BOX 5880

PRINCETON NJ 08543

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
MD PHARMACEUTICAL, INC.
3501 W. GERRY AVE

SANTA ANA CA 92704

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
MELLES GRIOT, INC. / BARLOWORLD USA INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
MERLE NORMAN COSMETICS, INC.
9130 BELLANCA AVENUE

LOS ANGELES CA 90045-4710

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility? N
Proposed to NPL:
On Final NPL 1/19/1999
Deleted from NPL

Responsible Party:
METROPOLITAN WATER DISTRICT
PO BOX 54153

LOS ANGELES CA 90054

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
MICA CORPORATION
8536 NATIONAL BLVD.

CULVER CITY CA 90230

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
MICO WEST
1911 LEE BLVD

NORTH MANKATO MN 56003

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
MICTROELECTRONICS PACKAGING, INC.

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
MIGHTY MOVER TRAILERS, INC.
224 N. SHERMAN AVE.

CORONA CA 92882-1843

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
MONTGOMERY TANK LINES
3802 CORPOREX PARK DR. STE 200

TAMPA FL 33619

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
MONTGOMERY TANK LINES
3802 CORPOREX PARK DR. STE 200

TAMPA FL 33619

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
MOORE WALLACE NORTH AMERICA, INC.
77 WEST WACKER DRIVE

CHICAGO IL 60601

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
NATIONAL BROADCASTING CO.

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

Responsible Party:
NATIONAL STEEL AND SHIPBUILDING COMPANY
2798 HARBOR DRIVE

SAN DIEGO CA 92113

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
NAVCOM DEFENSE ELECTRONICS, INC.
4323 ARDEN DRIVE

EL MONTE CA 91731

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
NCR CORPORATION/ENG. & MFG
16550 WEST BERNARDO DRIVE

SAN DIEGO CA 92127

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

Responsible Party:
NI INDUSTRIES, INC.
5215 SO. BOYLE AVE.

LOS ANGELES CA 90058

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
NI INDUSTRIES, INC.
5215 SO. BOYLE AVE.

LOS ANGELES CA 90058

Responsible Party:
NMB USA INC.
175 JAFFREY ROAD

PETERBOROUGH NH 03458

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
NOBEL BIOCARE USA, INC.
22715 SAVI RANCH PARKWAY

YORBA LINDA CA 92887

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
NORRIS INDUSTRIES
21001 VAN BORN RD.

TAYLOR MI 48180

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
NORTHERN CALIFORNIA LABELS, INC.
12809 MARQUARDT AVENUE

SANTA FE SPRINGS CA 90670

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
NORTHROP GRUMMAN CORPORATION
1840 CENTURY PARK EAST

LOS ANGELES CA 90067

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
NORTHWESTERN, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
NOVACAP, INC
25136 ANZA DRIVE

SANTA CLARITA CA 913553415

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
OAKITE PRODUCTS, INC.
50 VALLEY ROAD

BERKELEY HTS NJ 07922

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
OHLINE, INC.
1930 W. 139TH STREET

GARDENA CA 90249

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
O'MEARA, DENNIS
12504 EAST WHITTIER BLVD.

WHITTIER CA 90602

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
OMEGA CHEMCIAL CORPORATION
12504 EAST WHITTIER BLVD.

WHITTIER CA 90602

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
ONTARIO-MONTCLAIR SCHOOL DISTRICT
950 WEST D STREET

ONTARIO CA 91762-3026

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
OXNARD UNION HIGH SCHOOL DISTRICT
309 SOUTH K STREET

OXNARD CA 93030

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
OXNARD UNION HIGH SCHOOL DISTRICT
309 SOUTH K STREET

OXNARD CA 93030

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PACESETTERS SYSTEMS, INC.
186 WOOD AVE SO

ISELIN NJ 08830

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
PACIFIC BELL TELEPHONE & TELEGRAPH
2600 CAMINO RAMON, #3E000U

SAN RAMON CA 94583

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
PACIFIC GAS & ELECTRIC COMPANY
77 BEALE STREET
SUITE 3115
SAN FRANCISCO CA 94105

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
PACIFIC PRECISION METALS
601 S. VINCENT AVENUE

AZUSA CA 91702

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
PACIFIC TELEPHONE & TELEGRAPH
170 NORTH FAIR OAKS #104

PASADENA CA 91103

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
PALL FILTRATION AND SEPARATIONS GROUP INC.
2200 NORTHERN BOULEVARD

EAST HILLS NY 11548

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PARA PLATE
3242 EAST OLYMPIC BLVD.

LOS ANGELES CA 90023

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
PARA PLATE - ARIZONA, INC.
3106 WEST THOMAS ROAD, SUITE 1106

PHOENIX AZ 850175305

SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

Responsible Party:
PARA PLATE & PLASTICS CO., INC.
15910 SHOEMAKER AVE

CERRITOS CA 907032200

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

Responsible Party:
PARADISE BEACON
5581 PARADISE BLVD.

CORTE MADERA CA 94925

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
PASMINCO INCORPORATED
444 SOUTH FLOWER STREET, SUITE 3050

LOS ANGELES CA 90071

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PENSKE MOTOR GROUP, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
PENSKE TRUCK LEASING
2901 SUNOI DRIVE

VERNON CA

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
PERFECTDATA CORPORATION
444 SOUTH FLOWER STREET, SUITE 500

LOS ANGELES CA 90071-2906

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PERIGEE HOLDINGS, INC.
2500 PEACHTREE ROAD, #104

ATLANTA GA 30305

SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

Responsible Party:
PERKINELMER, INC.
45 WILLIAM STREET
WELLESLEY, MA 02481

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PERMALITE PLASTICS CORPORATION
1131 WEST BAKER STREET

COSTA MESA CA 92626

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PETRO LOCK INC.
45315 NORTH TREVOR AVENUE

LANCASTER CA 93534

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
PETROLEUM TESTING SERVICES, INC.
1737 EL TRAVESIA DRIVE

LA HABRA CA 906318033

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
PHILIPS ELECTRONICS
1251 AVENUE OF THE AMERICAS

NEW YORK NY 100201104

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PHOTO FABRICATORS, INC.
7648 BURNET AVENUE

VAN NUYS CA 91405

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PILKINGTON PLC

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
PLASTIC MATERIALS, INC.
3033 WEST MISSION ROAD

ALHAMBRA CA 91803

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
PNEUDRAULICS, INC

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
PNEUMO ABEX CORPORATION

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
POCINO FOODS CO.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility? N
Proposed to NPL:
On Final NPL 1/19/1999
Deleted from NPL

Responsible Party:
POLYMER INDUSTRIES, INC.
444 ATHOL STREET

SAN BERNARDINO CA 92401
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
POPE & TALBOT
48513 HIGHWAY 58

OAKRIDGE OR 97463
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
PORCELAIN METALS CORPORATION
1299 OCEAN AVENUE, SUITE 900

SANTA MONICA CA 90401
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PRECISION ANODIZING, INC.
1005 EAST ORANGETHORPE AVENUE

ANAHEIM CA 92801
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PRECISION TAG & LABEL CORPORATION
4735 INDUSTRIAL STREET, SUITE 4A

SIMI VALLEY CA 93063
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PREMIER REFRACTORIES, INC.
27 NOBLESTOWN ROAD

CARNEGIE PA 15106
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PRIMUS GROUP, INC.
2810 INDUSTRIAL PARKWAY

SANTA MARIA CA 93455
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility? N
Proposed to NPL:
On Final NPL 1/19/1999
Deleted from NPL

Responsible Party:
PRINT SALES, INC.
7 BANDOL

NEWPORT COAST CA 92657

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
PRINTED CIRCUITS UNLIMITED
8786 INDUSTRIAL LN

RANCHO CUCAMONGA CA 91730

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
PURITAN BENNETT CORPORATION
2310 CAMINO VIDA ROBLE

CARLSBAD CA 92008

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
QUAD CHEMICAL CORP.
17-17 ROUTE 208

FAIR LAWN NJ 07410

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
QUAKER CHEMICAL CORPORATION
901 HECTOR STREET

CONSHOHOCKEN PA 194280809

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
QUAKER CITY PLATING LTD

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
QUALITY FABRICATIONS, INC.

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
QUALITY FABRICATIONS, INC.

SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

Responsible Party:
QUEST DIAGNOSTICS CLINICAL LABORATORIES INC
1560 BROADWAY, SUITE 2090
CORPORATE SERVICE COMPANY
DENVER CO 80202

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
RAND MCNALLY & COMPANY
8255 NORTH CENTRAL PARK

SKOKIE IL 60076

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
RANTEC POWER SYSTEMS INC.
1173 LOS OLIVOS AVENUE

LOS OSOS CA 93422

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
RAYTHEON CO.
350 ELLIS ST./BOX 7016

MOUNTAIN VIEW, CA 94042

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
RAYTHEON COMPANY (HUGHES)

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
RAYTHEON MAGNETIC SYSTEMS DIVISION

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
RAYTHEON MAGNETIC SYSTEMS DIVISION

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
REED & GRAHAM, INC.

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

Responsible Party:
REGENTS OF THE UNIVERSITY OF CALIFORNIA
300 LAKESIDE DR 7TH FLOOR

OAKLAND CA 94612

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
REICHHOLD CHEMICALS, INC.
237 S. MOTOR AVE.

AZUSA, CA 91702

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
REICHOLD CHEMICALS, INC.
PO BOX 13582

RESEARCH TRIANGLE NC 27709

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
RESINART CORPORATION
1621 PLACENTIA AVENUE

COSTA MESA CA 92627

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
RESINART CORPORATION
1621 PLACENTIA AVENUE

COSTA MESA CA 92627

Responsible Party:
REXAM CORP
4201 CONGRESS ST
SUITE 340
CHARLOTTE NC 28209

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
RICOH ELECTRONICS, INC.
1100 VALENCIA AVENUE

TUSTIN CA 92780

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
RICOH PRINTING SYSTEM AMERICA, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
RIKER LAB, INC. (3M)

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
ROBERT MANUFACTURING CO
10667 JERSEY BLVD

RANCHO CUCAMONGA CA 91730

SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

Responsible Party:
ROBINSON PREZIOSO, INC.
10114 SHOEMAKER AVENUE

SANTA FE SPRINGS CA 90670

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
ROCKWELL COLLINS OPTRONICS, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
RODGERS CORP-SOLADYNE DIV.
7447 CONVOY COURT

SAN DIEGO CA 92111

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
S & H CABINETS AND MANUFACTURING, INC.
10860 MULBERRY AVENUE

FONTANA CA 92337

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
S&R SWEEPS

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
SAFETY KLEEN CORP.
633 WEST FIFTH STREET, SUITE 4000

LOS ANGELES CA 90071

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
SAFETY-KLEEN SYSTEMS, INC.
CLUSTER II, BUILDING 3
5400 LEGACY DRIVE
PLANO TX 75024

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
SAN DIEGO UNIFIED SCHOOL DISTRICT
4100 NORMAL STREET, ROOM 2148

SAN DIEGO CA 92103

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SAN JOAQUIN REFINING CO., INC.
3542 SHELL STREET

BAKERSFIELD CA 93308

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SANTA MONICA HOTEL ASSOCIATES, LLC
15720 VENTURA BLVD., #221

ENCINO CA 91436

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SANTE FE BRAUN, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SCHERING CORP.
SCHERING CORP.,
2000 GALLOPING HILL RD.
KENNILWORTH, NJ 07033

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SCRIPTO TOKAI CORPORATION
11600 MILLENNIUM CT

RANCHO CUCAMONGA CA 91730

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
SEMPRA ENERGY SOLUTIONS

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
SENIOR OPERATIONS, INC.
1335 SAN LUCAS CT

SOLANA BEACH CA 92075

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SHAMROCK SCIENTIFIC SPECIALTY SYSTEMS INC
34 DAVIS DRIVE

BELLWOOD IL 601041047

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SHARPE MANUFACTURING CO.
321 CHADBOURNE AVENUE

LOS ANGELES CA 90049

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SHELL OIL COMPANY
ONE SHELL PLAZA
ROOM 4876
HOUSTON TX 772522463

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SHELL SOLAR INDUSTRIES, L.P.
4650 ADOHR LANE

CAMARILLO CA 93010

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SHERWIN WILLIAMS CO.
101 PROSPECT AVENUE

CLEVELAND OH 44115

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SHIBUYA INTERNATIONAL, INC.
1070 RENO AVENUE

MODESTO CA 95351

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
SHIBUYA INTERNATIONAL, INC.
1070 RENO AVENUE

MODESTO CA 95351

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SHIELD PACKAGING OF CALIFORNIA, INC.
21 UNIVERSITY ROAD

CANTON MA 02021

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SHILEY INC
235 E. 42ND STREET

NEW YORK NY 100175755

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SHOP VAC CORPORATION
2323 REACH ROAD

WILLIAMSPORT PA 17701

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SIERRACIN CORPORATION
12780 SAN FERNANDO ROAD

SYLMAR CA 91342

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

Responsible Party:
SIGMA CASTING
925 S. CHARLIE RD.

CITY OF INDUSTRY CA 91748

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SIGNET ARMORLITE, INC.
1001 ARMORLITE DRIVE

SAN MARCOS CA 92069

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
SIGNET ARMORLITE, INC.
1001 ARMORLITE DRIVE

SAN MARCOS CA 92069

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SIMPSON STRONG-TIE COMPANY INC.
4120 DUBLIN BOULEVARD, SUITE 400

DUBLIN CA 94568

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SIX FLAGS THEME PARKS INC.
1700 LINCOLN STREET, SUITE 3200

DENVER CO 80203-4532

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SMCO, LP
12007 LOS NIETOS ROAD, SUITE 3

SANTA FE SPRINGS CA 90670-2557

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SOCO WEST, INC
120 WHITE PLAINS ROAD

TARRYTOWN NY 10591

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SOLECTRON CORPORATION
FOR MAGNETIC DATA CALIFORNIA, LLC
777 GILBRATAR DRIVE
MILPITAS CA 95035

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SONOCO PRODUCTS COMPANY

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
SONOCO PRODUCTS COMPANY

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
SOUTHERN CALIFORNIA EDISON
2244 WALNUT GROVE AVE.

ROSEMEAD, CA 91770

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SOUTHERN CALIFORNIA RTD

CA

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
SOUTHERN PACIFIC TRANSPORTATION COMPANY
808 TRAVIS, STE 620

HOUSTON TX 77002

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
SOUTHWESTERN INDUSTRIES, INC.
2615 HOMESTEAD PLACE

RANCHO DOMINGUEZ CA 90220-5610

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
SPARTON TECHNOLOGY INC
4901 ROCKAWAY BLVD NE

RIO RANCHO NM 871247013

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SPERRY AEROSPACE & MARINE GROUP

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
SPERRY AEROSPACE & MARINE GROUP

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
SQUARE D COMPANY
19 WATERMAN AVENUE
ON
TORONTO M4B 1Y2

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
STATE OF CALIFORNIA, DEPT OF TRANSPORTATION
100 SOUTH MAIN STREET, SUITE 1300

LOS ANGELES CA 90012

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

Responsible Party:
STEELSCOPE, FKA, BHP COATED STEEL

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
STREAMLOGIC CORPORATION
P.O. BOX 2606

SAN ANSELMO CA 94979

SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

Responsible Party:
STRUCTURAL COMPOSITES INDUSTRIAL INC.
325 ENTERPRISE PLACE

POMONA, CA 91768

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
SUPERIOR CONTROLS CO, INC

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
SUPRACOTE, INC.
222 W. KALAMA RIVER RD

KALAMA WA 98625

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
SUPRACOTE, INC.
222 W. KALAMA RIVER RD

KALAMA WA 98625

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
SWEDLOW, INC.
12122 SOUTH WESTERN AVENUE

GARDEN GROVE CA 92642

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
TDY INDUSTRIES, INC.
KIRKPATRICK & LOCKHART LLP
1500 OLIVER BUILDING
PITTSBURGH PA 15222

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
TEC COLOR CRAFT
1860 WRIGHT AVENUE

LA VERNE CA 91750

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
TECH GRAPHIC, INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
TELEDYNE, INC.
11361 SUNRISE PARK DRIVE

RANCHO CORDOVA CA 95742

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
TEXACO, INC.
2255 N. ONTARIO ST

BURBANK CA 91504

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
TEXACO, INC.
2255 N. ONTARIO ST

BURBANK CA 91504

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
TEXAS INSTRUMENTS INC
1409 NORTH NORMA

RIDGECREST CA 93555

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
TEXTRON INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
THE A & T GROUP, INC. (AIR MECHANICAL INC.)

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
THE ALPHA CORPORATION OF TENNESSEE
175 COMMERCE ROAD

COLLIERVILLE TN 38017

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
THE GLIDDEN COMPANY
925 EUCLID AVENUE

CLEVELAND OH 44115

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
THE HERTZ CORPORATION
225 BRAE BOULEVARD

PARK RIDGE NJ 076560713

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
THE HERTZ CORPORATION
225 BRAE BOULEVARD

PARK RIDGE NJ 076560713

Responsible Party:
THE OKONITE COMPANY
102 HILLTOP ROAD

RAMSEY NJ 07446

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
THE RINCHEM COMPANY
7887 NORTH 16TH STREET, #110

PHOENIX AZ 85020

SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/06/2006 ADMIN ORDER ON CONSENT

Responsible Party:
THE SIGNS AND SERVICES COMPANY
10980 BOATMAN AVENUE

STANTON CA 90680-2602

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
THOMAS CNC MACHINING
23650 VIA DEL RIO

YORBA LINDA CA 92887

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
THUMS LONG BEACH COMPANY
111 WEST OCEAN BOULEVARD, SUITE 800

LONG BEACH CA 90802-4640

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
TIMEMED LABELING SYSTEMS INC
144 TOWER DRIVE

BURR RIDGE IL 60521

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
TODD PACIFIC SHIPYARDS CORP.

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility? N
Proposed to NPL:
On Final NPL 1/19/1999
Deleted from NPL

Responsible Party:
TODD PACIFIC SHIPYARDS CORP.

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
TRANE USA, INC

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
TRANSAMERICA OCCIDENTAL LIFE INSURANCE COMPANY
1150 S. OLIVE STREET

LOS ANGELES CA 90015
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
TRANSAMERICAN PLASTICS CORP.

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

Responsible Party:
TREASURE CHEST ADVERTISING, INC.

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
TREGEN CORP. INC.
6120 ALTMARK AVENUE

WHITTIER CA 90601
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility? N
Proposed to NPL:
On Final NPL 1/19/1999
Deleted from NPL

Responsible Party:
TRIBUNE CO. ASIIT TIMES MIRROR PRESS

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
TRIPLE J. PACIFICATION FACILITY

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
TROY LIGHTING, INC.
14625 E. CLARK AVENUE

CITY OF INDUSTRY CA 91745

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
TRW TECHNAR INC.

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
TUBING SEAL & CAP

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
TUCSON VALLEY LIQUIDATING TRUST F/B/O CAL-MART

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
TYCO HEALTHCARE GROUP LP
15 HAMPSHIRE ST

MANSFIELD MA 02421

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility? N
Proposed to NPL:
On Final NPL 1/19/1999
Deleted from NPL

Responsible Party:
U.S. FOODSERVICE, INC.
9755 PATUXENT WOODS DRIVE
COLUMBIA MD 21046

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
UCB

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
UNION OIL COMPANY OF CALIFORNIA
2101 W. FIFTH STREET
LOS ANGELES CA 90018

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
UNION PACIFIC RAILROAD COMPANY
1416 DODGE STREET
OMAHA NE 68179

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
UNISTRUT INTERNATIONAL CORPORATION

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
UNITED PARCEL SERVICE, INC.
400 PERIMETER CENTER
TERRACES NORTH
ATLANTA GA 30346

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
UNIVAR CORP.
VAN WATERS AND ROGERS DIV.,
1600 NORTON BLDG
SEATTLE, WA 98104

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
UNIVERSAL CITY STUDIOS, INC.

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
UNIVERSITY OF CALIFORNIA-IRVINE

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
UNIVERSITY OF SOUTHERN CALIFORNIA
3535 S 716
LOS ANGELES CA 90089

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
URETHANE INDUSTRIES
550 WEST CROWTHER AVENUE
PLACENTIA CA 92670

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER

Responsible Party:
VALLEY PLATING WORKS, INC.
2701 SAN FERNANDO ROAD
LOS ANGELES CA 91016

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility? N
Proposed to NPL:
On Final NPL 1/19/1999
Deleted from NPL

Responsible Party:
VALSPAR CORPORATION, THE
1101 THIRD STREET SOUTH
PO BOX 1461
MINNEAPOLIS MN 55440

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
VAN WALTERS & ROGERS

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
VELIE CIRCUITS, INC.
1267 LOGAN AVENUE

COSTA MESA CA 92626

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/13/2002 CONSENT DECREE
SETTLEMENT DATE: 02/13/2002 CONSENT DECREE

Responsible Party:
VENTURA REGIONAL SANITATION DISTRICT
1001 PARTRIDGE DRIVE, SUITE 150

VENTURA CA 93003-0704

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
VENTURA TOWNE HOUSE

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
VERTIS, INC.
250 WEST PRATT STREET

BALTIMORE MD 21201

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
VIRACON, INC.
50 SOUTH 6TH STREET

MINNEAPOLIS MN 55402

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
VISTA FORD
21501 VENTURA BOULEVARD

WOODLAND HILLS CA 91364

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
W & B MARKETING-ALUMNIFRAME

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

Responsible Party:
WALT DISNEY CO.

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
WASTE DISPOSAL, INC.
12731 EAST LOS NIETOS ROAD

WHITTIER CA

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
WASTE MANAGEMENT INC.

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility? N
Proposed to NPL:
On Final NPL 1/19/1999
Deleted from NPL

Responsible Party:
WASTE MANAGEMENT RECYCLING & DISPOSAL SERVICES

SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE

Responsible Party:
WEBER AIRCRAFT

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
WELLS FARGO BANK
633 FOLSOM STREET - 7TH FLOOR

SAN FRANCISCO CA 94107-3618

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
WESTERN METAL DECORATING COMPANY

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 02/28/2001 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
WESTMONT COLLEGE

SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
WHITTIER CITY YARD
1320 PENN STREET

WHITTIER CA 90602

SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 05/09/1995 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER
SETTLEMENT DATE: 07/02/2004 UNILATERAL ADMIN ORDER

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 *0.4458 miles from the Subject Property*

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Responsible Party:
WHITTIER CITY YARD
1320 PENN STREET

WHITTIER CA 90602

Responsible Party:
WILLIAMS FURNACE CO.
250 WEST LAUREL STREET

COLTON CA 92324

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
WM. J. MATSON COMPANY
1010 CINDY LANE

CARPINTERIA CA 93013

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
XEROX CORP.
JAMES MACKENZIE,DIR.ENV.HLTH,SAFTY
XEROX SQUARE-021D
ROCHESTER NY 14644

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

Responsible Party:
YORK INTERNATIONAL CORP
631 S. RICHLAND AVENUE

YORK PA 17403

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
YORT, INC

SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 11/09/2009 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE
SETTLEMENT DATE: 10/07/2010 CONSENT DECREE

Responsible Party:
ZIMMER DENTAL INC.
12 GREENWAY PLAZA, SUITE 1000

HOUSTON TX 77046

SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT
SETTLEMENT DATE: 09/01/2005 ADMIN ORDER ON CONSENT

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility? N
Proposed to NPL:
On Final NPL 1/19/1999
Deleted from NPL

Actions for SITEWIDE Operating Unit

Action		Start Date	Completion Dat	Financing
DS001	DISCOVERY		7/12/1989	EPA Fund-Financed
DS001	DISCOVERY		7/12/1989	EPA Fund-Financed
DS001	DISCOVERY		7/12/1989	EPA Fund-Financed
GE001	GENERAL ENFORCEMENT	1/22/1999	5/24/2000	Federal Enforcement
GE001	GENERAL ENFORCEMENT	1/22/1999	5/24/2000	Federal Enforcement
GE001	GENERAL ENFORCEMENT	1/22/1999	5/24/2000	Federal Enforcement
NP001	PROPOSAL TO NPL		9/29/1998	EPA Fund-Financed
NP001	PROPOSAL TO NPL		9/29/1998	EPA Fund-Financed
NP001	PROPOSAL TO NPL		9/29/1998	EPA Fund-Financed
HR001	HRS PACKAGE		1/19/1999	EPA Fund-Financed
HR001	HRS PACKAGE		1/19/1999	EPA Fund-Financed
HR001	HRS PACKAGE		1/19/1999	EPA Fund-Financed
RP001	NON-NPL PRP SEARCH	2/1/1995	11/1/1995	Federal Enforcement
RP001	NON-NPL PRP SEARCH	2/1/1995	11/1/1995	Federal Enforcement
RP001	NON-NPL PRP SEARCH	2/1/1995	11/1/1995	Federal Enforcement
RN001	REMOVAL NEGOTIATIONS	2/1/1995	5/9/1995	Federal Enforcement
RN001	REMOVAL NEGOTIATIONS	2/1/1995	5/9/1995	Federal Enforcement
RN001	REMOVAL NEGOTIATIONS	2/1/1995	5/9/1995	Federal Enforcement
BB001	PRP REMOVAL	6/27/1995	9/24/2001	Responsible Party
BB001	PRP REMOVAL	6/27/1995	9/24/2001	Responsible Party
BB001	PRP REMOVAL	6/27/1995	9/24/2001	Responsible Party
FN001	RI/FS NEGOTIATIONS	6/1/1999	7/14/2000	Federal Enforcement
FN001	RI/FS NEGOTIATIONS	6/1/1999	7/14/2000	Federal Enforcement
FN001	RI/FS NEGOTIATIONS	6/1/1999	7/14/2000	Federal Enforcement
AN001	RD/RA NEGOTIATIONS	6/10/2009	5/14/2010	Federal Enforcement
AN001	RD/RA NEGOTIATIONS	6/10/2009	5/14/2010	Federal Enforcement
AN001	RD/RA NEGOTIATIONS	6/10/2009	5/14/2010	Federal Enforcement
PA001	PRELIMINARY ASSESSMENT		6/1/1990	EPA Fund-Financed
PA001	PRELIMINARY ASSESSMENT		6/1/1990	EPA Fund-Financed
PA001	PRELIMINARY ASSESSMENT		6/1/1990	EPA Fund-Financed
PA002	PRELIMINARY ASSESSMENT		5/10/1995	EPA Fund-Financed
PA002	PRELIMINARY ASSESSMENT		5/10/1995	EPA Fund-Financed
PA002	PRELIMINARY ASSESSMENT		5/10/1995	EPA Fund-Financed
GP001	REGIONAL ATTORNEY ASSIGNED		8/8/1995	Federal Enforcement
GP001	REGIONAL ATTORNEY ASSIGNED		8/8/1995	Federal Enforcement
GP001	REGIONAL ATTORNEY ASSIGNED		8/8/1995	Federal Enforcement
AR001	ADMINISTRATIVE RECORDS	6/30/1995	6/30/1995	EPA Fund-Financed
AR001	ADMINISTRATIVE RECORDS	6/30/1995	6/30/1995	EPA Fund-Financed
AR001	ADMINISTRATIVE RECORDS	6/30/1995	6/30/1995	EPA Fund-Financed
UA001	UNILATERAL ADMIN ORDER		5/9/1995	Federal Enforcement
UA001	UNILATERAL ADMIN ORDER		5/9/1995	Federal Enforcement
UA001	UNILATERAL ADMIN ORDER		5/9/1995	Federal Enforcement
RN002	REMOVAL NEGOTIATIONS	6/1/1999	7/14/2000	Federal Enforcement
RN002	REMOVAL NEGOTIATIONS	6/1/1999	7/14/2000	Federal Enforcement
RN002	REMOVAL NEGOTIATIONS	6/1/1999	7/14/2000	Federal Enforcement
CD002	CONSENT DECREE	7/14/2000	2/28/2001	Federal Enforcement
CD002	CONSENT DECREE	7/14/2000	2/28/2001	Federal Enforcement
CD002	CONSENT DECREE	7/14/2000	2/28/2001	Federal Enforcement
LO002	Lodged By DOJ		11/24/2000	
LO002	Lodged By DOJ		11/24/2000	
LO002	Lodged By DOJ		11/24/2000	

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility? N
Proposed to NPL:
On Final NPL 1/19/1999
Deleted from NPL

Actions for SITEWIDE Operating Unit

Action	Start Date	Completion Dat	Financing
AC001 ADMIN ORDER ON CONSENT		9/1/2005	Federal Enforcement
AC001 ADMIN ORDER ON CONSENT		9/1/2005	Federal Enforcement
AC001 ADMIN ORDER ON CONSENT		9/1/2005	Federal Enforcement
UA002 UNILATERAL ADMIN ORDER		7/2/2004	Federal Enforcement
UA002 UNILATERAL ADMIN ORDER		7/2/2004	Federal Enforcement
UA002 UNILATERAL ADMIN ORDER		7/2/2004	Federal Enforcement
NF001 FINAL LISTING ON NPL		1/19/1999	EPA Fund-Financed
NF001 FINAL LISTING ON NPL		1/19/1999	EPA Fund-Financed
NF001 FINAL LISTING ON NPL		1/19/1999	EPA Fund-Financed
CD003 CONSENT DECREE	5/10/2001	2/13/2002	Federal Enforcement
CD003 CONSENT DECREE	5/10/2001	2/13/2002	Federal Enforcement
CD003 CONSENT DECREE	5/10/2001	2/13/2002	Federal Enforcement
LO003 Lodged By DOJ		10/9/2001	
LO003 Lodged By DOJ		10/9/2001	
LO003 Lodged By DOJ		10/9/2001	
NS003 NPL RP SEARCH	3/1/2001		Federal Enforcement
NS003 NPL RP SEARCH	3/1/2001		Federal Enforcement
NS003 NPL RP SEARCH	3/1/2001		Federal Enforcement
UA003 UNILATERAL ADMIN ORDER		12/3/2004	Federal Enforcement
UA003 UNILATERAL ADMIN ORDER		12/3/2004	Federal Enforcement
UA003 UNILATERAL ADMIN ORDER		12/3/2004	Federal Enforcement
CB001 CLAIM IN BANKRUPTCY PROCEEDING	3/20/2006	3/27/2006	Federal Enforcement
CB001 CLAIM IN BANKRUPTCY PROCEEDING	3/20/2006	3/27/2006	Federal Enforcement
CB001 CLAIM IN BANKRUPTCY PROCEEDING	3/20/2006	3/27/2006	Federal Enforcement
AC002 ADMIN ORDER ON CONSENT		11/6/2006	Federal Enforcement
AC002 ADMIN ORDER ON CONSENT		11/6/2006	Federal Enforcement
AC002 ADMIN ORDER ON CONSENT		11/6/2006	Federal Enforcement
AC003 ADMIN ORDER ON CONSENT		11/9/2009	Federal Enforcement
AC003 ADMIN ORDER ON CONSENT		11/9/2009	Federal Enforcement
AC003 ADMIN ORDER ON CONSENT		11/9/2009	Federal Enforcement
AN002 RD/RA NEGOTIATIONS	9/28/2012		Federal Enforcement
AN002 RD/RA NEGOTIATIONS	9/28/2012		Federal Enforcement
AN002 RD/RA NEGOTIATIONS	9/28/2012		Federal Enforcement
CD005 CONSENT DECREE	6/30/2010	7/12/2011	Federal Enforcement
CD005 CONSENT DECREE	6/30/2010	7/12/2011	Federal Enforcement
CD005 CONSENT DECREE	6/30/2010	7/12/2011	Federal Enforcement
LO006 Lodged By DOJ		9/21/2010	
LO006 Lodged By DOJ		9/21/2010	
LO006 Lodged By DOJ		9/21/2010	
AF001 ENFORCEMENT ACTION AMENDED		8/29/1995	Federal Enforcement
AF001 ENFORCEMENT ACTION AMENDED		8/29/1995	Federal Enforcement
AF001 ENFORCEMENT ACTION AMENDED		8/29/1995	Federal Enforcement
AF002 ENFORCEMENT ACTION AMENDED		7/2/2004	Federal Enforcement
AF002 ENFORCEMENT ACTION AMENDED		7/2/2004	Federal Enforcement
AF002 ENFORCEMENT ACTION AMENDED		7/2/2004	Federal Enforcement
US001 BANKRUPTCY SETTLEMENT		4/23/2010	Federal Enforcement
US001 BANKRUPTCY SETTLEMENT		4/23/2010	Federal Enforcement
US001 BANKRUPTCY SETTLEMENT		4/23/2010	Federal Enforcement
CB002 CLAIM IN BANKRUPTCY PROCEEDING	5/2/2006		Federal Enforcement
CB002 CLAIM IN BANKRUPTCY PROCEEDING	5/2/2006		Federal Enforcement
CB002 CLAIM IN BANKRUPTCY PROCEEDING	5/2/2006		Federal Enforcement
CB003 CLAIM IN BANKRUPTCY PROCEEDING	7/6/2009	4/23/2010	Federal Enforcement
CB003 CLAIM IN BANKRUPTCY PROCEEDING	7/6/2009	4/23/2010	Federal Enforcement

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Actions for SITEWIDE Operating Unit

Action		Start Date	Completion Dat	Financing
CB003	CLAIM IN BANKRUPTCY PROCEEDING	7/6/2009	4/23/2010	Federal Enforcement

Actions for PHASE 1: OPOG CD WORK Operating Unit

Action		Start Date	Completion Dat	Financing
NS001	NPL RP SEARCH	5/28/1999		Federal Enforcement
NS001	NPL RP SEARCH	5/28/1999		Federal Enforcement
NS001	NPL RP SEARCH	5/28/1999		Federal Enforcement
EE001	ENGINEERING EVAL/COST ANALYSIS	9/30/2002	9/28/2005	Responsible Party
EE001	ENGINEERING EVAL/COST ANALYSIS	9/30/2002	9/28/2005	Responsible Party
EE001	ENGINEERING EVAL/COST ANALYSIS	9/30/2002	9/28/2005	Responsible Party
BB002	PRP REMOVAL	7/10/2006		Responsible Party
BB002	PRP REMOVAL	7/10/2006		Responsible Party
BB002	PRP REMOVAL	7/10/2006		Responsible Party
NA001	PRP RI	7/14/2000	11/14/2007	Responsible Party
NA001	PRP RI	7/14/2000	11/14/2007	Responsible Party
NA001	PRP RI	7/14/2000	11/14/2007	Responsible Party
NK002	PRP FS	11/30/2007	9/30/2008	Responsible Party
NK002	PRP FS	11/30/2007	9/30/2008	Responsible Party
NK002	PRP FS	11/30/2007	9/30/2008	Responsible Party
RO002	RECORD OF DECISION		9/30/2008	EPA Fund-Financed
RO002	RECORD OF DECISION		9/30/2008	EPA Fund-Financed
RO002	RECORD OF DECISION		9/30/2008	EPA Fund-Financed
BE002	PRP RD	5/14/2010		Responsible Party
BE002	PRP RD	5/14/2010		Responsible Party
BE002	PRP RD	5/14/2010		Responsible Party
CD006	CONSENT DECREE	5/14/2010	10/7/2010	Federal Enforcement
CD006	CONSENT DECREE	5/14/2010	10/7/2010	Federal Enforcement
CD006	CONSENT DECREE	5/14/2010	10/7/2010	Federal Enforcement
LO007	Lodged By DOJ		7/16/2010	
LO007	Lodged By DOJ		7/16/2010	
LO007	Lodged By DOJ		7/16/2010	

Actions for DOWNGRADIENT GROUNDWATER Operating Unit

Action		Start Date	Completion Dat	Financing
RI001	REMEDIAL INVESTIGATION	4/11/2000	8/30/2010	EPA Fund-Financed
RI001	REMEDIAL INVESTIGATION	4/11/2000	8/30/2010	EPA Fund-Financed
RI001	REMEDIAL INVESTIGATION	4/11/2000	8/30/2010	EPA Fund-Financed
RO001	RECORD OF DECISION		9/20/2011	EPA Fund-Financed
RO001	RECORD OF DECISION		9/20/2011	EPA Fund-Financed
RO001	RECORD OF DECISION		9/20/2011	EPA Fund-Financed
NS002	NPL RP SEARCH	12/21/2001		Federal Enforcement
NS002	NPL RP SEARCH	12/21/2001		Federal Enforcement
NS002	NPL RP SEARCH	12/21/2001		Federal Enforcement
FS001	FEASIBILITY STUDY	6/14/2006	9/20/2011	EPA Fund-Financed
FS001	FEASIBILITY STUDY	6/14/2006	9/20/2011	EPA Fund-Financed
FS001	FEASIBILITY STUDY	6/14/2006	9/20/2011	EPA Fund-Financed
RI002	REMEDIAL INVESTIGATION	9/21/2011		EPA Fund-Financed
RI002	REMEDIAL INVESTIGATION	9/21/2011		EPA Fund-Financed
RI002	REMEDIAL INVESTIGATION	9/21/2011		EPA Fund-Financed

Actions for INDOOR AIR WORK Operating Unit

Action		Start Date	Completion Dat	Financing
BB003	PRP REMOVAL	3/26/2007	4/4/2007	Responsible Party

NPL

National Priority List

Case Number **CAD042245001**

Site: **OMEGA CHEMICAL CORPORATION**
12504 AND 12512 E. WHITTIER BOULEVARD
WHITTIER, CA 90602

707 C1 JO

Site # 10 0.4458 miles from the Subject Property

Federal Facility?	N
Proposed to NPL:	
On Final NPL	1/19/1999
Deleted from NPL	

Actions for INDOOR AIR WORK Operating Unit

Action	Start Date	Completion Dat	Financing
BB003 PRP REMOVAL	3/26/2007	4/4/2007	Responsible Party
BB003 PRP REMOVAL	3/26/2007	4/4/2007	Responsible Party
BB004 PRP REMOVAL	12/15/2009		Responsible Party
BB004 PRP REMOVAL	12/15/2009		Responsible Party
BB004 PRP REMOVAL	12/15/2009		Responsible Party
NS004 NPL RP SEARCH	1/27/2006		Federal Enforcement
NS004 NPL RP SEARCH	1/27/2006		Federal Enforcement
NS004 NPL RP SEARCH	1/27/2006		Federal Enforcement

CORRACTS

RCRA Corrective Action Sites

Case Number: **CAD042245001**

Generator Status	**LQG**
Transporter:	**N**

Site: **OMEGA CHEMICAL SITE PRP ORGANIZED GROUP**
12504 & 12514 E. WHITTIER BLVD
WHITTIER CA 90602 707 C1 JO

Corrective Action Area:

Date	Status Code	Status Description
07/18/1991	CA 075 HI	CA PRIORITIZATION-HIGH CA PRIORITY
12/01/1991	CA 100 DC	RFI IMPOSITION-FOCUSED DATA COLLECTION REQ STAB EVAL

Corrective Action Area: **1 DRUM STORAGE AREAS**

Date	Status Code	Status Description
//	CA 100 DC	RFI IMPOSITION-FOCUSED DATA COLLECTION REQ STAB EVAL
06/01/1990	CA 075 HI	CA PRIORITIZATION-HIGH CA PRIORITY
06/01/1990	CA 049 PA	PA OR CERCLA INSPECTION
06/01/1990	CA 029 ST	
06/01/1990	CA 029 ST	LEAD AGENCY DETERMINATION
10/17/1991	CA 022	3008(H) ENFORCMT INTERIM STATUS
04/07/1995	CA 210 SF	REFERRED TO A NON-RCRA AUTHORITY-REFERRED TO CERCLA

Site # 11 0.4458 miles from the Subject Property

RWQCB

Regional Water Quality Control Board Program Sites

Case Number: **SLT43228226**

Site Name: **OMEGA RECOVERY FACILITY**
12504 WHITTIER BLVD
WHITTIER CA 90602
707 C1

Local Case #:

Regional Board #

Case Type: **Cleanup Program Site**
Current Status: **Open - Inactive**
Status Date: **2015-01-29**

Lead Agency: NO
Local Agency:
File Location: EPA #: CAD042245001

Potential Media Affected

Potential Contaminants

Status History

Regulatory Action History

Date	Status
1995-01-01	Open - Remediation
1995-01-01	Open - Referred
2015-01-29	Open - Inactive

Site History: USEPA superfund site. Site information can be found at: http://yosemite.epa.gov/R9/SFUND/R9SFDOCW.NSF/db29676ab46e8081882574260074373 4/00664a6e0727ce2788257007005e93f1!OpenDocument#descr

Site # 12 *0.4472 miles from the Subject Property*

Case Number: **SLT43203201**

Site Name: **NEW ENGLAND LEAD CO.**
12511 E PUTMAN ST
WHITTIER CA 90602
707 C1

Local Case #: 0304

Regional Board #

Case Type: **Cleanup Program Site**
Current Status: **Open - Inactive**
Status Date: **1965-01-01**

Lead Agency: NO
Local Agency:
File Location:

Potential Media Affected

Potential Contaminants

Status History

Regulatory Action History

Site History

Site # 15 *0.4552 miles from the Subject Property*

CERCLIS NFRAP

Comprehensive Environmental Response, Compensation and Liability Information System - No Further Required Action Planned

Case Number **CAD983608548**

Site **VACANT LOT, WHITTIER**
WASHINGTON BLVD & PUTNAM ST.
WHITTIER, CA 90602

707 C1 JO

Site # 13 *0.4506 miles from the Subject Property*

NPL Status:	Not on the NPL
Federal Facility	N
Non-NPL Status:	NFRAP-Site does not qualify for the NPL based on existing information

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Case Number **CAD008277394**

Site **RIPPY FRED R INC**
12471 E WASHINGTON BLVD
WHITTIER, CA 90602

707 C1 LP

Site # 16 *0.485 miles from the Subject Property*

NPL Status:	Not on the NPL
Federal Facility	N
Non-NPL Status:	NFRAP-Site does not qualify for the NPL based on existing information

REFERENCE GUIDE TO THE REGULATORY AGENCY DATABASES

SOURCE	DESCRIPTION
NPL: *1 mile search radius* *Date: January 2016*	The Naional Priority List (NPL) identifies abandoned or uncontrolled hazardous waste sites, which have been identified as possibly representing a long-term threat to the public health or environment. These sites have been identified as being highly contaminated with hazardous substances and represent the USEPA's target enforcement and cleanup efforts. Studies of individual sites are conducted by the USEPA to determine the level of contamination, and the sites are then compared and ranked to other sites on the NPL.
CORRACTS: *1 mile search radius* *Date: January 2018*	The USEPA maintains a list of facilities which have been authorized to receive hazardous waste. These facilities have permits to treat, store or dispose of the waste as determined by the RCRA regulations. In addition, the USEPA publishes a list of those facilities who are subject to a corrective action based on the facilities waste handling and storage procedures. The facilities, which are subject to a corrective action, are identified as CORRACTS sites.
CERCLIS: *½ mile search radius* *Date: January 2016*	The USEPA has developed a database known as the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), which contains information on potential hazardous waste sites located throughout the United States. There are over 33,000 sites on the CERCLIS inventory. All sites are subjected to a preliminary assessment and thereafter are either placed on the National Priority List (NPL) or are placed in a category for those sites requiring no further Federal Superfund action.
CALST: *½ mile search radius* *Date: June 2017*	The State of California Environmental Protection Agency maintains the "CalSite" database, which is a listing of 7,800 known active, inactive and abandoned hazardous sites. These sites have previously been reported in the Abandoned Site Program Information System (ASPIS), Bond Ependiture Plan (BEP) and Cortese database.
RWQCB: *½ mile search radius* *Date: June 2017*	The State of California Water Resources Control Board is responsible for monitoring the quality of flow of the groundwater and compiles lists of known leaking undergound storage tanks. The list is maintained as the Leaking Underground Storage Tank Information System (LUSTIS). The local Regional Water Quality Control Board (RWQCB) monitors the contamination problem, the investigation and any remedial activities.
SWIS: *½ mile search radius* *Date: June 2017*	The State of California Integrated Waste Management Board maintains a list of active and inactive landfill sites within California and provides information concerning the ownership and types of wastes brought to the landfills.
TSD: *½ mile search radius* *Date: January 2018*	Treatment, Storage or Disposal Facilities (TSDF) is a federal listing of facilities, which have been authorized to receive hazardous waste. These facilities have permits to treat, store or dispose of waste as determined by the RCRA regulations.
ERNS: *Property & adjacent* *Date: 2015*	The Emergency Response Notification System (ERNS) is a list of locations which have reported a release of oil or hazardous substances to the USEPA Office of Emergency and Remedial Response. Most of the data in this system is based on information that was received during the initial notification.
HWG: *Property & adjacent* *Date: January 2018*	The United States Environmental Protection Agency maintains a list of known hazardous waste generators in the nation. A company on the list generates reportable quantities of hazardous waste, and the disposal and transportation of the waste is monitored through the use of a hazardous waste manifest.
UTANK: *Property & adjacent* *Date: June 2017*	The location and identy of registered underground tanks is maintained by the State of California Water Resources Control Board in the Hazardous Substance Storage Container Database. The list was compiled in 1991 and there are currently no plans to update the database at the present time.
SFL: *Property & adjacent* *Date: July 2011*	The USEPA maintains a list of Superfund Leins that have been issued on properties throughout the United States. These sites have been remediated through the expenditures of Superfund monies. The purpose of the lein is to prevent the property owner from gaining a financial benefit from the federal government's cleanup and restoration activities.

Appendix E Low Impact Development (LID) Plan

Low Impact Development Plan (LID Plan)

Project Name:

8315-8319 GREENLEAF AVE.

WHITTIER, CA

Prepared for:

Florence Homes LLC

8141 2nd, Suite 520

Downey, CA 90241

p. 562-904-1537

Prepared by:

ITF & Associates, Inc.

11278 Los Alamitos Blvd., #354

Los Alamitos, CA 90720

562-597-4483



July 2021

Project Owner's Certification

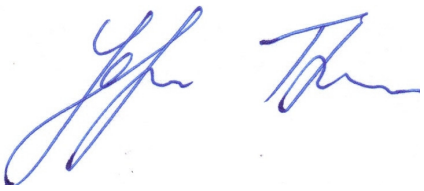
I certify under penalty of law that this document and all attachments were prepared under my jurisdiction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathered the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owner's Name:	Tony Abboud		
Owner's Title:	owner		
Company:	Florence Homes Inc		
Address:	8141 2nd St., Suite 520, Downey, CA 90241		
Email:			
Telephone No:	562-904-1537		
Signature:		Date:	

Preparer (Engineer) Certification

Engineer's Name:	Yefim "Jeff" Tsalyuk
Engineer's Title:	principal
Company:	ITF & Associates, Inc.
Address:	11278 Los Alamitos Blvd., #354, Los Alamitos, CA 90720
Email:	info@itf-associates.com
Telephone No:	562-597-9483

I hereby certify that this Low Impact Development Plan is in compliance with, and meets the requirements set forth in, Order WQ 2015-0075, of the Los Angeles Regional Water Quality Control Board.

Engineer's Signature		Date	07/13/2021
Place Stamp Here			

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1. PROJECT DESCRIPTION

1.1. PROJECT CATEGORY

Check which box best represents the proposed project category. Only check "Yes" for one box.

Category	YES	NO
1. Development [a] of a new project equal to 1 acre or greater of disturbed area and adding more than 10,000 square feet of impervious area [b]	☒	☐
2. Development [a] of a new industrial park with 10,000 square feet or more of surface area [c]	☐	☐
3. Development [a] of a new commercial mall with 10,000 square feet or more surface area [c]	☐	☐
4. Development [a] of a new retail gasoline outlet with 5,000 square feet or more of surface area [c]	☐	☐
5. Development [a] of a new restaurant (SIC 5812) with 5,000 square feet or more of surface area [c]	☐	☐
6. Development [a] of a new parking lot with either 5,000 ft^2 or more of impervious area [b] or with 25 or more parking spaces	☐	☐
7. Development [a] of a new automotive service facility (SIC 5013, 5014, 5511, 5541, 7532-7534 and 7536-7539) with 5,000 square feet or more of surface area [c]	☐	☐
8. Projects located in or directly adjacent to, or discharging directly to a Significant Ecological Area (SEA),[d] where the development will: a. Discharge stormwater runoff that is likely to impact a sensitive biological species or habitat; and b. Create 2,500 square feet or more of impervious area [b]	☐	☐
9. Redevelopment [e] of 5,000 square feet or more in one of the categories listed above **If yes, list redevelopment category here:**	☐	☐
10. Redevelopment [e] of 10,000 square feet or more to a Single Family Home, without a change in landuse.	☐	☐

a Development includes any construction or demolition activity, clearing, grading, grubbing, or excavation or any other activity that results in land disturbance.

b Surfaces that do not allow stormwater runoff to percolate into the ground. Typical impervious surfaces include: concrete, asphalt, roofing materials, etc.

c The surface area is the total footprint of an area. Not to include the cumulative area above or below the ground surface.

d An area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and would be disturbed or degraded by human activities and developments. Also, an area designated by the City as approved by the Regional Water Quality Control Board.

e Land-disturbing activities that result in the creation, addition, or replacement of a certain amount of impervious surface area on an already developed site. Redevelopment does not include routine maintenance activities that are conducted to maintain the original line and grade, hydraulic capacity, or original purpose of facility, nor does it include modifications to existing single family structures, or emergency construction activities required to immediately protect public health and safety.

1.2. PROJECT DESCRIPTION

Total Project Area (ft^2): 53,697

Total Project Area (Ac): 1.23

EXISTING CONDITIONS

Condition	Area (ft^2)	Percentage (%)
Pervious Area:	0	0
Impervious Area:	54,045	100

PROPOSED CONDITIONS

Condition	Area (ft^2)	Percentage (%)
Pervious Area:	19,510	36.1
Impervious Area:	34,535	63.9

SITE CHARACTERISTICS

DRAINAGE PATTERNS/CONNECTIONS [Include a detailed description of existing and proposed drainage patterns. Describe the areas and sub-areas (to include square footage), treatment locations, direction of flow through each area, discharge point(s), ultimate termination point, etc.]	Existing: Existing drainage pattern is from the back of the property to the south toward Greenleaf Ave. The site is mostly paved with some vegetation through. The site is relatively flat. Proposed: Proposed drainage pattern to match existing. The stormwater flow around the homes will be directed through the piping system toward treatment BMPs in frontage of the property. The driveway areas in front of the home will be drain the proposed swale toward the front and directed toward same treatment BMPs in frontage of the property.
NARRATIVE PROJECT DESCRIPTION: [Include a detailed description of project areas, type of facilities, activities conducted onsite, materials and products received and stored on site, SIC Code (if applicable), land uses, land cover, design elements, drainage management areas (DMAs), etc.]	The project consists of the construction of 17 homes subdivision. Proposed drainage pattern to match existing. The stormwater flow around the homes will be directed through the piping system toward treatment BMPs in frontage of the property. The driveway areas in front of the home will be drain the proposed swale toward the front and directed toward same treatment BMPs in frontage of the property. There is no new infrastructure proposed as part of this project that would be transferred to public agencies.

OFFSITE RUNON [Describe any offsite runon anticipated and how the runon will be either accounted for in LID BMP sizing or directed around the site.]	There is no offsite run-off
UTILITY AND INFRASTRUCTURE INFORMATION [Include a description of the existing and proposed onsite utility and infrastructure. Evaluate the potential impacts of stormwater infiltration on subsurface utilities, establish necessary setbacks, and if the utilities need to be relocated. Retention-based stormwater quality control measures should not be located near utility lines where an increased volume of water could damage utilities.]	New utilities will be brought into the site along proposed driveway.
SIGNIFICANT ECOLOGICAL AREAS (SEAS) [Identify any known Significant Ecological Area (SEA) which the project is located in or directly adjacent to, or discharging directly to.]	The project is not located within SEA

1.3. HYDROMODIFICATION ANALYSIS

DOES THE PROPOSED PROJECT FALL INTO ONE OF THE FOLLOWING CATEGORIES? CHECK YES/NO.	YES	NO
1. *Project is a redevelopment that decreases the effective impervious area compared to the pre-project conditions.*	☒	☐
Describe:		
2. *Project is a redevelopment that increases the infiltration capacity of pervious areas compared to the pre-project conditions.*	☒	☐
Describe: The pervious area practically the same for an existing and proposed conditions. The biofiltration trenches will be proposed for new site which will increase infiltration capasity		
3. *Project discharges directly or via a storm drain to a sump, lake, area under tidal influence, into a waterway that has a 100-year peak flow (Q_{100}) of 25,000 cfs or more.*	☐	☒
Describe:		
4. *Project discharges directly or via a storm drain into concrete or otherwise engineered (not natural) channels (e.g., channelized or armored with rip rap, shotcrete, etc.), which, in turn, discharge into receiving water that is not susceptible to hydromodification impacts.*	☐	☒
Describe:		

[Check "Yes" or "No," as applicable.

If one or more of the above criteria are checked "Yes," the project is exempt from Hydromodification Control Measures. State as such.

If none of the above criteria are checked "Yes," the project will require Hydromodification control measures. Include detailed description of control measures to be implemented and a reference to calculations following the criteria outlined in MS4 Permit (Order R4-2012-0175) §VI.D.7.c.iv]

HYDROMODIFICATION ANALYSIS

n/a

1.4. PROPERTY OWNERSHIP/MANAGEMENT

[Describe ownership of all portions of project and site. Include information on if any infrastructure transfer to public agencies (City, County, Caltrans, etc.). Describe any property management company/association that will be formed. Include leasee information, as applicable.]	Owner: Florence Homes LLC 8141 2nd St., Suite 520 Downey, CA 90241 Contact: Tony Abboud p.562-9041537 The owner will be responsible for management of the property

2. BEST MANAGEMENT PRACTICES (BMPS)

2.1. SITE DESIGN

85TH PERCENTILE, 24-HOUR STORM DEPTH [Determined from the Los Angeles County 85th percentile precipitation isohyetal map. If less than 0.75 inch, state as such and use 0.75 inch throughout.]	1.01
SITE DESIGN [Describe site design and drainage plan including; site design practices utilized and how BMPs are incorporated using the appropriate hierarchy.]	The project consists of the construction of 17 homes subdivision. Proposed drainage pattern to match existing. The stormwater flow around the homes will be directed through the piping system toward treatment BMPs in frontage of the property. The driveway areas in front of the home will be drain the proposed swale toward the front and directed toward same treatment BMPs in frontage of the property.

BMP List

[Fill out the table below with information on the BMPs incorporated in each Drainage Management Area (DMA)]

DMA Designation	Square Footage (SF)	Acreage (Ac)	Storm Water Quality Design Volume (SWQDv, cf)	Storm Water Quality Design Flowrate (SWQDq, cfs) [Delete if using volume-based BMPs]	BMP Type [Include make & model if proprietary]	Minimum BMP Size [Include units]	BMP Size Provided [Include units]	GPS Coordinates
DMA 1a	7,110	0.163	331	N/A	Biofiltration with underdrain	99	100	
DMA 1b	11,113	0.255	664	N/A	Biofiltration with underdrain	199	203	
DMA 2a	6,804	0.156	317	N/A	Biofiltration with underdrain	95	100	
DMA 2b	11,731	0.269	707	N/A	Biofiltration with underdrain	212	213	
DMA 3a	6,204	0.142	273	N/A	Biofiltration with underdrain	82	100	
DMA 3b	11,082	0.254	478	N/A	Biofiltration with underdrain	143	147	

2.2. BMP SELECTION

2.2.1. INFILTRATION BMPS

NAME	INCLUDED [Check all that apply.]
Bioretention without underdrains	☐
Infiltration Trench	☐
Infiltration Basin	☐
Drywell	☐
Proprietary Subsurface Infiltration Gallery	☐
Permeable Pavement (concrete, asphalt, pavers)	☐
Other:	☐
Other:	☐

DESCRIPTION [Describe Infiltration BMPs. Include descriptions on selection, sizing, and feasibility, as applicable. If infiltration is infeasible, provide brief explanation, including reference to the geotechnical report.]	Based on the soils report, the infiltration is not feasible due to low infiltration rate.
CALCULATIONS [Show calculations to demonstrate that the Storm Water Quality Design volume can be met with Infiltration BMPs.]	

2.2.2. RAINWATER HARVEST AND USE BMPS

NAME	INCLUDED [Check all that apply.]
Above-ground cisterns and basins	☐
Underground detention	☐
Other:	☐
Other:	☐
Other:	☐

DESCRIPTION [Describe Rainwater Harvest and Use BMPs. Include descriptions on selection, suitability, sizing, and infeasibility, as applicable.]	The landscape area is not sufficient for implementing rainwater harvest method
CALCULATIONS [Show calculations to demonstrate if the Storm Water Quality Design volume can be met with Rainwater Harvest and Use BMPs. If not, document how much can be met with Rainwater Harvest and Use and why it is not feasible to meet the full volume with Rainwater Harvest and Use BMPs.]	

2.2.3. ALTERNATIVE COMPLIANCE BMPS

BIOFILTRATION BMPS

(If Infiltration BMPs and Rainwater Harvest and Use BMPs are Infeasible)

NAME	INCLUDED [Check all that apply.]
Bioretention with underdrains (i.e. planter box, rain garden, etc.)	☒
Constructed Wetland	☐
Vegetated Swale	☐
Vegetated Filter Strip	☐
Tree-Well Filter	☐
Other:	☐
Other:	☐

DESCRIPTION [If the full Design Storm Capture Volume cannot be met with Infiltration BMPs, and/or Rainwater Harvest and Use BMPs, describe Biofiltration BMPs. Include descriptions on selection, suitability, sizing, and infeasibility, as applicable.]	Biofiltration BMPs proposed with calculations in attachment
CALCULATIONS [Show calculations to demonstrate how 1.5 times the Storm Water Quality Design volume and/or flowrate can be met with Biotreatment BMPs.]	See attachment

OFFSITE BMPS

(If Infiltration BMPs, Rainwater Harvest and Use BMPs, and Biofiltration BMPs are Infeasible)

NAME	INCLUDED [Check all that apply.]
Offsite Infiltration	☐
Ground Water Replenishment Projects	☐
Offsite Project - Retrofit Existing Development	☐
Regional Storm Water Mitigation Program	☐
Other:	☐
Other:	☐

DESCRIPTION [If the full Design Storm Capture Volume cannot be met with Infiltration BMPs, Rainwater Harvest and Use BMPs, or Biofiltration BMPs, describe proposed Alternative Compliance BMPs. Include descriptions on selection, suitability, sizing, and infeasibility, as applicable.]	N/A
CALCULATIONS [Show calculations to demonstrate how the conditions required by the MS4 Permit will be met with Alternative Compliance BMPs.]	N/A

2.2.4. TREATMENT CONTROL BMPS

Treatment control BMPs can only be used as pre-treatment to LID BMPs.

NAME	INCLUDED [Check all that apply.]
Media Filter	☐
Filter Insert	☐
CDS Unit	☐
Other:	☐
Other:	☐

DESCRIPTION [Include descriptions on selection, suitability, sizing, and infeasibility, as applicable.]	

2.2.5. HYDROMODIFICATION CONTROL BMPS

NAME	INCLUDED [Check all that apply.]
Infiltration System	☐
Above-ground Cistern	☐
Above-ground Basin	☐
Underground Detention	☐
Other:	☐
Other:	☐

DESCRIPTION [If the site is susceptible to hydromodification, include descriptions on selection and sizing of Hydromodification Control Measures.]	
CALCULATIONS [If the site is susceptible to hydromodification, show calculations to demonstrate how the volume, flowrate, and duration conditions can be met with Hydromodification Control Measures BMPs.]	

2.2.6. NON-STRUCTURAL SOURCE CONTROL BMPS

NAME	CHECK ONE	
	Included	**Not Applicable**
Education for Property Owners, Tenants and Occupants	☒	☐
Activity Restrictions	☒	☐
Common Area Landscape Management	☒	☐
Common Area Litter Control	☐	☒
Housekeeping of Loading Docks	☐	☒
Common Area Catch Basin Inspection	☒	☐
Street Sweeping Private Streets and Parking Lots	☒	☐

N1 Education for Property Owners, Tenants and Occupants

Practical information materials will be provided to the first occupants/tenants on general housekeeping practices that contribute to the protection of stormwater quality. These materials will be initially developed and provided to first occupants/tenants by the developer. Thereafter such materials will be available through the Permittees‟ education program. Different materials for residential, office commercial, retail commercial, vehicle-related commercial and industrial uses will be developed.

N3 (SC-73) Common Area Landscape Management

Landscape maintenance shall be consistent with the County Water Conservation Resolution (or city equivalent) that include fertilizer and/or pesticide usage consistent with Management Guidelines for Use of Fertilizers (DAMP Section 5.5).

IPM practices are encouraged over the sole use of pesticides as the primary means of pest management . Contractors should evaluate the non-chemical components of IPM before intensive use of pesticides. The goal of IPM is not to eliminate all pests, but to keep their populations at tolerable levels. Pesticides may be part of an IPM program, but they should only be used after the pests exceed established thresholds and only applied in the affected area. In general, pest control strategies should be those that are least disruptive to biological control organisms (natural enemies), least hazardous to humans and the environment (including non-target organisms), and have the best likelihood of long-term effectiveness.

Pesticides should not be applied until pests are approaching damaging levels. Because this requires early detection of the pests, monitoring on a regular basis is extremely important and should be used to determine if natural enemies are present and adequately controlling the pest. If possible, a person should be trained and designated to scout the sites on a regular basis.

N4 BMP Maintenance

The Project SUSMP shall identify responsibility for implementation of each non-structural BMP and scheduled cleaning and/or maintenance of all structural BMP facilities.

N10 Uniform Fire Code Implementation

Compliance with Article 80 of the Uniform Fire Code enforced by fire protection agency.

N11 (SC-60) Common Area Litter Control

The owner is required to implement trash management and litter control procedures in the public areas aimed at reducing pollution of drainage water. The owner may contract with their landscape maintenance firms to provide this service during regularly scheduled maintenance, which should consist of litter patrol, emptying of trash receptacles in public areas.

N12 Employee Training

Education program (see N1) as it would apply to future employees of individual businesses including training on the proper storage and use of fertilizers and pesticides, and training on the implementation of spill contingency plans.

N14 (SC-74) Common Area Catch Basin Inspection

The owner is required to have at least 80 percent of drainage facilities inspected, cleaned and maintained on an annual basis with 100 percent of the facilities included in a two-year period. Cleaning should take place in the late summer/early fall prior to the start of the rainy season. Drainage facilities include catch basins (storm drain inlets). Records should be kept to document the annual maintenance.

N15 (SC-43, SC-70) Street Sweeping Private Streets and Parking Lots

STREETS AND PARKING LOTS ARE REQUIRED TO BE SWEPT PRIOR TO THE STORM SEASON, IN LATE SUMMER OR EARLY FALL, PRIOR TO THE START OF THE RAINY SEASON OR EQUIVALENT AS REQUIRED BY THE GOVERNING JURISDICTION.

2.2.7. STRUCTURAL SOURCE CONTROL BMPS

NAME	CHECK ONE	
	Included	**Not Applicable**
Provide storm drain system stenciling and signage	☐	☒
Design and construct outdoor material storage areas to reduce pollution introduction	☐	☒
Design and construct trash and waste storage areas to reduce pollution introduction	☐	☒
Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control	☒	☐
Protect slopes and channels and provide energy dissipation	☐	☒
Loading docks	☐	☒
Maintenance bays	☐	☒
Vehicle wash areas	☐	☒
Outdoor processing areas	☐	☒
Equipment wash areas/racks	☐	☒
Fueling areas	☐	☒
Hillside landscaping	☐	☒

S1 (SD-13) Provide Storm Drain System Stenciling and Signage

Storm drain stencils are highly visible source control messages, typically placed directly adjacent to storm drain inlets. The stencils contain a brief statement that prohibits the dumping of improper materials into the municipal storm drain system. Graphical icons, either illustrating anti-dumping symbols or images of receiving water fauna, are effective supplements to the antidumping message. Stencils and signs alert the public to the destination of pollutants discharged

into stormwater. The following requirements should be included in the project design and shown on the project plans:

1. Provide stenciling or labeling of all storm drain inlets and catch basins, constructed or modified, within the project area with prohibitive language (such as: "NO DUMPINGDRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
2. Post signs and prohibitive language and/or graphical icons, which prohibit illegal dumping at public access points along channels and creeks within the project area.
3. Maintain legibility of stencils and signs.

See CASQA Stormwater Handbook BMP Fact Sheet SD-13 for additional information.

S3 (SD-32) Design Trash Enclosures to Reduce Pollutant Introduction

Design trash storage areas to reduce pollutant introduction. All trash container areas shall meet the following requirements:

1. Paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, screened or walled to prevent off-site transport of trash; and
2. Provide solid roof or awning to prevent direct precipitation.

Connection of trash area drains to the municipal storm drain system is prohibited.

Potential conflicts with fire code and garbage hauling activities should be considered in implementing this source control.

See CASQA Stormwater Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information.

S4 (SD-12) Use Efficient Irrigation Systems and Landscape Design

Projects shall design the timing and application methods of irrigation water to minimize the runoff of excess irrigation water into the municipal storm drain system. The following methods to reduce excessive irrigation runoff shall be considered, and incorporated on common areas of development and other areas where determined applicable and feasible by the Permittee:

1. Employing rain shutoff devices to prevent irrigation after precipitation.
2. Designing irrigation systems to each landscape area□s specific water requirements.
3. Using flow reducers or shutoff valves triggered by a pressure drop to control water loss in the event of broken sprinkler heads or lines.
4. Implementing landscape plan consistent with County Water Conservation Resolution or city equivalent, which may include provision of water sensors, programmable irrigation times (for short cycles), etc.
5. The timing and application methods of irrigation water shall be designed to minimize the runoff of excess irrigation water into the municipal storm drain system.
6. Employing other comparable, equally effective, methods to reduce irrigation water runoff.

Irrigation practices shall comply with local and statewide ordinances related to irrigation efficiency.

Attachment A

Calculations

[Include calculations for each BMP following an approved published design standard (i.e. City Manuals, County Manuals, Caltrans, CASQA, etc.). Calculations must be followed step-by-step with no alterations. Also, include an excerpt from the design standard used.]

BMP CALCULATIONS

Biofiltration with underdrain

The volume (Vm) of stormwater runoff to be mitigated from new development, to be determined from the following procedure:

Step 1: Calculate the Design Volume

The design storm, from which the SWQDv is calculated, is defined as the greater of:

- The 0.75-inch, 24-hour rain event; or
- The 85th percentile, 24-hour rain event as determined from the Los Angeles County 85th percentile precipitation isoheytal map3.

The volume of stormwater runoff that must be retained at a project site is calculated using MODRAT.4 MODRAT uses the design storm and a time of concentration to calculate the stormwater runoff at different times during a storm. By calculating the stormwater runoff flows based on the rainfall distribution, a hydrograph can be developed. The area under the hydrograph curve is the volume of stormwater runoff. The procedure for calculating the stormwater runoff using the MODRAT is an iterative process. LACDPW has developed a regression equation to calculate the time of concentration.

LACDPW developed a hydrologic calculator (HydroCalc), which is available at http://dpw.lacounty.gov/wrd/publication/. HydroCalc completes the full MODRAT calculation process and produces the peak stormwater runoff flow rates and volumes for single subareas. Because HydroCalc does not have reach routing capabilities, it is limited to watersheds and project areas up to 40 acres.

85th percentile Rainfall Depth=1.01 in., Soils Group- 17.

There are 3 distinctive DMA areas:

DMA1=0.418 ac.,

Sub-areas within DMA1 are as follows:

DMA1a: total sub-area=7,110 s.f.=0.163 ac., impervious area=3,068 s.f. (43.15%),

pervious area=3,068Pl s.f. (56.85%)

DMA1b: total sub-area=11,113 s.f.=0.255 ac., impervious area=8,525 s.f. (76.71%),

pervious area=2,588 s.f. (23.29%)

DMA2=0.426 ac.,
Sub-areas within DMA2 are as follows:
DMA2a: total sub-area=6,804 s.f.=0.156 ac., impervious area=3,862 s.f. (56.76%),
pervious area=2,942 s.f. (43.24%)
DMA2b: total sub-area=11,731 s.f.=0.269 ac., impervious area=9,087 s.f. (77.46%),
pervious area=2,644 s.f. (22.54%)

DMA3=0.397 ac.,
Sub-areas within DMA3 are as follows:
DMA3a: total sub-area=6,204 s.f.=0.142 ac., impervious area=3,293 s.f. (53.08%),
pervious area=2,911 s.f. (46.92%)
DMA3b: total sub-area=11,731 s.f.=0.269 ac., impervious area=9,087 s.f. (77.46%),
pervious area=5,356 s.f. (40.33%)

Based on attached calculations from HydroCalc:
DMA 1a, SWQDv1a=331 c.f., DMA 1b, SWQDv1b=664 c.f.
DMA 2a, SWQDv2a=317 c.f., DMA 2b, SWQDv2b=707 c.f.
DMA 3a, SWQDv3a=273 c.f., DMA 3b, SWQDv3b=478 c.f.

Biofiltration areas should be sized to capture and treat 1.5 times the portion of the SWQDv (see Section 6 for SWQDv calculation procedures) that is not reliability retained on the project site, as calculated by the equation below:
$VB = 1.5 \times (SWQDv - VR)$
Where: VB = Biofiltration volume [ft3];
SWQDv = Stormwater quality design volume [ft3]; and
VR = Volume of stormwater runoff reliably retained on-site [ft3],
Vr=0 c.f. (storage assumed for simplisity)
V1a=1.5x(331-0)= 497 c.f., V1b=1.5x(664-0)= 996 c.f.
V2a=1.5x(317-0)= 476 c.f., Vb1=1.5x(707-0)= 1,060 c.f
Vb3a=1.5x(273-0)= 410 c.f., Vb3b=1.5x(478-0)= 717 c.f.

Determine the minimum infiltrating surface area:
Amin = Vb / dp, where dp- use 5.0'
A1a(min)=497/5= 99 s.f., A1b(min)=996/5= 199 s.f.,
A2a(min)=476/5= 95 s.f., A2b(min)=1,060/5= 212 s.f.,
A3a(min)=410/5= 82 s.f., A3b(min)=717/5= 143.4 s.f.

Attachment B

Geotechnical Investigation

[Include all geotechnical documents relevant to infiltration feasibility (i.e. Geotechnical Report, Soils Report, Percolation Report, Soils Letter, etc.). The document(s) must detail the results of the soil investigation, the infiltration rate, groundwater depths, soil characterization, etc. Note that soil borings must be conducted in the area of the proposed BMPs. In addition to the complete soils report, a letter signed and stamped with wet ink application by a geotechnical engineer must be provided. The letter must state that the soil will or will not exhibit instability as a result of implementing the proposed BMPs, that the seasonal high groundwater depth is or is not at the required depth (5-10 feet depending on BMP type) below the base of the infiltration BMP, and the infiltration rate is or is not at least 0.3 in/hr.]

Attachment C

City Forms

[Complete and include all City forms]

Attachment D

Master Covenant Agreement (MCA)

Include a Master Covenant Agreement (MCA) form along with an attached Operations and Maintenance (O&M) Plan, Site Plan, and Owner's Certification. The MCA must list the type and dimensions of each BMP. Once the MCA is approved by the City, it will need to be notarized and recorded (along with attachments) with the County Recorder's Office.

Attachment E

Operations and Maintenance (O&M) Plan

[Include an Operations and Maintenance (O&M) Plan. This should include the components of the BMPs, the frequency of inspections and maintenance, the responsible entity, etc.

OPERATION & MAINTENANCE PLAN- BIOFILTRATION TRENCH

Quarterly

Grass filter strip, paved area

- If grass strip is present, mowing frequency depends on growth rates and seasons.
- Mow no shorter than 50mm (approximately 3 finger widths). Do not mow grass shorter or the filter strip will not work properly.
- Re-sow grass as necessary.
- Remove rubbish, leaves and other debris.
- Check soil and mulch level is below surrounding hard surface areas and overflow.
- Remove excess mulch/soil if required.

Ponding area

- Clear inflow points of built up sediment, rubbish and leaves.
- Check for erosion or gouging – repair if necessary.

Mulch layer (bark, pebbles, etc)

- Remove rubbish, leaves and other debris.
- After storm events mulch may need to be redistributed or added around inflow points

Plants

- Water establishing plants monthly during extended dry periods.
- Check plant health and replace dead plants as necessary.
- Use native species to suit garden conditions (e.g. full sun or shaded).
- See ARC TP10 for partial list of suitable species.
- Remove weeds – do not use herbicides, pesticides and fertilisers as these chemicals will pollute the stormwater runoff.

Annually

Soil mix

- Check soil level is below surrounding hard surface level and overflow grate. Use drainage test described above to check soil is free draining.

Mulch layer (bark, pebbles, etc)

- Check surface of mulch for buildup of sediment, remove and replace as required.

Underdrain system

- Use inspection well (if present) to check underdrain is working properly.
- Check rain garden draining freely using the drainage test. If rain garden is not free-draining, the underdrain may be blocked. Try back-washing under drain from the outlet. If still blocked, the rain garden may need plants

and rain garden soil mix removed and replaced.

OPERATION & MAINTENANCE PLAN- SUMP PUMP

Pump should be checked frequently for debris and/or build up which may interfere with pump or float switch operation. The float must be able to move freely through its complete travel without any restrictions. Pour enough water into the sump to activate the pump periodically (at least every 3 months) when not normally in use to verify proper function. Check periodically to make sure the pit is free from accumulated debris, rocks or other objects that may potentially jam the pump.

OPERATION & MAINTENANCE PLAN- STORAGE PIPE

- Periodic inspections of the inlet and outlet areas to ascertain correct operation of system and to clean materials trapped on grates protecting catch basins and inlet area should be required monthly.

- Routine sweeping and cleaning of impervious drainage areas will reduce floatables and sediment loading to underground stormwater storage (monthly).

- The primary maintenance concerns are removal of floatables that become trapped and removal of accumulating sediments within the system; this should be done at least on an annual basis. Proprietary traps and filters associated with stormwater storage units should be maintained on quarterly basis.

-Sediments are best removed mechanically rather than flushing. If flushing is the only option then great care must be taken not to flush sediments downstream into native waters.

Ohson Properties Whittier Townhomes (rentable)
8315-8316 Greenleaf Ave., Whittier, CA 90606
APN 8165-014-006, 007, 008, 009, 010
DRP 21-005

REQUIRED PERMITS

This section must list any permits required for the implementation, operation, and maintenance of the BMPs. Possible examples are:

- Permits for connection to sanitary sewer
- Permits from California Department of Fish and Game
- Encroachment permits

If no permits are required, a statement to that effect should be made.

RECORDKEEPING

All records must be made available for review upon request.

RESPONSIBLE PARTY

The owner is aware of the maintenance responsibilities of the proposed BMPs. A funding mechanism is in place to maintain the BMPs at the frequency stated in the LID Plan. The contact information for the entity responsible is below:

Name: Tony Abboud
Company: Florence Homes LLC
Title: general partner
Address 1: 8141 2nd, Suite 520
Downey, CA 90241

Phone Number: 562-904-1537
Email:

BMP Name	BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
Non-Structural Source Control BMPs			
Education for Property Owners, Tenants and Occupants	Practical information materials will be provided to the first occupants/tenants on general housekeeping practices that contribute to the protection of stormwater quality. These materials will be initially developed and provided to first occupants/tenants by the developer. Thereafter such materials will be available through the Permittees‟ education program. Different materials for residential, office commercial, retail commercial, vehicle-related commercial and industrial uses will be developed.	Annualy	Owner

BMP Name	BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
Common Area Landscape Management	Projects shall design the timing and application methods of irrigation water to minimize the runoff of excess irrigation water into the municipal storm drain system. The following methods to reduce excessive irrigation runoff shall be considered, and incorporated: 1. Employing rain shutoff devices to prevent irrigation after precipitation. 2. Designing irrigation systems to each landscape area's specific water requirements. 3. Using flow reducers or shutoff valves triggered by a pressure drop to control water loss in the event of broken sprinkler heads or lines. 4. Implementing landscape plan consistent with County Water Conservation Resolution or city equivalent, which may include provision of water sensors, programmable irrigation times (for short cycles), etc. 5. The timing and application methods of irrigation water shall be designed to minimize the runoff of excess irrigation water into the municipal storm drain system. 6. Employing other comparable, equally effective, methods to reduce irrigation water runoff. Irrigation practices shall comply with local and statewide ordinances related to irrigation efficiency.	Quarterly	Owner
Common Area Litter Control	The owner is required to implement trash management and litter control procedures in the public areas aimed at reducing pollution of drainage water. The owner may contract with their landscape maintenance firms to provide this service during regularly scheduled maintenance, which should consist of litter patrol, emptying of trash receptacles in public areas.	Weekly	Owner

BMP Name	BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
Structural Source Control BMPs			
Design and Construct Trash and Waste Storage Areas to Reduce Pollutant Introduction	Design trash storage areas to reduce pollutant introduction. All trash container areas shall meet the following requirements: 1. Paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, screened or walled to prevent off-site transport of trash; and 2. Provide solid roof or awning to prevent direct precipitation. Connection of trash area drains to the municipal storm drain system is prohibited. Potential conflicts with fire code and garbage hauling activities should be considered in implementing this source control. See CASQA Stormwater Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information.	Annually	Owner
Activity Restrictions	The management company shall restrict activities that have the potential to create adverse impacts on water quality. Activities include but are not limited to: prohibiting vehicle maintenance activities within parking areas and stalls, prohibiting long-term parking without prior authorization, and prohibiting outdoor vehicle washing. Restriction shall begin upon occupancy	ongoing	Management Company

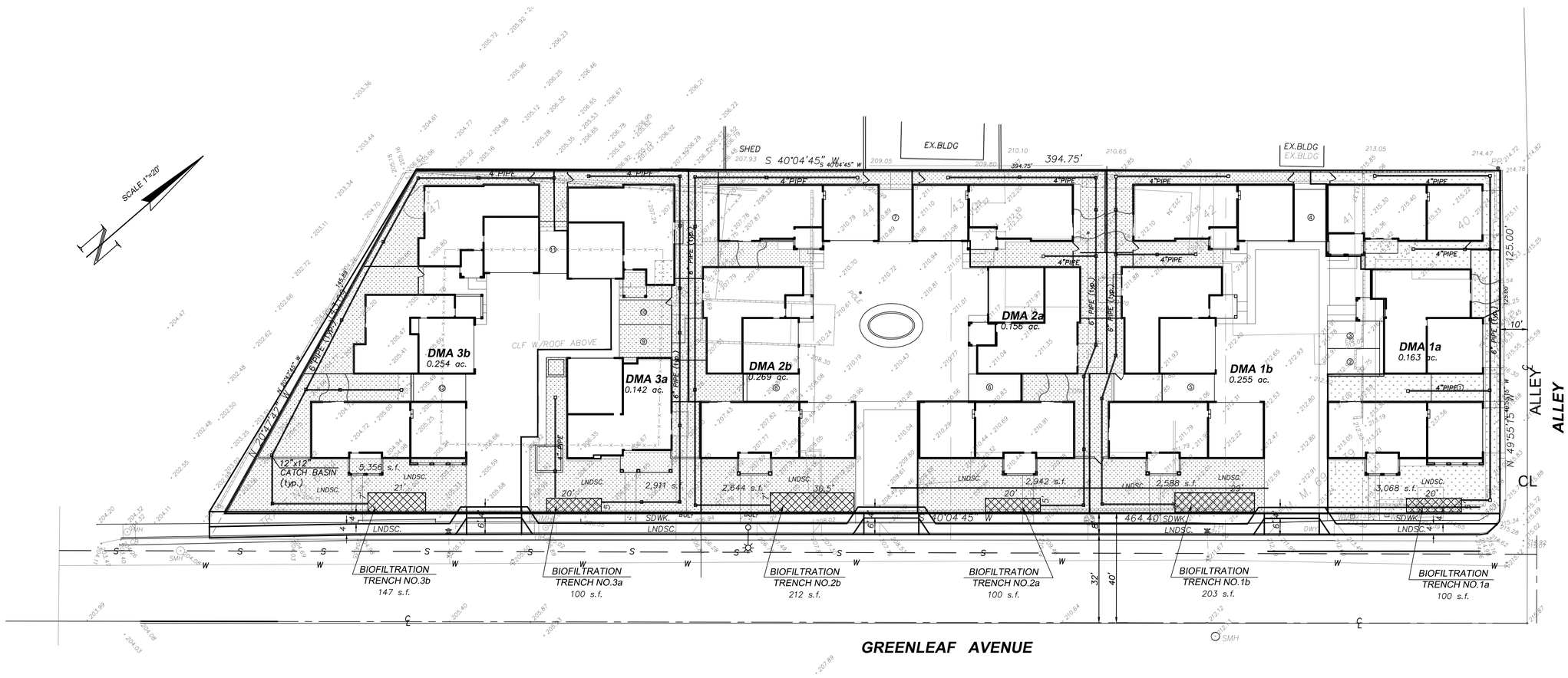
BMP Name	BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
Use Efficient Irrigation Systems & Landscape Design	Projects shall design the timing and application methods of irrigation water to minimize the runoff of excess irrigation water into the municipal storm drain system. The following methods to reduce excessive irrigation runoff shall be considered, and incorporated: 1. Employing rain shutoff devices to prevent irrigation after precipitation. 2. Designing irrigation systems to each landscape area's specific water requirements. 3. Using flow reducers or shutoff valves triggered by a pressure drop to control water loss in the event of broken sprinkler heads or lines. 4. Implementing landscape plan consistent with County Water Conservation Resolution or city equivalent, which may include provision of water sensors, programmable irrigation times (for short cycles), etc. 5. The timing and application methods of irrigation water shall be designed to minimize the runoff of excess irrigation water into the municipal storm drain system. 6. Employing other comparable, equally effective, methods to reduce irrigation water runoff. Irrigation practices shall comply with local and statewide ordinances related to irrigation efficiency.	Annually	Owner
Common Area Catch Basin Inspection	The owner is required to have at least 80 percent of drainage facilities inspected, cleaned and maintained on an annual basis with 100 percent of the facilities included in a two-year period. Cleaning should take place in the late summer/early fall prior to the start of the rainy season. Drainage facilities include catch basins (storm drain inlets). Records should be kept to document the annual maintenance.	Annually	Owner

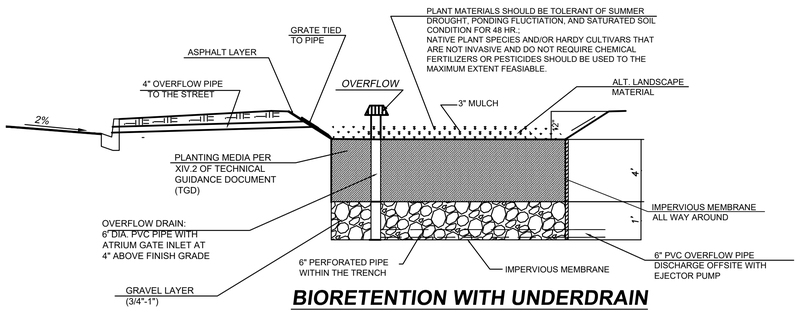
BMP Name	BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
Hydromodification Control BMPs			
none			

Attachment F

Plans

[Include full sized copies (24” x 36” or larger) of all relevant plans (i.e. grading plans, plumbing plans, drainage plans, etc.) signed, stamped, and dated with wet ink application by a California licensed civil engineer with all water quality notes and details. This is to properly evaluate the site design and ensure all BMPs are located on plans which will be used by the contractor during construction. The plans must indicate the locations of all BMPs, cross-sectional details of all BMPs, conveyance systems, drainage connections, overflow processes, elevations, inverts, etc. All conveyance systems (i.e. ribbon gutters, area drains, storm drains, swales, etc.) must be indicated with inverts and elevations. The cross-sectional details of the BMPs must show the type and depth of all layers (i.e. amended soil layer, gravel layer, etc.) and must follow the criteria from the design standard used.]





BIORETENTION WITH UNDERDRAIN DETAIL 'A'

NTS

DIG ALERT
DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG. UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CIVIL ENGINEER

ITF & ASSOCIATES, INC.
11278 LOS ALAMITOS BLVD., #354
LOS ALAMITOS, CA 90720
(800) 797-9483

REGISTERED PROFESSIONAL ENGINEER — YEFIM TSALYUK — NO. C052871 — CIVIL — STATE OF CALIFORNIA

SIGNATURE DATE

SOILS ENGINEER

STAMP

GSS ENGINEERING INC.
11823 SLAUSON AVE., STE. 46
SANTA FE SPRINGS, CA 90670
p. (562) 696-6062

SIGNATURE DATE

AS–BUILT DRAWING

STAMP

I HEREBY CERTIFY THAT THE WORK SHOWN HEREON, MARKED AS 'AS-BUILT', HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCE SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.

SIGNATURE DATE

REVISIONS

MARK	DATE	DESCRIPTION	BY	CHKD.	APPROVED

BENCH MARK
SY3732

VERTICAL DATUM

COMMUNITY DEVELOPMENT

REVIEWED BY _____
IN ACCORDANCE WITH CITY POLICIES AND CONDITIONS CONDITIONS OF APPROVAL.
SIGNATURE DATE
TITLE

PUBLIC WORKS

ASSISTANT DIRECTOR OF PUBLIC WORKS DATE

CITY OF WHITTIER DEPARTMENT OF PUBLIC WORKS

LID PLAN

8315-8319 GREENLEAF AVENUE
WHITTIER, CA

SHEET: 1 OF 1

GRADING PERMIT NO. _ _ _ _ _ _

PREPARED FOR: FLORENCE HOMES LLC
8141 2□D. □T., SUITE 520, DOWNEY, CA 90241

DATE PLOTTED

Appendix F Noise and Vibration Study

Noise and Vibration Study
for
Greenleaf Ave Condominiums

Located in the
City of Whittier, California

Prepared for:

Florence Homes
(Tony Abboud)
8141 2nd Street, Suite 520
Downey, California 90240

Prepared by:

Roma Stromberg, M.S.

Roma Environmental
CEQA, NEPA, Noise and Air Quality
roma@romaenvironmental.com
951-544-3170

October 17, 2021

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I. Introduction

A. Purpose and Objectives

The purpose of this report is to provide an assessment of the noise and vibration impacts that may occur with the development of the proposed condominium project and to identify mitigation measures that may be necessary to reduce those impacts. The objectives of the study include:

- documentation of existing noise conditions
- discussion of noise modeling methodology and procedures
- analysis of noise and vibration generated by the construction of the project
- analysis and discussion of potential traffic noise impacts to the proposed project
- analysis of noise affecting nearby sensitive receptors due to increased traffic produced by the project recommendations for mitigation measures

Although this is a technical report, every effort has been made to write the report clearly and concisely. To assist the reader with those terms unique to noise analysis, a list of acronyms and a glossary of terms have been provided in Appendix A and Appendix B of this report, respectively.

B. Project Location

The project site comprises of various parcels along the west side of Greenleaf Avenue totaling 53,697 square feet (approximately 1.23 acres) and is located along the west side of Greenleaf Avenue south of Whittier Boulevard and north of The Whittier Greenway Trail/Putnam Street in the City of Whittier, California.

C. Project Description

The proposed project consists of seventeen (17) detached two-story condominium units with sizes varying from approximately 1,700 square feet to approximately 2,100 square feet per unit from approximately total of 31,468 square feet of livable area.

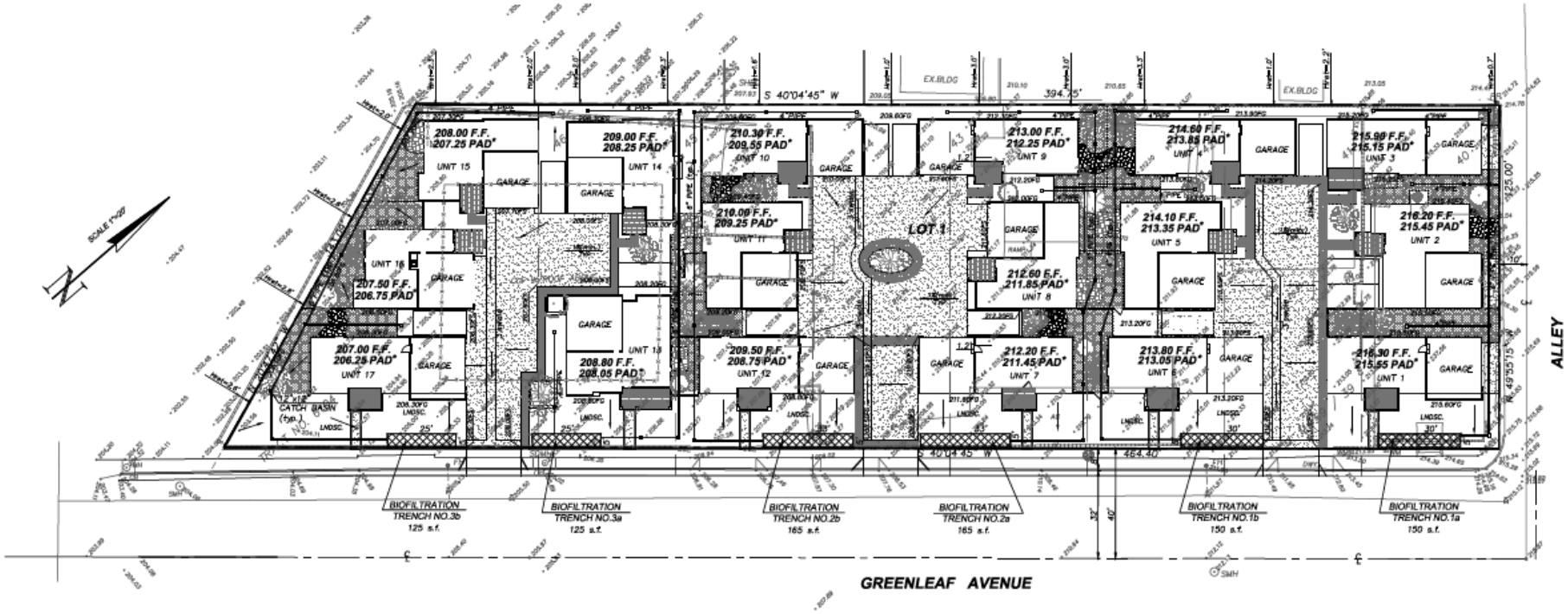
Figure 1

Project Location



Figure 2

Site Plan



II. Noise and Vibration Fundamentals

A. Sound and Noise

Sound can be described as the mechanical energy of a vibrating object transmitted by pressure waves through a liquid or gaseous medium (e.g., air) to a hearing organ, such as a human ear. Noise is defined as loud, unexpected, or annoying sound. In the science of acoustics, the fundamental model consists of a sound (or noise) source, a receiver, and the propagation path between the two. The loudness of the noise source and the obstructions or atmospheric factors affecting the propagation path to the receiver determines the sound level and characteristics of the noise perceived by the receiver. The field of acoustics deals primarily with the propagation and control of sound, with associated factors summarized below.

Frequency

Continuous sound can be described by frequency (pitch) and amplitude (loudness), with a low-frequency sound perceived as low in pitch. Frequency is expressed in terms of cycles per second, or Hertz (Hz). A frequency of 250 cycles per second, for example, is referred to as 250 Hz), with higher frequencies sometimes more conveniently expressed in kilohertz (kHz), or thousands of Hz. The audible frequency range for humans is generally between 20 and 20,000 Hz (or 20 kHz).

Sound Pressure Levels and Decibels

The amplitude of pressure waves generated by a sound source determines the loudness of that source. Sound pressure amplitude is measured in micro-Pascals (mPa), with one mPa representing approximately one hundred billionth of normal atmospheric pressure. Sound pressure amplitudes for different kinds of noise environments can range from less than 100 to 100,000,000 mPa. Because of this huge range of values, sound is rarely expressed in terms of mPa. Instead, a logarithmic scale is used to describe sound pressure level (SPL) in terms of decibels (dB). The threshold of audible sound is about 0 dB for a healthy human ear, which corresponds to 20 mPa.

Sound Propagation

When sound propagates over a distance, it changes in level and frequency content. Sound from a localized source (i.e., a point source) propagates uniformly outward in a spherical pattern. The sound level attenuates (or decreases) at a rate of six dB for each doubling of distance from a point source. Sound levels from a line source attenuate at a rate of three dB for each doubling of distance.

A large object or barrier in the path between a noise source and a receiver can substantially attenuate noise levels at the receiver. The amount of attenuation provided by shielding depends on the size of the object and the frequency content of the noise source. Natural terrain features (e.g., hills and dense/deep woods) and human-made features (e.g., buildings and walls) can substantially reduce noise levels. Walls are often constructed between a source and a receiver specifically to reduce noise. A barrier that breaks the line of sight between a source and a receiver will typically result in at least five dB of noise reduction, with taller barriers providing increased noise reduction. Vegetation, such as highway landscaping, between the source and receiver is rarely effective in reducing noise, as it does not create a solid barrier.

Human Perception of Noise

The decibel scale alone does not adequately characterize how humans perceive noise, as the dominant frequencies of a sound have a substantial effect on the human response to that sound. Although the intensity (energy per unit area) of the sound is a purely physical quantity, the loudness or human response is determined by the characteristics of the human ear. Human hearing is limited in the range of audible frequencies, as well as in the way it perceives the SPL within that range. In general, people are most sensitive to the frequency range of 1,000 to 8,000 Hz, and perceive sounds within that range better than sounds of the same amplitude in higher or lower frequencies. To approximate the response of the human ear, sound levels of individual frequency bands are weighted, depending on the human sensitivity to those frequencies. An "A-weighted" sound level (expressed in units of dBA) can then be calculated from this information. Noise levels are typically reported in terms of A-weighted decibels or dBA. Table 1, Typical A-weighted Noise Levels, describes levels for various noise sources.

Table 1. Typical Noise Levels

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	110	Rock Band
Jet fly-over at 1,000 feet		
	100	
Gas lawn mower at 3 feet		
	90	
Diesel truck at 50 feet at 50 mph*		Food blender at 3 feet
	80	Garbage disposal at 3 feet
Noisy urban area, daytime		
Gas lawn mower at 100 feet	70	Vacuum cleaner at 10 feet
Commercial area		Normal speech at 3 feet
Heavy traffic at 300 feet	60	
		Large business office
Quiet urban daytime	50	Dishwasher in next room
Quiet urban nighttime	40	Theater, large conference room (background)
Quiet suburban nighttime		
	30	Library
Quiet rural nighttime		Bedroom at night, concert hall (background)
	20	
		Broadcast/recording studio
	10	
	0	

Source: California Department of Transportation, 2013.

It is widely accepted that the average healthy ear can barely perceive changes of 3 dBA; that a change of 5 dBA is readily perceptible, and that an increase (decrease) of 10 dBA sounds twice (half) as loud. This definition is recommended by the California Department of Transportation's Technical Noise Supplement to the Traffic Noise Analysis Protocol (2013).

Human Response to Changes in Noise Levels

A doubling of sound energy results in a three-dB increase in sound. The subjective human perception of a doubling of loudness, however, will usually be different than what is measured with precise instrumentation. In typical noisy environments, changes in noise of one to two dB are generally not perceptible, although it is widely accepted that people are able to begin to detect sound level increases of three dB in typical noisy environments. In addition, a five-dB increase is generally perceived as distinctly noticeable, and a 10-dB increase is generally perceived as a doubling of loudness. Accordingly, a doubling of sound energy (e.g., doubling the volume of traffic on a highway) that would result in a three-dB increase in sound would generally be perceived as barely detectable by the human ear.

Noise in the daily human environment fluctuates over time; these changes can be minor or substantial, depending on individual factors. Specifically, noise fluctuations can be influenced by conditions such as: (1) whether noise levels occur in regular or random patterns; (2) if noise level fluctuations are rapid or slow; and (3) if noise levels vary widely or are relatively constant. Various noise descriptors have been developed to describe time-varying noise levels, with the following noise descriptors most commonly used in transportation noise analysis.

Equivalent Sound Level (L_{eq})

L_{eq} represents an average of the sound energy occurring over a specified period. In effect, L_{eq} is the steady-state sound level containing the same acoustical energy as the time-varying sound that actually occurs during the same period. The one-hour A-weighted equivalent sound level (L_{eq}[h]), for example, is the energy average of A-weighted sound levels occurring during a one-hour period. One hour is the normal (default) assumed time period for L_{eq} unless stated otherwise.

Percentile-Exceeded Sound Level (L_{XX})

L_{XX} represents the sound level exceeded for a given percentage of a specified period. For example, L_{10} is the sound level exceeded 10 percent of the time, and L_{90} is the sound level exceeded 90 percent of the time.

Maximum Sound Level (L_{max})

L_{max} is the maximum sound level measured during a specified time period with "slow/1-second" time-averaging.

Day-Night Level (Ldn)

Ldn is the energy average of A-weighted sound levels occurring over a 24-hour period, with a 10-dB penalty applied to A-weighted sound levels occurring during nighttime hours between 10 PM and 7 AM

Community Noise Equivalent Level (CNEL)

Similar to Ldn, CNEL is the energy average of the A-weighted sound levels occurring over a 24-hour period, with a 10-dB penalty applied to A-weighted sound levels occurring during the nighttime hours between 10 PM and 7 AM, and a 5-dB penalty applied to the A-weighted sound levels occurring during evening hours between 7 PM and 10 PM.

B. Vibration Fundamentals

The way in which vibration is transmitted through the earth is called propagation. Propagation of earthborn vibrations is complicated and difficult to predict because of the endless variations in the soil through which waves travel. There are three main types of vibration propagation: surface, compression and shear waves. Surface waves, or Raleigh waves, travel along the ground's surface. These waves carry most of their energy along an expanding circular wave front, similar to ripples produced by throwing a rock into a pool of water. Compression waves, or P-waves, are body waves that carry their energy along an expanding spherical wave front. The particle motion in these waves is longitudinal (i.e., in a "push-pull" fashion). P-waves are analogous to airborne sound waves. Shear waves, or S-waves, are also body waves that carry energy along an expanding spherical wave front. However, unlike P-waves, the particle motion is transverse or "side-to-side and perpendicular to the direction of propagation".

As vibration waves propagate from a source, the energy is spread over an ever-increasing area such that the energy level striking a given point is reduced with the distance from the energy source. This geometric spreading loss is inversely proportional to the square of the distance. Wave energy is also reduced with distance as a result of material damping in the form of internal friction, soil layering, and void spaces. The amount of attenuation provided by material damping varies with soil type and condition as well as the frequency of the wave.

Vibration amplitudes are usually expressed as either peak particle velocity (PPV) or the root mean square (RMS) velocity. The PPV is defined as the maximum instantaneous peak of the vibration signal in inches per second. The RMS of a signal is the average of the squared amplitude of the signal in vibration decibels (VdB), ref one micro-inch per second. The Federal Railroad Administration uses the abbreviation "VdB" for vibration decibels to reduce the potential for confusion with sound decibel.

PPV is appropriate for evaluating the potential of building damage and VdB is commonly used to evaluate human response. Decibel notation acts to compress the range of numbers required in measuring vibration. Similar to the noise descriptors, L_{eq} and L_{max} can be used to describe the average vibration and the maximum vibration level observed during a single vibration measurement interval.

III. Regulatory Setting

A. Federal Regulations

Federal Noise Control Act of 1972

The U.S. Environmental Protection Agency (EPA) Office of Noise Abatement and Control was originally established to coordinate federal noise control activities. After its inception, EPA's Office of Noise Abatement and Control issued the Federal Noise Control Act of 1972, establishing programs and guidelines to identify and address the effects of noise on public health, welfare, and the environment. In response, the EPA published Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety (Levels of Environmental Noise). The Levels of Environmental Noise recommended that the Ldn should not exceed 55 dBA outdoors or 45 dBA indoors to prevent significant activity interference and annoyance in noise-sensitive areas.

In addition, the Levels of Environmental Noise identified five (5) dBA as an "adequate margin of safety" for a noise level increase relative to a baseline noise exposure level of 55 dBA Ldn (i.e., there would not be a noticeable increase in adverse community reaction with an increase of five dBA or less from this baseline level). The EPA did not promote these findings as universal standards or regulatory goals with mandatory applicability to all communities, but rather as advisory exposure levels below which there would be no risk to a community from any health or welfare effect of noise.

In 1981, EPA administrators determined that subjective issues such as noise would be better addressed at lower levels of government. Consequently, in 1982 responsibilities for regulating noise control policies were transferred to State and local governments. However, noise control guidelines and regulations contained in EPA rulings in prior years remain in place by designated Federal agencies, allowing more individualized control for specific issues by designated Federal, State, and local government agencies.

B. State Regulations

California Noise Control Act of 1973

Sections 46000 through 46080 of the California Health and Safety Code, known as the California Noise Control Act of 1973, find that excessive noise is a serious hazard to the public health and welfare, and that exposure to certain levels of noise can result in physiological, psychological, and economic damage. The Act also finds that there is a continuous and increasing bombardment of noise in the urban, suburban, and rural areas. The Act declares that the State of California has a responsibility to protect the health and welfare of its citizens by the control, prevention, and abatement of noise. It is the policy of the state to provide an environment for all Californians free from noise that jeopardizes their health or welfare.

California Environmental Quality Act of 1970 (CEQA)

Under CEQA, lead agencies are directed to assess conformance to local or other agency noise standards; measure and identify the potentially significant exposure of people to (or generation of) excessive ground-borne vibration or noise levels; and measure and identify potentially significant permanent or temporary increases in ambient noise levels. Implementation of CEQA ensures that during the decision-making stage of development, decision-makers and the public will be informed of any potentially excessive noise levels and available mitigation measures to reduce them to acceptable levels.

State of California Building Code

The 2019 State of California's Green Building Standards Code contains mandatory measures for building construction in Section 5.507 on Environmental Comfort. These noise standards are applied to new construction in California for controlling interior noise levels resulting from exterior noise sources. The regulations specify that acoustical studies must be prepared when structures are developed in areas where the exterior noise levels exceed 65 dBA CNEL, such as within a noise contour of an airport, freeway, railroad, and other areas where noise contours are not readily available. If the development falls within an airport or freeway 65 dBA CNEL noise contour, the combined sound transmission class (STC) rating of the wall and roof-ceiling assemblies must be at least 50. For those developments in areas where noise contours are not readily available, and the noise level exceeds 65 dBA L_{eq} for any hour of operation, a wall and roof-ceiling combined STC rating of 45, and exterior windows with a minimum STC rating of 40 are required (Section 5.507.4.1).

C. Local Regulations

City of Whittier General Plan, Noise Element

The City of Whittier has adopted their own version of the State Land Use Compatibility Guidelines for land use planning and to assess potential transportation noise impacts to proposed land uses (see Table 2). Multiple family residential land uses are considered to be conditionally acceptable in areas where the outdoor noise level reaches up to 70 dBA when it is shown that interior noise levels can be mitigated to 45 dBA CNEL or lower. Replace

The City of Whittier General Plan Noise Element contains goals and policies related to noise within the City. The General Plan goals and policies which apply to the proposed project are presented below.

Goal 1 Minimize noise levels throughout the community.

Policy 1.1 Work toward the separation or buffering of freeways and highways from noise-sensitive land uses such as residences, schools, and hospitals.

Policy 1.2: Consider steps to correct existing noise problems and avoid future problems through design measures such as buffers and barriers or through abatement procedures.

Implementation measures to achieve Goal 1 include using landscaping and land use buffers, preparation of acoustical analysis reports and enforcement of the Noise Ordinance.

City of Whittier Municipal Code

City of Whittier noise standards are established in Chapter 8.32 of the City's Municipal Code. The proposed project consists of a residential land use and operation/occupation of the residences will be subject to compliance with restrictions regarding animal and bird noise, vehicles in disrepair, domestic power tools, engine repair, horns and signaling devices, radios and similar devices, yelling and shouting, hawkers and peddlers, and late night disturbances.

Per Section 8.32.040 and 8.32.080, erection or demolition of buildings, grading and excavation of land including the use of blasting, the startup and use of heavy equipment such as dump trucks and graders and the use of jack hammers are exempt from the City noise ordinance standards as long as they are conducted on weekdays between the hours of 7:00 AM and 6:00 PM and on Saturdays between the hours of 8:00 AM and 5:00 PM.

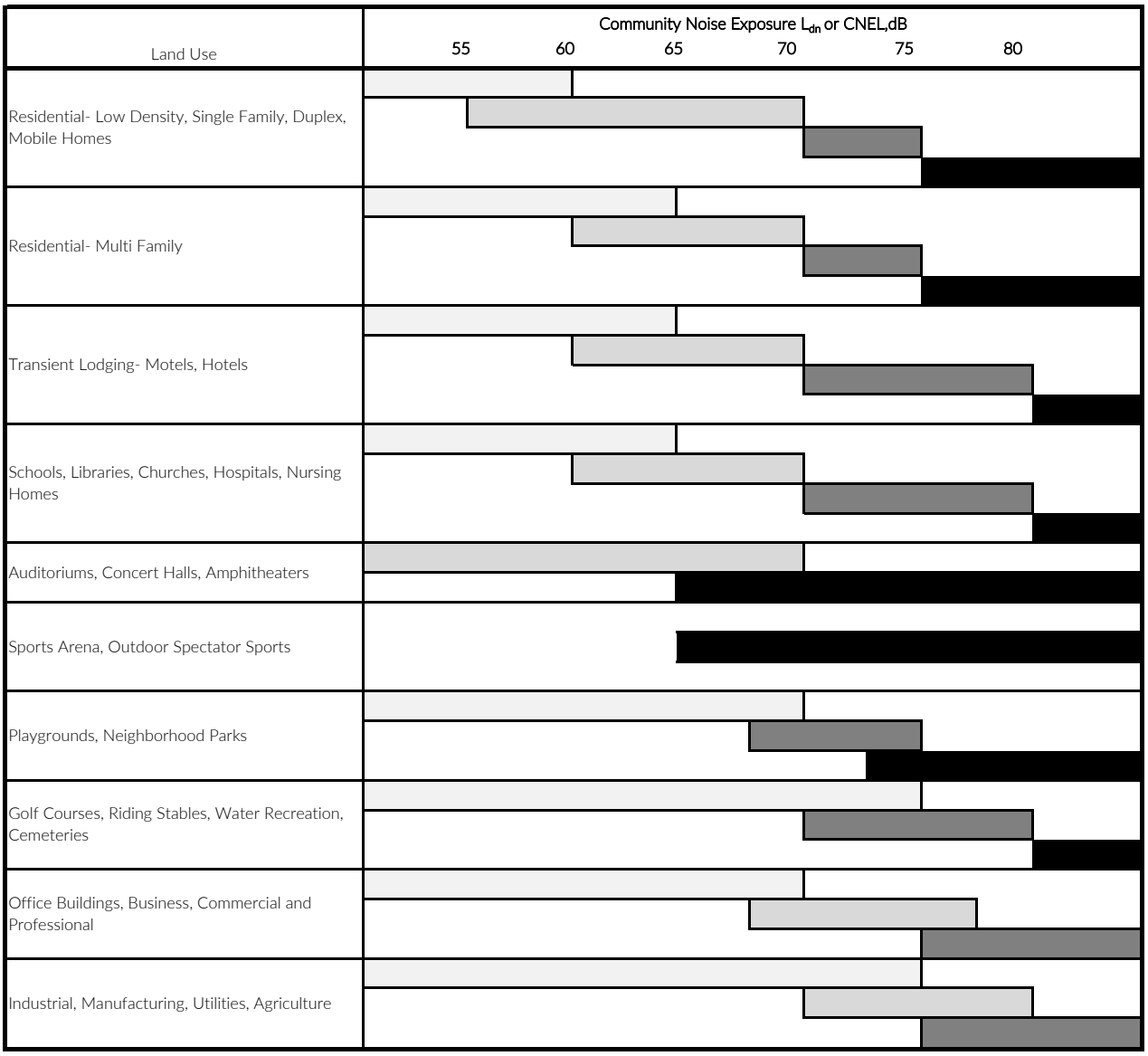
Section 18.10.030, Limitation on use in residential zones requires that all heating, ventilation and air-conditioning equipment, including but not limited to condensers, compressors, vents, ducts and conduits and water holding tanks associated with solar panels comply with the following:

(A) All such equipment shall be completely enclosed and/or architecturally screened from view from adjacent properties and the public right-of-way.

(B) All such equipment shall be screened by an enclosure designed as an integral part of the building, which is consistent with the architecture of the building or by appropriate landscaping.

(C) Heating, ventilation and air-conditioning equipment shall not be located on the roof of a building, except in new developments wherein such equipment, if located on a roof, is recessed into the roof structure or placed behind parapet walls of adequate height to meet the requirement of subsection (B) above.

Table 2 Land Use Compatibility for Community Noise Exposure



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

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

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

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

Source: City of Whittier General Plan Noise Element Exhibit 8-1, 1993.

IV. Existing Noise Environment

A. Existing Land Uses and Noise Environment

The project site is located along the west side of Greenleaf Avenue south of Whittier Boulevard and north of The Whittier Greenway Trail/Putnam Street in the City of Whittier, California (see Figure 1). Greenleaf Avenue is the major source of noise in the immediate project vicinity. Other noise sources include vehicle noise associated with Whittier Boulevard, bid song, general residential ambience, occasional overhead aircraft, and a distant train horn. Noise associated with adjacent commercial and recreational land uses were not readily noticeable.

Noise-sensitive receptors are generally considered humans engaged in activities or utilizing land uses that may be subject to the stress of significant interference from noise. Activities usually associated with sensitive receptors include, but are not limited to, talking, reading, and sleeping. Land uses often associated with noise-sensitive receptors include residential dwellings, mobile homes, hotels, motels, hospitals, nursing homes, education facilities, and libraries. Sensitive receptors in the project vicinity that may be affected by project construction noise include residential land uses located northeast and southwest of the project site.

B. Noise Measurements and Observations

In order to characterize noise levels at existing sensitive receptors in the project vicinity, three 15-minute noise measurements were taken at nearby sensitive receptors (see Figure 3). The noise measurements were taken between 1:07 PM and 2:34 PM on April 15, 2021. Field worksheets and noise measurement output data are included in Appendix C. The following equipment was used to measure existing daytime noise levels in the study area:

- Larson Davis System Sound Track LxT sound level meter
- Larson Davis Model CA250 Calibrator
- Windscreen and tripod for the sound level meter

The sound level meter was field-calibrated immediately prior to the noise measurements to ensure accuracy. All measurements were made with a meter that conforms to the American National Standards Institute (ANSI) specifications for sound level meters (ANSI SI.4-1983 R2001). All instruments were maintained with National Bureau of Standards traceable calibration per the manufacturers' standards. Ambient noise measurements in the vicinity of the project site ranged between 49.2 and 66.2 dBA L_{eq} and between 55.7 and 79.9 L_{max}. Noise measurements are summarized in Table 3.

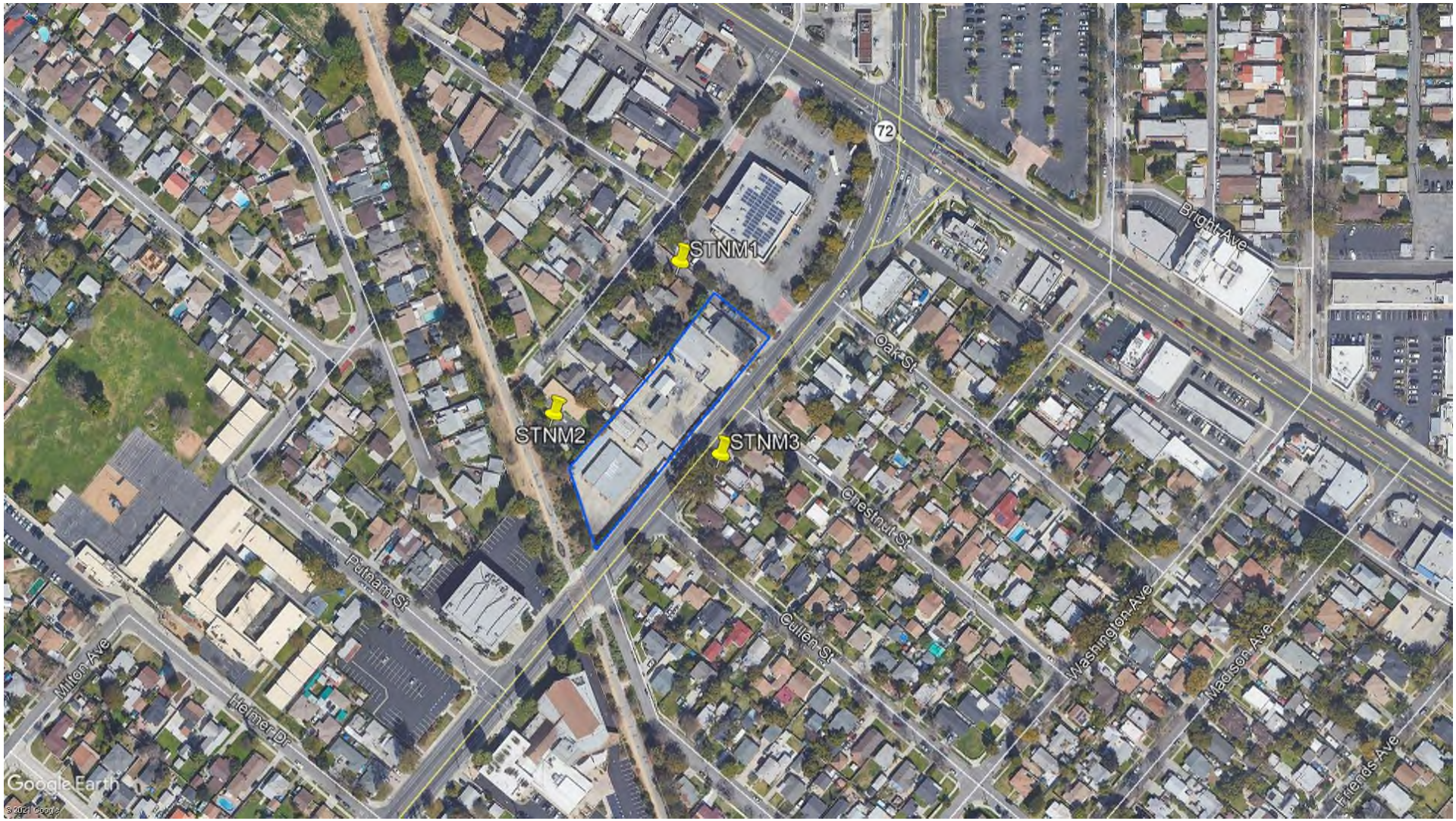
Table 3. Short-Term Noise Measurement Summary (dBA)

Site Location	Measurement Period	Leq	Lmax	L(2)	L(8)	L(25)	L(50)
NM 1	1:07-1:22 PM	57.2	79.9	60.6	55.6	52.8	50.1
NM2	1:47-2:02 PM	49.2	55.7	53.3	52.0	50.2	48.5
NM3	2:19-2:34 PM	66.2	77.5	73.5	70.9	68	62.2

Notes:
Noise Measurements performed between April 15, 2021. Noise Measurement Locations are shown on Figure 3.

Figure 3

Noise Measurement Locations



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V. Analytical Methodology and Model Parameters

A. Construction Noise

Construction noise levels were calculated for each phase utilizing methodology provided in the Federal Transit Noise and Vibration Impact Assessment Manual (2018) and the Road Construction Noise Model User's Guide (2006) together with several key construction parameters including: distance to each sensitive receiver, equipment usage, percent usage factor, and baseline parameters for the project site. Typical construction equipment noise levels and usage factors are presented in Table 4. Equipment assumptions for a similar project were utilized. Construction worksheets are included in Appendix D.

B. Groundborne Vibration

Construction activity can result in varying degrees of ground vibration, depending on the equipment used on the site. Table 5 provides approximate vibration levels for particular construction activities. Operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings respond to these vibrations with varying results ranging from no perceptible effects at the low levels to slight damage at the highest levels. Table 6 presents groundborne vibration levels associated with typical human reactions and possible building damage. This data provides a reasonable estimate for a wide range of soil conditions. Groundborne vibration levels associated with project construction equipment was estimated using the following formula. Worksheets are provided in Appendix E.

$PPV_{rcvr} = PPV_{ref}*(D_{ref}/D_{rcvr})^W$

Where PPV_{rcvr} = the estimated peak particle velocity (PPV) at the offsite receiver position, PPV_{ref} is the reference vibration velocity value associated with a specific distance (D_{ref}), D_{ref} is the reference distance value, D_{rcvr} is the horizontal ground distance between the construction equipment and the offsite receiver, and W is an exponent associated with the ground soil/strata type (which FTA assumes is 1.5 in its equation).

Table 4. Construction Equipment noise Emissions and Acoustical Usage Factor Database

Equipment Description	Impact Device?	Acoustical Use Factor (%)	Spec. Lmax @ 50ft (dBA, slow)	Actual Measured Lmax @ 50ft (dBA, slow)	No. of Actual Data Samples (Count)
Backhoe	No	40	80	78	372
Compactor (ground)	No	20	80	83	57
Compressor (air)	No	40	80	78	18
Concrete Batch Plant	No	15	83	-N/A-	0
Concrete Mixer Truck	No	40	85	79	40
Concrete Pump Truck	No	20	82	81	30
Concrete Saw	No	20	90	90	55
Crane	No	16	85	81	405
Dozer	No	40	85	82	55
Drum Mixer	No	50	80	80	1
Dump Truck	No	40	84	76	31
Excavator	No	40	85	81	170
Flat Bed Truck	No	40	84	74	4
Forklift[1,2]	No	50	n/a	61	n/a
Front End Loader	No	40	80	79	96
Generator	No	50	82	81	19
Grader	No	40	85	-N/A-	0
Jackhammer	Yes	20	85	89	133
Man Lift	No	20	85	75	23
Mounted Impact hammer (hoe ram)	Yes	20	90	90	212
Pavement Scarafier	No	20	85	90	2
Paver	No	50	85	77	9
Paving Equipment	No	50	85	77	9
Pneumatic Tools	No	50	85	85	90
Pumps	No	50	77	81	17
Roller	No	20	85	80	16
Scraper	No	40	85	84	12
Tractor	No	40	84	-N/A-	0
Vibrating Hopper	No	50	85	87	1
Vibratory Concrete Mixer	No	20	80	80	1
Vibratory Pile Driver	No	20	95	101	44
Warning Horn	No	5	85	83	12
Welder/Torch	No	40	73	74	5

Source: FHWA Roadway Construction Noise Model User's Guide January 2006.

(1) Warehouse & Forklift Noise Exposure - NoiseTesting.info Carl Stautins, November 4, 2014 www.noisetesting.info/blog/carl-strautins/page-3/

(2) Data provided Leq as measured at the operator. Sound Level at 50 feet is calculated using Inverse Square Law.

Table 5. Vibration Source Levels for Construction Equipment

Equipment	Peak Particle Velocity (inches/second) at 25	Approximate LV (dVB) at 25 feet
Pile driver (impact)	1.518 (upper range)	112
	0.644 (typical)	104
Pile driver (sonic)	0.734 upper range	105
	0.170 typical	93
Clam shovel drop (slurry wall)	0.202	94
Hydromill	0.008 in soil	66
(slurry wall)	0.017 in rock	75
Vibratory Roller	0.21	94
Hoe Ram	0.089	87
Large bulldozer	0.089	87
Caisson drill	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58

Source: Transit Noise and Vibration Impact Assessment, Federal Transit Administration. 2020.

Table 6. Typical Human Reaction and Effect on Buildings Due to Groundborne Vibration

	Peak Particle Velocity (in/sec)	
Effects	**Transient[1]**	**Continuous/Frequency[2]**
Potentially Damaged Structure Type		
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.20	0.10
Historic and some old buildings	0.50	0.25
Older residential structures	**0.50**	**0.30**
New residential structures	1.00	0.50
Modern industrial/commercial buildings	2.00	0.50
Human Response		
Barely perceptible	0.04	0.01
Distinctly perceptible	**0.25**	**0.04**
Strongly perceptible	0.90	0.10
Severe	2.00	0.40

Source: California Department of Transportation, 2020.

1. Transient sources create a single isolated vibration event, such as blasting and drop balls.

2. Continuous/frequent intermittent sources include impact pile drivers, vibratory pile drivers, and vibratory compaction equipment.

C. Transportation Noise

The SoundPLAN noise model was utilized to model future traffic sound levels associated with Greenleaf Avenue at the project site. It arrives at a predicted noise level through a series of adjustments to the Reference Energy Mean Emission Level (REMEL). Adjustments are then made to the REMEL to account for: total average daily traffic volumes, roadway classification, width, speed and truck mix, roadway grade and site conditions (hard or soft ground surface). All modeled roadways were assumed to have a "hard site" to predict worst-case, conservative noise levels. A hard site, such as pavement, is highly reflective and does not attenuate noise as quickly as grass or other soft sites. Possible reductions in noise levels due to intervening topography and buildings were not accounted for in this analysis.

Per the City of Whittier General Plan, Greenleaf Avenue is designated as a 4 Lane Minor Arterial with an expected buildout volume of 30,000 ADT. However the loudest noise levels associated with vehicle traffic occurs when the maximum amount of cars pass at the greatest speed which usually corresponds to Level of Service Condition (C), or about 75% of buildout capacity. Future noise levels at the project site associated with vehicle traffic on Greenleaf Avenue was modeled using a Level of Service Condition C volume of 22,500, a speed of 35 miles per hour and a vehicle mix of 97% autos, 2% medium trucks and 1% heavy trucks. SoundPLAN data is provided in Appendix F.

D. Existing Operational Noise Sources

Per a request from the City of Whittier, Roma Environmental evaluated the existing noise environment in order to determine if existing activities associated with the adjacent Walgreens Pharmacy and the Whittier Greenway Trail would result in significant noise impacts to the proposed project. A site visit was conducted to make land uses observations and to collect existing ambient noise levels (See Table 3 and Figure 3). A noise level of 57.2 was measured approximately 25 feet from the property line of the adjacent pharmacy. This is the distance where the nearest proposed residential land would be situated. There is also a 6-foot high wooden fence located between the measurement location and the pharmacy. No activities at the pharmacy were readily noticeable over other ambient sources, primarily vehicle noise associated with Greenleaf Avenue. Roma Environmental did not ascertain if there was any activity at the loading dock associated with the adjacent pharmacy. However, a noise reference level of 54 at 25 feet[1] can be assumed.

The Whittier Greenway Trail runs perpendicular to the project site to the southwest. The existing noise level measured approximately 45 feet northeast of the Whittier Greenway Trail was 49 dBA L_{eq}. Allowed uses on the trail include walking, inline skating and bicycling. Conversation associated with these uses would be the loudest noise source at 65 dBA L_{eq} at a distance of 3 feet. Conversations associated with trail use would be transient and are not expected to last more than a few minutes.

[1] S□ndPL□□ □□i□e M□del □□□ □□□e□□ed □□ne □□□□□□□

VI. Impact Analysis

A. Noise Impacts

Construction Noise

Existing residential dwelling units located northwest and southeast of the project site may be affected by short-term noise impacts associated the transport of workers, the movement of construction materials to and from the project site, ground clearing, excavation, grading, and building activities.

Construction noise will vary depending on the construction process, type of equipment involved, location of the construction site with respect to sensitive receptors, the schedule proposed to carry out each task (e.g., hours and days of the week) and the duration of the construction work.

The closest sensitive receptor to the northwest is approximately 60 feet from the center of the project site and the closest sensitive receptor southeast of the center of the project site is approximately 120 to the southeast. Construction noise levels at the nearest residence northwest of the project site are expected to range between 72 and 85 dBA L_{eq} and construction noise levels at the nearest residence southeast of the project site are expected to range between 65 and 77 dBA L_{eq}. Measured existing noise levels northwest of the project site ranged between 49 and 57 dBA L_{eq} and are expected to be 53 dBA L_{eq} at the residence closest to the center of the project site. Existing noise levels southwest of the project site reached 66 dBA L_{eq}. Construction activities could result in increases of up to 32 dBA L_{eq} at the nearest sensitive receptor to the northwest and up to 11 dBA L_{eq} at the nearest sensitive receptor to the southeast.

Per Section 8.32.040 and 8.32.080, erection or demolition of buildings, grading and excavation of land including the use of blasting, the startup and use of heavy equipment such as dump trucks and graders and the use of jack hammers are exempt from the City noise ordinance standards as long as they are conducted on weekdays between the hours of 7:00 AM and 6:00 PM and on Saturdays between the hours of 8:00 AM and 5:00 PM. Impacts would be less than significant with adherence to these allowed hours of construction. Measures to minimize construction noise impacts are presented in Section VII of this report.

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

The project is expected to generate approximately 80 average daily trips per day with a peak hour trip generation of 12 trips. Greenleaf Avenue is a Secondary Highway. The project's contribution to existing traffic volumes would not substantially increase ambient noise levels. No mitigation is required.

Noise Impacts to the Proposed Project – Traffic Noise

Figure 4 shows noise contours as they are expected to propagate throughout the project site given the proposed building locations. This exhibit was utilized to pinpoint proposed buildings where future exterior noise levels are likely to exceed 65 dBA CNEL. Figure 4 can also be used to illustrate

where exterior noise levels would be suitable for outdoor use areas. Figure 5 is a sampling of noise levels at usable outdoor areas and at proposed buildings where exterior noise levels are expected to exceed an exterior noise level of 65 dBA CNEL and an interior noise level of 45 dBA CNEL (Buildings 1, 6, 7, 12, 13 and 17). This figure was also used to determine appropriate STC levels presented in Table 7.

A sample of future exterior Noise levels at proposed patios likely to be exposed to exterior noise levels that exceed 65 dBA CNEL are also shown on Figure 5. Figures 5 and 6 also indicate that there are outdoor use areas where exterior noise levels are not expected to exceed 65 dBA CNEL.

Windows and sliding glass doors are the weak link when it comes to the transmission of noise into a structure. Therefore, it is important to make sure that they have adequate Sound Transmission Class (STC) ratings. The STC levels for windows and sliding glass doors in rooms exposed to exterior noise levels of 65 dBA or greater are presented in Table 7.

Table 7. Noise Reduction and STC Ratings for Windows and Sliding Glass Doors

Building[1]	Modeled Exterior Noise Level[2]		Necessary Exterior to Interior Noise Reduction		Required STC for Windows and Sliding Glass Doors		Interior Noise Level With Mitigation	
	FL 1	FL 2	FL 1	FL 2	FL 1	FL 2	FL 1	FL 2
1	72	72	27	27	30	30	45	45
6	72	72	27	27	30	30	45	45
7	71	71	26	26	29	29	45	45
12	71	71	26	26	29	29	45	45
13	71	71	26	26	29	29	45	45
17	71	71	26	26	29	29	45	45

Notes:
(1) Numberd blue polygons on Figure 5.
(2) As shown in white rectangles on Figure 5 by floor.

Conventional construction with closed windows and fresh air supply systems or air conditioning typically provide an exterior to interior noise reduction of 20 dB. Upgraded windows and sliding glass doors are not required for building facades that are not touched by red or purple as shown in Figure 4. Although touched by red in Figure 4, Building 15 will not be exposed to noise levels that exceed 65 dBA CNEL as shown in Figure 5.

Installation of windows and sliding glass doors with the recommended STC levels presented in Table 7 will mitigate impacts associated with meeting interior noise levels. A measure requiring the use of 6-foot high solid vinyl or concrete fencing is included in Section VII of this report in order to create sufficient outdoor use areas with noise levels that do not exceed 65 dBA CNEL. Proposed decks and balconies that front Greenleaf Avenue are not a part of the required usable open space calculations and are not subject to the 65 dBA CNEL noise requirement.

Noise Impacts to the Proposed Project – Existing Land Uses

There is a Walgreens pharmacy located northeast of the proposed project site. Existing noise levels associated with the pharmacy at a distance of 25 feet were measured at 57.2 dBA L_{eq} (see Table 3

and Figure 3). This is the distance where the nearest proposed residential land would be situated. No activities associated with the pharmacy were readily noticeable over other ambient sources during the noise measurement. Vehicle noise associated with Greenleaf Avenue was the primary noise source. Roma Environmental did not ascertain if there was any activity at the loading dock associated with the adjacent drug store. However, assuming a noise reference level of 54 dBA L_{eq} at a distance of 25 feet[2], loading dock noise could reach up to 48 dBA L_{eq} at the northeastern project boundary which is approximately 50 feet southeast of the pharmacy loading dock. There is also an existing barrier shielding much of the loading noise from emanating towards the project site which would further reduce this calculated noise level. With the exception of an occasional car alarm, activities associated with the Walgreens pharmacy would not result in noise levels that would be readily noticeable over existing ambient noise levels. This impact would not be significant. No mitigation is required.

The Whittier Greenway Trail runs perpendicular to the project site to the southwest. The existing noise level measured approximately 45 feet northeast of the Whittier Greenway Trail on the project site, was 49 dBA L_{eq}. Allowed uses on the trail include walking, inline skating and bicycling. Conversation associated with these uses would be the loudest noise source at 65 dBA L_{eq} at a distance of 3 feet or 40 dBA when projected to the nearest project property boundary. Conversations associated with trail use would be transient and are not expected to last more than a few minutes. Activities associated with the Whittier Greenway Trail would not violate any City standards or policies and would not result in substantial increases in ambient noise levels.

B. Groundborne Vibration Impacts

Groundborne Vibration

This impact discussion analyzes the potential for the proposed project to cause an exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. Vibration levels in the project area may be influenced by construction.

The nearest residential structure to the project site is located approximately 5 feet from the project site. As shown in Table 6, the threshold at which there may be a risk of architectural damage to normal houses with plastered walls and ceilings is 0.20 PPV in/second.

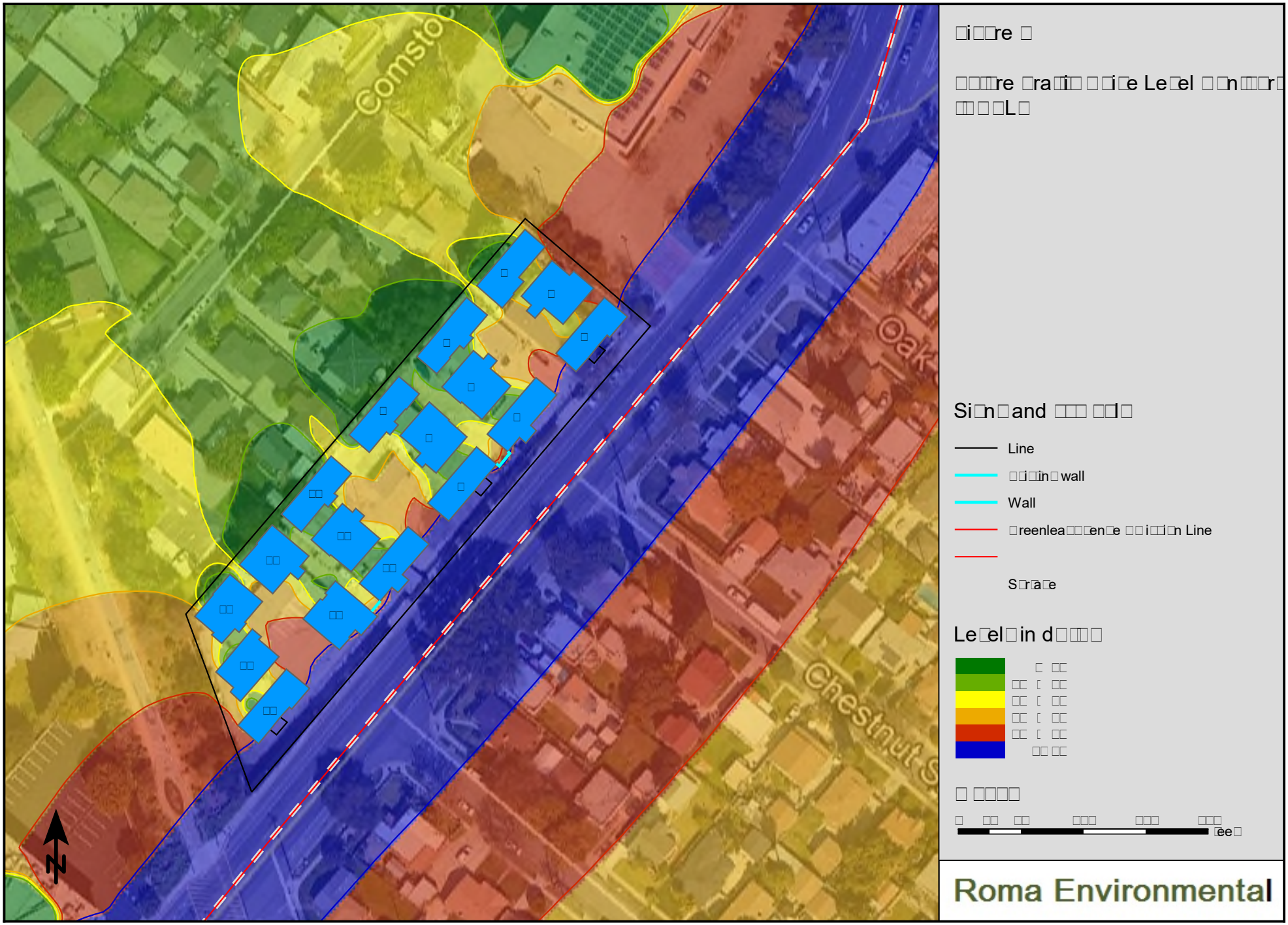
Primary sources of vibration during construction would be vibratory rollers or bulldozers. As shown in Table 5, a vibratory roller could produce 0.21 PPV at 25 feet a large bulldozer could produce up to 0.089 PPV at 25 feet.

At a distance of 5 feet (distance from project site property line to nearest residential structure) a vibratory roller would yield a worst-case 2.3 PPV (in/sec) and a large bull dozer would yield a worst-case 0.99 PPV (in/sec). In order to avoid potential groundborne vibration impacts related to structural damage, use of vibratory rollers should be limited within 25 feet of existing structures and use of large bulldozers should be limited within 14 feet of existing structures. A small bulldozer, which would generate a PPV of 0.03 at a distance of 5 feet can be utilized instead. This mitigation measure is provided in Section VII of this report. With implementation of this measure, the potential for damage associated with groundborne vibration would be less than significant.

[2] S□□ndPL□□ □□i□e M□del □□□ □□□e□□ed □□ne □□□□□□□

Annoyance associated secondary effects, such as the rattling of a china cabinet, can also occur, even when vibration levels are well below perception. Any effect (primary perceptible vibration, secondary effects, or a combination of the two) can lead to annoyance. The degree to which a person is annoyed depends on the activity in which they are participating at the time of the disturbance. For example, someone sleeping or reading will be more sensitive than someone who is running on a treadmill. Reoccurring primary and secondary vibration effects often lead people to believe that the vibration is damaging their home, although vibration levels are well below minimum thresholds for damage potential.

As shown in Table 6, vibration can be annoying to people in buildings at a PPV of 0.04 in/sec. There is a potential for nearby residents to be annoyed by groundborne vibration. Annoyance related impacts would be short-term and would only occur during site grading and paving activities. Impacts related to annoyance would be less than significant.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VII. Construction Noise and Vibration Reduction Measures

A. Construction Noise and Vibration

In addition to adherence to the allowed hours for construction provided in Section 8.32.040 of the City of Whittier Municipal Code, the following measures are recommended to minimize construction noise:

1. During all project site excavation and grading on-site, construction contractors should equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards. When mufflers are not a feasible method, the source can be put inside an enclosure with 1-inch plywood, or other approved acoustical barriers and/or materials.

2. The contractor should place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

3. Equipment should be shut off and not left to idle when not in use.

4. The contractor should locate equipment staging in areas that will create the greatest distance between construction-related noise sources and sensitive receptors nearest the project site during all project construction as is feasible.

5. The project proponent should mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.

6. The construction contractor should limit haul truck deliveries to the same hours specified for construction equipment in Section 8.32.040 of the City of Whittier Municipal Code.

7. The use of vibratory rollers shall be limited within 25 feet of existing structures and use of large bulldozers should be limited within 15 feet of existing structures. A small bulldozer can be utilized instead.

B. Project Operation/Occupancy

1. Recommended STC ratings for windows and sliding glass doors as presented in Table 7, shall be installed in order to ensure that interior noise levels do not exceed 45 dBA CNEL.

2. Construct six-foot barriers in gaps between the proposed buildings that face Greenleaf Avenue in order to meet outdoor recreational space requirements that also have acceptable noise levels.

VIII. References

California Department of Transportation

2013 Technical Noise Supplement to the Traffic Noise Analysis Protocol

2020 Transportation and Construction Vibration Guidance Manual. September.

Environmental Protection Agency

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1993 General Plan

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APPENDICES

Appendix A – List of Acronyms

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Appendix D – Construction Noise Modeling Output

Appendix E – Groundborne Vibration Worksheets

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APPENDIX A

List of Acronyms

List of Acronyms

Term	Definition
ADT	Average Daily Traffic
ANSI	American National Standard Institute
CEQA	California Environmental Quality Act
CNEL	Community Noise Equivalent Level
D/E/N	Day / Evening / Night
dB	Decibel
dBA or dB(A)	Decibel "A-Weighted"
dBA/DD	Decibel per Double Distance
dBA L_{eq}	Average Noise Level over a Period of Time
EPA	Environmental Protection Agency
FHWA	Federal Highway Administration
L_{02},L_{08},L_{50},L_{90}	A-weighted Noise Levels at 2 percent, 8 percent, 50 percent, and 90 percent, respectively, of the time period
DNL	Day-Night Average Noise Level
$L_{eq(x)}$	Equivalent Noise Level for '"x" period of time
L_{eq}	Equivalent Noise Level
L_{max}	Maximum Level of Noise (measured using a sound level meter)
L_{min}	Minimum Level of Noise (measured using a sound level meter)
LOS C	Level of Service C
OPR	California Governor's Office of Planning and Research
PPV	Peak Particle Velocities
RCNM	Road Construction Noise Model
REMEL	Reference Energy Mean Emission Level
RMS	Root Mean Square

APPENDIX B

Definitions of Acoustical Terms

Term	Definition
Decibel, dB	A logarithmic unit of noise level measurement that relates the energy of a noise source to that of a constant reference level; the number of decibels is 10 times the logarithm (to the base 10) of this ratio.
Frequency, Hertz	In a function periodic in time, the number of times that the quantity repeats itself in one second (i.e., the number of cycles per second).
A-Weighted Sound Level, dBA	The sound level obtained by use of A-weighting. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear.
Root Mean Square (RMS)	A measure of the magnitude of a varying noise source quantity. The name derives from the calculation of the square root of the mean of the squares of the values. It can be calculated from either a series of lone values or a continuous varying function.
Fast/Slow Meter Response	The fast and slow meter responses are different settings on a sound level meter. The fast response setting takes a measurement every 100 milliseconds, while a slow setting takes one every second.
L_{02}, L_{08}, L_{50}, L_{90}	The A-weighted noise levels that are equaled or exceeded by a fluctuating sound level, 2 percent, 8 percent, 50 percent, and 90 percent of a stated time period, respectively.
Equivalent Continuous Noise Level, L_{eq}	A level of steady state sound that in a stated time period, and a stated location, has the same A-weighted sound energy as the time-varying sound.
L_{max}, L_{min}	L_{max} is the RMS (root mean squared) maximum level of a noise source or environment measured on a sound level meter, during a designated time interval, using fast meter response. L_{min} is the minimum level.
Ambient Noise Level	The all-encompassing noise environment associated with a given environment, at a specified time, usually a composite of sound from many sources, at many directions, near and far, in which usually no particular sound is dominant.
Offensive/ Offending/ Intrusive Noise	The noise that intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of sound depends on its amplitude, duration, frequency, and time of occurrence, and tonal information content as well as the prevailing ambient noise level.

APPENDIX C

Noise Measurement Field Sheets

Noise Measurement Field Data

Project Name: 8513 Greenleaf, City of Whittier **Date:** April 15, 2021

Project #:

Noise Measurement #: STNM1 **Technician:** Ian Gallagher

Nearest Address or Cross Street: 8310 Comstock Avenue, Whittier, California

Site Description (Type of Existing Land Use and any other notable features): On-site: Various weathered industrial type buildings, concrete paved ground.

Adjacent: Comercial/ businesses along Greenleaf Avenue & Whittier Boulevard, elsewhere residential.

Weather: Filtered sun < 10% high, thin, white clouds. **Settings:** SLOW FAST

Temperature: 67 deg F **Wind:** 5-10 mph **Humidity:** 45% **Terrain:** Flat

Start Time: 1:07 PM **End Time:** 1:22 PM **Run Time:** 15 minutes

Leq: 57.2 dB **Primary Noise Source:** Traffic ambiance from vehicles passing along Greenleaf Ave (75 yds SE of STNM1).

Lmax 79.9 dB Whittier Blvd (140 yds NE of STNM1) & other surrounding roads

L2 60.6 dB **Secondary Noise Sources:** Bird song,, breeze rustling vegetation & leaves, residential ambiance, overhead

L8 55.6 dB aircraft, distant train horn, 4 vehicles passed microphone during 15 min sample.

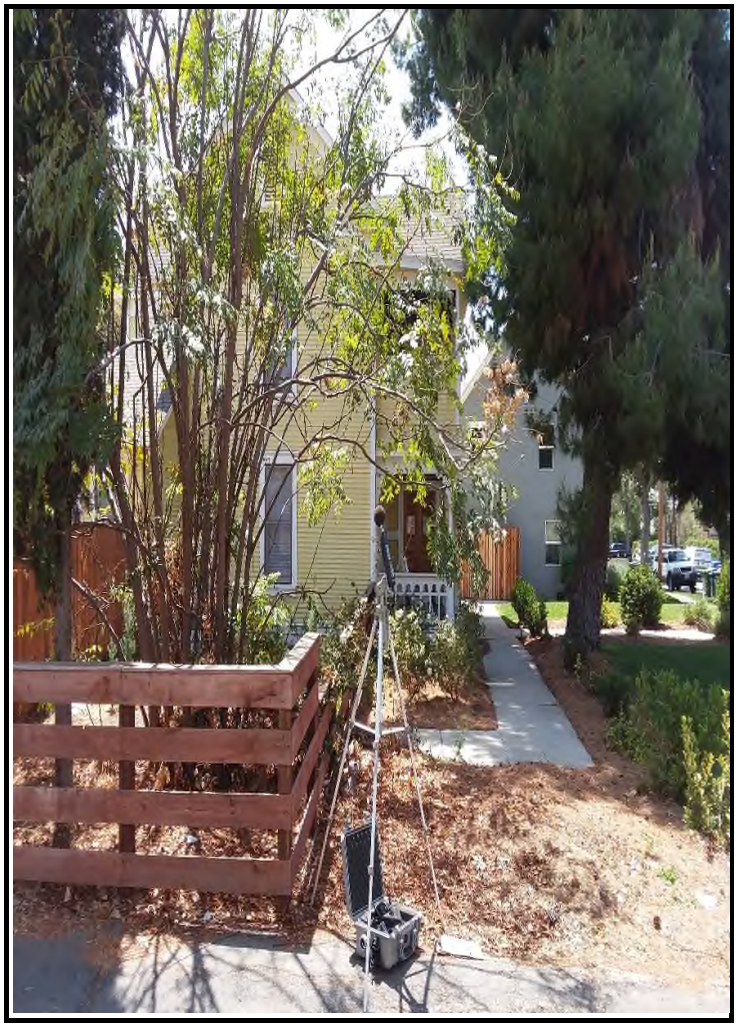
L25 52.8 dB

L50 50.1 dB

NOISE METER:	SoundTrack LXT Class 2	**CALIBRATOR:**	Larson Davis CAL200
MAKE:	Larson Davis	**MAKE:**	Larson Davis
MODEL:	LXT2	**MODEL:**	Cal 200
SERIAL NUMBER:	1152	**SERIAL NUMBER:**	15741
FACTORY CALIBRATION DATE:	3/10/2021	**FACTORY CALIBRATION DATE:**	7/23/2020
FIELD CALIBRATION DATE:	4/15/2021		

Noise Measurement Field Data

PHOTOS:



STNM1 looking SSW across front yard of residence 8310 Comstock Avenue, Whittier.



STNM1 looking SE along allyway intersecting with Greenleaf Ave (75 yds), Walgreens parking lot behind cinderblock wall on the left, wall is 18' from microphone & about 7' high.

Summary

File Name on Meter	LxT_Data.001
File Name on PC	SLM_0001152_LxT_Data_001.00.ldbin
Serial Number	0001152
Model	SoundTrack LxT®
Firmware Version	2.404
User	Ian Edward Gallagher
Location	STNM1 8513 Greenleef 33°57'54.40"N 118° 2'19.71"W
Job Description	15 minute noise measurement
Note	(1 x 15 minutes)

Measurement

Description	
Start	2021-04-15 13:07:00
Stop	2021-04-15 13:22:00
Duration	00:15:00.0
Run Time	00:15:00.0
Pause	00:00:00.0
Pre Calibration	2021-04-15 13:06:36
Post Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting
Peak Weight	Z Weighting
Detector	Slow
Preamp	PRMLxT1
Microphone Correction	Off
Integration Method	Linear
OBA Range	Low
OBA Bandwidth	1/1 and 1/3
OBA Freq. Weighting	Z Weighting
OBA Max Spectrum	Bin Max
Overload	144.2 dB

	A	**C**	**Z**	
Under Range Peak	100.2	97.2	**102.2**	dB
Under Range Limit	**37.4**	37.1	44.1	dB
Noise Floor	28.3	27.9	35.0	dB

Results

LA_{eq}	57.2	
LAE	86.7	
EA	52.221	µPa²h
EA8	1.671	mPa²h
EA40	8.355	mPa²h
$LZ_{peak\ (max)}$	2021-04-15 13:21:54	99.5 dB
LAS_{max}	2021-04-15 13:21:55	79.9 dB
LAS_{min}	2021-04-15 13:09:06	43.1 dB
SEA	-99.94	dB
LAFTM5	62.1	dB
Corrected dBA	57.4	dBA

LAS > 65.0 dB (Exceedance Counts / Duration)	2	11.5 s
LAS > 85.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ_{peak} > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ_{peak} > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ_{peak} > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s

Community Noise	**Ldn**	**LDay 07:00-23:00**	**LNight 23:00-07:00**	**Lden**	**LDay 07:00-19:00**	**LEvening 19:00-23:00**
	57.2	57.2	-99.94	57.2	57.2	-99.94

LC_{eq}	66.4	dB
LA_{eq}	57.2	dB
LC_{eq} - LA_{eq}	9.3	dB
LAI_{eq}	60.1	dB
LA_{eq}	57.2	dB
LAI_{eq} - LA_{eq}	2.9	dB

	A		**C**		**Z**	
	dB	**Time Stamp**	**dB**	**Time Stamp**	**dB**	**Time Stamp**
L_{eq}	57.2		66.4			
$L_{S(max)}$	79.9	2021/04/15 13:21:55				
$L_{S(min)}$	43.1	2021/04/15 13:09:06				
$L_{Peak(max)}$					99.5	2021/04/15 13:21:54

# Overloads	0	
Overload Duration	0.0	s
# OBA Overloads	0	
OBA Overload Duration	0.0	s

Noise Measurement Field Data

Project Name: 8513 Greenleaf, City of Whittier **Date:** April 15, 2021

Project #:

Noise Measurement #: STNM2 **Technician:** Ian Gallagher

Nearest Address or Cross Street: 8332 Comstock Avenue, Whittier, California

Site Description (Type of Existing Land Use and any other notable features): On-site: Various weathered industrial type buildings, concrete paved ground.

Adjacent: Comercial/ businesses along Greenleaf Avenue & Whittier Boulevard, elsewhere residential.

Weather: Filtered sun < 10% high, thin, white clouds. **Settings:** SLOW FAST

Temperature: 68 deg F **Wind:** 5-10 mph **Humidity:** 45% **Terrain:** Flat

Start Time: 1:47 PM **End Time:** 2:02 PM **Run Time:** 15 minutes

Leq: 49.2 dB

Lmax 55.7 dB

L2 53.3 dB

L8 52.0 dB

L25 50.2 dB

L50 48.5 dB

Primary Noise Source: Traffic ambiance from vehicles passing along Greenleaf Ave (70 yds SE of STNM2).

Whittier Blvd (250 yds NE of STNM2) & other surrounding roads

Secondary Noise Sources: Bird song, breeze rustling vegetation & leaves, residential ambiance, overhead

aircraft, distant train horn, bicycles & pedestrians walking public path.

NOISE METER:	SoundTrack LXT Class 2	**CALIBRATOR:**	Larson Davis CAL200
MAKE:	Larson Davis	**MAKE:**	Larson Davis
MODEL:	LXT2	**MODEL:**	Cal 200
SERIAL NUMBER:	1152	**SERIAL NUMBER:**	15741
FACTORY CALIBRATION DATE:	3/10/2021	**FACTORY CALIBRATION DATE:**	7/23/2020
FIELD CALIBRATION DATE:	4/15/2021		

Roma Environmental

Noise Measurement Field Data

PHOTOS:



STNM2 looking NE towards condominium multi-family residences. Residence 8332 Comstock Avenue just behind condominiums.



STNM2 looking S along public path intersecting with Greenleaf Avenue in 90 yds.

Summary

File Name on Meter	LxT_Data.002
File Name on PC	SLM_0001152_LxT_Data_002.00.ldbin
Serial Number	0001152
Model	SoundTrack LxT®
Firmware Version	2.404
User	Ian Edward Gallagher
Location	STNM2 8513 Greenleaf 33°57'51.63"N 118° 2'22.25"W
Job Description	15 minute noise measurement
Note	(1 x 15 minutes)

Measurement

Description	
Start	2021-04-15 13:47:19
Stop	2021-04-15 14:02:19
Duration	00:15:00.0
Run Time	00:15:00.0
Pause	00:00:00.0
Pre Calibration	2021-04-15 13:46:51
Post Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting
Peak Weight	Z Weighting
Detector	Slow
Preamp	PRMLxT1
Microphone Correction	Off
Integration Method	Linear
OBA Range	Low
OBA Bandwidth	1/1 and 1/3
OBA Freq. Weighting	Z Weighting
OBA Max Spectrum	Bin Max
Overload	144.3 dB

	A	C	Z	
Under Range Peak	100.3	97.3	**102.3**	dB
Under Range Limit	**37.5**	37.1	44.2	dB
Noise Floor	28.4	28.0	35.1	dB

Results

LAeq	49.2	
LAE	78.8	
EA	8.356 µPa²h	
EA8	267.382 µPa²h	
EA40	1.337 mPa²h	
LZpeak (max)	2021-04-15 13:56:37	103.2 dB
LASmax	2021-04-15 13:49:03	55.7 dB
LASmin	2021-04-15 13:52:10	43.4 dB
SEA	-99.94 dB	
LAFTM5	51.5 dB	
Corrected dBA	49.4 dBA	
LAS > 65.0 dB (Exceedance Counts / Duration)	0	0.0 s
LAS > 85.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZpeak > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZpeak > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZpeak > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s

Community Noise	**Ldn**	**LDay 07:00-23:00**	**LNight 23:00-07:00**	**Lden**	**LDay 07:00-19:00**	**LEvening 19:00-23:00**
	49.2	49.2	-99.94	49.2	49.2	-99.94

LCeq	62.9 dB	
LAeq	49.2 dB	
LCeq - LAeq	13.7 dB	
LAleq	50.3 dB	
LAeq	49.2 dB	
LAleq - LAeq	1.1 dB	

	A		**C**		**Z**	
	dB	**Time Stamp**	**dB**	**Time Stamp**	**dB**	**Time Stamp**
Leq	49.2		62.9			
LS(max)	55.7	2021/04/15 13:49:03				
LS(min)	43.4	2021/04/15 13:52:10				
LPeak(max)					103.2	2021/04/15 13:56:37

# Overloads	0
Overload Duration	0.0 s
# OBA Overloads	0
OBA Overload Duration	0.0 s

Dose Settings

Dose Name	OSHA-1	OSHA-2
Exchange Rate	5	5 dB
Threshold	90	80 dB
Criterion Level	90	90 dB
Criterion Duration	8	8 h

Results

Dose	-99.94	-99.94	%
Projected Dose	-99.94	-99.94	%
TWA (Projected)	-99.94	-99.94	dB
TWA (t)	-99.94	-99.94	dB
Lep (t)	34.2	34.2	dB

Statistics

LAI2.00	53.3 dB
LAI8.00	52.0 dB
LAI25.00	50.2 dB
LAI50.00	48.5 dB
LAI66.60	47.6 dB
LAI90.00	46.0 dB

Noise Measurement Field Data

Project Name: 8513 Greenleaf, City of Whittier **Date:** April 15, 2021

Project #:

Noise Measurement #: STNM3 **Technician:** Ian Gallagher

Nearest Address or Cross Street: 8332 Greenleaf Avenue, Whittier, California

Site Description (Type of Existing Land Use and any other notable features): On-site: Various weathered industrial type buildings, concrete paved ground.

Adjacent: Comercial/ businesses along Greenleaf Avenue & Whittier Boulevard, elsewhere residential.

Weather: Filtered sun < 10% high, thin, white clouds. **Settings:** SLOW FAST

Temperature: 70 deg F **Wind:** 5-10 mph **Humidity:** 42% **Terrain:** Flat

Start Time: 2:19 PM **End Time:** 2:34 PM **Run Time:** 15 minutes

Leq: 66.2 dB

Lmax 77.5 dB

L2 73.5 dB

L8 70.9 dB

L25 68.0 dB

L50 62.2 dB

Primary Noise Source: Traffic noise from the 129 vehicles passing microphone along Greenleaf Ave during 15 minute measurement. Traffic ambiance from vehicles on other roads.

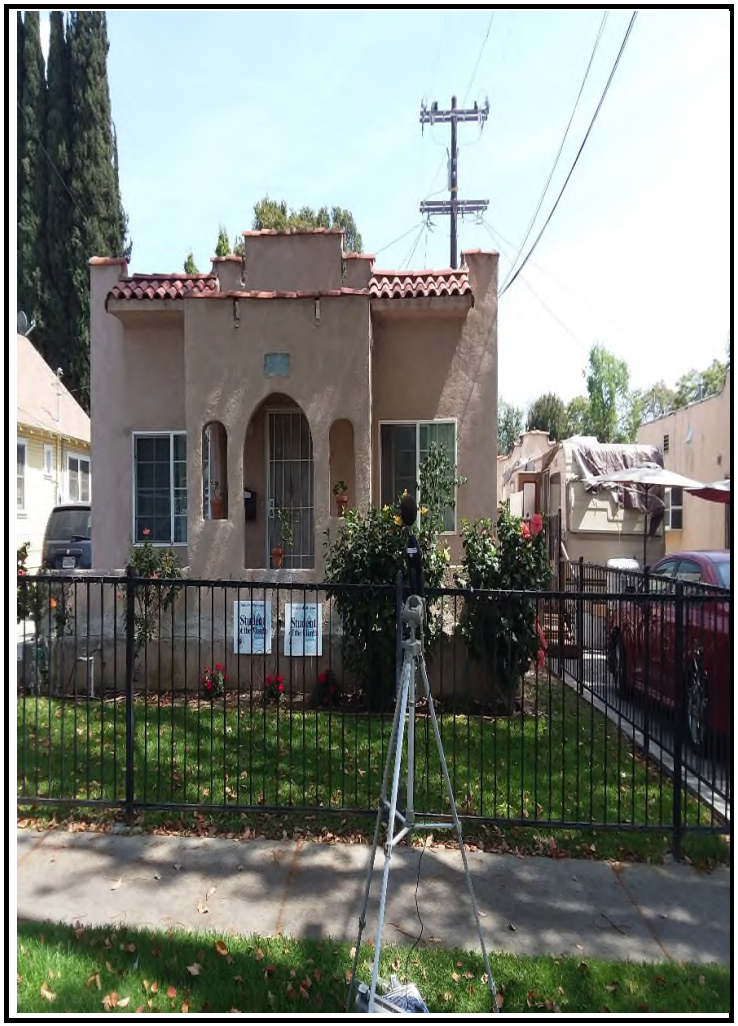
Secondary Noise Sources: Bird song, breeze rustling vegetation & leaves, residential ambiance, overhead aircraft, distant train horn.

NOISE METER:	SoundTrack LXT Class 2	**CALIBRATOR:**	Larson Davis CAL200
MAKE:	Larson Davis	**MAKE:**	Larson Davis
MODEL:	LXT2	**MODEL:**	Cal 200
SERIAL NUMBER:	1152	**SERIAL NUMBER:**	15741
FACTORY CALIBRATION DATE:	3/10/2021	**FACTORY CALIBRATION DATE:**	7/23/2020
FIELD CALIBRATION DATE:	4/15/2021		

Roma Environmental

Noise Measurement Field Data

PHOTOS:



STNM3 looking SE towards front yard of residence 8332 Greenleaf Avenue, Whittier.



STNM3 looking NE up Greenleaf Avenue towards Whittier Blvd intersection (220 yds) .

Summary

File Name on Meter	LxT_Data.003
File Name on PC	SLM_0001152_LxT_Data_003.00.ldbin
Serial Number	0001152
Model	SoundTrack LxT®
Firmware Version	2.404
User	Ian Edward Gallagher
Location	STNM3 8513 Greenleaf 33°57'50.99"N 118° 2'18.72"W
Job Description	15 minute noise measurement
Note	(1 x 15 minutes)

Measurement

Description	
Start	2021-04-15 14:19:42
Stop	2021-04-15 14:34:42
Duration	00:15:00.0
Run Time	00:15:00.0
Pause	00:00:00.0
Pre Calibration	2021-04-15 14:17:38
Post Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting
Peak Weight	Z Weighting
Detector	Slow
Preamp	PRMLxT1
Microphone Correction	Off
Integration Method	Linear
OBA Range	Low
OBA Bandwidth	1/1 and 1/3
OBA Freq. Weighting	Z Weighting
OBA Max Spectrum	Bin Max
Overload	144.2 dB

	A	**C**	**Z**
Under Range Peak	100.2	97.2	**102.2** dB
Under Range Limit	**37.4**	37.0	44.1 dB
Noise Floor	28.2	27.9	34.9 dB

Results

L_{Aeq}	66.2	
LAE	95.8	
EA	419.021 µPa²h	
EA8	13.409 mPa²h	
EA40	67.043 mPa²h	
$LZ_{peak\ (max)}$	2021-04-15 14:29:59	108.9 dB
LAS_{max}	2021-04-15 14:33:50	77.5 dB
LAS_{min}	2021-04-15 14:23:09	44.7 dB
SEA	-99.94 dB	
LAFTM5	70.9 dB	
Corrected dBA	66.3 dBA	
LAS > 65.0 dB (Exceedance Counts / Duration)	49	388.4 s
LAS > 85.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ_{peak} > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ_{peak} > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ_{peak} > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s

Community Noise	**Ldn**	**LDay 07:00-23:00**	**LNight 23:00-07:00**	**Lden**	**LDay 07:00-19:00**	**LEvening 19:00-23:00**
	66.2	66.2	-99.94	66.2	66.2	-99.94

L_{Ceq}	73.4 dB
L_{Aeq}	66.2 dB
L_{Ceq} - L_{Aeq}	7.2 dB
LAI_{eq}	67.6 dB
L_{Aeq}	66.2 dB
LAI_{eq} - L_{Aeq}	1.4 dB

	A		**C**		**Z**	
	dB	**Time Stamp**	**dB**	**Time Stamp**	**dB**	**Time Stamp**
L_{eq}	66.2		73.4			
$L_{S(max)}$	77.5	2021/04/15 14:33:50				
$L_{S(min)}$	44.7	2021/04/15 14:23:09				
$L_{Peak(max)}$					108.9	2021/04/15 14:29:59

# Overloads	0
Overload Duration	0.0 s
# OBA Overloads	0
OBA Overload Duration	0.0 s

Dose Settings

Dose Name	OSHA-1	OSHA-2
Exchange Rate	5	5 dB
Threshold	90	80 dB
Criterion Level	90	90 dB
Criterion Duration	8	8 h

Results

Dose	-99.94	-99.94 %
Projected Dose	-99.94	-99.94 %
TWA (Projected)	-99.94	-99.94 dB
TWA (t)	-99.94	-99.94 dB
Lep (t)	51.2	51.2 dB

Statistics

LAI2.00	73.5 dB
LAI8.00	70.9 dB
LAI25.00	68.0 dB
LAI50.00	62.2 dB
LAI66.60	57.6 dB
LAI90.00	49.7 dB

APPENDIX D

Construction Noise Modeling Output

Receptor - Residential to Northwest

Construction Phase Equipment Item	# of Items	Item Lmax at 50 feet, dBA[1]	Distance to Receptor[3]	Item Usage Percent	Usage Factor	Receptor Item Lmax, dBA	Receptor Item Leq, dBA
Demolition							
Concrete/Industrial Saw	1	90	60	20	0.20	88.4	81.4
Rubber Tired Dozers	1	82	60	40	0.40	80.4	76.4
Tractors/Loaders/Backhoes	2	84	60	40	0.80	82.4	81.4
						Log Sum	**85.1**
Grading							
Grader	1	85	60	40	0.40	83.4	79.4
Rubber Tired Dozers	1	82	60	40	0.40	80.4	76.4
Tractors/Loaders/Backhoes	2	84	60	40	0.80	82.4	81.4
						Log Sum	**84.3**
Building Construction							
Cranes	1	81	60	16	0.16	79.4	71.5
Forklifts [2]	2	48	60	40	0.80	46.4	45.4
Generator Set	1	81	60	50	0.50	79.4	76.4
Welders	3	74	60	40	1.20	72.4	73.2
Tractors/Loaders/Backhoes	1	84	60	40	0.40	82.4	78.4
						Log Sum	**81.7**
Paving							
Concrete Mixer Truck	2	79	60	40	0.8	77.4	76.4
Pavers	1	77	60	50	0.50	75.4	72.4
Paving Equipment	1	85	60	20	0.20	83.4	76.4
Rollers	2	80	60	20	0.40	78.4	74.4
Tractors/Loaders/Backhoes	1	84	60	40	0.40	82.4	78.4
						Log Sum	**83.1**
Architectural Coating							
Air Compressors	1	78	60	40	0.40	76.4	72.4
						Log Sum	**72.4**

Notes:

(1) Source: Referenced noise levels from the FHWA Roadway Construction Noise Model User's Guide (January 2006).

(2) Source: SoundPLAN reference list.

(3) Distance to receptor calculated from center of site. Construction noise projected from the center of the project site to nearest sensitive use (structure).

Receptor - Residential to Northwest

Construction Phase Equipment Item	# of Items	Item Lmax at 50 feet, dBA[1]	Distance to Receptor[3]	Item Usage Percent	Usage Factor	Receptor Item Lmax, dBA	Receptor Item Leq, dBA
Demolition							
Concrete/Industrial Saw	1	90	150	20	0.20	80.5	73.5
Rubber Tired Dozers	1	82	150	40	0.40	72.5	68.5
Tractors/Loaders/Backhoes	2	84	150	40	0.80	74.5	73.5
						Log Sum	**77.1**
Grading							
Grader	1	85	150	40	0.40	75.5	71.5
Rubber Tired Dozers	1	82	150	40	0.40	72.5	68.5
Tractors/Loaders/Backhoes	2	84	150	40	0.80	74.5	73.5
						Log Sum	**76.4**
Building Construction							
Cranes	1	81	150	16	0.16	71.5	63.5
Forklifts [2]	2	48	150	40	0.80	38.5	37.5
Generator Set	1	81	150	50	0.50	71.5	68.4
Welders	3	74	150	40	1.20	64.5	65.2
Tractors/Loaders/Backhoes	1	84	150	40	0.40	74.5	70.5
						Log Sum	**73.8**
Paving							
Concrete Mixer Truck	2	79	150	40	0.8	69.5	68.5
Pavers	1	77	150	50	0.50	67.5	64.4
Paving Equipment	1	85	150	20	0.20	75.5	68.5
Rollers	2	80	150	20	0.40	70.5	66.5
Tractors/Loaders/Backhoes	1	84	150	40	0.40	74.5	70.5
						Log Sum	**75.1**
Architectural Coating							
Air Compressors	1	78	150	40	0.40	68.5	64.5
						Log Sum	**64.5**

Notes:

(1) Source: Referenced noise levels from the FHWA Roadway Construction Noise Model User's Guide (January 2006).

(2) Source: SoundPLAN reference list.

(3) Distance to receptor calculated from center of site. Construction noise projected from the center of the project site to nearest sensitive use (structure).

APPENDIX E

Groundborne Vibration Calculations

VIBRATION LEVEL IMPACT

Project:	Greenleaf Condominiums	Date: 1/28/16
Source:	Vibratory Roller	
Scenario:	Unmitigated	
Location:	5 Feet from Nearest Residence	
Address:	Project Site	

PPV = PPVref(5/D)^n (in/sec)

DATA INPUT

Equipment = Type	1	Vibratory Roller	INPUT SECTION IN BLUE
PPVref =	0.21	Reference PPV (in/sec) at 25 ft.	
D =	5.00	Distance from Equipment to Receiver (ft)	
n =	1.50	Vibration attenuation rate through the ground	

Note: Based on reference equations from Vibration Guidance Manual, California Department of Transportation, 2006, pgs 38-43.

DATA OUT RESULTS

PPV =	**2.348**	IN/SEC	OUTPUT IN RED

VIBRATION LEVEL IMPACT

Project:	Greenleaf Condominiums	Date: 1/28/16
Source:	Vibratory Roller	
Scenario:	Unmitigated	
Location:	25 Feet from Nearest Residence	
Address:	Project Site	

PPV = PPVref(5/D)^n (in/sec)

DATA INPUT

Equipment = Type	1	Vibratory Roller	INPUT SECTION IN BLUE
PPVref =	0.21	Reference PPV (in/sec) at 25 ft.	
D =	25.00	Distance from Equipment to Receiver (ft)	
n =	1.50	Vibration attenuation rate through the ground	

Note: Based on reference equations from Vibration Guidance Manual, California Department of Transportation, 2006, pgs 38-43.

DATA OUT RESULTS

PPV =	**0.210**	IN/SEC	OUTPUT IN RED

VIBRATION LEVEL IMPACT

Project:	Greenleaf Condominiums	Date: 1/28/16
Source:	Small Bulldozer	
Scenario:	Unmitigated	
Location:	5 Feet from Nearest Residence	
Address:	Project Site	

PPV = PPVref(5/D)^n (in/sec)

DATA INPUT

Equipment = Type	6	Small Bulldozer	INPUT SECTION IN BLUE
PPVref =	0.003	Reference PPV (in/sec) at 25 ft.	
D =	5.00	Distance from Equipment to Receiver (ft)	
n =	1.50	Vibration attenuation rate through the ground	

Note: Based on reference equations from Vibration Guidance Manual, California Department of Transportation, 2006, pgs 38-43.

DATA OUT RESULTS

PPV =	**0.034**	IN/SEC	OUTPUT IN RED

VIBRATION LEVEL IMPACT

Project:	Greenleaf Condominiums	Date: 1/28/16
Source:	Larger Bulldozer	
Scenario:	Unmitigated	
Location:	15 Feet from Nearest Residence	
Address:	Project Site	

PPV = PPVref(5/D)^n (in/sec)

DATA INPUT

Equipment = Type	2	Large Bulldozer	INPUT SECTION IN BLUE
PPVref =	0.089	Reference PPV (in/sec) at 25 ft.	
D =	15.00	Distance from Equipment to Receiver (ft)	
n =	1.50	Vibration attenuation rate through the ground	

Note: Based on reference equations from Vibration Guidance Manual, California Department of Transportation, 2006, pgs 38-43.

DATA OUT RESULTS

PPV =	**0.191**	IN/SEC	OUTPUT IN RED

VIBRATION LEVEL IMPACT

Project:	Greenleaf Condominiums	Date: 1/28/16
Source:	Large Bulldozer	
Scenario:	Unmitigated	
Location:	5 Feet from Nearest Residence	
Address:	Project Site	

PPV = PPVref(5/D)^n (in/sec)

DATA INPUT

Equipment = Type	2	Large Bulldozer	INPUT SECTION IN BLUE
PPVref =	0.089	Reference PPV (in/sec) at 25 ft.	
D =	5.00	Distance from Equipment to Receiver (ft)	
n =	1.50	Vibration attenuation rate through the ground	

Note: Based on reference equations from Vibration Guidance Manual, California Department of Transportation, 2006, pgs 38-43.

DATA OUT RESULTS

PPV =	**0.995**	IN/SEC	OUTPUT IN RED

APPENDIX F

SoundPLAN Input and Output

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		Heavy trucks	-	45	8	63	56					
		Buses	-	-	-	-	-					
		Motorcycles	-	-	-	-	-					
		Auxiliary vehicle	-	-	-	-	-					
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		Automobiles	-	1303	968	240	56					
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Building 16	GF		61.9
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Building 16	1.Fl		61.7
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Building 17	GF		71.3
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Building 17	1.Fl		71.3
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Building 17 Patio	GF		73.5
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Appendix G Traffic Impact Assessment

TRAFFIC IMPACT ASSESSMENT

17 Unit Residential Condominium Development
8315 Greenleaf Avenue
Whittier, California 90602

Prepared For:
Florence Homes
(Tony Abboud)
8141 2nd Street, Suite 520
Downey, California 90240

Prepared By:

Toufic (Ted) Semaan, RCE, TE
10054 Newville Avenue
Downey, CA 90240
Phone: 310-569-8955

May 15, 2021

May 15, 2021

Mr. Tony Abboud
Florence Homes
8141 2nd Street, Suite 520
Downey, Ca 90240

SUBJECT: 75-Unit Residential Condominium Development
8315 Greenleaf Avenue
Whittier, California 90602

Dear Mr. Abboud:

As requested, I am pleased to submit this Traffic Impact Assessment for the 17-Unit Residential Condominium Development Project. The proposed project is located along the west side of Greenleaf Avenue between Whittier Boulevard and The Whittier Greenway Trail (Putnam Street) in the City of Whittier, California.

The traffic study assesses the potential traffic impacts of the proposed development based on the City of Whittier Traffic Impact Analysis Report Preparation Guidelines as the as the State of California Governor's Office of Planning and Research (OPR) SB 743 Technical Advisory to evaluate transportation impacts with a summary of findings and conclusion.

I appreciate the opportunity to prepare this analysis. Should you have any questions or comments regarding the findings and recommendations within this report, please call me at (310)569-8955.

Very truly yours,

Toufic (Ted) Semaan, PE, TE

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PROJECT TRAFFIC CHARACTERISTICS……..	7
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TRAFFIC IMPACT ANALYSIS METHODOLOGY……	8
Impact Criteria and Thresholds…….	8
SUMMARY AND CONCLUSION…….	10

TRAFFIC IMPACT ASSESSMENT

TRAFFIC IMPACT ASSESSMENT

17 Unit Residential Condominium Development
8315 Greenleaf Avenue
Whittier, California 90602

INTRODUCTION

This Traffic Impact Assessment is an evaluation of the potential traffic impacts and circulation needs associated with the development of the proposed 17-Unit Residential Condominium Development Project. Prior to SB 743, traffic impacts utilizing level of service analysis were evaluated to determine the California Environmental Quality Act (CEQA) impacts created by a development project.

The City of Whittier required such analysis to be conducted per its *Traffic Impact Analysis Report Preparation Guidelines* and in compliance with the Los Angeles County Metropolitan Transportation Authority (Metro) Congestion Management Program (CMP).

Under SB 743, CEQA transportation impacts are required to utilize vehicle miles traveled (VMT). City staff from the Public Works and Community Development staff stated that the City is in the process of adopting its VMT guidelines and thresholds. As such, they asked for a hybrid evaluation that integrates both elements, the City's TIA Guidelines as well as the State OPR VMT guidelines.

The traffic impact assessment evaluates the potential traffic impacts associated with the project's construction of seventeen (17) condominium residential units varying in size from approximately 1,700 square feet to approximately 2,100 square feet per unit.

PROJECT DESCRIPTION AND LOCATION

The project site comprises of various parcels along the west side of Greenleaf Avenue totaling 53,697 square feet approximately 1.23 acres located along the west side of Greenleaf Avenue south of Whittier Boulevard and north of The Whittier Greenway Trail/Putnam Street in the City of Whittier, California. **Exhibit 1** presents the conceptual site plan for the project.

TOTAL: 17 UNITS:

UNIT #	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS	1ST FLOOR AREA S.F.	2ND FLOOR AREA S.F.	GARAGE AREA S.F.	UNIT LIVABLE AREA S.F.
1	3	2	736	995	424	1,731
2	4	3	940	1,119	417	2,059
3	3	2	711	993	424	1,704
4	3	2	738	966	425	1,704
5	4	3	921	1,094	417	2,015
6	3	2	736	988	424	1,724
7	3	2	736	960	424	1,696
8	4	3	907	1,114	417	2,021
9	3	2	738	966	425	1,704
10	3	2	737	965	425	1,702
11	4	3	911	1,088	417	1,999
12	3	2	736	993	424	1,729
13	4	3	918	1,214	422	2,132
14	4	3	901	1,113	428	2,014
15	4	3	862	1,077	418	1,939
16	3	2	736	1,128	438	1,864
17	3	2	736	995	424	1,731
					TOTAL GARAGE 7,193 S.F.	†31,468 S.F.

a. AVERAGE SQUARE FOOTAGE OF THE UNITS: 31,468/ 17 = 1,851

SITE NOTES:

1. PROPERTY LINE
2. EX. 6' HIGH CMU WALL FENCE TO BE REPLACED EY. WITH A NEW 6' HIGH CMU WALL WITH STUCCO FINISH.
3. EX. 6' HIGH CMU WALL FENCE TO BE REMOVED.
4. NEW 6' HIGH CMU WALL FENCE.
5. EX. CHAIN FENCE TO BE REMOVED.
6. EX. DRIVEWAY APRON TO BE REMOVED; NEW CURB AND GUTTER PER CITY STANDARD.
7. NEW CONCRETE DRIVEWAY APRON PER CITY STANDARDS
8. EX. CONCRETE SIDEWALK.
9. LANDSCAPE PER CITY STANDARD.
10. EX. CONCRETE CURB.
11. EX. GUTTER.
12. EX. FIRE HYDRANT TO REMAIN.
13. EX. WATER METER TO REMAIN.
14. EX. WATER VALVE TO REMAIN.
15. EX. STORM DRAIN MANHOLE TO REMAIN.
16. EX. SEWER MANHOLE TO REMAIN.
17. EX. MANHOLE TO REMAIN.
18. EX. POWER POLE TO REMAIN.
19. NEW CONC. DRIVEWAY
20. 3' CONC. WALKWAY
21. 4' CONC. WALKWAY
22. 6' HIGH VINYL FENCE W/ GATE AT PRIVATE OPEN SPACE.
23. PRIVATE OPEN SPACE AREA
24. LANDSCAPE AREA
25. NEW STAMPED COLORED CONC. WALKWAY
26. (FIRE LANE) 20' MIN. CLEAR TO SKY PROVIDE "NO PARKING" SIGNS PER FIRE DEPARTMENT REQUIREMENTS.
27. FIRE HOSE PATH MAXIMUM 150' LONG
28. NEW 30" HIGH CMU WALL WITH STUCCO FINISH TO MATCH BUILDING
29. NEW MAIL BOX WITHIN 5' FROM PL
30. CABINET STORAGE 4'-6" ABOVE FLOOR FINISH; 4' HIGH TOTAL 200 C.F MIN.



VICINITY MAP

PROJECT ADDRESS: 8315-8319 GREENLEAF AVE.
WHITTIER, CA 90602

APN: 8165-014-006, 8165-014-007, 8165-014-008, 8165-014-009, 8165-014-010

LEGAL DESCRIPTION
PARCEL A: LOT 40 OF TRACT NO. 6104, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE SOUTHEASTERLY 10 FEET THEREOF AS GRANTED TO THE CITY OF WHITTIER, RECORDED FEBRUARY 14, 1975 AS INSTRUMENT NO. 280, OFFICIAL RECORDS.
PARCEL B: LOTS 41 TO 47 OF TRACT NO. 1604, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE SOUTHEASTERLY 10 FEET THEREOF AS GRANTED TO THE CITY OF WHITTIER, RECORDED JUNE 4, 1975, AS INSTRUMENT NO. 398, OFFICIAL RECORDS.

OWNER / DEVELOPER: FLORENCE HOMES
8141 2ND ST. SUITE 520,
DOWNEY, CA 90240 562-904-1537

PROPOSED PROJECT: 1 LOT SUBDIVISION 17 DETACHED 2- STORY CONDO UNITS WITH ATTACHED 2-CAR GARAGE EACH.

TOTAL LOT AREA NET: 53,697 SQ. FT. = 1.23 ACRE
ZONE: R2 (LIGHT MULTI RESIDENTIAL)

WHITTIER MUNICIPAL CODE REQUIREMENTS:

- DENSITY: 1UNIT PER 3,000 S.F. = 14.52 UNITS PER ACRE: 14 x 1.24 = 18 UNITS
- PARKING: COVERED: (2) PER UNIT = (17x2) = 34 SPACES IN ENCLOSED GARAGES
  UNCOVERED: 0.25 PER UNIT W/ MORE THAN 2 BEDROOM: 17X0.25= 4.25
  1/4 GUEST PARKING= 17/ 4 = 4.25

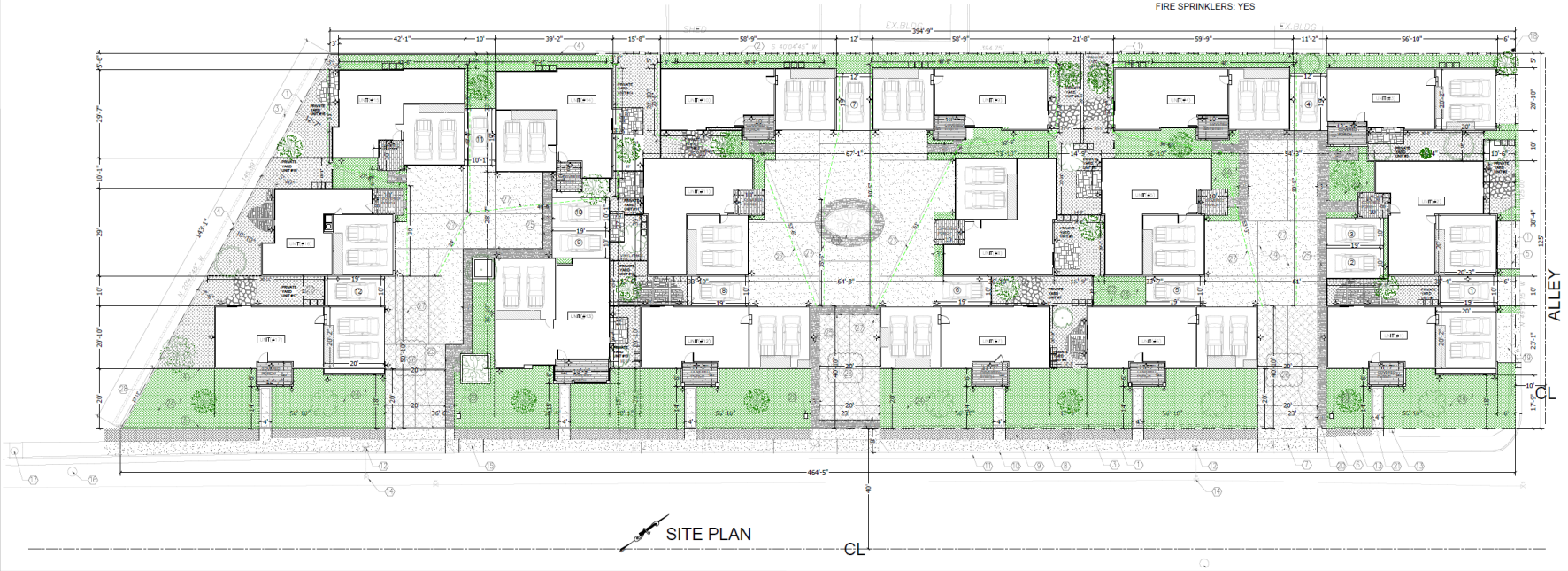
TOTAL REQUIRED UNCOVERED PARKING SPACES: 8.5 ; PROVIDED: 9 SPACES
+ 3 ADDITIONAL SPACES

- OPEN SPACE : 17 x 350 = 5,950 S.F.

- BUILDING HEIGHT: 35'
- SETBACK: FRONT: 20'; REAR: 5'; SIDE: 5'

BUILDING CODE (CBC): 2019
BUILDING OCCUPANCY GROUPS: R3 (DETACHED DWELLING UNITS)

CONSTRUCTION TYPE: V-B
FIRE SPRINKLERS: YES



SITE PLAN

CL

REVISIONS

1	DATE	3/12/21
2	DATE	4/1/21

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

SITE PLAN
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

DATE: JAN. 2021
DRAWN BY: F.J.
SCALE: 1/16"
TITLE: SITE PLAN
SHEET: SP

EXHIBIT 1 – Site Plan

The proposed project consists of seventeen (17) detached two-story condominium units with sizes varying from approximately 1,700 square feet to approximately 2,100 square feet per unit from approximately total of 31,468 square feet of livable area. The current parcel comprises of 3,200 square feet office building and 2,464 storage warehouse facilities.

PROJECT TRAFFIC CHARACTERISTICS

Project Traffic Generation

Traffic generation is expressed in vehicle trip ends (TE's), defined as one-way vehicular movements, either entering or exiting the generating land use. Generation factors and equations used in the traffic forecasting procedure are found in the City of Whittier Traffic Impact Analysis Report Preparation Guidelines and the ITE's 10th Edition *Trip Generation Handbook* for the existing land uses on the site.

Table 1 summarizes the trip generation rates used in forecasting the impact of the proposed project conditions. It presents the forecast peak hour and daily traffic volumes on a "typical" weekday for the proposed project. Hence, the forecast peak hour conditions are considered conservative and worst-case. The trips generated by the proposed project were estimated using City of Whittier Traffic Impact Analysis Report Preparation Guidelines for the proposed Condominiums/Town. Credits were applied were estimated using ITE Land Use code 712 – *Small Office Building* and ITE Land Use code 151 – *Mini-Warehouse (Storage Units).*

As shown in **Table 1**, the proposed project is expected to increase of 80 vehicular trips per day with a morning peak increase of two (2) trips (net reduction of 4 inbound and an added 6 outbound) and evening peak increase of four (4) trips (an added 6 inbound and net reduction of 2 outbound).

TABLE 1

PROJECT TRAFFIC GENERATION RATES & FORCAST

17 Unit Condominium Development - 8315 Greenleaf Avenue, Whittier, CA 90602

Land Use	Size	Unit	Land Use Code	Average Daily Traffic		AM Peak Hour				PM Peak Hour			
				TE Rate	Trips	TE Rate		Trips		TE Rate		Trips	
						In	Out	In	Out	In	Out	In	Out
Generation Factors													
Condominiums	17	DU	**City**	8	136	0.06	0.48	1	8	0.47	0.26	8	4
City of Whittier Traffic Impact Analysis Report Preparation Guidelines													
Existing Land Use Credit													
Small Office Building (TE/1,000 SF GFA)	3,200	SF	**712**	16.19	52	1.29	0.63	4	2	0.61	1.84	2	6
Mini-Warehouse (Storage Units)	2,464	SF	**151**	1.65	4	0.34	0.17	1	0	0.12	0.39	0	1
Projected Project Total Traffic Generation				Daily Total	80		AM Totals	(4)	6		PM Totals	6	(2)

TE/DU = Trip ends per dwelling unit (residential)

TRAFFIC IMPACT ANALYSIS METHODOLOGY

Impact Criteria and Thresholds

The relative impact of the added project traffic volumes generated by the project total daily trips as well as during the AM and PM peak hours was evaluated against the criteria of the City's TIA the State's OPR guidelines.

Under the City of Whittier's Traffic Impact Analysis Report Preparation Guidelines, a project is assessed under two criteria, trip generation and Metro's CMP.

Under the City's TIA guidelines, a traffic impact report would be required if:

- *Traffic generated by a project considered alone or cumulatively with other related projects, when added to existing traffic volumes, exceeds certain capacity thresholds of an intersection or roadway; contributes to an unacceptable level of service (LOS); or exacerbates an existing congested condition.*
- *Project generated over 100 trips per day or where other possible adverse impacts are identified.*
- *Project generated traffic interferes with the existing traffic flow (e.g., due to the location of access roads, driveways and parking facilities).*

- *Proposed access locations do not provide for adequate safety (e.g., due to limited visibility on curving roadways).*
- *Nonresidential uses generate commuter or truck traffic through a residential area.*
- *Project generated traffic significantly increases on a residential street and alters its residential character.*

As shown in **Table 1**, the eighty (80) net daily trips generated by the proposed development are less than the 100 trips per day threshold in the City's guidelines. In addition, both the AM and PM peak hour maximum number of trips generated is at six (6) trips is insignificant when considering traffic signal cycle lengths at 60-seconds, 90-seconds or 120-seconds. At that 6 trips translates into one or less additional vehicles per traffic signal cycle, which would not adversely impact traffic flow.

Under the City's CMP guidelines, a traffic impact report would be required *Where the project meets the criteria established in the County of Los Angles' CMP Land Use Analysis Guidelines, a CMP analysis must be provided. A CMP TIA is required for all projects required to prepare an Environmental Assessment based on local determination or projects requiring a traffic study. The geographical area examined in the TIA must include the following, at a minimum.*

- *All CMP arterial monitoring intersections (See Exhibit B of the guidelines), including freeway on- or off-ramp intersections, where the proposed project will add 50 or more trips during either the a.m. or p.m. weekday peak hours.*
- *Main line freeway monitoring locations where the project will add 150 or more trips, in either direction, during the a.m. or p.m. weekday peak hours.*
- *Caltrans must also be consulted to identify other specific locations to be analyzed on the State highway system.*

If based on these criteria, the TIA identifies no facilities for study; no further traffic analysis is required.

As shown in **Table 1**, the project net AM or PM peak hour trips are single digit and considerably less than the thresholds identified under the CMP criteria.

Under the State's OPR guidelines, small projects, projects that generate or attract fewer than 110 trips per day, are generally assumed to cause a less than significant transportation impact.

Screening Thresholds for Land Use Projects

- *Many agencies use "screening thresholds" to quickly identify when a project should be expected to cause a less-than-significant impact without conducting a detailed study. (See e.g., CEQA Guidelines, §§ 15063(c)(3)(C), 15128, and Appendix G.) As explained below, this technical advisory suggests that lead agencies may screen out VMT impacts using project size, maps, transit availability, and provision of affordable housing.*

Screening Threshold for Small Projects

- *Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day19 generally may be assumed to cause a less-than-significant transportation impact.*

As shown in **Table 1**, the eighty (80) net daily trips generated by the proposed development are well below the 110 trips per day threshold in the OPR's guidelines. As such, the proposed project may be screened out as it is assumed to cause a less-than-significant transportation impact.

SUMMARY AND CONCLUSION

The proposed Condominium Project comprises of the construction of 17-unit residential condominium in the City of Whittier. The project is located along the west side of Greenleaf Avenue between Whittier Boulevard and The Whittier Greenway Trail (Putnam Street).

The traffic study assesses the potential traffic impacts of the proposed development based on the City of Whittier Traffic Impact Analysis Report Preparation Guidelines as the as the State of California Governor's Office of Planning and Research (OPR) SB 743 Technical Advisory to evaluate transportation impacts with a summary of findings and conclusion.

The proposed 17-unit Residential Condominium Development Project trip criteria was found to generate daily trips below the City of Whittier's current criteria as well as the State OPR "screening thresholds". Since the proposed project does not generate daily trips exceeding either criteria, no further traffic analysis is required.

Appendix H Sewer Capacity Study

SEWER CAPACITY STUDY

8315-8319 GREENLEAF AVENUE
WHITTIER, CA



Prepared by:
Yefim “Jeff” Tsalyuk
11278 Los Alamitos Blvd., #354
Los Alamitos, CA 90720
800-797-9483

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Attachment 2 – Table 7-14, Values of K' for Circular Channels, *Handbook of Hydraulics*

Attachment 3 – City As-Built Drawings

Attachment 4 – Summary of Flow Monitoring Results

SECTION 1. Project Overview

The proposed project for GW Suites located of Greenleaf Ave (west of Whittier Blvd.) in the City of Whittier, Los Angeles County, CA.

The development consists of construction of new 17-units condominium project.

Per request of the City of Whittier, US3 company performed sewer capacity monitoring from June 8 to June 16, 2021.

SECTION 2. Flow Monitoring – Summary

National Plant Services, Inc. (NPS) performed requested sewer capacity analysis on the 8-inch diameter sewer line along Greenleaf Ave. at the manholes upstream of the project (MH982) and downstream (MH978). Results of monitoring are shown in Attachments. The monitoring was performed from June 8 to June 16, 2021.

A FloDar electromagnetic sensor was used to monitor the flow with measurements recorded every 15 minutes. The manufacturers' specifications for the equipment are included as Attachment 1 of this report.

Flow is calculated using the Continuity equation:

Flow = Average Velocity × Area ($Q = v \times A$),

where:

- A = cross-sectional area of the channel flow. Cross-sectional area is found using the wetted area dimensions of the channel and the measured flow depth.
- v = average velocity. Average velocity is found using the velocity measured by the sensor.

The results of the flow monitoring are presented in Table 1 and Attachment 4,
where velocity (vel), ft/sec.; sewer level (lev), in; flow (flo), gpm

The results are briefly summarized below:

-the highest measured existing flow observed downstream manhole 798 was 109 gpm=0.24 cfs

SECTION 3. Flow Capacity Analysis

Per City requirements, sewer lines between 6 inches and 15 inches in diameter are considered at capacity when flowing half full.

Based on Table 7-14 from *Handbook of Hydraulics*, (pg. 7-35, Horace King, 6th Edition, see Attachment 2).

Q_{pipe}=K'/n*d^(8/3)S^0.5,

where:

- Q_{pipe} = flow (cfs)
- K' = conveyance factor (unit less)
- d = diameter of pipe (feet),
- S = slope of pipe (feet/feet)
- n = friction factor (unitless), based on NCPI (National Clay Pipe Institute) *Clay Pipe Engineering Manual* (pg. 23, 2003 Edition), appropriate n values vary from 0.009 to 0.013. The value of n=0.013 has been selected for these calculations.

The development consists of construction of new 17-units condominium project.

We are using County of LA sewer coefficient of 250 gal per day (GPD) per dwelling unit.

The total additional sewer flow from proposed development using 2.5 peak factor would be 2.5 x 17 x 250 GPD/room= 10,650 gal/day = 7.4 gpm =0.016 cfs

The highest measured existing flow observed downstream manhole 798 was 109 gpm=0.24 cfs

The total flow in existing sewer along Greenleaf Ave. at downstream manhole would be (0.24 cfs, max measured flow)+(0.016 cfs, proposed additional flow) = 0.26 cfs.

SECTION 4. Greenleaf Ave. Sewer

Since the minimum slope along observed 8" sewer line in downstream sewer line is about 0.5%, then

Q_{pipe} full=K'/n*d^(8/3)S^0.5= 0.464/0.013 x (0.66^2.67) x 0.005^0.5=0.83 cfs

The calculated post development peak flow of 0.26 cfs is less then capacity of existing upstream 8" sewer flowing half full (0.83/2=0.41 cfs).

As shown in the Summary Report, the highest level of flow measured (lev.) is D=2.24 in.

Let's calculate the level of flow in post-development condition,

New construction would add to an existing level as follows:
K'=Q*n/(d^(8/3)S^0.5)= 0.016*0.013/(0.66^2.67x0.005^0.5)=0.009
Based on Table 7-14 from Handbook of Hydraulics, for K'=0.01, D/d=0.095
Then Dnew=0.095x8"=0.76" , Total level=2.24+0.76=3.0"

TABLE 1

Greenleaf Ave.	D/d (lev.)	Q, cfs peak
Pre-Development Condition	2.24	0.24
Post-Development Condition	3.00	0.26

SECTION 5. Sewer Capacity Finding

The total flow in sewer line along Greenleaf Ave. including proposed additional flow (0.26 cfs) is less than available capacity of existing sewer line flowing half full (0.41 cfs).

Table 7-14. Values of K' for Circular Channels in the Formula

$$Q = \frac{K'}{n} d^{8/3} S^{1/2}$$

D = depth of water d = diameter of channel

$\frac{D}{d}$	.00	.01	.02	.03	.04	.05	.06	.07	.08	.09
.0		.00007	.00031	.00074	.00138	.00222	.00328	.00455	.00604	.00775
.1	.00967	.0118	.0142	.0167	.0195	.0225	.0257	.0291	.0327	.0366
.2	.0406	.0448	.0492	.0537	.0585	.0634	.0686	.0738	.0793	.0849
.3	.0907	.0966	.1027	.1089	.1153	.1218	.1284	.1352	.1420	.1490
.4	.1561	.1633	.1705	.1779	.1854	.1929	.2005	.2082	.2160	.2238
.5	.232	.239	.247	.255	.263	.271	.279	.287	.295	.303
.6	.311	.319	.327	.335	.343	.350	.358	.366	.373	.380
.7	.388	.395	.402	.409	.416	.422	.429	.435	.441	.447
.8	.453	.458	.463	.468	.473	.477	.481	.485	.488	.491
.9	.494	.496	.497	.498	.498	.498	.496	.494	.489	.483
1.0	.463									

ATTACHMENT 2

ESTIMATE AVERAGE DAILY SEWAGE FLOWS

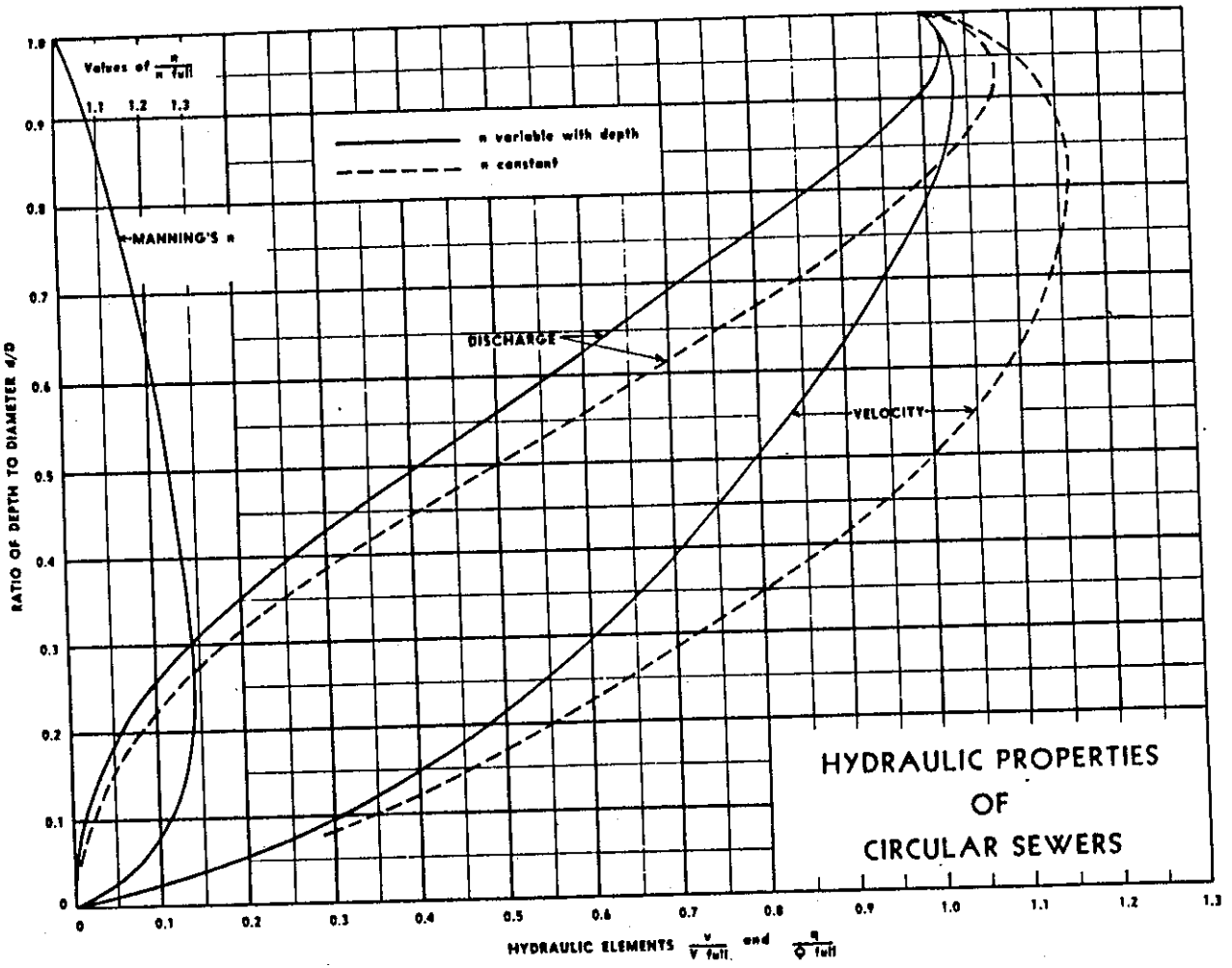
FOR VARIOUS OCCUPANCIES

Occupancy	Abbr.	Average Daily Flow*
Apartment Buildings:	Apt	
Bachelor or single dwelling units		100 gal/D.U.
1 bedroom dwelling units		150 gal/D.U.
2 bedroom dwelling units		200 gal/D.U.
3 or more bedroom dwelling units		250 gal/D.U.
Auditoriums, churches, etc.	Aud	5 gal/seat
Automobile parking	P	25 gal/1000 sq. ft. gross floor area
Bars, cocktail lounges, etc.	Bar	20 gal/seat
Commercial Shops & Stores	CS	100 gal/1000 sq. ft. gross floor area
Hospitals (surgical)	HS	500 gal/bed
Hospitals (convalescent)	HC	85 gal/bed
Hotels	H	150 gal/room
Medical Buildings	MB	300 gal/1000 sq. ft. gross floor area
Motels	M	150 gal/unit
Office Buildings	Off	200 gal/1000 sq. ft. gross floor area
Restaurants, cafeterias, etc.	R	50 gal/seat
Schools:		
Elementary or Jr. High	S	10 gal/student
High Schools	HS	15 gal/student
Universities or Colleges	U	20 gal/student
College Dormitories	CD	85 gal/student**

*These flows in general include an average allowance for operating personnel, and hospital staff, faculty, etc., as appropriate.

**Includes food service, laundry and bathing.

TWG/DWL
Sewer Design



For information see page 22.

Site Report 7/20/2021

Confidential Proprietary Information

Western Allied

2021.07 Greenleaf MH 978

MH at ~8434 Greenleaf Av
Whittier, CA 90602
MH # 978

Access:
MH in middle of intersection (Putnam/Greenleaf), west of address

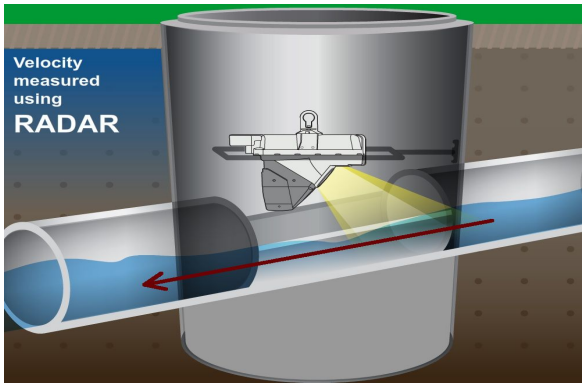
System Type:
Sanitary [X] Storm [ ]

Install Date: 7/08/2021

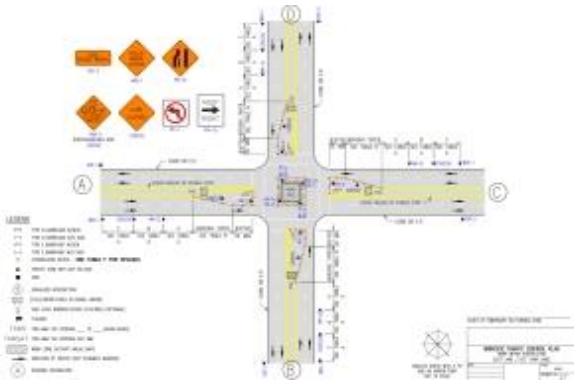
Map



Technology



Traffic Plan



Flow Meter			
Meter Depth: 135"			
MH Coordinates: 33.963148, -118.039775			
Moderate open channel hydraulics with some turbulence due to inflow from lateral			
Avg Velocity	Avg Measured Level		Multiplier
2.6 fps	1.5"		1.0
Gas			
O2	H2S	CO	LEL
20.9	0	0	0
Notes			
Poor hydraulics at MH 979; moved DS to MH 978. Two inlets from west & north; monitored upstream north line to get flow from MH 979.			
Traffic Safety			
Used cones & signs per site-specific CATTCH Drawing 27.			
Land Use			
Residential	Commercial	Industrial	Trunk
X			

Manhole Depth	150"
Monitored Pipe Size	8"
Inner Pipe Size (In/Out)	8"/8"
Pipe Shape	Round
Pipe Condition	Good
Manhole Material	Brick
Silt	None observed
Velocity Profile Data	Passed
Velocity Profile Taken	0.4 2-D
Sensor Offset	15.4{"
Sensor Dist. to Crown	7.4"
Sensor Direction	Upstream
Flow Heading	South

Meter Site Document

2021.07 Greenleaf MH 978

MH at ~8434 Greenleaf Av

Whittier, CA 90602

Site



Sewer Plan



Installation Process



Installed



Upstream



□pstream Pipe Size



Temporary Flow Study

Western Allied

2021.07 Greenleaf MH 978

Meter Start Date		From	7/8/2021
Meter Stop Date		To	7/16/2021
Velocity (fps)		Level (in)	Flow (mgd)
Average	2.630	1.560	0.085
Maximum	3.160	2.240	0.157
Minimum	2.010	0.690	0.019
Pipe Size		8.000	
Estimated Capacity (mgd)		Not Calculated	
Capacity Used		Not Calculated	
Sensor Type		Hach - Flodar	

Utility Systems, Science and Software

9314 Bond Av, Suite A
El Cajon, CA 92021

601 N. Parkcenter Dr, Suite 209
Santa Ana, CA 92705

Site Report 7/20/2021

Confidential Proprietary Information

Western Allied

2021.07 Oak MH 982

MH at ~8299 Greenleaf Av
Whittier, CA 90602
MH # 982

Access:
MH in middle of intersection (Oak/Greenleaf)

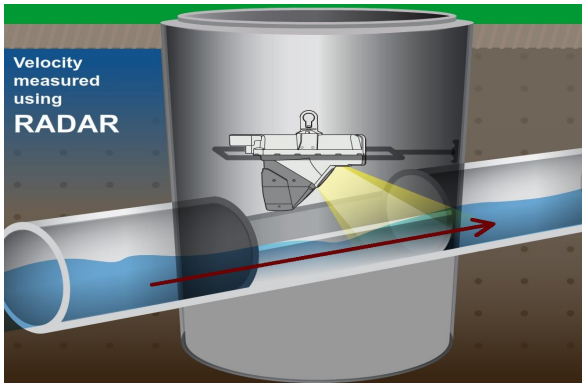
System Type:
Sanitary [X] Storm [ ]

Install Date: 7/08/2021

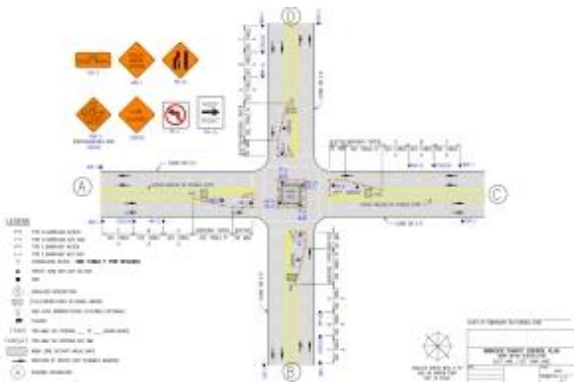
Map



Technology



Traffic Plan



Flow Meter			
Meter Depth: 112"			
MH Coordinates: 33.964962, -118.037830			
Moderate open channel hydraulics with some turbulence due to inflow from lateral			
Avg Velocity	Avg Measured Level		Multiplier
1.5 fps	0.8"		1.0
Gas			
O2	H2S	CO	LEL
20.9	0	0	0
Notes			
Two inlets from east & north; monitored downstream line to get total flow.			
Traffic Safety			
Used cones & signs per site-specific CATTCH Drawing 27.			
Land Use			
Residential	Commercial	Industrial	Trunk
X			

Manhole Depth	126.5"
Monitored Pipe Size	8"
Inner Pipe Size (In/Out)	8"/8"
Pipe Shape	Round
Pipe Condition	Good
Manhole Material	Brick
Silt	None observed
Velocity Profile Data	Passed
Velocity Profile Taken	0.4 2-D
Sensor Offset	14.1"
Sensor Dist. to Crown	6.1"
Sensor Direction	Downstream
Flow Heading	South

Meter Site Document

2021.07 Oak MH 982

MH at ~8299 Greenleaf Av

Whittier, CA 90602

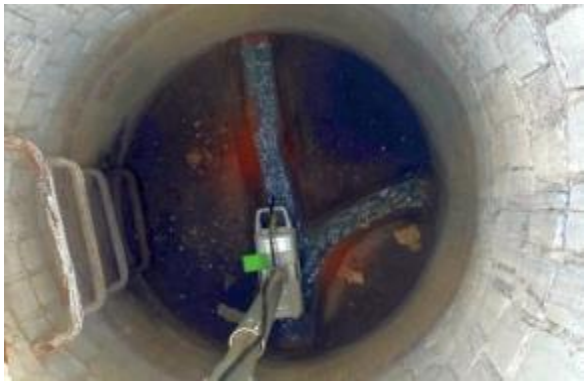
Site



Manhole Before Install



Installation Process



Installed



Sewer Plan



Downstream Pipe Size



Temporary Flow Study

Western Allied

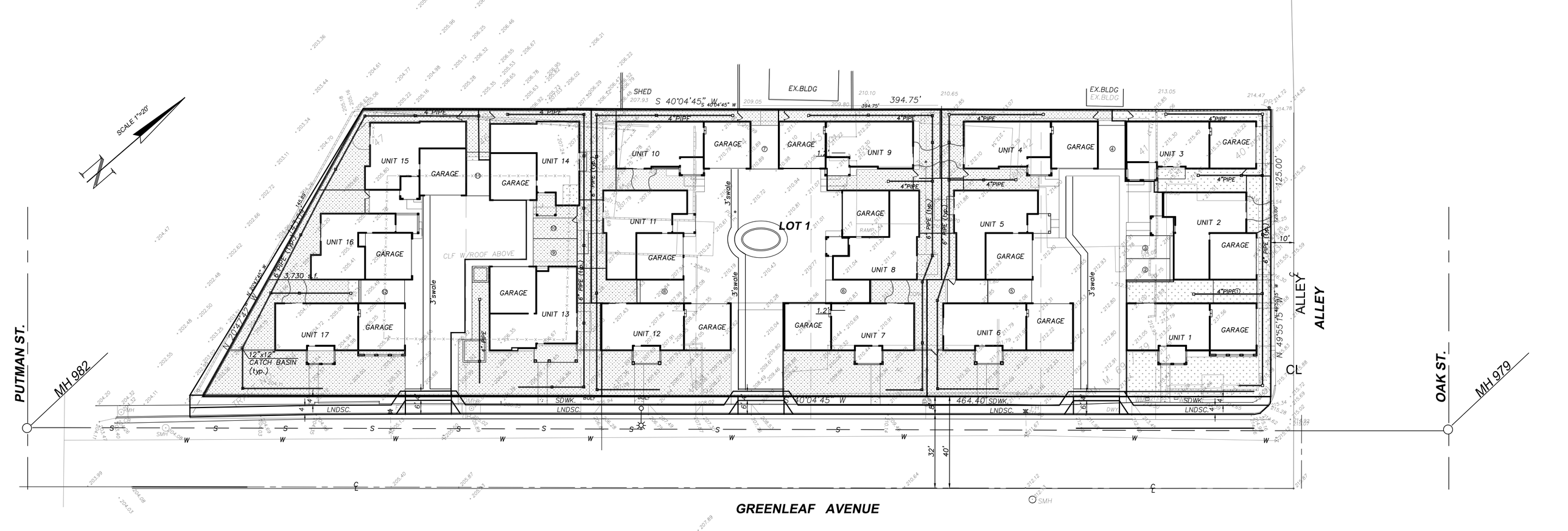
2021.07 Oak MH 982

Meter Start Date		From	7/8/2021
Meter Stop Date		To	7/16/2021
Velocity (fps)		Level (in)	Flow (mgd)
Average	1.510	0.812	0.019
Maximum	2.520	1.710	0.069
Minimum	0.890	0.450	0.005
Pipe Size		8.000	
Estimated Capacity (mgd)		Not Calculated	
Capacity Used		Not Calculated	
Sensor Type		Hach - Flodar	

Utility Systems, Science and Software

9314 Bond Av, Suite A
El Cajon, CA 92021

601 N. Parkcenter Dr, Suite 209
Santa Ana, CA 92705


SCALE 1"=20'
PUTMAN ST.
OAK ST.
ALLEY
GREENLEAF AVENUE
MH 982
MH 979
LOT 1
3,730 s.f.
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
UNIT 11
UNIT 12
UNIT 13
UNIT 14
UNIT 15
UNIT 16
UNIT 17
GARAGE
EX.BLDG
SHED
CLF W/ROOF ABOVE
3' swale
6" PIPE (typ.)
4" PIPE
12"x12" CATCH BASIN (typ.)
SDWK.
LNDSC.
S 40°04'45" W
394.75'
464.40'
125.00'
N 49°55'15" W
N 20°47'12" W
145.89'
10'
32'
40'
CL

Appendix I Will-Serve Letters

Will Serve Letter

9/30/2021

Dale Penn
Western Allied Construction, Inc.
8141 2nd St., Ste 520
Downey, CA 90241

Project Name: WSL - 8315 Greenleaf Ave Whittier, CA 90602
LOCATION: 8315 Greenleaf Ave Whittier, CA 90602

Re: May Serve Letter by Charter Communications or an affiliate authorized to provide service (“Charter”)

□□an□ □□□ □r □□□r in□re□□in re□ei□in□ □□ar□r □er□i□e□□□e p□rp□□e □□□□i□le□er i□ □□ □□n□r□ □□a□□□e Pr□per□□i□wi□□in an area □□a□ □□ar□r □ a□law□ll□ □er□e□□ □we□er□i□i□n□□a □□□ □ i□□ en□□□ pr□□ide □er□i□e □□ □□e Pr□per□□Pri□r □□ an□de□er□ina□i□n a□ □□ w□e□□er □er□i□e □an □r will □e pr□□ided □□ □□e Pr□per□□□□ □ar□r will □□nd□□□a □□r□e□ □□□□e Pr□per□□and will need □□e □□ll□win□ in□r□ a□i□n r□□□ □□□□

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REPUBLIC SERVICES

2531 E. 67th St., Long Beach CA 90805
(800) 299-4898 republicservices.com

June 17, 2021

Dale Penn
Western Allied Construction Inc.
8141 2nd Street, Suite 520
Downey, CA 90241

RE: Site Plan - 8315 Greenleaf Whittier, CA

Dear Mr. Penn,

Republic Services has reviewed the attached site plan for the residential development at 8315 Greenleaf in the City of Whittier and can service the site as designed. As outlined in the site plan, residential customers will be required to roll-out their solid waste cart, recycling cart, and green waste cart to the red curb on the street for collection service. Please ensure the street curb is marked red, so that carts are not blocked by vehicles.

Standard residential trash service is billed quarterly, current rates are available on the City of Whittier website. Each residential unit will be provided 3 containers (64-gallon trash, 64 or 96-gallon recycling, 64 or 96-gallon green waste) to be collected on Fridays by separate collection vehicles.

Based on the layout of the site plan attached, some areas would have carts grouped for service on collection day. For these areas, Republic recommends the following:

1) Carts are labeled with addresses when residents receive them;
2) Housing association has rules in place to address parking on service day to ensure cart blockages do not occur;
3) Grouped areas are incorporated into the association rules; and
4) Trash service requirement is clearly communicated to all residents.

Republic Services will be able to service the residential development and this letter is submitted as our approval. I can be reached at (818) 262-7388 or tragland@republicservices.com.

Respectfully,

Tania Castaneda
Municipal Relationship Manager

SITE NOTES:

1. PROPERTY LINE
2. EX. 6' HIGH CMU WALL FENCE TO BE REPLACED WITH A NEW 6' HIGH CMU WALL WITH STUCCO FINISH. DETAIL A/ SP1
3. EX. 6' HIGH CMU WALL FENCE TO BE REMOVED.
4. NEW 6' HIGH CMU WALL FENCE.
5. EX. CHAIN FENCE TO BE REMOVED.
6. EX. DRIVEWAY APRON TO BE REMOVED; NEW CURB AND GUTTER PER CITY STANDARD.
7. NEW CONCRETE DRIVEWAY APRON PER CITY STANDARDS
8. EX. CONCRETE SIDEWALK.
9. LANDSCAPE PER CITY STANDARD.
10. EX. CONCRETE CURB.
11. EX. GUTTER.
12. EX. FIRE HYDRANT TO REMAIN.
13. EX. WATER METER TO REMAIN.
14. EX. WATER VALVE TO REMAIN.
15. EX. STORM DRAIN MANHOLE TO REMAIN.
16. EX. SEWER MANHOLE TO REMAIN.
17. EX. MANHOLE TO REMAIN.
18. EX. POWER POLE TO REMAIN.
19. NEW CONC. DRIVEWAY
20. 3' CONC. WALKWAY
21. NEW STAMPED COLORED CONC. PAVING, COLOR TO BE SCOFIELD, CHROMIX L 0288 AUTUMN BEIGE
22. 6' HIGH VINYL FENCE W/ GATE AT PRIVATE OPEN SPACE. DETAIL B/SP1
23. PRIVATE OPEN SPACE AREA
24. LANDSCAPE AREA
25. NEW STAMPED COLORED CONC. WALKWAY
26. (FIRE LANE) 20' MIN. CLEAR TO SKY PROVIDE "NO PARKING" SIGNS PER FIRE DEPARTMENT REQUIREMENTS.
27. FIRE HOSE PATH MAXIMUM 150' LONG — — —
28. NEW 24" HIGH CMU WALL WITH STUCCO FINISH TO MATCH BUILDING
29. NEW MAIL BOX WITHIN 5' FROM PL
30. CABINET STORAGE 4'-6" ABOVE FLOOR FINISH; 4' HIGH TOTAL 200 C.F MIN.
31. (3) INDIVIDUAL TRASH BINS.
32. GAS METER
33. ELEC. PANEL
34. WATER METER
35. OUTDOOR WALL MOUNTED LIGHT FIXTURE

PROJECT ADDRESS: 8315-8319 GREENLEAF AVE.
WHITTIER, CA 90602

APN: 8165-014-006, 8165-014-007, 8165-014-008, 8165-014-009, 8165-014-010

LEGAL DESCRIPTION
PARCEL A: LOT 40 OF TRACT NO. 6104, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE SOUTHEASTERLY 10 FEET THEREOF AS GRANTED TO THE CITY OF WHITTIER, RECORDED FEBRUARY 14, 1975 AS INSTRUMENT NO. 280, OFFICIAL RECORDS.
PARCEL B: LOTS 41 TO 47 OF TRACT NO. 1604, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE SOUTHEASTERLY 10 FEET THEREOF AS GRANTED TO THE CITY OF WHITTIER, RECORDED JUNE 4, 1975, AS INSTRUMENT NO. 398, OFFICIAL RECORDS.

OWNER / DEVELOPER: FLORENCE HOMES
8141 2ND ST. SUITE 520,
DOWNEY, CA 90240 562-904-1537

PROPOSED PROJECT: 1 LOT SUBDIVISION 17 DETACHED 2- STORY CONDO UNITS WITH ATTACHED 2-CAR GARAGE EACH.

TOTAL LOT AREA NET: 53,697 SQ. FT. = 1.23 ACRE
ZONE: R2 (LIGHT MULTI RESIDENTIAL)

WHITTIER MUNICIPAL CODE REQUIREMENTS:

- DENSITY: 1UNIT PER 3,000 S.F. = 14.52 UNITS PER ACRE: 14 x 1.24 = 18 UNITS
- PARKING: COVERED: (2) PER UNIT = (17x2) = 34 SPACES IN ENCLOSED GARAGES
  UNCOVERED: 0.25 PER UNIT W/ MORE THAN 2 BEDROOM: 17X0.25= 4.25
  1/4 GUEST PARKING= 17/ 4 = 4.25

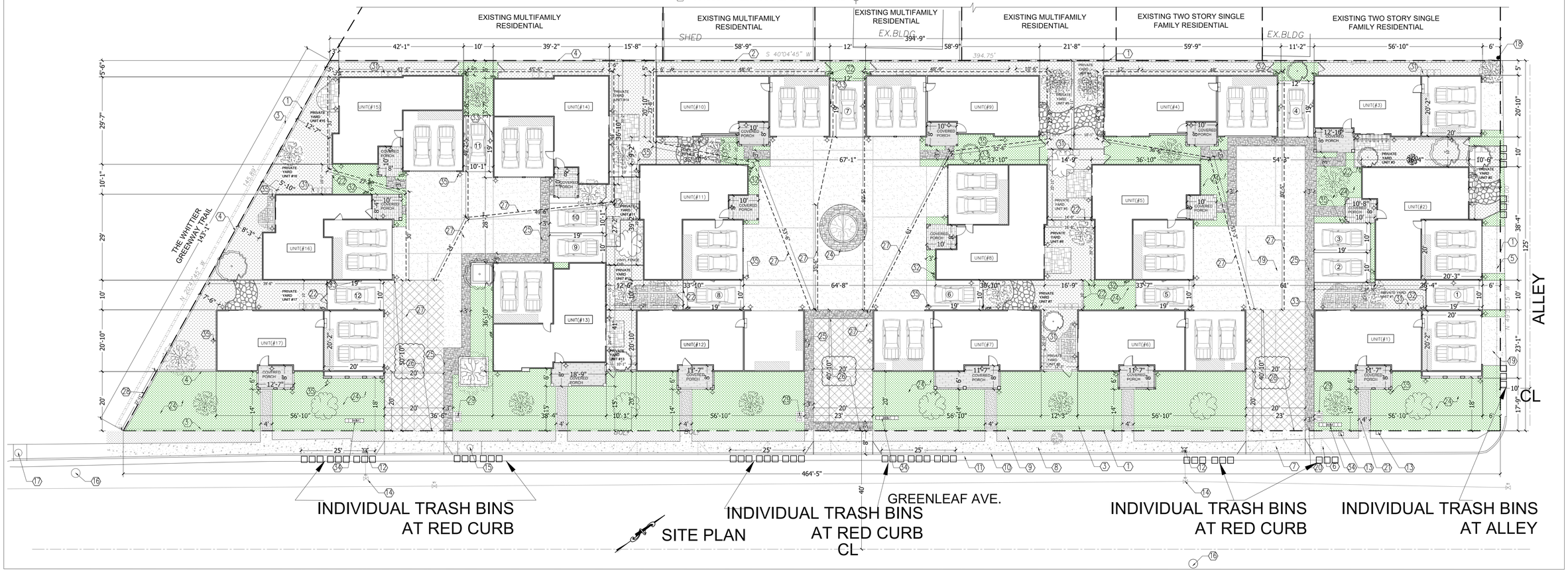
TOTAL REQUIRED UNCOVERED PARKING SPACES: 8.5 ; PROVIDED: 9 SPACES
+ 3 ADDITIONAL SPACES

- OPEN SPACE : 17 x 350 = 5,950 S.F.

- BUILDING HEIGHT: 35'
- SETBACK: FRONT: 20'; REAR: 5'; SIDE: 5'

BUILDING CODE (CBC): 2019
BUILDING OCCUPANCY GROUPS: R3 (DETACHED DWELLING UNITS)

CONSTRUCTION TYPE: V-B
FIRE SPRINKLERS: YES



SITE PLAN

REVISIONS	
1	DATE 5/ 11/ 2021
2	DATE

OWNER: FLORENCE HOMES
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-1537

SITE PLAN
8315 GREENLEAF
WHITTIER, CA

DESIGN: WESTERN ALLIED
8141 2ND STREET, SUITE 520
DOWNEY, CA 90240
TEL: (562) 904-153

DATE	JAN. 2021
DRAWN BY	F.J.
SCALE	1/16"
TITLE	SITE PLAN
SHEET	SP

SOUTHERN CALIFORNIA EDISON
An *EDISON INTERNATIONAL* Company

9/27/2021

Florence Homes, LLC

8315 Greenleaf Ave., Whittier 90602

Your project is located in Southern California Edison (SCE) service territory. SCE will serve the above subject project's electrical requirements per the California Public Utilities Commission and Federal Energy Regulatory Commission tariffs.

SCE may need to conduct utility studies, where applicable, to assess whether additions or modifications to the existing electric infrastructure are required to serve this project. Where applicable, SCE has attached Appendix (B) which not only describes the study, and permitting, but includes a Project Information Sheet that will need to be completed by you and submitted to SCE if your project is at a point where SCE has to determine the required electrical utility work. This Will-Serve letter does not imply that either: (i) these studies have been completed, or (ii) that any required California Environmental Quality Act (CEQA) analysis of project-related electric utility impacts has been conducted.

I am the SCE Design Representative currently assigned to this project. SCE or Applicant will design and construct all required electrical infrastructure to serve this project provided you enter into the applicable contractual agreements with SCE identify scope of electrical utility work required, and supply the following information:

- Site plans as required
- Required contracts and agreements (fully executed)
- Applicable fees
- Local permits
- Required easement documents

Your project will be scheduled for construction once SCE has all the necessary information for your project and you have submitted or agreed to the applicable requirements as stated above, and paid any necessary fees.

If your project will not require SCE services, please notify us so that we can update our records.

SCE appreciates your business. If you have any questions, please feel free to call me at (714) 296-7609.

Sincerely,

SCE Design Representative

Enclosure: Appendix B, where applicable

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June 17, 2021

Florence Homes, Inc.
8141 2nd St, Suite 250
Downey, CA 90241

Attn: Dale Penn

Subject: Will Serve Request for 8315 Greenleaf Ave; Whittier

Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company (SoCalGas) has facilities in the area where the above named project is being proposed. The service would be in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission (CPUC) at the time contractual arrangements are made.

This letter should not be considered a contractual commitment to serve the proposed project, and is only provided for informational purposes only. The availability of natural gas service is based upon natural gas supply conditions and is subject to changes in law or regulation. As a public utility, SoCalGas is under the jurisdiction of the Commission and certain federal regulatory agencies, and gas service will be provided in accordance with the rules and regulations in effect at the time service is provided. Natural gas service is also subject to environmental regulations, which could affect the construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Applicable regulations will be determined once a contract with SoCalGas is executed.

If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact our area Service Center at 800-427-2200.

Thank you again for choosing clean, reliable, and safe natural gas, your best energy value.

Katrina Regan
Planning Supervisor
SouthEast Region - Anaheim Planning & Engineering

KR/rs
wilserv.doc

Suburban
Water Systems
A SouthWest Water Company

1325 N. Grand Avenue
Suite 100
Covina, CA 91724-4044
Phone 626.543.2500
Fax 626.331.4848
www.swwc.com

May 11, 2021

Mr. Jeff Tsalyuk
ITF & Associates, Inc.
11278 Los Alamitos Blvd., #354
Los Alamitos, CA 90278

RE: Conditional Statement of Water Service
8315-19 Greenleaf Ave., Whittier; SWS P-1730
Tentative Map No. 83339

This is to certify that the subject development is within the certificated service area of Suburban Water Systems. Suburban will operate the proposed water system and will serve water to the proposed unit, subject to, but not limited to the following.

Suburban requires a separate metered service for each dwelling on a lot. If you serve two or more dwellings from one meter Suburban will consider this an illegal connection and this could lead to an interruption to the service that you currently have.

Please be advised that a water service commitment in no way constitutes approval of any development proposal. This Conditional Statement of Water Service expires one year after the date of issuance.

Should you have any questions or need further assistance please feel free to contact Laura Sainz at (626)543-2565.

Regards,
SUBURBAN WATER SYSTEMS

Laura Sainz

Laura Sainz
Water Service Planner

cc: SWS P-1730