Brandywine Route 66 Residential Project
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

PLN 23-0027

Prepared for

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ACRONYMNS

Acronym	Definition
AB 32	Assembly Bill 32
AB 52	Assembly Bill 52
ADA	Americans with Disabilities Act
ADT	Average Daily Traffic
AFY	Acre Feet Per Year
AQMP	Air Quality Management Plan
APE	Area of Potential Effect
AIN	Assessor Identification Number
APZ	Accident Potential Zone
ALUC	Airport Land Use Commission
ACMs	Asbestos Containing Materials
BMPs	Best Management Practices
CAAQS	California Ambient Air Quality Standards
CARB	California Air Resources Board
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
City	City of Glendora
CMP	Congestion Management Program
CNPS	California Native Plant Society
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CRHR	California Register of Historic Resources
dBA	A-Weighted Decibels
DIF	Development Impact Fees
DPM	Diesel Particulate Matter
DTSC	Department of Toxic Substances Control
EPA	Environmental Protection Agency
ERRP	Enhanced Recharge and Recovery Program
ESA	Endangered Species Act
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping Management Program
GMC	Glendora Municipal Code
GHG	Greenhouse Gas
GSP	Groundwater Sustainability Plan
gpd/acre	Gallons per Day per Acre
HAER	Historic American Engineering Record
HANS	Habitat Evaluation and Acquisition Negotiation Strategy
HCP	Habitat Conservation Plan

HSC	Health and Safety Code
ITE	Institute of Transportation Engineers
LACD	Los Angeles County Sanitation District
LACDPW	Los Angeles County Department of Public Works
LACRWQCB	Los Angeles County Regional Water Quality Control Board
LBP	Lead Based Paint
LID	Low Impact Design
LOS	Level of Service
LST	Localized Significance Threshold
mgd	Millions of Gallons per Day
MLD	Most Likely Descendent
MMRP	Mitigation Monitoring and Reporting Program
MRF	Multi-Reuse Facility
MRZ	Mineral Resources Zone
MS4	Municipal Separate Storm Water Sewer System
MTCO2e	Metric Tons Carbon Dioxide Equivalent
MWD	Metropolitan Water District
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCCP	Natural Communities Conservation Plan
ND	Negative Declaration
NO2	Nitrogen Dioxide
NOx	Nitrogen Oxides
NPDES	National Pollutant Discharge Elimination System
OSHA	Occupational Health and Safety Administration
PCE	Passenger Car-Equivalent
PM-2.5	Particulate Matter Less Than 2.5 Microns in Diameter
PM-10	Particulate Matter Less Than 10 Microns in Diameter
PRIMMP	Paleontological Resource Impact Mitigation Monitoring Program
RWQCB	Regional Water Quality Control Board
SGMA	Sustainability Groundwater Management Act
SF	Square Feet
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SLF	Sacred Lands File
SRA	State Responsibility Area
SSC	Species of Special Concern
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TIA	Traffic Impact Analysis
TRU	Transport Refrigeration Units

TUMF	Transportation Uniform Mitigation Fee
UWMP	Urban Water Management Plan
WUI	Wildland-Urban Interface

1 INTRODUCTION

Brandywine Homes (Applicant) proposes to develop a 39-unit three-story townhome residential development consisting of six residential buildings with six to seven units per building, associated parking, and landscaping (Proposed Project). The Proposed Project consists of consolidating two parcels into one lot for a 39-unit residential condominium project. The project site (Project Site) is situated on the north side of Historic Route 66, south of the Metro A Line (Foothill Gold Line) and BNSF railways, east of South Pasadena Avenue, and west of South Glenwood Street, and specifically within Assessor's Identification Numbers (AINs): 8646-029-009 & 8646-029-014 and is known as site address, 723-731 East Route 66.

The Proposed Project is subject to the approval of the following entitlements:

- Specific Plan Amendment/Zone Change from Route 66 Service Commercial (RT66-RSC) to Route 66 Residential (RT66-CRR) within the Route 66 Corridor Specific Plan.
- Development Plan Review to construct six residential buildings with six to seven units per building, community open space, associated parking, and landscaping on 1.85-acres of land consisting of two parcels.
- Vesting Tentative Tract Map No. 84292 (VTTM No. 84292) to subdivide the subject site into a one-lot 39-unit subdivision for condominium purposes.

The Proposed Project is a project under the California Environmental Quality Act (Public Resources Code (PRC) § 21000 et seq.: "CEQA"). The primary purpose of CEQA is to inform the public and decision makers as to the potential impacts of a project and to allow an opportunity for public input to ensure informed decision-making. CEQA requires all state and local government agencies to consider the environmental effects of projects over which they have discretionary authority. CEQA also requires each public agency to mitigate or avoid any significant environmental impacts resulting from the implementation of projects subject to CEQA.

Pursuant to § 15367 of the Guidelines for Implementation of the California Environmental Quality Act ("State CEQA Guidelines"), the City of Glendora (City) is the lead agency for the Proposed Project. The lead agency is the public agency that has the principal responsibility for conducting or approving a project. The City, as the lead agency for the Proposed Project, is responsible for preparing environmental documentation in accordance with CEQA to determine if approval of the discretionary actions requested and subsequent development and operation of the Proposed Project would have a significant impact on the environment.

1.1 California Environmental Quality Act Compliance

In accordance with CEQA, this Initial Study has been prepared to analyze and determine any potential significant impacts upon the environment that would result from construction and implementation of the Proposed Project. In accordance with State CEQA Guidelines § 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the Proposed Project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the Proposed Project.

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

This Initial Study has been prepared for the Proposed Project, in conformance with § 15070(b) of the State CEQA Guidelines. The purpose of the Initial Study is to identify potentially significant impacts associated with the construction and operation of the Proposed Project and incorporate mitigation measures into the Proposed Project as necessary to eliminate the potentially significant effects of the Proposed Project or to reduce the effects to a less than significant level.

1.2 Content and Format of the Initial Study

This Initial Study is based on an Environmental Checklist Form (Form), as suggested in § 15063(d)(3) of the State CEQA Guidelines, as amended, and includes a series of questions about the project for each of the listed environmental topics. The Form evaluates whether or not there would be significant environmental effects associated with the development of the project and provides mitigation measures, when required, to reduce impacts to a less than significant level.

The Initial Study is organized as follows:

- **Section 1 – Introduction.** This section introduces the scope of the Proposed Project and the City's role in the project, as well as a brief summary of findings.
- **Section 2 – Project Summary and Environmental Determination.** This section summarizes the Proposed Project and actions to be undertaken by the City.

This section also provides the determination of the environmental document to be approved by the City.

- **Section 3 – Project Description.** This section details the Proposed Project components and general environmental setting.
- **Section 4 – Environmental Impacts**. This section contains the Environmental Checklist Form (Form), as suggested in § 15063(d)(3) of the State CEQA Guidelines, as amended, and includes a series of questions about the project for each of the listed environmental topics. The Form is based on the current State CEQA Guidelines Appendix G Environmental Checklist Form and it evaluates whether or not there would be significant environmental effects associated with the development of the project and provides mitigation measures, when required, to reduce impacts to a less than significant level. The form requires an analysis in 20 subject categories as well as Mandatory Findings of Significance.
- **Section 5 – List of Preparers.** This section summarizes the professionals who contributed to the preparation of this report and its technical appendices.
- **Section 6 – References.** This section identifies the references used in the preparation of this Initial Study.

1.3 Initial Study Summary of Findings

Based on the analysis in Section 4, there were no environmental factors that could potentially affect ("Potentially Significant") the environment. Mitigation measures were identified to reduce some impacts to Less Than Significant. Therefore, the determination, based on the Initial Study, is that a **Mitigated Negative Declaration** would be prepared.

1.4 Documents Incorporated by Reference

The following reports and/or studies are applicable to development of the Project Site and are hereby incorporated by reference:

- *Glendora Community Plan 2025,* City of Glendora, 2008. (Available at https://www.cityofglendora.org/departments/community-development/general-plan-specific-plans)
- *City of Glendora 2021-2029 Housing Element*, City of Glendora, adopted December 2022. (Available at https://www.cityofglendora.org/departments/community-development/general-plan-specific-plans)
- *Route 66 Corridor Specific Plan (GMC Chapter 21.10),* City of Glendora, adopted 2017. (Available at https://ecode360.com/43769465#43769465)

1.5 Contact Person

Any questions about the preparation of the Initial Study, its assumptions, or its conclusions should be referred to the following:

Attn: Natalie Espinoza, Senior Planner
City of Glendora
Community Development Department - Planning Division
116 East Foothill Boulevard
Glendora, California 91741
Phone: 626.914.8213
Email: nespinoza@cityofglendora.org

2 PROJECT SUMMARY AND ENVIRONMENTAL DETERMINATION

2.1 Project Summary

1.	**Project Title:**	Brandywine Route 66 Residential - PLN 23-0027
2.	**Lead Agency Name:**	City of Glendora
	Address	Community Development Department - Planning Division 116 East Foothill Boulevard Glendora, CA 91741
3.	**Contact Person:**	Natalie Espinoza, Senior Planner nespinoza@cityofglendora.org 626.914.8213
4.	**Project Location:**	North side of East Route 66 South of East Lemon Avenue East of South Pasadena Avenue West of South Glenwood Avenue Site Acres: 1.845 gross acres/1.85 net acres Site Addresses: 723-731 East Route 66, Glendora, CA 91740 Topographic Quad (USGS 7.5"): *Glendora* Topographic Quad Coordinates: T1 North, R9 West, Section 32 Latitude: 34.12882°N, Longitude: -117.854181°W AINs: 8646-029-009, 8646-029-014
5.	**Project Sponsor's Name/Address:**	Brandywine Homes 2355 Main Street, Suite 220 Irvine, CA 92614
6.	**General Plan Designation:**	Route 66 Corridor Specific Plan

7. Zoning Designation: Route 66 Service Commercial

8. Description of Project:

The Proposed Project consists of the redevelopment of two parcels located at 723-731 East Route 66 in the City of Glendora (City), Los Angeles County, California (AINs 8646-029-009 and 8646-029-014). The Proposed Project includes the demolition of one commercial building and the construction of a 39-unit, three-story attached townhome complex, up to 39'-9" tall. All units would range from 743 square feet to 1,942 square feet and feature attached single- and two-car garages. Entitlements include a Specific Plan/Zone Map Amendment, Vesting Tentative Tract Map, and a Development Plan Review. A detailed Project Description is provided in Section 3.

9. Surrounding Land Uses:

Surrounding land uses are identified in **Table 1** - *Surrounding Land Use*. The Project Site is currently improved with a single commercial structure, associated concrete flatwork, a paved parking lot, and a dirt lot.

Table 1 - Surrounding Land Use

Direction	Land Use Description
North	Los Angeles Metro A Line (previously Gold Line) Foothill Extension light rail tracks (2 tracks) and BNSF Freight Line (1 track)
East	Commercial uses
South	Historic Route 66, commercial uses, and multi-family residential
West	Commercial and industrial uses

10. Other Public Agencies Whose Approval is Required:

The following discretionary approvals are required for the Proposed Project:

Federal Agencies:

- There are no federal agencies in which discretionary approvals are required.

Local Agencies:

- City of Glendora:
  - Adopt CEQA compliance documents.
  - Approval of Specific Plan Amendment/Zone Change to rezone the Project Site from Route 66 Service Commercial (RT66-RSC) to Route 66 Residential (RT66-CRR).
  - Approval of Development Plan Review to construct 39-unit three-story, townhome condominiums with attached garages and

associated surface parking and landscaping on 1.85 acres of land consisting of two parcels.

  - Approval of Vesting Tentative Tract Map No. 84292 to consolidate two existing parcels into one lot for a 39-unit residential condominium project.
  - Approvals from Glendora Public Works Department (Water and Engineering Divisions) for provision of city owned utilities and hookups.

- Los Angeles Regional Water Quality Control Board:
  - Approval of a National Pollutant Discharge Elimination System (NPDES) permit to ensure that construction site drainage velocities are equal to or less than the pre-construction conditions and downstream water quality is not worsened.

11. California Native American Consultation:

On April 12, 2024, the City of Glendora notified the following tribal entity representatives of the Proposed Project and the 30-day and 90-day timeframe in which to request consultation in accordance with AB52 and SB18:

- Gabrieleno Band of Mission Indians – Kizh Nation
- Gabrieleno Tongva Indians of California Tribal Council
- San Manuel Band of Mission Indians
- Santa Rosa Band of Cahuilla Indians
- Soboba Band of Luiseno Indians

Of the tribes contacted, the following responses were received:

- April 19, 2024 – Christina Conley of the Gabrieleno Tongva Indians of California Tribal Council sent an email to the City indicating that the Tribe is in receipt of the project and has concerns: "We are in receipt of your project and have some concerns as it lies between two know (sic) cultural sites. We will divert final comments to Anthony Morales of the San Gabriel Band of Mission Indians."
- April 19, 2024 – Eunice Ambriz of the Yuhaaviatam of San Manuel Nation (formerly the San Manuel Mission Band of Indians) sent an email to the City confirming receipt of the project: "Thank you for contacting the Yuhaaviatam of San Manuel Nation (formerly the San Manuel Band of Mission Indians) regarding the above-referenced project. YSMN appreciates the opportunity to review the project documentation, which was received by the Cultural Resources Management Department on April 16, 2024. The proposed project is located outside of Serrano ancestral territory and, as such, YSMN will not be requesting to receive consulting

party status with the lead agency or to participate in the scoping, development, or review of documents created pursuant to legal and regulatory mandates."

2.2 Organization of Environmental Analysis

This Initial Study is based on an Environmental Checklist Form (Checklist), as suggested in §15063(d)(3) of the State CEQA Guidelines, as amended, and includes a series of questions about the project for each of the listed environmental topics. The Checklist evaluates whether or not there would be significant environmental effects associated with the development of the project and provides mitigation measures, when required, to reduce impacts to a less than significant level.

Section 4 provides a discussion of the potential environmental impacts of the Proposed Project. The evaluation of environmental impacts follows the questions provided in the Checklist provided Appendix G to the State CEQA Guidelines.

2.3 Evaluation of Environmental Impacts

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 the project (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).

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.

Once the Lead Agency has determined that a particular physical impact may occur, 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.

"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." Mitigation measures are identified and explain how they reduce the effect to a less than significant level (mitigation measures may be cross-referenced).

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

a) Earlier analyses were used where they are available for review.

b) Which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards and whether such effects were addressed by mitigation measures based on the earlier analysis.

c) The mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project for effects that are "Less than Significant with Mitigation Measures Incorporated".

References and citations have been incorporated into the checklist references to identify information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document, where appropriate, include a reference to the page or pages where the statement is substantiated.

Source listings and other sources used, or individuals contacted are cited in the discussion.

The explanation of each issue should identify:

a) The significance criteria or threshold, if any, used to evaluate each question.

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

2.4 Environmental Factors Potentially Affected

Based on the analysis in Section 4, the Proposed Project could potentially affect ("Potentially Significant") the environmental factor(s) checked below. The following pages present a more detailed checklist and discussion of each environmental factor and identifies where mitigation measures would be necessary to reduce all impacts to less than significant levels.

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

2.5 Determination

On the basis of this initial evaluation, the following finding is made:

	The proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	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.
	The proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	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.
	Although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Signature _____ Date _____

Name _____ Title _____

3 PROJECT DESCRIPTION

3.1 Background

Based on review of historical aerial images dating back to 1928, the Project Site appears to have been first developed with agricultural uses. As early as 1949, small structures appear on the southern portions of the subject site and along Route 66. By 1964, the Project Site appears to have been developed as an auto service and car dealership. By 1983, the existing commercial buildings and the northern portion of the asphalt parking lot of the Project Site occupied by multiple vehicles and storage containers appear to have been constructed. By 2020, according to historical aerial images, the northern portion of the Project Site is vacant and vehicles and storage containers were observed on the southeastern portion of the Project Site.

The Project Site is located at 723-731 East Route 66, Glendora (AINs: 8646-029-009 & 8646-029-014) and is designed to accommodate the development of the 39-unit attached townhome project with attached one and two car garages, 26 open parking spaces, and associated amenities and landscaping. The site is comprised of two parcels with a total land area of 1.85 acres. The site is currently improved with a vacant commercial building and associated concrete flatwork, a paved parking lot, and a dirt lot.

Project Site Setting

The Proposed Project consists of consolidating two parcels (AINs 8646-029-009 and 8646-029-014) into one lot for a 39-unit residential condominium project. Both parcels are zoned RT66-RSC and will be rezoned to RT66-CRR. The Project Site is located on the north side of Route 66 between Pasadena Avenue and Glenwood Avenue (**Figure 1** – *Regional Vicinity* and **Figure 2** – *Site Location – Aerial View*). The Project Site is 1.85 acres, and the underutilized lot is located within an area developed with commercial and industrial uses to the east and west, residential and commercial uses to the south, and railway and single family residential to the north. The site is bounded by the major roadway Route 66 to the south and the Metro A and BNSF Railways to the north.

The Project Site is on the Glendora United States Geological Survey (USGS) 7.5-Minute Topographic Quadrangle Map (USGS 1984) - Section 32, of Township 1 North and Range 9 West.

Site Zoning

The Project Site has a General Plan land use designation of Route 66 Corridor Specific Plan and is zoned Route 66 Corridor Specific Plan-Route 66 Service Commercial (**Figure 3 –** *Existing General Plan Designation Map* and **Figure 4** – *Existing Zoning Map*). Both parcels (AIN: 8646-029-009, 8646-029-014) will be

rezoned to Route 66 Corridor Specific Plan-Route 66 Residential to allow for the development of the residential project at the Project Site (**Figure 5 –** *Proposed Zoning Map*). The Route 66 Corridor Specific Plan-Route 66 Residential zone allows for the development of up to 30 dwelling units per acre.

3.2 Project Characteristics

The Proposed Project includes the following:

Site Plan: The Proposed Project involves the demolition of the existing commercial structure and all associated improvements in order to construct six residential buildings consisting of 39 three-story townhome units with a private garage, on-site drive aisles, walking paths, and common landscaped areas. All units would be sold and owned legally as condominiums. The units will range in size from 743 square feet (sq. ft.) to 1,942 sq. ft. Each unit will feature an attached garage with single bedroom units including a single car garage and two-to-three-bedroom units including a two-car garage in either a side-by-side configuration or a tandem configuration depending on plan type. The proposed mix of residential units is summarized in **Table 2** - *Proposed Development* and shown in **Figure 6** - *Conceptual Site Plan*, and **Figure 7** - *Typical Building Elevations*.

Table 2 - Proposed Development

Plan Type	Number of Units	Floor Plan	Garage Type	Unit Size (SF)
Plan 1	6	1 bed/1 bath	Single Car	743
Plan 2A	6	2 bed/2.5 bath	Two Car	1,354
Plan 2B	3	3 bed/3.5 bath	Two Car	1,472
Plan 3	9	2 bed/2.5 bath	Tandem Two Car	1,434
Plan 4	9	3 bed/3.5 bath	Two Car	1,702
Plan 5	6	3 bed/2.5 bath	Two Car	1,942

The townhomes will be built in six buildings, surrounded by open space as well as open parking spaces. Buildings one and two will be located on the southern boundary with the driveway entrance between the two buildings, at the center of the development. Buildings three and four will be in the same quadrant across from building 2 on the western boundary. Buildings five and six will be in the same quadrant and across from building 1 on the eastern boundary. The 26 open parking spaces will be located along the northern boundary.

The Proposed Project provides private storage in the garages for each dwelling, including 162 SF for 1 bed/1 bath units, 150 SF for 2 bed/2.5 and 3.5 bath units, 155 SF for 2 bed/2.5 bath units, and 200 SF for 3 bed/ 2.5 and 3.5 bath units.

An 8-foot split-face CMU sound wall with 2" high precision CMU cap is proposed along the northern boundary adjacent to the railroad tracks. Along the east property line, a 6-foot-high split face CMU wall with 2" precision CMU cap wall is proposed and along the west property line a 6-foot-high CMU combo retaining wall and free-standing wall is proposed. The ground floor private patio will be enclosed with a 3' high CMU patio wall, with a single layer brick cap. A 5'-6" vinyl fence and gate will be provided for the six end units to enclose a small private outdoor yard. Refer to **Figure 8** – *Schematic Wall & Fence Plan*, for details on the wall locations and materials.

Architecture: The proposed attached townhomes would be located in six three-story buildings with six to seven units per building. The architectural style of the proposed buildings is contemporary with Spanish Colonial design details, including tile roof, stucco siding, decorative gable vents, and decorative wrought iron balcony railings. The design of the roof will be simple low-pitched roofs with asymmetrical facades and short eaves. Arcades will be used to define courtyards and walkways. Buildings would be 39'-9" in height from grade to peak of the gable roofline. Floorplans would range from one to three bedrooms and between 743 and 1,742 square feet. Unit windows would be operable but required to remain in closed condition, which requires a means of mechanical ventilation per Chapter 12, § 1205 of the Uniform Building Code. This shall be achieved with a standard forced air conditioning and heating system with a filtered outside air intake vent for each residential unit.

Landscaping and Open Space: The Proposed Project will include 8,440 square feet of common open space to be provided in the form of passive walking paths, landscaped setbacks, and landscaped courtyards. The Proposed Project would include the installation of 87 trees with low to medium irrigation needs, such as fruitless olive, southern magnolia, marina strawberry tree, Brisbane box, columnar trees (bright and tight laurel), and large shade trees (African Sumac and Southern Magnolia). Trees will be located along the property boundaries and throughout the property. All grasses, shrubs, and groundcover included in the landscaping plan would have low irrigation needs. These landscape types would include ground covers such as groundcover rosemary and shrubs such as coral vine, bougainvillea, and cat's claw vine. See **Figure 9** – *Landscape Plan*, for details on specific landscape planting details.

Two landscaped community recreational spaces are located on either side of the main entry drive aisle at the center of the development. The central

community recreation space located between buildings 5 and 6 includes a freestanding barbecue area, shade structure, lawn area and picnic tables for small social events and group gatherings. The second community open space area is located between buildings 4 and 3 and includes a grass area with a bench intended for small group gatherings. Most units gain access from the paseos and may include enclosed patio spaces. Private open space is to be provided through the incorporation of private balconies (2,500 SF) and private patios (3,800 SF). Refer to **Figure 10** - *Open Space Plan*, for details on the open space and recreational facilities.

Off-Site Improvements: Street improvements include curb and sidewalk improvements along Route 66, including the planting of four (4) City Street trees within four (4) 4'x4' tree wells with grates. One two-way access point is proposed along Route 66 at the center of the southern boundary.

The Proposed Project will require the closure of two existing driveways located at the most westerly portion of the southern boundary, as well as reconstruction of the sidewalks along the property boundary within the public right of way on Route 66. Refer to **Figure 11** – *Preliminary Grading Plan and* **Figure 12** – *Preliminary Utility Plan*, for details on the off-site improvements.

Parking: The GMC requires two parking spaces for any residential unit up to two bedrooms and 2/10th of a parking spot for each additional bedroom and 4/10th of a parking spot per unit for guest parking. Parking required for the project is 98 spaces and the Proposed Project would consist of 72 parking spaces in private garages and 26 spaces available for open parking, totaling 98 spaces. Each unit will feature an attached garage with single car garage for 1-bedroom units and a two-car garage in either a side-by-side configuration or a tandem configuration depending on plan type for 2- and 3-bedroom units.

Site Circulation:

Vehicular access to the Project Site would be from a two-way driveway entry on Route 66 along the southern boundary. A portion of the existing raised median would be removed to construct a new left turn pocket into the community from Route 66 for traffic going eastbound. The entry will not be signalized or gated. Pedestrian access is provided from Route 66, along a sidewalk on the private entry and pedestrian walkways, connecting across the Project Site to Route 66. Refer to **Figure 11** for details on site entry and circulation.

Site Lighting: Site lighting consists primarily of low-level lighting to prevent light intrusion into the residential units, including a mix of bollards, path lights, and targeted landscape lights. Tall light standards are also utilized to light surface parking areas along the north property line.

Stormwater Management: The Project Site is in the "Glendora" rainfall region per Los Angeles County Hydrology Map. A depth of 7.45 inches of rainfall was determined from the 50-year storm 24-hour isohyet. The site is in the soil classification of "007" per Los Angeles County Hydrology Map. Proposed buildings will be designed to be protected from the 100-year storm per urban flood requirement.

On site storm drain piping is sized for the 25-year storm event based on open channel flow with assumption of 1% slope; therefore, WSPG hydraulic pressure analysis is not warranted.

Wastewater from the project site will be collected by the City of Glendora Sanitary Sewer System and discharged to a Los Angeles County Sanitation District trunk sewer. The on-site sewer system will consist of City of Glendora local sewer lines connected to the collector line in Route 66, and it will be conveyed to the Sanitation District trunk sewer located on Grand Avenue at Route 66. The wastewater generated by the Proposed Project will be treated at the San Jose Creek Water Reclamation Plant located adjacent to the City of Industry. All biosolids and wastewater flows that exceed the capacity of the San Jose Creek Water Reclamation Plant are diverted and treated at the Joint Water Pollution Control Plant at the City of Carson. The expected increase in average wastewater flow from the project for 39 townhomes is 7,125 gallons per day.

The existing drainage condition of the site is generally surface sheet flows south-westerly toward Route 66 with elevations between 785.5 and 777.6 ft above mean sea level. There are no significant off-site water flows that affect the Project Site. The existing surrounding properties drainage slopes away from the Project Site.

There are three onsite inlets that will collect and direct runoffs into the proposed interconnected underground infiltration / detention system for water quality treatment sized for the 85th percentile rain event in conformance with water quality treatment standards. Construction of the Proposed Project will also require the developer to prepare a State Stormwater Pollution Prevention Plan (SWPPP) as the Project Site is more than 1 acre in size.

Utilities and Services: Sewer services will be served by the City of Glendora and the Los Angeles County Sanitation District No. 22. Water supply will be provided by the City of Glendora's Water Division.

The Southern California Gas Company has facilities in the area to provide natural gas to the project. Frontier provides local telecom service, and Charter Spectrum provides cable TV, telecom, and internet service.

Electrical Infrastructure will be serviced by Southern California Edison (SCE). Depending on the scope of the work necessary to serve the project, it may be necessary to submit an Advanced Engineering Fee. Project plans and a

completed Customer Project Information Sheet need to be submitted to SCE. All proposed utilities for the project will be installed underground.

3.2.1 Construction Timing

The project is expected to begin demolition of the existing building and lot early 2025 and start construction shortly thereafter. Construction completion and operations would be expected sometime in 2026.

Construction activities include the following:

Demolition: Demolition requires the use of 3 tractors, loaders or backhoes, 1 rubber tired dozer, and 1 industrial concrete saw. The total days for demolition are estimated to be 20 construction days, working 8 hours a day.

Site Preparation: Site preparation will require the use of 1 grader, 1 rubber tired dozer and 1 tractor, loader or backhoes. The total time from site preparation is 3 construction days, working 8 hours a day.

Grading: Grading the project site requires the use of 2 tractors, loaders, or backhoes used for 7 hours a day, and 1 grader and 1 rubber tired dozer used for 8 hours a day. Total estimated time for grading the site is 4 construction days.

Building Construction: Building construction of the 6 buildings is the longest part of the construction process, estimating a time frame of 200 construction days. Tractors, loaders or backhoes, cranes and forklifts will be operated for 6 hours a day. Welders and generator sets will be operated for 8 hours a day during this time frame. Building material will minimize the use of copper, galvanized metals and other materials that could add significant amounts of harmful pollutants to stormwater runoff.

Paving: The paving process will require the use of tractors, loaders or backhoes and paving equipment for 8 hours a day. Rollers will be operated for 7 hours a day, and pavers and cement and mortar mixers will be operated for 6 hours a day. The total construction days are estimated to be 10 construction days.

Architectural Coating: The architectural coating will require the use of air compressors for 6 hours a day for 10 construction days.

The long-term energy demand for the project construction operations would not result in a wasteful or inefficient use of energy. The project construction operations would not conflict with or obstruct the State's or Local plans for renewable energy or energy efficiency.

3.2.2 Best Management Practices During Construction

The following best management practices would be incorporated into the Proposed Project's construction specifications to identity how the Proposed Project would conform to Federal, State, and Local regulations:

- Construction Water Quality Control: Construction projects that disturb 1 acre of land or more are required to obtain coverage under the NPDES General Permit for Construction Activities (General Construction Permit), which requires the applicant to file a notice of intent (NOI) to discharge stormwater and to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP includes an overview of the Best Management Practices (BMPs) that would be implemented to prevent soil erosion and discharge of other construction-related pollutants that could contaminate nearby water resources. The Project Site is more than 1 acre therefore, the developer is required to provide an SWPPP. The SWPPP will also address post-construction measures for water quality protection.
- Low Impact Development and Water Quality Management Plan: The project will be required to retain Urban Runoff onsite in conformance with local ordinance.

Based on the report by CalEEMod, the construction activities would have less than significant regional air quality impact and a less than significant localized impact.

3.3 Project Operations

Brandywine Homes proposes to develop on underutilized commercial land to create residential housing in the city of Glendora. Brandywine is a southern California residential developer which primarily focuses on infill development sites. The project site in Glendora is designed to accommodate for the development of 39 residential-dwelling units as townhome condominiums, ranging from one to three stories.

The project would include activities typical of residential development, such as landscape maintenance, daily vehicle trips as residents leave and return, street cleaning on private streets, and common area recreational activities. The population increase from the proposed project relies on the assumption that each dwelling unit would contain 3 people (Glendora average), increasing the population 117 people with 39 dwelling units.

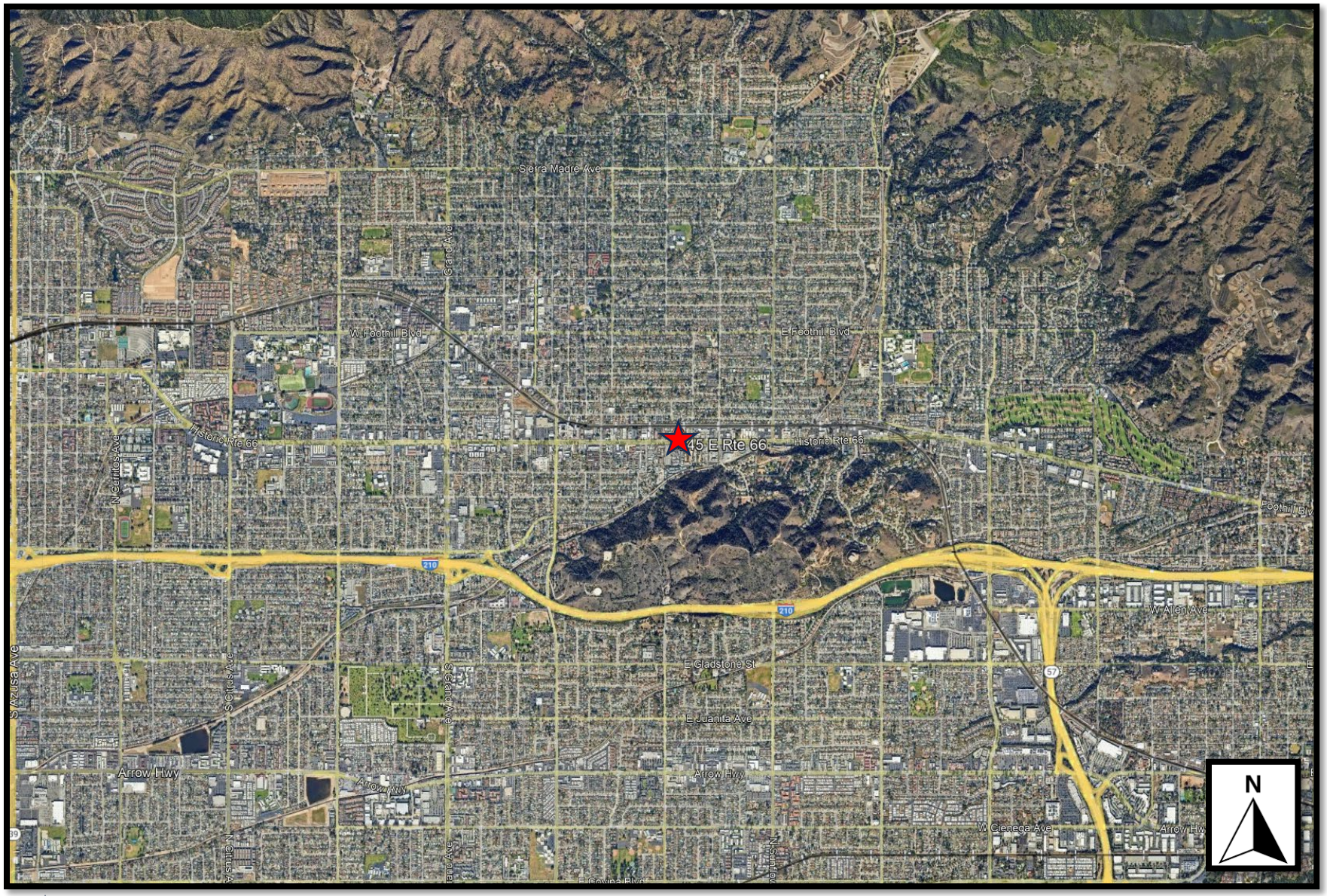
Operation of the Proposed Project would require electricity for multiple purposes, including cooling, lighting, appliances, and various equipment. Project operation would require natural gas for various purposes, including water heating and natural gas appliances. During operation, most of the fuel consumption resulting from the proposed Project would involve the use of motor vehicles for residential

use. Petroleum fuel consumption associated with motor vehicles traveling to and from the Project Site is a function of VMT as a result of the Project operation.

3.4 Project Approvals

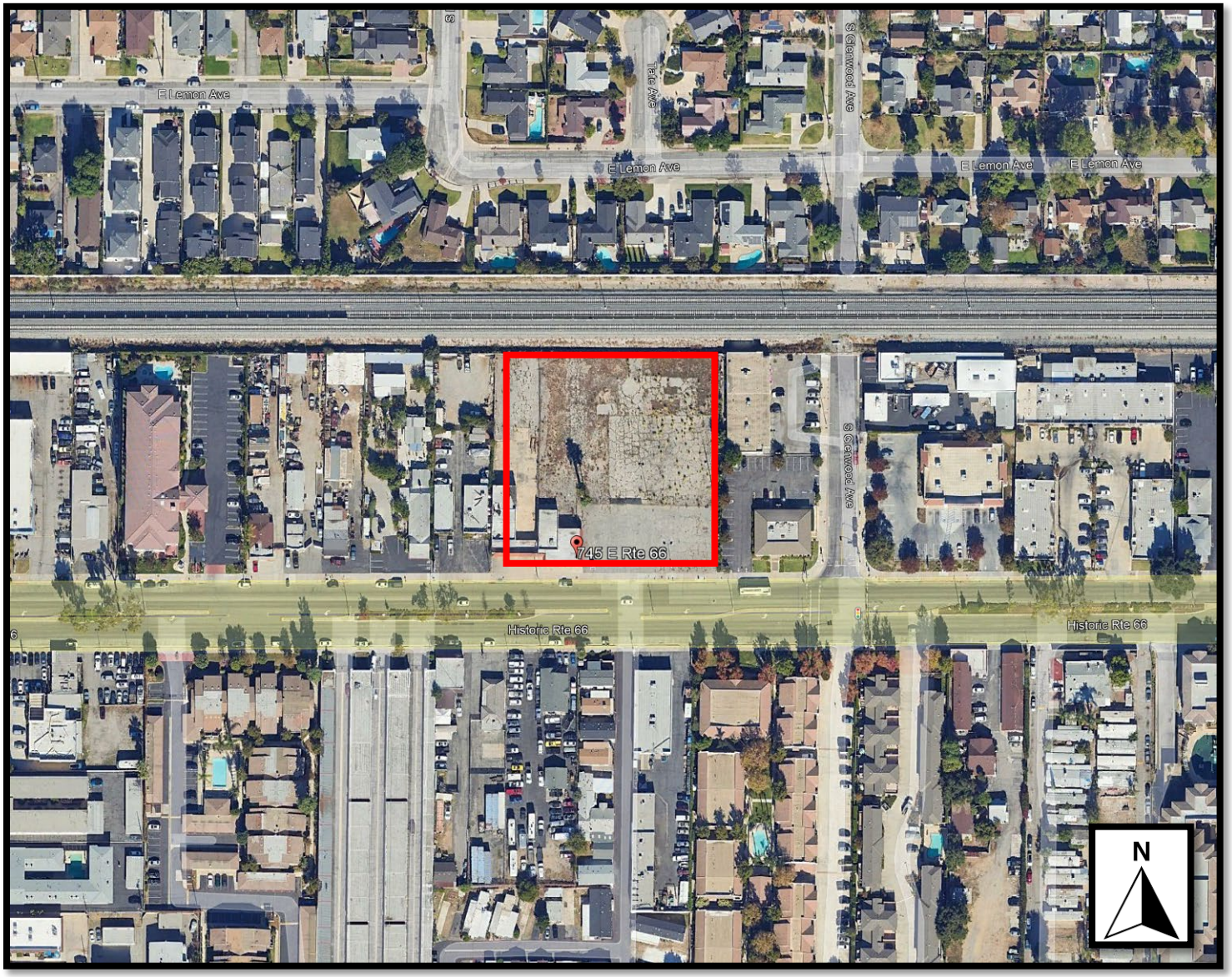
The following approvals and permits are required from the City of Glendora to implement the Proposed Project:

- CEQA compliance documents.
- Specific Plan Amendment/Zone Change to rezone the Project Site from Route 66 Service Commercial (RT66-RSC) to Route 66 Residential (RT66-CRR).
- Development Plan Review to construct 39-unit three-story, townhome condominiums with attached garages and associated surface parking and landscaping on 1.85 acres of land consisting of two parcels.
- Vesting Tentative Tract Map No. 84292 to consolidate two existing parcels into one lot for a 39-unit residential condominium subdivision project.



Project Location (Not to Scale)

Figure 1: Regional Vicinity
Source: *Google Maps*



Project Location (Not to Scale)

Figure 2: Site Location – Aerial View

Source: *Google Maps*

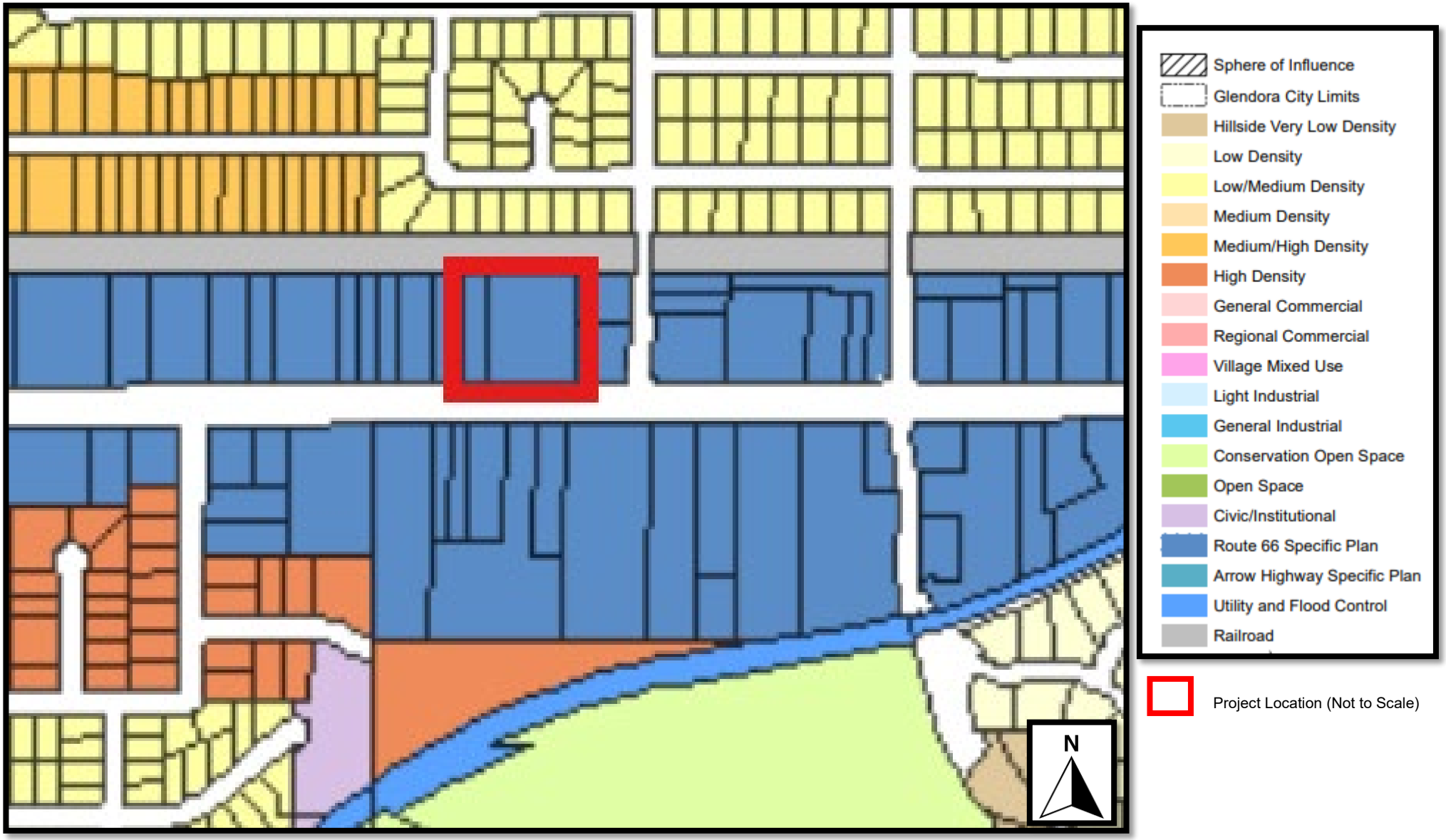
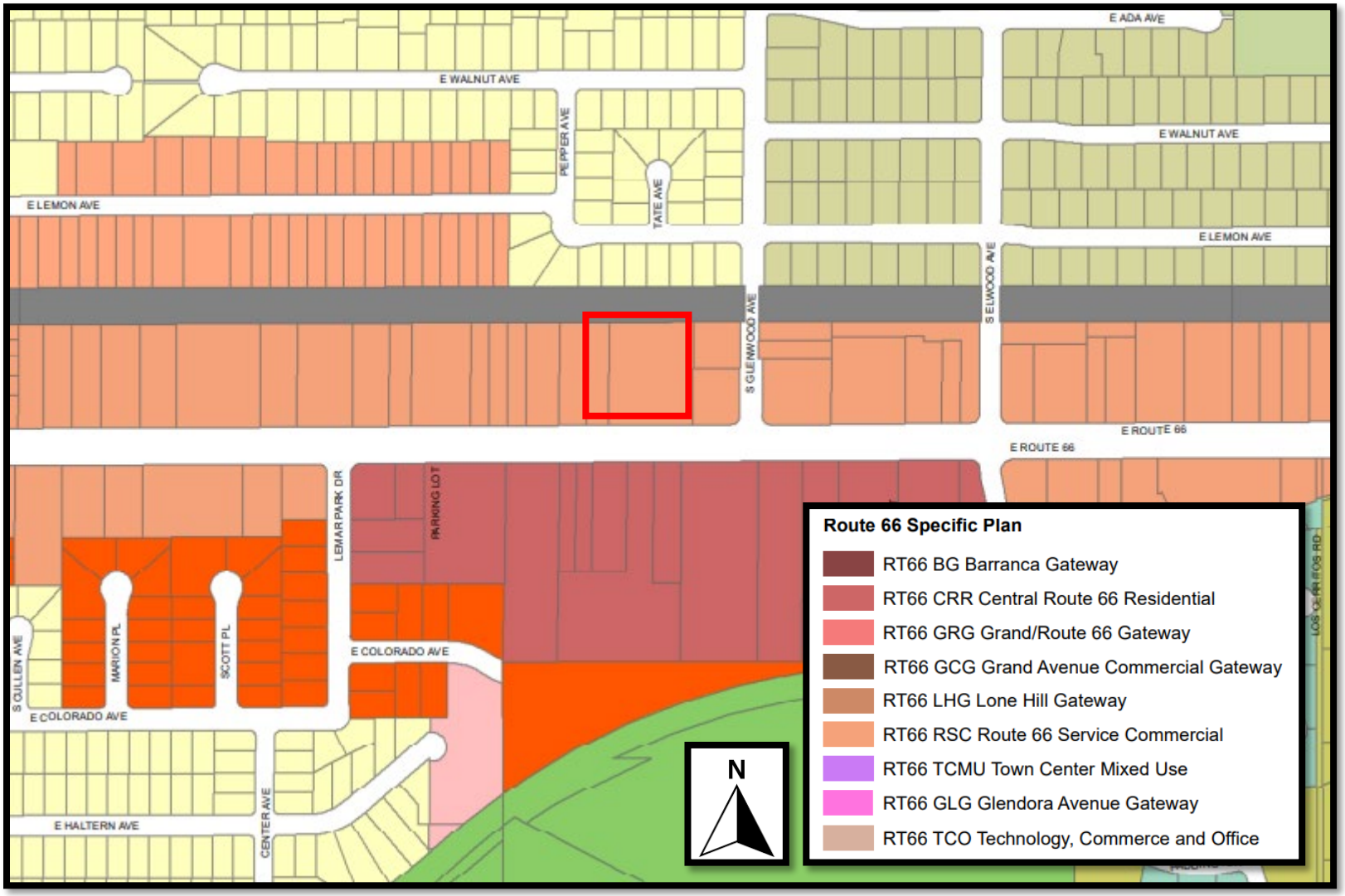


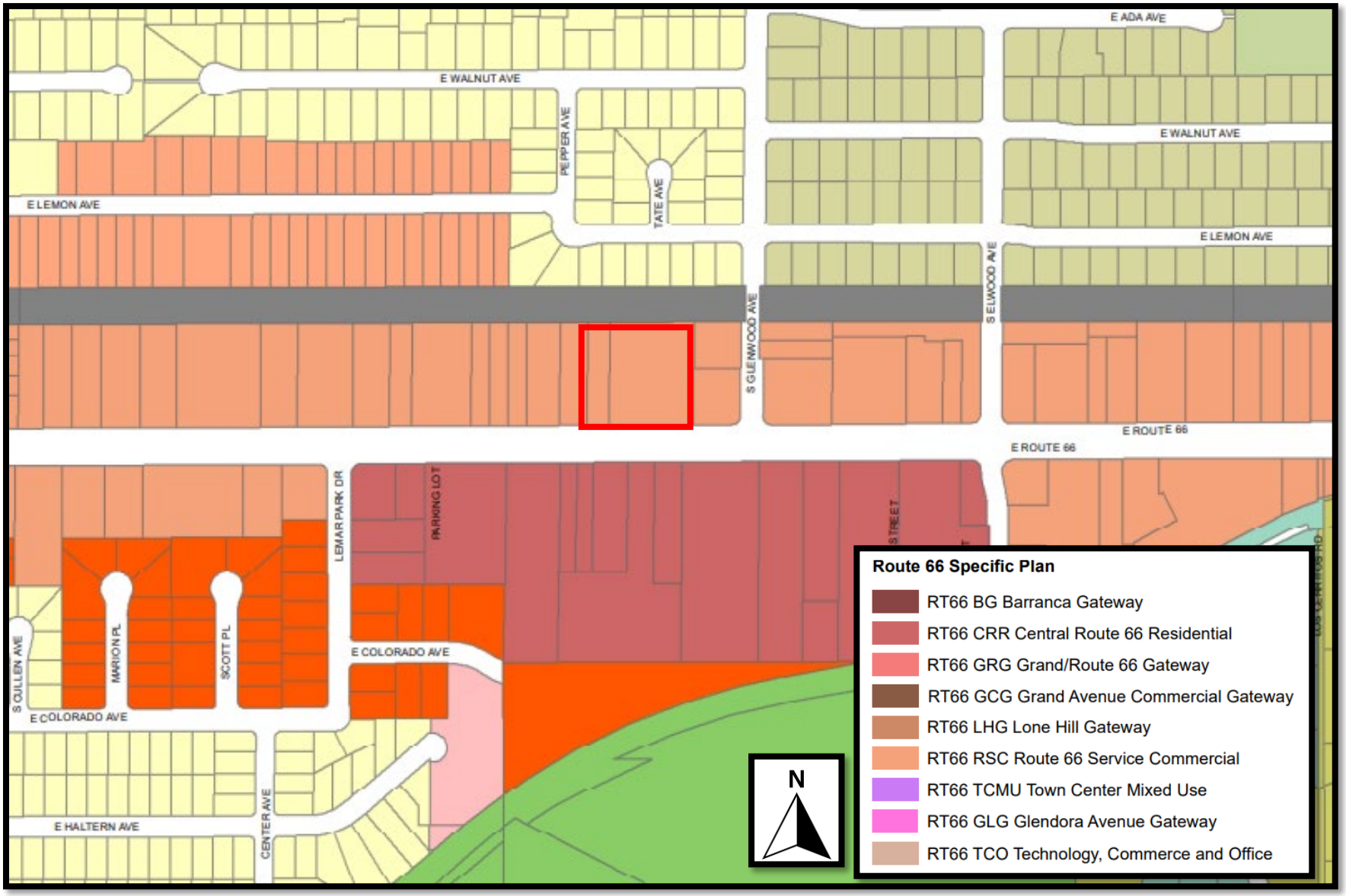
Figure 3: Existing General Plan Designation Map

Source: *City of Glendora*



Project Location (Not to Scale)

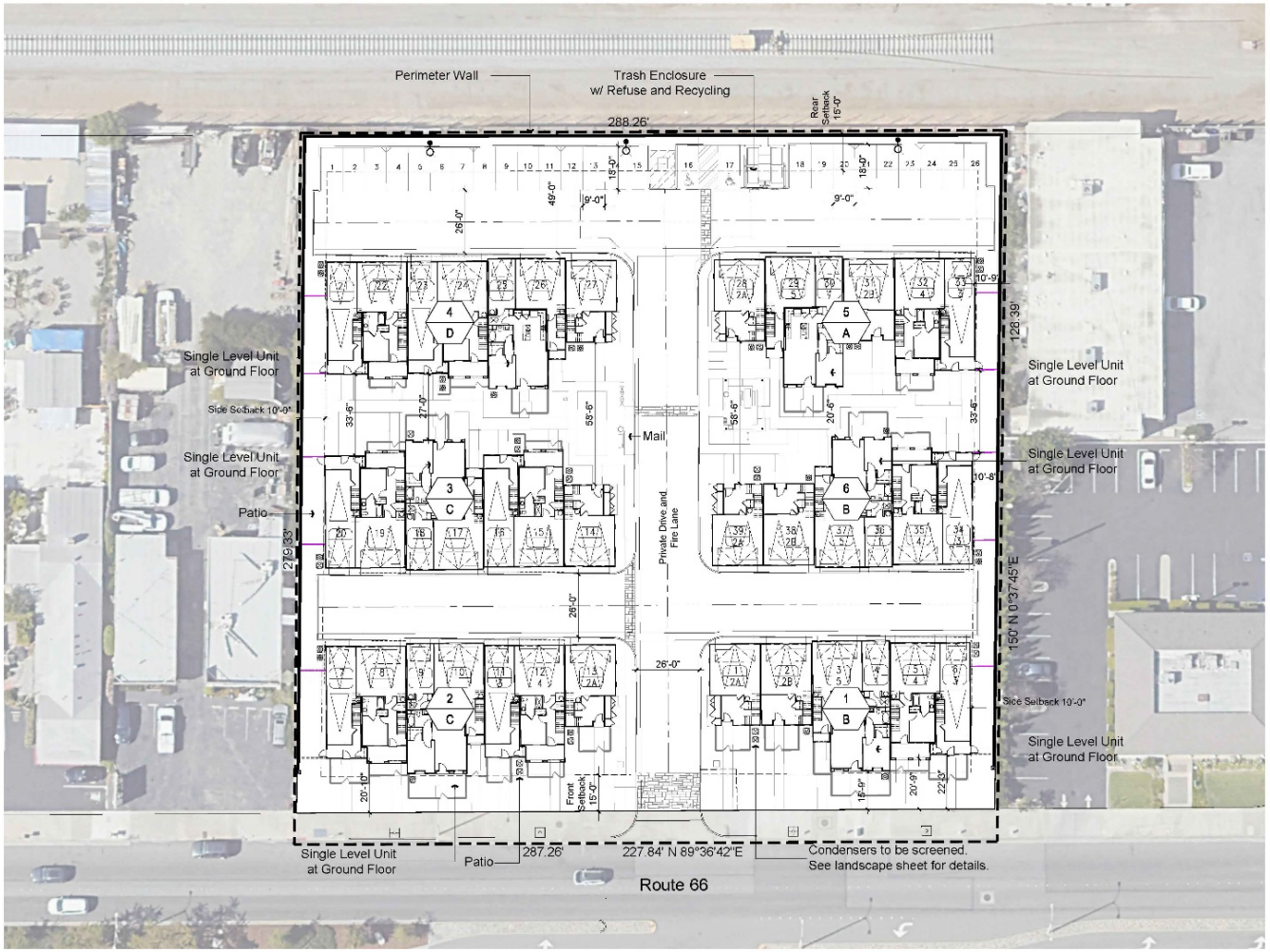
Figure 4: Existing Zoning Map
Source: *City of Glendora*



Project Location (Not to Scale)

Figure 5: Proposed Zoning Map

Source: *City of Glendora*



PROJECT SUMMARY

Gross Site Area:	1.85 Acres
Proposed Use:	3-Story Townhomes/Flats
Occupancy:	R-2
Construction Type:	Type VB
Dwelling Units:	39 Units
Density:	21.1 du/ac

Unit Summary

Plan	Type	Garage Type	Area	#
1	1 bd/1 Ba Flat	Single Car	743 sf	6 Du
2A	2 bd/2.5 ba,	Side by Side	1,354 sf	6 Du
2B	2 bd/3.5 ba,	Side by Side	1,472 sf	3 Du
3	2 bd/2.5 ba,	Tandem	1,434 sf	9 Du
4	3 bd/3.5 ba,	Side by Side	1,702 sf	9 Du
5	3 bd/2.5 ba	Side by Side	1,942 sf	6 Du
Total				39 Du

Parking Summary:

Parking Required:

1 Bed: 6 Du x 2 Sp/Unit:	12 Spaces
2 Bed: 15 Du x 2 Sp/Unit:	30 Spaces
3 Bed: 18 Du x 2.2 Sp/Unit:	40 Spaces
Guest: 39 x 0.4 Sp/Unit:	16 Spaces
Total Required:	98 Spaces (2.5/Unit)

Parking Provided:

Private Garages:	72 Spaces
Open Parking:	26 Spaces
Total:	98 Spaces (2.5/Unit)

Open Space Summary:

Open Space Required: 39 du x400 sf:	15,600 sf

Open Space Provided:

Balconies - 60 sf, 6' min.	2,500 sf
Patios - 100 sf, 10' min.	3,800 sf
Common Open Space - 225 sf, 15' min	10,300 sf
Total Open Space Provided:	16,600 sf

Private Storage Summary:

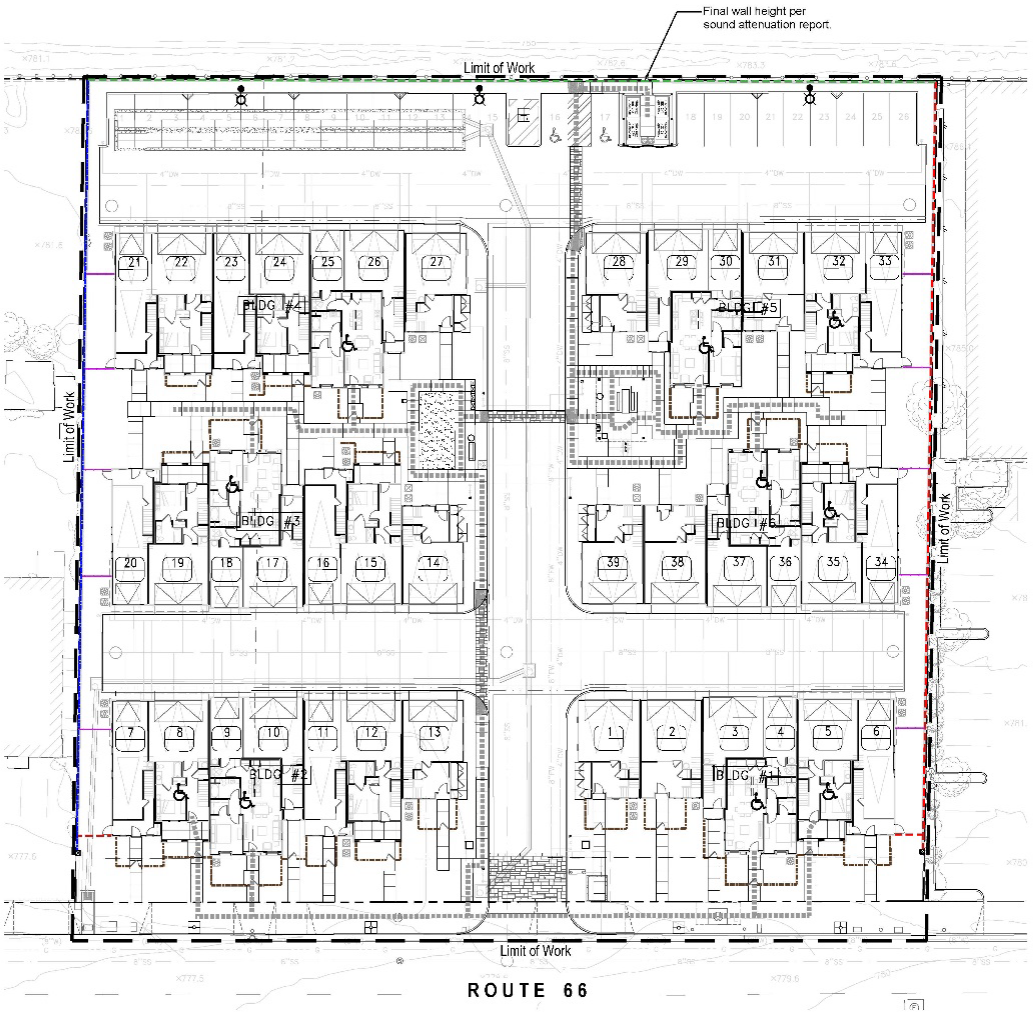
Plan	Type	Req. SF	Prov.
1	1 bd/1 Ba Flat	150	162
2A	2 bd/2.5 ba,	150	150
2B	2 bd/3.5 ba,	150	150
3	2 bd/2.5 ba,	150	155
4	3 bd/3.5 ba,	200	200
5	3 bd/2.5 ba	200	200

Building Number
Building Type
Unit Number

ktgy Architecture + Planning 949.456.5849 ktgy.com | BRANDYWINE HOMES | 723-745 E. ROUTE 66 GLENDORA, CA #2022-1093 | ENTITLEMENT SUBMITTAL JANUARY 10, 2024 | ARCHITECTURAL SITE PLAN | A1.0

Figure 6: Conceptual Site Plan
Source: *KTGY*

Figure 7: Typical Building Elevations
Source: *KTGY*



WALL LEGEND

1. 8'-0" High split-face CMU wall, with 2" high precision CMU cap (tan color)(final height per sound att
2. 6'-0" High split-face CMU wall, with 2" high precision CMU cap (tan color).
3. 6'-0" High split-face CMU combo retaining wall/free-standing wall, with 2" high precision CMU cap (
4. 3'-0" High stucco over CMU patio wall, with single layer brick cap (color and finish to match architec
5. 5'-6" High vinyl fence (white or tan color).
6. 6'-6" High (16" sq.) split-face CMU pilaster, with precision CMU cap (tan color).
7. 3'-0" High solid wood patio gates.
8. 5'-6" High vinyl side-yard gate (white or tan color).
9. Stucco over CMU monument pilaster, with brick cap (color and finish to match architecture).

ADA Path of Travel.

*Conceptual images (provided herein are conceptual and subject to change)

Scale 1" = 20'

(Updated Jan. 9, 2024)

Brandywine Homes

Schematic Wall & Fence Plan

Figure 8: Schematic Wall and Fence Plan

Source: *studio PAD*

LEGEND

1. Central community recreation space area with freestanding BBQ, shade structure, lawn area and picnic table for small social events and group gatherings.
2. Open Space with grass area, bench, and trash receptacle for small group gathering.
3. Four community cluster mailboxes, USPS to review. Locations subject to USPS approval.
4. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
5. Enhanced stamped paving at main project entry.
6. Proposed tree, per Planting Plan.
7. 4' wide community natural colored concrete sidewalk, with broom finish.
8. Accessible parking stall and striping, per Civil plans.
9. Guest parking stall.
10. Natural colored concrete driveway, with light broom finish and tooled joints.
11. Private patio / yard area, homeowner maintained.
12. Common area landscape, builder installed and HOA maintained.
13. Community dog station (black in color), for pet owners.
14. Property line.
15. Public street R.O.W.
16. Proposed public street sidewalk, per Civil plans.
17. Transformer to be screened with landscape, quantity and final locations to be determined.
18. Short term bike parking (1 bike racks to accommodate 2 bike stalls).
19. Proposed Trash Enclosure.
20. Proposed Monument Sign pilasters.
21. Enhanced stamped paving at ADA crosswalks, to match main project entry.
22. Utility screen shrub for screening all mechanical equipment.
23. Proposed City street tree and 4'x4' tree grate along Route 66.
24. Private pole lights, final location per Electrical Engineer.
25. 5ft wide natural colored concrete fire access walk.
26. Truncated domes at all ramp areas. Final location per Civil plans.

*Conceptual images (provided herein are conceptual and subject to change)

NOTE: LANDSCAPE PLANS SHALL COMPLY WITH THE STATE'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS.

Figure 9: Landscape Plan
Source: *studio PAD*

Figure 10: Open Space Plan
Source: *studio PAD*

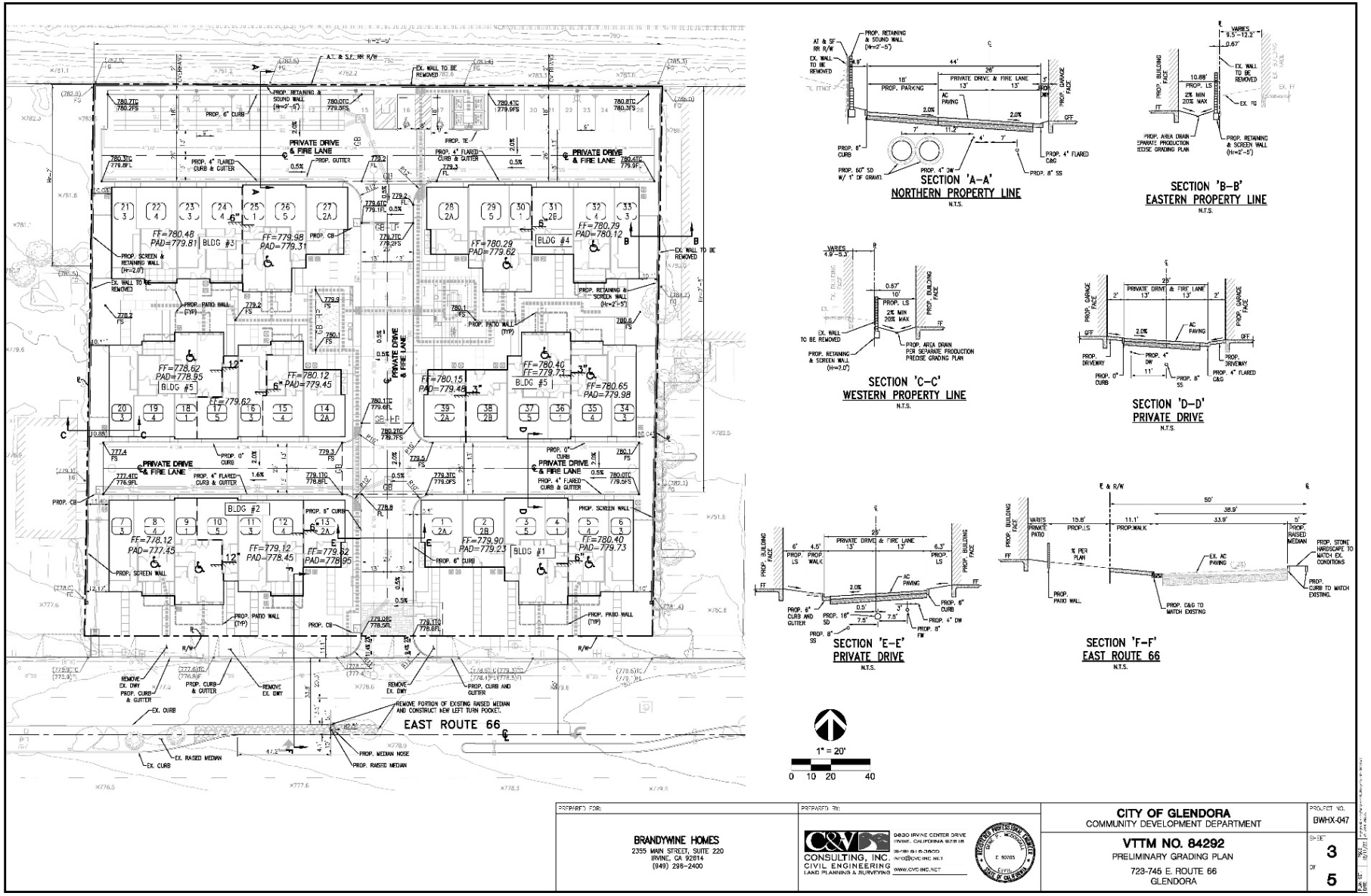


Figure 11: Preliminary Grading Plan

Source: *C&V Consulting, Inc.*

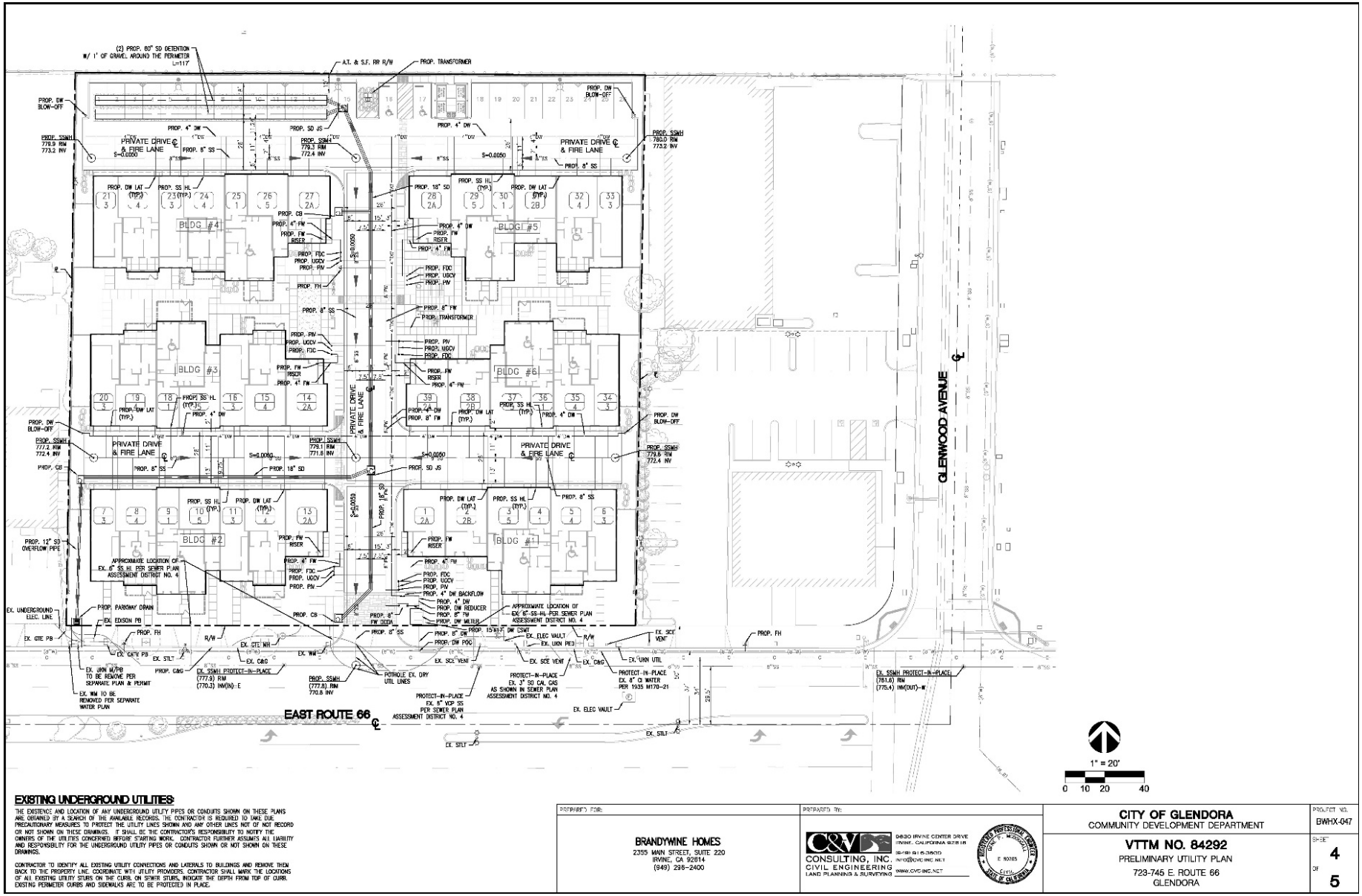


Figure 12: Preliminary Utility Plan

Source: *C&V Consulting, Inc.*

4 ENVIRONMENTAL IMPACTS

4.1 Aesthetics

Environmental Setting

The Project Site is located on the north side of East Route 66 between South Pasadena Avenue and South Glenwood Avenue. The Proposed Project would be constructed on two vacant parcels previously used as an auto center and truck storage yard. The Project Site is zoned Route 66 Service Commercial (RT66-RSC) and has a General Plan land use designation of Route 66 Corridor Specific Plan. The RT66-RSC zone is intended to provide for a variety of smaller-scale commercial, office and light industrial uses. The Project Site will be rezoned to Central Route 66 Residential (RT66-CRR) which allows for residential development in the Specific Plan area. Surrounding uses consist of a railroad corridor and residential to the north, commercial uses to the east and west, and a mix of commercial and residential uses to the south.

Regulatory Framework

California Scenic Highways

The California Department of Transportation (Caltrans) manages the State Scenic Highway Program. Caltrans provides guidance to local government agencies, community organizations and citizens that are pursuing the official designation of a State Scenic Highway.

In 1963, Senate Bill 1467 (Farr) added § 260 through 263 to the Streets and Highways Code. In these statutes the State proclaims intent to:

> "…establish the State's responsibility for the protection and enhancement of California's natural scenic beauty by identifying those portions of the State highway system which, together with adjacent scenic corridors, require special conservation treatment." (Scenic corridors consist of land that is visible from, adjacent to, and outside the highway right-of-way, and is comprised primarily of scenic and natural features. Topography, vegetation, viewing distance, and/or jurisdictional lines determine the corridor boundaries.)

Existing law provides Caltrans with full possession and control of all State highways. This legislation places the Scenic Highway Program under the stewardship of Caltrans.

The legislation further declares the intent of the State to assign responsibility for the regulation of land use and development along scenic highways to the appropriate State and local governmental agencies. A county highway

component was later added to the Scenic Highway Program in §154 of the Streets and Highways Code.

Route 66 Design Guidelines

The Project Site is located within the Route 66 Corridor Specific Plan. The Specific Plan sets forth specific design guidelines for new commercial and residential development along Route 66. The Design Guidelines provide a general framework for assessing compatibility of proposed development with the surrounding community, including guidelines for site planning, parking, landscaping, walls and fences, screening, lighting and architecture.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
I. AESTHETICS: Except as provided in PRC § 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X

c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion

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

No Impact. The State CEQA Guidelines do not provide a definition of what constitutes a "scenic vista" or "scenic resource" or a reference as to from what vantage point(s) the scenic vista and/or resource, if any, should be observed. Scenic resources are typically landscape patterns and features that are visually or aesthetically pleasing and that contribute affirmatively to the definition of a distinct community or region such as trees, rock outcroppings, and historic buildings.

A scenic vista is generally identified as a public vantage viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Common examples may include a public vantage point that provides expansive views of undeveloped hillsides, ridgelines, and open space areas that provide a unifying visual backdrop to a developed area.

The City of Glendora is located south of the San Gabriel Mountains in Los Angeles County. As such, parts of Glendora are considered scenic, including undeveloped hillsides, open spaces, and ridgelines of the San Gabriel Mountains in the City's northern boundary and beyond, which provide a backdrop to the City's urban environment. The dominant scenic vista associated with the Project Site are the backdrop of these mountains. The City's General Plan (Community Plan 2025) considers the mountain backdrops as significant visual features.

The Project Site is located in the southern portion of the city. It does not contain a scenic vista nor are there any designated publicly accessible scenic vistas in the vicinity of the Project Site where the Proposed Project would disrupt the view. Therefore, potential impacts associated with scenic vistas would be less than significant, and no mitigation would be required.

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

No Impact. Scenic highways are designated as such because the traverse areas of distinctive natural beauty. According to the Caltrans California State Scenic Highway System Map (Caltrans 2023), that portion of East Route 66 which passes through the Glendora city limit is not designated as a scenic highway, nor is that portion of East Route 66 identified as having potential for future designation as a state scenic highway.

The Project Site is also located in an urbanized area of the city, surrounded by developed commercial and residential properties. It is not located within the hillside area of the city and does not contain any scenic resources such as rock outcroppings. It also does not contain any buildings potentially eligible as a historic resource. Therefore, no impacts associated with scenic resources within a state scenic highway would occur, and no mitigation would be required.

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

Less than Significant Impact. The Project will not substantially degrade the existing visual character or quality of the site and its surroundings. The Project Site is located in an urbanized area within the Route 66 Corridor Specific Plan. The Project would replace a vacant automobile sales and service lot with cohesively designed residential development. The Proposed Project is consistent with the intended land use for the area, and it is compatible with the surrounding uses. The Proposed Project would change the visual character of the Project Site, which is currently vacant, by adding six new three-story residential buildings with a mix of townhomes and single level units. The Proposed Project complies with GMC Chapter 20.10, Article V, Route 66 Corridor Design Guidelines, and will be consistent and compatible with existing and proposed commercial and residential development in areas planned for those uses. The height of the proposed building will be 39'-9". The Proposed Project maintains a minimum 15-foot landscaped setback along East Route 66. The facility will provide 16,600 SF of open space where 15,600 is required. In addition, the Project would provide right-of-way improvements along the Project's frontage of East Route 66 as required in the Specific Plan. The resulting aesthetic would be more organized and unified compared to the existing conditions. While the Project will markedly change the visual quality of the Project Site, it would not degrade the existing visual character or quality of the site or surroundings. Impacts would be less than significant.

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

Less than Significant Impact. The Project Site is located within the Route 66 Corridor Specific Plan corridor. The Proposed Project would introduce new

sources of nighttime light and glare into the area from improved street lighting and additional security lighting at the Project Site. However, all lighting at the Project Site would be consistent with the requirements in the GMC Chapter 20.10, Article V, which includes parking lot light design be chosen to confine light spread within the site boundaries.

Therefore, potential impacts associated with light and glare would be less than significant.

Mitigation Measures

No mitigation measures associated with impacts to Aesthetic apply to the Proposed Project.

Conclusion

There will be no impacts of the Proposed Project associated with Aesthetics, and no mitigation would be required.

4.2 Agriculture and Forestry Resources

Environmental Setting

The Project Site is located on the north side of Route 66, south of the Foothill A Line (Metro Gold Line) and BNSF railways. The Proposed Project would be constructed on two vacant parcels previously used as an auto center and truck storage yard. The Project Site is zoned Route 66 Service Commercial (RT66-RSC) and has a General Plan land use designation of Route 66 Corridor Specific Plan. The RT66-RSC zone allows for a variety of commercial, residential, and other service-related uses. The Project Site will be rezoned to Central Route 66 Residential (RT66-CRR) which allows for residential development in the Specific Plan area.

According to the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) the Project Site is identified as Urban and Built-up Land (**Figure 13** – *Project Site Agricultural Designation*). FMMP identifies Urban and Built Up as "Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes."

On site soils as identified by the U.S. Department of Agriculture, Natural Resources Conservation Service (USDA-NRCS) Soil Survey data sets are identified in **Table 3 -** *On-Site Soils Classification* and are depicted on **Figure 14 –** *Soil Map*.

Table 3 - On-Site Soils Classification

Map Unit Symbol	Map Unit Name
1002	Urban Land – Palmview-Tujunga complex, 0 to 5 percent slopes

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
II. AGRICULTURE AND FORESTRY RESOURCES:				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				
Would the project:				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC §12220(g)), timberland (as defined by PRC §4526), or timberland zoned Timberland Production (as defined by Government Code §51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X

) 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?				X

Discussion

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 nonagricultural use?

No Impact. According to the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) and the County of Riverside GIS Map, the Project Site is identified as Urban and Built-up Land. FMMP identifies Urban and Built Up as land occupied by structures for residential, commercial, industrial, or other uses. Because the Project Site is not classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the FMMP, there would be no impact to convert such lands to nonagricultural use, and no mitigation would be required.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Project Site is zoned Route 66 Service Commercial (RT66-RSC) and has a General Plan land use designation of Route 66 Corridor Specific Plan. Agricultural uses are not permitted within the Route 66 Corridor Specific Plan area. According to the California Department of Conservation, the Project Site does not have an active Williamson Act contract in place. Therefore, no impacts associated with existing zoning for agricultural use, or a Williamson Act contract would occur, and no mitigation would be required.

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

No Impact. The Project Site is zoned Route 66 Service Commercial (RT66-RSC) and has a General Plan land use designation of Route 66 Corridor Specific Plan. The Proposed Project is consistent with the existing zoning and does not require rezoning of property where timberland or forestland currently exist or are permitted to be established. Therefore, no impacts associated with forest land or timberland would occur and no mitigation would be required.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Project would not result in the loss of forest land or conversion of forest land to non-forest use. The Project Site is not designated as forest land or timberland. The Project Site is relatively flat and is currently paved, with one palm tree in a landscape planter and no other landscape areas. Therefore, no impacts would occur, and no mitigation measures are required.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or the conversion of forest land to non-forest use?

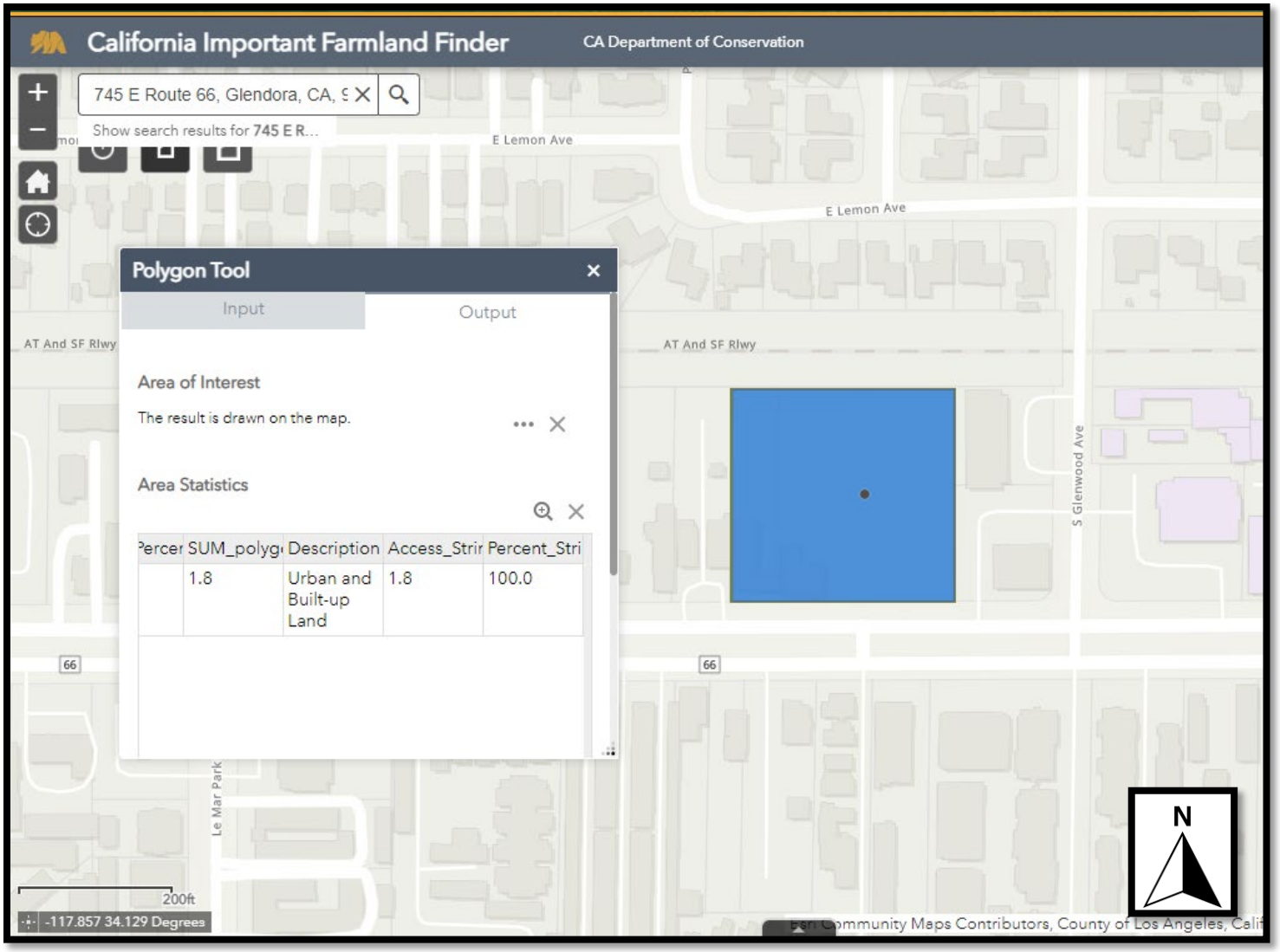
No Impact. The Project will not involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to a non-agricultural use because there are no parcels within the vicinity of the subject property that are designated as Farmland of any kind or used for agricultural purposes. Therefore, no impacts would occur, and no mitigation measures are required.

Mitigation Measures

No mitigation measures associated with impacts to Agriculture and Forestry Services apply to the Proposed Project.

Conclusion

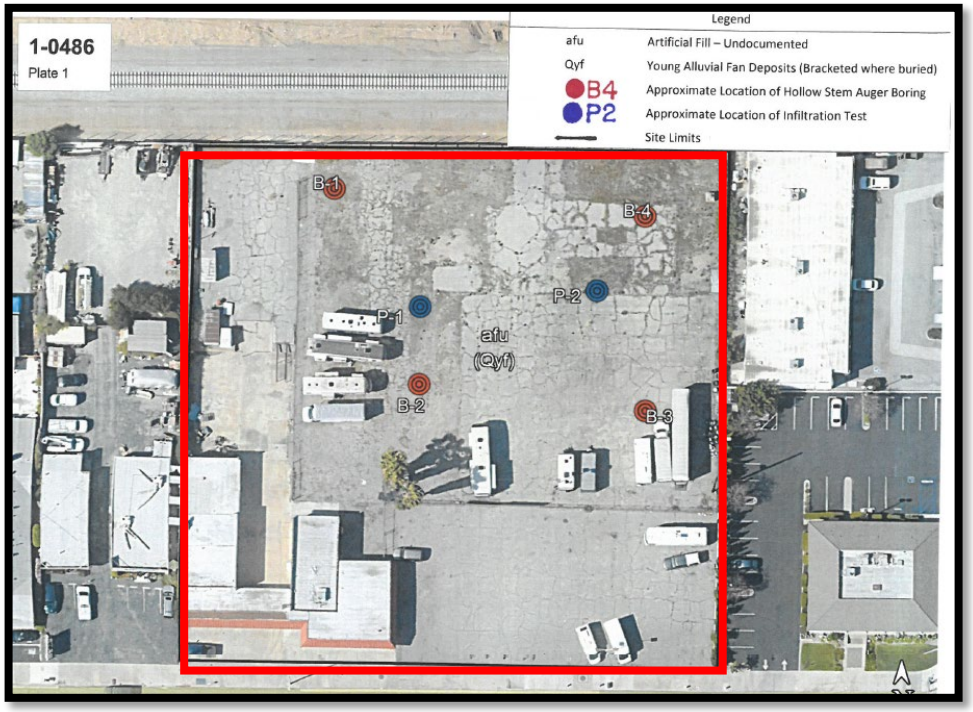
There will be no impacts of the Proposed Project associated with Agriculture and Forestry Services, and no mitigation would be required.

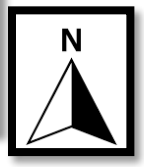


-Project Location (Not to Scale)

Figure 13: Project Site Agricultural Designation

Source: *California Department of Conservation*





Project Location

(Not to Scale)

Description of Urban Land

Setting

Landform: Alluvial fans

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: 0 inches to manufactured layer
Runoff class: Very high
Frequency of flooding: Rare

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Ecological site: R019XG911CA - Loamy Fan
Hydric soil rating: No

Description of Palmview

Setting

Landform: Alluvial fans
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Discontinuous human-transported material over alluvium derived from granite

Typical profile

^A - 0 to 5 inches: fine sandy loam
^Au - 5 to 15 inches: fine sandy loam
2C1 - 15 to 45 inches: fine sandy loam
2C2 - 45 to 55 inches: fine sandy loam
2C3 - 55 to 79 inches: fine sandy loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Rare
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.4 inches)

Map Unit Composition

Urban land: 45 percent
Palmview and similar soils: 25 percent
Tujunga and similar soils: 20 percent
Minor components: 10 percent

Figure 14: Soil Map

Source: *Alta California Geotechnical, Inc. and Natural Resources Conservation Service*

4.3 Air Quality

Ldn Consulting, Inc. performed an Air Quality Risk Assessment for the Proposed Project to assess potential impacts to air quality (**Appendix A** – *723-745 East Route 66 Multi-Family Residential Development Air Quality Screening Letter – City of Glendora*, Ldn Consulting, Inc., December 8, 2023).

Regulatory Setting

Air pollutants are regulated at the national, state, and regional level. The United States Environmental Protection Agency (EPA) regulates at the national level under the Clean Air Act of 1970. It is responsible for setting and enforcing the National Ambient Air Quality Standards (NAAQS) for atmospheric pollutants. The California Air Resources Board (CARB), which is a part of the California Environmental Protection Agency, is responsible for the coordination and administration of both federal and state air pollution control programs within California. In this capacity, the CARB conducts research, sets the California Ambient Air Quality Standards (CAAQS), compiles emission inventories, establishes emission standards, develops suggested control measures, provides oversight of local programs, and prepares the State Implementation Plan. The South Coast Air Quality Management District (SCAQMD) is responsible for comprehensive air pollution control in the South Coast Air Basin. The SCAQMD develops rules and regulations, establishes permitting requirements for stationary sources, inspects emission sources, and enforces such measures through educational programs or fines, when necessary. The SCAQMD is directly responsible for reducing emissions from stationary, mobile, and indirect sources.

There are six common air pollutants, called criteria pollutants, which were identified from the provisions of the Clean Air Act of 1970.

- Ozone (O_3)
- Nitrogen Dioxide (NO_2)
- Carbon Monoxide (CO)
- Sulfur Dioxide (SO_2)
- Lead (Pb)
- Particulate Matter (PM10 and PM2.5)

The EPA and CARB designate air basins where ambient air quality standards are exceeded as "nonattainment" areas. If standards are met, the area is designated as an "attainment" area. If there is inadequate or inconclusive data to make a definitive attainment designation, they are considered "unclassified." National nonattainment areas are further designated as marginal, moderate, serious, severe, or extreme as a function of deviation from standards.

The Project Site is in the City of Glendora, which is part of the South Coast Air Basin (SCAB) that includes the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties and all of Orange County. The SCAQMD's 2022 Air Quality Management Plan (AQMP) assesses the attainment status of the SCAB. The 2022 AQMP builds upon measures already in place from previous AQMPs. It also includes a variety of additional strategies such as regulation, accelerated deployment of available cleaner technologies (e.g., zero emission technologies, when cost-effective and feasible, and low NOx technologies in other applications), best management practices, co-benefits from existing programs (e.g., climate and energy efficiency), incentives, and other Clean Air Act measures to achieve the 2015 8-hour ozone standard. The 2022 AQMP was approved and adopted by CARB on January 26, 2023.

Environmental Setting

The South Coast Air Basin is a 6,600-square-mile coastal plain bounded by the Pacific Ocean to the southwest and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The ambient concentrations of air pollutants are determined by the amount of emissions released by sources and the atmosphere's ability to transport and dilute such emissions. Natural factors that affect transport and dilution include terrain, wind, atmospheric stability, and sunlight. Therefore, existing air quality conditions in the area are determined by such natural factors as topography, meteorology, and climate, in addition to the amount of emissions released by existing air pollutant sources.

Atmospheric conditions such as wind speed, wind direction, and air temperature gradients interact with the physical features of the landscape to determine the movement and dispersal of air pollutants. The topography and climate of Southern California combine to make the Basin an area of high air pollution potential. The Basin is a coastal plain connecting broad valleys and low hills, bounded by the Pacific Ocean to the west and high mountains around the rest of the perimeter. The general region lies in the semi-permanent high-pressure zone of the eastern Pacific, resulting in a mild climate tempered by cool sea breezes with light average wind speeds.

The usually mild climatological pattern is disrupted occasionally by periods of extremely hot weather, winter storms, or Santa Ana winds. During the summer months, a warm air mass frequently descends over the cool, moist marine layer produced by the interaction between the ocean's surface and the lowest layer of the atmosphere. The warm upper layer forms a cap over the cool marine layer and inhibits the pollutants in the marine layer from dispersing upward. In addition, light winds during the summer further limit ventilation. Furthermore, sunlight triggers the photochemical reactions that produce ozone. The region experiences more days of sunlight than any other major urban area in the nation except Phoenix (SCAQMD, 2007).

Local Air Quality

The air quality at any site is dependent on the regional air quality and local pollutant sources. Regional air quality is determined by the release of pollutants throughout the air basin. Estimates of the existing emissions in the Basin provided in the 2022 AQMP indicate that collectively, mobile sources account for 46 percent of the VOC, 85 percent of the NOx emissions, 89 percent of the CO emissions and 29 percent of directly emitted PM2.5, with another 18 percent of PM2.5 from road dust.

The SCAQMD has divided the South Coast Air Basin into 38 air-monitoring areas with a designated ambient air monitoring station representative of each area. The Project Site is in the East San Gabriel Valley Air Monitoring Area (Area 9). The nearest air monitoring station to the Project Site is the Glendora Monitoring Station. The Glendora Monitoring Station is located approximately 1.05 miles northeast of the Project Site. However, it should be noted that due to the air monitoring station distance from the Project Site, recorded air pollution levels at the air monitoring station reflect with varying degrees of accuracy, local air quality conditions at the Project Site.

Project Design Features

The California Air Resources Board (CARB) regulations require that – starting in 2012 – all off-road equipment produced needs to meet the basic requirements for Tier 4 compliance (Tier 4 Interim) (CARB, 2023). Off-road equipment fleets are managed by CARB and are typically based on total horsepower owned. Owners are limited to what types of equipment they must maintain as their fleet and can include equipment from rental companies. After 2023, no fleet owner can add equipment less than Tier 3 to their fleet (California Air Resources Board, 2022).

As a Project Design Feature (PDF), the Project would ensure that all construction equipment used onsite be rated Tier 3 or better which means that the equipment manufacture date would be no later than 2006.

PDF-AQ-1 - Project-related construction equipment shall use 100% precent Tier 3 construction equipment with diesel particulate filters (DPF) or better as defined by United States Environmental Protection Agency (EPA) / California Air Resources Board (CARB) standards. The grading contractor shall submit a letter to the City of Glendora committing to this requirement.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
III. AIR QUALITY:				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
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?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?			X	

Discussion

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The Proposed Project would not conflict with or obstruct implementation of the SCAQMD Air Quality Management Plan (AQMP).

SCAQMD Air Quality Management Plan

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 §15125). The regional plan that applies to the Proposed Project includes the SCAQMD AQMP. This section discusses any potential inconsistencies of the Proposed Project with the AQMP. 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:

> Criterion 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.
>
> Criterion 2: Whether the project will exceed the assumptions in the AQMP in 2022 or increments based on the year of project buildout and phase.

Criterion 1 - Increase in the Frequency or Severity of Violations?

Based on the air quality modeling analysis contained in **Appendix A,** neither short-term construction impacts, nor long-term operations would result in significant impacts based on the SCAQMD regional and local thresholds of significance.

Therefore, the Proposed Project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for Criterion 1.

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 2020-2045 Regional Transportation/Sustainable Communities Strategy prepared by SCAG (2020) 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. For this Project, the City of Glendora Land Use Plan defines the assumptions that are represented in the AQMP.

The Project Site has an existing land use designation of Route 66 Corridor Specific Plan in the City's General Plan. The Proposed Project includes a Specific Plan Amendment and Zone Change to change the Project Site zoning from Route 66 Service Commercial (RT66-RSC) to Central Route 66 Residential (RT66-CRR). As the Proposed Project is a residential townhome development, it is not currently consistent with the existing land use and zoning designations. However, once the Specific Plan Amendment and Zone Change are approved, the project would be consistent with the general plan and zoning designations. Although the Proposed Project, Specific Plan Amendment, and Zone Change may initially result

in an inconsistency with the AQMP on paper, the inconsistency would not necessarily constitute a conflict with the AQMP. The SCAQMD acknowledges that strict consistency with all aspects of the AQMP is not required in order to make a finding of no conflict. Rather, a project is considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The Proposed Project would implement contemporary energy-efficient technologies and regulatory/operational programs required per Title 24, CALGreen and City standards. Generally, compliance with SCAQMD emissions reductions and control requirements also act to reduce project air pollutant emissions. In combination, Proposed Project emissions-reducing design features and regulatory/operational programs are consistent with and support overarching AQMP air pollution reduction strategies. Project support of these strategies promotes timely attainment of AQMP air quality standards and would bring the project into conformance with the AQMP. Therefore, the Proposed Project is not anticipated to exceed the AQMP assumptions for the Project Site and is found to be consistent with the AQMP for the second criterion.

Based on the above, the Proposed Project will not result in an inconsistency with the SCAQMD AQMP. A less than significant impact will occur, and no mitigation will be required.

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?

Less Than Significant Impact. Air pollution is largely a cumulative impact resulting from emissions generated over a large geographic region. The nonattainment status of regional pollutants is a result of past and present development, and the SCAQMD develops and implements plans for future attainment of ambient air quality standards. Based on these considerations, project-level thresholds of significance for criteria pollutants are used to determine whether a project's individual emissions would have a cumulatively considerable contribution to air quality. If a project's emissions exceeded the SCAQMD's significance thresholds, it could be considered to have a cumulatively considerable contribution. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant. Regional screening thresholds for construction and daily operations are shown in **Table 4** – *City of Glendora Regional Air Quality Significance Thresholds*.

Table 4 – City of Glendora Regional Air Quality Significance Thresholds

Pollutant	Total Emissions – Pounds per Day (lb/day)
Respirable Particulate Matter (PM_{10} and $PM_{2.5}$)	150 and 55

Nitrogen Oxide (No_x) – Construction	100
Nitrogen Oxide (No_x) – Operations	55
Sulfur Oxide (So_x)	150
Carbon Monoxide (CO)	550
Volatile Organic Compounds (VOCs) – Construction	75
Volatile Organic Compounds (VOCs) – Operations	55

The Project Site is in the SCAB, which has been designated by the EPA as a non-attainment area for ozone (O_3) and suspended particulates (PM2.5). Currently, the Basin is in attainment with the ambient air quality standards for carbon monoxide (CO), lead, sulfur dioxide (SO_2), suspended particulate matter (PM10), and nitrogen dioxide (NO2).

CalEEMod, Version 2022.1, was used to estimate emissions from construction and operation of the project. The following discussion summarizes the quantitative project-generated construction and operational emissions and impacts that would result from implementation of the project. Detailed assumptions and results of this analysis are provided in **Appendix A**. Based on the analysis provided in **Appendix A**, the Proposed Project would result in short-term emissions from construction associated with grading, building construction, paving, and architectural coating. The Proposed Project would also generate operational emissions associated with new vehicle traffic and energy use.

Construction Impacts

Construction activities associated with the Proposed Project would result in emissions of reactive organic gases (ROG), nitrogen oxides (Nox), carbon (CO), sulfur dioxide (SO_2), PM10, and PM2.5, however, none are above the SCAQMD thresholds, as shown in **Table 5** – *Expected Construction Emissions Summary (lb/day)* Therefore, potential impacts associated with construction emissions would be less than significant, and no mitigation would be required.

Table 5 – Expected Construction Emissions Summary (lb/day)

	ROG	No_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Construction Emissions	29.5	12.8	15.6	0.03	3.35	1.78
City Screening Threshold	75	100	550	150	150	55

Exceeds Screening Threshold	**No**	**No**	**No**	**No**	**No**	**No**
LST at 100 meters from Project (nearest sensitive receptor)		159	1,914		34	9
Exceeds LST Screening Threshold		**No**	**No**		**No**	**No**

Operational Impacts

Operational activities associated with the Proposed Project would result in emissions of ROG, Nox, CO, SO_2, PM10, and PM2.5, however, none are above the SCAQMD thresholds as shown in **Table 6 –** *Regional Operational Pollutant Emissions*.

Table 6 – Expected Daily Operational Air Quality Emissions

	ROG	**No_x**	**CO**	**So_x**	**PM_{10}**	**$PM_{2.5}$**
Summer Scenario						
Operational Emissions (Lb/Day)	2.5	1.23	13.3	0.03	2.28	0.61
City Screening Threshold	55	55	550	150	150	55
Localized Significance Threshold	-	159	1,914	-	34	9
Exceeds Either Threshold	**No**	**No**	**No**	**No**	**No**	**No**
Winter Scenario						
Operational Emissions (Lb/Day)	1.21	0.95	10.8	1.21	2.26	0.59
City Screening Threshold	55	55	550	150	150	55
Localized Significance Threshold	-	159	1,914	-	34	9
Exceeds Either Threshold	**No**	**No**	**No**	**No**	**No**	**No**
Daily pollutant generation assumes trip distances and defaults within CalEEMod						

Since the Proposed Project would not introduce any substantial stationary sources of emissions, CO is the benchmark pollutant for assessing local area air quality impacts from post-construction motor vehicle operations. No violations of the state and federal CO standards are projected to occur, based on the magnitude of traffic the Proposed Project is anticipated to generate. Operation of the Proposed Project would not result in a cumulatively considerable net increase for nonattainment of criteria pollutants or ozone precursors. Therefore, potential impacts associated with regional air quality would be less than significant, and no mitigation would be required.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. Those who are sensitive to air pollution include children, the elderly, and persons with preexisting respiratory or cardiovascular illnesses. For purposes of CEQA, the SCAQMD considers a sensitive receptor to be a location where a sensitive individual could remain for 24 hours, such as residences, hospitals, or convalescent facilities (South Coast Air Quality Management District 2008). Commercial and industrial facilities are not included in the definition because employees do not typically remain on-site for 24 hours.

Project-related construction and operational air emissions may have the potential to exceed the State and Federal air quality standards in the vicinity of the Project Site, even though these pollutant emissions would not be significant enough to create a regional impact to the SCAB. In order to assess local air quality impacts the SCAQMD has developed Localized Significant Thresholds (LSTs) to assess the Proposed Project-related air emissions. The SCAQMD has also provided Final Localized Significant Threshold Methodology (LST Methodology), June 2003, which details the methodology to analyze local air emission impacts.

The emission thresholds were calculated based on the East San Gabriel Valley (SRA) 9. LSTs are provided for project areas which could be best represented by any size ranging between 1 and 5 acres. Projects larger than this would be required to generate site specific LST models. The Project Site is 1.85 acres in size and was analyzed using the 1-acre mass look tables. Conservatively, modeling assumed 43 units as a worst-case scenario even though the Proposed Project only includes 39 residential units. A worst-case scenario is used to provide conservative results to show that under any condition, the actual Proposed Project will have a less than significant impact on the surrounding environment.

The Project boundary is roughly 100 meters from the nearest sensitive receptor to the west. **Table 7 –** *LST Emission Thresholds (1-Acre Site) – lb/day*, shows the worst-case project LST at the nearest receptor from the Project boundary (100 meters) (SCAQMD, 2009).

Table 7 – LST Emission Thresholds (1-Acre Site) – lb/day

Pollutant	LST @ 100 meters
CO	1,914
PM_{10} (Construction)	34
PM_{10} (Operation)	9
$PM_{2.5}$ (Construction)	9

$PM_{2.5}$ (Operation)	3
NO_2 (Corrected utilizing NO_2/No_x Ratio) Construction and Operation	159

Construction

The data provided in **Table 5 –** *Expected Construction Emissions Summary (lb/day)* shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds during construction at the nearest sensitive receptors. Therefore, potential impacts associated with significant exposure of sensitive receptors to substantial pollutant concentrations during construction would be less than significant, and no mitigation would be required.

Operations

Operational emissions from Area, Energy, Mobile sources are also calculated within CalEEMod. The program is largely based on default settings which are automatically populated throughout the model based on the imputed land use. Southern California Edison averages for utility emissions were utilized for the calculations throughout the model. The model assumes that residential units include a mix of various hearth options. Since the Project would not install hearth options, all hearths were removed from the model.

CalEEMod utilized the proposed land use and then estimates worst-case air quality emissions from trip generations built into the model and includes vehicle emission rates from EMFAC. The EMFAC model is built into the CalEEMod software. Estimates are provided for both the Summer and Winter operational months and are shown in **Table 6**. In addition, an LST comparison is provided as well.

The data provided in **Table 6** shows that the on-going operations of the Proposed Project would not exceed SCAQMD local operational thresholds of significance. Therefore, the on-going operations of the Proposed Project would create a less than significant operations-related impact to local air quality due to on-site emissions and no mitigation would be required.

Therefore, potential impacts associated with exposing sensitive receptors to substantial pollutant concentrations from operation of the Proposed Project would be less than significant, and no mitigation would be required.

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

Less Than Significant Impact. The occurrence and severity of potential odor impacts depends on numerous factors. The nature, frequency, and intensity of the source; the wind speeds and direction; and the sensitivity of receiving location

each contribute to the intensity of the impact. Although offensive odors seldom cause physical harm, they can cause distress among the public and generate citizen complaints.

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the Proposed Project. Diesel exhaust and VOCs would be emitted during construction of the project, which are objectionable to some; however, emissions would disperse rapidly from the Project Site and therefore should not reach an objectionable level at the nearest sensitive receptors.

Established requirements addressing construction equipment operations, and construction material use, storage, and disposal requirements act to minimize odor impacts that may result from construction activities. Moreover, construction-source odor emissions would be temporary, short-term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. Potential construction-source odor impacts are therefore considered less than significant.

The Proposed Project does not propose any uses or activities that could result in potentially significant operational-source odor impacts. Potential sources that may emit odors during the on-going operations of the Proposed Project would include odor emissions from the intermittent diesel delivery truck emissions and trash storage areas. Due to the distance of the nearest receptors from the Project Site and through compliance with SCAQMD's Rule 402, no significant impact related to odors would occur during the on-going operations of the Proposed Project. Potential operational-source odor impacts are therefore considered less than significant.

Mitigation Measures

No mitigation measures associated with impacts to Air Quality apply to the Proposed Project.

Conclusion

The air quality impacts of the Proposed Project would be less than significant, and no Project-specific mitigation is required.

4.4 Biological Resources

The Project Site consists of two parcels totaling 1.85 gross acres. The site is currently vacant, but previously developed with small commercial buildings and a large paved/gravel outdoor storage area previously used for automobile sales and storage. The surrounding area is developed with urban land uses including commercial, service, and residential.

Studio PAD performed an arborist tree survey for the Proposed Project to inform analysis of potential impacts to biological resources (**Appendix B** – *723-731 East Route 66, Glendora Residential Townhomes, Request for Arborist Tree Report*, Studio PAD November 29, 2023).

Regulatory Setting

Given the urban environment, regulations governing biological resources for this Project include the following:

Migratory Bird Treaty Act

The federal Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C 703-711) provides protection for nesting birds that are both residents and migrants whether they are considered sensitive by resource agencies. The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed under 50 CFR 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). The direct injury or death of a migratory bird, due to construction activities or other construction-related disturbance that causes nest abandonment, nestling abandonment, or forced fledging would be considered a take under federal law. The USFWS, in coordination with the California Department of Fish and Wildlife (CDFW) administers the MBTA. CDFW's authoritative nexus to MBTA is provided in California Fish and Game Code (FGC) § 3503.5 which protects all birds of prey and their nests and FGC § 3800 which protects all non-game birds that occur naturally in the State.

Environmental Setting

The Project Site consists of two parcels totaling 1.85 gross acres. The site is currently vacant, but previously developed with small commercial buildings and a large paved/gravel outdoor storage area previously used for automobile sales and storage. The surrounding area is developed with urban land uses including commercial, service, and residential.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
IV. BIOLOGICAL RESOURCES: 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?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
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				X
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?		X		

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

Discussion

a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. Implementation of the Proposed Project will have no significant impacts on Federal or State species known to occur in the general vicinity of the Project Site. No native undisturbed suitable habitat, soils or sensitive plant/wildlife species exist on or in the vicinity of the Project Site. As shown in **Figure 2** – Site Location – *Aerial View*, the Project Site is in a highly urbanized area of the City and is fully developed. The Project Site is surrounded by a mix of commercial and residential uses. Therefore, no impact would occur, and no mitigation measures are necessary.

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

No Impact. The Project Site is entirely developed and surrounded by extensive urban development. The Project Site does not contain any naturally occurring vegetation communities that could be considered as sensitive such as riparian or coastal sage scrub habitats. Therefore, the Proposed Project would not have any significant impacts related to riparian habitat or other sensitive natural community as identified in the City of Glendora Community Plan 2025. Therefore, the project will have no impacts on sensitive biological communities and no further environmental analysis is required.

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?

No Impact. The Project Site does not contain any drainages or state or federally protected wetlands. Therefore, no impacts associated with wetlands would occur, and no mitigation would be required.

d) Interfere substantially with the movement of any native resident or fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact with Mitigation Incorporated. A wildlife corridor is defined as a linear landscape element which serves as a linkage between historically connected habitats/natural areas and is meant to facilitate movement between these natural areas. The Proposed Project will not 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, because there are no such corridors or nursery sites within or near the Project Site. The site has sparse existing ornamental vegetation and one cluster of three California Fan Palm (*Washingtonia filifera*) trees that do not provide substantive vegetation for wildlife nesting or other activities.

Nevertheless, construction of the Proposed Project will comply with the Migratory Bird Treaty Act (MBTA) and California Fish and Game Codes 3503 and 3513. In order to comply with the Migratory Bird Treaty Act, the Applicant/Developer shall perform a general pre-construction nesting bird survey in compliance CDFW protocols, as outlined in mitigation measure **MM BIO-1**.

Therefore, potential impacts associated with movement of native wildlife would be less than significant with mitigation incorporated.

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

No Impact. The Project Site is located in an urbanized area within a mix of commercial and residential land uses. The Proposed Project complies with City of Glendora's Community Plan 2025 policies or ordinances related to protecting biological resources or trees.

The arborist tree report (**Appendix B**) identified three California Fan Palm (*Washingtonia filifera*) trees on the property. This tree species is not on the City's protected tree list and will be removed as part of the Proposed Project. The existing off-site Junipers along the east edge of the project site (as noted below) are planted against an existing masonry wall. The new proposed development would replace the existing wall with a new masonry wall. The existing Junipers would be protected in place and their roots maintained with the removal and replacement of new wall footing. In the future construction document phase, the developer may request the assistance of an arborist as needed to provide care and maintenance specifications prior to the wall demolition and replacement.

Therefore, no conflicts with local policies or ordinances protecting biological resources would occur, and no mitigation would be required.

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?

No Impact. The Project Site and its surroundings are built out and are not in a habitat conservation plan or natural community conservation plan identified by the California Department of Fish and Wildlife (2019) or in the City of Glendora Community Plan 2025 (City of Glendora 2008).

Therefore, no impact would occur, and no mitigation measures are necessary.

Mitigation Measures:

MM BIO-1:

In order to avoid violation of the MBTA and the California Fish and Game Code, site preparation activities (ground disturbance, construction activities, staging equipment, and/or removal of trees and vegetation) for the Project shall be avoided, to the greatest extent possible, during the nesting season of potentially occurring native and migratory bird species. For many birds native to California, the nesting season is February through August.

If site-preparation activities are proposed during the nesting/breeding season, the Project proponent shall retain a qualified biologist to conduct a pre-activity field survey prior to the issuance of grading permits for the Project to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone.

If active nests are not located within the Project Site and an appropriate buffer of 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), or 100 feet of sensitive or protected songbird nests, construction may be conducted during the nesting/breeding season. However, if active nests are located during the pre-activity field survey, the Biologist shall immediately establish a conservative avoidance buffer surrounding the nest based on their best professional judgement and experience. The Biologist shall monitor the nest at the onset of project activities, and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the Biologist determines that such project activities may be causing an adverse reaction, the Biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these

buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The on-site qualified biologist will review and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found. Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to the City of Banning for mitigation monitoring compliance record keeping.

Conclusion

The Proposed Project is required to comply mitigation measure **MM BIO-1** to ensure that Project-specific impacts to nesting birds would be less than significant. No other biological issues were identified with construction or operation of the Proposed Project.

4.5 Cultural Resources

A Cultural and Paleontological Resources Assessment for the Proposed Project was performed for the Project in May 2024 (**Appendix C -** *Cultural and Paleontological Resources Assessment for the Brandywine Glendora Project,* Cogstone, May 2024).

Cultural resources include archaeological sites, buildings and other kinds of structures, historic districts, cultural landscapes, and resources important to specific ethnic groups.

Archaeological sites represent the material remains of human occupation and activity either prior to European settlement (indigenous sites) or after the arrival of Europeans (historical sites).

The historic "built environment" includes structures used for work, recreation, education, and religious worship, and may be represented by houses, factories, office buildings, schools, churches, museums, hospitals, bridges and other kinds of structures.

An historic district is any "geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history" (36 CFR 60.3).

The National Park Service defines a cultural landscape as "a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values."

Regulatory Setting

The National Historic Preservation Act (NHPA) of 1966, as amended and the California PRC (PRC), § 5024.1, are the primary federal and state laws and regulations governing the evaluation and significance of historical resources of national, state, regional, and local importance.

National Historic Preservation Act

Section 106 (Protection of Historic Properties) of NHPA requires federal agencies to consider the effects of their undertakings on historic properties. The Advisory Council on Historic Preservation, an independent federal agency, administers the Section 106 review process with assistance from State Historic Preservation Offices to ensure that historic properties are considered during federal project planning and implementation. The National Register of Historic Places (NRHP) is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation because of their significance in American history, architecture, archeology, engineering, and culture.

California Register of Historical Resources

The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act. The California Register was established to serve as an authoritative guide to the state's significant historical and archaeological resources (PRC § 5024.1). The California Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a statewide level.

Environmental Setting

The Project site is currently developed with a vacant single-story commercial building and its associated improvements, including a large paved outdoor storage yard that was previously used for automobile sales and storage. The surrounding area is developed with urban land uses, including commercial, industrial, and residential uses.

Site History

The 1894 Pomona (1:62,500) USGS topographic quadrangle map of the Project area does not depict any built environment on the Project Site. A portion of the Atchison Topeka and Santa Fe Railroad was depicted adjacent to the northern Project area boundary. One small building is observed in the 1953 Glendora topographic quadrangle map (1:24,000) and is the first built environment observed on the Project Site. The 1964 aerial photograph of the Project area depicts one large building and one long rectangular building at the southeast corner of the Project site. The large building was demolished by 1978 (NETROnline 1964, 1978). The long rectangular building remains as the original portion of the building onsite in the present day. Between 1964 and 1972, the eastern portion of the present-day building was constructed, resulting in the current footprint (NETROnline 1972). Additionally, the Project Site was occupied from at least 1952 to sometime around 1968 as a coffee shop; however, the coffee shop building is no longer extant (Pasadena Independent 1952 and Independent Star-News 1968). The coffee shop building appears to have been demolished sometime between 1964 and 1970 (Stantec, Environmental Data Resources Aerial Photographs). In 1966, the Project Site address 723 East Alosta (AIN: 8646-029-009) was advertised as HONDA Glendora and George Dye Motors (The Los Angeles Times 1966). The Project Site was used for HONDA Glendora until sometime around 1992 when the Project Site was taken over by Andrew's Auto Center LLC (Yelp, n.d.). Andrew's Auto Center LLC was permanently closed sometime between 2015 and 2016 and was occupied by Paul's Auto & RV Sales in 2016 to 2017. The easternmost end of the onsite building was assigned the address 731 East Route

66 (Google Maps, 2016, 2017). As of 2021 and continuously to present-day, the Project Site has been vacant (Google Maps, 2021, 2022).

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
V. CULTURAL RESOURCES: Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?		X		
c) Disturb any human remains, including those interred outside of formal cemeteries?		X		

Discussion

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

No Impact. A records search of the California Historical Resources Information System (CHRIS) from the South-Central Coastal Information Center (SCCIC) dated March 8, 2024, searched for historic records of the Project area with a half-mile search radius. Records indicate that no previous studies have been completed within the Project area and within a half-mile radius of the Project area. No cultural resources have been recorded within the Project area and within a half-mile search radius from the Project area (**Appendix C**, Table 3, May 2024). Additionally, a consultation with the Glendora Historical Society, dated April 9, 2024, reveals that the Historical Society does not consider the buildings within the Project site to be considered historically significant. The commercial building located at the Project site is the only historic built environmental resource within the Project area; however, the resource is recommended not eligible for listing in the California Register of Historical Resources (CRHR) at the national, state, and local level due to a lack of historic significance and lack of integrity (**Appendix C**, DPR 523 – Appendix F).

The analysis in **Appendix C** evaluated the resources against federal and State historic criteria and determined that there are no historic resources as defined by CEQA that exist within the Project Site. Therefore, there would be no potential impacts associated with an adverse change to historical resource, and no mitigation would be required.

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

Less Than Significant Impact with Mitigation Incorporated. Archaeological sites represent the material remains of human occupation and activity either prior to European settlement (indigenous sites) or after the arrival of Europeans (historical sites). No archaeological resources were determined present on the Project Site. The review of SCCIC record search results, review of historic USGS topographic quadrangle maps, and USDA aerial photographs assessed the Project area to have low sensitivity for buried prehistoric archaeological resources. However, there is a possibility that tribal cultural resources that are unknown to the SCCIC are present due to a positive SLF search.

While the Project area was determined to have low sensitivity for buried prehistoric archaeological resources, the possibility of tribal cultural resources that are unknown to the SCCIC may elevate the cultural sensitivity of the area. For this reason, Mitigation Measure CR-1 (**MM CR-1**) would apply to the Proposed Project to manage unanticipated discoveries of archaeological and Native American resources in order to reduce potential impacts to a less than significant level.

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

Less Than Significant Impact with Mitigation Incorporated. Based on the analysis of records and the archaeological survey of the property, it has been determined that the Project Site does not include a formal cemetery or any archaeological resources that might contain inferred human remains. Mitigation Measure CR-2 (**MM CR-2**) would apply to the Proposed Project in the unlikely event that human remains are encountered during project development. With the implementation with MM CR-2, potential impacts to unanticipated discovery of human remains will be reduced to a less than significant level.

Mitigation Measures

MM CR-1

In the event of an unanticipated discovery, all work must be suspended within 50 feet of the find until a qualified archaeologist evaluates it. Full-time cultural resources and Native American monitoring shall be required should the cultural sensitivity of the Project Area be enhanced by the results of government-to-government Native American consultation.

MM CR-2

In the unlikely event that human remains are encountered during Project development, all work must cease near the find immediately.

In accordance with California Health and Safety Code Section 7050.5, the Los Angeles County Coroner must be notified if a potentially human bone is discovered. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner determines that the remains are of Native American origin, the Coroner will notify the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC § 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then will recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave foods. In the event that there is a disagreement regarding the disposition of the remains, State law will apply and a mediation with the NAHC will make the applicable determination (PRC § 5097.98(e) and 5097.94(k)). Work may not resume in the vicinity of the find until all requirements of the Health and Safety Code have been met.

Conclusion

Implementation of mitigation measures **MM CR-1** and **MM CR-2** would reduce the potential impacts of the Proposed Project associated with Cultural Resources to less than significant.

4.6 Energy

Ldn Consulting, Inc. prepared an Energy Impact Analysis for the Proposed Project to assess potential impacts to energy (**Appendix D** – *723-745 East Route 66 Multi-Family Residential Development Energy Letter – City of Glendora*, Ldn Consulting, Inc., December 3, 2023).

Regulatory Setting

Federal and state agencies regulate energy use and consumption through various means and programs. On the federal level, the United States Department of Transportation, the United States Department of Energy, and the United States Environmental Protection Agency are three federal agencies with substantial influence over energy policies and programs. On the state level, the California Public Utilities Commission (CPUC) and the California Energy Commissions (CEC) are two agencies with authority over different aspects of energy. A full list of relevant energy regulations is provided in the analysis in **Appendix D**. The discussion below provides a summary of key standards relative to this Project.

Building Energy Efficiency Standards

The California Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6) were established in 1978 to ensure that building construction and system design and installation achieve energy efficiency and preserve outdoor and indoor environmental quality. The current 2022 Building Energy Efficiency Standards became effective on January 1, 2023. The core focus of the building standards has been efficiency, expanded solar standards, and the move to onsite energy storage that will help Californians save on utility bills while bolstering the grid.

The 2022 Energy Code update focuses on four key areas in new construction of homes and businesses:

- Encouraging electric heat pump technology and use, which consumes less energy and produces fewer emissions than traditional HVACs and water heaters.
- Establishing electric-ready requirements when natural gas is installed, which positions owners to use cleaner electric heating, cooking and electric vehicle (EV) charging options whenever they choose to adopt those technologies.
- Expanding solar photovoltaic (PV) system and battery storage standards to make clean energy available onsite and complement the state's progress toward a 100 percent clean electricity grid.
- Strengthening ventilation standards to improve indoor air quality.

The 2019 California Green Building Standards Code (California Code of Regulations, Title 24, Part 11), commonly referred to as the CALGreen Code, went into effect on January 1, 2020. The CALGreen Code is intended to reduce

greenhouse gas emissions from buildings; promote environmentally responsible, cost-effective, healthier places to live and work; reduce energy and water consumption; and respond to the environmental directives of the State. The 2019 CALGreen Code includes mandatory measures for non-residential development related to site development; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; and environmental quality.

Environmental Setting

Energy use directly relates to environmental quality since it can adversely affect air quality and generate greenhouse gas emissions that contribute to climate change, especially through the combustion of fossil fuels. Electrical power is generated through a variety of sources, including fossil fuel combustion, hydropower, wind, solar, biofuels, and others. Natural gas is widely used to heat buildings, prepare food, and fuel vehicles. Transportation generally uses petroleum-based fuels, such as diesel and gasoline, and fuel consumption is related to the mode of transportation, vehicle fuel efficiency, and vehicle miles traveled. Construction and routine operation and maintenance of transportation infrastructure also consume energy.

California is one of the nation's leading energy-producing states and California's per capita energy use is among the nation's most efficient. California's estimated annual energy use as of 2022 included:

- Approximately 287,220 gigawatt hours of electricity
- Approximately 2,056,267 million cubic feet of natural gas
- Approximately 23.2 billion gallons of transportation fuel (for the year 2015)

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
VI. ENERGY: Would the project:				
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact. The Proposed Project would not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation. Information from the CalEEMod version 2022.1 output (**Appendix D**) was utilized to generate estimates of the Proposed Project's electricity, natural gas, and fuel consumption for construction and operational aspects of the Proposed Project. Project electricity would be provided by Southern California Edison (SCE). SCE is an investor-owner public utility operating as a subsidiary of Edison International. As of 2022, SCE's energy comes from 8.4% Nuclear, 0.1% Biomass and Waste, 5.5% Geothermal, 15.1% Solar, 9.4% Wind, 15.2% Natural Gas, 0.8% Eligible Hydroelectric, 3.3% Large Hydroelectric, and 42% unspecified sources. Natural gas would be provided to the project by Southern California Gas (SoCalGas). Project-related vehicle trip energy consumption will be predominantly gasoline and diesel fuel. Gasoline (and other vehicle fuels) are commercially provided commodities and would be available to the patrons and employees of the Proposed Project via commercial outlets.

Construction Energy

Construction of the proposed project will include demolition, site preparation, grading, building construction, paving, and application of architectural coatings. The Proposed Project is anticipated to start construction in June 2025 with completion estimated by mid-2026. It is anticipated to be operational in 2025. The modeling assumed 43 residential units as a worst-case scenario, which is more than the 39 residential units proposed in the project scope. A worst-case scenario is used to provide conservative results to show that under any condition, the actual Proposed Project will have a less than significant impact on the surrounding environment.

Energy usage for construction equipment is best estimated using total horsepower hours and an assumed thermal efficiency of 30%. The most common measure of the energy efficiency of a tractor is referred to here as "specific volumetric fuel consumption" (SVFC), which is given in units of gallons per horsepower-hour (gal/hp-h). SVFC for diesel engines typically ranges from 0.0476 to 0.1110 gal/hp-h. Inverting these numbers yields a range of between 12-21 hp-h/gal. Over the last 30 years, fuel efficiency at maximum power has increased from roughly 14.5 to 16.5 hp-h/gal (VirginiaTech, 2010).

Fuel consumed by construction equipment would be the primary energy resource expended over the course of project construction. The construction is anticipated to be completed in one phase. Project construction would represent a "single event" diesel fuel demand and would not require on-going or permanent commitment of diesel fuel resources once construction is completed. The Proposed Project's estimated energy consumption during construction is provided in **Appendix D.** In summary, the usage was estimated as follows:

- Construction Equipment Fuel Consumption Estimates: 22,075.27 gallons of diesel fuel. Based on an estimated total of 364,242 h-ph.
- Construction Worker, Vendor, and Haulage Fuel Consumption Estimates - 8,275.70 gallons. Based on an estimated 134,564 miles traveled.

Construction equipment used over the approximately twelve-month construction phase would conform to CARB regulations and California emissions standards. There are no unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in construction of the project would therefore not result in inefficient, wasteful, or unnecessary consumption of fuel.

The Proposed Project would utilize construction contractors which practice compliance with applicable CARB regulation regarding retrofitting, repowering, or replacement of diesel off-road construction equipment. Additionally, CARB has adopted the Airborne Toxic Control Measure to limit heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel particulate matter and

other Toxic Air Contaminants. Compliance with these measures would result in a more efficient use of construction-related energy and would minimize or eliminate wasteful or unnecessary consumption of energy. Idling restrictions and the use of newer engines and equipment would result in less fuel combustion and energy consumption.

Additionally, as required by California Code of Regulations Title 13, Motor Vehicles, § 2449(d)(3) Idling, limits idling times of construction vehicles to no more than five minutes, thereby minimizing or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Enforcement of idling limitations is realized through periodic site inspections conducted by City building officials, and/or in response to citizen complaints.

Therefore, potential impacts associated with wasteful, inefficient, or unnecessary consumption of energy resources during construction of the Proposed Project would be less than significant, and no mitigation would be required.

Operations

Energy consumption in support of or related to project operations would include transportation energy demands (energy consumed by employee and patron vehicles accessing the Project Site) and facilities energy demands (energy consumed by building operations and site maintenance activities).

The Proposed Project is anticipated to generate 263 trips per day and consume an estimated 4,746 gallons of fuel per year for the operation of the Proposed Project (**Appendix D**). Trip generation and VMT generated by the Proposed Project are consistent with other similar industrial uses of similar scale and configuration. That is, the Proposed Project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and VMT, nor associated excess and wasteful vehicle energy consumption. Furthermore, the state of California consumed approximately 4.2 billion gallons of diesel and 15.1 billion gallons of gasoline in 2015. The increase in fuel consumption from the Proposed Project is insignificant in comparison to the State's demand. Therefore, project transportation energy consumption would not be considered wasteful, inefficient, or otherwise unnecessary.

Building operation and site maintenance (including landscape maintenance) would result in the consumption of electricity (provided by SCE) and natural gas (provided by SoCalGas). The annual natural gas and electricity demands are provided in Attachment A of **Appendix D**. The estimated electricity demand for the Proposed Project is approximately 207,003 kWh per year, inclusive of demand for both the residences and shared parking lot and site amenities. In 2022, the residential sector of the County of Los Angeles consumed approximately 23,255.5 million kWh of electricity. In addition, the estimated natural gas consumption for the Proposed Project is approximately 1,033,305 kBTU per year. In 2022, the non-residential sector of the County of Los Angeles consumed approximately 1,122

million therms of gas. Therefore, the increase in both electricity and natural gas demand from the Proposed Project is insignificant compared to the County's 2022 non-residential sector demand.

Energy use in buildings is divided into energy consumed by the built environment and energy consumed by uses that are independent of the construction of the building such as in plug-in appliances. In California, the California Building Standards Code Title 24 governs energy consumed by the built environment, mechanical systems, and some types of fixed lighting. Non-building energy use, or "plug-in" energy use can be further subdivided by specific end-use (refrigeration, cooking, appliances, etc.). The Proposed Project would be required to comply with Title 24 standards.

Furthermore, the Proposed Project energy demands in total would be comparable to other non-residential projects of similar scale and configuration. Therefore, the project's energy demands and energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary, and no project-specific mitigation would be required.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. The Proposed Project would comply with the California Green Building Standard Code requirements for energy efficient buildings and appliances in compliance with the State's Energy Plan and Title 24 CCR energy efficiency standards and energy efficiency programs implemented by BEU and SoCalGas.

An individual project does not have the ability to comply or conflict with Pavley (AB 1493) regulations because they are intended for agencies and their adoption of procedures and protocols for reporting and certifying GHG emission reductions from mobile sources. However, the vehicles associated with the Proposed Project would be required to comply with federal and state fuel efficiency standards.

The Proposed Project would be required to meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen). CALGreen Standards require new buildings to reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials.

Therefore, the Proposed Project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and no mitigation would be required.

Mitigation Measures

No mitigation measures associated with impacts to Energy apply to the Proposed Project.

Conclusion

The energy impacts of the Proposed Project would be less than significant, and no Project-specific mitigation is required.

4.7 Geology and Soils

A geotechnical investigation was prepared for the Proposed Project to assess the potential geologic and soils impacts of the Proposed Project (**Appendix E -** *Preliminary Geotechnical Investigation, AIN: 8646-029-009 and -014, 723-745 East Route 66, City of Glendora, California,* Alta California Geotechnical, Inc., June 22, 2023).

A paleontological report was prepared to assess the potential for paleontological resources within the Proposed Project Site (**Appendix C -** *Cultural and Paleontological Resources Assessment Report for the Brandywine Glendora Project,* Cogstone, May 2024).

Environmental Setting

Regional Geologic Setting

The Project Site is located in the Peninsular Ranges Physiographic Province of California. The Peninsular Ranges are mountainous areas that extend from the western edge of the continental borderland to the Salton Trough and from the Transverse Ranges Physiographic Province in the north to the tip of Baja California in the south. The Peninsular Ranges Physiographic Province is characterized by northwest-trending topographic and structural features. The province is characterized by elongated, northwest-southeast trending mountain ranges and valleys and is truncated at its northern margin by the east-west trending Transverse Ranges. The Peninsular Ranges Province is composed of plutonic and metamorphic rock, with lesser amounts of Tertiary volcanic and sedimentary rock, Quaternary drainage in-fills and sedimentary veneers.

On site soils as identified by the US Department of Agriculture are identified in **Table 3 -** *On-Site Soils Classification* and are depicted in **Figure 14 –** *Soil Map*. Based on literature review and subsurface investigation of the site, the site consists of undocumented artificial fill ranging from 2.5 to 5 feet below ground surface underlain with Holocene-era young alluvial fan deposit down to a depth of 26 feet.

According to the City of Glendora General Plan Safety Element, the City of Glendora is located in the Transverse Range Geomorphic Province of southern California. This province is characterized by an east-west trending mountain range (San Gabriel Mountains), which have been uplifted and folded as a result of compression. This compression is the result of the tectonic movements associated with the San Andreas, Cucamonga, Sierra Madre, and San Fernando Fault Zones. These faults have shaped the landscape of southern California. Within the City, the dominant geologic feature is the Sierra Madre Fault Zone, which has shaped the landscape in the area.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
VII. GEOLOGY AND SOILS: Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
• Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
• Strong seismic ground shaking?			X	
• Seismic-related ground failure, including liquefaction?			X	
• Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
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- site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

Less than Significant Impact. Surface rupture is expected to occur along preexisting, known active fault traces. However, surface rupture could potentially splay or step from known active faults or rupture along unidentified traces. Active faults are not known to exist within the Project Site and a review of Special Publication 42 indicates that the site with not within a California State designated earthquake Fault Rupture Hazard Zone (CGS, 2018). Accordingly, the potential for fault surface rupture on the site is very low. Therefore, potential impacts associated with adverse effects to people or structures from a surface rupture would be less than significant, and no mitigation would be required.

- *Strong seismic ground shaking?*

Less than Significant Impact. The Project Site is located in an active seismic zone and will likely experience strong seismic shaking during the design life of the Proposed Project. In general, the intensity of ground shaking will depend on several factors including: the distance to the earthquake focus, the earthquake magnitude, the response characteristics of the underlying materials, and the quality and type of construction. The Project Site has been subjected to past ground shaking by faults that traverse through the region. Strong seismic shaking from nearby active faults is expected to produce strong seismic shaking during the design life of the Proposed Project. The Proposed Project is required to be

constructed consistent with all applicable seismic design standards contained in the 2022 California Building Code (CBC), including §1613- Earthquake Loads, which would reduce impacts reduce risks associated with seismic activity. Therefore, potential impacts associated with adverse effects to people or structures from a surface rupture would be less than significant, and no mitigation would be required.

- *Seismic related ground failure, including liquefaction?*

Less than Significant Impact. Liquefaction is the process in which loose, saturated granular soil loses strength as a result of cyclic loading. The strength loss is a result of a decrease in granular sand volume and a positive increase in pore pressures. Generally, liquefaction can occur if all the following conditions apply; liquefaction-susceptible soil, groundwater within a depth of 50 feet or less, and strong seismic shaking. The Geotechnical Investigation (**Appendix E**) identifies that the site as having minimal potential for liquefaction. The site is not within a State identified zone of required investigation for liquefaction, and groundwater was not encountered during subsurface investigation, which extended to a depth of 26 feet. Therefore, potential impacts associated with adverse effects to people or structures from liquefaction shaking would be less than significant, and no mitigation would be required.

- *Landslides?*

No Impact. The site is situated on relatively level ground and is not immediately adjacent to any slopes or hillsides that could be potentially susceptible to slope instability. No signs of slope instability in the form of landslides, rock falls, earthflows or slumps were observed at or near the subject site during our investigation. As such, risks associated with slope instability should be considered "negligible". Therefore, no impacts to people or structures from landslides would occur, and no mitigation would be required.

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

Less Than Significant Impact. During Project construction when soils are exposed temporary soil erosion may occur, which could be exacerbated by rainfall. To control the potential for soil erosion, wind, dust, and water quality impacts, the Proposed Project is required to comply with SCAQMD rules relating to dust control (such as SCAQMD Rule 403) and rules to protect water quality including preparing a Stormwater Pollution Prevention Plan (SWPPP) to be approved by the State Water Resources Control Board (SWRCB). Compliance with Federal, State, and Local regulations will ensure potential impacts are less than significant. Therefore, potential impacts associated with soil erosion, or the loss of topsoil would be less than significant, and no mitigation would be required.

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?*

Less Than Significant Impact. The Project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. A Soils Report was prepared for the Project and is included as **Appendix E**. The Soils Report concluded that the materials underlying the site are considered to have a "very low" to "low" expansion potential. The report further recommends removal and recompaction of the undocumented fill and upper layers of alluvial soils to address potential for dry settlement, which will result in a low potential for soils settlement. Therefore, potential impacts associated with on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse would be less than significant, and no mitigation would be required.

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?*

Less Than Significant Impact. The Geotechnical Analysis in **Appendix E** identified that native soils at this site consists of Holocene-era young alluvial soils. Expansion Index testing of select samples was performed in order to evaluate the expansive potential of the materials underlying the site. Based on the results of our laboratory testing, the materials underlying the site are considered to have a "very low" to "low" expansion potential. Project Site grading would occur according to the recommendations specified by the Proposed Project's Licensed Geotechnical Engineer and construct the development to the standards prescribed by the California Building Code (CBC), as amended by the City, which would reduce risks associated with expansive soils. Therefore, potential impacts associated with expansive soil that creates a substantial direct or indirect risk to life or property would be less than significant, and no mitigation would be required.

e) *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

No Impact. The Proposed Project would not involve the installation of septic tanks or alternative wastewater disposal systems. Therefore, no impacts to soils associated with septic tanks or alternative wastewater disposal systems would occur, and no mitigation would be required.

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

Less Than Significant Impact. A Cultural and Paleontological Resources Assessment for the Proposed Project was performed in May 2024 (**Appendix C**). The Project Site is mapped as middle Holocene younger alluvial fan deposits, unit 3 (Qyf3) (Morton and Miller 2006). Sediments underlying the site vicinity have a low potential to contain significant fossil remains given their young geological age. However, Holocene deposits frequently overlie Pleistocene alluvial deposits in regional valleys at depths. Significant paleontological resources have not been identified or recovered within Project boundaries. However, older Pleistocene old alluvium may be present at depth. Fossils from Pleistocene sediments have been recorded to be present at depth in the general Project Site vicinity (**Appendix C**; Table 2). A records search indicated that fossils previously recovered in a similar geological context in the Project Site vicinity occurred at depths of at least fifteen (15) feet below ground surface (**Appendix C**). Therefore, the Project area is assigned a low potential for fossils (PFYC 2) at depths of 15 feet or less below ground surface (bgs) due to the presumed lack of fossils in middle Holocene younger fan deposits. The Proposed Project only has the potential to adversely impact significant resources should Pleistocene alluvium occur at depth and be encountered at excavation. Impacts to significant paleontological resources or sites would be reduced to a less than significant level with mitigation if excavation occurs deeper than 15 feet bgs. The Proposed Project includes excavation of approximately five (5) feet bgs surface and would not enter depths of at least 15 feet bgs. Therefore, potential impacts associated with paleontological resources or sites or unique geologic features would be less than significant, and no mitigation would be required.

Mitigation Measures

No mitigation measures associated with impacts to Geology and Soils apply to the Proposed Project.

Conclusion

The Geology and Soils impacts of the Proposed Project would be less than significant, and no Project-specific mitigation would be required.

4.8 Greenhouse Gas Emissions

Ldn Consulting, Inc. performed a Greenhouse Gas Impact Analysis for the Proposed Project to assess potential impacts to greenhouse gas emissions (**Appendix F** – *723-731 East Route 66 Multi-Family Residential Development Greenhouse Gas Screening Letter*, Ldn Consulting, Inc., December 8, 2023).

Regulatory Setting

Since 1987, many countries around the world have tried to reduce atmospheric greenhouse gas (GHG) emissions since climate change is a global issue. Over the past 35 years, the United States, and the State of California, have enacted a myriad of regulations that have evolved over time aimed at reducing GHG emissions in transportation, building and manufacturing.

South Coast Air Quality Management District

The Project Site is within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD Regulation XXVII currently includes three rules:

- The purpose of Rule 2700 is to define terms and post global warming potentials.
- The purpose of Rule 2701, SoCal Climate Solutions Exchange, is to establish a voluntary program to encourage, quantify, and certify voluntary, high quality certified greenhouse gas emission reductions in the SCAQMD.
- Rule 2702, Greenhouse Gas Reduction Program, was adopted on February 6, 2009. The purpose of this rule is to create a Greenhouse Gas Reduction Program for greenhouse gas emission reductions in the SCAQMD. The SCAQMD will fund projects through contracts in response to requests for proposals or purchase reductions from other parties.

For GHG emissions, there is not an established, universally agreed-upon "threshold of significance" by which to measure an impact. While the CARB published some draft thresholds in 2008, they were never adopted, and the CARB recommended that local air districts and lead agencies adopt their own thresholds for GHG impacts.

The SCAQMD has been evaluating significance thresholds for greenhouse gases since 2008. In December 2008, the SCAQMD adopted an interim screening level GHG threshold of 3,000 metric tons of CO_2e ($MTCO_2e$) per year for residential/commercial projects for which the SCAQMD is the lead agency. However, the SCAQMD is not the lead agency for this project. Therefore, the five permit threshold tiers do not apply to the Proposed Project. The SCAQMD is in the process of preparing recommended significance thresholds for greenhouse gases for local lead agency consideration ("SCAQMD draft local agency

threshold"); however, the SCAQMD Board has not approved the thresholds as of the date of the Notice of Preparation. The current draft thresholds consist of the following tiered approach:

Tier 1	Determine if the project qualifies for a categorical or statutory CEQA exemption. If not, move to Tier 2.
Tier 2	Determine whether the project is consistent with a greenhouse gas reduction plan. If a project is consistent with a qualifying local greenhouse gas reduction plan, it does not have significant greenhouse gas emissions. If not, move to Tier 3.
Tier 3	Consider whether the project generates GHG emissions in excess of screening thresholds for individual uses, which the lead agency can choose, but must be consistent with all projects within the jurisdiction. A project's construction emissions are averaged over 30 years and are added to a project's operational emissions. If a project's emissions are under one of the following screening thresholds, then the project is less than significant: • All land use types: 3,000 MTCO2e per year • Based on land use type: residential: 3,500 MTCO2e per year; commercial: 1,400 MTCO2e per year; or mixed use: 3,000 MTCO2e per year. • Based on land type: Industrial (where SCAQMD is the lead agency), 10,000 MTCO2e per year. If the project generates emissions in excess of the applicable screening threshold, move to Tier 4.
Tier 4	Analyze the project using one of the following three methods: • Option 1: Reduce emissions from business as usual by a certain percentage; this percentage is currently undefined • Option 2: Early implementation of applicable AB 32 Scoping Plan measures • Option 3: Year 2020 target for service populations (SP), which includes residents and employees: 4.8 $MTCO_2e$/SP/year for projects and 6.6 $MTCO_2e$/SP/year for plans; • Option 3: Year 2035 target: 3.0 $MTCO_2e$/SP/year for projects and 4.1 $MTCO_2e$/SP/year for plans If a project generates emissions in excess of the applicable efficiency targets, move to Tier 5.

Tier 5	Provide mitigation in the form of real, quantifiable, and verifiable offsets to achieve the target significance thresholds.

The thresholds identified above have not been adopted by the SCAQMD nor distributed for widespread public review and comment, and the working group tasked with developing the thresholds has not met since September 2010. The future schedule and likelihood of threshold adoption is uncertain.

The City of Glendora does not have any specific GHG guidelines or policies. Given this, the City recommends GHG thresholds developed by SCAQMD should be followed.

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 N_2O 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.

For the purposes of the greenhouse gas analysis (**Appendix F**), the focus was on emissions of CO_2, CH_4, and N_2O because these gases are the primary contributors to global climate change from development projects. Although there are other substances such as fluorinated gases that also contribute to climate change, these fluorinated gases were not evaluated as their sources are not well-defined and do not contain accepted emissions factors or methodology to accurately calculate these gases.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
VIII.GREENHOUSE GAS EMISSIONS: Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion

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

Less Than Significant. The Proposed Project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste disposal, water usage, and construction equipment. GHG emissions have been calculated with the CalEEMod 2022.1 model based on construction and operational parameters (**Appendix F**). A summary of the results for expected annual construction emissions is shown below in **Table 8** – *Expected Annual Construction Co2e Emissions Summary (MT/Year)*. Construction is expected to last twelve months.

Table 8 – Expected Annual Construction Co2e Emissions Summary (MT/Year)

Year	CO2	CH4	N2O	Refrigerants	CO2e
2024	168	0.01	0.005	0.06	169
2025	86.5	0.005	0.005	0.03	87.1
				Significance Threshold	**3,000**
				GHG Impact	**No**

A summary of the results for expected annual operational emissions is shown below in **Table 9** – *Expected Operational Emissions Summary (MT/Year)*.

Table 9 – Expected Operational Emission Summary (MT/Year)

Year	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	Refrigerants	CO2e (MT/Yr)
Mobile	*	365	365	0.02	0.02	0.6	371
Area	*	0.74	0.74	< 0.005	< 0.005	*	0.74
Energy	*	87.6	87.6	0.01	< 0.005	*	87.9
Water	0.51	1.73	2.23	0.05	< 0.005	*	3.92
Waste	2.83	0	2.83	0.28	0	*	9.9
Refrigerants	*	*	*	*	*	0.05	0.05
						Total Operations (MT/Year)	**473**
						Significance Threshold	**3,000**
						GHG Impact	**No**

Data is presented in decimal format and may have rounding errors.

* No Data Provided

Tables 8 and 9 show that the total for the Proposed Project's emissions (without credit for any reductions from sustainable design and/or regulatory requirements) would be below 3,000 $MTCO_2e$ per year. According to the SCAQMD draft threshold of significance established above, a cumulative global climate change impact would occur if the GHG emissions created from the on-going operations of the Proposed Project would exceed the SCAQMD draft screening threshold of 3,000 MTCO2e per year for all land uses. Therefore, potential impacts associated with the generation of greenhouse gas emissions would be less than significant. This threshold is also significantly below the recommended screening threshold of 3,000 MTCO2e per year for residential uses. As such, no additional project-specific mitigation would be required.

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

Less Than Significant. There are numerous State plans, policies, and regulations adopted for the purpose of reducing GHG emissions. The principal overall State plan and policy is AB 32, which focuses on reducing GHG emissions in California to 1990 levels by 2020. This goal is further supplemented by SB 32 and Executive Order B-30-15, which established a reduction target of at least 40 percent below 1990 emissions by 2030, and Executive Order S-3-05, which established a reduction target of at least 80 percent below 1990 emissions by 2050.

A specific requirement of AB 32 was to prepare a Climate Change Scoping Plan for achieving the maximum technologically feasible and cost-effective GHG emission reduction by 2020. The City of Glendora does not currently have a Climate Action Plan; therefore, the project has been compared to the goals of the CARB Scoping Plan. The CARB Board approved a Climate Change Scoping Plan in December 2008 and updated the plan in 2014, approved a new Climate Change Scoping Plan in 2017, and the most recent Climate Change Scoping Plan in 2022. As the latest, 2022 Scoping Plan builds upon previous versions, project consistency with applicable strategies of the 2008, 2017, and 2022 Plan are assessed in **Table 10** – *Project Consistency with CARB Scoping Plan Policies and Measures*. As shown below, the project is consistent with the applicable strategies within the Scoping Plan.

Table 10 – Project Consistency with CARB Scoping Plan Policies and Measures

2008 Scoping Plan Measures to Reduce Greenhouse Gas Emissions	Project Compliance with Measure
California Light-Duty Vehicle Greenhouse Gas Standards – Implement adopted standards and planned second phase of the program. Align zero- emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.	No Conflict. These are CARB enforced standards; vehicles that access the project (that are required to comply with the standards) will comply with the strategy.
Energy Efficiency – Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policy, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.	No Conflict. The project will be compliant with the current Title 24 standards.
No Conflict. The project will be compliant with the current Title 24 standards.	No Conflict. These are CARB enforced standards; vehicles that access the project (that are required to comply with the standards) will comply with the strategy.
Vehicle Efficiency Measures – Implement light-duty vehicle efficiency measures.	No Conflict. These are CARB enforced standards; vehicles that access the project (that are required to comply with the standards) will comply with the strategy.
Medium/Heavy-Duty Vehicles – Adopt medium and heavy-duty vehicle efficiency measures.	No Conflict. These are CARB enforced standards; vehicles that access the project (that are required to comply with the standards) will comply with the strategy.

Green Building Strategy – Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.	No Conflict. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2019 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. In addition, the 2022 edition of the Code took effect January 1, 2023. The project will be subject to these mandatory standards.
High Global Warming Potential Gases – Adopt measures to reduce high global warming potential gases.	No Conflict. CARB identified five measures that reduce HFC emissions from vehicular and commercial refrigeration systems; vehicles that access the project that are required to comply with the measures will comply with the strategy.
Recycling and Waste – Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero waste.	No Conflict. The project will participate in the City's existing waste, organics, and recycling program.
Water – Continue efficiency programs and use cleaner energy sources to move and treat water.	No Conflict. The project will comply with all applicable City ordinances and CAL Green requirements.
2017 Scoping Plan Recommended Actions to Reduce Greenhouse Gas Emissions	**Project Compliance with Recommended Action**
Implement Mobile Source Strategy: Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean Car regulations.	No Conflict. These are CARB enforced standards; vehicles that access the project (that are required to comply with the standards) will comply with the strategy.
Implement Mobile Source Strategy: At least 1.5 million zero emission and plug-in hybrid light-duty electric vehicles by 2025 and at least 4.2 million zero emission and plug-in hybrid light-duty electric vehicles by 2030.	No Conflict. These are CARB enforced standards; vehicles that access the project (that are required to comply with the standards) will comply with the strategy.
Implement Mobile Source Strategy: Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20 percent of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero-	No Conflict. These are CARB enforced standards; vehicles that access the project (that are required to comply with the standards) will comply with the strategy.

emission technology ramped up to 100 percent of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty low-NOX standard.	
Implement Mobile Source Strategy: Last Mile Delivery: New regulation that would result in the use of low NOX or cleaner engines and the deployment of increasing numbers of zero-emission trucks primarily for class 3-7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5 percent of new Class 3–7 truck sales in local fleets starting in 2020, increasing to 10 percent in 2025 and remaining flat through 2030.	No Conflict. These are CARB enforced standards; vehicles that access the project (that are required to comply with the standards) will comply with the strategy.
Implement SB 350 by 2030: Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.	Implement SB 350 by 2030: Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.
By 2019, develop regulations and programs to support organic waste landfill reduction goals in the SLCP and SB 1383.	No Conflict. The project will be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.
2022 Scoping Plan Priority Key Actions and Recommendations	**Project Compliance with Recommended Actions**
100 percent of light-duty vehicle sales are ZEVs by 2035.	Not Applicable. This action is in regard to vehicle sales, with an aim to have 100 percent of light-duty vehicle sales be ZEVs by 2035. The Proposed Project is a multi-family residential development and would not interfere with such policymaking.
VMT per capita reduced 25 percent below 2019 levels by 2030 and 30 percent below 2019 levels by 2045.	No Conflict. The Project would not result in an unmitigated impact to VMT. The Project is a 39-unit residential development located in close proximity to existing roadways and residential and commercial uses. Therefore, the Project would be anticipated to contribute to a reduction in VMT per capita.
All electric appliances in new construction beginning 2026 (residential) and 2029 (commercial).	No Conflict. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes

	voluntary standards, that are mandatory in the 2019 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. In addition, the 2022 edition of the Code took effect January 1, 2023. The project will be subject to these mandatory standards.
For existing residential buildings, 80 percent of appliance sales are electric by 2030 and 100 percent of appliance sales are electric by 2035 (appliances replaced at end of life). For existing commercial buildings, 80 percent of appliance sales are electric by 2030 and 100 percent of appliance sales are electric by 2045 (appliances replaced at end of life)	Not Applicable. This action is in regard to appliance sales and the Proposed Project would not interfere with such policymaking. Furthermore, although this action is not necessarily applicable on a project-specific basis, the Proposed Project is subject to the California Green Building Standards Code (proposed Part 11, Title 24) which was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2019 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. In addition, the 2022 edition of the Code took effect January 1, 2023. The project will be subject to these mandatory standards.

The project would not conflict with the goals of AB-32, SB-32, or the CARB Scoping Plan; therefore, the project would not conflict with an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases and impacts are considered to be less than significant, and no mitigation would be required.

Mitigation Measures

No mitigation measures associated with impacts to Greenhouse Gas Emissions apply to the Proposed Project.

Conclusion

The Proposed Project is consistent with the goals and objectives of AB 32, SB-32, the CARB Scoping Plan and the SCAQMD's 3,000 $MTCO_2e$ per year threshold for all land uses. Therefore, the Proposed Project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. The Greenhouse Gas Emissions impacts of the

Proposed Project would be less than significant, and no Project-specific mitigation would be required.

4.9 Hazards and Hazardous Materials

Stantec Consulting Services, Inc. prepared a Phase I and II Environmental Site Assessment (ESA) to determine potential impacts from hazardous materials associated with the development of the Proposed Project (**Appendix G** – *723-731 East Route 66, Glendora, California, Phase I and II Environmental Site Assessment, Phase I Environmental Site Assessment Report, Glendora Industrial*, Stantec Consulting Services, Inc., June 14, 2023).

Regulatory Setting

The City of Glendora has developed a Multi-Hazard Functional Plan that was developed in compliance with the Standardized Emergency Management System (SEMS). The Los Angeles County Fire Department (LACFD) also provides emergency response to hazardous materials. LACFD provides two engines, one hazardous materials task force, one squad and a battalion chief that directly responds to hazardous materials incidents. (City of Glendora Community Plan 2025, 2008).

Environmental Setting

A hazardous material is a substance that is toxic, flammable/ignitable, reactive, or corrosive. Extremely hazardous materials are substances that show high or chronic toxicity, carcinogenic, bio accumulative properties, persistence in the environment, or that are water reactive. Improper use, storage, transport, and disposal of hazardous materials and waste may result in harm to humans, surface and groundwater degradation, air pollution, fire, and explosion.

Typical equipment which may contain fuel or hydraulic oil that may be used during construction could include graders, loaders, dozers, cranes, forklift/pallet jack, and jackhammers.

Project Site

The Project Site consists of two contiguous parcels of generally vacant land, totaling approximately 1.85 gross acres. Historically, the site has been used for agricultural activities (orchards) until the early 1960s. There are also adjacent railroad tracks to the north. From the 1960s onward, the site was developed with automobile service and sales uses, including the commercial buildings and associated parking lot. Based on aerial photography, by 2020 the site appears vacant, with some vehicles and storage contained visible at the southeast portion of the Project Site. The Project Site is now completely vacant.

Due to the history of agricultural use, adjacency to the railroad tracks, and documentary evidence of an underground storage tank (UST) both Phase I and Phase II subsurface investigations were undertaken to determine if any hazardous conditions exist of the Project Site.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard or excessive noise to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?				X

Discussion

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

Less than Significant Impact. Construction of the Proposed Project would involve the use of construction-related chemicals. These include but are not limited to hydraulic fluids, motor oil, grease, runoff, and other related fluids and lubricants. The construction activities would involve the disposal and recycling of materials, trash, and debris.

With mandatory regulatory compliance with federal, State, and local laws, potential impacts associated with hazardous materials would be less than significant, and no mitigation would be required.

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

Less than Significant Impact. Construction and operation of the Proposed Project would involve the routine transport, use, or disposal of hazardous materials on- and off-site.

<u>Construction Impacts</u>

Construction activities would require the temporary use of hazardous substances, such as fuel, lubricants, and other petroleum-based products for operation of construction equipment as well as oil, solvents, or paints. As a result, the Proposed Project could result in the exposure of persons and/or the environment to an adverse environmental impact due to the accidental release of a hazardous material. However, the transportation, use, and handling of hazardous materials would be temporary and would coincide with the short-term Project construction activities. These materials would be handled and stored in compliance with all applicable federal, State, and local requirements. Any handling of hazardous materials would be limited to the quantities and concentrations set forth by the manufacturer and/or applicable regulations.

The Phase I and II ESA identified that given the age of the existing buildings on the Project Site (circa 1960s), the presence of asbestos containing materials (ACMs) and lead-based paint (LBP) is considered possible within the buildings. Stantec recommends conducting a comprehensive, pre-demolition ACM and LBP survey prior to any activities with the potential to disturb building materials.

All hazardous materials would be securely stored in a construction staging area or similar designated location within the Project Site. The handling, transport, use, and disposal of hazardous materials must comply with all applicable federal, state, and local agencies and regulations, including the Department of Toxic Substances Control (DTSC); Occupational Health and Safety Administration (OSHA); Caltrans; and the Los Angeles County Health Department - Hazardous Materials Management Services.

In compliance with local, state, and federal regulations, short-term construction impacts associated with the handling, transport, use, and disposal of hazardous materials would be less than significant, and no mitigation would be required.

Operations Impacts

The Proposed Project consists of a 39-unit residential housing development. No commercial activities will take place in the proposed development. Hazardous materials would be limited to private use of commercially available cleaning products, landscaping chemicals and fertilizers, and various other commercially available substances. These substances are required to comply with guidelines to minimize health risk to the public associated with hazardous materials. Therefore, potential impacts associated with the routine transport, use or disposal of hazardous materials would be less than significant, and no mitigation would be required.

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

No Impact. The Proposed Project Site is not located within one-quarter mile of an existing or proposed school. The closest school is Cullen Elementary School which is approximately 1.2-miles north of the Project Site. Since there are no schools within one-quarter mile of the Project Site, no impacts would occur, and no mitigation would be required.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant Impact. Government Code § 65962.5(a)(1) requires that the DTSC "shall compile and update as appropriate, but at least annually, and shall submit to the Secretary for Environmental Protection, a list of all the following: (1)

all hazardous waste facilities subject to corrective action pursuant to § 25187.5 of the Health and Safety Code ("HSC")." Hazardous waste facilities identified in HSC § 25187.5 are those where DTSC has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment. This is known as the "Cortese List." This is a very small and specific subgroup of facilities, and they are not separately posted on the DTSC or Cal/EPA's website. A complete list of all State and Tribal databases reviewed is provided in **Appendix G**. This includes the DTSC Envirostor database, California State Water Resources Control Board (CRWQCB) Geotracker database, and Los Angeles County Department of Public Works (DPW) databases (**Appendix G**).

Based on the results of the database review the Project Site is not located on any site that has been identified in accordance with § 65962.5 of the Government Code.

A Phase I and II ESA was performed for the Proposed Project in accordance with ASTM Standard Practice CFR Part E1527-21 and E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (**Appendix G**). The assessment identified the historical use was agriculture with the potential for pesticide and herbicide use, the adjacency to the railroad track, and documentation of a previously installed UST and potential Recognized Environmental Condition (RECs). However, subsurface testing throughout the Project Site confirmed the UST had been removed. No detection of volatile organic compounds (VOCs) associated with the UST were found, and site-wide soil vapor sampling only found one instance of Trichlorotrifluoroethane, well below the residential screening levels currently applied by the DTSC for determining whether vapor mitigation is warranted or not. Minor detection of organochlorine pesticides (OCP) chemicals, including 4,4' -DDE (dichlorodiphenyldichloroethylene); 4,4' -DDT (dichlorodiphenyltrichloroethane); Alpha-Chlordane; and Gamma-Chlordane were reported in two soil samples soil boring (SB) 9-1.0 and SB11-1.0 below their respective regulatory screening levels. Minor detections of petroleum hydrocarbons were reported in SB6-1.0 and SB9-1.0 at a maximum detection of 22.2 milligrams per kilogram (mg/kg) which is below the regulatory screening level of 96 mg/kg. Concentrations of lead ranged from 3.1 to 12.3 mg/kg and were well below regulatory thresholds for residential soil set at 80 mg/kg.

Based on the results of the initial soil sampling and step-out soil sample locations, the arsenic impacted soil appears to be localized (15-feet by 15-feet) around soil boring SB10 within the 2.0-feet depth interval. The approximate volume of impacted soil appears to be less than 20 cubic yards. It is recommended that this soil be removed from the Property prior to site development.

Based on the results of soil and soil vapor sampling, the Phase I and II ESA concluded that that the historical agricultural use, former UST, and former auto service operations do not represent a REC or a human health risk in light of the contemplated residential redevelopment of the Subject Property. No further investigation appears to be warranted regarding these issues.

Therefore, based on the results of the Phase I and II ESA and that the Proposed Project is required to follow all state, federal, and local regulations, potential impacts associated with a reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment is less than significant, and no mitigation would be required.

e) For a project located within an airport land use plan or, where such a plan had not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The Project Site is approximately 4.35 miles to the northwest of the Brackett Field Airport in the city of La Verne. The Brackett Field Airport Compatibility Plan (2015) divides the area close to the airport into zones based on proximity to the airport and perceived risks. The Project Site is located outside of all airport hazard safety zones. Therefore, there are no potential impacts associated with the safety hazard or excessive noise for people residing within the Project Site and no mitigation is required.

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

Less Than Significant Impact. Development of the Project Site would not interfere with any of the daily operations of the City of Glendora Emergency Operation Center, LACFD, or City of Glendora Police Department (GPD). Vehicular access to the Project Site would be provided via a two-way driveway access point off Route 66 which provides resident and fire safety access. Emergency response and evacuation for the City are based on numerous access routes. The Proposed Project would not interfere with the City's emergency operations plan or impede roadway access through removal or closure of any streets that provide through access. All construction activities would be required to be performed according to the standards and regulations of the City and county fire and local police departments. For example, the Property Owner/Developer and its construction contractor would be required to provide on- and offsite access and circulation for emergency vehicles and services during the construction and operation phases.

The Proposed Project would also be required to undergo the City's development review and permitting process and would be required to incorporate all applicable design and safety standards and regulations of the LACFD to ensure that the Proposed Project does not interfere with the provision of local emergency

services (e.g., provision of adequate access roads to accommodate emergency response vehicles, adequate numbers/locations of fire hydrants).

Overall, the Proposed Project would not impair implementation of or physically interfere with the City of Glendora's emergency operations plan or evacuation plan. Therefore, no impacts associated with an adopted emergency response plan or emergency evacuation plan would occur, and no mitigation would be required.

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

No Impact. Wildfires typically pose minimal threat to people and buildings in urban areas but increasing human encroachment into natural areas increases the likelihood of bodily harm or structural damage. This encroachment occurs in areas called the wildland-urban interface (WUI), which is considered an area within the high and very high fire hazard severity zone, as defined by Cal FIRE. The Safety Element of the City's Community Plan 2025 and the "Fire Hazard Severity Zones in State Responsibility Areas" online map prepared by Cal FIRE (Cal FIRE accessed April 2024) shows that the Project Site is not located in a Very High Fire Hazard Severity Zone. Therefore, no impacts associated with wildland fires would occur and no mitigation would be required.

Mitigation Measures

No mitigation measures associated with impacts to Hazards and Hazardous Materials apply to the Proposed Project.

Conclusion

There will be no impacts of the Proposed Project associated with Hazards and Hazardous Materials, and no mitigation would be required.

4.10 Hydrology and Water Quality

C & V Consulting, Inc. prepared a Preliminary Hydrology Study (**Appendix H** – *Preliminary Hydrology Study- Brandywine Route 66*, C & V Consulting, Inc., September 2023, Revised December 2023) and Preliminary Low Impact Development Plan (LID) (**Appendix I** – *Preliminary Low Impact Development Plan, Brandywine Route 66--Glendora*, C & V Consulting, Inc., September 2023, Revised December 2023) to determine potential impacts to hydrology and water quality associated with the development of the Proposed Project.

Regulatory Setting

The Project Site is located within the San Gabriel River Watershed, which is within the jurisdiction of the Los Angeles Regional Water Quality Control Board (LARWQCB) The LARWQCB is responsible for designing and implementing the Los Angeles Basin Plan (Basin Plan), which is designed to preserve and enhance water quality and protect the beneficial uses of all regional waters. Specifically, the Basin Plan designates beneficial uses for surface and ground waters, sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the state's antidegradation policy, and describes implementation programs to protect all waters in the Region. In addition, the Basin Plan incorporates (by reference) all applicable State and Regional Board plans and policies and other pertinent water quality policies and regulations.

Urban stormwater runoff is the largest source of unregulated pollution to the waterway and coastal areas of the United States. Stormwater runoff can be contaminated with a variety of pollutants that contribute to increased health risks and environmental damage.

The Clean Water Act (CWA) and other Federal, state and regional regulations require the City of Glendora to control the discharge of pollutants to the storm drain system, including the discharge of pollutants from construction sites and areas of new development or significant redevelopment (Glendora Community Plan 2025, Conservation Element).

The CWA provides that states are authorized to operate their own NPDES programs provided such programs meet minimum Federal requirements. The LARWQCB issues the municipal stormwater NPDES permit. Further, Permittees are to assure that stormwater discharges from the MS4 shall neither cause nor contribute to the exceedance of water quality, standards and objectives nor create conditions of nuisance in the receiving waters, and that the discharge of non-stormwater to the MS4 has been effectively prohibited. Permit No. CAS004001 requires the implementation of a Stormwater Quality Management Program (SQMP), which provides specific guidelines to control, reduce and monitor discharges of waste to storm drain systems. The emphasis of the SQMP is pollution

prevention through education, public outreach, planning and implementation of source control BMPs first and structural and treatment control BMPs second (Glendora Conservation Element).

In October 2008, Los Angeles County adopted an LID Ordinance into the Los Angeles County Code Title 12, Chapter 84 to require the use of LID principles in all development projects except road and flood infrastructure projects. With the 2012 MS4 Permit, it became necessary for the County to modify this ordinance to reflect the new stormwater runoff water quality and hydromodification requirements for new development and redevelopment projects. In November 2013, the County amended the Los Angeles County Code Title 12, Chapter 84 to incorporate the requirements of the 2012 MS4 Permit. The November 2013 LID Ordinance became effective December 5, 2013, and requires that all Designated, Non-Designated, street and road construction, and single-family hillside home projects comply with Los Angeles County Code Title 12, Chapter 84. This LID Standards Manual was prepared to complement and be consistent with the November 2013 LID Ordinance requirements (County of Los Angeles 2024).

The LARWQCB requires that dischargers whose construction projects disturb one (1) or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2022-0057-DWQ. Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling, or excavation. The Construction General Permit requires the development of a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD).

The State's Municipal Storm Water Permitting Program regulates stormwater discharges from municipal separate storm sewer (drain) systems (MS4s). Most of these permits are issued to a group of co-permittees encompassing an entire metropolitan area. The MS4 permits require the discharger to develop and implement a storm water management plan/program with the goal of reducing the discharge of pollutants to the "maximum extent practicable," which is the performance standard specified in § 402(p) of the Clean Water Act. The management programs specify which BMPs will be used to address certain program areas. The program areas include public education and outreach, illicit discharge detection and elimination, construction and post-construction, and good housekeeping for municipal operations.

Environmental Setting

The existing drainage condition of the site generally surface sheet flows south-westerly towards East Route 66 with elevations ranging between approximately 785.5 and 777.6 feet above mean sea level. There is no offsite stormwater run-on due to perimeter control with existing walls along the boundary of the site. Adjacent properties drainage slopes away from the proposed site. The outflow of the proposed site continues westerly downstream along East Route 66 eventually enters existing Los Angeles County Flood Control District's (LACFCD) catch basin inlets at South Pasadena Avenue. The runoff continues through LACFCD's 54-inch reinforced concrete pipe to Big Dalton Wash. All flow ultimately discharges to the San Gabriel River which drains to the Pacific Ocean at San Pedro Bay.

Floodplains

The Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA) indicate the Project Site is in Zone X, which is an area of moderate and minimal flood risk. Zone X signifies areas subject to flooding in the event of a 500-year flood, areas of a 100- year sheet flow flooding with average depths of less than one foot, areas of a 100-year stream flood with contributing drainage areas less than one square mile, and areas protected from a 100-year flood by levees.

Groundwater

The City of Glendora receives its water from three sources - groundwater purchased through its existing Water Rights, imported water purchased from the Metropolitan Water District of Southern California (MWD), and Covina Irrigating Company. Approximately 83 percent of Glendora's water comes from local groundwater sources and 17 percent from imported water sources. Imported water is treated by the MWD at its Weymouth Filtration Plant in La Verne and is delivered to Glendora through three separate metered service connections.

The City of Glendora Public Works Department Water Division serves approximately 6,520 acres including 6,158 acres within the City's corporate boundaries, 335 acres of incorporated Los Angeles County areas, 17 acres in San Dimas and 10 acres in Azusa. Suburban Water Systems provides service to 485 acres of the City of Glendora between Barranca and Grand Avenues, as well as to a 10-acre area between Grand and Bender Avenues south of Dawson Avenue. The City of Azusa serves 144 acres within the City boundaries between Barranca and Citrus Avenues south of the BNSF Railroad.

A majority of the existing water system was developed as a result of the acquisition of fifteen small water companies dating as far back as 1887. The system consists of 16 pressure zones that are consolidated to four zones for billing and ratemaking. Water facilities include three hydropneumatics systems and two zones served through pressure regulating systems; 12 wells (nine of which are currently active),

23 pumping stations with 50 booster pumps, 27 water reservoirs, 196 miles of pipeline and approximately 13,000 service meters.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
X. HYDROLOGY AND WATER QUALITY: Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
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:				
• result in substantial erosion or siltation onsite or offsite;			X	
• substantially increase the rate or amount of surface water runoff in a manner which would result in flooding on or offsite;			X	
• create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
• impede or redirect flood flows?				X

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Discussion

a) Violate any water quality standards or waste discharge requirements, or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact.

Construction Impacts

Construction-related runoff pollutants are typically generated from waste and hazardous materials handling or storage areas, outdoor work areas, material storage areas, and general maintenance areas (e.g., vehicle or equipment fueling and maintenance, including washing). Construction projects that disturb 1 acre or more of soil, including the Proposed Project, are regulated under the construction general permit (CGP, Order No. 2022-0057-DWQ) issued by the SWRCB. Projects obtain coverage under the CGP by developing and implementing a SWPPP, estimating sediment risk from construction activities to receiving waters, and specifying best management practices that would be implemented as a part of the Proposed Project's construction phase to minimize pollution of stormwater prior to and during grading and construction.

The Property Owner/Developer and its construction contractor would be required to prepare and implement a SWPPP and associated BMPs in compliance with the CGP during grading and construction. The SWPPP would specify BMPs that would be implemented for the Proposed Project to protect the water quality of receiving waters (San Gabirel River and San Pedro Bay). Other construction BMPs that may be incorporated into the Proposed Project's SWPPP and implemented during the construction phase include but are not limited to:

- Installation of perimeter silt fences and perimeter gravel bags

- Stabilized construction exits with rumble strip(s)/plate(s)
- Installation of storm drain inlet protection on affected roadways
- Installation of silt fences around stockpile and covering of stockpiles
- Stabilization of disturbed areas where construction ceases for a determined period of time (e.g., one week) with erosion controls
- Installation of temporary sanitary facilities and dumpsters

Adherence to the BMPs in the SWPPP would reduce, prevent, minimize, and/or treat pollutants and prevent degradation of downstream receiving waters; reduce or avoid contamination of urban runoff with sediment; and reduce or avoid contamination with other pollutants such as trash and debris, oil, grease, fuels, and other toxic chemicals.

Therefore, with implementation of the BMPs in the required SWPPP, water quality or waste-discharge impacts from Project-related grading and construction activities would be less than significant, and no mitigation would be required.

Operations Impacts

The Low Impact Development Plan (**Appendix I**) identifies stormwater management for post construction building operations. Overall, the existing drainage patterns were identified, and the design preserves the overall drainage pattern. In the existing condition, the Project Site is developed with a vacant single-story commercial building and an associated paved outdoor storage yard that was previously used for automobile sales and storage. The surrounding area is developed with urban land uses including commercial, service, and residential. The perimeter of the site is bounded by block walls and chain linked fencing. Vegetation within the site is minimal per geographic observation matching its commercial land use. The existing drainage condition of the site generally surface sheet flows south-westerly towards East Route 66 with elevations ranging between approximately 785.5 and 777.6 feet above mean sea level. There is no offsite stormwater run-on due to perimeter control with existing walls along the boundary of the site. Adjacent properties drainage slopes away from the proposed site. The outflow of the proposed site continues westerly downstream along East Route 66 eventually enters existing LACFCD catch basin inlets at South Pasadena Avenue. The runoff continues through LACFCD's 54-inch reinforced concrete pipe to Big Dalton Wash. All flow ultimately discharges to the San Gabriel River which drains to the Pacific Ocean at San Pedro Bay.

The onsite residential development drainage management area is analyzed as a single subarea as design stormwater mitigation intends to be routed to a single outlet at the south-west corner of the site. There are three (3) onsite inlets that collect and direct runoffs into the proposed interconnected underground

infiltration/detention system for water quality treatment sized for the 85th percentile rain event in conformance with water quality treatment standards.

During the design storm event when the infiltration/detention system reaches full capacity, excess runoff is routed to the parkway drain connection to the public right of way. In cases of a larger storm event beyond the design storm, runoff will pond at the localized inlets and the grading design ensures runoff overflow towards East Route 66 following historical drainage pattern.

Catch basin inlets with drain inserts are proposed to intercept site generated runoff and be routed to the infiltration trench system. The inlets are designed to intercept the majority of the first flows during a rain event and drain inserts are to reduce the impact of sediment and debris into the infiltration system. The infiltration system will also be utilized as the detention system which overflow will be mitigated to the proposed parkway at the low point of the site for flows greater than the 85th percentile storm event runoff volume following historical drainage pattern. The proposed system will treat the required volume within target drawdown duration of 48 hours. The treatment capacity of the system is determined by the drawdown duration and the design infiltration rate, as shown in **Table 11** – *LID Design Infiltration Rate*.

Table 11 – LID Design Infiltration Rate

Drainage Management Area (DMA)	Size(ac)	SWQDV (cf)*	Detention Capacity (cf)	45-hr Treatment Capacity (cf)
A-1	1.845	5,248.1	5,255.4	26,652.3

Therefore, with implementation of the BMPs in the LID and compliance with NPDES MS4 permit requirements, potential impacts associated with water quality and waste-discharge impacts would be less than significant, and no mitigation would be required.

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

Less Than Significant Impact. The City of Glendora receives its water from three sources - groundwater purchased through its existing Water Rights, imported water purchased from the Metropolitan Water District of Southern California (MWD), and Covina Irrigating Company. Approximately 83 percent of Glendora's water comes from local groundwater sources and 17 percent from imported water sources. Imported water is treated by the MWD at its Weymouth Filtration Plant in La Verne and is delivered to Glendora through three separate metered service connections.

The Proposed Project involves grading and paving of a 1.845 acre vacant site. Proposed development imperviousness is assumed to be 86% per Los Angeles County Hydrology Manual recommended value based on development type. The LID prepared for the Proposed Project identifies that all runoff will be captured onsite and sent to an underground retention basin for infiltration. As part of the design of all common area landscape areas, similar planting material with similar water requirements will be used in order to reduce excess irrigation runoff and promote surface filtration, which will help retain stormwater runoff during storm events and gradually release it back into the ground and the City's storm drain system. The Proposed Project would not interfere with groundwater recharge and would beneficially retain water to ensure more groundwater recharge.

The City of Glendora Community Plan 2025 identifies an average household size of 3 persons. The Proposed Project would include the construction of 39 new residential units and generate approximately 120 new residents, which would have a slight increase in water demand. According to the City of Glendora's 2020 Urban Water Management Plan (UWMP) (Glendora 2020), the estimated water demand for 2025 is 11,090 acre-feet per year (afy) or approximately 215 gallons per capita per day (GPCD). An estimated 120 new residents would result in a water demand of approximately 23,280 Gallons Per Day (GPD) or 29 afy[1]. Under normal conditions, the 2020 UWMP predicts total potable water demand of 11,090 afy in 2025, and 11,211 afy in 2030. Of the total projected water supply of 11,090 afy in 2025 and 11,211 afy in 2030 under normal year conditions, 10,314 afy in 2025 and 10,427 afy in 2030 are estimated to be groundwater. The estimated water demand for the Proposed Project is 26 afy, which is nominal compared to the projected supply. The City would have enough water supply to service the Proposed Project.

The Proposed Project would be required to connect to the City's municipal water system. No water wells would be constructed on the Project site. Future residential structures would be developed in compliance with the California Green Building Code (which implements water efficiency standards for appliances and fixtures) and would constitute a minor portion of the total water used in the City.

Therefore, potential impacts associated with groundwater supplies or groundwater recharge would be less than significant, and no mitigation would be required.

[1] 1 AF = 325,851 gallons; 2025 Water demand: 11,090 AF/year * 325,851 gallons = 3,613,687,590 gallons; 3,613,687,590 gallons / 365 days: = 9,900,514 GPD; 9,900,514 GPD / 2025 population: 46,048 = ~215 GPCD; 215 GPCD * 120 residents = 25,800; GPCD 25,800 GPCD x 365 days/year = 9,417,184 gallons annual demand 9,417,184 / 325,851 = 29 afy

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:

- *result in substantial erosion or siltation onsite or offsite;*

Less Than Significant Impact: Grading activities during construction of the Proposed Project may result in wind driven soil erosion and loss of topsoil. However, all construction and grading activities must comply with City's grading ordinance using BMPs, including the use of fiber rolls, street sweeping, gravel bag barriers, straw bale barriers, and storm drain inlet protection. Upon project completion, the Project Site would be developed with a 39-unit townhome community, paved surfaces, and landscaping, which would prevent substantial erosion from occurring. Therefore, potential impacts from erosion would be less than significant and no mitigation would be required.

- *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*

Less Than Significant Impact: The Proposed Project would not involve an alteration of the course of a stream or river. **Appendix I** concludes the post-construction drainage pattern would remain the same as the preconstruction drainage pattern, and on-site runoff would not exceed that of the existing condition. The onsite residential development drainage management area is analyzed as a single subarea as design stormwater mitigation intends to be routed to a single outlet at the south-west corner of the site. There are three (3) onsite inlets that collect and direct runoffs into the proposed interconnected underground infiltration/detention system for water quality treatment sized for the 85th percentile rain event in conformance with water quality treatment standards.

During the design storm event when the infiltration/detention system reaches full capacity, excess runoff is routed to the parkway drain connection to the public right of way. In cases of a larger storm event beyond the design storm, runoff will pond at the localized inlets and the grading design ensures runoff overflow towards East Route 66 following historical drainage pattern.

The Proposed Project would not increase the runoff from the site as the existing site is 99 percent impervious while the Proposed Project includes a landscape area of more than 16,918 SF. Therefore, the Proposed Project would not increase the runoff from the Project Site because all onsite runoff will be captured and will then be directed toward the proposed underground detention system for water quality treatment. The underground detention system ensures that the capacity of the City's storm drain system is not exceeded by the development of the Proposed Project.

- *create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or*

Less Than Significant: The Proposed Project would not substantially alter the existing drainage pattern of the Project Site and would result in decreased flow rates from the existing condition due to the reduction in impervious surfaces from 99 percent to 86 percent of the Project Site. The underground infiltration/detention system would be designed to temporarily store and infiltrate runoff, primarily from rooftops and other impervious areas. The drywells would be used to treat stormwater runoff for water quality purposes. Non-structural BMPs such as activity restrictions, street sweeping, and common area landscape maintenance and litter control would also contribute towards runoff control and water quality protection. In addition, the Property Owner/Developer would be required to comply with the NPDES permit requirements to reduce any potential water quality impacts.

The reduced discharges from Project Site post-development would effectively improve the drainage characteristics of the Project Site and drainage would follow existing conditions.

Therefore, potential impacts from runoff that would exceed the capacity of the drainage systems or provide additional sources of polluted runoff would be less than significant and no mitigation would be required.

- *impede or redirect flood flows?*

No Impact: The Project Site is in Flood Zone X, outside of the 100-year floodplain (FEMA Map 06037C1440F, effective date September 26, 2008). Therefore, no impacts associated with impeding or redirecting flood flows would occur, and no mitigation would be required.

D) Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. The Project Site is in Flood Zone X, outside of the 100-year floodplain (FEMA Map 06037C1440F) and would not impede or redirect flood flows.

The Project Site is inland, more than 40 miles northeast of the Pacific Ocean, and is not subject to tsunami hazards.

Seiches are surface waves created when a body of water is shaken, usually by earthquake activity. Seiches are of concern relative to development near large water bodies and water storage facilities, because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. The surrounding topography of the Project Site is generally flat and would not be subject to inundation by mudflow.

Therefore, because the Project Site is not in a flood, tsunami, or seiche zone, there would be no Project impacts as to the risk release of pollutants due to project inundation, and no mitigation is required.

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

Less Than Significant Impact. As previously discussed, the Proposed Project's construction contractor would be required to prepare and implement a SWPPP and associated BMPs in compliance with the Grading and Drainage Plan during grading and construction. The SWPPP would specify BMPs that would be implemented for the Proposed Project to protect the water quality of receiving waters (San Gabirel River and San Pedro Bay). Therefore, the Proposed Project will not interfere with the implementation of a water quality control plan.

The City works cooperatively with the cities within its service area to plan for future water supply as outlined in the most recent City of Glendora UWMP, adopted in June 2021. Therefore, the Proposed Project will not conflict or obstruct a sustainable groundwater management plan. No aspect of the Proposed Project involves groundwater wells or groundwater pumping.

Therefore, potential impacts associated with the implementation of a water quality control plan or sustainable groundwater management plan would be less than significant, and no mitigation would be required.

Mitigation Measures

No mitigation measures associated with impacts to Hydrology and Water Quality apply to the Proposed Project.

Conclusion

Potential impacts of the Proposed Project associated with Hydrology and Water Quality would be less than significant, and no mitigation would be required.

4.11 Land Use Planning

The Proposed Project Site is situated on the north side of Route 66, south of the railroad right-of-way, east of Pasadena Avenue, and west of Glenwood Avenue. The Project Site is located within the Route 66 Corridor Specific Plan. The site is designed to accommodate the development of 39 dwelling units. The site is currently zoned for Service Commercial uses. The site is comprised of two parcels with a total land area of 1.85 acres. The site is currently a vacant auto center structure with a paved covered lot area. The perimeter of the site is bound by block walls and chained linked fencing. Vegetation within the site appears to be minimal and is consistent with surrounding commercial uses. The Proposed Project will consist of six residential buildings consisting of 39 one to three story townhome units with private garages and drive aisles, sidewalks, and common landscaped areas.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XI. LAND USE AND PLANNING: Would the project:				
a) Physically divide an established community?				X
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?			X	

Discussion

a) Would the project physically divide an established community?

No Impact. The Proposed Site is made up of two underutilized adjacent parcels improved with one structure near the southern west boundary that was previously used for auto related commercial uses. The Project Site is bounded by the major roadway Route 66 to the south, Metro A Line (Foothill Gold Line) and the BNSF Freight Rail line to the north, and commercial uses to the east and west. Single-family residential uses are located north of the site separated by the Metro A Line and multi-family residential is located southeast and southwest of the subject site

across Route 66. Additionally, the subject site is proposed to be re-zoned from RT66-RSC to RT66-CRR which would be consistent with the zoning applied to the parcels south of the Project Site across Route 66. The Proposed Project will consist of six three-story townhome buildings with six units per building, attached one- and two-car garages, 26 open parking spaces, 8,440 square feet of common open space, and 7,611 square feet of private patios and balconies. The Project Site is located near a range of different uses with commercial and residential uses located nearby. Therefore, because the surrounding area includes both RT66-RSC and RT66-CRR, the change in zoning would not be out of character with the current zoning of the area the Proposed Project would not result in the physical division of an established community; no impacts would occur.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The Proposed Project involves the request to construct six buildings consisting of 39 dwelling units, ranging from 1 to 3 stories. The Project Site is located in the central area of the City, along Route 66, and has a General Plan land use designation of Route 66 Corridor Specific Plan. The Route 66 Corridor Specific Plan area includes seven land use zoning subdistricts, which include Barranca Gateway, Grand Avenue Gateway, Town Center Mixed Use, Lone Hill Gateway, Glendora Technology, and Route 66 Service Commercial and Central Route 66 Residential. The site is located in the RT66-RSC zone and is proposed to be rezoned to RT66-CRR. Properties to the east and west of the Proposed Project located north of Route 66 are primarily zoned RT66-RSC. To the south of Route 66, properties are zoned a mix of RT66-RSC and RT66-CRR. The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, because the project is consistent with all applicable land use policies and regulations of the City Zoning Code and General Plan.

General Plan

The City's General Plan, "Community Plan 2025", was completed in 2008. The City's General Plan Land Use Map, revised in 2023, designated the project site to Route 66 Corridor Specific Plan. The Route 66 Corridor Specific Plan establishes a comprehensive policy and regulatory guidance document for all properties within the Route 66 Corridor Specific Plan project area. A Specific Plan is a community-based plan, developed with extensive input by policy makers and business and property owners, and looks to guide and design future development. The intent of a Specific Plan is to improve the economic vitality and livability of the corridor, to retain existing business and attract commercial, industrial, retail and residential development opportunities. The most recent

revisions to the plan occurred in 2017 (City of Glendora, Code of Ordinances, Zoning, Route 66 Corridor Specific Plan Code 21.10.010 Executive Summary). The Proposed Project does not include a change to the General Plan, which would remain Route 66 Corridor Specific Plan. Therefore, because the General Plan land use designation would remain the same, no potential impacts associated with an applicable land use plan, policy or regulation would occur.

Zoning Ordinance

The project site is zoned as RT66-RSC under the Route 66 Specific Corridor Plan. The RT66-RSC zone is intended to provide for a variety of smaller-scale commercial, office, and light industrial/manufacturing uses. The Proposed Project would require a zone change to RT66-CRR, which is intended to contribute to the mix of housing choices offered to Glendora residents and provide consistency with the Glendora General Plan Housing Element. The Proposed Project complies with all established development standards for the RT66-CRR zone. Therefore, due to the location, surrounding uses, and compliance with all applicable development standards for the proposed zoning, no potential impacts associated with an applicable land use plan, policy or regulation would occur.

Mitigation Measures

No mitigation measures associated with impacts to Land Use and Planning apply to the Proposed Project.

Conclusion

Potential impacts of the Proposed Project associated with Land Use and Planning would be less than significant or no impact, and no mitigation would be required.

4.12 Mineral Resources

Regulatory Setting

In 1975, the California legislature enacted the Surface Mining and Reclamation Act (SMARA). This act provides for the reclamation of mined lands and directs the State Geologist to classify (identify and map) the non-fuel mineral resources of the state to show where economically significant mineral deposits occur and where they are likely to occur based upon the best available scientific data. Mineral Resource Zones (MRZ) classifications are designed by the State Geologist in accordance with the State Mining and Geology Board (SMGB)'s priority list, as follows:

- MRZ-1 - areas where geologic information indicates no significant mineral deposits are present;
- MRZ-2 - areas that contain identified mineral resources;
- MRZ-3 - areas of undetermined mineral resource significance;
- MRZ-4 - areas of unknown mineral resource potential.

Environmental Setting

The Proposed Project would be constructed on a vacant lot that was previously developed with small commercial buildings and a large paved/gravel outdoor storage area previously used for automobile sales and storage. The Proposed Project is on a 1.85 gross acre site. The Project Site is zoned RT66-RSC and has a General Plan land use designation of Route 66 Corridor Specific Plan. There are no active lines or quarries within the City of Glendora.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XII. MINERAL RESOURCES: 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?				X
b) Result in the loss of availability of a locally important mineral resource recovery site				X

delineated on a local general plan, specific plan or other land use plan?				

Discussion

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Less Than Significant Impact. According to the California Department of Conservation, the Project Site is designated Mineral Resource Zone (MRZ) 3. Areas designated MRZ-3 are defined as areas containing known or inferred mineral occurrences of undetermined mineral resource significance. Areas designated MRZ-2 are where geologic data indicate that significant mineral resources are present. Since the Project Site is not designated MRZ-2, development of the Project Site would not impact the availability of known mineral resources in the surrounding area. Therefore, no associated with any known mineral resource that would be of value to the region and the residents of the state would occur, and no mitigation would be required.

b) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. The project will not 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, because no mining operations exist on or in the vicinity of the Project Site. Therefore, no impacts associated with the availability of any locally important mineral resource recovery sites would occur, and no mitigation would be required.

Mitigation Measures

No mitigation measures associated with impacts to Mineral Resources apply to the Proposed Project.

Conclusion

Potential impacts of the Proposed Project associated with Mineral Resources would be less than significant, and no mitigation would be required.

4.13 Noise

Ldn Consulting, Inc. prepared a Noise Impact Analysis to determine potential impacts from noise associated with the development of the Proposed Project (**Appendix J** – *723-731 East Route 66 Development Project Noise Impact Analysis,* Ldn Consulting, Inc., February 9, 2024).

Environmental noise is commonly measured in A-weighted decibels (dBA). A decibel (dB) is a unit of sound energy intensity. Sound waves, traveling outward from a source, exert a sound pressure level (commonly called a "sound level") measured in dB. A dBA is a decibel corrected for the variation in frequency response that duplicates the sensitivity of human ears. Decibels are measured on a logarithmic scale. Generally, a three dBA increase in ambient noise levels represents the threshold at which most people can detect a change in the noise environment; an increase of 10 dBA is perceived as a doubling of loudness.

The FHWA identifies ranges of noise perceptibility as follows:

Changes in Intensity Level, dBA	Changes in Apparent Loudness
1	Not perceptible
3	Barely perceptible change
5	Readily perceptible change
10	Twice (or half) as loud

https://www.fhwa.dot.gov/environMent/noise/regulations_and_guidance/polguide/polguide02.cfm

Noise Descriptors

The noise descriptors utilized in the noise study for the Proposed Project include but are not limited to the following:

- Ambient Noise Level: The composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.
- Community Noise Equivalent Level (CNEL): Noise standards for land use compatibility are stated in terms of the Community Noise Equivalent Level (CNEL) and the Day-Night Average Noise Level (DNL). CNEL is a 24-hour weighted average measure of community noise. CNEL is obtained by adding five decibels to sound levels in the evening (7:00 PM to 10:00 PM), and by adding ten decibels to sound levels at night (10:00 PM to 7:00 AM). This weighting accounts for the increased human sensitivity to noise during the evening and nighttime hours. DNL is a very similar 24-hour average measure that weighs only the nighttime hours.
- Equivalent Sound Level (L_{EQ}): The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time-varying noise level. Average noise levels over a period of minutes or hours are usually expressed as dBA L_{eq}, or the

equivalent noise level for that period of time. For example, $L_{eq(3\text{-}hr)}$ would represent a 3-hour average. When no period is specified, a one-hour average is assumed.

- Maximum Sound Level (Lmax): The maximum sound level measured during a period of time.

Regulatory Setting

City of Glendora

The City of Glendora outlines its noise regulations and standards within the Municipal Code and Community Plan 2025. The City of Glendora Community Plan 2025 Noise Element states that the Noise and Land Use Compatibility Guidelines, (shown in Table N-1 of the Noise Element) and the accompanying discussion should set forth the criteria for siting new Development in the City of Glendora (City of Glendora, 2008). These guidelines state that any project which would be located in a normally unacceptable noise exposure area, based on the Land Use Compatibility Guidelines, shall require an acoustical analysis. Noise mitigation in the future shall be incorporated in the project as needed. As a condition of approval of a project, the City may require post-construction noise monitoring and sign off by an acoustician to ensure that City requirements have been met.

GMC § 9.44.040 establishes ambient base noise levels which are broken down by Single Family Residential, Multifamily Residential, Commercial, Manufacturing, and Special Zones.

Table 12 – City of Glendora Ambient Base Noise Level (GMC § 9.44.040)

Zone	7:00am to 7:00pm (Day)	7:00pm to 10:00am (Evening)	10:00pm to 7:00am (Night)
Multi-Family Residential	55 dBA	50 dBA	45 dBA
Commercial	65 dBA	65 dBA	60 dBA

While the CEQA Guidelines and City of Glendora noise standards provide direction on noise compatibility and establish noise standards by land use type, they do not define the levels at which increases above the ambient noise levels are considered substantial. However, the Federal Highway Administration and Caltrans both identify changes in noise levels of greater than 3 dBA as "barely perceptible," while changes of 5 dBA are considered "readily perceptible."

Title 24, Chapter 1, Article 4 of the California Administrative Code (California Noise Insulation Standards) requires noise insulation in new hotels, motels, apartment houses, and dwellings (other than single-family detached housing) that provides an annual average noise level of no more than 45 dBA CNEL. When such structures are located within a 60-dBA CNEL (or greater) noise contour, an

acoustical analysis is required to ensure that interior levels do not exceed the 45-dBA CNEL annual threshold. In addition, Title 21, Chapter 6, Article 1 of the California Administrative Code requires that all habitable rooms, hospitals, convalescent homes, and places of worship shall have an interior CNEL of 45 dB or less due to aircraft noise.

Government Code § 65302 mandates that the legislative body of each county and city in California adopt a noise element as part of its comprehensive general plan. The local noise element must recognize the land use compatibility guidelines published by the State Department of Health Services. The guidelines rank noise land use compatibility in terms of normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable.

State Regulations

Though not adopted by law, the State of California General Plan Guidelines 2017, published by the California Governor's Office of Planning and Research (OPR) (OPR Guidelines), provides guidance for the compatibility of projects within areas of specific noise exposure. The OPR Guidelines identify the suitability of various types of construction relative to a range of outdoor noise levels and provide each local community some flexibility in setting local noise standards that allow for the variability in community preferences. The OPR Guidelines include a Noise and Land Use Compatibility Matrix which identifies acceptable and unacceptable community noise exposure limits for various land use categories. Where the "normally acceptable" range is used, it is defined as the highest noise level that should be considered for the construction of buildings which do not incorporate any special acoustical treatment or noise mitigation. The "conditionally acceptable" or "normally unacceptable" ranges include conditions calling for detailed acoustical study prior to the construction or operation of the Proposed Project.

The State of California has established noise insulation standards as outlined in Title 24 and the Uniform Building Code (UBC) which in some cases requires acoustical analyses to outline exterior noise levels and to ensure interior noise levels do not exceed the interior threshold.

Federal Regulations

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 L_{dn} should not exceed 55 dBA outdoors or 45 dBA indoors to prevent significant activity interference and annoyance in noise-sensitive areas.

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.

The EPA has compiled data regarding the noise generating characteristics of specific types of construction equipment. Noise levels generated by heavy construction equipment can range from 60 dBA to more than 100 dBA when measured at 50 feet. However, these noise levels diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. For example, a noise level of 75 dBA measured at 50 feet from the noise source to the receptor would be reduced to 69 dBA at 100 feet from the source to the receptor and reduced to 63 dBA at 200 feet from the source. The most effective noise reduction methods consist of controlling the noise at the source, blocking the noise transmission with barriers or relocating the receiver. Any or all of these methods may be required to reduce noise levels to an acceptable level.

No federal regulations apply to noise or vibration from the proposed project, but the United States Department of Transportation Federal Transit Administration (FTA) provides criteria for acceptable levels of ground-borne vibration for various types of special buildings that are sensitive to vibration (Federal Transit Administration, 2018). For the purpose of identifying potential project related vibration impacts, the FTA criteria was used. The human reaction to various levels of vibration is highly subjective. The upper end of the range shown for the threshold of perception, or roughly 65 VdB, may be considered annoying by some people. Vibration below 65 VdB may also cause secondary audible effects, such as a slight rattling of doors, suspended ceilings/fixtures, windows, and dishes, any of which may result in additional annoyance.

<u>Best Management Practices</u>

The following best management practices (BMPs) shall be provided on project plans and in contract specifications to minimize construction and operational noise emanating from the Proposed Project:

1. Proper maintenance and tuning of all construction equipment engines to minimize noise emissions.
2. Proper maintenance and functioning of the mufflers on all internal combustion and equipment engine.

3. Locate fixed and/or stationary equipment as far as possible from noise-sensitive receptors.
4. Appoint a public liaison for Project construction that would be responsible for addressing public concerns about construction activities, including excessive noise. As needed, the liaison would determine the cause of concern (e.g., starting too early, bad muffler) and implement measures to address the concern. These BMPs would further reduce construction noise levels.

Environmental Setting

The Project Site consists of two parcels situated north of Interstate 210 (I-210) and east of State Route 39 (SR-39) between Glendora Avenue and Lone Hill Avenue. The project site is surrounded by existing retail uses to the east and west, existing single-family residences to the north, and East Route 66 to the south. Existing multi-family residential uses are located across Route 66 to the south. Foothill A Line (Metro Gold Line) and a BNSF Freight Rail line are located adjacent to the project to the north and is currently under construction to build an extension to the light rail system from the Azusa Citrus Station to the station in the City of Pomona. Refer to **Figure 2** – *Site Location – Aerial View*.

Project Design Features

The analysis of **Appendix J** is based on implementation of the following project design features that are either already depicted on the Proposed Project's site plan and architectural plans or are required from City and State Regulations through Conditions of Approval issued by City departments. These Project Design Features would ensure that the Proposed Project would comply with the City and State Regulations.

Project Design Feature 1 (PDF-NOI-1): Prior to the issuance of the grading permit, the property owner/developer shall submit a construction-related noise mitigation plan to the City for review and approval. The plan shall depict the locations of where construction equipment would operate on the Project Site and how the noise from the construction equipment would be mitigated during construction of the project, through use of such methods as:

1. Temporary noise attenuation fences;
2. Preferential location of equipment; and
3. Use of current noise suppression technology and equipment.

Project Design Feature 2 (PDF-NOI-2): Prior to issuance of a building permit, the property owner/developer shall demonstrate on building plans that the proposed multi-family homes will utilize a "windows closed" condition, which requires a means of mechanical ventilation per Chapter 12, §1205 of the Uniform Building

Code. This shall be achieved with a standard forced air conditioning and heating system with a filtered outside air intake vent for each residential unit.

Project Design Feature 3 (PDF-NOI-3): Prior to issuance of a building permit, the property owner/developer shall demonstrate on building plans that the proposed homes will utilize standard dual pane windows with a minimum Sound Transmission Class (STC) rating of 28 STC for all conditioned rooms.

Project Design Feature 4 (PDF-NOI-4): Prior to issuance of a building permit, the property owner/developer shall submit a final interior noise study based on final locations of HVAC units to ensure interior noise reductions. Building plans shall demonstrate that units located near HVAC equipment shall have upgraded glass assemblies of up to STC 33 based on the findings of the final interior noise study.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XIII.NOISE: Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project Site in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive ground-borne vibration or ground-borne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion

a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact. The Proposed Project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project Site in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The following section calculates the potential noise emissions associated with the temporary construction activities and long-term operations of the Proposed Project and compares the noise levels to City standards.

Construction Impacts

Project construction noise levels are considered exempt if activities occur within the hours specified in the GMC § 9.44.110 of 7:00 a.m. and 9:00 p.m., if located within a residential zone or within a radius of five hundred feet therefrom unless approval is obtained from the City Building Official or City Engineer.

Construction of the proposed Project will require equipment such as loaders, pick-up trucks, backhoes, and an asphalt paver. Construction activities will take place between the hours of 7:00 a.m. and 9:00 p.m. in accordance with the City's Noise Ordinance.

The development construction will consist of grading, building construction, and paving. The building construction activities will consist of trenching, paving, and building construction. Noise would typically occur during this phase due to the operation of backhoes, and front-end loaders as well as air compressors and hand-held power tools. The nearest residences to be impacted by construction are the single-family homes located to the north across the proposed train tracks and the existing multi-family residential to the south across Route 66. Noise monitoring was conducted during the construction at a larger construction site to determine the noise levels from the associated equipment (Campus Park Multi-Family, LDN Consulting, 2017). A list of the anticipated noise levels for each phase of construction is shown in **Table 13**.

Table 13 - Construction Phases and Noise Levels

Construction Phase	Source Levels @ 50'(dBA)	Distance from Property Line (Feet)	Noise Reduction from distance (dBA)	Noise Reduction from Duty Cycle (dBA)	Resultant Noise Level (dBA)
Site Grading	75.7	60	-1.6	-3.0	71.1
Building Construction	68.2	60	-1.6	-3.0	63.6
Architectural Coating	62.3	60	-1.6	-3.0	57.7
Paving Equipment	71.6	60	-1.6	-3.0	67.0

Due to the site constraints, the construction equipment would not be running continuously and would be moving near the property line to other portions of the project site for an average distance of 60-feet. Utilizing a duty-cycle of 30 minutes of any given hour that the equipment would be operating at a single location would reduce the noise levels to a minimum of 3 dBA hourly.

Based on the EPA noise emissions, empirical data and the amount of equipment needed, worst-case noise levels from the construction equipment operations would occur during the grading/site preparation. The construction schedule identifies that grading activities will occur in a single phase all at the same time, with anticipated equipment including an excavator, a grader, a rubber tire dozer, and two tractors/backhoes. Due to physical constraints and normal site preparation operations, most of the equipment will be spread out over the site. A list of equipment used during grading is summarized in **Table 14**.

Table 14 - Construction Noise Levels

Construction Equipment	Quantity	Source Level @ 50-feet (dBA)*	Cumulative Noise Level @ 100-Feet (dBA)
Tractor/Loader/Backhoe	3	72	70.8
Rubber Tire Dozer	1	74	68.0
Grader	1	73	67.0
Excavator	1	79	73.0
*Source: U.S. Environmental Protection Agency (U.S. EPA), 1971 and Empirical Data			

At any given time, a piece of construction equipment would only be within 100 feet of a sensitive receptor for a very short duration, after which it would move to another part of the project site, further from existing sensitive receptors. Construction activity noise levels are only expected to near 75 dBA at residential property lines when activity is taking place in close proximity to the property line, and at all other times will be less than 75 dBA. Due to the area of the site, this scenario is only expected to take place for very brief periods of time throughout the day, and for this reason, construction limited to the allowable hours of

operation established within the code will comply with City of Glendora noise regulations.

Notwithstanding, in addition to complying with the City's noise standards regarding construction working hours and noise levels, construction noise should be minimized through the implementation of best management practices (BMPs) which are listed in the Regulatory Setting section above and should be added to project plans and in contract specifications to minimize construction noise emanating from the Proposed Project.

Further, **Project Design Feature 1 (PDF-NOI-1)** *would require the developer/property owner to* submit a construction-related noise mitigation plan to the City for review and approval.

Therefore, because the project would implement BMP's, PDF-NOI-1, and Project construction activity would be limited to the allowable hours of operation established within the GMC, no impacts are anticipated.

Operational Noise Impacts

The Proposed Project would consist of the development of six 3-story residential buildings with 39 residential units. Potential noise impacts associated with the operations of the Proposed Project would be from project-generated vehicular traffic on the nearby roadways. The primary source of roadway noise to the project site will be from vehicular traffic from adjacent Route 66 to the south. Vehicle noise is a combination of the noise produced by the engine, exhaust and tires. The level of traffic noise depends on three primary factors (1) the volume of traffic, (2) the speed of traffic, and (3) the number of trucks in the flow of traffic. The Proposed Project does not propose any uses that would require a substantial number of truck trips and the Proposed Project would not alter the speed limit on any existing roadway. Therefore, potentially significant impacts associated with operation related noise would be less than significant.

Transportation Noise Impacts

The Project Site is located on the north side of Route 66, which is identified as an Arterial roadway in the Community Plan 2025 Circulation Element and approximately 90 feet south of the Foothill A Line (Metro Gold Line) and the BNSF Freight Rail line. The Community Plan 2025 Noise Element includes standards for land use compatibility for community noise exposure. For noise sensitive multi-family residential areas, the exterior noise levels should remain below 70 dBA CNEL to be considered "conditionally acceptable" and the interior noise levels should remain below 45 dBA CNEL.

The primary source of roadway noise to the Project Site will be from vehicular traffic from adjacent Route 66 to the south. Vehicle noise is a combination of the noise produced by the engine, exhaust and tires. The level of traffic noise

depends on three primary factors (1) the volume of traffic, (2) the speed of traffic, and (3) the number of trucks in the flow of traffic. According to the City's Community Plan 2025 Projected Buildout Noise Contours, the 70 dBA CNEL noise contour of Route 66 is located 47-feet from the centerline of the roadway. Therefore, at a distance of 66-feet, the patios and building facades of the front units adjacent to Route 66 are expected to be as high as 67.8 dBA CNEL. **Figure 15 -** *Modeled Receptor Locations* indicates the modeled observer locations for the outdoor use areas.

Rail-related noise comes from several potential sources. A locomotive engine's propulsion system generates noise from mechanical and electrical systems. The interaction of wheels with the track produces various noises, particularly where the wheel encounters a flaw or defect along smooth wheel/track surfaces. Finally, train horns or bells and railroad crossing warning devices generate short but loud alerts pursuant to federal safety regulations.

The nearest building façade of the Proposed Project is located approximately 86 feet from the centerline of the future light rail extension of the Foothill Gold Line of the Los Angeles Metro Rail system. According to the Metro Gold Line Foothill Extension EIR, noise levels in the vicinity of the project are expected to be as high as 67 dBA L_{dn} at a distance of 34-feet (ATS Consulting 2013). Noise levels would therefore be reduced to approximately 61.0 dBA CNEL at the nearest building façade due to the distance the project is setback from the rail alignment. According to the EIR, the noise levels account for both light rail transit (LRT) trains and freight trains with horn noise. Additionally, outdoor usable space is provided by a central courtyard area that will be shielded from the future rail line by the proposed buildings that would provide additional noise reductions.

In order to determine the overall cumulative noise levels at the proposed receptors, the roadway and train noise levels were combined. Receptor 1 located closest to the rail line would have a cumulative noise level of 62.9 dBA, Receptor 2 located near the community open space area and at the center of the project site would have a cumulative noise level of 62.1 dBA, and Receptor 3 located near Route 66 would have a cumulative noise level of 67.9 dBA. Based upon these findings, the outdoor use and open space areas would meet the City's 70 dBA CNEL noise threshold to be considered "conditionally acceptable" without mitigation. Additionally, three decibels of attenuation are allowed for the first row of buildings when they block 40 to 65% of the line of sight to the noise source, and five decibels of attenuation is allowed when the buildings obstruct more than 65% of the line of sight (**Appendix J**). The line of sight to the roadway and the rail line from the outdoor courtyard areas between the buildings are blocked by the proposed structures therefore it is anticipated that the cumulative noise levels from these sources will be lower.

Additional noise modeling conducted at the nearest building facades which determined that the building facades with line of sight to Route 66 would be exposed to noise levels as high as 69 dBA CNEL. Units with line of sight to the rail line would be exposed to noise levels as high as 66 dBA CNEL. To meet the 45 dBA CNEL interior noise standard and ensure the project interior noise levels meet normally acceptable levels, the Proposed Project shall implement **PDF-NOI-2** which shall require a standard forced air conditioning and heating system with a filtered outside air intake vent for each residential unit in order to achieve a "closed window" condition. Additionally, **PDF-NOI-3** shall require the property owner/developer to install standard dual pane windows with a minimum Sound Transmission Class (STC) rating of 28 STC for all conditioned rooms as a project design measure to reduce interior noise levels to code compliant levels.

Appendix J identified potential noise impacts related to installation of HVAC, Implementation of **PDF NOI-4**, requiring the property *owner/developer to submit a final interior noise study based on final locations of HVAC units to ensure interior noise reductions.* Based on the findings of the final interior noise study upgraded glass assemblies of up to STC 33 may be required to reduce interior noise levels to code compliant levels.

b) Would the project result in the generation of excessive ground-borne vibration or ground-borne noise levels?

Less Than Significant Impact. The Noise Impact Analysis (**Appendix J**) analyzed the potential vibration levels related to construction and operational impacts.

<u>Construction Vibration Impacts</u>

The construction activities for the Proposed Project are anticipated to include demolition of the existing auto-related commercial structures and pavement on the Project Site, grading of the Project Site, building construction of the proposed residential buildings and paving of onsite parking, roads and driveways, and application of architectural coatings.

Vibration impacts from construction activities associated with the Proposed Project would typically be created from the operation of backhoes, and front-end loaders as well as air compressors and hand-held power tools. The nearest sensitive receptors to the Project Site are the existing single-family homes located to the north and the multi-family residential uses to the south located 200 feet or more from the center of the proposed construction. Table 6-3 lists the average vibration levels that would be experienced at the nearest vibration sensitive land uses from the temporary construction activities.

The City of Glendora has not established thresholds of significance concerning ground-borne vibration. In the absence of City-established thresholds, ground-borne vibration impacts are based on guidance from the *Federal Transit*

Administration (FTA) Transit Noise and Vibration Impact Assessment Manual (FTA, September 2018). Accordingly, the project would result in a significant impact if:

- Ground-borne vibration levels generated by the project have the potential to cause architectural damage at nearby buildings by exceeding the following PPV:
    - 0.10 in/sec at buildings extremely susceptible to vibration damage
    - 0.20 in/sec at non-engineered timber and masonry buildings
    - 0.30 in/sec at engineered concrete and masonry (no plaster) buildings
    - 0.50 in/sec at reinforced-concrete, steel or timber (no plaster) buildings
- Ground-borne vibration levels generated by the project have the potential to cause annoyance at sensitive receptors by exceeding 72 VdB.

The primary source of vibration during construction would be from the operation of a large dozer. As detailed in **Appendix J**, Table 5-3 (p. 19), a large dozer would create a vibration level of 0.089 inch per second PPV at 25 feet. Based on typical propagation rates, the vibration level at the nearest offsite sensitive receptor (multi-family/single-family homes 200 feet to the north and south) would be 0.0039 inch per second PPV. For the purpose of this section of the municipal code, the perception threshold shall be presumed to be more than 0.05 inch per second RMS vertical velocity. Construction activities would generate levels of vibration that would not exceed the FTA or City criteria for nuisance for nearby residential uses. Therefore, vibration impacts would be less than significant. Therefore, potentially significant impacts associated with construction related vibration would be less than significant.

<u>Operational Vibration Impacts</u>

The Proposed Project would consist of the development of six 3-story residential buildings with 39 residential units. The on-going operation of the Proposed Project would not include the operation of any known vibration sources other than typical onsite vehicle operations for a residential development. Therefore, potentially significant impacts associated with operation related vibration would be less than significant.

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

No Impact. The Project Site is not within the planning area of an airport land use plan or within two miles of a public airport or public use airport. Therefore, no impacts associated with an airport safety hazard for people residing or working in the project area would occur and no mitigation is required.

Mitigation Measures:

No mitigation measures associated with impacts to Noise apply to the Proposed Project.

Conclusion

Potential impacts of the Proposed Project associated with Noise would be less than significant, and no mitigation would be required.

Figure 6-A: Modeled Receptor Locations

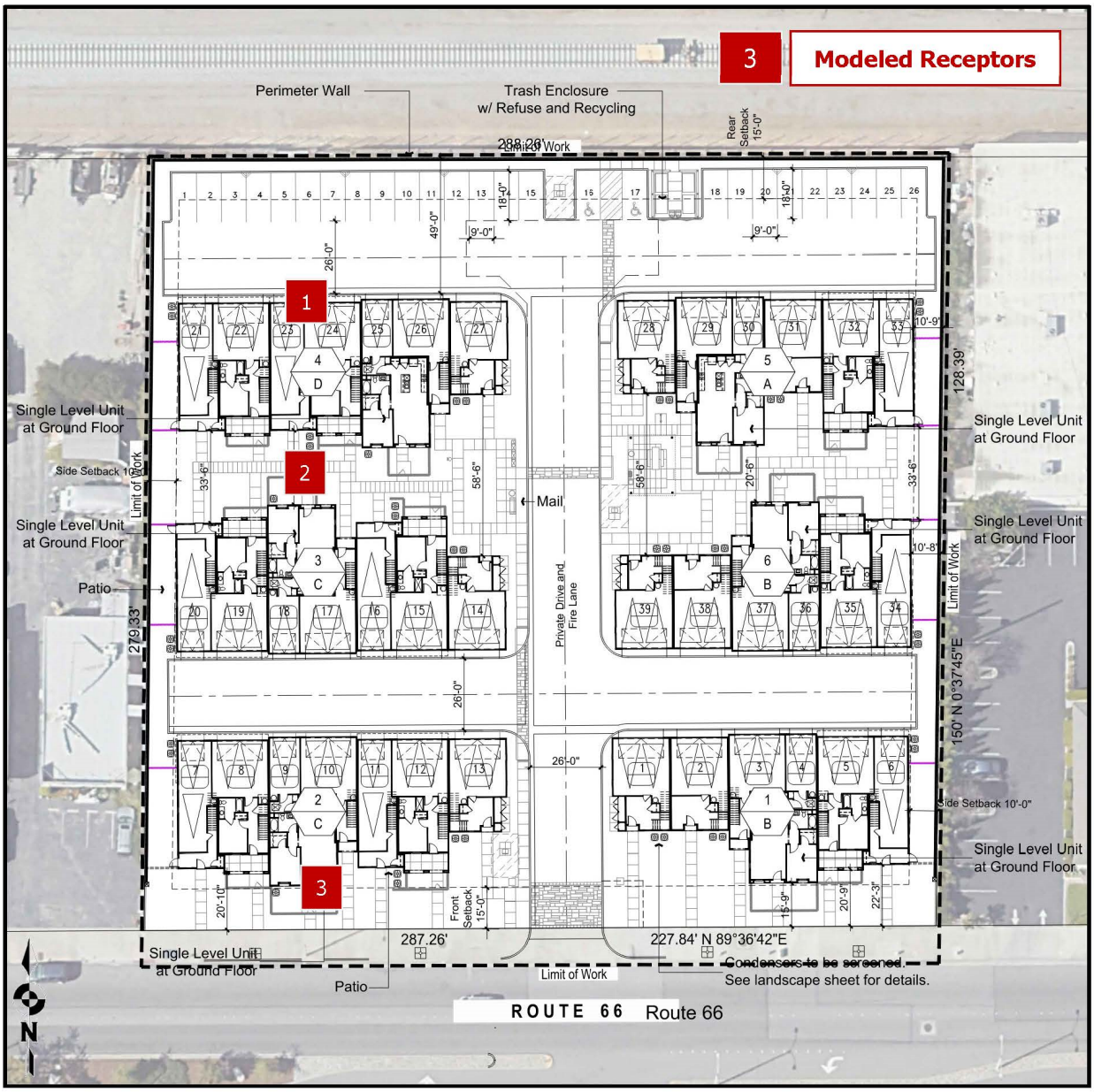


Figure 15: Modeled Receptor Locations
Source: *Ldn Consulting, Inc.*

4.14 Population and Housing

Environmental Setting

The Proposed Project site is located at 723-731 East Route 66, Glendora (AIN 8646-029-009, 8646-029-014) and is designed to accommodate the development of 39-unit townhome project with attached one and two car garages, 26 open parking spaces, and associated amenities and landscaping. The site is comprised of two parcels with a total land area of 1.85 acres. The site is currently improved with a vacant auto service building and associated concrete flatwork, a paved parking lot, and a dirt lot.

The Project Site has a General Plan land use designation of Route 66 Corridor Specific Plan and is zoned RT66-RSC. Both parcels (AIN: 8646-029-009, 8646-029-014) will be rezoned to RT66-CRR to allow for the development of the residential townhomes at the Project Site. The RT66-CRR zone allows for the development of up to 30 dwelling units per acre.

Census data in 2020 identified the population of the City of Glendora as 52,558 in the 2020 census. There are a total of 16,751 households in Glendora, resulting in an average of 3.1 people per household. This would estimate that approximately 120 residents would be added to the total population with the development of 39 dwelling units.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XIV. POPULATION AND HOUSING: Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X

Discussion

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

Less Than Significant Impact. The Proposed Project is expected to result in approximately 120 more residents within the City. According to the U.S. Census Bureau estimates, the City's population in 2020 was 52,558 people, in which the additional 120 residents anticipated to result from the development of the Proposed Project would be approximately .01% of the current City population. It is expected that the City's population will grow by approximately 3,142 residents by 2045 (SCAG, 2020). The Proposed Project would account for less than 1% of this growth. Due to the minor nature of the population growth that could result from the Proposed Project and because growth falls within the projected population increase, population growth from the project would not be substantial. Jobs that would be created during construction would be short-term and would not increase the City's job base permanently. However, the temporary construction crew and long-term residents of the Project would not create a significant change in demand for goods and services that may induce business investment, growth, or development in the area. Therefore, the Project would have less than significant impact regarding introducing substantial unplanned population growth in the area, either directly or indirectly.

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

No Impact. The Project Site is currently underutilized with the commercial structures being unoccupied. No residential units are located on site. Therefore, no impact would occur regarding the displacement of existing people or housing, and no mitigation would be required.

Mitigation Measures

No mitigation measures associated with impacts to Population and Housing apply to the Proposed Project.

Conclusion

Potential impacts of the Proposed Project associated with Population and Housing would be less than significant, and no mitigation would be required.

4.15 Public Services

Environmental Setting

Fire services are provided by contract with the LACFD. Police protection services within the city limits are provided by the GPD. The Glendora Unified School District provides school services within the vicinity of the Project Site. Recreation services are provided by the City of Glendora.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XV. PUBLIC SERVICES: a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Recreation/Parks?			X	
Other public facilities?			X	

Discussion

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

<u>Fire Protection</u>

Less Than Significant Impact. The City of Glendora is served by LACFD which provides fire protection and emergency services. Three fire stations located within the City serve the City of Glendora: Fire Station 85 located at 650 East Gladstone, Fire Station 86 located at 520 South Amelia Avenue and Fire Station 151 located at 231 West Mountain View Avenue. The closest fire stations to the Project Site are Fire Station 151 and 86 (Los Angeles County Fire Stations). Although Station 151 has a less direct route, it is closer in distance (1.23 Miles), than Station 86. This station would be the first to respond to calls for service from the Project Site. Station

86 has a more direct route to the project site but is roughly 2.1 miles from the project site and could serve as the secondary response to the Project Site.

As of 2006, Station 151, the primary station, is generally staffed with one fire captain, one firefighter specialist, one firefighter, and two firefighter paramedics. The station is equipped with one firetruck and one paramedic squad. The average response time in 2006 for emergency calls was 4 minutes and 25 seconds.

The Proposed Project would result in a resident population of approximately 120 people, which is a nominal increase in the total number of City residents (estimated at 52,588 in 2020 per the US Census data) served by LACFD.

The construction of the new residential community may increase the number of fire or emergency service calls. However, considering the proposed usage for residential buildings and existing fire resources available at LACFD Stations 151 and 86, adverse impacts on the LACFD services are not expected to occur. The increase in fire service demand generated by the Proposed Project would not require the construction of a new fire station or improvements to any of the fire stations served by the LACFD.

The Applicant would be required to submit building plans that comply with the most current California Building Codes to ensure the Proposed Project is developed in compliance with all applicable Building and Fire safety requirements. Additionally, the Applicant will be required to pay the appropriate impact fees in effect at the time building permits are issued to offset any potential impact to fire facilities. Development of the Project Site would be within the growth projections for the City, and payment of impact fees would offset the nominal incremental increase in demand on fire protection services and would not result in the need for new or physically altered fire protection facilities. Therefore, potential impacts associated with fire protection would be less than significant, and no mitigation would be required.

Police Protection

Less Than Significant Impact. Police protection services for the City of Glendora, including the Project Site, are provided by the GPD. The GPD is located at 150 South Glendora Avenue. The City of Glendora is split into four districts that serve the City. Each district has its designated zones to serve. Ther Project Site falls on the southwest border of District 3 and the northeast border of District 2. The GPD has 56 sworn officers and 42 civilian employees. In addition to the sworn officers and civilian employees, the City of Glendora also has a reserve officer force, providing valuable aid to the City with equally qualified part-time officers.

The Proposed Project would generate a demand for police protection services during construction and operation of the Proposed Project once the proposed dwelling units are occupied. The primary response to the Project Site would be by patrol vehicles that are assigned by districts throughout the City.

Although response time to service calls may vary depending upon their location at the time of dispatch, the City's response time as of 2006 was less than 5 minutes. The incremental demand of the Project for police protection services is not anticipated to increase GPD response times to the Project Site or surrounding area. The increase in demand for police protection services over the existing uses is also not anticipated to generate the need for new sworn officers, nor would it require construction of new or physically altered police protection facilities to maintain an adequate level of service to the Project Site and surrounding areas. The Applicant would be required to pay development impact fees at the time building permits are issued to offset any potential impact to police facilities. Development of the Project Site would not result in the need for new or physically altered police protection facilities. Therefore, potential impacts associated with police protection would be less than significant, and no mitigation would be required.

Schools

Less Than Significant Impact. The Project Site is within the Glendora Unified School District (GUSD). According to the California School Board, the average number of students generated per dwelling unit is 0.7 students (California Department of General Services, 2009). Therefore, the project could result in approximately 27 new students. Elementary students are designated by neighborhood to attend Cullen Elementary School, roughly 1.2 miles from the Project Site. Middle school students are designated by neighborhood to attend Sandburg Middle School, roughly 2.6 miles from the Project Site located at 835 West Bennett. Lastly, high school students would attend Glendora High School, 1.78 miles from the Project Site located at 1600 East Foothill Boulevard. While the Proposed Project may involve an increase in student enrollment within GUSD, the increase in students would be minor spread out between the three schools (elementary, middle, and high school). This minor increase would not necessitate the construction or expansion of school facilities. Nevertheless, the Proposed Project would be subject to Senate Bill 50 (SB 50), which requires the payment of mandatory impact fees to offset any impact to school facilities. The Applicant would be required to pay its fair share of school fees in accordance with SB 50 based on the number of proposed dwelling units and square footage to offset the potential impact to school services. Therefore, potential impacts associated with schools would be less than significant, and no mitigation would be required.

Recreational/Parks

Less Than Significant Impact. The Project Site is served by the City of Glendora Community Services Department and its Parks and Recreation Facilities. The City of Glendora offers 46.8 acres of passive and active recreation parks, 12.7 acres of joint use facilities and 938.5 acres of wilderness parks, totaling 1,022 acres of

recreational use (City of Glendora General Plan, Open Space and Recreation). The proposed 39-unit residential development would generate a total of approximately 120 residents, which would increase demand for and use of existing parks and recreational facilities. The Proposed Project is not expected to place substantial demands on the City's park facilities, resulting in the need for new or expanded facilities. The residents of the Proposed Project can utilize nearby park facilities, including Glendora Centennial Heritage Park and South Hills Park (approximately 0.5 miles from the Project Site). There are also two parks along the Little Dalton Wash, Finkbiner Park (approximately 1.3 miles from the site) and Ole Hammer Park (approximately 1.25 miles from the site).

The Project would also incorporate onsite outdoor common areas (e.g., patios, balconies, and public common areas), which could reduce the demands on nearby parks. The Project Applicant would be required to pay in-lieu fees for improvements to existing City parks and recreation facilities. Therefore, potential impacts associated with park facilities would be less than significant, and no mitigation would be required.

Other Public Facilities

Less Than Significant Impact. Other public facilities and services provided within the City of Glendora include library services and City administrative services. Library services are provided by the City of Glendora Public Library, located at 140 S. Glendora Ave (approximately 1.06 miles from the site). The minor increase in population is not anticipated to result in the need for additional library facilities or City administration facilities. The nearest emergency medical service available to the Project Site is the Emanate Health Foothill Presbyterian Hospital (approximately 1.6 miles from the site) and Casa Colina Hospital & Centers for Healthcare (approximately 7.2 miles from the site).

The Proposed Project would not require expansion of the existing library, City administration, medical or other public service facilities or construction of new facilities, making the impacts to other public facilities less than significant. Therefore, the potential impacts associated with the library, City administration and medical services would be less than significant, and no mitigation measures would be required.

Mitigation Measures

No mitigation measures associated with impacts to Public Services apply to the Proposed Project.

Conclusion

Potential impacts of the Proposed Project associated with Public Services would be less than significant, and no mitigation would be required.

4.16 Recreation

The City of Glendora provides recreational services throughout the City. The closest city-owned recreational facility or park is South Hills Wilderness Park, located approximately 0.15 miles south of the Project Site.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XVI. RECREATION:				
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?			X	
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?			X	

Discussion

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact. Impacts on parks and recreational facilities are typically analyzed based on increases in permanent residents from projects involving residential developments. The Project applicant proposes constructing a new 39-unit residential development consisting of a mix of townhomes and single-level units. Residents would have access to common recreational amenities including a community BBQ area with picnic tables and an open grass gathering area, in addition to private patios and balconies. Private open space and common recreational areas serving residents total 16,600 square feet, which exceeds the code requirements for open space by 1,000 square feet.

In addition to the private common recreational amenities serving the Proposed Project, future residents would have access to public parks located within walking distance. The closest public park, South Hills Wilderness Park, 701 E. Mauna Loa Avenue, Glendora, CA 91740, is 0.15 mile, or a 10-minute walk, south of the Project

Site. It is a 200-acre park and includes hiking trails, equestrian trails, picnic tables, children's playground, and a dog park. Centennial Heritage Park is also located approximately 0.15 miles south of the Project Site, at 725 E. Mauna Loa Avenue, Glendora, CA 91740. It is constructed to depict a late 19th and early 20th century citrus ranch, and features the Hamilton House, the Orton Englehart workshop, and a working printshop. Other parks and recreation amenities within a one-mile radius of the Project Site include Big Tree Park and Finkbiner Park. With ample public parks in the Project vicinity, the Proposed Project would not increase the use of any an existing park such that substantial physical deterioration of any existing park facilities would occur.

Furthermore, indirect impacts to park facilities will be offset through payment of the applicable Recreational Facilities development impact fees. Therefore, with payment of these fees, potential impacts associated with parks and other public recreational facilities would be less than significant, and no mitigation would be required.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. This project does not include construction of any public recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. The Project Site is served by the City of Glendora Community Services Department and its parks and recreational facilities. As stated in the Community Plan 2025, the City contains 46.8 acres of passive and active recreation parks, 24 acres of special use parks, 12.7 acres of join use facilities, and 938.5 acres of wilderness parks, totaling 1,022 acres of recreational area (City of Glendora 2008).

The Project Site is zoned as RT66-RSC and will be rezoned to RT66-CRR. The Proposed Project includes 39 residential units, with an estimated total of 120 residents based on the average household size for Glendora as identified in the 2020 Census. This represents a population growth equal to 0.2 percent of the city's existing population. As such, the Proposed Project would not induce population growth in the area to a greater degree than can be accommodated by the existing park system within the city.

Therefore, less than significant impacts associated with the construction or expansion of recreational facilities would occur, and no mitigation would be required.

Mitigation Measures

No mitigation measures associated with impacts to Recreation apply to the Proposed Project.

Conclusion

Potential impacts of the Proposed Project associated with Recreation would be less than significant, and no mitigation would be required.

4.17 Transportation

A trip generation and Vehicle Miles Traveled (VMT) analysis was prepared to determine potential impacts from transportation associated with the development of the Proposed Project (**Appendix K** – *731 East Route 66 Townhomes Project Vehicle Miles Traveled Analysis Screening and Trop Generation Memorandum*, LSA, April 16, 2024).

Regulatory Setting

SB 743, passed in 2013, updated the way transportation impacts are measured in California for new development projects, to allow Californians more options to drive less. The change was made as part of the California Global Warming Solutions Act of 2006 (AB 32) to assist with achieving climate commitments.

In January 2019, the California Office of Planning and Research (OPR) issued guidance relative to evaluating a project's VMT to reduce GHG emissions. CEQA Guidelines were also subsequently revised to require that lead agencies utilize VMT-related metric(s) that evaluate the significance of transportation-related impacts under CEQA for development projects, land use plans, and transportation infrastructure projects, beginning on July 1, 2020. Until that time, jurisdictions utilized a Level of Service (LOS) to analyze traffic impacts. The OPR guidelines require that projects be evaluated using VMT metrics but also allows jurisdictions to continue to use the LOS method as a secondary methodology for non-CEQA purposes.

OPR also set forth guidance for agencies to use "screening thresholds" to quickly identify when a project should be expected to cause a less-than-significant impact without conducting a detailed study (refer to CEQA Guidelines, §§ 15063(c)(3)(C), 15128, and CEQA Guidelines Appendix G). The types of projects that are exempt from preparing a detailed VMT analysis are based on project size, maps, transit availability, and provision of affordable housing. Consistent with the requirements of CEQA Guidelines §15064.3, the City of Glendora adopted significance criteria for transportation impacts based on VMT when evaluating VMT to determine traffic-related impacts for land use development projects (City Council Resolution CC-2020-43, adopted 7/14/2020). The screening criteria and significance criteria are contained in the *City of Glendora Transportation Impact Analysis Guidelines for CEQA* (January 15, 2024) ["the City TIA Guidelines"].

Regional Transportation Plans

The Southern California Association of Governments (SCAG) is a council of governments representing the six-county region of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. Every four years SCAG updates the Regional Transportation Plan (RTP) for the six-county region. On April 7, 2016, the SCAG's Regional Council adopted the 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy (2016 RTP/SCS). The SCS outlines a

development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce GHG emissions from transportation (excluding goods movement).

City of Glendora

The City of Glendora's Community Plan 2025 contains a Circulation Element that addresses the physical circulation system consisting of streets, highways, bicycle routes, equestrian facilities, paths, and sidewalks, as well as available modes of transportation, including cars, buses, bicycles, and walking.

Study Methodology

Vehicle Miles Traveled

The Vehicle Miles Traveled Assessment (**Appendix K**) utilized the City's VMT Calculator Tool.

The VMT calculator requires the user to enter the address and Assessor's Identification Number (AIN) of the Proposed Project followed by the number of units based on the type of project. The Proposed Project falls under the category of "Residential – Townhouse" and consists of 39 dwelling units. The VMT calculator requires an input of the number of affordable housing units which in this case is zero. The VMT calculator also requires other inputs, such as if the project belongs to certain category of land-uses (Library, School, Park, Community Center, or Local Serving Project). Since the Proposed Project is a residential project, these categories do not apply.

Upon entering all required inputs in the City's VMT calculator, it was determined that the project is screened out from a detailed VMT analysis and presumed to have a less than significant VMT impact. The results of this analysis using the VMT Calculator is included in **Figure 16 –** *CEQA Transportation Analysis Screening Tool*.

Trip Generation Rate

This trip generation analysis has been prepared consistent with the City of Glendora Traffic Impact Analysis Guidelines, revised October 2015 (TIA Guidelines). The City's TIA Guidelines states Traffic Impact Analysis (TIA) will not be required for a project if it adds less than 50 peak hour net project trips to roadways, or if it adds less than 150 peak hour net project trips to freeways.

The trip generation for the Proposed Project was developed using rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition) for Land Use 220 – "Multifamily Housing (Low-Rise) Not Close to Rail Transit". **Table 15** – *Project Trip Generation* summarizes the project trip generation and shows that the Proposed Project is anticipated to generate 16 trips in the a.m. peak hour, 19 trips in the p.m. peak hour, and 263 daily trips. Since the proposed project is anticipated to generate less than 50 peak hour trips during either the a.m. or p.m. peak hours, a TIA is not required for this project.

Table 15 – Project Trip Generation

Land Use	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Multifamily Housing (Low-Rise) Not Close to Rail Transit	39 DU							
Trips/Unit[1]		0.10	0.30	0.40	0.32	0.19	0.51	6.74
Trip Generation		4	12	16	12	7	19	263

Notes:

DU = Dwelling Unit

[1] Rates from Institute of Transportation Engineers (ITE) *Trip Generation Manual,* (11th Edition) Land Use 220 - "Multifamily Housing (Low-Rise) Not Close to Rail Transit", Setting/Location - 'General Urban/Suburban'.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XVII. TRANSPORTATION: Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?				X
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

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

Less Than Significant Impact. The City of Glendora Community Plan 2025 Circulation Element governs the circulation system in the vicinity of the Project Site. In order to meet this objective, the Circulation Element has been designed to accommodate the anticipated transportation needs based on the estimated intensities of various land uses within the region.

Level of Service

LOS analysis is generally performed for assessing conformance with General Plan and operational standards established by the City. LOS is commonly used as a qualitative description of intersection operation and is based on the capacity of the intersection and the volume of traffic using the intersection. The City has established a LOS standard of LOS D or better on roads and intersections.

In accordance with current CEQA provisions, a project's effect on automobile delay as measured by LOS shall not constitute a significant environmental impact. Therefore, LOS is not discussed as a measure of analysis as part of this report.

Public/Mass Transit

The City of Glendora is well served by public transit systems. The Foothill Transit (FTA) and the Glendora Mini-Bus both operate routes that extend into or through the City of Glendora. The Glendora Mini-Bus operates on several routes in the City and offers curb-to-curb transportation services for senior citizens and permanently disabled persons. FTA fixed bus route 187 operates within the project vicinity. Service is provided every day with a frequency of one bus every twenty minutes in each direction, except that the frequency is decreased to one bus every one-half hour during the weekends and holidays.

In addition, the Project Site is located about 2.3 miles from the APU/Citrus College Station which is a light rail station of Los Angeles Metro Rail system station located on the A Line. As per the City's General Plan Community Circulation Element, Foothill Extension of the Metro A Line is proposed to follow an alignment from its current terminus in Azusa to its proposed eastern terminus in the City of Montclair, passing through many Foothill cities, including Glendora, but this does not fall in the project vicinity.

Bicycle and Pedestrian Facilities

Currently, there are no existing bicycle facilities within the project vicinity. Based on the Community Plan 2025 Circulation Element, there are no bike lanes proposed along the project roadways.

The existence of sidewalks provides more transportation choices for non-work trips, which can replace some auto trips, reducing growth in congestion and air pollution. Within the project vicinity, paved sidewalks are present along Route 66 located south of the project site. According to the Community Plan 2025 Circulation Element, the project will not affect any existing sidewalks.

The Proposed Project is consistent with the programs, plans, ordinances, and policies that address the circulation system, including transit, roadways, bicycle and pedestrian facilities. Therefore, potential impacts associated with the circulation system would be less than significant, and no mitigation would be required.

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

No Impact. CEQA Guidelines §15064.3 states that transportation impacts of projects are, in general, best measured by evaluating the Proposed Project's VMT. Automobile delay will no longer be considered to be an environmental impact under CEQA.

As such, the City of Glendora adopted its TIA Guidelines in 2015 to help ensure that land use development and transportation projects comply with the latest CEQA requirements regarding VMT. These guidelines include a CEQA Assessment for VMT analysis and lists the VMT thresholds, screening tools, and methodologies.

A trip generation evaluation and VMT screening analysis consistent with the City's TIA Guidelines was prepared for the Proposed Project (**Appendix K**). The Proposed Project is classified as a "Residential – Townhouse)". Upon entering all required data in the City's VMT calculator, it was determined that the project is screened out from a detailed VMT analysis and presumed to have a less than significant VMT impact. The results of this analysis using the VMT Calculator is included in **Figure 16**.

Therefore, the Proposed Project is presumed to have a less than significant impact on VMT since it satisfies one or more of the VMT screening criteria established by the City of Glendora, potential impacts associated with a conflict or is inconsistency with State CEQA Guidelines §15064.3, subdivision (b) would be less than significant, and no mitigation would be required.

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

Less Than Significant Impact. The Proposed Project does not involve any design features that would increase traffic hazards due to geometric design.

The Project Site is proposed to be accessed via a single 26-foot wide, two-way driveway with access from Route 66. The site entrance is not proposed to be

gated, which eliminates potential for queuing of vehicles into the public right-of-way for site access.

Resident parking is provided in individual garages on the first floor of each building, with additional parking spaces at the rear (north) side of the property for overflow and guest parking. A trash enclosure is also located at the rear of the property. Drive aisle access to each parking area is also 26-feet in width and meets the minimum width and turning radius requirements for emergency access vehicles, as well as for service of the trash enclosure by Athens Service.

The Proposed Project does not include a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses. The Proposed Project would not create hazards or conflicts between pedestrians and vehicles internally, nor would it create a conflict for ingress and egress. Therefore, potential impacts associated with hazards or incompatible uses would be less than significant, and no mitigation would be required.

d) Would the project result in inadequate emergency access?

Less Than Significant Impact. The Proposed Project is required to comply with the City's development review process including review by the LACFD for compliance with all applicable fire code requirements for construction and access to the Project Site. The access and circulation features within the Project Site would accommodate emergency ingress and egress by fire trucks, police units, and ambulance/paramedic vehicles. Emergency vehicles would enter the Project Site using the driveway entrance on Route 66. The internal circulation is designed to accommodate resident vehicles as well as fire trucks. The roadway paving and design as well as the final design plans for the Project Site's ingress and egress will be reviewed by the City Engineer for appropriate width and lanes. All access lanes will meet City requirements pursuant to the California Building and Fire Codes to ensure adequate emergency access throughout the Project Site.

The Proposed Project's driveway would be designed and constructed to meet City standards and comply with City width, clearance, and turning-radius requirements. The Project Site would be accessible to emergency responders during construction and operation of the Proposed Project and would not result in inadequate emergency access. Therefore, potential impacts associated with inadequate emergency access would be less than significant, and no mitigation would be required.

Mitigation Measures

No mitigation measures associated with impacts to Transportation apply to the Proposed Project.

Conclusion

Potential impacts of the Proposed Project associated with Transportation would be less than significant, and no mitigation would be required.

CEQA Transportation Analysis Screening Tool for Development Projects

This tool is to estimate the potential of a land use development project, where the City of Glendora is the CEQA lead agency

Legend	
User Input	xxxx
Calculated Value	xxxx

1 Project Information

Applicant Name	Brandywine Homes
Project Name	731 E Route 66 Townhomes Project

	Number	Street (no street suffix, e.g. Ave., Blvd.)
Address	731	ROUTE 66

2 Project Description

Type	Unit	Existing	Project	Change
Emploment - Office Building	1000s Sq Feet			-
Employment - Hospital	1000s Sq Feet			-
Employment - Medical/Dental Office	1000s Sq Feet			-
Employment - Movie Theater	1000s Sq Feet			-
Hotel	Rooms			-
Industrial - Heavy	1000s Sq Feet			-
Industrial - Light	1000s Sq Feet			-
Industrial - Warehouse	1000s Sq Feet			-
Retail - Store	1000s Sq Feet			-
Retail - Restaurant	1000s Sq Feet			-
Residential - Apartment	Units			-
Residential - Assisted Living	Beds			-
Residential - Single Family	Units			-
Residential - Townhouse	Units	0	39	39
Number of Affordable Housing Units	Units	0	0	-

Is this project a:	
Library	No
School	No
Park	No
Community Center	No
Other locally serving	No

3 Checklist Screening

Screened to be Presumed as Less Than Significant? **Yes** *Project Below Size Threshold*

Figure 16: CEQA Transportation Analysis Screening Tool
Source: *Ldn Consulting, Inc.*

4.18 Tribal Cultural Resources

Cogstone prepared a Cultural and Paleontological Resources Assessment for the Proposed Project (**Appendix C** - *Cultural and Paleontological Resources Assessment Report for the Brandywine Glendora Project*, Cogstone, May 2024). The assessment addressed the ethnographic and archaeology of the Native American occupation in the City of Glendora.

Senate Bill 18 (SB 18)

Senate Bill 18 (SB 18) requires local governments to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. Consultation and notice requirements apply to adoption and amendment of both general plans (defined in Government Code §65300 et seq.) and specific plans (defined in Government Code §65450 et seq.).

SB 18 uses the term, California Native American tribe, and defines this term as "a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the Native American Heritage Commission" (NAHC). All California Native American tribes, whether officially recognized by the federal government or not, represent distinct and independent governmental entities with specific cultural beliefs and traditions and unique connections to areas of California that are their ancestral homelands. SB 18 recognizes that protection of traditional tribal cultural places is important to all tribes, whether federally recognized or not, and it provides all California Native American tribes with the opportunity to participate in consultation with city and county governments for this purpose.

Assembly Bill 52 (AB 52)

Assembly Bill 52 (AB 52), signed into law in 2014, amended CEQA and established new requirements for tribal notification and consultation. AB 52 applies to all projects for which a notice of preparation or notice of intent to adopt a negative declaration/mitigated negative declaration is issued after July 1, 2015. AB 52 also broadly defines a new resource category of tribal cultural resources and established a more robust process for meaningful consultation that includes:

- Prescribed notification and response timelines;
- Consultation on alternatives, resource identification, significance determinations, impact evaluation, and mitigation measures; and
- Documentation of all consultation efforts to support CEQA findings.

A tribe must submit a written request to the relevant lead agency if it wishes to be notified of projects within its traditionally and culturally affiliated area. The lead agency must provide written, formal notification to the tribes that have requested it within 14 days of determining that a project application is complete or deciding to undertake a project. The tribe must respond to the lead agency within 30 days

of receipt of the notification if it wishes to engage in consultation on the Proposed Project, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation. Consultation concludes when either 1) the parties agree to mitigation measures to avoid a significant effect, if one exists, on a tribal cultural resource, or 2) a party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. AB 52 also addresses confidentiality during tribal consultation per PRC §21082.3(c).

City of Glendora Tribal Consultation.

On April 12, 2024, the City of Glendora notified the following tribal entity representatives of the Proposed Project and the 30-day and 90-day timeframe in which to request consultation in accordance with AB52 and SB18.

- Desert Cahuilla Indians
- Gabrieleno Band of Mission Indians – Kizh Nation
- Gabrieleno Tongva Indians of California Tribal Council
- San Manuel Band of Mission Indians
- Santa Rosa Band of Cahuilla Indians
- Soboba Band of Luiseno Indians

Of the tribes contacted, the following responses were received:

- April 19, 2024 – Christina Conley of the Gabrieleno Tongva Indians of California Tribal Council sent an email to the City indicating that the Tribe is in receipt of the project and has concerns: "We are in receipt of your project and have some concerns as it lies between two know cultural sites. We will divert final comments to Anthony Morales of the San Gabriel Band of Mission Indians."
- April 19, 2024 – Eunice Ambriz of the Yuhaaviatam of San Manuel Nation (formerly the San Manuel Mission Band of Indians) sent an email to the City confirming receipt of the project: "Thank you for contacting the Yuhaaviatam of San Manuel Nation (formerly the San Manuel Band of Mission Indians) regarding the above-referenced project. YSMN appreciates the opportunity to review the project documentation, which was received by the Cultural Resources Management Department on April 16, 2024. The proposed project is located outside of Serrano ancestral territory and, as such, YSMN will not be requesting to receive consulting party status with the lead agency or to participate in the scoping, development, or review of documents created pursuant to legal and regulatory mandates."

Environmental Setting

A review of the ethnographic literature identified the Project area as being within the traditional territory of the Gabrielino (Tongva) (**Appendix C**, Figure 4; Cogstone 2024). Locating the tribal use of the Project Area is further complicated

by Spanish colonization and the displacement of the Native American communities throughout the American Period.

The Gabrielino occupied a vast area of more than 2,500 square miles that stretched from Topanga Canyon in the northwest, to the base of Mount Wilson in the north, to San Bernardino in the east, Aliso Creek in the southeast and the Southern Channel Islands (**Appendix C**, Figure 4; Bean and Smith 1978; McCawley 1996). The Project Area is identified as being within Gabrielino (Tongva) Territory. The Gabrielino are linked to other Takic language family groups.

Villages were located near water sources necessary for leaching acorns and gathering other sources of food, including grass seeds, greens, fruits, and chia. Marine foods were extensively utilized, including sea mammals, fish, and crustaceans that were hunted and gathered from creeks, shorelines, and open ocean.

Between the mid-1500s and the 1700s, the Gabrielino were contacted by the Spanish explorers, then Mexican ranchers, and later American settlers. By the mid-1800s, the Gabrielino were exposed to new cultural ways, opportunities, and constraints.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XVIII. TRIBAL CULTURAL RESOURCES:				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC § 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 PRC § 5020.1(k), or				X

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC § 5024.1. In applying the criteria set forth in subdivision (c) of PRC § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

Discussion

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

No Impact. According to the PRC Chapter 2.5, Section 2.5, Section 21074, Tribal Cultural Resources are sites, features, places, cultural landscapes, sacred places, and items with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in Section 5020.1.

No resources are listed on or have been identified as eligible for listing on the California Register of Historic Places within or near the Project Site and no known potential impacts to Tribal Cultural Resources would occur.

b) *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC 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 resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC § 5024.1. In applying the criteria set forth in subdivision*

(c) of PRC § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less Than Significant Impact with Mitigation Incorporated. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In accordance with the requirements of AB52 and SB18, on April 12, 2024, the City sent letters to Native American tribes that may have knowledge regarding tribal cultural resources in the Project vicinity. Of the tribes notified, two responses were received from the Gabrieleno Tongva Indians of California Tribal Council and Yuhaaviatam of San Manuel Nation. The response from Gabrieleno Tongva Indians of California Tribal Council indicated that there may be concern due to the project's location in between two known cultural sites and that final comments are diverted to Anthony Morales of the San Gabriel Band of Mission Indians. The response from the Yuhaaviatam of San Manuel Nation (YSMN) indicated that the YSMN will not be requesting to receive consulting party status with the lead agency or to participate in the scoping, development, or review of documents pursuant to legal and regulatory mandates. Consultation meetings are ongoing between the City and the tribal governments and are expected to conclude prior to the Proposed Project proceeding to public hearings.

While the Project area was determined to have low sensitivity for buried prehistoric archaeological resources, the possibility of tribal cultural resources that are unknown to the SCCIC may elevate the cultural sensitivity of the area. The Project is recommended to proceed as planned. Therefore, Project-specific mitigation measures **MM CR-1** and **MM CR-2** would be implemented if any tribal cultural resources are discovered. Implementation of these measures will ensure that Project-specific impacts will be less than significant.

Mitigation Measures:

Mitigation measure **MM CR-1** and **MM CR-2** are described in Section 4.5.

Conclusion

Implementation of mitigation measures **MM CR-1** and **MM CR-2** would reduce the potential impacts of the Proposed Project associated with Tribal Cultural Resources to less than significant levels.

4.19 Utilities and Service Systems

The Project Applicant has obtained letters from various utilities indicating that they can serve the Proposed Project (**Appendix L** – *Will Serve Letters*). Information regarding sewer service to the property is included in the Sewer Area Study (**Appendix M** – *Sewer System Analysis, TTM No. 84292, Sewer Plan Assessment District No. 4, SMD Index E – 2298 and E-2341*, C&V Consulting, Inc., June 2024.)

Environmental Setting

Water and sewer services would be served by the City of Glendora Public Works Dept. Water and Engineering Divisions, electrical service is readily available in the vicinity through Southern California Edison (SCE), and natural gas is available through Southern California Gas Company (SoCalGas).

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
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?			X	

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
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?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Discussion

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

Less than Significant Impact. The Proposed Project would interconnect to existing utilities available along the site frontage on Route 66. Utility will-serve letters have been provided by SCE, SoCalGas, the Los Angeles County Sanitation District No. 22 (LACSD) and the City of Glendora Public Works (**Appendix L**).

Water: The City of Glendora Water Division will provide water to the development.

Sewer: The sewerage discharge route from the proposed development will be handled by the local City of Glendora sewer system and LACSD trunk sewers. The proposed sewer system will be gravity fed and flow towards a local sewer line located along Route 66, which conveys and connects to the 15" LASCD Base Line Trunk Sewer located in Grand Avenue at Route 66 (**Appendix M**).

Stormwater: There is currently no offsite run-on stormwater with perimeter control walls. The outflow of the proposed site continues westerly downstream along E. Route 66 eventually enters existing LACFCD catch basin inlets at South Pasadena Avenue The runoff continues through LACFCD's 54" reinforced concrete pipe to Big Dalton Wash. All flow ultimately discharges to the San Gabriel River which drains to the Pacific Ocean at San Pedro Bay. The project is exempt from Hydromodification Control requirements due to the flow facilities being concrete or otherwise an engineered channel. Stormwater mitigation intends to be routed to a single outlet at the south-west corner of the site. There are three onsite inlets that collect and direct runoffs into the proposed interconnected underground

infiltration / detention system for water quality treatment sized for the 85th percentile rain event in conformance with water quality treatment standards. When the infiltration / detention system reaches full capacity, excess runoff is routed to the parkway drain connection to the public right of way. In the case of a large storm event beyond the design storm, runoff will pond at the localized inlets and the grading design ensures runoff overflow towards East Route 66 following historical drainage pattern. The project will include the following to implement best management practices: storm drain message and signage, landscape irrigation practices, select building materials, street sweeping, site design and landscape plan, efficient irrigations, infiltration trench and drain inserts (**Appendix I**).

Electricity: Electrical infrastructure will be serviced by SCE. SCE uses a mix of fossil fuel and renewable energy resources to supply electricity to Southern California. SCE services include all required electrical hookups. It may be necessary to submit an Advanced Engineering Fee associated with preliminary design and engineering work in order to estimate the cost for SCE to perform the electric work associated with the Project.

Natural Gas: Gas will be provided by SoCalGas. SoCalGas provides gas services to nearly 18 million people through 5 million gas meters in more than 530 communities throughout California. SoCalGas has facilities in the area where the Project is being proposed and will provide natural gas services.

Telecommunications: Communication services including line and wireless telephone and internet services are available to the Project Site through numerous private providers.

Therefore, the Proposed Project will not require relocation or substantial new construction of any utility facilities to service the Project Site. Impacts of the project will be less than significant, and no mitigation is required.

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

Less than Significant Impact. The City of Glendora Water Division has determined that the existing water system is adequate to facilitate the residential water demand of the Proposed Project (**Appendix L**). The Water Division will provide water at the point of connection shown in the Preliminary Utility Plan (**Figure 12**). The conditions of water service will be served as long as the approved plans are followed. The developer must abide by any preconditions noted in plan checks. The approved plans must be within the Planning Commission and City Council reports and the City or its representative shall not be liable for the design and installation of the private water system.

Therefore, impacts of the project will be less than significant, and no mitigation is required.

c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less than Significant Impact. The City of Glendora Public Works Department provides local wastewater collection, and the Los Angeles County Sanitation District provides wastewater treatment. The Proposed Project will convey wastewater to a local sewer line located in Route 66 which connects to the Sanitation District trunk sewer in Grand Avenue at Route 66 (**Figure 12**). The 15-inch diameter trunk sewer has a capacity of 4.4 million gallons per day and conveyed peak flow of 1.5 million gallons per day, last measured in 2015. The wastewater generated by the Proposed Project will be treated at the San Jose Creek Water Reclamation Plant located adjacent to the City of Industry. All biofluids and wastewater flows that exceed the capacity of the San Jose Creek Water Reclamation Plant are diverted to and treated at the Joint Water Pollution Control Plant in the City of Carson (**Appendix L**).

The City of Glendora and the LACFCD operate and maintain the storm drains that serve the Project Site. The Proposed Project will be required to tie into a catch basin to the west of the project on Route 66. The Catch Basin Inlet will be sized with a capacity based on the 25-year storm event to conform with LACDPW Hydrology urban flood street capacity. The buildings for the Project will be designed to be protected from a 100-year storm per urban flood requirement. The hydrologic analysis demonstrates that the overall proposed development conditions will generate a lower peak runoff flowrate than existing conditions outflow for the Project Site (**Appendices H and I**).

A detention system is not required to detain the generated runoff; however, an infiltration/ detention system is proposed per water quality treatment requirement which will further improve downstream runoff capacity. During the design storm event when the infiltration/ detention system reached full capacity, excess runoff is routed to the proposed parkway drain to the public right of way (**Appendix I**).

Therefore, the Proposed Project will not require relocation or substantial new construction of any utility facilities to service the Project Site. Impacts of the project will be less than significant, and no mitigation is required.

Therefore, the Proposed Project will be adequately served by existing wastewater treatment infrastructure. Impacts of the project will be less than significant, and no mitigation is required.

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?

Less than Significant Impact. The City of Glendora administers solid waste and recycling services through Athens Service, one of several companies licensed to handle integrated solid waste services in Southern California. Athens Services makes arrangements for the collections, multi-reuse facility (MRF) processing, recycling and disposal of the non-recyclable residuals of all solid wastes, including recyclable solid and green wastes, for all properties within city limits (except properties within the jurisdiction of other public entities). Athens also provides street sweeping services at no charge to the City for all residential streets, alleys, designated parking lots and commercial streets.

The Proposed Project includes construction of 39 residential dwelling units. CalRecycle estimates that the proposed residential project generates 12.23 pounds of solid waste per household each day (CalRecycle, accessed April 2024). With 39 proposed dwelling units, who would estimate roughly 477 pounds of solid waste generated per day. Waste from the City is delivered to the Mid-Valley Sanitary Landfill in the city of Rialto. The Mid-Valley Sanitary Landfill has a maximum daily throughput of 7,500 tons per day with a remaining capacity of 54,219,377 cubic yards. The Proposed Project would generate less than 0.0003 percent of the daily throughput of the Mid-Valley Sanitary Landfill.

Therefore, the Proposed Project will not generate waste in excess of the capacity of local infrastructure and would result in a less than significant impact on the potential impacts associated with solid waste for the Proposed Project.

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

Less than Significant Impact. The City of Glendora has an exclusive franchise agreement with Athens Service for solid waste disposal and recycling throughout the City. The Proposed Project's solid waste disposal needs would be services through this agreement. The City enforces compliance with all federal, state, and local regulations related to solid waste for all properties in the City through the franchise agreement and City ordinances. As such, the Proposed Project would be in compliance with regulations related to solid waste, and no impact would occur.

Mitigation Measures

No mitigation measures associated with impacts to Utilities and Service Systems apply to the Proposed Project.

Conclusion

Potential impacts of the Proposed Project associated with Utilities and Service Systems would be less than significant, and no mitigation would be required.

4.20 Wildfire

Environmental Setting

The CAL FIRE "Fire Hazard Severity Zones in State Responsibility Areas" online map (CAL FIRE, accessed April 2024) shows the Project Site is not located within a State Responsibility Area and is not designated as a Very High Fire Hazard Severity Zone (**Figure 17** - *Fire Hazard Severity Map*).

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XX. WILDFIRE: 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?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?			X	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
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?			X	

Discussion

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. The Project Site is not located within a State Responsibility Area and is not designated within a Very High Fire Hazard Severity Zone (VHFHSZ). The nearest VHFHSZ is located approximately 1.25-miles northeast of the Project Site. The project is located in an area that is developed with local roads and regional highways that provide adequate access and departure from the area in the event of an emergency, such as a wildfire. Vehicular access to the Project Site would be provided via a driveway access point off of Route 66 of a two-way driveway for truck and fire safety access. The proposed access is designed to comply with the current California Fire Code (2022 California Fire Code) standards for development for industrial uses, and standards as set forth by the LACFD. Fire plan check would be required to ensure adequate service is provided. The Proposed Project would also be subject to review and compliance with the City's Building Code to ensure structural integrity of all proposed buildings.

In addition, the City has prepared a Multi-Hazard Functional Plan (MHFP) for emergency response and evacuation which identifies the areas for meeting and staging in an emergency event, communications and addresses the City's planned response to emergencies associated with natural disasters and technological incidents.

Therefore, potential impacts associated with an adopted emergency response plan or emergency evacuation plan would be less than significant, and no mitigation would be required.

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

Less than Significant Impact. Areas of Southern California, including the Los Angeles Basin, are subject to seasonal wind events including times during the fall when Santa Ana Wind conditions are prevalent. This can exacerbate fire hazard risks through drying of vegetation and uncontrollable expansion of fires when ignited in rural and urban areas.

The Project Site is not located within a State Responsibility Area and is not designated within a VHFHSZ. The built environment surrounding the Project Site consists of mixed commercial uses to the east and west, residential to the north, and mixed commercial and residential to the south. The site is flat and is not located within or near any hillside areas associated with the San Gabriel Mountains. The Proposed Project would be subject to the standards and requirements set forth in the 2022 California Fire and Building Codes, which require structural resilience for all types of fire conditions. Therefore, potential impacts

associated with exacerbating wildfire risk would be less than significant, and no mitigation would be required.

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

Less than Significant Impact. The Project Site is not located within a State Responsibility Area and is not designated within a VHFHSZ. The Proposed Project is surrounded by built infrastructure including roads, utilities (electricity and gas), sewer lines, and waterlines and would not necessitate the construction of new infrastructure. Development of the Proposed Project does not include any additional infrastructure improvements that increase capacity beyond what is already planned for within the existing urban area. Therefore, potential impacts associated with the exacerbation of fire risk or result in temporary or ongoing impacts to the environment would be less than significant, and no mitigation would be required.

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?*

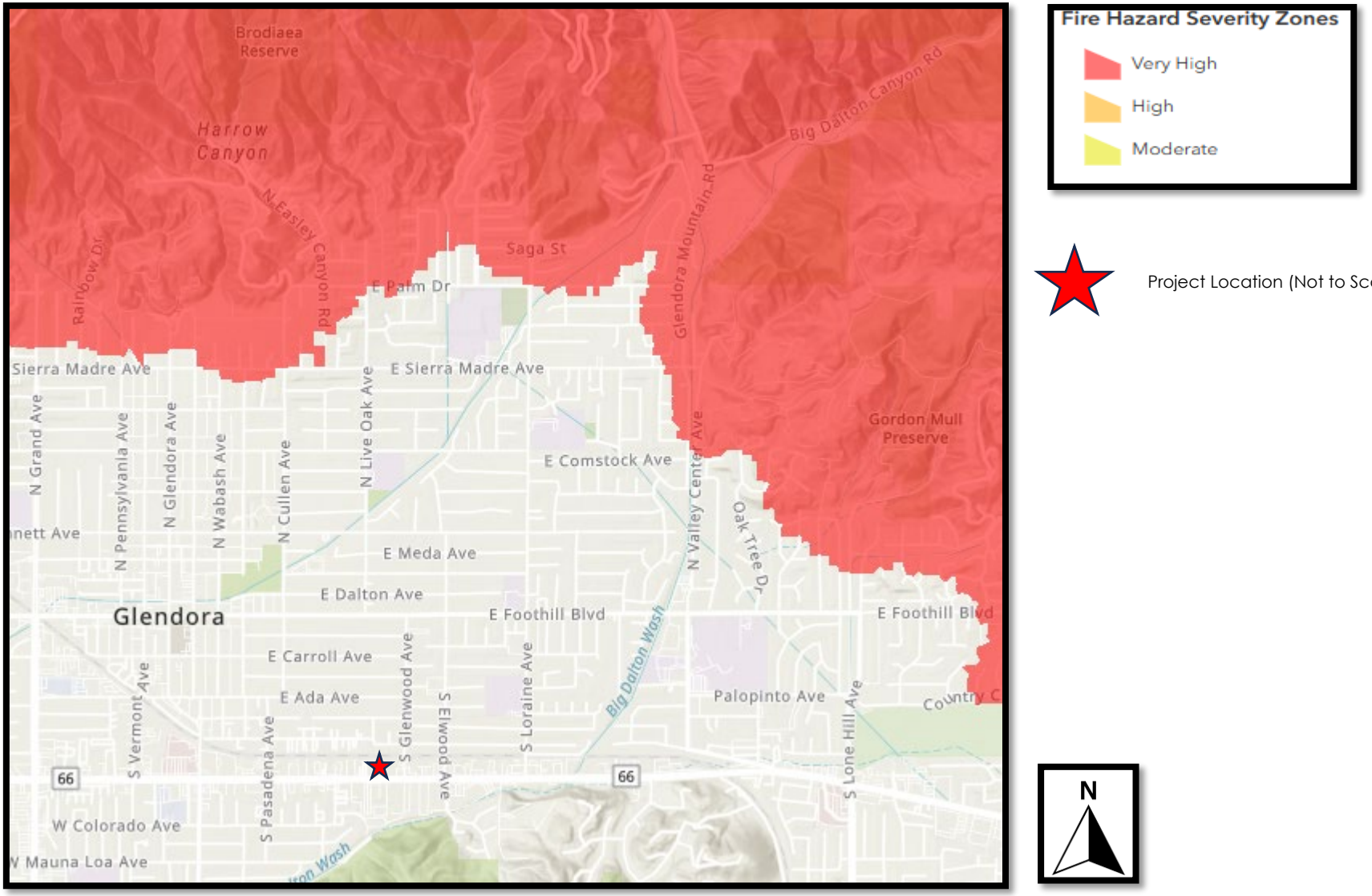
Less than Significant Impact. The Project Site is not located within a State Responsibility Area and is not designated within a VHFHSZ. The built environment surrounding the Project Site consists of mixed commercial uses to the east and west, residential to the north, and mixed commercial and residential to the south. The site is flat and is not located within or near any hillside areas associated with the San Gabriel Mountains. The Project Site is also not located within a floodplain and the Preliminary WQMP is designed to with capacity to handle 100-year and 500-year storm events. The Proposed Project would be subject to the standards and requirements set forth in the 2022 California Fire Code and 2002 California Building Code. Therefore, potential impacts associated with the exposure of 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 would be less than significant, and no mitigation would be required.

Mitigation Measures

No mitigation measures associated with impacts to Wildfire apply to the Proposed Project.

Conclusion

Potential impacts of the Proposed Project associated with Wildfire would be less than significant, and no mitigation would be required.



Project Location (Not to Scale)

Figure 17: Fire Hazard Severity Map
Source: *Cal FIRE*

4.21 Mandatory Findings of Significance

Impact Analysis

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XXI. 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?			X	
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)?		X		
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

Discussion

a) *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or*

animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact. The Proposed Project Site does not contain any drainages, state or federally protected wetlands, native undisturbed suitable habitats/soils, or sensitive plant/wildlife species. The Proposed Project will not interfere substantially with the movement of any resident or migratory wildlife corridors or impede the use of native wildlife nursery sites as no such corridors or nursery sites are located within or near the Project Site. Additionally, the Project area is assigned a low potential for fossils (PFYC 2) at depths of 15 feet or less below ground surface (bgs) due to the presumed lack of fossils in middle Holocene younger fan deposits. The Proposed Project only has the potential to adversely impact significant resources should Pleistocene alluvium occur at depth and be encountered at excavation. Impacts to significant paleontological resources or sites would be reduced to a less than significant level with mitigation if excavation occurs deeper than 15 feet bgs. The Proposed Project includes excavation of approximately five (5) feet bgs surface and would not enter depths of at least 15 feet bgs. Therefore, potential impacts associated with paleontological resources or sites or unique geologic features would be less than significant, and no mitigation would be required.

b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

Less Than Significant Impact with Mitigation Incorporated. As presented in Sections 4. Through 4.20, the Project would have no impact, a less than significant impact, or a less than significant impact after mitigation with respect to all environmental issues (Refer to **Appendix N** for the Mitigation Monitoring and Reporting Program).

The Proposed Project is being developed consistent with the City of Glendora General Plan land use designation of Route 66 Corridor Specific Plan and development standards for the RT66-CRR zoning district. Although the potential exists for the Proposed Project to result in population growth of 0.01 percent through additional dwelling units, the Proposed Project's population growth falls within the projected population increase. Therefore, population growth from the Project would not be substantial. Population increase as a result of the Proposed Project would not directly or indirectly induce growth in the City not contemplated and analyzed within the

existing Community Plan 2025 and associated environmental documents. Additionally, the Project Site is located within an urbanized area and would be connected to existing municipal roadways and utility infrastructure.

Impacts specified throughout this Initial Study are considered project-specific in nature due to the limited scope of direct physical impacts to the environment. Consequently, the Project along with other cumulative projects would result in a less than significant cumulative impact with respect to all environmental issues, and no additional mitigation is required.

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

All potential impacts of the Proposed Project have been identified, and mitigation measures have been provided, where applicable, to reduce potential impacts to less than significant levels. Upon implementation of mitigation measures, the Proposed Project would not result in substantial direct or indirect adverse impacts on human beings. Implementation of these measures will ensure that Project-specific impacts will be less than significant.

5 LIST OF PREPARERS

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Appendix A

723-745 East Route 66 Multi-Family Residential Development
Air Quality Screening Letter

Ldn Consulting, Inc.

December 8, 2023

Ldn Consulting, Inc.
23811 Washington Ave, C110-333, Murrieta, CA 92562 phone 760-473-1253

December 8, 2023

Brandywine Homes
Attn: Chris Courtney
16580 Aston
Irvine, CA 92606

RE: 723-745 Route 66 Multi-Family Residential Development Air Quality Screening Letter – City of Glendora

The purpose of this air quality screening letter is to identify air quality impacts, if any, which may be created from the construction and operation of the proposed 39 unit multi-family residential Project otherwise known as the "723-745 Route 66 Multi-Family Residential Development". The project proposes the construction of six 3-story multi-family residential buildings consisting of 39 townhomes/flats within a 1.85-acre project site. The current use of the Project area is a Vehicle Service and sales lot with an existing 6,000 Square Foot building onsite.

The Project is located on an approximate located at 723-745 East Route 66 in the City of Glendora within the San Gabriel Valley in the County of Los Angeles. The project is generally located north of Interstate 210 (I-210) and east of State Route 39 (SR-39) between Glendora Avenue and Lone Hill Avenue. Glendora Avenue and Lone Hill Avenue provide regional access to the project site via I-210 to the south. The project site is surrounded by existing retail uses to the east and west, existing single-family residences to the north, and East Route 66 to the south. Existing multi-family residential uses are located across Route 66 to the south. The Foothill Gold Line within the Los Angeles Metro Rail system is located adjacent to the project to the north and is currently under construction to build an extension to the light rail system.

The Project is expected to begin demolition of the existing building and lot mid-year 2024 and start construction shortly thereafter. Construction completion and operations would be expected sometime in 2025. As a Project design feature (PDF), the Project would ensure that at all construction equipment used onsite be rated Tier 3 or better which means that the equipment manufacture date would be no later than 2006[1].

[1] The California Air Resources Board (CARB) regulations require that – starting in 2012 – all off-road equipment produced needs to meet the basic requirements for Tier 4 compliance (Tier 4 Interim) (CARB, 2023). Offroad equipment fleets are managed by CARB and are typically based on total horsepower owned. Owners are limited to what types of equipment they must maintain as their fleet and can include equipment from rental companies. After 2023, no fleet owner can add equipment less than Tier 3 to their fleet (California Air Resouces Board, 2022).

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PDF-1 - Project-related construction equipment shall use 100% precent Tier 3 construction equipment with diesel particulate filters (DPF) or better as defined by United States Environmental Protection Agency (EPA) / California Air Resources Board (CARB) standards. The grading contractor shall submit a letter to the City of Glendora committing to this requirement.

Once construction is completed the proposed project would generate operational air quality emissions. These operational emissions would originate from normal residential operations.

Air quality impacts related to construction and daily operations were calculated using the latest CalEEMod 2022.1 air quality and GHG model developed by South Coast Air Quality Management District (SCAQMD). CalEEMod now is a web-based software and is updated regularly. Currently the version being used is 2022.1.1.20. The City of Glendora recognizes this model as an acceptable model for projects of this nature. The Air Quality modeling is proved as ***Attachment A*** to this report. Conservatively, modeling assumed 43 units as a worst case scenario.

Regional Air Quality Significance Thresholds

To determine whether a project would create potential air quality impacts, the City of Glendora uses South Coast Air Quality Management District's (SQAQMD) Air Quality Thresholds. The screening thresholds for construction and daily operations are shown in Table 1.

Table 1: City of Glendora Regional Air Quality Significance Thresholds

Pollutant	Total Emissions - Pounds per Day (lb/day)
Respirable Particulate Matter (PM_{10} and $PM_{2.5}$)	150 and 55
Nitrogen Oxide (NO_x) - Construction	100
Nitrogen Oxide (NO_x) - Operations	55
Sulfur Oxide (SO_x)	150
Carbon Monoxide (CO)	550
Volatile Organic Compounds (VOCs) - Construction	75
Volatile Organic Compounds (VOCs) - Operations	55

In addition, the SCAQMD requires compliance with localized significance thresholds (LSTs) for NO2, CO, PM2.5 and PM10. The LST methodology was developed to be used as a tool to assist

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lead agencies to analyze localized impacts associated with project-specific level proposed projects and would not be applicable to regional projects such as general plans.

The LST methodology was last updated to incorporate the most recent ambient air quality standards, July 2008 (South Coast Air Quality Management District, 2008) The LST methodology is often utilized by most agencies governed under SCAQMD CEQA review. SCAQMD developed mass rate look-up tables for projects to assist agencies with development of LSTs (South Coast Air Quality Management District, 2014).

The LSTs derived by SCAQMD and presented in tables which differentiate by source receptor areas. The Project would be represented by SRA #9 since the Project area is in the East Gabriel Valley area. LSTs are provided for project areas which could be best represented by any size ranging between 1 and 5 acres. Projects larger than this would be required to generate site specific LST models. The project site is 1.85 acres in size and was analyzed using the 1-acre mass look tables.

The Project boundary is roughly 100 meters from the nearest sensitive receptor to the west. Table 2 below shows the worst-case project LST at the nearest receptor from the Project boundary (100 meters) (SCAQMD, 2009).

Table 2: LST Emission Thresholds (1-Acre Site) – lb/day

Pollutant	LST @ 100 meters
CO	1,914
PM_{10} (Construction)	34
PM_{10} (Operation)	9
$PM_{2.5}$ (Construction)	9
$PM_{2.5}$ (Operation)	3
NO_2 (Corrected utilizing NO_2/NO_x Ratio) Construction and Operation	159

Project Related Construction Emissions

Construction of the project would likely begin shortly after the approval of the Proposed Project and permits are issued. An existing 6,000 Square Foot (SF) structure exists onsite which will be demolished as part of this Project. In addition, the Project site is paved with asphalt and concrete and would require demolition and recycling of the materials offsite. This analysis assumes

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construction begins mid-year 2024 and would be completed later in 2025. CalEEMod default settings were used which are based on the project site size and number of units proposed. The proposed construction schedule and construction equipment list is identified in Table 3.

Table 3: Proposed Construction Phase and Duration

Equipment Identification	Proposed Start	Proposed Completion	Quantity
Demolition	6/1/2024	6/29/2024	
Tractors/Loaders/Backhoes			3
Rubber Tired Dozers			1
Concrete/Industrial Saws			1
Site Preparation	6/30/2024	7/2/2024	
Graders			1
Rubber Tired Dozers			1
Tractors/Loaders/Backhoes			1
Grading	7/3/2024	7/8/2024	
Graders			1
Tractors/Loaders/Backhoes			2
Rubber Tired Dozers			1
Building Construction	7/9/2024	4/15/2025	
Cranes			1
Forklifts			1
Generator Sets			1
Tractors/Loaders/Backhoes			1
Welders			3
Paving	4/16/2025	4/30/2025	
Tractors/Loaders/Backhoes			1
Pavers			1
Paving Equipment			1
Rollers			1
Cement and Mortar Mixers			1
Architectural Coating	4/2/2025	4/15/2025	
Air Compressors			1
This equipment list is based upon equipment inventory and estimates within CalEEMod using default settings.			

Based on the modeling within CalEEMod, the construction emissions, which are reported in lbs/day, are shown in Table 4 on the following page. Based on these findings, the project construction activities would have a less than significant regional air quality impact and a less than significant localized impact.

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Table 4: Expected Construction Emissions Summary (lb/day)

	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Construction Emissions	29.5	12.8	15.6	0.03	3.35	1.78
City Screening Threshold	75	100	550	150	150	55
Exceeds Screening Threshold	**No**	**No**	**No**	**No**	**No**	**No**
LST at 100 meters from Project (nearest sensitive receptor)		159	1,914		34	9
Exceeds LST Screening Threshold		**No**	**No**		**No**	**No**

Project Related Operational Emissions

As previously discussed, operational emissions from Area, Energy, Mobile sources are also calculated within CalEEMod. The program is largely based on default settings which are automatically populated throughout the model based on the imputed land use. Southern California Edison averages for utility emissions were utilized for the calculations throughout the model. The model assumes that residential units include a mix of various hearth options. Since the Project would not install hearth options, all hearths were removed from the model.

CalEEMod utilized the proposed land use and then estimates worst-case air quality emissions from trip generations built into the model and include vehicle emission rates from EMFAC. The EMFAC model is built into the CalEEMod software. Estimates are provided for both the Summer and Winter operational months and are shown in Table 5 on the following page. In addition, an LST comparison is provided as well.

Based on the findings of the Air Quality modeling in CalEEMod daily operational activities would generate less than significant air quality impact for both City thresholds and SCAQMD LSTs and would also generate less than significant regional air quality impacts.

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Table 5: Expected Daily Operational Air Quality Emissions

	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Summer Scenario						
Operational Emissions (Lb/Day)	2.5	1.23	13.3	0.03	2.28	0.61
City Screening Threshold	55	55	550	150	150	55
Localized Significance Threshold		159	1,914		34	9
Exceeds Either Threshold	**No**	**No**	**No**	**No**	**No**	**No**
Winter Scenario						
Operational Emissions (Lb/Day)	1.21	0.95	10.8	1.21	2.26	0.59
City Screening Threshold	55	55	550	150	150	55
Localized Significance Threshold		159	1,914		34	9
Exceeds Either Threshold	**No**	**No**	**No**	**No**	**No**	**No**
Daily pollutant generation assumes trip distances and defaults within CalEEMod						

As indicated in the project description above, the Gold Line within the Los Angeles Metro Rail system is located adjacent to the project to the north and is currently under construction to build an extension to the light rail system. This analysis does not consider this rail system or uses thereof. For health risk impacts along this rail please refer to the Metro Gold Line Foothill Extension EIR and City since residential uses exist in the same general distance to the tracks along the Gold Line alignment.

For purposes of the proposed project, no impacts are anticipated and no further analysis is required. If you have any questions, please do not hesitate to contact me directly at (760) 473-1253.

Sincerely,
Ldn Consulting, Inc.

Jeremy Louden

Attachment A: CalEEMod Model Results

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723-745 Route 66 Multi-Family Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	723-745 Route 66 Multi-Family
Construction Start Date	6/1/2024
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.80
Precipitation (days)	13.2
Location	723-745 E Rte 66, Glendora, CA 91740, USA
County	Los Angeles-South Coast
City	Glendora
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	5049
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.20

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description

Condo/Townhouse	43.0	Dwelling Unit	1.55	45,580	0.75	—	127	—
Parking Lot	30.0	Space	0.25	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-6	Use Diesel Particulate Filters

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	29.5	12.8	15.6	0.03	0.57	2.89	3.35	0.52	1.37	1.78	—	2,913	2,913	0.12	0.07	2.28	2,937
Mit.	29.5	12.8	15.6	0.03	0.09	2.89	2.96	0.08	1.37	1.43	—	2,913	2,913	0.12	0.07	2.28	2,937
% Reduced	—	—	—	—	85%	—	12%	85%	—	20%	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.57	10.4	12.5	0.02	0.50	0.44	0.95	0.46	0.11	0.57	—	2,364	2,364	0.10	0.05	0.06	2,381
Mit.	0.57	10.4	12.5	0.02	0.08	0.44	0.52	0.07	0.11	0.18	—	2,364	2,364	0.10	0.05	0.06	2,381
% Reduced	—	—	—	—	85%	—	45%	85%	—	69%	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	0.92	4.47	5.43	0.01	0.21	0.22	0.43	0.19	0.06	0.25	—	1,016	1,016	0.04	0.02	0.35	1,024
Mit.	0.92	4.47	5.43	0.01	0.03	0.22	0.25	0.03	0.06	0.09	—	1,016	1,016	0.04	0.02	0.35	1,024
% Reduced	—	—	—	—	85%	—	41%	85%	—	64%	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.17	0.82	0.99	< 0.005	0.04	0.04	0.08	0.04	0.01	0.05	—	168	168	0.01	< 0.005	0.06	169
Mit.	0.17	0.82	0.99	< 0.005	0.01	0.04	0.05	0.01	0.01	0.02	—	168	168	0.01	< 0.005	0.06	169
% Reduced	—	—	—	—	85%	—	41%	85%	—	64%	—	—	—	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.57	12.8	15.6	0.03	0.54	2.89	3.35	0.49	1.37	1.78	—	2,913	2,913	0.12	0.07	2.13	2,937
2025	29.5	11.5	14.1	0.02	0.57	0.52	1.10	0.52	0.12	0.65	—	2,594	2,594	0.11	0.05	2.28	2,615
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.57	10.4	12.5	0.02	0.50	0.44	0.95	0.46	0.11	0.57	—	2,364	2,364	0.10	0.05	0.06	2,381
2025	0.56	10.4	12.4	0.02	0.50	0.44	0.95	0.46	0.11	0.57	—	2,353	2,353	0.10	0.05	0.05	2,370
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.23	4.47	5.43	0.01	0.21	0.22	0.43	0.19	0.06	0.25	—	1,016	1,016	0.04	0.02	0.35	1,024
2025	0.92	2.31	2.80	< 0.005	0.11	0.10	0.21	0.10	0.02	0.13	—	522	522	0.02	0.01	0.19	526
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.04	0.82	0.99	< 0.005	0.04	0.04	0.08	0.04	0.01	0.05	—	168	168	0.01	< 0.005	0.06	169

2025	0.17	0.42	0.51	< 0.005	0.02	0.02	0.04	0.02	< 0.005	0.02	—	86.5	86.5	< 0.005	< 0.005	0.03	87.1

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.57	12.8	15.6	0.03	0.08	2.89	2.96	0.08	1.37	1.43	—	2,913	2,913	0.12	0.07	2.13	2,937
2025	29.5	11.5	14.1	0.02	0.09	0.52	0.61	0.08	0.12	0.20	—	2,594	2,594	0.11	0.05	2.28	2,615
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.57	10.4	12.5	0.02	0.08	0.44	0.52	0.07	0.11	0.18	—	2,364	2,364	0.10	0.05	0.06	2,381
2025	0.56	10.4	12.4	0.02	0.08	0.44	0.52	0.07	0.11	0.18	—	2,353	2,353	0.10	0.05	0.05	2,370
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.23	4.47	5.43	0.01	0.03	0.22	0.25	0.03	0.06	0.09	—	1,016	1,016	0.04	0.02	0.35	1,024
2025	0.92	2.31	2.80	< 0.005	0.02	0.10	0.11	0.02	0.02	0.04	—	522	522	0.02	0.01	0.19	526
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.04	0.82	0.99	< 0.005	0.01	0.04	0.05	0.01	0.01	0.02	—	168	168	0.01	< 0.005	0.06	169
2025	0.17	0.42	0.51	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	86.5	86.5	< 0.005	< 0.005	0.03	87.1

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	2.50	1.23	13.3	0.03	0.04	2.24	2.28	0.04	0.57	0.61	20.2	3,085	3,105	2.20	0.11	9.68	3,202
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.27	1.30	9.99	0.03	0.04	2.24	2.28	0.04	0.57	0.61	20.2	2,971	2,992	2.20	0.12	0.57	3,081
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.28	1.21	10.9	0.02	0.04	1.99	2.03	0.04	0.51	0.54	20.2	2,747	2,767	2.19	0.10	3.94	2,857
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.42	0.22	1.98	< 0.005	0.01	0.36	0.37	0.01	0.09	0.10	3.34	455	458	0.36	0.02	0.65	473

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.21	0.95	10.8	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,539	2,539	0.12	0.10	9.36	2,581
Area	1.27	0.02	2.43	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	6.52	6.52	< 0.005	< 0.005	—	6.55
Energy	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	529	529	0.05	< 0.005	—	531
Water	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Waste	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	2.50	1.23	13.3	0.03	0.04	2.24	2.28	0.04	0.57	0.61	20.2	3,085	3,105	2.20	0.11	9.68	3,202
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.20	1.04	9.88	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,432	2,432	0.13	0.10	0.24	2,467

Area	1.06	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	529	529	0.05	< 0.005	—	531
Water	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Waste	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	2.27	1.30	9.99	0.03	0.04	2.24	2.28	0.04	0.57	0.61	20.2	2,971	2,992	2.20	0.12	0.57	3,081
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.06	0.94	9.09	0.02	0.01	1.99	2.01	0.01	0.51	0.52	—	2,204	2,204	0.11	0.09	3.62	2,238
Area	1.21	0.02	1.67	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	4.47	4.47	< 0.005	< 0.005	—	4.48
Energy	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	529	529	0.05	< 0.005	—	531
Water	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Waste	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	2.28	1.21	10.9	0.02	0.04	1.99	2.03	0.04	0.51	0.54	20.2	2,747	2,767	2.19	0.10	3.94	2,857
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.19	0.17	1.66	< 0.005	< 0.005	0.36	0.37	< 0.005	0.09	0.09	—	365	365	0.02	0.02	0.60	371
Area	0.22	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.74	0.74	< 0.005	< 0.005	—	0.74
Energy	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	87.6	87.6	0.01	< 0.005	—	87.9
Water	—	—	—	—	—	—	—	—	—	—	0.51	1.73	2.23	0.05	< 0.005	—	3.92
Waste	—	—	—	—	—	—	—	—	—	—	2.83	0.00	2.83	0.28	0.00	—	9.90
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Total	0.42	0.22	1.98	< 0.005	0.01	0.36	0.37	0.01	0.09	0.10	3.34	455	458	0.36	0.02	0.65	473

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.21	0.95	10.8	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,539	2,539	0.12	0.10	9.36	2,581
Area	1.27	0.02	2.43	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	6.52	6.52	< 0.005	< 0.005	—	6.55
Energy	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	529	529	0.05	< 0.005	—	531
Water	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Waste	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	2.50	1.23	13.3	0.03	0.04	2.24	2.28	0.04	0.57	0.61	20.2	3,085	3,105	2.20	0.11	9.68	3,202
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.20	1.04	9.88	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,432	2,432	0.13	0.10	0.24	2,467
Area	1.06	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	529	529	0.05	< 0.005	—	531
Water	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Waste	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	2.27	1.30	9.99	0.03	0.04	2.24	2.28	0.04	0.57	0.61	20.2	2,971	2,992	2.20	0.12	0.57	3,081
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.06	0.94	9.09	0.02	0.01	1.99	2.01	0.01	0.51	0.52	—	2,204	2,204	0.11	0.09	3.62	2,238
Area	1.21	0.02	1.67	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	4.47	4.47	< 0.005	< 0.005	—	4.48
Energy	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	529	529	0.05	< 0.005	—	531
Water	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Waste	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	2.28	1.21	10.9	0.02	0.04	1.99	2.03	0.04	0.51	0.54	20.2	2,747	2,767	2.19	0.10	3.94	2,857

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.19	0.17	1.66	< 0.005	< 0.005	0.36	0.37	< 0.005	0.09	0.09	—	365	365	0.02	0.02	0.60	371
Area	0.22	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.74	0.74	< 0.005	< 0.005	—	0.74
Energy	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	87.6	87.6	0.01	< 0.005	—	87.9
Water	—	—	—	—	—	—	—	—	—	—	0.51	1.73	2.23	0.05	< 0.005	—	3.92
Waste	—	—	—	—	—	—	—	—	—	—	2.83	0.00	2.83	0.28	0.00	—	9.90
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Total	0.42	0.22	1.98	< 0.005	0.01	0.36	0.37	0.01	0.09	0.10	3.34	455	458	0.36	0.02	0.65	473

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.47	12.5	14.6	0.02	0.53	—	0.53	0.48	—	0.48	—	2,494	2,494	0.10	0.02	—	2,502
Demolition	—	—	—	—	—	0.19	0.19	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.03	0.68	0.80	< 0.005	0.03	—	0.03	0.03	—	0.03	—	137	137	0.01	< 0.005	—	137
Demolition	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.12	0.15	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	22.6	22.6	< 0.005	< 0.005	—	22.7
Demolition	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.94	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	176	176	0.01	0.01	0.70	179
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.30	0.12	< 0.005	< 0.005	0.06	0.07	< 0.005	0.02	0.02	—	243	243	0.01	0.04	0.56	256
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.30	9.30	< 0.005	< 0.005	0.02	9.43
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.3	13.3	< 0.005	< 0.005	0.01	14.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.54	1.54	< 0.005	< 0.005	< 0.005	1.56
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.21	2.21	< 0.005	< 0.005	< 0.005	2.32

3.2. Demolition (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.47	12.5	14.6	0.02	0.08	—	0.08	0.07	—	0.07	—	2,494	2,494	0.10	0.02	—	2,502
Demolition	—	—	—	—	—	0.19	0.19	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.68	0.80	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	137	137	0.01	< 0.005	—	137
Demolition	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.12	0.15	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	22.6	22.6	< 0.005	< 0.005	—	22.7
Demolition	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.94	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	176	176	0.01	0.01	0.70	179
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.30	0.12	< 0.005	< 0.005	0.06	0.07	< 0.005	0.02	0.02	—	243	243	0.01	0.04	0.56	256
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.30	9.30	< 0.005	< 0.005	0.02	9.43
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.3	13.3	< 0.005	< 0.005	0.01	14.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.54	1.54	< 0.005	< 0.005	< 0.005	1.56
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.21	2.21	< 0.005	< 0.005	< 0.005	2.32

3.3. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.35	9.24	11.9	0.02	0.38	—	0.38	0.34	—	0.34	—	2,064	2,064	0.08	0.02	—	2,071

Dust From Material Movement	—	—	—	—	—	2.44	2.44	—	1.17	1.17	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.05	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.88
Dust From Material Movement	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.04	0.57	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	106	106	< 0.005	< 0.005	0.42	107
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.56	0.56	< 0.005	< 0.005	< 0.005	0.57
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.09
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Site Preparation (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.35	9.24	11.9	0.02	0.06	—	0.06	0.05	—	0.05	—	2,064	2,064	0.08	0.02	—	2,071
Dust From Material Movement	—	—	—	—	—	2.44	2.44	—	1.17	1.17	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.05	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.88
Dust From Material Movement	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.04	0.57	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	106	106	< 0.005	< 0.005	0.42	107
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.56	0.56	< 0.005	< 0.005	< 0.005	0.57
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.09
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	11.1	14.2	0.02	0.46	—	0.46	0.41	—	0.41	—	2,454	2,454	0.10	0.02	—	2,462
Dust From Material Movement	—	—	—	—	—	2.76	2.76	—	1.34	1.34	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.12	0.16	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	26.9	26.9	< 0.005	< 0.005	—	27.0
Dust From Material Movement	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.45	4.45	< 0.005	< 0.005	—	4.47
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.05	0.75	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	141	141	0.01	< 0.005	0.56	143
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.49	1.49	< 0.005	< 0.005	< 0.005	1.51
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.25	0.25	< 0.005	< 0.005	< 0.005	0.25
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.6. Grading (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	11.1	14.2	0.02	0.07	—	0.07	0.06	—	0.06	—	2,454	2,454	0.10	0.02	—	2,462
Dust From Material Movement	—	—	—	—	—	2.76	2.76	—	1.34	1.34	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.12	0.16	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	26.9	26.9	< 0.005	< 0.005	—	27.0
Dust From Material Movement	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.45	4.45	< 0.005	< 0.005	—	4.47

Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.05	0.75	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	141	141	0.01	< 0.005	0.56	143
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.49	1.49	< 0.005	< 0.005	< 0.005	1.51
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.25	0.25	< 0.005	< 0.005	< 0.005	0.25
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	10.1	10.5	0.02	0.50	—	0.50	0.46	—	0.46	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	10.1	10.5	0.02	0.50	—	0.50	0.46	—	0.46	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	3.46	3.61	0.01	0.17	—	0.17	0.16	—	0.16	—	620	620	0.03	0.01	—	622
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.63	0.66	< 0.005	0.03	—	0.03	0.03	—	0.03	—	103	103	< 0.005	< 0.005	—	103
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.15	2.34	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	437	437	0.02	0.01	1.72	444
Vendor	< 0.005	0.17	0.09	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	148	148	0.01	0.02	0.40	155
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.18	1.97	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	414	414	0.02	0.02	0.04	419
Vendor	< 0.005	0.18	0.09	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	148	148	0.01	0.02	0.01	155
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.06	0.72	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	145	145	0.01	0.01	0.26	147
Vendor	< 0.005	0.06	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	51.1	51.1	< 0.005	0.01	0.06	53.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.13	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	24.0	24.0	< 0.005	< 0.005	0.04	24.3
Vendor	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	8.46	8.46	< 0.005	< 0.005	0.01	8.82
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Building Construction (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	10.1	10.5	0.02	0.08	—	0.08	0.07	—	0.07	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.42	10.1	10.5	0.02	0.08	—	0.08	0.07	—	0.07	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	3.46	3.61	0.01	0.03	—	0.03	0.02	—	0.02	—	620	620	0.03	0.01	—	622
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.63	0.66	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	103	103	< 0.005	< 0.005	—	103
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.15	2.34	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	437	437	0.02	0.01	1.72	444
Vendor	< 0.005	0.17	0.09	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	148	148	0.01	0.02	0.40	155
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.18	1.97	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	414	414	0.02	0.02	0.04	419
Vendor	< 0.005	0.18	0.09	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	148	148	0.01	0.02	0.01	155
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.06	0.72	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	145	145	0.01	0.01	0.26	147
Vendor	< 0.005	0.06	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	51.1	51.1	< 0.005	0.01	0.06	53.3

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.13	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	24.0	24.0	< 0.005	< 0.005	0.04	24.3
Vendor	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	8.46	8.46	< 0.005	< 0.005	0.01	8.82
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	10.1	10.5	0.02	0.50	—	0.50	0.46	—	0.46	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	10.1	10.5	0.02	0.50	—	0.50	0.46	—	0.46	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09	2.07	2.15	< 0.005	0.10	—	0.10	0.09	—	0.09	—	370	370	0.02	< 0.005	—	371
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.02	0.38	0.39	< 0.005	0.02	—	0.02	0.02	—	0.02	—	61.3	61.3	< 0.005	< 0.005	—	61.5
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.13	2.15	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	428	428	0.02	0.01	1.57	434
Vendor	< 0.005	0.17	0.08	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	146	146	0.01	0.02	0.40	152
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.15	1.83	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	406	406	0.02	0.02	0.04	411
Vendor	< 0.005	0.17	0.08	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	146	146	0.01	0.02	0.01	152
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.39	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	84.6	84.6	< 0.005	< 0.005	0.14	85.7
Vendor	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	30.0	30.0	< 0.005	< 0.005	0.04	31.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	0.01	0.07	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	14.0	14.0	< 0.005	< 0.005	0.02	14.2
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.96	4.96	< 0.005	< 0.005	0.01	5.18
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Building Construction (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	10.1	10.5	0.02	0.08	—	0.08	0.07	—	0.07	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	10.1	10.5	0.02	0.08	—	0.08	0.07	—	0.07	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09	2.07	2.15	< 0.005	0.02	—	0.02	0.01	—	0.01	—	370	370	0.02	< 0.005	—	371
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.38	0.39	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	61.3	61.3	< 0.005	< 0.005	—	61.5
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.13	2.15	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	428	428	0.02	0.01	1.57	434
Vendor	< 0.005	0.17	0.08	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	146	146	0.01	0.02	0.40	152
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.15	1.83	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	406	406	0.02	0.02	0.04	411
Vendor	< 0.005	0.17	0.08	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	146	146	0.01	0.02	0.01	152
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.39	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	84.6	84.6	< 0.005	< 0.005	0.14	85.7
Vendor	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	30.0	30.0	< 0.005	< 0.005	0.04	31.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	0.01	0.07	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	14.0	14.0	< 0.005	< 0.005	0.02	14.2
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.96	4.96	< 0.005	< 0.005	0.01	5.18
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.19	5.26	6.65	0.01	0.23	—	0.23	0.21	—	0.21	—	992	992	0.04	0.01	—	995
Paving	0.26	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.14	0.18	< 0.005	0.01	—	0.01	0.01	—	0.01	—	27.2	27.2	< 0.005	< 0.005	—	27.3
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.50	4.50	< 0.005	< 0.005	—	4.51
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.87	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	173	173	0.01	0.01	0.63	175
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.55	4.55	< 0.005	< 0.005	0.01	4.62
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.75	0.75	< 0.005	< 0.005	< 0.005	0.76
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.12. Paving (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.19	5.26	6.65	0.01	0.03	—	0.03	0.03	—	0.03	—	992	992	0.04	0.01	—	995
Paving	0.26	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.14	0.18	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	27.2	27.2	< 0.005	< 0.005	—	27.3
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.50	4.50	< 0.005	< 0.005	—	4.51
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.87	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	173	173	0.01	0.01	0.63	175
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.55	4.55	< 0.005	< 0.005	0.01	4.62
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.75	0.75	< 0.005	< 0.005	< 0.005	0.76
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.05	1.09	0.96	< 0.005	0.07	—	0.07	0.06	—	0.06	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	28.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.66	3.66	< 0.005	< 0.005	—	3.67
Architectural Coatings	0.79	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.61	0.61	< 0.005	< 0.005	—	0.61
Architectural Coatings	0.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.43	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	85.6	85.6	< 0.005	< 0.005	0.31	86.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.26	2.26	< 0.005	< 0.005	< 0.005	2.29
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.37	0.37	< 0.005	< 0.005	< 0.005	0.38
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.14. Architectural Coating (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	1.09	0.96	< 0.005	0.01	—	0.01	0.01	—	0.01	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	28.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.66	3.66	< 0.005	< 0.005	—	3.67
Architectural Coatings	0.79	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.61	0.61	< 0.005	< 0.005	—	0.61
Architectural Coatings	0.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.43	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	85.6	85.6	< 0.005	< 0.005	0.31	86.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.26	2.26	< 0.005	< 0.005	< 0.005	2.29
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.37	0.37	< 0.005	< 0.005	< 0.005	0.38

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	1.21	0.95	10.8	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,539	2,539	0.12	0.10	9.36	2,581
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.21	0.95	10.8	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,539	2,539	0.12	0.10	9.36	2,581
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	1.20	1.04	9.88	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,432	2,432	0.13	0.10	0.24	2,467
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.20	1.04	9.88	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,432	2,432	0.13	0.10	0.24	2,467
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.19	0.17	1.66	< 0.005	< 0.005	0.36	0.37	< 0.005	0.09	0.09	—	365	365	0.02	0.02	0.60	371
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Total	0.19	0.17	1.66	< 0.005	< 0.005	0.36	0.37	< 0.005	0.09	0.09	—	365	365	0.02	0.02	0.60	371

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	1.21	0.95	10.8	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,539	2,539	0.12	0.10	9.36	2,581
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.21	0.95	10.8	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,539	2,539	0.12	0.10	9.36	2,581
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	1.20	1.04	9.88	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,432	2,432	0.13	0.10	0.24	2,467
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.20	1.04	9.88	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,432	2,432	0.13	0.10	0.24	2,467
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.19	0.17	1.66	< 0.005	< 0.005	0.36	0.37	< 0.005	0.09	0.09	—	365	365	0.02	0.02	0.60	371
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.19	0.17	1.66	< 0.005	< 0.005	0.36	0.37	< 0.005	0.09	0.09	—	365	365	0.02	0.02	0.60	371

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	189	189	0.02	< 0.005	—	190
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	9.11	9.11	< 0.005	< 0.005	—	9.16
Total	—	—	—	—	—	—	—	—	—	—	—	198	198	0.02	< 0.005	—	199
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	189	189	0.02	< 0.005	—	190
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	9.11	9.11	< 0.005	< 0.005	—	9.16
Total	—	—	—	—	—	—	—	—	—	—	—	198	198	0.02	< 0.005	—	199
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	31.2	31.2	< 0.005	< 0.005	—	31.4
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	1.51	1.51	< 0.005	< 0.005	—	1.52
Total	—	—	—	—	—	—	—	—	—	—	—	32.7	32.7	< 0.005	< 0.005	—	32.9

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	189	189	0.02	< 0.005	—	190
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	9.11	9.11	< 0.005	< 0.005	—	9.16
Total	—	—	—	—	—	—	—	—	—	—	—	198	198	0.02	< 0.005	—	199
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	189	189	0.02	< 0.005	—	190
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	9.11	9.11	< 0.005	< 0.005	—	9.16
Total	—	—	—	—	—	—	—	—	—	—	—	198	198	0.02	< 0.005	—	199
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	31.2	31.2	< 0.005	< 0.005	—	31.4
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	1.51	1.51	< 0.005	< 0.005	—	1.52
Total	—	—	—	—	—	—	—	—	—	—	—	32.7	32.7	< 0.005	< 0.005	—	32.9

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	54.8	54.8	< 0.005	< 0.005	—	55.0
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	54.8	54.8	< 0.005	< 0.005	—	55.0

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332

Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	54.8	54.8	< 0.005	< 0.005	—	55.0
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	54.8	54.8	< 0.005	< 0.005	—	55.0

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.98	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.22	0.02	2.43	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.52	6.52	< 0.005	< 0.005	—	6.55
Total	1.27	0.02	2.43	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	6.52	6.52	< 0.005	< 0.005	—	6.55
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.98	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	1.06	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.18	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.03	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.74	0.74	< 0.005	< 0.005	—	0.74
Total	0.22	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.74	0.74	< 0.005	< 0.005	—	0.74

4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.98	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.22	0.02	2.43	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.52	6.52	< 0.005	< 0.005	—	6.55
Total	1.27	0.02	2.43	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	6.52	6.52	< 0.005	< 0.005	—	6.55
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.98	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	1.06	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.18	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.03	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.74	0.74	< 0.005	< 0.005	—	0.74
Total	0.22	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.74	0.74	< 0.005	< 0.005	—	0.74

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	0.51	1.73	2.23	0.05	< 0.005	—	3.92
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	0.51	1.73	2.23	0.05	< 0.005	—	3.92

4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	0.51	1.73	2.23	0.05	< 0.005	—	3.92
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	0.51	1.73	2.23	0.05	< 0.005	—	3.92

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	2.83	0.00	2.83	0.28	0.00	—	9.90
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	2.83	0.00	2.83	0.28	0.00	—	9.90

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	2.83	0.00	2.83	0.28	0.00	—	9.90
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	2.83	0.00	2.83	0.28	0.00	—	9.90

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	6/1/2024	6/29/2024	5.00	20.0	—
Site Preparation	Site Preparation	6/30/2024	7/2/2024	5.00	2.00	—
Grading	Grading	7/3/2024	7/8/2024	5.00	4.00	—
Building Construction	Building Construction	7/9/2024	4/15/2025	5.00	200	—
Paving	Paving	4/16/2025	4/30/2025	5.00	10.0	—
Architectural Coating	Architectural Coating	4/2/2025	4/15/2025	5.00	10.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Tractors/Loaders/Backhoes	Diesel	Tier 3	3.00	8.00	84.0	0.37
Demolition	Rubber Tired Dozers	Diesel	Tier 3	1.00	8.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Tier 3	1.00	8.00	33.0	0.73
Site Preparation	Graders	Diesel	Tier 3	1.00	8.00	148	0.41
Site Preparation	Rubber Tired Dozers	Diesel	Tier 3	1.00	7.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Tier 3	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Tier 3	1.00	8.00	148	0.41
Grading	Tractors/Loaders/Backhoes	Diesel	Tier 3	2.00	7.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Tier 3	1.00	8.00	367	0.40
Building Construction	Cranes	Diesel	Tier 3	1.00	6.00	367	0.29
Building Construction	Forklifts	Diesel	Tier 3	1.00	6.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Tier 3	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Tier 3	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Tier 3	3.00	8.00	46.0	0.45
Paving	Tractors/Loaders/Backhoes	Diesel	Tier 3	1.00	8.00	84.0	0.37
Paving	Pavers	Diesel	Tier 3	1.00	6.00	81.0	0.42
Paving	Paving Equipment	Diesel	Tier 3	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Tier 3	1.00	7.00	36.0	0.38
Paving	Cement and Mortar Mixers	Diesel	Tier 3	1.00	6.00	10.0	0.56
Architectural Coating	Air Compressors	Diesel	Tier 3	1.00	6.00	37.0	0.48

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Tractors/Loaders/Backhoes	Diesel	Tier 3	3.00	8.00	84.0	0.37
Demolition	Rubber Tired Dozers	Diesel	Tier 3	1.00	8.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Tier 3	1.00	8.00	33.0	0.73
Site Preparation	Graders	Diesel	Tier 3	1.00	8.00	148	0.41
Site Preparation	Rubber Tired Dozers	Diesel	Tier 3	1.00	7.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Tier 3	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Tier 3	1.00	8.00	148	0.41
Grading	Tractors/Loaders/Backhoes	Diesel	Tier 3	2.00	7.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Tier 3	1.00	8.00	367	0.40
Building Construction	Cranes	Diesel	Tier 3	1.00	6.00	367	0.29
Building Construction	Forklifts	Diesel	Tier 3	1.00	6.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Tier 3	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Tier 3	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Tier 3	3.00	8.00	46.0	0.45
Paving	Tractors/Loaders/Backhoes	Diesel	Tier 3	1.00	8.00	84.0	0.37
Paving	Pavers	Diesel	Tier 3	1.00	6.00	81.0	0.42
Paving	Paving Equipment	Diesel	Tier 3	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Tier 3	1.00	7.00	36.0	0.38
Paving	Cement and Mortar Mixers	Diesel	Tier 3	1.00	6.00	10.0	0.56
Architectural Coating	Air Compressors	Diesel	Tier 3	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	12.5	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	3.45	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	31.0	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	4.60	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	12.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT

Architectural Coating	—	—	—	—
Architectural Coating	Worker	6.19	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	12.5	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	3.45	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	31.0	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	4.60	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT

Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	12.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	6.19	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	92,300	30,767	0.00	0.00	653

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	6,000	—
Site Preparation	—	—	1.88	0.00	—

Grading	—	—	4.00	0.00	—
Paving	0.00	0.00	0.00	0.00	1.00

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Condo/Townhouse	0.75	100%
Parking Lot	0.25	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	532	0.03	< 0.005
2025	0.00	532	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Condo/Townhouse	315	350	270	114,394	2,846	3,165	2,442	1,034,489
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Condo/Townhouse	315	350	270	114,394	2,846	3,165	2,442	1,034,489
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Condo/Townhouse	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	43
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.1.2. Mitigated

Hearth Type	Unmitigated (number)
Condo/Townhouse	—
Wood Fireplaces	0
Gas Fireplaces	0

Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	43
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
92299.5	30,767	0.00	0.00	653

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Condo/Townhouse	197,463	349	0.0330	0.0040	1,033,305
Parking Lot	9,540	349	0.0330	0.0040	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Condo/Townhouse	197,463	349	0.0330	0.0040	1,033,305
Parking Lot	9,540	349	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Condo/Townhouse	1,602,773	12.9
Parking Lot	0.00	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Condo/Townhouse	1,602,773	12.9
Parking Lot	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)

Condo/Townhouse	31.7	—
Parking Lot	0.00	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Condo/Townhouse	31.7	—
Parking Lot	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Condo/Townhouse	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Condo/Townhouse	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Condo/Townhouse	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Condo/Townhouse	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	23.3	annual days of extreme heat
Extreme Precipitation	8.80	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	26.6	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	3	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	3	1	1	3
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2

Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	84.6
AQ-PM	81.8
AQ-DPM	44.1
Drinking Water	51.3
Lead Risk Housing	72.1
Pesticides	0.00
Toxic Releases	67.1
Traffic	94.0
Effect Indicators	—
CleanUp Sites	0.00

Groundwater	0.00
Haz Waste Facilities/Generators	38.7
Impaired Water Bodies	0.00
Solid Waste	25.7
Sensitive Population	—
Asthma	56.5
Cardio-vascular	66.0
Low Birth Weights	14.8
Socioeconomic Factor Indicators	—
Education	43.4
Housing	60.9
Linguistic	56.9
Poverty	38.9
Unemployment	62.4

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	46.93956114
Employed	25.29192865
Median HI	45.13024509
Education	—
Bachelor's or higher	51.32811497
High school enrollment	100
Preschool enrollment	95.7141024
Transportation	—

Auto Access	17.29757475
Active commuting	33.38893879
Social	—
2-parent households	39.17618375
Voting	30.01411523
Neighborhood	—
Alcohol availability	54.13832927
Park access	30.86102913
Retail density	68.58719364
Supermarket access	55.03657128
Tree canopy	26.03618632
Housing	—
Homeownership	34.05620429
Housing habitability	48.76170923
Low-inc homeowner severe housing cost burden	66.95752598
Low-inc renter severe housing cost burden	27.07558065
Uncrowded housing	70.21686129
Health Outcomes	—
Insured adults	66.66238932
Arthritis	0.0
Asthma ER Admissions	44.9
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0

Life Expectancy at Birth	27.2
Cognitively Disabled	38.1
Physically Disabled	23.7
Heart Attack ER Admissions	46.6
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	49.9
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	86.0
Elderly	32.8
English Speaking	66.0
Foreign-born	27.7
Outdoor Workers	74.9
Climate Change Adaptive Capacity	—
Impervious Surface Cover	56.7
Traffic Density	91.1
Traffic Access	23.0
Other Indices	—

Hardship	54.6
Other Decision Support	—
2016 Voting	44.1

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	56.0
Healthy Places Index Score for Project Location (b)	46.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	PD
Construction: Construction Phases	Dates were shifted to include Architectural Coatings during Building Construction
Construction: Off-Road Equipment	PDF Tier 3 Equipment or Better
Construction: Paving	Manual updated asphalt onsite

Operations: Hearths	no hearth options are installed

Appendix B

723-731 East Route 66, Glendora Residential Townhomes, Request for Arborist Tree Report

Studio PAD

November 29, 2023

studio PAD Landscape Architecture

Peter A Duarte
studio **PAD**, Inc
23195 La Cadena Drive, Suite 103
Laguna Hills, CA 92653

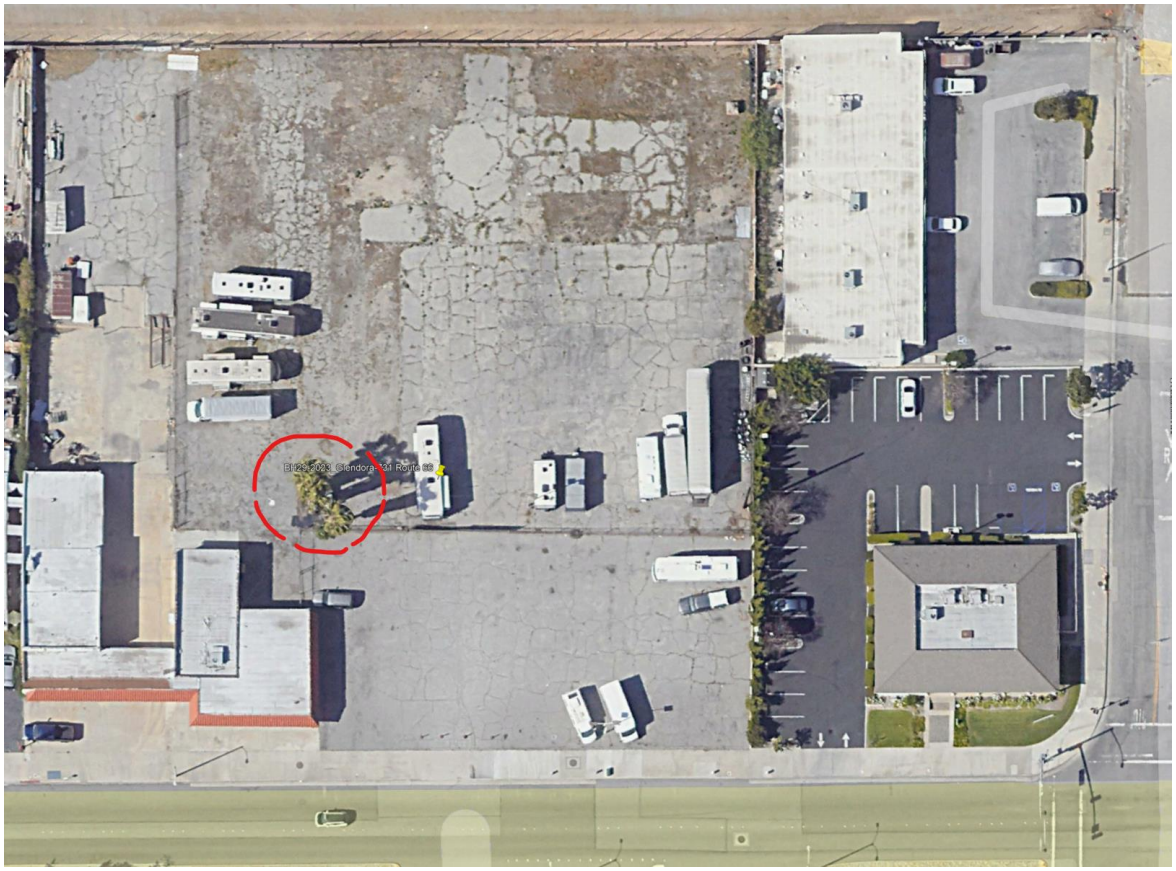
November 29, 2023

City of Glendora
Planning Department

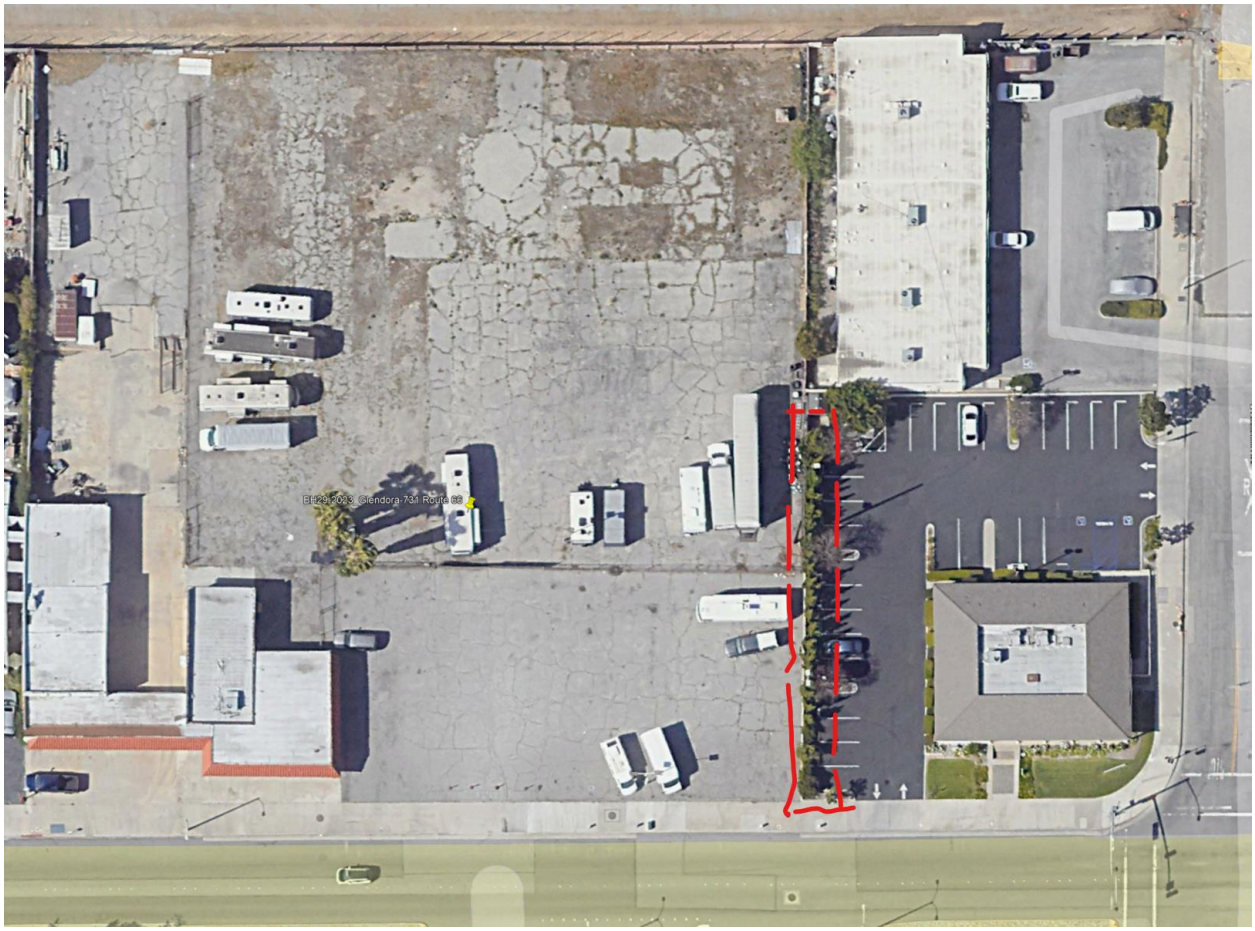
RE: 723 – 731 Route 66, Glendora Residential Townhomes, request for Arborist Tree Report.

To whom it may concern:

As shown on the aerial below of the subject project site, and as reviewed via Google Earth website on Nov. 29th, 2023, there are currently 3 existing California Fan Palm (Washingtonia filifera) trees on site (varied heights). The palms are clustered closely together near the center of the site, which is also completely improved with structures, concrete, and asphalt. These are not listed on the city's protected tree list and would be removed and replaced with new trees designed with the new planned development.



The existing off-site Junipers along the east edge of the project site (as noted below) are planted against an existing masonry wall. The new proposed development would replace the existing wall with a new masonry wall. The existing Junipers would be protected in place and their roots maintained with the removal and replacement of new wall footing. In the future construction document phase, the developer may request the assistance of an arborist as needed to provide care and maintenance specifications prior to the wall demolition and replacement.



Sincerely,

Peter A Duarte

Peter A Duarte
President / Landscape Architect CA# 5067

Appendix C

Cultural and Paleontological Resources Assessment for the Brandywine Glendora Project

Cogstone

May 2024

cogstone
PALEONTOLOGY - ARCHAEOLOGY - HISTORY

CULTURAL AND PALEONTOLOGICAL RESOURCES ASSESSMENT FOR THE BRANDYWINE GLENDORA PROJECT, CITY OF GLENDORA, LOS ANGELES COUNTY, CALIFORNIA

Prepared for:
Lindsay Ortega, Sagecrest Planning + Environmental

Authors:
Alison Bryson-Deveraux, M.A.
Eric Scott, M.A.
Shannon Lopez, M.A.

Principal Investigator:
Alison Bryson-Deveraux, M.A.

Date
May 2024

Cogstone Project Number: 6047
Type of Study: Cultural and Paleontological Resource Assessment
Sites: None
USGS Quadrangle: 7.5' USGS Quadrangle Glendora
Area: 1.82 acres
Key Words: middle Holocene alluvial fan deposits - PFYC 2, low sensitivity, Tongva/Gabrieliño Tribal territory; Glendora; Negative Findings

1518 West Taft Avenue
Orange, CA 92865
Office (714) 974-8300

Field Offices
San Diego • Riverside • Morro Bay • Sacramento

cogstone.com
Toll free 888-333-3212

Federal Certifications WOSB, EDWOSB, SDB
State Certifications DBE, WBE, UDBE

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SUMMARY OF FINDINGS

This study was conducted to determine the potential impacts to cultural and paleontological resources as a result of the Brandywine Glendora Project (Project), City of Glendora (City), Los Angeles County (County), California. The City of Glendora is the lead agency under the California Environmental Quality Act (CEQA).

The Project is located on 1.85 acres within Assessor Parcel Numbers (APNs) 8646-029-009 and 8646-029-014 at 723-731 E. Route 66 in the City of Glendora, Los Angeles County, California. The Project proposes the demolition of a historic in age structure which, according to United States Department of Agriculture (USDA) historic aerial photographs, was built in the mid-1960s and expanded by the early 1970s. The Project area will be re-graded and redeveloped with the construction of six residential buildings (3-story townhomes/flats).

Paleontological Resources

A record search of the project area and a one-mile radius was obtained from the Natural History Museum of Los Angeles County. Online records from the University of California Museum of Paleontology database and the Paleobiology Database were also searched for fossil records, as were print sources. The results of these searches determined that the middle Holocene sediments mapped at the surface have low potential to contain significant paleontological resources. No paleontological monitoring is required for these deposits. Should older Pleistocene sediments be present at depth and encountered by excavation, these deposits would have moderate potential for fossils, and a monitoring program would need to be implemented.

Cultural Resources

A search for cultural resources records within a half-mile radius of the Project area was requested from the California Historical Resources Information System (CHRIS) at the South-Central Coastal Information Center (SCCIC), located at California State University Fullerton on March 8, 2024. Results of the record search indicate that no previous studies have been completed and no cultural resources have been documented within the Project area or the half-mile search radius. A Sacred Lands File (SLF) search was requested from the Native American Heritage Commission (NAHC) on March 8, 2024. On March 25, 2024, the NAHC responded that the SLF search was completed with positive results and stated that the Gabrieleno Band of Mission Indians – Kizh Nation should be contacted and provided contact information for the Tribal Chairperson. The NAHC also provided a list of 14 additional Native American tribal organizations and individuals that may have information about the Project area.

The pedestrian survey was conducted on April 10, 2024, by Architectural Historian Shannon Lopez. No archaeological or paleontological materials were identified during the survey. One historic in age commercial building at 723-731 E. Route 66 was photographed and documented on Department of Parks and Recreation 523 (DPR 523) forms. Due to a lack of historic significance and lack of integrity, the commercial building at 723-731 E. Route 66 is recommended not eligible for listing on the National, State, or Local Register. No further work is recommended.

Based on a review of the SCCIC record search results, review of historic USGS topographic quadrangle maps, and USDA aerial photographs, the Project area is assessed to have a low sensitivity for buried historic-aged cultural deposits. Based on these data sources alone the Project area is also assessed to have low sensitivity for buried prehistoric archaeological resources. However, the positive SLF search result may indicate that there are tribal cultural resources present that are unknown to the SCCIC that elevate the cultural sensitivity of the Project area. Cogstone recommends that this Project proceed as planned, but that full-time cultural resources and Native American monitoring be required should the cultural sensitivity of the Project area be enhanced by the results of government to government Native American consultation.

In the event of an unanticipated discovery, all work must be suspended within 50 feet of the find until a qualified archaeologist can evaluate it. In the unlikely event that human remains are encountered during project development, all work must cease near the find immediately.

In accordance with California Health and Safety Code Section 7050.5, the County Coroner must be notified if potentially human bone is discovered. The Coroner will then determine within two working days of being notified if the remains are subject to their authority. If the Coroner recognizes the remains to be Native American, they shall contact the NAHC by phone within 24 hours, in accordance with Public Resources Code Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods. Work may not resume in the vicinity of the find until all requirements of the health and safety code have been met.

INTRODUCTION

PURPOSE OF STUDY

This study was conducted to determine the potential impacts to cultural resources as a result of the Brandywine Glendora Project (Project), City of Glendora, Los Angeles County (County), California (Figure 1). The City of Glendora is the lead agency under the California Environmental Quality Act (CEQA).

PROJECT LOCATION AND DESCRIPTION

The Project is located at 723-731 E. Route 66 (Assessor Parcel Numbers [APNs] 8646-029-009 and 8646-029-014) in the City of Glendora, Los Angeles County, California (Figure 2). The Project proposes the construction of six 3-story residential buildings. The Project area contains a vacant commercial structure constructed ca. 1964, and a hardscaped adjoining lot (Figure 3).

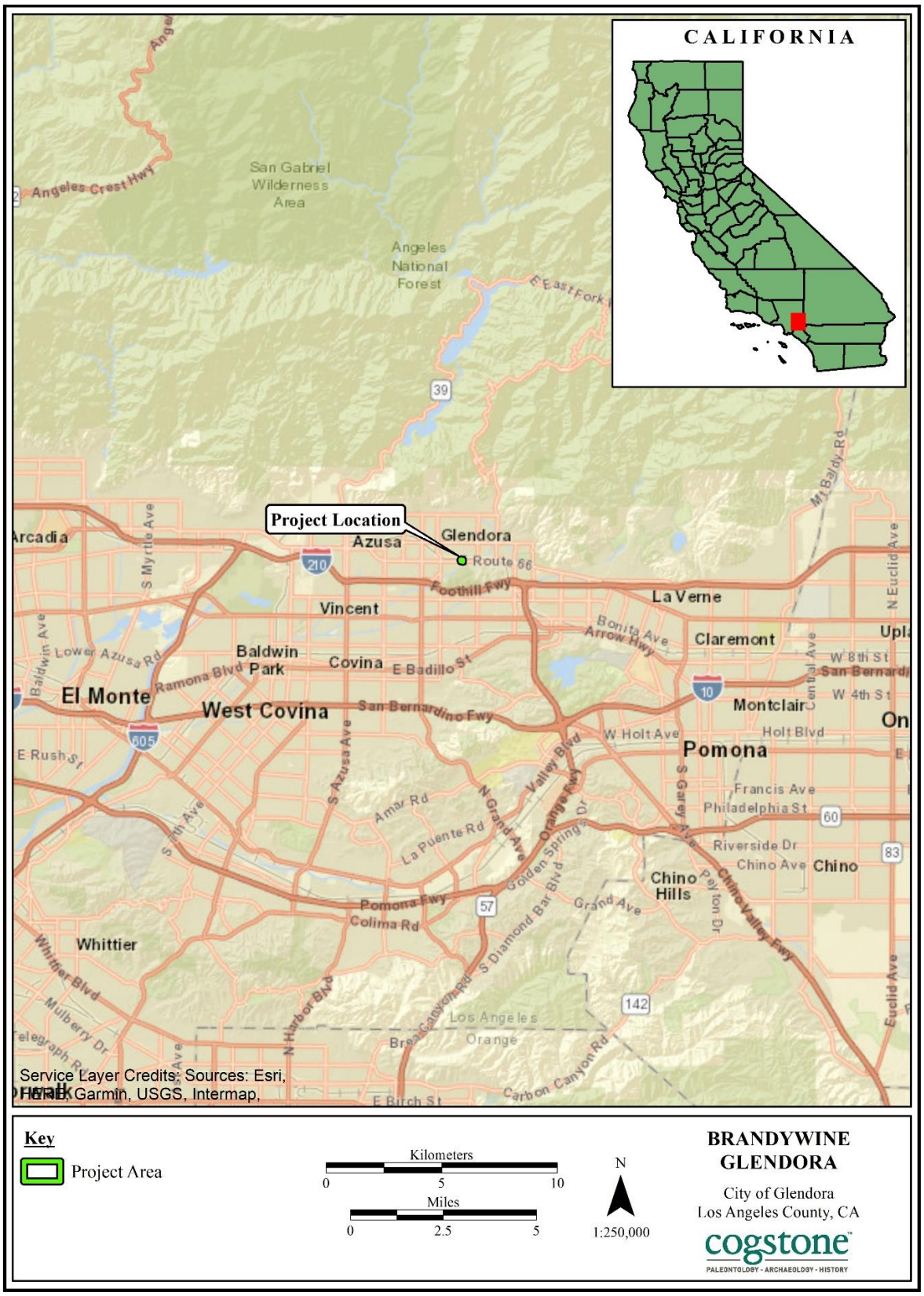

Figure 1. Project vicinity map

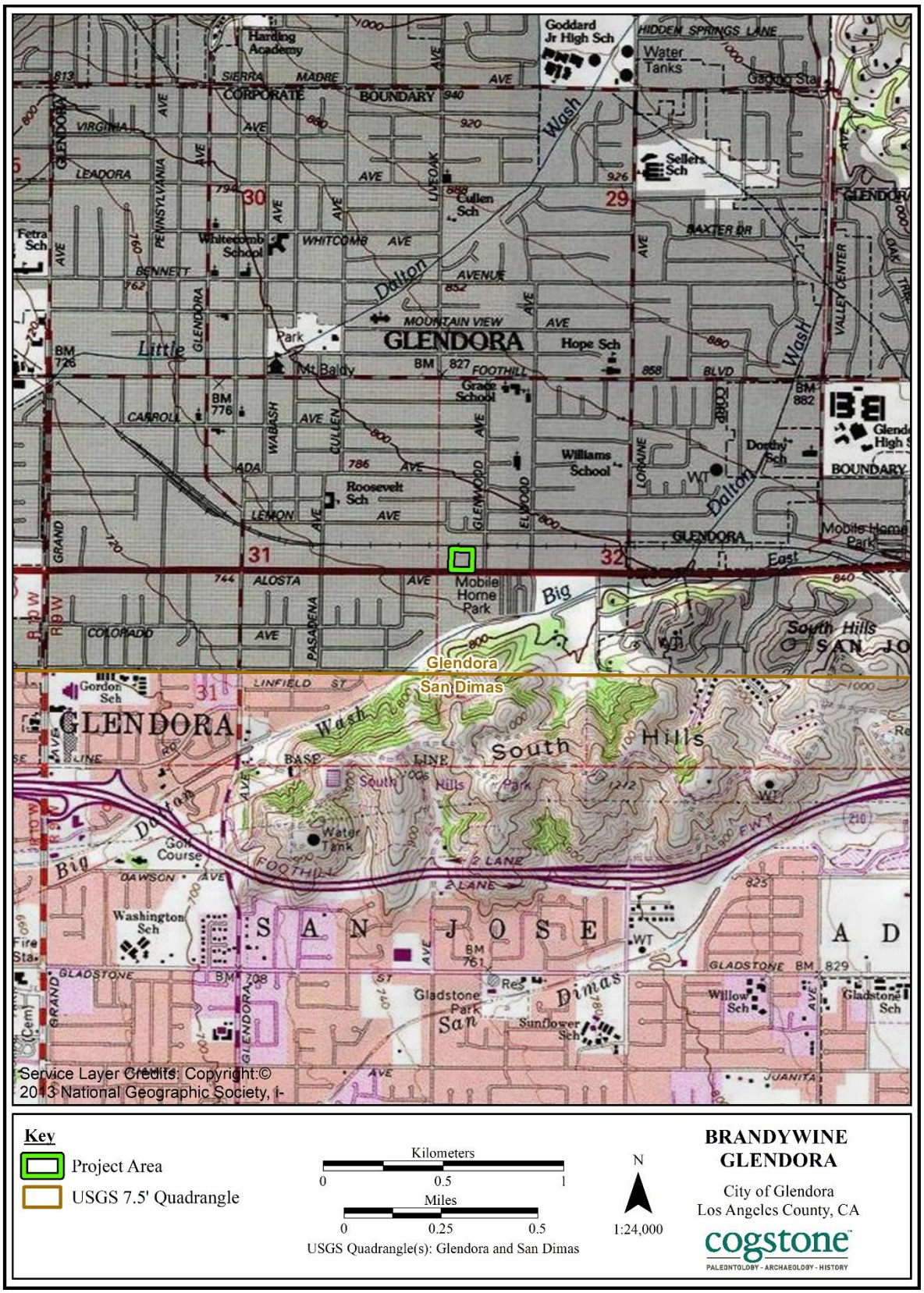

Figure 2. Project location

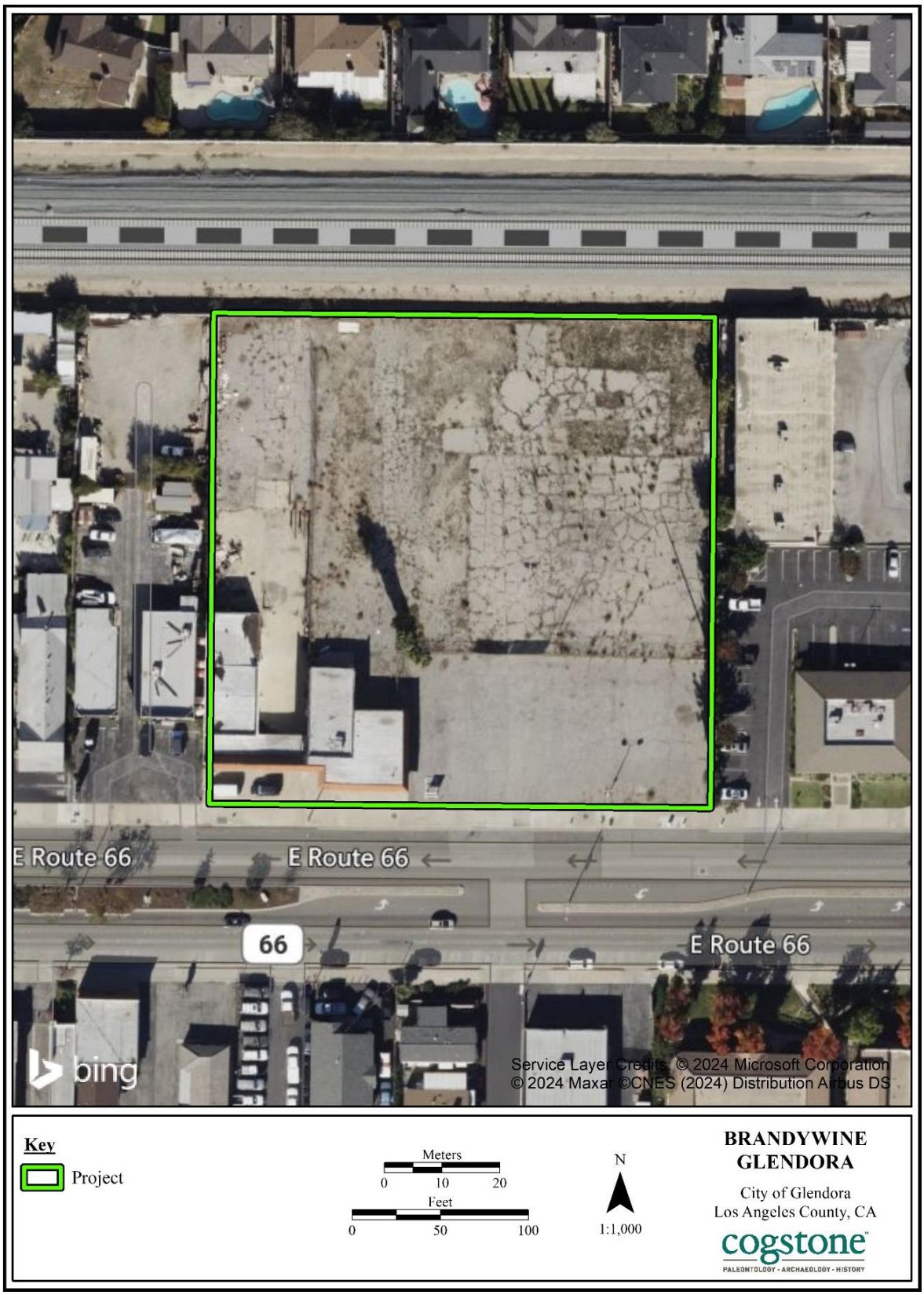

Figure 3. Project area map

PROJECT PERSONNEL

Cogstone Resource Management (Cogstone) conducted the cultural and paleontological resource assessment and authored this report. Resumes of key personnel are provided in Appendix A.

- Molly Valasik provided overall QA/QC. Ms. Valasik has an M.A. in Anthropology from Kent State University in Ohio and over 15 years of experience in southern California archaeology.
- Alison Bryson-Deveraux served as the Principal Investigator for Archaeology and co-authored this report. Ms. Bryson-Deveraux holds an M.A. in Historic Preservation from Prescott College and a B.A. in Anthropology (concentration in Archaeology) from the University of California (UC), Santa Barbara. She has more than 20 years of experience in coastal California archaeology.
- Eric Scott provided QA/QC of the paleontology and geology sections of this report. Mr. Scott has an M.A. in Anthropology, with an emphasis in biological paleoanthropology, from the University of California, Los Angeles (UCLA), and more than 39 years of experience in California paleontology.
- Shannon Lopez served as the architectural historian and authored this report. Ms. Lopez holds an M.A. in History (with an emphasis in architectural history) from California State University (CSU) Fullerton. She has more than six years of experience in the field of history and architectural history.
- Logan Freeberg made the Geographic Information System (GIS) maps for this report. Mr. Freeberg holds a B.A. in Anthropology from the UC Santa Barbara and a GIS certification from CSU Fullerton. He has over 20 years of experience in California archaeology.

REGULATORY ENVIRONMENT

STATE LAWS AND REGULATIONS

CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA states 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 are intended to assist public agencies in systematically identifying both the significant effects of proposed project and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.

CEQA declares that it is state policy to: "take all action necessary to provide the people of this state with...historic environmental qualities." It further states that public or private projects financed or approved by the state are subject to environmental review by the state. All such projects, unless entitled to an exemption, may proceed only after this requirement has been satisfied. CEQA requires detailed studies that analyze the environmental effects of a proposed project. In the event that a project is determined to have a potential significant environmental effect, the act requires that alternative plans and mitigation measures be considered.

TRIBAL CULTURAL RESOURCES

As of 2015, CEQA established that "[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (Public Resources Code, § 21084.2). In order to be considered a "tribal cultural resource," a resource must be either:

(1) listed, or determined to be eligible for listing, on the national, state, or local register of historic resources, or
(2) a resource that the lead agency chooses, in its discretion, to treat as a tribal cultural resource.

To help determine whether a project may have such an effect, the lead agency must consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. If a lead agency determines that a project may cause a substantial adverse change to tribal cultural resources, the lead agency must consider measures to mitigate that impact. Public Resources Code §20184.3 (b)(2) provides examples of mitigation measures that lead agencies may consider to avoid or minimize impacts to tribal cultural resources.

PUBLIC RESOURCES CODE

Section 5097.5: No person shall knowingly and willfully excavate upon, or remove, destroy, injure or deface any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, or any other archaeological, paleontological or historical feature, situated on public lands (lands under state, county, city, district or public authority jurisdiction, or the jurisdiction of a public corporation), except with the express permission of the public agency having jurisdiction over such lands. Violation of this section is a misdemeanor. As used in this section, "public lands" means lands owned by, or under the jurisdiction of, the state, or any city, county, district, authority, or public corporation, or any agency thereof.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (CRHR) is a listing of all properties considered to be significant historical resources in the state. The California Register includes all properties listed or determined eligible for listing on the National Register, including properties evaluated under Section 106, and State Historical Landmarks No. 770 and above. The California Register statute specifically provides that historical resources listed, determined eligible for listing on the California Register by the State Historical Resources Commission, or resources that meet the California Register criteria are resources which must be given consideration under CEQA (see above). Other resources, such as resources listed on local registers of historic resources or in local surveys, may be listed if they are determined by the State Historic Resources Commission to be significant in accordance with criteria and procedures to be adopted by the Commission and are nominated; their listing in the California Register is not automatic.

Resources eligible for listing include buildings, sites, structures, objects, or historic districts that retain historical integrity and are historically significant at the local, state or national level under one or more of the following four criteria:

1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2) It is associated with the lives of persons important to local, California, or national history;
3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to having significance, resources must have integrity for the period of significance. The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance.

Alterations to a resource or changes in its use over time may have historical, cultural, or architectural significance. Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register, if, under Criterion 4, it maintains the potential to yield significant scientific or historical information or specific data.

NATIVE AMERICAN HUMAN REMAINS

Sites that may contain human remains important to Native Americans must be identified and treated in a sensitive manner, consistent with state law (i.e., Health and Safety Code §7050.5 and Public Resources Code §5097.98), as reviewed below:

In the event that human remains are encountered during project development and in accordance with the Health and Safety Code Section 7050.5, the County Coroner must be notified if potentially human bone is discovered. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with Public Resources Code Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods.

CALIFORNIA ADMINISTRATIVE CODE, TITLE 14, SECTION 4307

This section states that "No person shall remove, injure, deface or destroy any object of paleontological, archeological or historical interest or value."

DEFINITION OF SIGNIFICANCE FOR PALEONTOLOGICAL RESOURCES

Only qualified, trained paleontologists with specific expertise in the type of fossils being evaluated can determine the scientific significance of paleontological resources (Scott and Springer 2003). Fossils are considered to be significant if one or more of the following criteria apply:

1. The fossils provide information on the evolutionary relationships and developmental trends among organisms, living or extinct;
2. The fossils provide data useful in determining the age(s) of the rock unit or sedimentary stratum, including data important in determining the depositional history of the region and the timing of geologic events therein;

3. The fossils provide data regarding the development of biological communities or interaction between paleobotanical and paleozoological biotas;
4. The fossils demonstrate unusual or spectacular circumstances in the history of life;
5. The fossils are in short supply and/or in danger of being depleted or destroyed by the elements, vandalism, or commercial exploitation, and are not found in other geographic locations.

As so defined, significant paleontological resources are determined to be fossils or assemblages of fossils that are unique, unusual, rare, uncommon, or diagnostically important. Significant fossils can include remains of large to very small aquatic and terrestrial vertebrates or remains of plants and animals previously not represented in certain portions of the stratigraphy. Assemblages of fossils that might aid stratigraphic correlation, particularly those offering data for the interpretation of tectonic events, geomorphologic evolution, and paleoclimatology are also critically important (Scott and Springer 2003; Scott et al. 2004).

BACKGROUND

GEOLOGICAL SETTING

The Project is located within the Peninsular Range Geomorphic Province, which extends from Mount San Jacinto in the north to Baja, California in the south and includes the Inland Empire, Los Angeles, Orange County, and San Diego areas of California. The Peninsular Ranges Geomorphic Province is located in the southwestern corner of California and is bounded by the Transverse Ranges Geomorphic Province to the north and the Colorado Desert Geomorphic Province to the east. This geomorphic province is characterized by elongated northwest-trending mountain ridges separated by sediment-floored valleys. Many faults to the west of the Salton Trough section of the San Andreas Fault Zone parallel this northwest-south east trending fault zone and have taken up some of the strain of the San Andreas. The San Jacinto Fault Zone at the base of the San Timoteo Badlands to the southeast of the project is one such fault zone.

To the east of the Project area, the San Andreas Fault Zone travels up Cajon Pass where it forms the boundary between the Pacific Plate and the North American Plate. The Transverse Ranges include the San Bernardino and San Gabriel mountains along with the paralleling ranges, all resulting from these two tectonic plates grinding past each other and “catching” along the bend in the San Andreas. The Project area is situated on the Pacific Plate, which is composed of numerous tectonic blocks that can move independently (Wagner 2002).

MIDDLE HOLOCENE YOUNG ALLUVIAL FAN DEPOSITS, UNIT 3

The Project is mapped as middle Holocene younger alluvial fan deposits, unit 3 (= unit **Qyf_3**; Morton and Miller 2006). Holocene deposits are less than 11.7 ka and are too young to contain the remains of extinct Pleistocene (2.58 Ma to 11.7 ka) organisms. Within the Project boundaries, Holocene deposits consist of middle Holocene sediments laid down between ~7.5 ka and ~5 ka. These alluvial fan sediments are slightly indurated, moderately dissected, coarse-grained sands to bouldery deposits depending on the distance from the source. Along the south side of the San Gabriel Mountains these small fans contain a high percentage of boulders (Morton and Miller 2006). Although these sediments have low potential to contain significant fossil remains, given their young geological age, such Holocene deposits frequently overlie Pleistocene alluvial deposits in regional valleys at depth.

PALEONTOLOGICAL SETTING

During the past 100,000 years or so, from the late Pleistocene on, southern California’s climate has shifted from the cooler and damper conditions of the last glacial period to the warmer and dryer conditions of the Holocene interglacial. While continental ice sheets covered the interior of

northern North America, southern California was ice free. Extinct megafauna of the region during the late Pleistocene are seen at the Rancho La Brea "tar pits" in Los Angeles as well as the Diamond Valley Lake Reservoir in Hemet, Riverside County. Ground sloths, mammoths, mastodons, bison, camels, horses, dire wolves, sabre-toothed cats, and American lions typified the fauna from the late Pleistocene until the start of the early Holocene approximately 11,700 years ago.

Fossils of Monterey cypress (*Hesperocyparis macrocarpa*), Monterey pine (*Pinus radiata*), and Torrey pine (*Pinus* sp. cf. *P. torreyana*) have been found in middle to late Pleistocene deposits in the Wilshire District of Los Angeles (Scott et al. 2014). Fossils of Monterey cypress are also known from middle to late Pleistocene deposits in Costa Mesa, California and the late Pleistocene Rancho La Brea asphalt seeps of the Wilshire District of Los Angeles (Axelrod and Govean 1996; Stock and Harris 1992). Today the most restricted conifers (Monterey cypress and Torrey pine) only inhabit locations on the coasts with cool, moist summers characterized by abundant sea fog. These locations experience a mean summer high temperature of 70ºF - 83ºF (21.1ºC - 28.3ºC). Winters are cool and damp with average precipitation of 10.59" - 32.41" (26.90cm - 82.32cm). Cold water upwellings due to submarine canyons adjacent to the shore near the relict populations create these conditions (Intellicast 2014; the Weather Channel 2014).

ENVIRONMENTAL SETTING

The City of Glendora is located 26 miles northeast of Los Angeles within the San Gabriel Valley, directly south of the foothills of the San Gabriel Mountains. Little Dalton Wash and Big Dalton Wash split at the base of the San Gabriel foothills and run west through the northern and southern portion of the City. The current Mediterranean-like climate is characterized by warm, dry summers and cool, moist winters with rainfall predominately falling between November and May.

Prior to development, the native vegetation of the San Gabriel Valley consisted of a mixed sage and chapparal environment. Native plant species include California sagebrush (*Artemisia californica)*, purple sage (*Salvia leucophylla*), California buckwheat (*Eriogonum fasciculatum*), chamise (*Adenostoma fasciculatum*), hoaryleaf ceanothus (*Ceanothus crassifolius*), hairy yerba santa (*Eriodictyon trichocalyx*), hollyleaf redberry (*Rhamnus ilicifolia Kellogg*), and Our Lord's candle (*Yucca whipplei*) (Swinney 2005). Native animal species include California black bear (*Ursus americanus californiensis*), mountain lion (*Puma concolor*), bobcat (*Lynx rufus*), California coyote (*Canis latrans*), Northern racoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), Western rattlesnake (*Crotalus oreganus*), Southern mule deer (*Odocoileus hemionus fuliginatus*) and Western gray squirrel (*Sciurus griseus*) (SGVCOG 2022).

PREHISTORIC SETTING

Approaches to prehistoric frameworks have changed over the years from being based on material attributes to radiocarbon chronologies to association with cultural traditions. Archaeologists defined a material complex consisting of an abundance of milling stones (for grinding food items) with few projectile points or vertebrate faunal remains dating from about 7,000 to 3,000 years before the present as the "Millingstone Horizon." Later, the "Millingstone Horizon" was redefined as a cultural tradition named the Encinitas Tradition with various regional expressions including Topanga and La Jolla. Use by archaeologists varied as some adopted a generalized Encinitas Tradition without regional variations, some continued to use "Millingstone Horizon" and some used Middle Holocene (the time period) to indicate this observed pattern (Sutton and Gardner 2010:1-2).

Recently, the fact that generalized terminology is suppressing the identification of cultural, spatial and temporal variation and the movement of peoples throughout space and time was noted. These factors are critical to understanding adaptation and change (Sutton and Gardner 2010:1-2).

The latest cultural revisions for the Project area define traits for time phases of the Greven Knoll pattern of the Encinitas Tradition applicable to the Glendora area (Sutton and Gardner 2010; Table 1). This pattern is replaced in the Project area by the Angeles pattern of the Del Rey Tradition later in time (Sutton 2010; Table 1). Each pattern has subdivisions as identified by specific changes in cultural assemblages through time. Phases are identified by their archaeological signatures in components within sites.

Greven Knoll sites tend to be in valleys similar to areas like the Project area. These inland peoples did not switch from manos/metates to pestles/mortars like coastal peoples (c. 5,000 years before present); this may reflect their closer relationship with desert groups who did not exploit acorns.

Table 1. Culture Chronology

PATTERN	PHASE	DATES (BP)	MATERIAL TRAITS	OTHER TRAITS
Encinitas	Greven Knoll I	8,500 to 4,000	Abundant manos and metates, Pinto dart points for atlatls or spears, charmstones, cogged stones and discoidals rare, no mortars or pestles, general absence of shell artifacts	No shellfish, hunting important, flexed inhumations, cremations rare

PATTERN	PHASE	DATES (BP)	MATERIAL TRAITS	OTHER TRAITS
	Greven Knoll II	4,000 to 3,500	Abundant manos and metates, Elko dart points for atlatls or spears, core tools, late discoidals, few mortars and pestles, general absence of shell artifacts	No shellfish, hunting and gathering important, flexed inhumations, cremations rare
Angeles	Angeles I	3,500 to 2,600	Appearance of Elko dart points and an increase in the overall number of projectile points from Encinitas components; beginning of large-scale trade in small steatite artifacts (effigies, pipes, and beads) and *Olivella* shell beads from the southern Channel Islands; appearance of single-piece shell fishhooks and bone harpoon points; Coso obsidian becomes important; appearance of donut stones	appearance of a new biological population (Takic proto-Gab/Cupan language), apparent population increase; fewer and larger sites along the coast; collector strategy; less overall dependence on shellfish but fishing and terrestrial hunting more important; appearance of flexed and extended inhumations without cairns, cremations uncommon
	Angeles II	2,600 to 1,600	Continuation of basic Angeles I material culture with the addition of mortuary features containing broken tools and fragmented cremated human bone; fishhooks become more common	continuation of basic Angeles I settlement and subsistence systems; appearance of a new funerary complex
	Angeles III	1,600 to 1,250	Appearance of bow and arrow technology (e.g., Marymount or Rose Spring points); changes in *Olivella* beads; asphaltum becomes important; reduction in obsidian use; Obsidian Butte obsidian largely replaces Coso	larger seasonal villages; flexed primary inhumations but no extended inhumations and an increase in cremations; appearance of obsidian grave goods; possible expansion into eastern Santa Monica Mountains, replacing Topanga III groups
	Angeles IV	1,250 to 800	Cottonwood points appear; some imported pottery appears; birdstone effigies at the beginning of the phase and “spike” effigies dropped by the end of the phase; possible appearance of ceramic pipes	change in settlement pattern to fewer but larger permanent villages; flexed primary inhumations continue, cremations uncommon; expansion into the San Gabriel Mountains, displacing Greven Knoll III groups
	Angeles V	800 to 450	Trade of steatite artifacts from the southern Channel Islands becomes more intensive and extensive, with the addition or increase in more and larger artifacts, such as vessels and comals; larger and more elaborate effigies	strengthening of ties, especially trade, with southern Channel Islands; expansion into the northern Santa Ana Mountains and San Joaquin Hills; development of mainland dialects of Gabrielino

PATTERN	PHASE	DATES (BP)	MATERIAL TRAITS	OTHER TRAITS
	Angeles VI	450 to 150	Addition of Euroamerican material culture (e.g., glass beads and metal tools), locally made pottery, metal needle-drilled *Olivella* beads	change of settlement pattern, movement close to missions and ranches; use of domesticated species obtained from Euroamericans; flexed primary inhumations continue, cremations uncommon to the north (nearer the Chumash) but somewhat more common to the south (nearer the Luiseño); apparent adoption of Chingichngish religion

The Greven Knoll toolkit is dominated by manos and metates throughout its extent. In Phase I, other typical characteristics were pinto dart points for atlatls or spears, charmstones, cogged stones, absence of shell artifacts and flexed position burials (Table 1). In Phase II, Elko dart points for atlatls or spears and core tools are observed along with increased indications of gathering (Table 1). In addition, the Greven Knoll populations are biologically Yuman (based on skeletal remains) while the later Angeles populations are biologically Shoshonean (Sutton and Gardner 2010).

The Angeles pattern generally is restricted to the mainland and appears to have been less technologically conservative and more ecologically diverse, with a largely terrestrial focus and greater emphases on hunting and nearshore fishing. In Angeles Phase I, Elko points for atlatls or darts appear, small steatite objects such as pipes and effigies from Catalina are found, shell beads and ornaments increase, fishing technologies increase including bone harpoons/fishhooks and shell fishhooks, donut stones appear, and hafted micro blades for cutting/graving wood or stone appear. In addition, several Encinitas (Topanga) traits, such as discoidals, cogged stones, plummet-like charm stones and cairn burials (see Sutton and Gardner 2010: Table 3) virtually disappear from the record. Mortuary practices changed to consist of primarily flexed primary inhumations, with extended inhumations becoming less common. Settlement patterns made a shift from general use sites being common to habitation areas separate from functional work areas. Subsistence shifted from mostly collecting to increased hunting and fishing (Sutton 2010).

The Angeles Phase II is identified primarily by the appearance of a new funerary complex, with other characteristics similar to Angeles I. The complex features killed (broken) artifacts including manos, metates, bowls, mortars, pestles, points, and others plus highly fragmented cremated human bones and a variety of faunal remains. In addition to the cremains, the other material also often burned. None of the burning was performed in the burial feature (Sutton 2010).

The Angeles III Phase is the beginning of what has been known as the Late Period and is marked by several changes from Angeles I and II. These include the appearance of small projectile points, steatite shaft straighteners and increased use of asphaltum all reflecting adoption of bow and arrow technology, obsidian sources changed from mostly Coso to Obsidian Butte and shell beads from Gulf of California species began to appear. Subsistence practices continued as before and the geographic extent of the Angeles Pattern increased (Sutton 2010).

Angeles Phase IV is marked by new material items including Cottonwood points for arrows, *Olivella* cupped beads and *Mytilus* shell disks, birdstones (zoomorphic effigies with magicoreligious properties) and trade items from the Southwest including pottery. It appears that populations increased and that there was a change in the settlement pattern to fewer but larger permanent villages. Presence and utility of steatite vessels may have impeded the diffusion of pottery into the Los Angeles Basin. The settlement pattern altered to one of fewer and larger permanent villages. Smaller special-purpose sites continued to be used (Sutton 2010).

Angeles V components contain more and larger steatite artifacts, including larger vessels, more elaborate effigies and comals. Settlement locations shifted from woodland to open grasslands. The exploitation of marine resources seems to have declined and use of small seeds increased. Many Gabrielino inhumations contained grave goods while cremations did not (Sutton 2010).

The Angeles VI phase reflects the ethnographic mainland Gabrielino of the post-contact (i.e., post-A.D. 1542) period. One of the first changes in Gabrielino culture after contact was undoubtedly population loss due to disease, coupled with resulting social and political disruption. Angeles VI material culture is essentially Angeles V augmented by a number of Euroamerican tools and materials, including glass beads and metal tools such as knives and needles (used in bead manufacture). The frequency of Euroamerican material culture increased through time until it constituted the vast majority of materials used. Locally produced brownware pottery appears along with metal needle-drilled *Olivella* disk beads (Sutton 2010).

The ethnographic mainland Gabrielino subsistence system was based primarily on terrestrial hunting and gathering, although nearshore fish and shellfish played important roles. Sea mammals, especially whales (likely from beached carcasses), were prized. In addition, a number of European plant and animal domesticates were obtained and exploited. Ethnographically, the mainland Gabrielino practiced interment and some cremation (Sutton 2010).

ETHNOGRAPHY

The Project area is located within the traditional territory of the Gabrielino (Tongva) who were semi-sedentary hunters and gatherers (Figure 4). The Gabrielino speak a language that is part of the Takic language family. Their territory encompassed a vast area stretching from Topanga

Canyon in the northwest, to the base of Mount Wilson in the north, to San Bernardino in the east, Aliso Creek in the southeast and the Southern Channel Islands, in all an area of more than 2,500 square miles (Bean and Smith 1978; McCawley 1996). At European contact, the tribe consisted of more than 5,000 people living in various settlements throughout the area. Some of the villages could be quite large, housing up to 150 people.

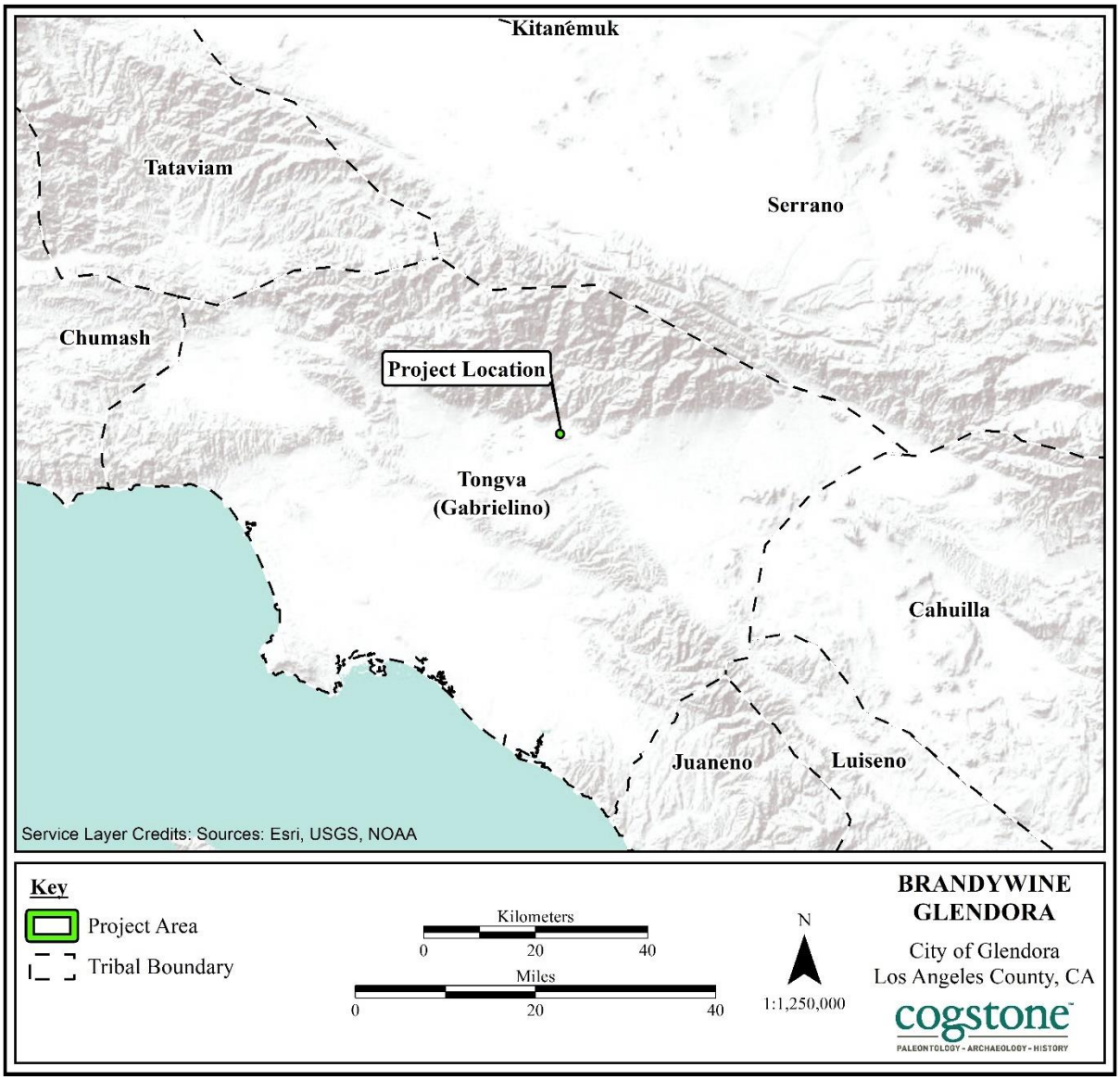

Figure 4. Tribal boundary map

The Gabrielino are considered to have been one of the wealthiest tribes and to have greatly influenced tribes they traded with (Kroeber 1976:621). Houses were domed, circular structures thatched with tule or similar materials (Bean and Smith 1978:542). The best known artifacts

were made of steatite and were highly prized. Many common everyday items were decorated with inlaid shell or carvings reflecting an elaborately developed artisanship (Bean and Smith 1978:542).

The main food zones utilized were marine, woodland and grassland (Bean and Smith 1978). Plant foods were, by far, the greatest part of the traditional diet at contact. Acorns were the most important single food source. Villages were located near water sources necessary for the leaching of acorns, which was a daily occurrence. Grass seeds were the next most abundant plant food used along with chia. Seeds were parched, ground, and cooked as mush in various combinations according to taste and availability. Greens and fruits were eaten raw or cooked or sometimes dried for storage. Bulbs, roots, and tubers were dug in the spring and summer and usually eaten fresh. Mushrooms and tree fungus were prized as delicacies. Various teas were made from flowers, fruits, stems, and roots for medicinal cures as well as beverages (Bean and Smith 1978:542).

The principal game animals were deer, rabbit, jackrabbit, woodrat, mice, ground squirrels, antelope, quail, dove, ducks, and other birds. Most predators were avoided as food, as were tree squirrels and most reptiles. Trout and other fish were caught in the streams, while salmon were available when they ran in the larger creeks. Marine foods were extensively utilized. Sea mammals, fish, and crustaceans were hunted and gathered from both the shoreline and the open ocean, using reed and dugout canoes. Shellfish were the most common resource, including abalone, turbans, mussels, clams, scallops, bubble shells, and others (Bean and Smith 1978:542).

HISTORIC SETTING

SPANISH PERIOD (1769-1822)

The earliest explorations of California occurred in 1542, when Juan Rodríguez Cabrillo and his party landed near Point Loma. Cabrillo had been tasked by the Spanish monarch with exploration of the western United States interior. Interaction with the native population was initiated, but intensive exploration and colonization of California by Spain did not occur until the 1700s.

In 1769, the Spanish developed plans to build three towns and four presidios (forts) along the California coastline stretching from San Diego northward to Monterey. The town sites, established between 1777 and 1797, included present-day Los Angeles, San Jose, and a small town near Santa Cruz named Branciforte. The presidios were established at San Diego, Santa Barbara, Monterey, and San Francisco. Under Spain, the borderlands were colonized as defenses against the intrusion of the English, French, Dutch, and Russians, with the Manila trade an important item for protection in California. They were held by two typical institutions: the mission and the presidio (Aviña 1976).

Mission San Gabriel was founded in 1771 and was the fourth of 21 Franciscan missions built in California. The goals of the missions were tri-fold: they established a Spanish presence on the west coast, provided a way to Christianize native peoples, and served to exploit native population as laborers. The mission system severely disrupted the Native socio-political structure, especially those living in close proximity (Loumala 1978:595).

Arrival of the Franciscan missionaries during the Spanish period resulted in far-reaching alterations in Native American lifeways. These shifts included high mortality rates and social changes due to the introduction of European diseases and customs (e.g., European farming methods; Dobyns 1983; Walker and Hudson 1989). Due to the high mortality rates, many Native American villages were abandoned, with inhabitants fleeing to the missions:

> "As the Native Americans watched the Europeans remain healthy during the epidemics, they began to view disease as a form of divine punishment for human transgressions" (Dobyns 1983). "Believing that the Christian God held a power greater than their own, the Natives willingly joined the Spanish missions." (Rushing 1995:15)

The Native population decreased as a consequence of a series of epidemics, and their traditional lifestyle was severely altered as neophytes were converted to Christianity and forced to work for the mission.

In 1819, the San Bernardino Asistencia, a satellite rancho associated with Mission San Gabriel, was established in what is now Redlands, California, approximately 25 miles east of the Project area. This complex was the easternmost outpost of the Mission San Gabriel. Its lands were used for cattle grazing and as a place to round up the Cahuilla and Serrano as labor.

MEXICAN PERIOD (1822-1847)

After Mexico gained independence from Spain in 1821, major efforts were taken by the Mexican government to establish reliable land routes throughout Alta California. In the 1920s, a group of soldiers was dispatched from Sonora to do just that. The group documented new routes through San Diego County, Riverside County, through Mission San Gabriel and up to the pueblo of Los Angeles. In the early days, this route through Southern California was known as "El Camino Real" and would later be known as Sonora Road, the Colorado Road, and the Los Angeles to Yuma Road (Lech 2012).

New settlers purchased land and built their homes along the road which doubled as way stations for travelers. In 1826, the Mexican government declared that Sonora Road would serve as the official mail route between Mexico and California. In the hopes of staving off encroachment by the ever expanding United States, the Mexican government was eager to entice its own settlers to travel north and populate California. However, this proved difficult as the best land in the region

was already claimed by the numerous missions located there. As a response, in 1826, California Governor Jose Maria Echeandia announced a plan to secularize the missions and use the inhabitants to establish Native American village settlements. The same year, Governor Echeandia authorized a partial emancipation decree which allowed some "Mission Indians" to leave their missions and find work for Hispanic settlers. The partial emancipation policy began in the Monterey district and then later implemented elsewhere (Milliken et al. 2009).

In 1833, the southern Mission Prefect Narciso Duran wrote of the contrast of the quality of life of the natives that remained at the mission versus who were "emancipated" and worked in the pueblo of Los Angeles:

> "I have seen with the greatest amazement that [the Indians who dwell in the pueblo of Los Angeles] . . . live far more wretched and oppressed than those in the missions. There is not one who has a garden of his own, or a yoke of oxen, a horse, or a house fit for a rational being. The equality with the white people, which is preached to them, consists in this, that these Indians are subject to a white *comisionado*, and are the only ones who do the menial work . . . All in reality are slaves, or servants of white men who know well the manner of securing their services by binding them a whole year for an advanced trifle . . . The benevolent ideas of the Government will never be realized, because the Indian evinces no other ambition than to possess a little more savage license, even though it involved a thousand oppressions of servitude" (Milliken et al. 2009).

Following years of intense debate, the mission lands were secularized under the Secularization Act of 1833 and large portions of land reverted to the governor to parcel out as he saw fit. From 1834 to the end of the Mexican Period in 1946, approximately seven hundred land grants (ranchos) were issued to Mexican citizen (Lech 2012).

AMERICAN PERIOD (1848-PRESENT)

The Mexican-American war followed on the heels of the Bear Flag Revolt of June 1846 (Ohles 1997). General Andrés Pico and John C. Frémont signed the Articles of Capitulation in December 1847, and with the signing of the Treaty of Guadalupe Hidalgo in February 1848, hostilities ended and Mexico relinquished California to the United States. Under the treaty, Mexico ceded the lands of present-day California, Arizona, New Mexico and Texas to the United States for $15 million (Fogelson 1993:10). Within two years following the treaty, California applied for admission as a state.

Following vast territorial gains, a flood of American, European, and Asian settlers moved west. With the discovery of gold in California in 1849, by the following year, 100,000 settlers, all seeking gold, descended on California. Due to a lack of governmental authority and oversight,

there was widespread killing of natives and kidnapping of native children by miners (Castillo 2022).

In 1851, the State of California in conjunction with two senators in the United States Senate overturned multiple treaties that had been previously negotiated and signed by the Native Americans of California. As a result, until the 1870s, local tribes had no legal standing with the government until a presidential executive order was signed which established reservations for multiple tribes.

CITY OF GLENDORA

Founded in 1887 by George Whitcomb, the name Glendora is a composite of "glen" and the ending syllables of Mr. Whitcomb's wife's name "Lendora." The settlement's original 300 acres were subdivided into town lots; 300 lots were sold on the first day of sale in March of 1887. Glendora's growth progressed steadily and by 1898 it was incorporated as a town (Price 2021).

Situated near the Atchison, Topeka & Santa Fe Railroad, the town became a significant shipping location for vegetables, berries, and citrus fruits to regions such as San Francisco and Arizona (Guinn 1915). With the coming of the 20th century, Glendora underwent substantial changes with the construction of permanent brick and concrete buildings. In 1902, the first telephone lines came to the town followed by gas in 1904 and electricity in 1908 (Price 2021).

In October of 1911, following a petition signed by Glendora residents, the Los Angeles County Board of Supervisors approved a local vote on whether Glendora should incorporate. Following a vote on October 31, 1911, Glendora was incorporated as the 25th city in Los Angeles County on November 13, 1911 (Price 2021). For decades the city largely consisted of citrus groves, until the 1960s when land in Southern California became more valuable for real estate than farmland. By the mid-1960s, most of the farmland was removed and replaced by residential and commercial development (NETROnline 1964).

PROJECT AREA HISTORY

The earliest known USGS topographic map of the Project area depicts no built environment in 1894; however, a portion of the Atchison Topeka & Santa Fe Railroad (Southern California Division) is adjacent to the norther boarder of the Project area (*Pomona*, 1:62500, 1894). The first built environment is visible in 1953 with one small building within the Project area (*Glendora*, 1:24,000, 1953).

A 1964 aerial photograph of the Project area depicts one large building at the southeast corner that was no longer extant by 1978 and one long rectangular building that is the original portion of what is now 723-731 E. Route 66 (NETROnline 1964, 1978). Between 1964 and 1972, a large

addition is constructed to the east of the original building, resulting in its current footprint and configuration (NETROnline 1972).

A review of historic newspapers provides a general history of occupation of 723-731 E. Route 66:

- 1952-ca. 1968: A coffee shop is advertised at 731 E. Alosta (Highway 66; APN 8646-029-014; *Pasadena Independent* 1952 and *Independent Star-News* 1968). The building is no longer extant.
- 1966: On January 9, 1966, two business are advertised at 723 E. Alosta (APN 8646-029-009): HONDA Glendora and George Dye Motors (*The Los Angeles Times* 1966).
- 1967: In 1967, the address occupied by Honda Glendora for APN 8646-029-009 is clarified as "723 E. Alosta" (Highway 66; *The Los Angeles Times* 1967).
- 1985/1986: The last known newspaper advertisement for HONDA Glendora at 723 E. Alosta Ave. is from January 17, 1985 (*The East Whittier Review* 1985).
- 1992: The property is taken over by Andrew's Auto Center LLC, family owned and operated (Yelp n.d.).
- 2015/2016: Andrew's Auto Center LLC is permanently closed (Google Maps 2015, 2016).
- 2016/2017: The property is occupied by Pauls' Auto & RV Sales (Google Maps 2016, 2017). The unit at the easternmost end of the building is assigned the address "745 E. Rte. 66."
- 2021/2022-Present: The property is vacant (Google Maps 2021, 2022).

RECORDS SEARCH

PALEONTOLOGICAL RECORD SEARCH

A record search for the Project was obtained from the Natural History Museum of Los Angeles County (Bell 2024; Appendix B). Online records from the University of California Museum of Paleontology database (UCMP 2024) and the PaleoBiology Database (PBDB 2024) were searched for fossil records as well as print sources (Jefferson 1991a, 1991b).

As noted above, Holocene deposits within the Project boundaries consist of middle Holocene sediments laid down between ~7.5 ka and ~5 ka. These alluvial fan sediments are slightly indurated, moderately dissected, coarse-grained sands to bouldery deposits depending on the distance from the source. Along the south side of the San Gabriel Mountains these small fans contain a high percentage of boulders (Morton and Miller 2006). Holocene deposits are less than 11.7 ka and are too young to contain the remains of extinct Pleistocene (2.58 Ma to 11.7 ka) organisms. Although these sediments have low potential to contain significant fossil remains, given their young geological age, such Holocene deposits can frequently overlie Pleistocene alluvial deposits and potentially older rocks in regional valleys at depth.

The results of this review confirmed that significant paleontological resources have not been identified or recovered within the boundaries of the Project. However, one locality, LACM IP 1292, yielded fossil remains of mantis shrimp (*Squilla* sp.) from rocks of the Topanga Formation at an undetermined depth (Bell 2024). This formation is not expected to occur in the subsurface within the Project boundaries. Additionally, fossils have been recorded from Pleistocene sediments present at depth in the general vicinity of the Project (Bell 2024; Table 2).

Table 2. Pleistocene fossil localities from near to the City of Glendora

Common Name	Taxon	Depth	Formation	Age	Locality	Location	Reference
bison	†*Bison* sp.	unknown	unnamed Pleistocene alluvium	late Pleistocene	LACM 8014	southwest of the intersection of the Pomona Freeway (Highway 60) and the Corona Freeway (Highway 71), Pomona	McLeod 2017

Common Name	Taxon	Depth	Formation	Age	Locality	Location	Reference
Pacific mastodon	†*Mammut pacificus*	115 to 120 feet	unnamed Pleistocene alluvium	Pleistocene	LACM 1807	From "Manning Rock" gravel pit southeast of the intersection of Arrow Highway and Irwindale Avenue, Irwindale	Jefferson 1991b, McLeod 2017
mammoth	†*Mammuthus* sp.	20 feet (Scott 2015)	unnamed Pleistocene alluvium	Pleistocene	SBCM 5.1.8	"Champagne" Pomona Valley	Jefferson 1991b, Scott 2015
horse	†*Equus* sp.	15 to 20 feet	unnamed Pleistocene alluvium	Pleistocene	LACM 1728	In English Canyon southwest Chino, Chino Hills	McLeod 2017
camel	†*Camelops* sp.						

† indicates that the species is extinct

CALIFORNIA HISTORIC RESOURCES INFORMATION SYSTEM

Cogstone archaeologist Logan Freeberg requested a search of the California Historical Resources Information System (CHRIS) from the South-Central Coastal Information Center (SCCIC) located at California State University Fullerton on March 8, 2024, which included the entire proposed Project area as well as a half-mile search radius. Results of the record search indicate that no previous studies have been completed within the Project area and no studies have been completed previously within a half-mile radius of the Project area. No cultural resources have been recorded within the Project area. Outside of the Project area no cultural resources have been previously documented within the half-mile search radius from the Project area.

OTHER SOURCES

In addition to the SCCIC records search, a variety of sources were consulted in April of 2024 to obtain information regarding the cultural context of the Project vicinity (Table 1). Sources included the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), Built Environment Resource Directory (BERD), California Historical Landmarks (CHL), and California Points of Historical Interest (CPHI). Specific information about the Project area, obtained from historic-era maps and aerial photographs, is presented in the Project area's History section.

Table 3. Additional Sources Consulted

Source	Results
National Register of Historic Places (NRHP)	Negative
Historic USGS Topographic Maps	The earliest known USGS topographic map of the Project area depicts no built environment in 1894; however, a portion of the Atchison Topeka & Santa Fe Railroad (Southern California Division) is adjacent to the norther boarder of the Project area (*Pomona*, 1:62500, 1894). The first built environment is visible in 1953 with one small building within the Project area (*Glendora*, 1:24,000, 1953). No further depiction of built environment is seen in topographic maps following the 1953 map.
Historic US Department of Agriculture Aerial Photographs	The earliest known USDA aerial photograph shows the Project area occupied by orchards (FrameFinder 1928). By 1948, there appears to be up to three possible structures built among the trees within the Project area (NETROnline 1948). By 1953, the orchard has been thinned and a large, wide, L-shaped driveway is present at the southwest corner of the Project area (NETROnline 1953). By 1964, the orchards are completely removed and a long rectangular building is present at the southwest corner of the Project area (NETROnline 1964). A preexisting building at the southeast corner is expanded at its north elevation. By 1972, the building and its addition at the southeast corner of the Project area is no longer extant and the rectangular building at the southwest corner has been expanded to its current footprint (NETROnline 1972). In the following decades up to 2020, the empty lot area is used for vehicle storage (NETROnline 2020).
California Register of Historical Resources (CRHR)	Negative
Built Environment Resource Directory (BERD)	Negative
California Historical Landmarks (CHL)	Negative
California Points of Historical Interest (CPHI)	Negative
Bureau of Land Management (BLM) General Land Office Records	Negative
Local Registers (Historical Societies/Archives)	Negative

HISTORICAL SOCIETY CONSULTATION

On March 13, 2024, a request for information was sent to the Glendora Historical Society and the Los Angeles Conservancy via the United States Post Office. On April 9, 2024, Cogstone received a response from the Glendora Historical Society Museum VP, Karen Garcia. Ms. Garcia stated that the historical society does not consider the buildings within the property to be

considered historically significant. Ms. Garcia also provided additional information regarding the history of business operations within the Project area (Appendix D).

NATIVE AMERICAN CONSULTATION

A Sacred Lands File (SLF) search was requested from the Native American Heritage Commission (NAHC) on March 8, 2024. On March 25, 2024, the NAHC responded that the SLF search was completed with positive results and stated that the Gabrieleno Band of Mission Indians – Kizh Nation should be contacted for information and provided contact information for the Tribal Chairperson. The NAHC also provided a list of 14 additional Native American tribal organizations and individuals that may have information about the Project area. Cogstone assisted the City of Glendora in conducting consultations to meet the requirements of Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18). Cogstone sent consultation letters to the 15 Native American tribal organizations and individuals on April 12, 2024, via United States Postal Service (USPS) certified mail (Appendix E).

SURVEY

METHODS

The survey stage is important in a Project's environmental assessment phase to verify the exact location of each identified cultural resource, the condition or integrity of the resource, and the proximity of the resource to areas of cultural resources sensitivity. All undeveloped ground surface areas within the ground disturbance portion of the Project area were examined for artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools or fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions and features indicative of the former presence of structures or buildings (e.g., postholes, foundations), or historic-era debris (e.g., metal, glass, ceramics). Existing ground disturbances (e.g., cutbanks, ditches, animal burrows, etc.) were visually inspected. Photographs of the Project area, including ground surface visibility and items of interest, were taken with a digital camera.

The built environment resources survey identified and verified the location of all structures and buildings within the Project area aged 45 years or older. Once identified, historic built environment resources were examined to ascertain if they are recommended eligible for listing as a historic resource at the local, state, or national level and if the original integrity of the resource remains intact. The seven aspects of integrity which are considered as part of a determination of eligibility include location, design, setting, materials, feeling, workmanship, and association.

RESULTS

On April 10, 2024, Architectural Historian Shannon Lopez visited the Project area and met with Jospeh Harmon who provided access to the property. Ms. Lopez photographed and documented the exterior of the building including the overgrown lot which comprised most of the Project area. Overall, the building appears to be in fair condition with missing and degrading building materials. The building was recorded on one set of Department of Parks and Recreation 523 (DPR 523) forms (Appendix F).

The Project area is entirely hardscaped with vegetation overgrowth; therefore, no archaeological or paleontological survey was conducted.

Built in ca. 1964, this 1-story commercial building is an example of a Vernacular style with a Mansard roof. The building's footprint is irregular in shape. The building consists of two wings connected by a drive through overhang. The original portion of the building is the rectangular shaped west wing (ca. 1964). By 1972, the L-shaped east wing was constructed and connected to the west wing by the drive-through overhang. The front (south) façade of the building consists of

a Mansard roof clad in red Spanish tiles; some tiles are missing. The exterior of the building consists of both exposed cinderblock and stucco clad cinderblock walls. The windows and doors are steel framed with large glass panes. Store front windows are large and rectangular shaped; six out of seven of the large windows visible from the street are one-over-one fixed windows, the remaining window is two-over-two. Two smaller rectangular windows are present at the east elevation of the building's east wing.

The west wing of the building represents the overall building's original structure. This section consists of cinderblock exterior walls at the west, north, and south elevations. The southern half of the east elevation is comprised of cinderblock with a garage door (not historic in age) and wood paneled double doors. The northern half of the east elevation is clad in woodboard with the associated pedestrian doors and window openings boarded over. At the north end of the north elevation is a single pedestrian woodboard door.

Figure 4. South façade, facing northeast.

Figure 5. East façade of the original ca. 1964 building (west wing). Stenciling above the garage door reads "AUTO REPARING___PAINTING".

Figure 6. West elevation of the building's east wing, facing southeast.

Figure 7. Section of lot directly north of the buildings, facing north.

Figure 8. Overview of lot and building, facing southwest.

HISTORIC RESOURCE EVALUATION

To be eligible for the NRHP and/or the CRHR a resource must:

A/1. be associated with events that have made a significant contribution to the broad patterns of history;

B/2. be associated with the lives of significant persons of the past;

C/3. embody distinctive characteristics of type, period, or method of construction or represent the work of a master, or possess high artistic value, or represent a significant and distinguishable entity those components may lack individual distinction; or

D/4. yielded or may likely yield information important in history or prehistory.

In addition to having significance using the above criteria, resources must have "integrity of location, design, setting, materials, workmanship, feeling, and association" to the period of significance (36 CFR Part 60). The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions.

Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance. Alterations to a resource or changes in its use over time may have historical, cultural, or architectural significance. Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.

723-731 E. ROUTE 66
Theme: Local Commercial Development
Period of Significance: ca. 1964-ca. 1986
Property Type: Commercial

Criteria A/1
Is this resource associated with events that have made a significant contribution to the broad patterns of history?
The existing property has been consistently used for local and small scale automotive commerce. A search of historic newspaper articles and business listings associated within this property indicated no known association with events considered historically significant. Therefore, this resource is recommended not eligible for listing in the NRHP under Criterion A or the CRHR under Criterion 1.

Criteria B/2

Is this resource associated with the lives of significant persons of the past?

The existing property has been consistently used for local and small scale automotive commerce. A search of historic newspaper articles and business listings associated with this property indicated no known association with the lives of a person or persons considered significant to history. Therefore, this resource is recommended not eligible for listing in the NRHP under Criterion B or the CRHR under Criterion 2.

Criteria C/3

Does this resource embody distinctive characteristics of type, period, or method of construction or represent the work of a master, or possess high artistic value, or represent a significant and distinguishable entity those components may lack individual distinction.

This building is a basic representation of a Vernacular style commercial building with a Mansard roof. This building is not an exemplary representation of an architectural style, period, or method of construction, nor does it represent the work of a master. Therefore, this building is recommended not eligible for listing in the NRHP under Criterion C or the CRHR under Criterion 3.

Criteria D/4

Does this building yield or may likely yield information important in history or prehistory?

Criterion 4 is most often applied to archaeological sites and districts but can also apply to buildings, structures, and/or objects. This resource does not exhibit a local variation of a standard design or construction technique that can yield important information (such as construction expertise or availability of local materials). Therefore, this building is recommended not eligible for listing in the NRHP under Criterion D or the CRHR under Criterion 4.

Integrity: The original design of this building consisted of a single-story rectangular building with a flat roof and parapet. The L-shaped additions to the building while not original, are now historic in age in their own right and now considered part of the history of the building. The condition of the existing building materials is in fair to poor condition due to missing materials and deterioration/damage.

STUDY FINDINGS AND CONCLUSIONS

PALEONTOLOGICAL SENSITIVITY

A multilevel ranking system was developed by professional resource managers within the Bureau of Land Management (BLM) as a practical tool to assess the sensitivity of sediments for fossils. The Potential Fossil Yield Classification (PFYC) system (BLM 2016; Appendix C) has a multi-level scale based on demonstrated yield of fossils. The PFYC system provides additional guidance regarding assessment and management for different fossil yield rankings.

Fossil resources occur in geologic units (e.g., formations or members). The probability for finding significant fossils in a Project area can be broadly predicted from previous records of fossils recovered from the geologic units present in and/or adjacent to the study area. The geological setting and the number of known fossil localities help determine the paleontological sensitivity according to PFYC criteria.

All alluvial deposits may increase or decrease in fossiliferous potential depending on how coarse the sediments are. Sediments that are close to their basement rock source are typically coarse; those farther from the basement rock source are finer. The chance of fossils being preserved greatly increases once the average size of the sediment particles is reduced to 5 mm or less in diameter. Moreover, fossil preservation also greatly increases with rapid burial in floodplains, rivers, lakes, oceans, etc. Remains left on the ground surface become weathered by the sun or consumed by scavengers and bacterial activity, usually within 20 years or less. This being the case, the sands, silts, and clays of floodplains, rivers, lakes, and oceans are the most likely sediments to contain fossils.

Using the PFYC system, geologic units are classified according to the relative abundance of vertebrate fossils or scientifically significant invertebrate or plant fossils and their sensitivity to adverse impacts within the known extent of the geological unit. Although significant localities may occasionally occur in a geologic unit, a few widely scattered important fossils or localities do not necessarily indicate a higher PFYC value; instead, the relative abundance of localities is intended to be the major determinant for the value assignment.

The Project is mapped as middle Holocene young alluvial fan deposits. Additionally, older Pleistocene old alluvium may be present at depth. The records search revealed that fossils previously recovered in a similar geological context in the vicinity of the Project occurred at depths of at least fifteen (15) feet below the surface (Table 2, Appendix B). For this reason, areas mapped at the surface as middle Holocene younger fan deposits are assigned a low potential for fossils (PFYC 2) at depths of 15 feet or less below the modern surface, due to the presumed lack of fossils in these deposits. Should Pleistocene older alluvium be encountered at any depth in the

subsurface, this sedimentary unit would have moderate potential for fossils (PFYC 3) due to similar deposits producing fossils at that depth near to the study area (Table 2, Appendix B).

CULTURAL RESOURCES SENSITIVITY

Based on a review of the SCCIC record search results, review of historic USGS topographic quadrangle maps, and USDA aerial photographs the Project area is assessed to have a low sensitivity for buried historic-aged cultural deposits. Based on these data sources alone the Project area is also assessed to have low sensitivity for buried prehistoric archaeological resources. However, the positive SLF search result may indicate that there are tribal cultural resources present that are unknown to the SCCIC that elevate the cultural sensitivity of the Project area.

The commercial building at 723-731 E. Route 66 is the only historic built environment resource within the Project area. This resource is recommended not eligible for listing in the CRHR at the national, state, and local level due to a lack of historic significance and lack of integrity. The DPR 523 series forms are located in Appendix F.

RECOMMENDATIONS

PALEONTOLOGY

The Project is mapped as middle Holocene young alluvial fan deposits. Older Pleistocene alluvium may also be present in the subsurface at undetermined depths. The records search revealed that all of the fossils previously recovered in the vicinity of the Project were discovered below depths of fifteen (15) feet below the surface. Based upon this, areas mapped as middle Holocene younger alluvial fan deposits less than fifteen feet below the modern surface are assigned a low potential for fossils (PFYC 2), due to the presumed lack of fossils in these deposits. Should older Pleistocene alluvium be encountered at depth, this sedimentary unit would have moderate potential for fossils (PFYC 3) due to similar deposits having produced fossils at depth in the vicinity.

According to CEQA guidelines, a project would have a significant impact on paleontological resources if it would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Additional significance criteria are defined above. Based upon the documented occurrence of significant fossils found in similar sediments nearby, the Project has potential to adversely impact significant resources should Pleistocene alluvium occur at depth and be encountered by excavation. Impacts to significant paleontological resources or sites

would be reduced to a less than significant level with mitigation. To reduce the impacts to paleontological resources, the following mitigation is recommended:

- Based upon best management practices, the development of a Worker Environmental Awareness Program (WEAP) training prepared by a qualified paleontologist that is presented to all staff engaging in and supervising ground disturbing activities to educate and bring awareness to all on site personnel on the potential paleontological resources that may be encountered during ground disturbance associated with the project.
- Based upon best management practices, monitoring is not recommended for excavation into middle Holocene younger alluvial fan deposits mapped at the surface. These sediments are too young geologically to have potential to contain significant fossil resources in a reliable geological context.
- In accordance with NEPA and CEQA, paleontological resources monitoring is required for excavations into Pleistocene older alluvial deposits, due to the potential of encountering scientifically significant paleontological resources during ground disturbance associated with the project. These deposits may occur at any depth, but are anticipated to be present at depths in excess of fifteen (15) feet below the current ground surface. Monitoring should be initiated on a part-time basis when these depths are reached by excavation, then increased to full time if and when older Pleistocene alluvial sediments are confirmed.
- Based upon best management practices, monitoring is not recommended for any drilling or pile driving activities regardless of depth, since these activities have a low potential to produce fossils meeting significance criteria, because any fossils brought up by the auger during drilling will not have information about formation, depth, or context. The only instance in which such fossils will meet significance criteria is if the fossil is a species new to the region.
- Based on best management practices, if unanticipated fossil discoveries are made, all work must halt within 50 feet until a qualified paleontologist can evaluate the find (Murphey et al. 2019). Work may resume immediately outside of the 50-foot radius. This will ensure that the paleontological resource is protected under regulations set forth by NEPA and CEQA. This creates a buffer around the resource until it can be properly evaluated, and if determined it is significant, then the fossil will be removed.

CULTURAL RESOURCES

Cogstone recommends that this Project proceed as planned, but that full-time cultural resources and Native American monitoring be required should the cultural sensitivity of the Project area be enhanced by the results of government to government Native American consultation.

In the event of an unanticipated discovery, all work must be suspended within 50 feet of the find until a qualified archaeologist evaluates it. In the unlikely event that human remains are encountered during project development, all work must cease near the find immediately.

In accordance with California Health and Safety Code Section 7050.5, the County Coroner must be notified if potentially human bone is discovered. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the NAHC by phone within 24 hours, in accordance with Public Resources Code Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods. Work may not resume in the vicinity of the find until all requirements of the health and safety code have been met.

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APPENDIX A. QUALIFICATIONS

MOLLY VALASIK
Project Manager and Principal Archaeologist

EDUCATION

2009 M.A., Anthropology, Kent State University, Kent, Ohio
2006 B.A., Anthropology, Ohio State University, Columbus, Ohio

SUMMARY QUALIFICATIONS

Ms. Valasik serves as Cogstone's CEO and CFO and helps guide the vision and direction of Cogstone. She has been with the company since 2009 and has helped transition Cogstone from sole ownership to multiple owners with an active board of directors. Ms. Valasik is a Registered Professional Archaeologist (RPA #989162) with more than 15 years of experience. She is a skilled professional who is well-versed in the compliance procedures of the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA) and regularly prepares cultural resources assessment reports for a variety of federal, state, and local agencies throughout California. Ms. Valasik has managed projects in the water, transportation, energy, development, and federal sectors. She meets the qualifications required by the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation*. She is accepted as a Principal Investigator for prehistoric archaeology by the State Historic Preservation Office (SHPO) and is listed as a Principal Investigator on Cogstone's Bureau of Land Management (BLM) Cultural Resource Use Permit.

SELECTED EXPERIENCE

Long Beach Marketplace Mixed-Use, City of Long Beach, Los Angeles County, CA. Cogstone conducted a historic built environment evaluation for this project, which involved the demolition of two existing office buildings and the new construction of a six-story mixed-use development comprised of 390 apartment units with 4,800 square feet of ground floor retail. Services included background research, consultation with local historical societies, and a built environment survey. Three historic in age buildings were recorded on California Department of Parks and Recreation DPR 523 (DPR 523) forms and evaluated for listing in the California Register of Historical Resources (CRHR). A Historic Built Environment Evaluation report was prepared. All work was done in compliance with the mitigation measures for the project. Sub to PlaceWorks. Project Manager. 2023

Concord Huntington Park Apartments, City of Huntington Beach, Los Angeles County, CA. This study was conducted to determine potential impacts to cultural resources resulting from the project, which included seismically retrofitting the 15-story apartment building and replacing the roof. Services included records searches, a Sacred Lands File search from the Native American Heritage Commission (NAHC), a Built Environment survey, and preparation of a Cultural Resources Assessment Report. National Register of Historic Places (NRHP) and CRHR eligibility was evaluated and DPR 523 forms were completed for the building. As the entire area is landscaped, hardscaped, or covered by buildings, an archaeological survey was not conducted. The United States Department of Housing and Urban Development (HUD) is the lead agency under NEPA and the NHPA. Sub to Partner Engineering and Science, Inc. Project Manager. 2022

Linbrook Villas Project, City of Anaheim, Orange County, CA. Cogstone conducted a cultural resources assessment to determine the potential impacts to cultural resources during the construction of 12 single-family attached dwelling units in four three-story townhome buildings. An existing 3,848 square foot single-family residence, guest house, pool, and paved surface parking lot would be demolished to make way for the new development. Cogstone conducted a cultural resources records search, consultation with local historical societies, and a pedestrian survey. The existing single-family home and guest house were recorded on DPR 523 forms and evaluated for NRHP and CRHR eligibility. A Cultural Resources Assessment Report was prepared to document the results. The City of Anaheim was the lead agency under CEQA. Sub to PlaceWorks. Project Manager. 2021

ERIC SCOTT
Principal Paleontologist

EDUCATION

1990 M.A., Anthropology (Biological), University of California, Los Angeles
1985 B.A., Anthropology (Physical), California State University, Northridge

SUMMARY OF QUALIFICATIONS

Mr. Scott is a professional vertebrate paleontologist with over 39 years of experience in paleontological mitigation, fieldwork, curation, and research. He is emeritus paleontology curator at the San Bernardino County Museum, an adjunct instructor at California State University, San Bernardino, and a research associate of the Natural History Museum of Los Angeles County and the La Brea Tar Pits and Museum. Mr. Scott is a 30+ year member of the Society of Vertebrate Paleontology, an international society of professional scientists where he currently serves on the Government Affairs Committee. He also holds membership in the Geological Society of America and other professional societies. He has published over 40 research articles in professional scientific journals.

SELECTED EXPERIENCE

Purple Line Extension (Westside Subway) Sections 1 and 2 Construction Management, Los Angeles County Metropolitan Transportation Authority, Los Angeles, Los Angeles County, CA. The project involves construction of seven stations from the existing Purple Line at Wilshire/Western Avenue along Wilshire Boulevard to the Veterans Administration Hospital in Westwood for 8.6 miles. Cogstone manages all paleontological services for Sections 1 and 2 of the subway project including budgets, Workers Environmental Awareness Program (WEAP) training, monitoring, fossil recovery, fossil preparation, identification, cataloguing curation with the Natural History Museum of Los Angeles County, and reporting. Sub to JV West (Stantec/Jacobs JV; Section 1), AECOM (Section 2). Principal Paleontologist. 2017-*ongoing*

Deep Soil Mixing Pilot Project, Community of Pacific Palisades, Los Angeles County, CA. As part of an on-call contract with the Los Angeles Bureau of Engineering (LABOE), Cogstone provided cultural and paleontological resources monitoring as well as managed Native American monitoring during ground-disturbing activities. The City of Los Angeles was the lead agency under the California Environmental Quality Act (CEQA). Monitoring for the Project was conducted in compliance with the Contingency Plan conditions for the Coastal Development Permit (CDP) from the California Coastal Commission (CCC). No cultural or paleontological resources were identified. No further work was necessary. Sub to ICF. Principal Investigator for Paleontology. 2020

Gates Canyon Stormwater Capture Project, Unincorporated area of Calabasas, Los Angeles County, CA. Cogstone conducted cultural and paleontological resources monitoring for 31 days during proposed improvements to Gates Canyon Park that will allow the capture and storage of stormwater runoff from an adjacent 105-acre residential area. Monitoring complied with program mitigation measures and as defined by the County of Los Angeles, Department of Public Works (LACDPW), Project Management Division II. LACDPW was the project proponent and acted as the lead agency under CEQA. Sub to Aspen Environmental. Task Manager. 2019

SR 14 / Avenue N Operational Interchange Improvements Project, Caltrans District 7, City of Palmdale, Los Angeles County, CA. The purpose of this study was to identify and evaluate paleontological resources during the proposed upgrades and improvements to transportation facilities. Cogstone conducted a ground truthing survey and requested a record search from the Natural History Museum of Los Angeles County. Online records from the University of California Museum of Paleontology database and the Paleobiology Database were searched for fossil records as well as print sources. Ultimately, a combined Paleontological Identification Report and Paleontological Evaluation Report (PIR/PER) was submitted and accepted with minimal comments. Sub to ECORP Consulting. Principal Investigator for Paleontology. 2018

ALISON BRYSON-DEVERAUX
Principal Investigator for Archaeology

EDUCATION

2017 M.A., Historic Preservation, Prescott College
2007 B.A., Anthropology, University of California, Santa Barbara

SUMMARY QUALIFICATIONS

Ms. Bryson-Deveraux is an archaeologist with over 20 years of experience throughout the state of California. Her field expertise includes pedestrian surveys, excavation, site compilation, and mitigation monitoring. Ms. Bryson-Deveraux has led a variety of projects at Cogstone in the water, development, and public works sectors. Prior to her role as Principal Investigator at Cogstone, she served as Lead Archaeologist for seven years on local oil field remediation projects which included repatriation. Ms. Bryson-Deveraux specializes in the prehistory and history of California. She meets the qualifications required by the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation* and is listed as a Field Director on Cogstone's Bureau of Land Management (BLM) Cultural Resource Use Permit.

SELECTED EXPERIENCE

Morro Bay Water Facility Project Phase II, City of Morro Bay, San Luis Obispo County, CA. Cogstone provided cultural and paleontological resources monitoring during ground disturbing activities during the City of Morro Bay's Water Reclamation Facility Lift Stations and Offsite Pipelines Construction Project. Cogstone also scheduled and coordinated Native American monitoring provided by four Tribes. Excavation in a portion of the project required a permit from the United States Fish and Wildlife Service. The project was completed in compliance with mitigation measures from the Environmental Impact Report for the Project. Cogstone provided cultural and paleontological resources Workers Environmental Awareness Program (WEAP) training during construction. In addition, a paleontological resources assessment was completed to identify which portions of the project required paleontological resources monitoring. Cogstone recorded and provided a preliminary evaluation for ten newly identified archaeological sites and updated three previously recorded archaeological sites. Cogstone drafted a Cultural and Paleontological Resources Monitoring Compliance Report for City review and comment. Federal funding for the project required compliance with Section 106 of the National Historic Preservation Act (NHPA), along with the California Environmental Quality Act (CEQA). The United States Environmental Protection Agency acted as federal lead and the City acted as state lead agency, with permitting by the California Coastal Commission, Caltrans, and the State Water Resources Control Board. Prime. Principal Investigator for Archaeology. 2022-2023

Pius Estate Winery, San Luis Obispo County, CA. Cogstone conducted a cultural and paleontological resources assessment to determine the potential impacts to cultural and paleontological resources resulting from the project. The 29.5-acre project area was previously developed with an existing winery, tasting room, outbuildings, and a barn. Improvements included construction of a subterranean barrel and tank room with wine storage, and a two-story above-grade structural addition. Cogstone's services included cultural and paleontological resources records searches, background research, a Sacred Lands File search from the Native American Heritage Commission (NAHC), and an intensive pedestrian survey. Cogstone prepared a Cultural and Paleontological Resources Assessment Report to document the results of the assessment. San Luis Obispo County was the lead agency for this project under CEQA. Sub to Private Developer. Principal Investigator for Archaeology. 2023

Cold Canyon Landfill Expansion Module 12, Arroyo Grande, San Luis Obispo County, CA. Cogstone conducted archaeological and paleontological resources monitoring for the expansion of an existing landfill. In addition, Cogstone provided WEAP training for all construction personnel. A Cultural and Paleontological Resources Monitoring Compliance Report will be prepared upon completion of monitoring. All work complies with the conditions for paleontology and archaeology under the Conditional Use Permit for the project. Upon completion of monitoring, Cogstone will prepare a Cultural and Paleontological Resources Monitoring Compliance Report. San Luis Obispo is the lead agency under CEQA. Sub to Waste Connections, Inc. Principal Investigator for Archaeology. 2023-*ongoing*

cogstone
PALEONTOLOGY - ARCHAEOLOGY - HISTORY

SHANNON LOPEZ
Architectural Historian

EDUCATION

2022 Certificate in Historic Preservation, The Boston Architectural College, Boston
2018 M.A., History (with an emphasis in architecture), California State University, Fullerton
2012 B.A., History, Minor in Asian-Pacific Studies, California State University, Dominguez Hills

SUMMARY QUALIFICATIONS

Ms. Lopez is a qualified architectural historian with over six years of experience who meets or exceeds the Secretary of the Interior's *Standards and Guidelines for Architectural History*. Her experience includes architectural history research and surveys with photo documentation and recording of built environment resources for local and federal projects. She has extensive knowledge with Native American consultation, consultation with local and state historical societies, and in the analysis of primary and secondary sources. Ms. Lopez is acknowledged as an approved Architectural Historian by Caltrans and is listed as a Principal Investigator on Cogstone's Bureau of Land Management (BLM) Cultural Resources Use Permit. She is accepted as a Principal Investigator for Architectural History and History by the State Historic Preservation Office (SHPO). Additionally, she is an approved Reader at the Huntington Library by the Los Angeles Office of Historic Resources.

SELECTED EXPERIENCE

Concord Huntington Park Apartments, City of Huntington Beach, Los Angeles County, CA. This study was conducted to determine potential impacts to cultural resources resulting from the project, which included seismically retrofitting the 15-story apartment building and replacing the roof. Services included records searches, a Sacred Lands File search from the Native American Heritage Commission (NAHC), a Built Environment survey, and preparation of a Cultural Resources Assessment Report. National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) eligibility was evaluated and Department of Parks and Recreation 523 (DPR 523) forms were completed for the building. As the entire area is landscaped, hardscaped, or covered by buildings, an archaeological survey was not conducted. The United States Department of Housing and Urban Development (HUD) is the lead agency under the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA). Sub to Partner Engineering and Science, Inc. Architectural Historian. 2022

San Juan Capistrano Downtown Specific Plan, City of San Juan Capistrano, Orange County, CA. Cogstone conducted cultural and paleontological assessments to determine the potential impacts to cultural and paleontological resources during the proposed project in the San Juan Capistrano Town Center. The project consisted of development and improvements including demolition of an existing building; construction of mixed-use buildings such as a restaurant, fitness center, parking structure, and apartments; and various street and utility improvements. Cogstone's services included cultural and paleontological records searches, Sacred Lands File Search from the NAHC, a built environment survey, CRHR and NRHP eligibility assessments for two historic buildings, updates to DPR 523 forms, and the preparation of a Cultural and Paleontological Resources Assessment report. Sub to T&B Planning. Architectural Historian. 2021-2022

Linbrook Villas Project, City of Anaheim, Orange County, CA. Cogstone conducted a cultural resources assessment to determine the potential impacts to cultural resources during the construction of 12 single-family attached dwelling units in four three-story townhome buildings. An existing 3,848 square foot single-family residence, guest house, pool, and paved surface parking lot would be demolished to make way for the new development. Cogstone conducted a cultural resources records search, consultation with local historical societies, and a pedestrian survey. The existing single-family home and guest house were recorded on DPR 523 forms and evaluated for NRHP and CRHR eligibility. A Cultural Resources Assessment Report was prepared to document the results. The City of Anaheim was the lead agency under CEQA. Sub to PlaceWorks. Architectural Historian. 2021

LOGAN FREEBERG
GIS Manager and Archaeologist

EDUCATION

2018 Geographic Information Systems (GIS) Certificate, California State University, Fullerton
2003 B.A., Anthropology, University of California, Santa Barbara

SUMMARY QUALIFICATIONS

Mr. Freeberg has over 20 years of experience in cultural resource management and has extensive experience in field surveying, data recovery, monitoring, and excavation of archaeological and paleontological resources associated with land development projects in the private and public sectors. He has conducted all phases of archaeological work, including fieldwork, laboratory analysis, research, and reporting. Mr. Freeberg also has a strong grounding in conventional field and laboratory methods and is skilled in the use of ArcGIS and prepares maps for Cogstone's deliverables. He has experience with Native American consultation in compliance with Section 106 of the National Historic Preservation Act (NHPA), Assembly Bill (AB) 52, and Senate Bill (SB) 18.

SELECTED EXPERIENCE

conducted to determine potential impacts to cultural resources resulting from the project, which included seismically retrofitting the 15-story apartment building and replacing the roof. Services included records searches, a Sacred Lands File search from the Native American Heritage Commission (NAHC), a Built Environment survey, and preparation of a Cultural Resources Assessment Report. National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) eligibility was evaluated and Department of Parks and Recreation 523 (DPR 523) forms were completed for the building. As the entire area is landscaped, hardscaped, or covered by buildings, an archaeological survey was not conducted. The United States Department of Housing and Urban Development (HUD) is the lead agency under the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA). Sub to Partner Engineering and Science, Inc. GIS Manager. 2022

San Juan Capistrano Downtown Specific Plan, City of San Juan Capistrano, Orange County, CA. Cogstone conducted cultural and paleontological assessments to determine the potential impacts to cultural and paleontological resources during the proposed project in the San Juan Capistrano Town Center. The project consisted of development and improvements including demolition of an existing building; construction of mixed-use buildings such as a restaurant, fitness center, parking structure, and apartments; and various street and utility improvements. Cogstone's services included cultural and paleontological records searches, Sacred Lands File Search from the NAHC, a built environment survey, CRHR and NRHP eligibility assessments for two historic buildings, updates to DPR 523 forms, and the preparation of a Cultural and Paleontological Resources Assessment report. Sub to T&B Planning. GIS Manager. 2021-2022

Linbrook Villas Project, City of Anaheim, Orange County, CA. Cogstone conducted a cultural resources assessment to determine the potential impacts to cultural resources during the construction of 12 single-family attached dwelling units in four three-story townhome buildings. An existing 3,848 square foot single-family residence, guest house, pool, and paved surface parking lot would be demolished to make way for the new development. Cogstone conducted a cultural resources records search, consultation with local historical societies, and a pedestrian survey. The existing single-family home and guest house were recorded on DPR 523 forms and evaluated for NRHP and CRHR eligibility. A Cultural Resources Assessment Report was prepared to document the results. The City of Anaheim was the lead agency under CEQA. Sub to PlaceWorks. GIS Manager. 2021

APPENDIX B. PALEONTOLOGICAL RECORD SEARCH

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org

Research & Collections

e-mail: paleorecords@nhm.org

March 10, 2024

Cogstone Resource Management
Attn: Logan Freeberg

re: Paleontological resources for the Brandywine Glendora Project (Cogstone 6047)

Dear Logan:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for proposed development at the Brandywine Glendora project area as outlined on the portion of the Glendora USGS topographic quadrangle map that you sent to me via e-mail on March 8, 2024. We do not have any fossil localities that lie directly within the proposed project area, but we do have fossil localities nearby from the same sedimentary deposits that may occur in the proposed project area, either at the surface or at depth.

The following table shows the closest known localities in the collection of the Natural History Museum of Los Angeles County (NHMLA).

Locality Number	Location	Formation	Taxa	Depth
LACM IP 1292	W of Glendora Avenue underpass on the 210 Freeway	Topanga Formation	Mantis shrimp (*Squilla*)	Unknown depth within roadcut
LACM VP 2027	1600 block, Bridgen Rd., Pasadena	Unknown Formation (Pleistocene)	Mammoth (*Mammuthus*)	Unknown
LACM VP 7701, 7702	Intersection of 26th St and Atlantic Blvd, Bell Gardens	Unknown formation (Pleistocene; silt)	Fish (*Gasterosteus*); Snake (Colubridae), Rodents (*Thomomys, Microtus, Reithrodontomys)*; Rabbit (*Sylvilagus*)	30 feet bgs
LACM VP 3363	W of Monterey Pass Road in Coyote Pass; E of the Long Beach Freeway & S of the N boundary of Section 32; Monterey Park	Unknown Formation (Pleistocene; sand and silt)	Horse (*Equus*)	unknown
LACM VP 1728	W of intersection of English Rd & Peyton Dr, Chino	Unknown (light brown shale with interbeds of very coarse brown sand;	Horse (*Equus*), camel (*Camelops*)	15-20 feet bgs

Locality Number	Location	Formation	Taxa	Depth
		Pleistocene)		

VP, Vertebrate Paleontology; IP, Invertebrate Paleontology; bgs, below ground surface

This records search covers only the records of the NHMLA. It is not intended as a paleontological assessment of the project area for the purposes of CEQA or NEPA. Potentially fossil-bearing units are present in the project area, either at the surface or in the subsurface. As such, NHMLA recommends that a full paleontological assessment of the project area be conducted by a paleontologist meeting Federal (43 Code of Federal Regulations Part 49.110) or Society of Vertebrate Paleontology standards.

Sincerely,

Alyssa Bell, Ph.D.
Natural History Museum of Los Angeles County

enclosure: invoice

APPENDIX C. PALEONTOLOGICAL SENSITIVITY RANKING CRITERIA

PFYC Description Summary (BLM 2016)	PFYC Rank
Very Low. The occurrence of significant fossils is non-existent or extremely rare. Includes igneous (excluding air-fall and reworked volcanic ash units), metamorphic, or Precambrian rocks. Assessment or mitigation of paleontological resources is usually unnecessary except in very rare or isolated circumstances that result in the unanticipated presence of fossils.	1
Low. Sedimentary geologic units that are unlikely to contain vertebrate or scientifically significant nonvertebrate fossils. Includes rock units less than 10,000 years old and sediments with significant physical and chemical changes (e.g., diagenetic alteration) which decrease the potential for fossil preservation. Assessment or mitigation of paleontological resources is not likely to be necessary.	2
Moderate. Units are known to contain vertebrate or scientifically significant nonvertebrate fossils, but these occurrences are widely scattered and/or of low abundance. Common invertebrate or plant fossils may be found and opportunities may exist for casual collecting. Paleontological mitigation strategies will be based on the nature of the proposed activity. Management considerations cover a broad range of options that may include record searches, pre-disturbance surveys, monitoring, mitigation, or avoidance. Surface-disturbing activities may require assessment by a qualified paleontologist to determine whether significant paleontological resources occur in the area of a proposed action, and whether the action could affect the paleontological resources.	3
High. Geologic units containing a high occurrence of significant fossils. Fossils must be abundant per locality. Vertebrates or scientifically significant invertebrate or plant fossils are known to occur and have been documented, but may vary in occurrence and predictability. Mitigation plans must consider the nature of the proposed disturbance, such as removal or penetration of protective surface alluvium or soils, potential for future accelerated erosion, or increased ease of access that could result in looting. Detailed field assessment is normally required and on-site monitoring or spot-checking may be necessary during land disturbing activities. In some cases avoidance of known paleontological resources may be necessary.	4
Very High. Highly fossiliferous geologic units that consistently and predictably produce vertebrate or scientifically significant invertebrate or plant fossils. Vertebrate fossils or scientifically significant invertebrate fossils are known or can reasonably be expected to occur in the impacted area. Paleontological resources are highly susceptible to adverse impacts from surface disturbing activities. Paleontological mitigation may be necessary before or during surface disturbing activities. The area should be assessed prior to land tenure adjustments. Pre-work surveys are usually needed and on-site monitoring may be necessary during land use activities. Avoidance or resource preservation through controlled access, designation of areas of avoidance, or special management designations should be considered.	5
Unknown. An assignment of "Unknown" may indicate the unit or area is poorly studied and field studies are needed to verify the presence or absence of paleontological resources. The unit may exhibit features or preservational conditions that suggest significant fossils could be present, but little information about the actual unit or area is known. Literature searches or consultation with professional colleagues may allow an unknown unit to be provisionally assigned to another Class, but the geological unit should be formally assigned to a Class after adequate survey and research is performed to make an informed determination.	U
Water or Ice. Typically used only for areas which have been covered thus preventing an examination of the underlying geology.	W, I

APPENDIX D. HISTORICAL SOCIETY CONSULTATION

cogstone
PALEONTOLOGY - ARCHAEOLOGY - HISTORY

March 13, 2024

Glendora Historical Society
314 N. Glendora Ave.,
Glendora, CA. 91741

RE: Request for Information: Cultural Resources Assessment for the Brandywine Glendora Project, City of Glendora, Los Angeles County, California.

To Whom It May Concern:

Cogstone Resource Management, Inc. (Cogstone) is conducting a cultural resources assessment for the Brandywine Glendora Project (Project) located on 1.85-acres within Assessor Parcel Numbers (APNs) 8646-029-009 and 8646-029-014 located at 723-731 E. Route 66 in the City of Glendora, Los Angeles County, California.

The Project proposes the demolition of a historic in age structure which, according to United States Department of Agriculture (USDA) historic aerial photographs, was built in the mid-1960s and expanded by the early 1970s. The Project area will be re-graded and redeveloped with the construction of six residential buildings (three-story townhomes/flats).

We are contacting you because we would like to invite members of the Glendora Historical Society to provide input regarding the redevelopment of the Project area. We appreciate any information regarding the history of the building within the Project area that you may have as well as any comments, issues, and/or concerns relating to the history of the Project area. Please contact me at slopez@cogstone.com. Thank you for your attention to this matter.

Sincerely,

Shannon Lopez

Shannon Lopez, M.A.
Architectural Historian
(714) 974-8300 x.108
slopez@cogstone.com

1518 West Taft Avenue
Orange, CA 92865
Office (714) 974-8300

Branch Offices
San Diego – Riverside – Morro Bay – Sacramento

cogstone.com
Toll free (888) 333-3212

Federal Certifications EDWOSB , SDB
State Certifications DBE, WBE, UDBE

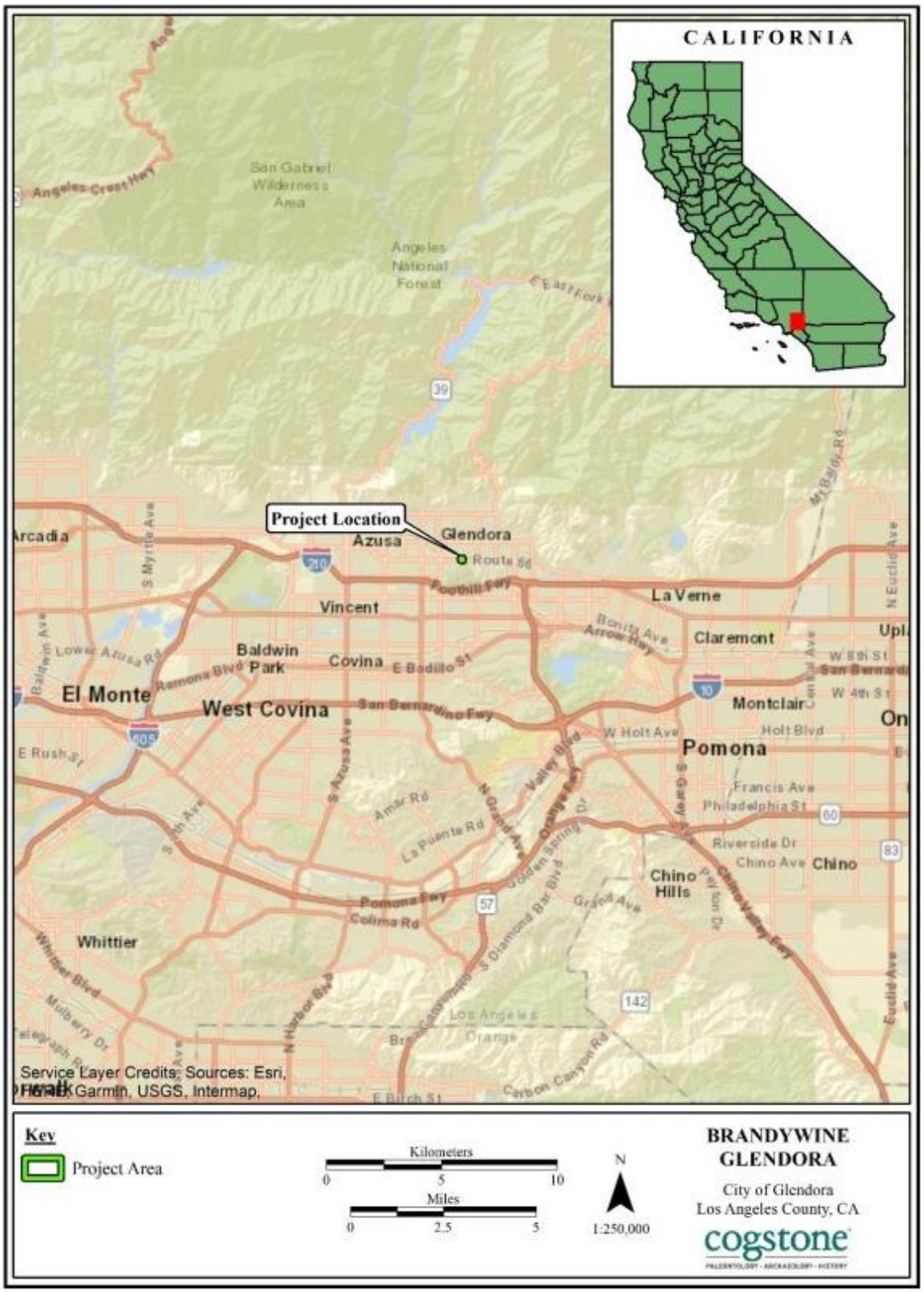

Figure 1. Project Vicinity Map

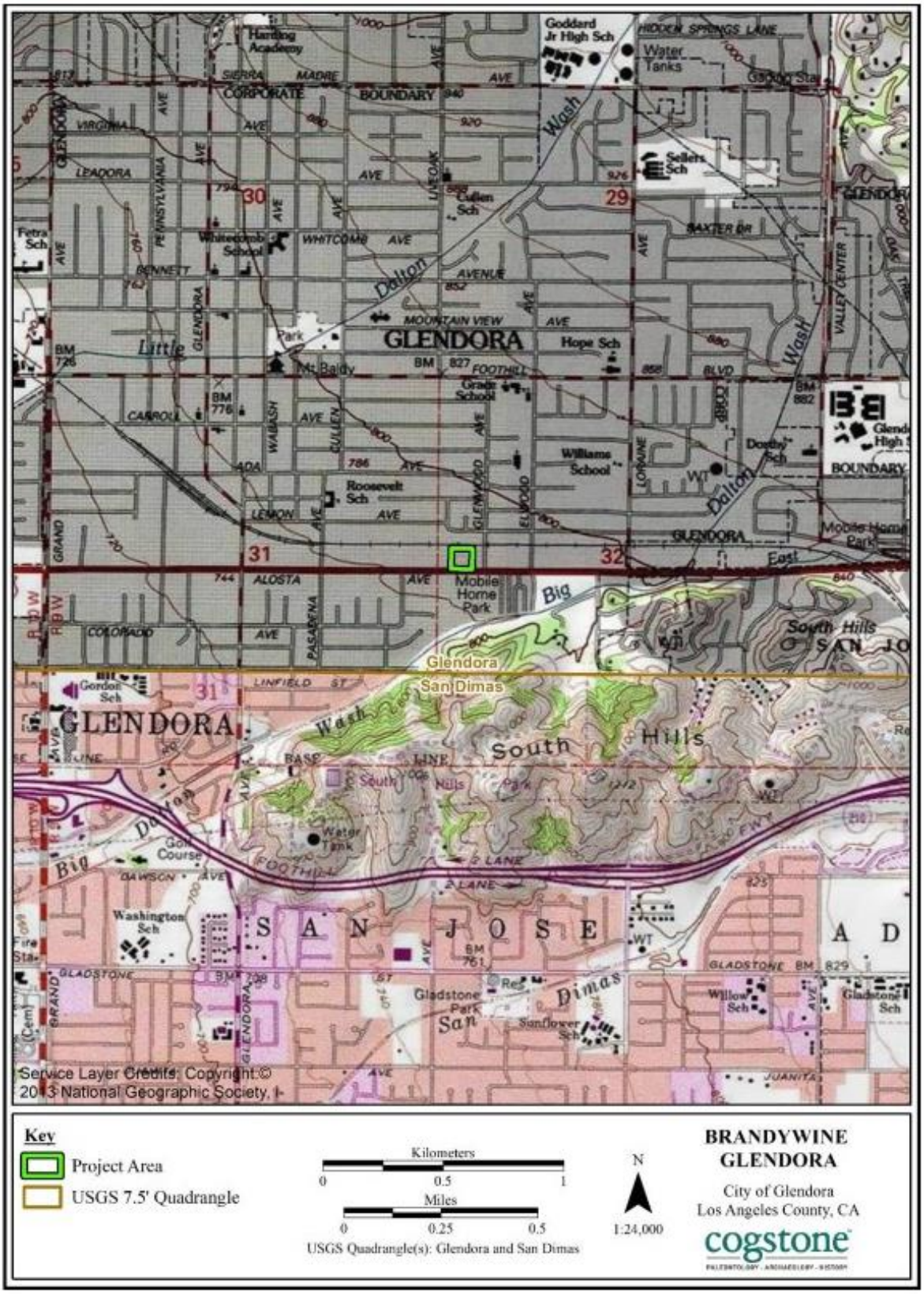

Figure 2. Project Location Map

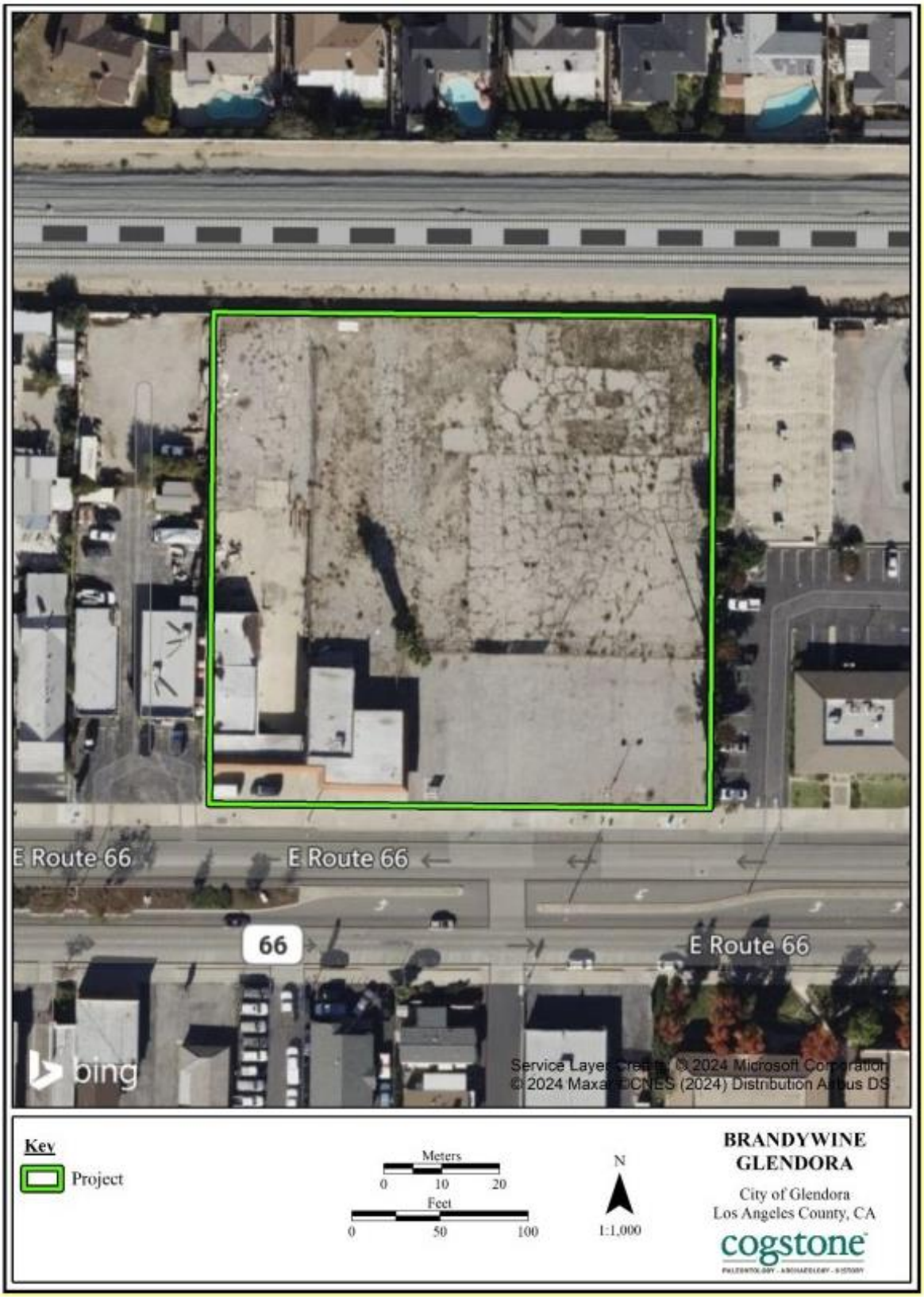

Figure 3. Project Aerial Map

GLENDORA · HISTORICAL · SOCIETY · EST 1947

"Founded in 1947 to preserve and celebrate the history of the people and places in and around Glendora for current and future generations."

April 9, 2024

Shannon Lopez
Cogstone Resource Management, Inc.
1518 West Taft Avenue
Orange, CA 92865

Dear Ms. Lopez

I'm sorry for the delay in responding to your March 13, 2024 letter regarding property located at 723-731 E. Route 66 in the City of Glendora.

We do not believe the structures or properties to be of any significant historical nature but our search did find that the businesses during the 1950's to recent years were primarily used as auto sales and trailer sales sites. 723 was then Thorton & Yetter Auto Service, 726 was Winkler Trailer Sales, and 731 was the Wagon Wheel Coffee Shop.
In 1954, 731 was then the Oaks Coffee Shop. And, finally in the 1980's the site was known as Honda Glendora and the Holiday Trailer Sales.

Please let me know if you have further questions at (626) 827-9593.

Karen Garcia
Museum VP

GLENDORA HISTORICAL SOCIETY
314 North Glendora Avenue, Glendora, CA 91741 • (626) 963-0419 • www.GlendoraHistoricalSociety.org
A 501 (C) (3) Nonprofit Public Benefit Corporation --Federal ID # 95-4182070

APPENDIX E. NATIVE AMERICAN CONSULTATION

STATE OF CALIFORNIA Gavin Newsom, Governor

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Chione-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of Luiseño Indians

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

March 25, 2024

Cogstone Resource Management

Via Email to: CogstoneConsult@cogstone.com

Re: Brandywine Glendora Project, Los Angeles County

To Whom It May Concern:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information submitted for the above referenced project. The results were positive. Please contact the Gabrieleno Band of Mission Indians – Kizh Nation on the attached list for information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. A SLF search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with a project's geographic area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites, such as the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center for the presence of recorded archaeological sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Page 1 of 1

CITY OF GLENDORA (626) 914-8213
Community Development Department – Planning Division
116 E. Foothill Boulevard, Glendora, California 91741
www.cityofglendora.org

[MONTH, DAY, YEAR]

[FIRST LAST]
[TRIBE]
[TITLE/ROLE]
[ADDRESS, STREET]
[CITY, CA, ZIP]

RE: California Environmental Quality Act (CEQA) and Senate Bill (SB) 18 Consultation Request for the Brandywine Glendora, City of Glendora, Los Angeles County, California.

[TITLE & LAST NAME]:

The City of Glendora proposes to develop the Brandywine Glendora (Project) which is a residential development consisting of 39 three-story townhome condominiums with garages (see Figures 1 and 2), located at 723-731 E. Route 66 (AINs: 8646-029-009 & 8646-029-014; see Figure 3). This Project will comply with CEQA regulations and an Initial Study/Mitigated Negative Declaration will be prepared. The City of Glendora will be the lead CEQA Agency.

We are contacting you because the [TRIBE] requested to be notified and provided information, under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as Assembly Bill (AB) 52, regarding projects with the City's jurisdiction and within the traditional territory of the [TRIBE]. Please consider this letter and preliminary Project information as the formal notification of the proposed Project. The City is requesting to consult with the [TRIBE] in order to identify tribal cultural resources that may be impacted by the proposed Project. The point of contact for the City of Glendora is below.

City of Glendora Point of Contact Information	
Name/Title:	Natalie Espinoza, Senior Planner
Address:	116 E. Foothill Blvd.
City:	Glendora, CA 91741
Tel:	(626) 914-8213
E-Mail:	nespinoza@cityofglendora.org

Page | 1
Incompleteness Letter for File # PLN23-0027

Additionally, City of Glendora is requesting consultation under SB 18 (Chapter 905, Statutes of 2004) which requires local governments to consult with tribes prior to making certain planning decisions and requires consultation and notice for a general and specific plan adoption or amendment in order to preserve, or mitigate impacts to, cultural places that may be affected. The Native American Heritage Commission (NAHC) provided us with a list of tribal entities and individuals who have requested to be placed on the SB 18 consultation list. The [TRIBE] is on the list provided. As a result, please consider this letter as a notice of the Project and an invitation to provide comments regarding the Project.

Cogstone Resource Management (Cogstone) has been retained to assist the City of Glendora with completing the cultural resources assessment, drafting tribal consultation notification letters, and otherwise assisting with the tribal consultation process as needed.

The NAHC was contacted on March 8, 2024 to perform a search of the Sacred Lands File. The NAHC responded on March 25, 2024 and reported positive results indicating that Native American sacred sites and/or heritage resources are located within the Project area or the immediate vicinity.

Cogstone requested a record search of the Project area and a one-half mile buffer from the South Central Coastal Information Center located at California State University, Fullerton on March 8, 2024. The search is still in progress. Results will be shared upon request when available.

The entire Project area is currently hardscaped so an intensive pedestrian survey is not planned.

The City would appreciate receiving any comments, issues and/or concerns relating to cultural resources, sacred lands, and tribal cultural resources that you may have within the Project area. All information provided will be kept confidential.

Please respond within 30 days, pursuant to PRC 21080.3.1(d), if you would like to consult on this Project. For consultation under SB 18, **you have 90 days to respond.** If you have any questions or concerns with the Project, please do not hesitant to contact [AGENCY CONTACT] at the City of Glendora at the address above or via email [EMAIL] or phone [PHONE].

Thank you for your assistance.

Sincerely,

Natalie T. Espinoza
Senior Planner

Attachments: Project vicinity map
Project location map
Project aerial map

Page | 2
Incompleteness Letter for File # PLN23-0027

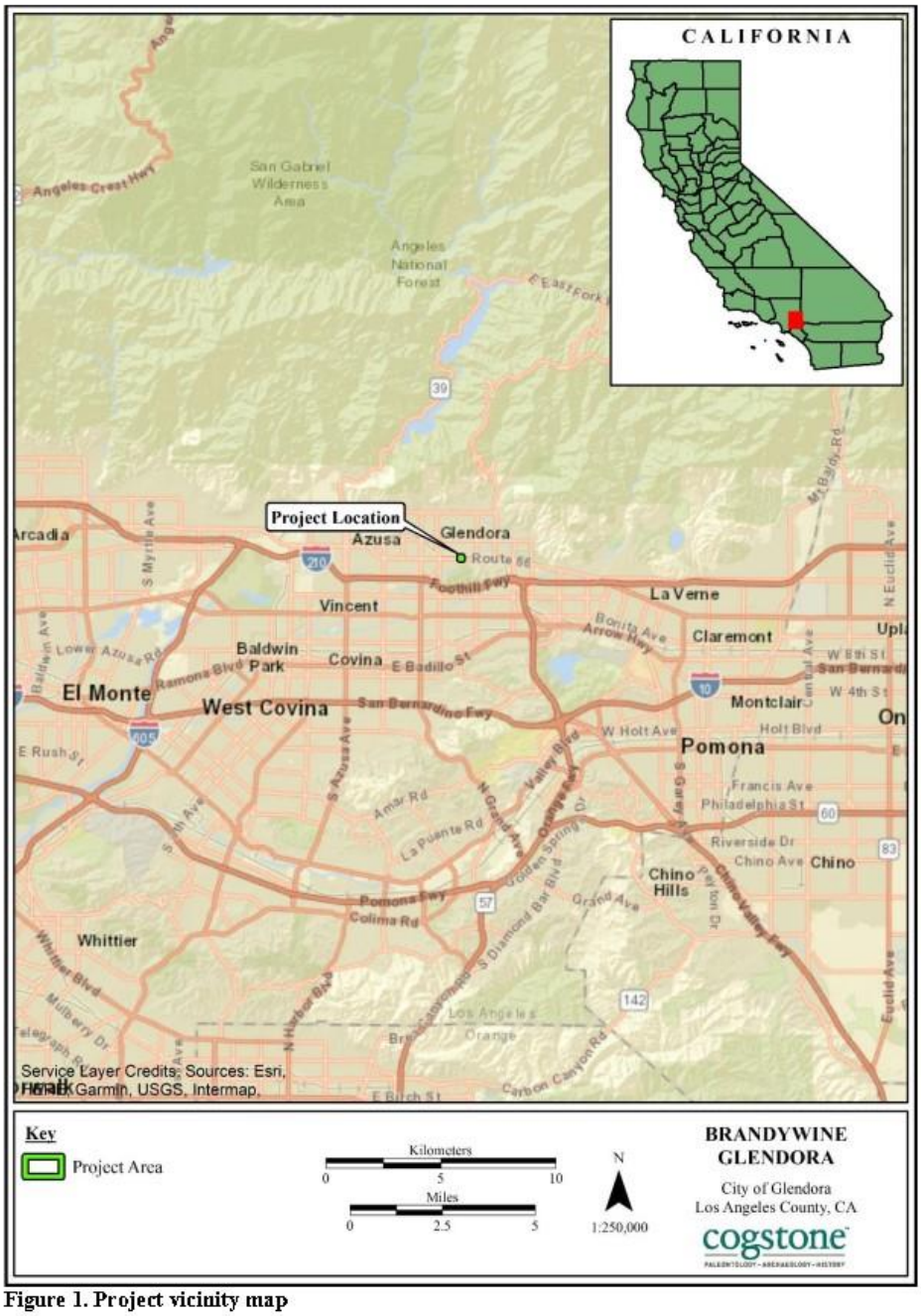

Figure 1. Project vicinity map

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Incompleteness Letter for File # PLN23-0027

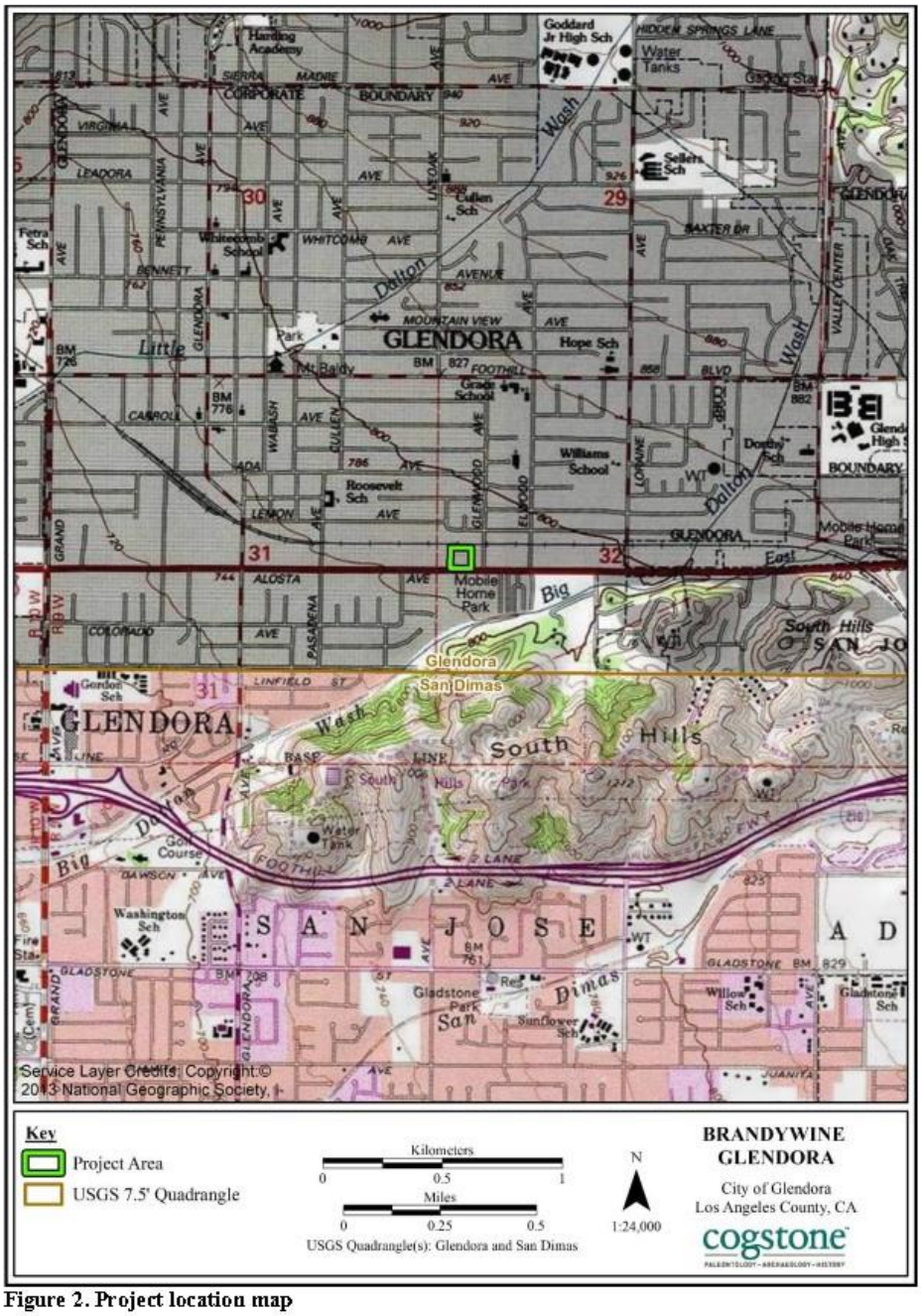

Figure 2. Project location map

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Incompleteness Letter for File # PLN23-0027

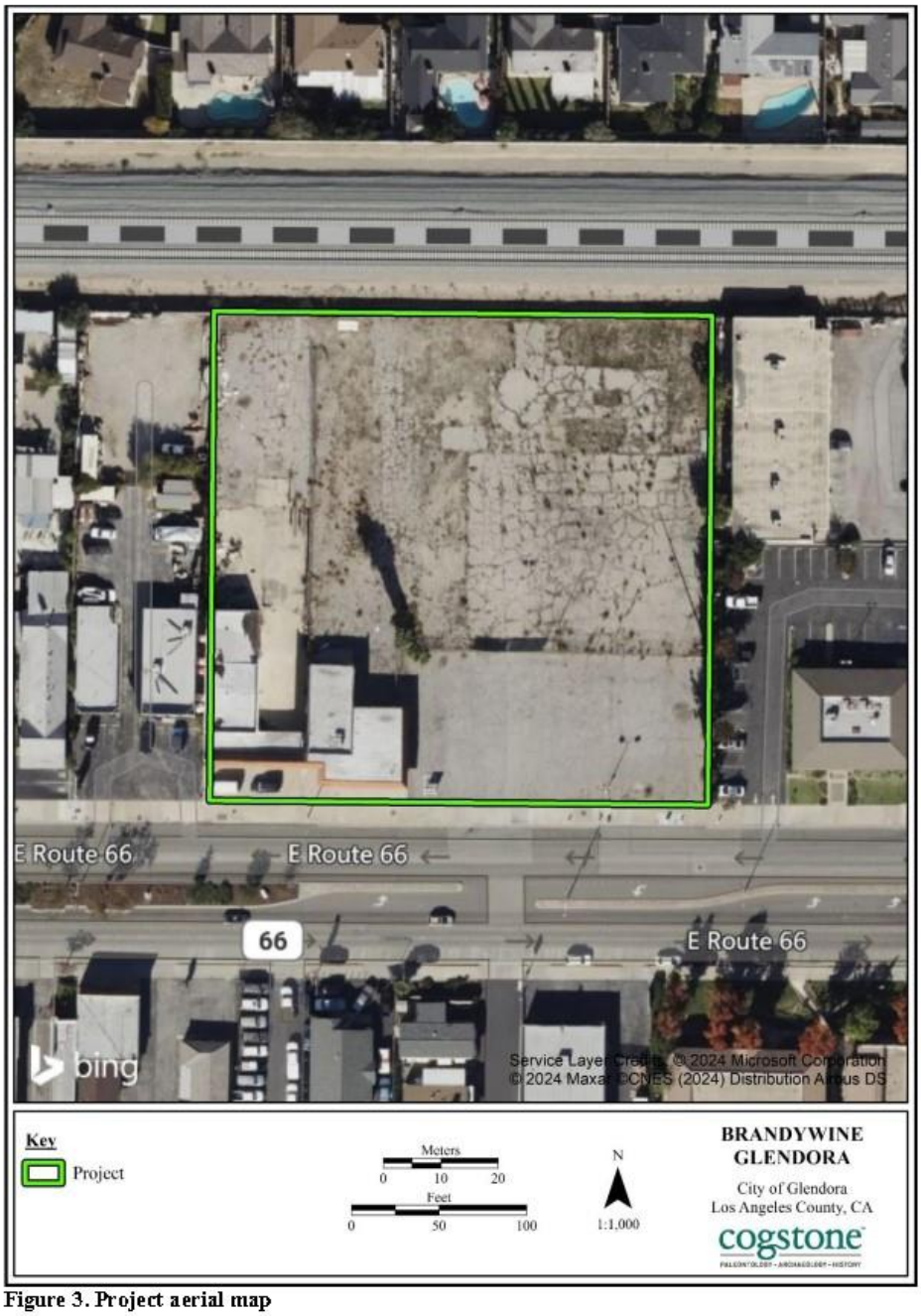


Figure 3. Project aerial map

Page | 5

Incompleteness Letter for File # PLN23-0027

APPENDIX F. DPR

P1. Other Identifier:
P2. Location: ☒ **Not for Publication** ☐ **Unrestricted**
a. County: Los Angeles
b. USGS 7.5' Quad: Glendora **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** **; S.B.B.M.**
c. Address: 723-745 E. Route 66 **City:** Glendora **Zip:** 91740
d. UTM: Zone: ; mE/ mN
e. Other Locational Data: APNs: 8646-029-009 and 8646-029-024. Original address: 723 E. Alosta (Hwy. 66) and 731 E. Alosta (Hwy. 66).

P3a. Description:
Built in ca. 1964, this 1-story commercial building is an example of a Vernacular style with a Mansard roof. The buildings footprint is irregular in shape. The building consists of two wings connected by a drive through overhang. The original portion of the building is the rectangular shaped west wing (ca. 1964). By 1972, the L-shaped east wing is constructed and is connected to the west wing by the drive-through overhang. The front (south) façade of the building consists of a Mansard roof clad in red Spanish tiles (some tiles are missing). The exterior of the building consists of both exposed cinderblock and stucco clad cinderblock walls. The windows and doors are steel framed with large glass panes. Store front windows are large and rectangular shaped; six out of these seven large windows visible from the street are one-over-one fixed windows, the sixth window is two-over-two. Two smaller rectangular windows are present at the east elevation of the building's east wing. *See Continuation Sheet*.

P3b. Resource Attributes: HP6. 1-story commercial building
P4. Resources Present: ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5b. Description of Photo: Overview of south façade, facing northwest

P6. Date Constructed/Age and Sources: ☒Historic ☐Prehistoric ☐Both
Ca. 1964

P7. Owner and Address:

P8. Recorded by:
Cogstone Resource Management, Inc; 1518 W Taft Ave, Orange, CA 92865

P9. Date Recorded:
April 10, 2024

P10. Survey Type: Intensive Pedestrian Survey

P11. Report Citation:

Attachments: ☐NONE ☒Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: HONDA Glendora and George Dye Motors, Inc.
B2. Common Name:
B3. Original Use: Automotive commercial building
B4. Present Use: Vaccant
***B5. Architectural Style:** Vernacular with Mansard Roof
***B6. Construction History:** The building was originally a rectangular shaped building (built ca. 1964) located at the western side of the parcel. By 1972, a large addition is constructed to the east of the original building which consists of an L-shaped building with 2-3 office units and a drive through overhang which physically connects the two wings into a single building. From ca. 1966-1980s, the building was co-habitated by two commercial automotive companies: HONDA Glendora and George Dye Motors, Inc..

***B7. Moved?** ☒**No** ☐**Yes** ☐**Unknown** **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: Not known **b. Builder:** Not Known
***B10. Significance:** None **Theme:** Local Commercial Development **Area:** Glendora, CA
Period of Significance: ca. 1964-ca. 1986 **Property Type:** Commercial **Applicable Criteria:** None

Integrity: The original design of this building consisted of a single-story rectangular building with a flat roof and parapet. The L-shapped additions to the building while not original, are now historic in age in their own right and now considered part of the history of the building. The condition of the existing building materials is in fair to poor condition due to missing materials and deterioration/damage.

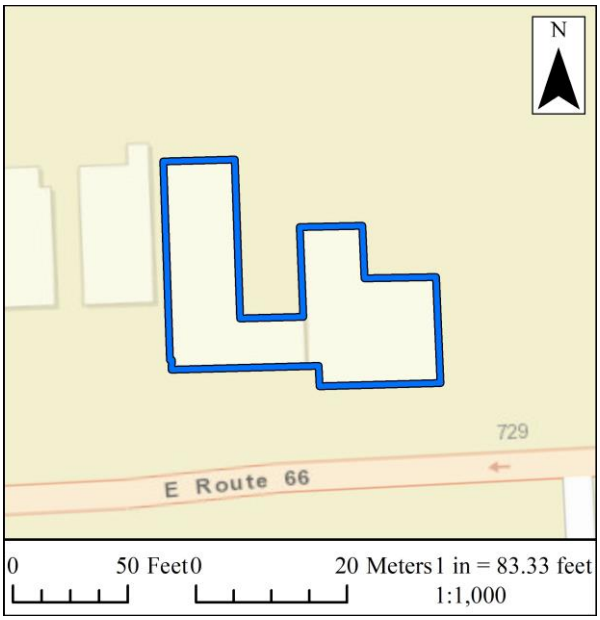
Criteria A/1
Is this resource associated with events that have made a significant contribution to the broad patterns of history?
The existing property has been consistently used for local and small scale automotive commerce. A search of historic newspaper articles and business listings associated within this property indicated no known association with events considered historically significant. Therefore, this resource is recommended not eligible for listing in the National Register of Historic Places (NRHP) under Criterion A or the California Register of Historic Resource (CRHR) under Criterion 1.

B11. Additional Resource Attributes:

***B12. References:**
See Continuation Sheet

B13. Remarks:

***B14. Evaluator:** Shannon Lopez
***Date of Evaluation:** March 25, 2024

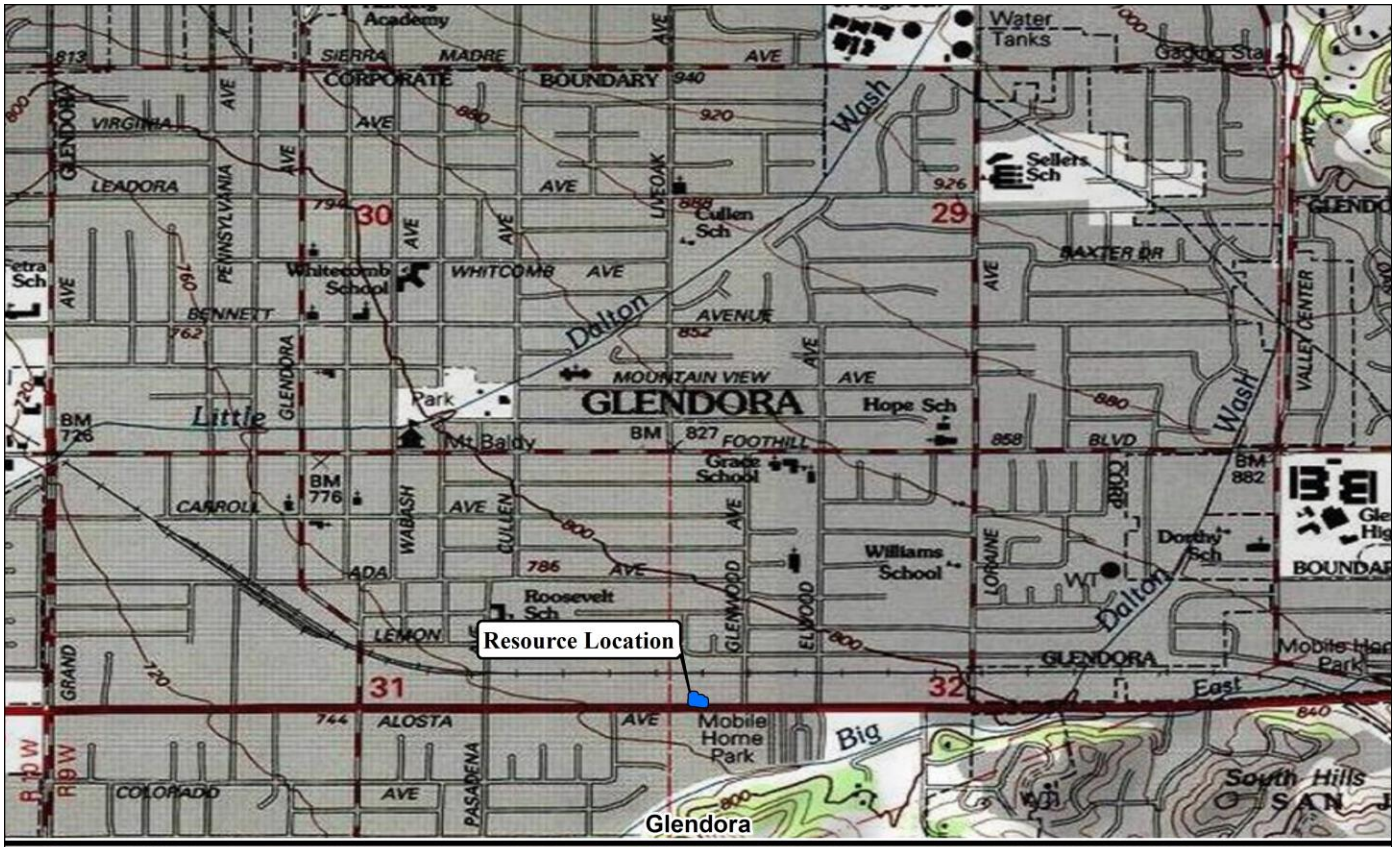


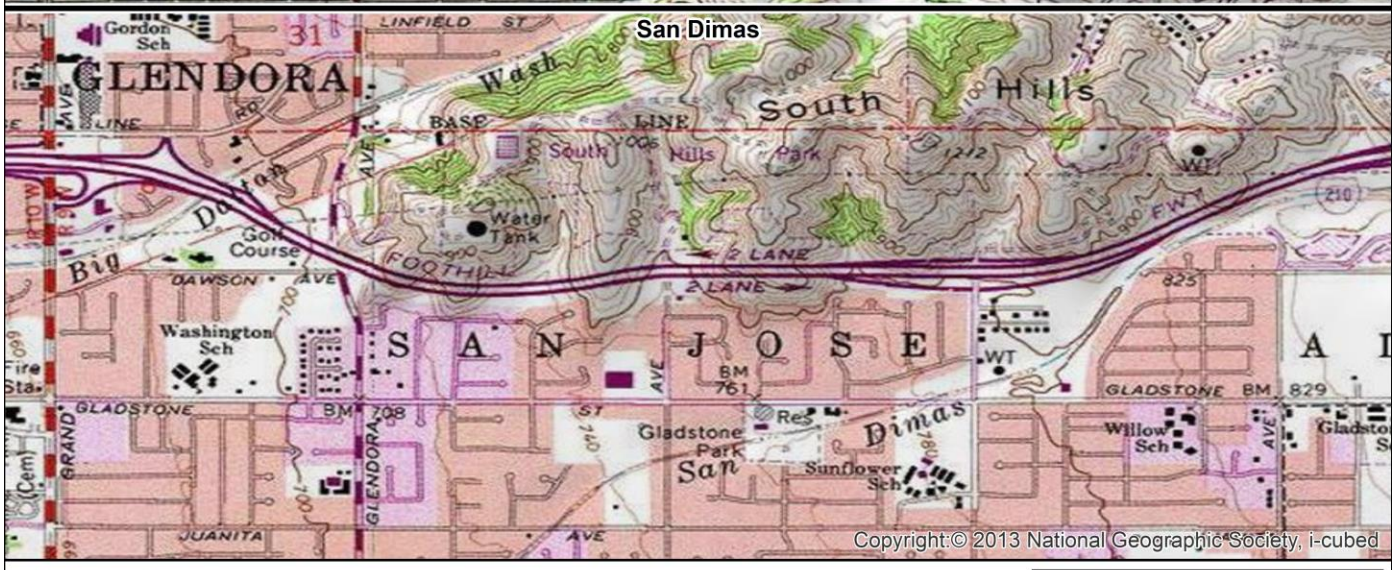
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 3 **of** 11 ***Resource Name or #:** 723-745 E. Route 66
Map Name: Glendora ***Scale:** 1:24,000 ***Date of Map:** 1995





723-731 East Route 66
City of Glendora
Los Angeles County, CA

723-731 East Route 66
USGS 7.5' Quadrangle

USGS 7.5' Quadrangle(s):
Glendora
San Dimas

0 0.25 0.5 Miles
0 0.25 0.5 Kilometers
1:24,000 1 in = 2,000 ft
N

P3a. Description:
The west wing of the building represents the overall building's original structure. This section consists of cinderblock exterior walls at the west, north, and south elevations. The southern half of the east elevation is comprised of cinderblock with a garage door (not historic in age) and wood paneled double doors. The northern half of the east elevation is clad in woodboard with the associated pedestrian doors and window openings boarded over. At the north end of the north elevation is a single pedestrian woodboard door.

History of Occupation:

- 1952-ca. 1968: A coffee shop (building is no longer extant) is advertised at "731 E. Alosta (Highway 66)" (APN: 8646-029-014) (*Pasadena Independent* 1952 and *Independent Star-News* 1968).
- 1966: On January 9, 1966, two business are advertised at 723 E. Alosta (APN: 8646-029-009): HONDA Glendora and George Dye Motors (*The Los Angeles Times* 1966).
- 1967: In 1967, the address for APN: 8646-029-009 is clarified as "723 E. Alosta (Highway 66)" (*The Los Angeles Times* 1967).
- 1985/1986: The last known newspaper advertisements for HONDA Glendora at 723 E. Alosta Ave. is from January 17, 1985 (*The East Whittier Review* 1985).
- 1992: Property is taken over by Andrew's Auto Center LLC, family owned and operated (Yelp .n.d.).
- 2015/2016: Andrew's Auto Center LLC is permanently closed (Google Maps 2015 and 2016).
- 2016/2017: The property is occupied by Pauls' Auto & RV Sales (Google Maps 2016 and 2017). The unit at the eastern most end of the building is assigned the address "745 E. Rte 66".
- 2021/2022-Present: The property is vacant (Google Maps 2021/2022).

***B10. Significance:**
Criteria B/2
Is this resource associated with the lives of significant persons of the past?
The existing property has been consistently used for local and small scale automotive commerce. A search of historic newpaper articles and business listings associated within this property indicated no known association with the lives of a person or persons considered significant to history. Therefore, this resource is recommended not eligible for listing in the NRHP under Criterion B or the CRHR under Criterion 2.

Criteria C/3
Does this resource embody distinctive characteristics of type, period, or method of construction or represent the work of a master, or possess high artistic value, or represent a significant and distinguishable entity those components may lack individual distinction.
This building is a basic representation of a Vernacular style commercial building with a Mansard roof. This building is not an exemplary representation of an architectural style, period, or method of construction, nor does it represent the work of a master. Therefore, this building is recommended not eligible for listing in the NRHP under Criterion C or the CRHR under Criterion 3.

Criteria D/4
Does this building yield or may likely yield information important in history or prehistory?
Criterion 4 is most often applied to archaeological sites and districts but can also apply to buildings, structures, and/or objects. This resource does not exhibit a local variation of a standard design or construction technique that can yield important information (such as construction expertise or availability of local materials). Therefore, this building is recommended not eligible for listing in the NRHP under Criterion D or the CRHR under Criterion 4.

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Survey Photo Key

1. Eastern side of south façade.

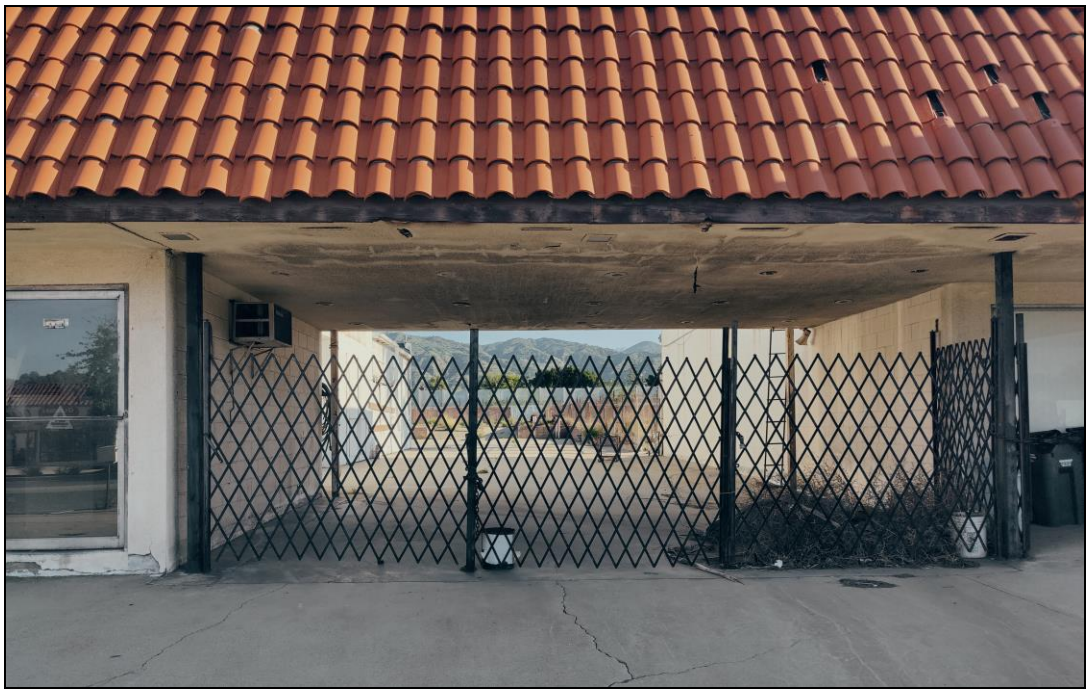
2. Western side of south façade.

3. East elevation, facing west.

4. West elevation, facing northeast.

5. East elevation of original ca. 1964 building section.

6. north elevation of original ca. 1964 building section.



7. Drive through overhang connecting the original ca. 1964 building section and the ca. 1970s building addition.

8. Ceiling of drive-through overhang (top) and west elevation of ca. 1970s addition (center).

9. Fixed steel car ramp accompined by an elevated concrete platform.

HONDA Glendora. New & used. Best prices, immed. del. George Dye Mtrs. 723 E. Alosta. 963-5463

1966 advertisement for HONDA Glendora and George Dye Motors (The Los Angeles Times 1966).

Appendix D

723-745 East Route 66 Multi-Family Residential Development Energy Letter – City of Glendora

Ldn Consulting, Inc.

December 8, 2023

Ldn Consulting, Inc.

23811 Washington Ave, C110-333, Murrieta, CA 92562 phone 760-473-1253

December 8, 2023

Brandywine Homes
Attn: Chris Courtney
16580 Aston
Irvine, CA 92606

RE: 723-745 Route 66 Multi-Family Residential Development Energy Letter – City of Glendora

This analysis evaluates both construction and operational energy efficiency as it relates to non-renewable fuel sources including Electrical, Natural Gas, Diesel and Gasoline for the proposed 723-745 Route 66 Multi-Family Residential Development. This effort was prepared according to requirements established within Public Resource Code (PRC) Section 21100(b)(3) and California Environmental Quality Act (CEQA) Guidelines Section 15126.4. The intent is to adequately address the following CEQA question:

Would the project:

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

Project Description

The project proposes the construction of six 3-story multi-family residential buildings consisting of 39 townhomes/flats within a 1.85-acre project site. The current use of the Project area is a Vehicle Service and sales lot with an existing 6,000 Square Foot building onsite.

The Project is expected to begin demolition of the existing building and lot mid-year 2024 and start construction shortly thereafter. Construction completion and operations would be expected sometime in 2025.

Construction

Energy usage for construction equipment is best estimated using total horsepower hours and an assumed thermal efficiency of 30%. The most common measure of the energy efficiency of a tractor is referred to here as "specific volumetric fuel consumption" (SVFC), which is given in units of gallons per horsepower-hour (gal/hp-h). SVFC for diesel engines typically ranges from

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0.0476 to 0.1110 gal/hp-h. Inverting these numbers yields a range of between 12-21 hp-h/gal. Over the last 30 years, fuel efficiency at maximum power has increased from roughly 14.5 to 16.5 hp-h/gal (VirginiaTech, 2010).

Project construction dates were estimated using CalEEMod and follow assumptions identified in both the Project Air Quality and Greenhouse Gas (GHG) analysis. Based on this, an estimated construction kickoff starting in 2024 and completing the project roughly one year later. Based on the equipment, quantity, work time, Horsepower (HP), the project would require a total of 364,242 hp-h (See Table 1 on the following page). Based on this, the project would consume roughly 22,075.27 gallons of diesel for construction. It should be noted that fuel consumption would go up if diesel construction equipment is poorly maintained. Based on this, the project shall properly maintain all equipment per manufacture recommendations. The model is provided as ***Attachments A*** to this report. Conservatively, modeling assumed 43 units as a worst case scenario.

Construction energy from workers, vendors and haulage are based on the estimated vehicle miles traveled (VMT) for the total construction duration which is 134,564 miles for the Project. In California, the average fuel intensity for on-road vehicles is 0.0615 gal/mile (University of California, Irvine, 2005). Based on this, vehicular trips would consume roughly 8,275.70 gallons during construction.

On-road vehicles are regulated by state and federal regulations and vehicular fleet efficiencies are getting better each year. Additionally, all construction equipment shall be maintained as needed per the manufacturers' recommendations. Given this, the Project would have a less than significant impact on short term energy demand during construction.

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Table 1: Proposed Construction Phase and Duration

Equipment Identification	Construction Days	Hours per day	HP	Load Factor	Quantity	Horsepower Hours
Demolition	20					
Tractors/Loaders/Backhoes		8	84	0.37	3	14,918.40
Rubber Tired Dozers		8	367	0.4	1	23,488.00
Concrete/Industrial Saws		8	33	0.73	1	3,854.40
Site Preparation	3					
Graders		8	187	0.41	1	1,840.08
Rubber Tired Dozers		8	367	0.48	1	4,227.84
Tractors/Loaders/Backhoes		7	97	0.37	1	753.69
Grading	4					
Graders		8	148	0.41	1	1,941.76
Tractors/Loaders/Backhoes		7	84	0.37	2	1,740.48
Rubber Tired Dozers		8	367	0.4	1	4,697.60
Building Construction	200					
Cranes		6	367	0.29	1	127,716.00
Forklifts		6	82	0.2	1	19,680.00
Generator Sets		8	14	0.74	1	16,576.00
Tractors/Loaders/Backhoes		6	84	0.37	1	37,296.00
Welders		8	46	0.45	3	99,360.00
Paving	10					
Tractors/Loaders/Backhoes		8	84	0.37	1	2,486.40
Pavers		6	81	0.42	1	2,041.20
Paving Equipment		8	89	0.36	1	2,563.20
Rollers		7	36	0.38	1	957.60
Cement and Mortar Mixers		6	10	0.56	1	336.00
Architectural Coating	10					
Air Compressors		6	37	0.48	1	1,065.60
Total Horsepower Hours						364,242.00
Total Diesel Fuel (Gal) @ 16.5 hp-h/gal						22,075.27
This equipment list is based upon equipment inventory and estimates within CalEEMod 2022.1.						

Operations

Energy – Utility Demand

The State of California has implemented a number of energy reducing policies largely geared to reducing Greenhouse gasses (GHGs). The most notable is Assembly Bill (AB) 32, Senate Bill (SB)

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32, and Executive Order (EO) S-3-05. In addition, the state has implemented two scoping plan updates which are geared to reduce GHG emissions by reducing energy consumption, increasing energy efficiency and increasing the usage of renewable sources. The state has also taken a strong steps in increasing building efficiencies under Title 24, par 6 of California's Code of Regulations. The Project would be required, at a minimum, to comply with the latest version of Title 24 standards at the time the Project seeks building permits. At the time this report was written, the 2022 standards were applicable and went into effect on January 1, 2023. The 2023 standards continue to improve upon the 2019 standards for residential and nonresidential buildings. It should be noted that the State updates these regulations every three years.

In addition to the CEC's efforts, in 2008, the California Building Standards Commission adopted the nation's first green building standards. The California Green Building Standards Code (Part 11 of Title 24) is commonly referred to as CALGreen and establishes minimum mandatory standards as well as voluntary standards pertaining to the planning and design of sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and interior air quality. The current CALGreen standards were last updated in 2022 and went into effect January 1, 2023. CALGreen standards include mandatory measures for planning and design, energy efficiency, water and conservation efficiency, material and resource conservation as well as Environmental Quality (California Title 24, Part 11, 2022).

Finally, the state has implemented a number of regulations which force electrical utility providers to increase renewable portfolios or procurement. Specifically, the following policies and how they shaped the current energy supply and the future energy horizon are noted below:

SB 1078 (2002) established the Renewables Portfolio Standard (RPS) program, which requires an annual increase in renewable generation by the utilities equivalent to at least 1 percent of sales, with an aggregate goal of 20 percent by 2017. This goal was subsequently accelerated, requiring utilities to obtain 20 percent of their power from renewable sources by 2010.

SB X1 2 (2011) expanded the RPS by establishing that 20 percent of the total electricity sold to retail customers in California per year by December 31, 2013, and 33 percent by December 31, 2020, and in subsequent years be secured from qualifying renewable energy sources. Under the bill, a renewable electrical generation facility is one that uses biomass, solar thermal, photovoltaic, wind, geothermal, fuel cells using renewable fuels, small hydroelectric generation of 30 megawatts or less, digester gas, municipal solid waste conversion, landfill gas, ocean wave, ocean thermal, or tidal current, and that meets other specified requirements with respect to its location. In addition to the retail sellers previously covered by the RPS, SB X1 2 added local, publicly owned electric utilities to the RPS.

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SB 350 (2015) further expanded the RPS by establishing that 50 percent of the total electricity sold to retail customers in California per year by December 31, 2030 be secured from qualifying renewable energy sources. In addition, SB 350 includes the goal to double the energy efficiency savings in electricity and natural gas final end uses (such as heating, cooling, lighting, or class of energy uses on which an energy-efficiency program is focused) of retail customers through energy conservation and efficiency.

SB 100 (2018) has further accelerated and expanded the RPS, requiring achievement of a 50 percent RPS by December 31, 2026 and a 60 percent RPS by December 31, 2030. SB 100 also established a new statewide policy goal that calls for eligible renewable energy resources and zero-carbon resources to supply 100 percent of electricity retail sales and 100 percent of electricity procured to serve all state agencies by December 31, 2045.

Based on the results, the Project is estimated to consume 207,003 kWh of electricity and 1,033,305 kBTU of natural gas annually. Under this analysis, reductions from Title 24 California Building Code are assumed.

Energy – Vehicular Usage

The Project traffic emissions were calculated using CalEEMod which provides a decent approximation for annual vehicular usage during normal operations. Based on CalEEMod outputs provided as ***Attachment A*** to this letter, the Project would have approximately 1,034,489 annual miles traveled. According to the US EPA, every gallon of gasoline burned creates about 8,887 grams of CO_2 (US EPA, 2023). Based on the modeling provided in ***Attachment A*** to this report, the Project would generate 371 MT CO_2. Since 1 MT = 1 million grams, the estimated 371,000,000 grams of CO2 would equate to roughly 41,746 gallons of fuel annually (371,000,000/8,887). Since on-road vehicles are regulated by state and federal regulations and vehicular fleet efficiencies are getting better each year a less than significant impact would be expected on energy resources.

Executive Order (EO) B-16-12

In March 2012 EO B-16-12 directs state entities under the Governor's direction and control to support and facilitate development and distribution of ZEVs. This EO also sets a long-term target of reaching 1.5 million zero-emission vehicles on California's roadways by 2025. On a statewide basis, EO B-16-12 also establishes a GHG emissions reduction target from the transportation sector equaling 80 percent less than 1990 levels by 2050. In furtherance of this EO, the Governor convened an Interagency Working Group on Zero-Emission Vehicles that has published multiple reports regarding the progress made on the penetration of ZEVs in the statewide vehicle fleet.

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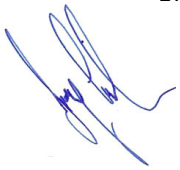
California Senate Bill 350

In 2015, SB 350 – the Clean Energy and Pollution Reduction Act – was enacted into law. As one of its elements, SB 350 establishes a statewide policy for widespread electrification of the transportation sector, recognizing that such electrification is required for achievement of the state's 2030 and 2050 reduction targets (see Public Utilities Code Section 740.12).

Conclusion

Based on this analysis, the long-term energy demand during operations of the project would not result in a wasteful or inefficient use of energy. As RPS increases and as electric vehicle operations become more standardized, energy consumption and efficiency will decrease. Given this, a less than significant impact under CEQA with respect to Energy Waste. Furthermore, the project would not conflict with or obstruct the State's or Local plans for renewable energy or energy efficiency.

Sincerely,
Ldn Consulting, Inc.



Jeremy Louden

Attachment A: CalEEMod analysis tool (Proposed Project)

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723-745 Route 66 Multi-Family Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	723-745 Route 66 Multi-Family
Construction Start Date	6/1/2024
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.80
Precipitation (days)	13.2
Location	723-745 E Rte 66, Glendora, CA 91740, USA
County	Los Angeles-South Coast
City	Glendora
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	5049
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.20

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description

Condo/Townhouse	43.0	Dwelling Unit	1.55	45,580	0.75	—	127	—
Parking Lot	30.0	Space	0.25	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-6	Use Diesel Particulate Filters

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	29.5	12.8	15.6	0.03	0.57	2.89	3.35	0.52	1.37	1.78	—	2,913	2,913	0.12	0.07	2.28	2,937
Mit.	29.5	12.8	15.6	0.03	0.09	2.89	2.96	0.08	1.37	1.43	—	2,913	2,913	0.12	0.07	2.28	2,937
% Reduced	—	—	—	—	85%	—	12%	85%	—	20%	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.57	10.4	12.5	0.02	0.50	0.44	0.95	0.46	0.11	0.57	—	2,364	2,364	0.10	0.05	0.06	2,381
Mit.	0.57	10.4	12.5	0.02	0.08	0.44	0.52	0.07	0.11	0.18	—	2,364	2,364	0.10	0.05	0.06	2,381
% Reduced	—	—	—	—	85%	—	45%	85%	—	69%	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	0.92	4.47	5.43	0.01	0.21	0.22	0.43	0.19	0.06	0.25	—	1,016	1,016	0.04	0.02	0.35	1,024
Mit.	0.92	4.47	5.43	0.01	0.03	0.22	0.25	0.03	0.06	0.09	—	1,016	1,016	0.04	0.02	0.35	1,024
% Reduced	—	—	—	—	85%	—	41%	85%	—	64%	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.17	0.82	0.99	< 0.005	0.04	0.04	0.08	0.04	0.01	0.05	—	168	168	0.01	< 0.005	0.06	169
Mit.	0.17	0.82	0.99	< 0.005	0.01	0.04	0.05	0.01	0.01	0.02	—	168	168	0.01	< 0.005	0.06	169
% Reduced	—	—	—	—	85%	—	41%	85%	—	64%	—	—	—	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.57	12.8	15.6	0.03	0.54	2.89	3.35	0.49	1.37	1.78	—	2,913	2,913	0.12	0.07	2.13	2,937
2025	29.5	11.5	14.1	0.02	0.57	0.52	1.10	0.52	0.12	0.65	—	2,594	2,594	0.11	0.05	2.28	2,615
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.57	10.4	12.5	0.02	0.50	0.44	0.95	0.46	0.11	0.57	—	2,364	2,364	0.10	0.05	0.06	2,381
2025	0.56	10.4	12.4	0.02	0.50	0.44	0.95	0.46	0.11	0.57	—	2,353	2,353	0.10	0.05	0.05	2,370
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.23	4.47	5.43	0.01	0.21	0.22	0.43	0.19	0.06	0.25	—	1,016	1,016	0.04	0.02	0.35	1,024
2025	0.92	2.31	2.80	< 0.005	0.11	0.10	0.21	0.10	0.02	0.13	—	522	522	0.02	0.01	0.19	526
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.04	0.82	0.99	< 0.005	0.04	0.04	0.08	0.04	0.01	0.05	—	168	168	0.01	< 0.005	0.06	169

2025	0.17	0.42	0.51	< 0.005	0.02	0.02	0.04	0.02	< 0.005	0.02	—	86.5	86.5	< 0.005	< 0.005	0.03	87.1

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.57	12.8	15.6	0.03	0.08	2.89	2.96	0.08	1.37	1.43	—	2,913	2,913	0.12	0.07	2.13	2,937
2025	29.5	11.5	14.1	0.02	0.09	0.52	0.61	0.08	0.12	0.20	—	2,594	2,594	0.11	0.05	2.28	2,615
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.57	10.4	12.5	0.02	0.08	0.44	0.52	0.07	0.11	0.18	—	2,364	2,364	0.10	0.05	0.06	2,381
2025	0.56	10.4	12.4	0.02	0.08	0.44	0.52	0.07	0.11	0.18	—	2,353	2,353	0.10	0.05	0.05	2,370
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.23	4.47	5.43	0.01	0.03	0.22	0.25	0.03	0.06	0.09	—	1,016	1,016	0.04	0.02	0.35	1,024
2025	0.92	2.31	2.80	< 0.005	0.02	0.10	0.11	0.02	0.02	0.04	—	522	522	0.02	0.01	0.19	526
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.04	0.82	0.99	< 0.005	0.01	0.04	0.05	0.01	0.01	0.02	—	168	168	0.01	< 0.005	0.06	169
2025	0.17	0.42	0.51	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	86.5	86.5	< 0.005	< 0.005	0.03	87.1

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	2.50	1.23	13.3	0.03	0.04	2.24	2.28	0.04	0.57	0.61	20.2	3,085	3,105	2.20	0.11	9.68	3,202
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.27	1.30	9.99	0.03	0.04	2.24	2.28	0.04	0.57	0.61	20.2	2,971	2,992	2.20	0.12	0.57	3,081
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.28	1.21	10.9	0.02	0.04	1.99	2.03	0.04	0.51	0.54	20.2	2,747	2,767	2.19	0.10	3.94	2,857
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.42	0.22	1.98	< 0.005	0.01	0.36	0.37	0.01	0.09	0.10	3.34	455	458	0.36	0.02	0.65	473

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.21	0.95	10.8	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,539	2,539	0.12	0.10	9.36	2,581
Area	1.27	0.02	2.43	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	6.52	6.52	< 0.005	< 0.005	—	6.55
Energy	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	529	529	0.05	< 0.005	—	531
Water	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Waste	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	2.50	1.23	13.3	0.03	0.04	2.24	2.28	0.04	0.57	0.61	20.2	3,085	3,105	2.20	0.11	9.68	3,202
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.20	1.04	9.88	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,432	2,432	0.13	0.10	0.24	2,467

Area	1.06	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	529	529	0.05	< 0.005	—	531
Water	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Waste	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	2.27	1.30	9.99	0.03	0.04	2.24	2.28	0.04	0.57	0.61	20.2	2,971	2,992	2.20	0.12	0.57	3,081
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.06	0.94	9.09	0.02	0.01	1.99	2.01	0.01	0.51	0.52	—	2,204	2,204	0.11	0.09	3.62	2,238
Area	1.21	0.02	1.67	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	4.47	4.47	< 0.005	< 0.005	—	4.48
Energy	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	529	529	0.05	< 0.005	—	531
Water	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Waste	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	2.28	1.21	10.9	0.02	0.04	1.99	2.03	0.04	0.51	0.54	20.2	2,747	2,767	2.19	0.10	3.94	2,857
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.19	0.17	1.66	< 0.005	< 0.005	0.36	0.37	< 0.005	0.09	0.09	—	365	365	0.02	0.02	0.60	371
Area	0.22	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.74	0.74	< 0.005	< 0.005	—	0.74
Energy	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	87.6	87.6	0.01	< 0.005	—	87.9
Water	—	—	—	—	—	—	—	—	—	—	0.51	1.73	2.23	0.05	< 0.005	—	3.92
Waste	—	—	—	—	—	—	—	—	—	—	2.83	0.00	2.83	0.28	0.00	—	9.90
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Total	0.42	0.22	1.98	< 0.005	0.01	0.36	0.37	0.01	0.09	0.10	3.34	455	458	0.36	0.02	0.65	473

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.21	0.95	10.8	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,539	2,539	0.12	0.10	9.36	2,581
Area	1.27	0.02	2.43	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	6.52	6.52	< 0.005	< 0.005	—	6.55
Energy	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	529	529	0.05	< 0.005	—	531
Water	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Waste	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	2.50	1.23	13.3	0.03	0.04	2.24	2.28	0.04	0.57	0.61	20.2	3,085	3,105	2.20	0.11	9.68	3,202
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.20	1.04	9.88	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,432	2,432	0.13	0.10	0.24	2,467
Area	1.06	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	529	529	0.05	< 0.005	—	531
Water	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Waste	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	2.27	1.30	9.99	0.03	0.04	2.24	2.28	0.04	0.57	0.61	20.2	2,971	2,992	2.20	0.12	0.57	3,081
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.06	0.94	9.09	0.02	0.01	1.99	2.01	0.01	0.51	0.52	—	2,204	2,204	0.11	0.09	3.62	2,238
Area	1.21	0.02	1.67	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	4.47	4.47	< 0.005	< 0.005	—	4.48
Energy	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	529	529	0.05	< 0.005	—	531
Water	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Waste	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	2.28	1.21	10.9	0.02	0.04	1.99	2.03	0.04	0.51	0.54	20.2	2,747	2,767	2.19	0.10	3.94	2,857

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.19	0.17	1.66	< 0.005	< 0.005	0.36	0.37	< 0.005	0.09	0.09	—	365	365	0.02	0.02	0.60	371
Area	0.22	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.74	0.74	< 0.005	< 0.005	—	0.74
Energy	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	87.6	87.6	0.01	< 0.005	—	87.9
Water	—	—	—	—	—	—	—	—	—	—	0.51	1.73	2.23	0.05	< 0.005	—	3.92
Waste	—	—	—	—	—	—	—	—	—	—	2.83	0.00	2.83	0.28	0.00	—	9.90
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Total	0.42	0.22	1.98	< 0.005	0.01	0.36	0.37	0.01	0.09	0.10	3.34	455	458	0.36	0.02	0.65	473

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.47	12.5	14.6	0.02	0.53	—	0.53	0.48	—	0.48	—	2,494	2,494	0.10	0.02	—	2,502
Demolition	—	—	—	—	—	0.19	0.19	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.03	0.68	0.80	< 0.005	0.03	—	0.03	0.03	—	0.03	—	137	137	0.01	< 0.005	—	137
Demolition	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.12	0.15	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	22.6	22.6	< 0.005	< 0.005	—	22.7
Demolition	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.94	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	176	176	0.01	0.01	0.70	179
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.30	0.12	< 0.005	< 0.005	0.06	0.07	< 0.005	0.02	0.02	—	243	243	0.01	0.04	0.56	256
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.30	9.30	< 0.005	< 0.005	0.02	9.43
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.3	13.3	< 0.005	< 0.005	0.01	14.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.54	1.54	< 0.005	< 0.005	< 0.005	1.56
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.21	2.21	< 0.005	< 0.005	< 0.005	2.32

3.2. Demolition (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.47	12.5	14.6	0.02	0.08	—	0.08	0.07	—	0.07	—	2,494	2,494	0.10	0.02	—	2,502
Demolition	—	—	—	—	—	0.19	0.19	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.68	0.80	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	137	137	0.01	< 0.005	—	137
Demolition	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.12	0.15	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	22.6	22.6	< 0.005	< 0.005	—	22.7
Demolition	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.94	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	176	176	0.01	0.01	0.70	179
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.30	0.12	< 0.005	< 0.005	0.06	0.07	< 0.005	0.02	0.02	—	243	243	0.01	0.04	0.56	256
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.30	9.30	< 0.005	< 0.005	0.02	9.43
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.3	13.3	< 0.005	< 0.005	0.01	14.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.54	1.54	< 0.005	< 0.005	< 0.005	1.56
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.21	2.21	< 0.005	< 0.005	< 0.005	2.32

3.3. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.35	9.24	11.9	0.02	0.38	—	0.38	0.34	—	0.34	—	2,064	2,064	0.08	0.02	—	2,071

Dust From Material Movement	—	—	—	—	—	2.44	2.44	—	1.17	1.17	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.05	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.88
Dust From Material Movement	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.04	0.57	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	106	106	< 0.005	< 0.005	0.42	107
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.56	0.56	< 0.005	< 0.005	< 0.005	0.57
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.09
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Site Preparation (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.35	9.24	11.9	0.02	0.06	—	0.06	0.05	—	0.05	—	2,064	2,064	0.08	0.02	—	2,071
Dust From Material Movement	—	—	—	—	—	2.44	2.44	—	1.17	1.17	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.05	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.88
Dust From Material Movement	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.04	0.57	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	106	106	< 0.005	< 0.005	0.42	107
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.56	0.56	< 0.005	< 0.005	< 0.005	0.57
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.09
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	11.1	14.2	0.02	0.46	—	0.46	0.41	—	0.41	—	2,454	2,454	0.10	0.02	—	2,462
Dust From Material Movement	—	—	—	—	—	2.76	2.76	—	1.34	1.34	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.12	0.16	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	26.9	26.9	< 0.005	< 0.005	—	27.0
Dust From Material Movement	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.45	4.45	< 0.005	< 0.005	—	4.47
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.05	0.75	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	141	141	0.01	< 0.005	0.56	143
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.49	1.49	< 0.005	< 0.005	< 0.005	1.51
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.25	0.25	< 0.005	< 0.005	< 0.005	0.25
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.6. Grading (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	11.1	14.2	0.02	0.07	—	0.07	0.06	—	0.06	—	2,454	2,454	0.10	0.02	—	2,462
Dust From Material Movement	—	—	—	—	—	2.76	2.76	—	1.34	1.34	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.12	0.16	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	26.9	26.9	< 0.005	< 0.005	—	27.0
Dust From Material Movement	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.45	4.45	< 0.005	< 0.005	—	4.47

Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.05	0.75	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	141	141	0.01	< 0.005	0.56	143
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.49	1.49	< 0.005	< 0.005	< 0.005	1.51
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.25	0.25	< 0.005	< 0.005	< 0.005	0.25
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	10.1	10.5	0.02	0.50	—	0.50	0.46	—	0.46	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	10.1	10.5	0.02	0.50	—	0.50	0.46	—	0.46	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	3.46	3.61	0.01	0.17	—	0.17	0.16	—	0.16	—	620	620	0.03	0.01	—	622
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.63	0.66	< 0.005	0.03	—	0.03	0.03	—	0.03	—	103	103	< 0.005	< 0.005	—	103
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.15	2.34	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	437	437	0.02	0.01	1.72	444
Vendor	< 0.005	0.17	0.09	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	148	148	0.01	0.02	0.40	155
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.18	1.97	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	414	414	0.02	0.02	0.04	419
Vendor	< 0.005	0.18	0.09	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	148	148	0.01	0.02	0.01	155
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.06	0.72	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	145	145	0.01	0.01	0.26	147
Vendor	< 0.005	0.06	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	51.1	51.1	< 0.005	0.01	0.06	53.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.13	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	24.0	24.0	< 0.005	< 0.005	0.04	24.3
Vendor	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	8.46	8.46	< 0.005	< 0.005	0.01	8.82
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Building Construction (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	10.1	10.5	0.02	0.08	—	0.08	0.07	—	0.07	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.42	10.1	10.5	0.02	0.08	—	0.08	0.07	—	0.07	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	3.46	3.61	0.01	0.03	—	0.03	0.02	—	0.02	—	620	620	0.03	0.01	—	622
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.63	0.66	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	103	103	< 0.005	< 0.005	—	103
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.15	2.34	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	437	437	0.02	0.01	1.72	444
Vendor	< 0.005	0.17	0.09	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	148	148	0.01	0.02	0.40	155
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.18	1.97	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	414	414	0.02	0.02	0.04	419
Vendor	< 0.005	0.18	0.09	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	148	148	0.01	0.02	0.01	155
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.06	0.72	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	145	145	0.01	0.01	0.26	147
Vendor	< 0.005	0.06	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	51.1	51.1	< 0.005	0.01	0.06	53.3

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.13	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	24.0	24.0	< 0.005	< 0.005	0.04	24.3
Vendor	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	8.46	8.46	< 0.005	< 0.005	0.01	8.82
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	10.1	10.5	0.02	0.50	—	0.50	0.46	—	0.46	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	10.1	10.5	0.02	0.50	—	0.50	0.46	—	0.46	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09	2.07	2.15	< 0.005	0.10	—	0.10	0.09	—	0.09	—	370	370	0.02	< 0.005	—	371
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.02	0.38	0.39	< 0.005	0.02	—	0.02	0.02	—	0.02	—	61.3	61.3	< 0.005	< 0.005	—	61.5
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.13	2.15	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	428	428	0.02	0.01	1.57	434
Vendor	< 0.005	0.17	0.08	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	146	146	0.01	0.02	0.40	152
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.15	1.83	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	406	406	0.02	0.02	0.04	411
Vendor	< 0.005	0.17	0.08	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	146	146	0.01	0.02	0.01	152
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.39	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	84.6	84.6	< 0.005	< 0.005	0.14	85.7
Vendor	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	30.0	30.0	< 0.005	< 0.005	0.04	31.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	0.01	0.07	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	14.0	14.0	< 0.005	< 0.005	0.02	14.2
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.96	4.96	< 0.005	< 0.005	0.01	5.18
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Building Construction (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	10.1	10.5	0.02	0.08	—	0.08	0.07	—	0.07	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	10.1	10.5	0.02	0.08	—	0.08	0.07	—	0.07	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09	2.07	2.15	< 0.005	0.02	—	0.02	0.01	—	0.01	—	370	370	0.02	< 0.005	—	371
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.38	0.39	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	61.3	61.3	< 0.005	< 0.005	—	61.5
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.13	2.15	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	428	428	0.02	0.01	1.57	434
Vendor	< 0.005	0.17	0.08	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	146	146	0.01	0.02	0.40	152
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.15	1.83	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	406	406	0.02	0.02	0.04	411
Vendor	< 0.005	0.17	0.08	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	146	146	0.01	0.02	0.01	152
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.39	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	84.6	84.6	< 0.005	< 0.005	0.14	85.7
Vendor	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	30.0	30.0	< 0.005	< 0.005	0.04	31.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	0.01	0.07	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	14.0	14.0	< 0.005	< 0.005	0.02	14.2
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.96	4.96	< 0.005	< 0.005	0.01	5.18
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.19	5.26	6.65	0.01	0.23	—	0.23	0.21	—	0.21	—	992	992	0.04	0.01	—	995
Paving	0.26	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.14	0.18	< 0.005	0.01	—	0.01	0.01	—	0.01	—	27.2	27.2	< 0.005	< 0.005	—	27.3
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.50	4.50	< 0.005	< 0.005	—	4.51
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.87	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	173	173	0.01	0.01	0.63	175
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.55	4.55	< 0.005	< 0.005	0.01	4.62
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.75	0.75	< 0.005	< 0.005	< 0.005	0.76
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.12. Paving (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.19	5.26	6.65	0.01	0.03	—	0.03	0.03	—	0.03	—	992	992	0.04	0.01	—	995
Paving	0.26	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.14	0.18	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	27.2	27.2	< 0.005	< 0.005	—	27.3
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.50	4.50	< 0.005	< 0.005	—	4.51
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.87	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	173	173	0.01	0.01	0.63	175
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.55	4.55	< 0.005	< 0.005	0.01	4.62
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.75	0.75	< 0.005	< 0.005	< 0.005	0.76
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.05	1.09	0.96	< 0.005	0.07	—	0.07	0.06	—	0.06	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	28.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.66	3.66	< 0.005	< 0.005	—	3.67
Architectural Coatings	0.79	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.61	0.61	< 0.005	< 0.005	—	0.61
Architectural Coatings	0.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.43	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	85.6	85.6	< 0.005	< 0.005	0.31	86.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.26	2.26	< 0.005	< 0.005	< 0.005	2.29
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.37	0.37	< 0.005	< 0.005	< 0.005	0.38
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.14. Architectural Coating (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	1.09	0.96	< 0.005	0.01	—	0.01	0.01	—	0.01	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	28.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.66	3.66	< 0.005	< 0.005	—	3.67
Architectural Coatings	0.79	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.61	0.61	< 0.005	< 0.005	—	0.61
Architectural Coatings	0.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.43	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	85.6	85.6	< 0.005	< 0.005	0.31	86.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.26	2.26	< 0.005	< 0.005	< 0.005	2.29
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.37	0.37	< 0.005	< 0.005	< 0.005	0.38

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	1.21	0.95	10.8	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,539	2,539	0.12	0.10	9.36	2,581
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.21	0.95	10.8	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,539	2,539	0.12	0.10	9.36	2,581
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	1.20	1.04	9.88	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,432	2,432	0.13	0.10	0.24	2,467
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.20	1.04	9.88	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,432	2,432	0.13	0.10	0.24	2,467
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.19	0.17	1.66	< 0.005	< 0.005	0.36	0.37	< 0.005	0.09	0.09	—	365	365	0.02	0.02	0.60	371
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Total	0.19	0.17	1.66	< 0.005	< 0.005	0.36	0.37	< 0.005	0.09	0.09	—	365	365	0.02	0.02	0.60	371

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	1.21	0.95	10.8	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,539	2,539	0.12	0.10	9.36	2,581
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.21	0.95	10.8	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,539	2,539	0.12	0.10	9.36	2,581
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	1.20	1.04	9.88	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,432	2,432	0.13	0.10	0.24	2,467
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.20	1.04	9.88	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,432	2,432	0.13	0.10	0.24	2,467
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.19	0.17	1.66	< 0.005	< 0.005	0.36	0.37	< 0.005	0.09	0.09	—	365	365	0.02	0.02	0.60	371
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.19	0.17	1.66	< 0.005	< 0.005	0.36	0.37	< 0.005	0.09	0.09	—	365	365	0.02	0.02	0.60	371

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	189	189	0.02	< 0.005	—	190
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	9.11	9.11	< 0.005	< 0.005	—	9.16
Total	—	—	—	—	—	—	—	—	—	—	—	198	198	0.02	< 0.005	—	199
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	189	189	0.02	< 0.005	—	190
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	9.11	9.11	< 0.005	< 0.005	—	9.16
Total	—	—	—	—	—	—	—	—	—	—	—	198	198	0.02	< 0.005	—	199
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	31.2	31.2	< 0.005	< 0.005	—	31.4
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	1.51	1.51	< 0.005	< 0.005	—	1.52
Total	—	—	—	—	—	—	—	—	—	—	—	32.7	32.7	< 0.005	< 0.005	—	32.9

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	189	189	0.02	< 0.005	—	190
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	9.11	9.11	< 0.005	< 0.005	—	9.16
Total	—	—	—	—	—	—	—	—	—	—	—	198	198	0.02	< 0.005	—	199
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	189	189	0.02	< 0.005	—	190
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	9.11	9.11	< 0.005	< 0.005	—	9.16
Total	—	—	—	—	—	—	—	—	—	—	—	198	198	0.02	< 0.005	—	199
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	31.2	31.2	< 0.005	< 0.005	—	31.4
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	1.51	1.51	< 0.005	< 0.005	—	1.52
Total	—	—	—	—	—	—	—	—	—	—	—	32.7	32.7	< 0.005	< 0.005	—	32.9

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	54.8	54.8	< 0.005	< 0.005	—	55.0
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	54.8	54.8	< 0.005	< 0.005	—	55.0

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332

Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	54.8	54.8	< 0.005	< 0.005	—	55.0
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	54.8	54.8	< 0.005	< 0.005	—	55.0

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.98	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.22	0.02	2.43	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.52	6.52	< 0.005	< 0.005	—	6.55
Total	1.27	0.02	2.43	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	6.52	6.52	< 0.005	< 0.005	—	6.55
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.98	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	1.06	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.18	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.03	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.74	0.74	< 0.005	< 0.005	—	0.74
Total	0.22	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.74	0.74	< 0.005	< 0.005	—	0.74

4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.98	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.22	0.02	2.43	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.52	6.52	< 0.005	< 0.005	—	6.55
Total	1.27	0.02	2.43	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	6.52	6.52	< 0.005	< 0.005	—	6.55
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.98	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	1.06	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.18	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.03	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.74	0.74	< 0.005	< 0.005	—	0.74
Total	0.22	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.74	0.74	< 0.005	< 0.005	—	0.74

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	0.51	1.73	2.23	0.05	< 0.005	—	3.92
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	0.51	1.73	2.23	0.05	< 0.005	—	3.92

4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	0.51	1.73	2.23	0.05	< 0.005	—	3.92
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	0.51	1.73	2.23	0.05	< 0.005	—	3.92

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	2.83	0.00	2.83	0.28	0.00	—	9.90
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	2.83	0.00	2.83	0.28	0.00	—	9.90

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	2.83	0.00	2.83	0.28	0.00	—	9.90
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	2.83	0.00	2.83	0.28	0.00	—	9.90

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	6/1/2024	6/29/2024	5.00	20.0	—
Site Preparation	Site Preparation	6/30/2024	7/2/2024	5.00	2.00	—
Grading	Grading	7/3/2024	7/8/2024	5.00	4.00	—
Building Construction	Building Construction	7/9/2024	4/15/2025	5.00	200	—
Paving	Paving	4/16/2025	4/30/2025	5.00	10.0	—
Architectural Coating	Architectural Coating	4/2/2025	4/15/2025	5.00	10.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Tractors/Loaders/Backhoes	Diesel	Tier 3	3.00	8.00	84.0	0.37
Demolition	Rubber Tired Dozers	Diesel	Tier 3	1.00	8.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Tier 3	1.00	8.00	33.0	0.73
Site Preparation	Graders	Diesel	Tier 3	1.00	8.00	148	0.41
Site Preparation	Rubber Tired Dozers	Diesel	Tier 3	1.00	7.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Tier 3	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Tier 3	1.00	8.00	148	0.41
Grading	Tractors/Loaders/Backhoes	Diesel	Tier 3	2.00	7.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Tier 3	1.00	8.00	367	0.40
Building Construction	Cranes	Diesel	Tier 3	1.00	6.00	367	0.29
Building Construction	Forklifts	Diesel	Tier 3	1.00	6.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Tier 3	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Tier 3	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Tier 3	3.00	8.00	46.0	0.45
Paving	Tractors/Loaders/Backhoes	Diesel	Tier 3	1.00	8.00	84.0	0.37
Paving	Pavers	Diesel	Tier 3	1.00	6.00	81.0	0.42
Paving	Paving Equipment	Diesel	Tier 3	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Tier 3	1.00	7.00	36.0	0.38
Paving	Cement and Mortar Mixers	Diesel	Tier 3	1.00	6.00	10.0	0.56
Architectural Coating	Air Compressors	Diesel	Tier 3	1.00	6.00	37.0	0.48

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Tractors/Loaders/Backhoes	Diesel	Tier 3	3.00	8.00	84.0	0.37
Demolition	Rubber Tired Dozers	Diesel	Tier 3	1.00	8.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Tier 3	1.00	8.00	33.0	0.73
Site Preparation	Graders	Diesel	Tier 3	1.00	8.00	148	0.41
Site Preparation	Rubber Tired Dozers	Diesel	Tier 3	1.00	7.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Tier 3	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Tier 3	1.00	8.00	148	0.41
Grading	Tractors/Loaders/Backhoes	Diesel	Tier 3	2.00	7.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Tier 3	1.00	8.00	367	0.40
Building Construction	Cranes	Diesel	Tier 3	1.00	6.00	367	0.29
Building Construction	Forklifts	Diesel	Tier 3	1.00	6.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Tier 3	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Tier 3	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Tier 3	3.00	8.00	46.0	0.45
Paving	Tractors/Loaders/Backhoes	Diesel	Tier 3	1.00	8.00	84.0	0.37
Paving	Pavers	Diesel	Tier 3	1.00	6.00	81.0	0.42
Paving	Paving Equipment	Diesel	Tier 3	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Tier 3	1.00	7.00	36.0	0.38
Paving	Cement and Mortar Mixers	Diesel	Tier 3	1.00	6.00	10.0	0.56
Architectural Coating	Air Compressors	Diesel	Tier 3	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	12.5	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	3.45	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	31.0	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	4.60	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	12.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT

Architectural Coating	—	—	—	—
Architectural Coating	Worker	6.19	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	12.5	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	3.45	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	31.0	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	4.60	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT

Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	12.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	6.19	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	92,300	30,767	0.00	0.00	653

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	6,000	—
Site Preparation	—	—	1.88	0.00	—

Grading	—	—	4.00	0.00	—
Paving	0.00	0.00	0.00	0.00	1.00

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Condo/Townhouse	0.75	100%
Parking Lot	0.25	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	532	0.03	< 0.005
2025	0.00	532	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Condo/Townhouse	315	350	270	114,394	2,846	3,165	2,442	1,034,489
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Condo/Townhouse	315	350	270	114,394	2,846	3,165	2,442	1,034,489
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Condo/Townhouse	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	43
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.1.2. Mitigated

Hearth Type	Unmitigated (number)
Condo/Townhouse	—
Wood Fireplaces	0
Gas Fireplaces	0

Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	43
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
92299.5	30,767	0.00	0.00	653

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Condo/Townhouse	197,463	349	0.0330	0.0040	1,033,305
Parking Lot	9,540	349	0.0330	0.0040	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Condo/Townhouse	197,463	349	0.0330	0.0040	1,033,305
Parking Lot	9,540	349	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Condo/Townhouse	1,602,773	12.9
Parking Lot	0.00	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Condo/Townhouse	1,602,773	12.9
Parking Lot	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)

Condo/Townhouse	31.7	—
Parking Lot	0.00	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Condo/Townhouse	31.7	—
Parking Lot	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Condo/Townhouse	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Condo/Townhouse	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Condo/Townhouse	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Condo/Townhouse	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	23.3	annual days of extreme heat
Extreme Precipitation	8.80	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	26.6	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	3	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	3	1	1	3
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2

Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	84.6
AQ-PM	81.8
AQ-DPM	44.1
Drinking Water	51.3
Lead Risk Housing	72.1
Pesticides	0.00
Toxic Releases	67.1
Traffic	94.0
Effect Indicators	—
CleanUp Sites	0.00

Groundwater	0.00
Haz Waste Facilities/Generators	38.7
Impaired Water Bodies	0.00
Solid Waste	25.7
Sensitive Population	—
Asthma	56.5
Cardio-vascular	66.0
Low Birth Weights	14.8
Socioeconomic Factor Indicators	—
Education	43.4
Housing	60.9
Linguistic	56.9
Poverty	38.9
Unemployment	62.4

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	46.93956114
Employed	25.29192865
Median HI	45.13024509
Education	—
Bachelor's or higher	51.32811497
High school enrollment	100
Preschool enrollment	95.7141024
Transportation	—

Auto Access	17.29757475
Active commuting	33.38893879
Social	—
2-parent households	39.17618375
Voting	30.01411523
Neighborhood	—
Alcohol availability	54.13832927
Park access	30.86102913
Retail density	68.58719364
Supermarket access	55.03657128
Tree canopy	26.03618632
Housing	—
Homeownership	34.05620429
Housing habitability	48.76170923
Low-inc homeowner severe housing cost burden	66.95752598
Low-inc renter severe housing cost burden	27.07558065
Uncrowded housing	70.21686129
Health Outcomes	—
Insured adults	66.66238932
Arthritis	0.0
Asthma ER Admissions	44.9
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0

Life Expectancy at Birth	27.2
Cognitively Disabled	38.1
Physically Disabled	23.7
Heart Attack ER Admissions	46.6
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	49.9
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	86.0
Elderly	32.8
English Speaking	66.0
Foreign-born	27.7
Outdoor Workers	74.9
Climate Change Adaptive Capacity	—
Impervious Surface Cover	56.7
Traffic Density	91.1
Traffic Access	23.0
Other Indices	—

Hardship	54.6
Other Decision Support	—
2016 Voting	44.1

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	56.0
Healthy Places Index Score for Project Location (b)	46.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	PD
Construction: Construction Phases	Dates were shifted to include Architectural Coatings during Building Construction
Construction: Off-Road Equipment	PDF Tier 3 Equipment or Better
Construction: Paving	Manual updated asphalt onsite

Operations: Hearths	no hearth options are installed

Appendix E

Preliminary Geotechnical Investigation, AIN: 8646-029-009 and -014, 723-731 East Route 66, City of Glendora, County of Los Angeles, California

Alta California Geotechnical, Inc.

June 22, 2023

ALTA CALIFORNIA
GEOTECHNICAL INC.

170 North Maple Street, Suite 108
Corona, CA 92880
www.altageotechnical.com

BRANDYWINE HOMESS
16580 Aston Street
Irvine, CA 92606

June 22, 2023
Project No. 1-0486

Attention: Mr. Stephen Edwards

Subject: **PRELIMINARY GEOTECHNICAL INVESTIGATION**
APN: 8646-029-009 and -014
723-731 East Route 66, City of Glendora
County of Los Angeles, California

References: See Appendix A

Dear Mr. Edwards:

Alta California Geotechnical, Inc. (Alta) is pleased to present this Preliminary Geotechnical Investigation for APN: 8646-029-009 and -014, located at 723-731 East Route 66 in the City of Glendora, Los Angeles County, California. This report is based on Alta's recent subsurface investigation, laboratory testing, engineering analyses, and a review of the referenced reports.

Alta's review of the geotechnical data indicates that the proposed development is feasible, from a geotechnical perspective, provided that the recommendations presented in this report are incorporated into the grading and improvement plans and implemented during site development.

Included in this report are:

- Discussion of the site geotechnical conditions.
- Recommendations for remedial and site grading, including unsuitable soil removals.
- Geotechnical site construction recommendations.
- Preliminary foundation design parameters.

If you have any questions or should you require any additional information, please contact the undersigned at (951) 509-7090. Alta appreciates the opportunity to provide geotechnical consulting services for your project.

Sincerely,
Alta California Geotechnical, Inc.

LOGAN A. MARQUETTE
Civil Engineering Associate
Project Manager

Reviewed By:

SCOTT A. GRAY/RGE 2857
Reg. Exp.: 12-31-24
Registered Geotechnical Engineer
President

THOMAS J. MCCARTHY/CEG 2080
Reg. Exp.: 9-30-24
Certified Engineering Geologist
Vice President

Distribution: (1) Addressee

JBC:SAG 1-0486, June 22, 2023 (Preliminary Geotechnical Investigation, Glendora)

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1.0 INTRODUCTION

This report presents Alta's findings, conclusions, and geotechnical recommendations for the proposed residential development of APN: 8646-029-009 and -014 located at 723-731 East Route 66, in the City of Glendora, Los Angeles County, California.

1.1 Purpose

The purpose of this report is to examine the existing onsite geotechnical conditions and assess their impact on the proposed development. The property is depicted on the enclosed Plate 1. This report is suitable for use in developing grading plans and preliminary construction cost estimates.

1.2 Scope of Work

Alta's Scope of Work for this geotechnical investigation included the following:

- Reviewing the referenced reports and air photos (Appendix A).
- Site geologic mapping.
- Excavating, logging, and sampling four (4) hollow-stem auger borings to a maximum depth of 26-feet below the existing ground surface (Appendix B).
- Conducting laboratory testing on samples obtained during our investigation (Appendix C).
- Performing an infiltration study and providing a preliminary assessment of the infiltration characteristics of the onsite soils and their impact on storm water disposal.
- Evaluating engineering geologic and geotechnical engineering data, including laboratory data, to develop recommendations for site remedial grading including specialized grading techniques for unsuitable soil removals along the property boundary, import soil, foundations, and utilities.
- Preparing this report and accompanying exhibits.

1.3 Report Limitations

The conclusions and recommendations presented in this report are based on the field and laboratory information generated during this investigation, and a review of the referenced reports. The information contained in this report is intended to be used for development of grading plans and preliminary construction cost estimates.

2.0 PROJECT DESCRIPTION

2.1 Site Location and Existing Conditions

The rectangular shaped approximately ±1.8-acre, site is relatively flat and consists of a paved parking lot, a dirt field, and a single commercial structure with associated concrete flatwork. The dirt field has remnants of previously placed asphaltic concrete, however, much has been eroded away. The site is bounded to the north by a railroad easement, to the east and west by commercial properties, and to the south by Route 66.

Historic aerial images are available as far back as 1948 and indicate that the site was originally utilized for agricultural purposes. By 1964, the site was cleared and three structures were constructed, one in the southwest corner of the property and two in the southeast corner of the property. The southwestern structure was expanded to its current configuration and the two southeastern structures were demolished by 1974. The dirt field was paved with asphaltic concrete by 1980 and the site has remained largely unchanged since. (Historic Aerials, 2023).

2.2 Proposed Development

It is our understanding that the site is to be developed to support multifamily residential structures and associated improvements. It is Alta's understanding that conventional cut-and-fill grading techniques will be used to develop the site for the support of wood-frame and stucco construction with shallow foundations and reinforced concrete slabs-on-grade, and associated improvements.

3.0 SITE INVESTIGATION

3.1 Subsurface Investigation and Laboratory Testing

Alta conducted a subsurface investigation on May 24th, 2023, consisting of the excavation, logging, and select sampling of four (4) hollow-stem auger borings to a maximum depth of 26-feet below the existing ground surface. The locations of the borings are shown on Plate 1 and the boring logs are presented in Appendix B.

Laboratory testing was performed on bulk and ring samples obtained during the field investigation. A brief description of the laboratory test procedures and the test results are presented in Appendix C.

3.2 Infiltration Testing

It is Alta's understanding that the site may utilize infiltration systems for storm water disposal. Details of the systems are not known at this time.

Infiltration testing was undertaken using two ten (10) foot-deep borings (P-1 and P-2) as shown on Plate 1. The testing was performed on May 25, 2023 in general conformance with the County of Los Angeles Technical Guidance Document Standards. The test wells were presoaked for 24 hours, and then water level readings were recorded every 10 minutes until the readings stabilized.

The data was then adjusted to provide an infiltration rate utilizing the Porchet Method. The resulting infiltration rate is presented in Table 3-1. The results do not include a Factor of Safety. Recommendations for infiltration BMP design are presented in Section 6.3.

Table 3-1-Summary of Infiltration Testing (No Factor of Safety)		
Test Designation	P-1	P-2
Approximate Depth of Test	10 ft	10 ft
Time Interval	10 minutes	10 minutes
Radius of Test Hole	4 inches	4 inches
Tested Infiltration Rate	13.4 (in/hr)	10.8 (in/hr)

4.0 GEOLOGIC CONDITIONS

4.1 Geologic and Geomorphic Setting

Regionally, the subject site is located in the Peninsular Ranges geomorphic province, which characterizes the southwest portion of southern California where major right lateral active fault zones predominately trend northwest-southeast. The Peninsular Ranges province is composed of plutonic and metamorphic rock, with lesser amounts of Tertiary volcanic and sedimentary rock, Quaternary drainage in-fills and sedimentary veneers.

4.2 Stratigraphy

Based on our literature review and subsurface investigation the site is underlain by undocumented artificial fill and young alluvial fan deposits. These geologic units are briefly described below.

4.2.1 Undocumented Artificial Fill (Map symbol afu)

The undocumented artificial fill encountered at the site consists primarily of tannish brown and brown silty sand and gravelly sand in a slightly moist and medium dense condition. The unit was logged to depths ranging from two and a half (2.5) to five (5) feet below the ground surface.

4.2.2 Young Alluvial Fan Deposits (Map symbol Qyf)

The artificial fill is underlain by young alluvial fan deposits consisting of brown and dark brown to reddish brown and orange brown gravelly sand and silty sand/clayey sand in a dry to slightly moist, medium dense to very dense condition. Gravel/cobble lenses are common. The unit was logged to a depth of 26.0 feet below the ground surface.

4.3 Geologic Structure

4.3.1 Tectonic Framework

Jennings (1985) defined eight structural provinces within California that have been classified by predominant regional fault trends and similar fold structure. These provinces are in turn divided into blocks and sub-blocks that are defined by "major Quaternary faults." These blocks and sub-blocks exhibit similar structural features. Within this framework, the site is located within Structural Province I, which is controlled by the dominant northwest trend of the San Andreas Fault and is divided into two blocks, the Coast Range Block, and the Peninsular Range Block. The Peninsular Range Block, on which this site is located, is characterized by a series of parallel, northwest trending faults that exhibit right lateral dip-slip movement. These faults are terminated by the Transverse Range block to the north and extend southward to the Baja Peninsula. These northwest trending faults divide the Peninsular Range block into eight sub-blocks. The site is located on the extreme northern portion of the Riverside Sub-block, one of the eight sub-blocks, which is bound on the west by the Elsinore fault zone and on the east by the San Jacinto fault zone.

4.3.2 Regionally Mapped Active Faults

Several large, active fault systems including the Sierra Madre, Elsinore-Whittier, San Jacinto, and the San Andreas occur in the region surrounding the site. These fault systems have been studied extensively and in a large part control the geologic structure of southern California.

4.3.3 Geologic Structure

Based upon our site investigation and literature review, the onsite alluvial sediments are of Holocene age, and are not folded or faulted.

4.4 Groundwater

Our subsurface investigation did not encounter groundwater to the depth of twenty (26) feet below the ground surface. The historic high groundwater depth approximately 100-feet below the ground surface (CDMG, 1998).

4.5 Earthquake Hazards

The subject site is located in southern California, which is a tectonically active area. The type and magnitude of seismic hazards affecting a site are dependent on the distance to the causative fault and the intensity and magnitude of the seismic event. The seismic hazard may be primary, such as surface rupture and/or ground shaking, or secondary, such as liquefaction and/or ground lurching.

4.5.1 Local and Regional Faulting

The nearest known active faults (movement occurring ≤ 11,700 years ago) are the: Sierra Madre fault, San Jose fault, Clamshell-Sawpit fault, Cucamonga fault, Raymond fault, Chino fault, and Elsinore fault located 1.4, 4.8, 6.6, 7.1, 8.2, 9.1, and 13.0 miles from the site (USGS, 2008).

4.5.2 Seismicity

Ground shaking hazards caused by earthquakes along other active regional faults exist. The 2022 California Building Code requires use-modified spectral accelerations and velocities for most structural designs. Seismic design parameters using soil profile types identified in the 2022 California Building Code are presented in Section 7.3.

4.5.3 Surface Rupture

Active faults are not known to exist within the project and a review of Special Publication 42 indicates the site is not within a California State designated earthquake Fault Rupture Hazard Zone (CGS, 2018). Accordingly, the potential for fault surface rupture on the subject site is very low.

4.5.4 Liquefaction

Seismic agitation of relatively loose saturated sands, silty sands, and some silts can result in a buildup of pore pressure. If the pore pressure exceeds the overburden stresses, a temporary quick condition known as liquefaction can occur. Liquefaction effects can manifest in several ways including: 1) loss of bearing; 2) lateral spread; 3) dynamic settlement; and 4) flow failure. Lateral spreading has typically been the most damaging mode of failure.

In general, the more recent that a sediment has been deposited, the more likely it will be susceptible to liquefaction. Other factors that must be considered are: groundwater, confining stresses, relative density, and the intensity and duration of seismically-induced ground shaking.

The site is not within a State-identified zone of required investigation for liquefaction (CGS, 1999). Groundwater was not encountered during the

subsurface investigation which extended to a depth of 26 feet. The nearest groundwater well indicates that groundwater is 519-ft. below the ground surface.

Based on the depth of groundwater, it is our opinion that the potential for liquefaction is minimal at the site.

4.5.5 Dry Sand Settlement

Dry sand settlement is the process of non-uniform settlement of the ground surface during a seismic event. Based on our subsurface investigation and our removal/recompaction recommendations, the potential for dry sand settlement is anticipated to be low and within foundation design tolerances.

5.0 ENGINEERING PROPERTIES AND ANALYSIS

5.1 Materials Properties

Presented herein is a general discussion of the engineering properties of the onsite materials that will be encountered during construction of the proposed project. Descriptions of the soil (Unified Soil Classification System) are presented on the boring logs in Appendix B.

5.1.1 Excavation Characteristics

Based on the data provided from the subsurface investigation, it is our opinion that the onsite materials possess favorable excavation characteristics such that conventional earth moving equipment can be utilized. Gravel and cobbles will be encountered during the excavations in the young alluvial fan deposits.

5.1.2 Compressibility

The undocumented artificial fill and upper portions of young alluvial fan deposits onsite are considered compressible and unsuitable to support the proposed improvements. Recommended removal depths are presented in Section 6.1.2.

5.1.3 Moisture

The moisture content of the undocumented artificial fill and young alluvial fan deposits that will require removal and recompaction as discussed in Section 6.1.2 are typically under-optimum and will require moisture conditioning for compaction.

5.1.4 Hydro-Consolidation

Hydro-consolidation is the effect of introducing water into soil that is prone to collapse. Upon loading and initial wetting, the soil structure and apparent strength are altered resulting in almost immediate settlement. That settlement can have adverse impacts on engineered structures, particularly in areas where it is manifested differentially. Differential settlements are typically associated with differential wetting, irregularities in the subsurface soil conditions, or irregular loading patterns.

Based on soil type and gravel content of the soils encountered, the potential for hydro-collapse in the underlying young alluvial fan deposits is minimal and should be within foundation tolerances upon the completion of the recommended unsuitable soil removals.

5.1.5 Expansion Potential

Expansion index testing was performed on samples taken during our subsurface investigation. Based on the results, it is anticipated that the majority of materials onsite are "very low" to "low" in expansion potential (0≤EI≤50, Appendix C) when tested per ASTM D: 4829.

5.1.6 Earthwork Adjustments

The values presented in Table 5-1 are deemed appropriate for estimating purposes and may be used in an effort to balance earthwork quantities. As is the case with every project, contingencies should be made to adjust the earthwork balance when grading is in-progress and actual conditions are better defined.

TABLE 5-1
Earthwork Adjustment Factors

Geologic Unit	Adjustment Factor Range	Average
Undocumented Artificial Fill/ Young Alluvial Fan Deposits	Shrink 6% to 10%	8%

5.1.7 Chemical Analyses

Chemical testing was performed on samples of material underlying the proposed site. Soluble sulfate test results indicate that the soluble sulfate concentrations of the soils tested are classified as negligible (Class S0) per ACI 318-14.

Negligible chloride levels were detected in the onsite soils. Resistivity testing conducted as part of this investigation, indicates that the soils are "slightly corrosive" to buried metals (per Romanoff, 1989). Additional discussions on corrosion are presented in Section 7.10. Corrosion tests results are presented in Appendix C.

5.2 Engineering Analysis

Presented below is a general discussion of the engineering analysis methods that were utilized to develop the conclusions and recommendations presented in this report.

5.2.1 Bearing Capacity and Lateral Earth Pressures

Ultimate bearing capacity values were obtained using the graphs and formula presented in NAVFAC DM-7.1. Allowable bearing was determined by applying a factor of safety of at least 3 to the ultimate bearing capacity. Static lateral earth pressures were calculated using Rankine methods for active and passive cases. If it is desired to use Coulomb forces, a separate analysis specific to the application can be conducted.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on Alta's findings during our subsurface investigation, the laboratory test results, and our staff's previous experience in the area, it is Alta's opinion that the development of the site is feasible from a geotechnical perspective. Presented below are Alta's recommendations that should be incorporated into site development and construction plans.

6.1 General Earthwork Recommendations

All grading shall be accomplished under the observation and testing of the project geotechnical consultant in accordance with the recommendations contained herein and the City of Glendora criteria.

6.1.1 Site Preparation

Vegetation, construction debris, and other deleterious materials are unsuitable as structural fill material and should be disposed of offsite prior to commencing grading/construction. Any septic tanks, seepage pits

or wells should be abandoned as per the County of Los Angeles Department of Health Services.

Existing concrete should be removed prior to the placement of engineered fill. The demolished concrete may be incorporated into compacted, engineered fills after it is crushed to a maximum size of six (6) inches. Prior to placement as engineered fill any protruding steel rebar should be cut from the concrete pieces and disposed of offsite.

Existing asphaltic concrete should be removed prior to the placement of engineered fill. From a geotechnical perspective, this material may be incorporated into compacted, engineered fills after it is crushed to a maximum size of six (6) inches. The crushed asphalt should not be placed under residential structures, but rather, it can be placed in approved non-residential areas, such as streets, parking areas or open space. These recommendations should be verified by the environmental consultant.

6.1.2 Unsuitable Soil Removals

The artificial fill and the upper portions of the young alluvial fan deposits near the surface are compressible and as such, are not suitable to support the proposed structures. Accordingly, it is recommended to completely remove the undocumented artificial fills and highly weathered portions of the underlying young alluvial fan deposits across the site and as close to the property boundaries as possible.

As such, it is anticipated that, on average, the upper three (3) to five (5) feet of existing soils will require removal and recompaction, extending at a minimum 1:1 projection horizontally outside the structures. This recommended removal combined with the foundation recommendations

presented in Section 7.1 should provide suitable support for the proposed structures.

The Project Geotechnical Consultant should observe the removal bottom prior to placing fill. If unsuitable soils such as undocumented artificial fill are exposed upon the completion of the removals recommended above, additional removals will be required.

For streets, in general, a minimum removal and recompaction of the upper two (2) feet of soil is recommended, although deeper removals may be required if undocumented fill is exposed at that depth. Removal bottoms in parking lot areas should be tested to determine that the exposed soils have a minimum relative compaction of 85% of the laboratory maximum density (per ASTM test method D-1557).

Material removed as part of the unsuitable soil removals can be used as artificial fill, provided it is free of deleterious materials.

6.1.3 Over-excavation of Building Pads

Footings for structures should be underlain by a minimum of two (2) feet of compacted fill. As such, for building pads where unsuitable soil removals do not provide the minimum depth of compacted fill, or where design grades and/or remedial grading activities create cut/fill transitions, the cut and shallow fill portions of the building pads should be over-excavated to provide the required depth of fill below the footings.

6.2 General Earthwork Recommendations

6.2.1 Compaction Standards

All fill and processed natural ground shall be compacted to a minimum relative compaction of 90 percent, as determined by ASTM Test Method: D-1557. Fill material should be moisture conditioned to optimum moisture or above, and as generally discussed in Alta's Earthwork Specification Section presented in Appendix E. Compaction shall be achieved with the use of sheepsfoot rollers or similar kneading type equipment.

6.2.2 Groundwater/Seepage

It is anticipated that groundwater will not be encountered during construction. It is possible that perched water conditions could be encountered depending on the time of year construction occurs.

6.2.3 Documentation of Removals

All removal/over-excavation bottoms should be observed and approved by the project Geotechnical Consultant prior to fill placement. Consideration should be given to surveying the removal bottoms and undercuts after approval by the geotechnical consultant and prior to the placement of fill. Staking should be provided in order to verify undercut locations and depths.

6.2.4 Treatment of Removal Bottoms

At the completion of removals/over-excavation, the exposed removal bottom should be ripped to a minimum depth of eight (8) inches, moisture-conditioned to above optimum moisture content and compacted in-place to the project standards.

6.2.5 Fill Placement

After removals, scarification, and compaction of in-place materials are completed, additional fill may be placed. Fill should be placed in eight-inch bulk maximum lifts, moisture conditioned to optimum moisture content or above, compacted and tested as grading/construction progresses until final grades are attained.

6.2.6 Moisture Content

The moisture content of the upper in-situ soils is primarily below optimum, as shown on the boring logs in Appendix B. These soils will require moisture conditioning prior to placement as engineered fill.

6.2.7 Mixing

Mixing of materials may be necessary to prevent layering of different soil types and/or different moisture contents. Mixing should be accomplished prior to and as part of the compaction of each fill lift.

6.2.8 Import Soils

Import soils, if necessary, should consist of clean, low expansive, structural quality, compactable materials similar to the on-site soils and should be free of trash, debris, or other objectionable materials. The project Geotechnical Consultant should be notified not less than 72 hours in advance of the locations of any soils proposed for import. Import sources should be sampled, tested, and approved by the project Geotechnical Consultant at the source prior to the importation of the soils to the site. The project Civil Engineer should include these requirements on plans and specifications for the project.

6.2.9 Utility Trenches

6.2.9.1 Excavation

Utility trenches should be supported, either by laying back excavations or shoring, in accordance with applicable OSHA standards. In general, existing site soils are classified as Soil Types "B" and “C” per OSHA standards. Upon completion of the recommended removals and re-compaction, the artificial fill will be classified as Soil Type "B". The Project Geotechnical Consulting should be consulted if geologic conditions vary from what is presented in this report.

6.2.9.2 Backfill

Trench backfill should be compacted to at least 90 percent of maximum dry density as determined by ASTM D-1557. Onsite soils will not be suitable for use as bedding material but will be suitable for use in backfill provided oversized materials are removed. No surcharge loads should be imposed above excavations. This includes spoil piles, lumber, concrete trucks, or other construction materials and equipment. Drainage above excavations should be directed away from the banks. Care should be taken to avoid saturation of the soils. Compaction should be accomplished by mechanical means. Jetting of native soils will not be acceptable.

Under-slab trenches should also be compacted to project specifications. If select granular backfill (SE > 30) is used, compaction by flooding will be acceptable.

6.2.10 Backcut Stability

Temporary backcuts, if required during unsuitable soil removals, should be made no steeper than 1:1 without review and approval of the geotechnical consultant. Flatter backcuts may be necessary where geologic conditions dictate and where minimum width dimensions are to be maintained.

Care should be taken during remedial grading operations in order to minimize the risk of failure. Should failure occur, complete removal of the disturbed material will be required.

In consideration of the inherent instability created by temporary construction backcuts for removals, it is imperative that grading schedules are coordinated to minimize the unsupported exposure time of these excavations. Once started, these excavations and subsequent fill operations should be maintained to completion without intervening delays imposed by avoidable circumstances. In cases where five-day workweeks comprise a normal schedule, grading should be planned to avoid exposing at-grade or near-grade excavations through a non-work weekend. Where improvements may be affected by temporary instability, either on or offsite, further restrictions such as slot cutting, extending workdays, implementing weekend schedules, and/or other requirements considered critical to serving specific circumstances may be imposed.

6.3 Storm Water Infiltration Systems

From a geotechnical perspective, allowing storm water to infiltrate the onsite soil in concentrated areas increases the potential for settlement, liquefaction, and water-related damage to structures/improvements, such as wet slabs or pumping subgrade, and should be avoided where possible. If infiltration systems are

required on this site, care should be taken in designing systems that control the storm water as much as possible.

Preliminary infiltration testing was conducted at the site as part of this investigation, and the methodology is discussed in 3.2. The resulting infiltration rates for P-1 and P-2 was calculated to be 13.4 and 10.8-inches per hour, respectively. The results do not include a factor of safety.

Groundwater was not encountered during our investigation to a maximum depth of 26.0 feet below the ground surface. The historic high groundwater depth approximately 100-feet below the ground surface (CDMG, 1998).

The Project Geotechnical Consultant should review the final WQMP design prior to construction.

6.4 Boundary Conditions

The site is bounded to the north by a railroad easement, to the east and west by commercial properties, and to the south by Route 66. Construction of retaining/screen walls along these boundaries will require additional geotechnical recommendations concerning unsuitable soil removals and foundation design parameters. Boundary conditions for the project should be reviewed by the Project Geotechnical Consultant as the design progresses.

7.0 DESIGN CONSIDERATIONS

7.1 Structural Design

It is anticipated that multi-story, wood-frame residential structures with slab on-grade and shallow foundations will be constructed. Upon the completion of rough grading, finish grade samples should be collected and tested in order to provide specific recommendations as they relate to the individual building pads. These test results and corresponding design recommendations should be presented in a final rough grading report. Final slab and foundation design recommendations

should be made based upon specific structure sitings, loading conditions, and as-graded soil conditions.

It is anticipated that the majority of onsite soils will possess “very low” to “low” expansion potential when tested in general accordance with ASTM Test Method D: 4829. For budgeting purposes, the following foundation design requirements for a range of potential expansion characteristics are presented.

7.1.1 Foundations

Foundations may be preliminary designed based on the values presented in Table 7-1 below.

Table 7-1

Foundation Design Parameters*

Allowable Bearing	2000 lbs/ft^2 assuming a minimum footing width and embedment of 12 inches.
Lateral Bearing	250 lbs/ft^2 at a depth of 12 inches plus 250 lbs/ft^2 for each additional 12 inches of embedment to a maximum of 2000 lbs/ft^2
Sliding Coefficient	0.35
Differential Settlement	Dynamic: Differential = 0.5-inches in 40 feet Static: Differential = 0.5-inch in 40 feet

*These values may be increased as allowed by Code to resist transient loads such as wind or seismic. Building code and structural design considerations may govern depth and reinforcement requirements and should be evaluated.

7.1.2 Conventional Slab/Foundation Systems

Based on the onsite soils conditions and information supplied by the 2022 CBC, conventional slab/foundation systems may be designed in accordance with Tables 7-1 and 7-2.

TABLE 7-2 CONVENTIONAL FOUNDATION DESIGN PARAMETERS	
Expansion Potential	***Very Low to Low***
Soil Category	I
Design Plasticity Index	10
Minimum Footing Embedment	12 inches*
*The minimum footing embedments presented herein are based on expansion indexes. The structural engineer should determine minimum embedments based on the number of floors supported by the footings, the structural loading, and the requirements of the latest California Building Code.	
Minimum Footing Width	12-inches-The structural engineer should determine the minimum footing width based on loading and the latest California Building Code.
Footing Reinforcement	No. 4 rebar, one (1) on top, one (1) on bottom
Slab Thickness	4 inches (actual)
Slab Reinforcement*	No. 3 rebar spaced 18 inches on center, each way
Under-Slab Requirement	See Section 7.2
Slab Subgrade Moisture	Minimum of 110 percent of optimum moisture to a depth of 12 inches prior to placing concrete.
Footing Embedment Adjacent to Swales and Slopes	If exterior footings adjacent to drainage swales are to exist within five (5) feet horizontally of the swale, the footing should be embedded sufficiently to assure embedment below the swale bottom is maintained. Footings adjacent to slopes should be embedded such that at least five- (5) feet is provided horizontally from edge of the footing to the face of the slope.

7.1.3 Post-Tensioned Slabs/Foundation Design Recommendations

Post-tensioned slabs for the project may be preliminarily designed utilizing the parameters presented in Tables 7-1 and 7-3. The parameters presented herein are based on methodology provided in the Design of Post-Tensioned Slabs-On-Ground, Third Edition, by the Post-Tensioning Institute, in accordance with the 2022 CBC.

TABLE 7-3 POST-TENSION SLAB DESIGN PARAMETERS						
Category	**Expansion Potential**	**Minimum Embedment**	**Edge Lift**		**Center Lift**	
			Em (ft)	**Ym (inch)**	**Em (ft)**	**Ym (inch)**
I	Very Low to Low	12 inches*	5.4	0.61	9.0	0.26
Slab Subgrade Moisture						
Category I	Minimum 110% of optimum moisture to a depth of 12 inches prior to pouring concrete					
Embedment*						
The minimum outer footing embedment presented herein are based on expansion indexes. The structural engineer should verify the minimum embedment based on the number of floors supported by the footings, the structural loading, and the requirements of the latest California Building Code. If mat slabs are utilized, alternate embedment depths can be provided.						
Moisture Barrier						
A moisture barrier should be provided in accordance with the recommendations presented in Section 7.2						
The parameters presented herein are based on procedures presented in the Design of Post-Tensioned Slabs-On-Ground, Third Edition. No corrections for vertical barriers at the edge of the slab, or for adjacent vegetation have been assumed. The design parameters are based on a Constant Suction Value of 3.9 pF.						

7.2 Moisture Barrier

A moisture and vapor retarding system should be placed below the slabs-on-grade in portions of the structure considered to be moisture sensitive and should be capable of effectively preventing the migration of water and reducing the transmission of water vapor to acceptable levels. Historically, a 10-mil plastic membrane, such as Visqueen, placed between one to four inches of clean sand, has been used for this purpose. The use of this system or other systems can be considered, at the discretion of the designer, provided the system reduces the vapor transmission rates to acceptable levels.

7.3 Seismic Design

The site classes were determined based on the referenced reports and published geologic maps in the area in general conformance with Chapter 20 of ASCE 7-16. Based on the density of the underlying soils, a Site Class of D (shear wave velocity of 259 m/s) was selected. The seismic design parameters were calculated using a program based on the USGS website and ASCE 7-16 procedures. It is our understanding that based on the proposed structures, code allows or the use of an alternate method to calculate S_{D1}, assuming the structure has a fundamental period that does not exceed 0.5s. The resulting values are presented in Table 7-4. If the structures have fundamental periods exceeding 0.5s, then a site-specific strong motion analysis shall be performed.

TABLE 7-4 Seismic Ground Motion Values
2022 CBC and ASCE 7-16

Parameter	*Value*
Site Class	D
Site Latitude	34.1294
Site Longitude	-117.8538
Spectral Response Acceleration Parameter, S_S	1.667
Spectral Response Acceleration Parameter, S_1	0.631
Site Coefficient, F_a	1.0
Site Coefficient, F_v	1.7
MCE Spectral Response Acceleration Parameter, S_{MS}	1.667
MCE Spectral Response Acceleration Parameter, S_{M1}	1.073
Design Spectral Response Acceleration Parameter, S_{DS}	1.111
Design Spectral Response Acceleration Parameter, S_{D1}	0.715
Peak Ground Acceleration, PGA_M	0.78

7.4 Block Walls

Block walls, if used, should be embedded a minimum of 2 feet below the lowest adjacent grade. Construction joints (not more than 20 feet apart) should be included in the block wall construction. Side yard walls should be structurally separated from the rear yard wall.

7.5 Footing Excavations

Soils from the footing excavations should not be placed in slab-on-grade areas unless properly compacted and tested. The excavations should be cleaned of all loose/sloughed materials and be neatly trimmed at the time of concrete placement. The Project Geotechnical Consultant should observe the footing excavations prior to the placement of concrete to determine that the excavations are founded in suitably compacted material.

7.6 Retaining Walls

Retaining walls should be founded on engineered fill and should be backfilled with granular soils that allow for drainage behind the wall. Foundations may be designed in accordance with the recommendations presented in Table 7-1, above. Unrestrained walls, free to horizontally move 0.0005H (for dense cohesionless backfill), may be designed to resist lateral pressures imposed by a fluid with a unit weight determined in accordance with the Table 7-5 below. The table also presents design parameters for restrained (at-rest) retaining walls. These parameters may be used to design retaining walls that may be considered as restrained due to the method of construction or location (corner sections of unrestrained retaining walls).

TABLE 7-5
Equivalent Fluid Pressures for 90% Compacted Fill (Select Material)

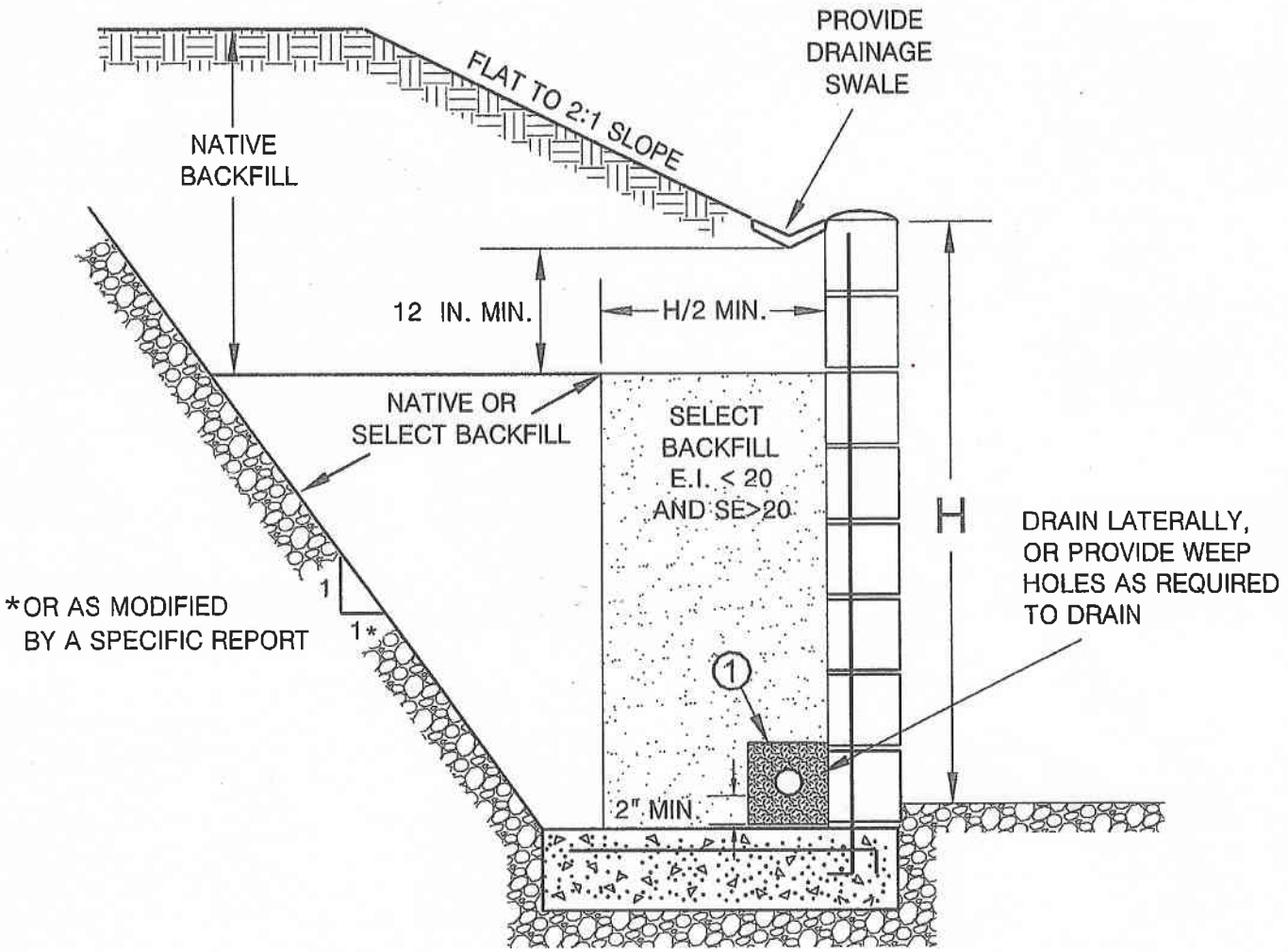
Backfill	Active Pressure (psf/ft)	At-Rest Pressure (psf/ft)
Level	35	55

Per the requirements of the 2022 CBC, the seismic force acting on the retaining walls with backfill exceeding 6-feet in height may be resolved utilizing the formula $15.5H^2$ lb/lineal ft (H=height of the wall). This force acts at approximately 0.6H above the base of the wall (inverted triangle). The seismic value can be converted as required by the retaining wall engineer. Retaining walls should be designed in general accordance with Section 1807A.2 of the 2022 CBC.

- Restrained retaining walls should be designed for "at-rest" conditions.
- The design loads presented in the above table are to be applied on the retaining wall in a horizontal fashion and as such friction between wall and retained soils should not be allowed in the retaining wall analyses.
- Additional allowances should be made in the retaining wall design to account for the influence of construction loads, temporary loads, and possible nearby structural footing loads.
- Select backfill should be granular, structural quality backfill with a Sand Equivalent of 20 or better and an ASCE Expansion Index of 20 or less. The backfill must encompass the full active wedge area. The upper one foot of backfill should be comprised of native on-site soils (see Plate A).
- The wall design should include waterproofing (where appropriate) and backdrains or weep holes for relieving possible hydrostatic pressures. The backdrain should be comprised of a 4-inch perforated PVC pipe in a 1 ft. by 1 ft., ¾-inch gravel matrix, wrapped with a geofabric. The backdrain should be installed with a minimum gradient of 2 percent and should be outletted to an appropriate location. For subterranean walls this may include drainage by sump pumps.
- No backfill should be placed against concrete until minimum design strengths are achieved.

It should be noted that the allowable bearing and lateral bearing values presented in Table 7-1 are based on level conditions at the toe. Modified design parameters can be presented for retaining walls with sloping condition at the toe. Other conditions should be evaluated on a case-by-case basis.

RETAINING WALL BACKFILL DETAIL



(1)

PIPE: 4-INCH PERFORATED PVC, SCHEDULE 40, SDR35 OR APPROVED ALTERNATE MINIMUM 8 PERFORATIONS (1/4-IN. DIA.) PER LINEAL FT. IN BOTTOM HALF OF PIPE

ROCK: MINIMUM VOLUME OF 1 CU. FT. OF 3/4-IN. MAX. ROCK PER. LINEAL FOOT OF PIPE, OR APPROVED ALTERNATE

FILTER FABRIC: MIRAFI 140 FILTER FABRIC OR APPROVED EQUIVALENT

ALTA CALIFORNIA GEOTECHNICAL, INC.
VER. 1/10

PLATE A

PATH:S:\Drafting\ALTA GEOTECHNICAL\GRADING DETAILS\PLATE A.dwg

7.7 Exterior Slabs and Walkways

Exterior concrete slabs and walkways should be designed and constructed in consideration of the following recommendations.

7.7.1 Subgrade Compaction

The subgrade below exterior concrete slabs should be compacted to a minimum of 90 percent relative compaction as determined by ASTM Test Method: D 1557.

7.7.2 Subgrade Moisture

The subgrade below concrete slabs should be moisture conditioned to a minimum of 110 percent of optimum moisture (low expansion) prior to concrete placement.

7.7.3 Concrete Slab Thickness

Concrete flatwork and driveways should be designed utilizing four-inch minimum thickness.

7.7.4 Concrete Slab Reinforcement

Utilization of reinforcement for flatwork and driveways is subject to a cost/benefit analysis. Reinforcement will decrease the amount of cracking that may occur in flatwork, however, planning for occasional repairs may be more cost effective. Utilizing closely spaced control joints is likely more cost-effective than utilizing reinforcement. The majority of the soils onsite are classified as very low in expansion potential. Consideration should be given to reinforcing flatwork with irregular (non-square/rectangular) shapes.

7.7.5 Control Joints

Weakened plane joints should be installed on walkways at intervals of approximately eight feet (maximum) or less. Exterior slabs should be designed to withstand shrinkage of the concrete.

7.8 Concrete Design

As stated in Section 5.1.7, negligible concentrations of sulfates were detected in the onsite soils. Therefore, the use of sulfate resistant concrete is not required per ACI 318-14 at this time. Post-grading conditions should be evaluated, and final recommendations made at that time.

7.9 Corrosion

Based on preliminary testing, the onsite soils are mildly corrosive to buried metal objects. Consideration should be given to protecting buried metals from corrosion. Typical measures may include using non-corrosive backfill, protective coatings, wrapping, plastic pipes, or a combination of these methods. A corrosion engineer should be consulted if specific design recommendations are required by the improvement designer.

Per ACI 318-14, an exposure class of C1 would be applicable to metals encased in concrete (rebar in footings) due to being exposed to moisture from surrounding soils. Per Table 19.3.2.1 of ACI 318-14, the requirements for concrete with an exposure class of C1 are a minimum compressive strength of 2500 psi and a maximum water-soluble chloride ion content in concrete of 0.30 (percent by weight of cement).

7.10 Site Drainage

Positive drainage away from the proposed structures should be provided and maintained. Roof, pad, and lot drainage should be collected and directed away from the structures toward approved disposal areas through drainage terraces, gutters, down drains, and other devices. Design fine grade elevations should be maintained through the life of the structure or if design fine grade elevations are altered, adequate area drains should be installed in order to provide rapid discharge of water, away from structures. Residents or Homeowner Associations should be made aware that they are responsible for maintenance and cleaning of

all drainage terraces, down drains, and other devices that have been installed to promote site and structure drainage.

7.11 Pavement Design

Pavement sections for the proposed streets shall be designed based on laboratory testing conducted on samples taken from the soil subgrade. Preliminarily, based on an assumed R-Value of 30, the pavement may be designed utilizing the sections presented in Table 7-6. These sections should be verified upon the completion of grading, based on R-Value testing.

Table 7-6
Preliminary Pavement Sections

Traffic Index	Pavement Section Options OR	
5.0	3-inch AC on 5.5-inch AB	4-inch AC on 4-inch AB
5.5	3-inch AC on 7-inch AB	4-inch AC on 5-inch AB
6.0	3.5-inch AC on 7.5-inch AB	4-inch AC on 6.5-inch AB

AC-Asphalt Concrete
AB-Caltrans Class II Base

The underlying subgrade soil should be suitably moisture conditioned, processed and compacted to a minimum of 90 percent of the laboratory maximum density (ASTM: D 1557) to at least twelve (12) inches below subgrade. After subgrade compaction, the exposed grade should then be "proof"-rolled with heavy equipment to ensure the grade does not "pump" and is verified as non-yielding. Aggregate base should consist of Class 2 (Caltrans) aggregate base and should be compacted to at least 95 percent of the maximum laboratory dry density as determined in accordance with ASTM Test Method: D 1557.

Preparation for compaction operations and pavement construction operations should be accomplished in accordance with the current requirements of the City of Glendora and under the observation and testing of the project geotechnical consultant.

8.0 LOT MAINTENANCE

Ongoing maintenance of the improvements is essential to the long-term performance of structures. As such, the owners must implement certain maintenance procedures. The attached " Maintenance and Improvement Considerations" presented in the Appendix E may be included as part of the sales packet to educate the owners in issues related to drainage, maintenance, backyard improvements, etc. The following recommendations should also be implemented.

8.1 Lot Drainage

Roof, pad, and lot drainage should be collected and directed away from structures and slopes and toward approved disposal areas. Design fine grade elevations should be maintained through the life of the structure or if design fine grade elevations are altered, adequate area drains should be installed in order to provide rapid discharge of water, away from structures and slopes. Residents should be made aware that they are responsible for maintenance and cleaning of all drainage terraces, down drains, and other devices that have been installed to promote structure and slope stability.

8.2 Burrowing Animals

Residents or owners should undertake a program for the elimination of burrowing animals.

9.0 FUTURE PLAN REVIEWS

This report represents a geotechnical review of the site. As the project design for the project progresses, site specific geologic and geotechnical issues should be considered in the design and construction of the project. Consequently, future plan reviews may be necessary. These reviews may include reviews of:

- Grading Plans
- Foundation Plans
- Utility Plans

These plans should be forwarded to the project Geotechnical Consultant for review.

10.0 CLOSURE

10.1 Geotechnical Review

For the purposes of this report, multiple working hypotheses were established for the project, utilizing the available data and the most probable model is used for the analysis. Future information collected during the proposed grading operations is intended to evaluate the hypothesis and as such, some of the assumptions summarized in this report may need to be changed. Some modifications of the grading recommendations may become necessary, should the conditions encountered in the field differ from the conditions hypothesized in this report.

Plans and sections of the project specifications should be reviewed by Alta to evaluate conformance with the intent of the recommendations contained in this report. If the project description or final design varies from that described in herein, Alta must be consulted regarding the applicability of the recommendations contained herein and whether any changes are required. Alta accepts no liability for any use of its recommendations if the project description or final design varies and Alta is not consulted regarding the alterations.

10.2 Limitations

This report is based on the following: 1) the project as presented on the attached plan; 2) the information obtained from Alta's laboratory testing included herein; and 3) from the information presented in the referenced reports. The findings and recommendations are based on the results of the subsurface investigation, laboratory testing, and office analysis combined with an interpolation and extrapolation of conditions between and beyond the subsurface excavation locations. However, the materials adjacent to or beneath those observed may have different characteristics than those observed, and no precise

representations are made as to the quality or extent of the materials not observed. The results reflect an interpretation of the direct evidence obtained. Work performed by Alta has been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the geotechnical profession currently practicing in the same locality under similar conditions. The methods used to develop the recommendations do not comprise an exact science and are not a guarantee that the interaction between the soils and proposed structures shall perform as planned. No other representation, either expressed or implied, and no warranty or guarantee is included or intended.

The recommendations presented in this report are based on the assumption that an appropriate level of field review will be provided by a geotechnical consultant who is familiar with the design and site geologic conditions. That field review shall be sufficient to confirm that geotechnical and geologic conditions exposed during grading are consistent with the geologic representations and corresponding recommendations presented in this report.

The conclusions and recommendations included in this report are applicable to the specific design of this project as discussed in this report. They have no applicability to any other project or to any other location and any and all subsequent users accept any and all liability resulting from any use or reuse of the data, opinions, and recommendations without the prior written consent of Alta.

Alta has no responsibility for construction means, methods, techniques, sequences, procedures, safety precautions, programs in connection with the construction, acts or omissions of the CONTRACTOR or any other person performing any of the construction, or for the failure of any of them to carry out the construction in accordance with the final design drawings and specifications.

APPENDIX A

REFERENCES

APPENDIX A

Selected References

California Geological Survey, 2018, Earthquake Fault Zones, A Guide for Government Agencies, Property Owners/Developers, and Geoscience Practitioners for Assessing Fault Rupture Hazards in California, Special Publication 42, Revised 2018.

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APPENDIX B

Subsurface Investigation

APPENDIX B

Subsurface Investigation

Alta's subsurface investigation consisted of excavating, logging, and sampling four (4) hollow-stem auger borings. Details of the subsurface investigation are presented in Table B. The approximate location of the exploratory excavation is shown on the accompanying Plate 1 and the Geotechnical Logs are attached.

TABLE B
SURFACE INVESTIGATION DETAILS

Equipment	Range of Depths	Sampling Methods	Sample Locations
Hollow-stem auger	Up to 26 feet	1. Bulk 2. Ring Samples	1. Bulk-Select Depth 2. Every 2.5 to 5-feet

UNIFIED SOIL CLASSIFICATION SYSTEM

Major Divisions		grf	ltr	Description
Coarse Grained Soils More than 50% retained on No. 200 sieve	Gravel and Gravelly Soils More than 50% of coarse fraction retained on No,. 4 sieve		GW	Well-graded gravels or gravel sand mixtures, little or no fines
			GP	Poorly-graded gravels or gravel sand mixture, little or no fines
			GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand-clay mixtures
	Sand and Sandy Soils More than 50% of coarse fraction passes on No,. 4 sieve		SW	Well-graded sands or gravelly sands, little or no fines
			SP	Poorly-graded sands or gravelly sands, little or no fines
			SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, and-clay mixtures

Major Divisions		grf	ltr	
Fine Grained Soils More than 50% passes on No. 200 sieve	Silts And Clays LL,<50		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL	Organic silts and organic silt-clays of low plasticity
	Silts And Clays LL,<50		MH	Inorganic silts, micaceous or diatomaceous fine or silty soils, elastic silts
			VH	Inorganic clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
Highly Organic Soils			PT	Peat and other highly organic soils

BOUNDARY CLASSIFICATION: Soils possessing characteristics of two groups are designated by combinations of group symbols.

PARTICLE SIZE LIMITS

U.S. STANDARD SERIES SIEVE: 200, 40, 10, 4

CLEAR SQUARE SIEVE OPENINGS: 3/4", 3", 12"

Silts and Clays	Sand			Gravel		Cobbles	Boulders
	Fine	Medium	Coarse	Fine	Coarse		

RELATIVE DENSITY

Sands and Gravels	Blows/Foot (SPT)
Very Loose	<4
Loose	4-10
Medium Dense	11-30
Dense	31-50
Very Dense	>50

CONSISTENCY CLASSIFICATION

Silts and Clays	Criteria
Very Soft	Thumb penetrates soil >1 in.
Soft	Thumb penetrates soil 1 in.
Firm	Thumb penetrates soil 1/4 in.
Stiff	Readily indented with thumbnail
Very Stiff	Thumbnail will not indent soil

HARDNESS

Bedrock
Soft
Moderately Hard
Hard
Very Hard

LABORATORY TESTS

Symbol	Test
DS	Direct Shear
DSR	Direct Shear (Remolded)
CON	
SA	Sieve Analysis
MAX	Maximum Density
RV	Resistance (R) Value
EI	Expansion Index
SE	Sand Equivalent
AL	Atterberg Limits
CHEM	Chemical Analysis
HY	Hydrometer Analysis

SOIL MOISTURE

Increasing Visual Moisture Content

Dry - Dry to touch

Moist - Damp, but no visible free water

wet - Visible free water

SIZE PROPORTIONS

Trace - <5%

Few - 5 to 10%

Some - 15 to 25%

KEY TO EXPLORATORY BORING LOGS

ALTA CALIFORNIA GEOTECHNICAL INC.

PLATE B

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0486	PROJECT NAME	723-731 E. Route 66		
DATE STARTED	5/24/23	GROUND ELEV.	783	BORING DESIG.	B-1
DATE FINISHED	5/24/23	GW DEPTH (FT)		LOGGED BY	LM
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs.	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in.		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
					SM	**ARTIFICIAL FILL-UNDOCUMENTED** (afu): SILTY SAND, very fine to fine grained, brown, slightly moist, medium dense.				
	780	R	39		SP	@2.5ft.: GRAVELLY SAND, fine to coarse grained, brown, slightly moist, dense, fine to coarse gravel < 1".	2.1	117	13	
5		R	65		SP	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): GRAVELLY SAND, fine to coarse grained, dense, coarse gravel < 3".	2.9	112	16	
	775									
10		R	59			@10.0ft.: dark brown, very dense.	4.2			
	770									
15		R	50 for 6"			@15.0ft.: greyish brown,	2.9	118	19	
	765									
20		R	18		SM/SC	@20.0ft.: SILTY SAND/CLAYEY SAND, very fine to fine grained, slightly moist, reddish brown, medium dense.	13.6	116	85	
	760									
25		R	50 for 6"		SP	@25.0ft.: GRAVELLY SAND, fine to coarse grained, dark brown, slightly moist, fine to coarse gravel < 1".	2.6			
						TOTAL DEPTH: 26 FEET. NO GROUNDWATER ENCOUNTERED.				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0486 PLATE B-1

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0486	PROJECT NAME	723-731 E. Route 66		
DATE STARTED	5/24/23	GROUND ELEV.	781	BORING DESIG.	B-2
DATE FINISHED	5/24/23	GW DEPTH (FT)		LOGGED BY	LM
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs.	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in.		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	780				SP	**ASPHALT**: 1 inch of asphaltic concrete over no aggregate base.				
						ARTIFICIAL FILL - UNDOCUMENTED: (afu): GRAVELLY SAND, fine to coarse grained, tannish brown, slightly moist, some fine to coarse gravel < 1".				
		R	40		SP	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): GRAVELLY SAND, fine to coarse grained, brown, slightly moist, some gravel < 1".	2.5	108	12	
5	775	R	23				8.5	115	51	
10	770	R	61			@ 10.0ft.: dark brown, gravel < 3/4".	2.3	109	12	
15	765	R	50 for 5.5"			@15.0ft.: no recovery.				
20	760	R	50 for 4"			@20.0ft.: no recovery.				
25	755	R	50 for 4"			@25.0ft.: orange brown, slightly moist, dense, gravel < 1/2".	3.1	111	17	
						TOTAL DEPTH: 26 FEET. NO GROUNDWATER ENCOUNTERED.				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0486 PLATE B-2

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0486	PROJECT NAME	723-731 E. Route 66		
DATE STARTED	5/24/23	GROUND ELEV.	782	BORING DESIG.	B-3
DATE FINISHED	5/24/23	GW DEPTH (FT)		LOGGED BY	LM
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs.	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in.		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
					SP	**ASPHALT**: 1 inch of asphaltic concrete over no aggregate base.				
	780	R	54			**ARTIFICIAL FILL - UNDOCUMENTED** (afu): GRAVELLY SAND, fine to medium grained, tannish brown, slightly moist, gravel < 3". @2.5ft.: no recovery.				
5		R	50 for 6"		SP	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): GRAVELLY SAND, fine to coarse grained, brown, dry, fine to coarse gravel < 3".	2.6	96	10	
	775									
10		R	38			@10.0ft.: medium to coarse grained, fine gravel < 3/4".	2.4	97	9	
	770									
15		R	81			@15.0ft.: no recovery.				
	765									
20		R	66			@20.0ft.: reddish brown.	3.7	97	14	
	760					@22.0ft.: GRAVEL/COBBLE LAYER ENCOUNTERED.				
25		R	50 for 6"				3.6	113	21	
						TOTAL DEPTH: 26 FEET. NO GROUNDWATER ENCOUNTERED.				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0486 PLATE B-3

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0486	PROJECT NAME	723-731 E. Route 66		
DATE STARTED	5/24/23	GROUND ELEV.	784	BORING DESIG.	B-4
DATE FINISHED	5/24/23	GW DEPTH (FT)		LOGGED BY	LM
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs.	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in.		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
					SM	**ARTIFICIAL FILL - UNDOCUMENTED** (afu): SILTY SAND, very fine to fine grained, tannish brown, slightly moist, medium dense, some fine gravel< 3/4".				
		R	50 for 6"		SP	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): GRAVELLY SAND, fine to coarse gravel, brown, slightly moist, dense, cobble <6".				
	780									
5		R	44			@5.0ft.: no recovery				
						@7.0ft.: GRAVEL/COBBLE LAYER ENCOUNTERED.				
	775									
10		R	50 for 6"			@10.0ft.: no recovery.				
						@13.0ft.: GRAVEL/COBBLE LAYER ENCOUNTERED.				
	770									
15		R	50 for 3"			@15.0ft.: no recovery.				
						@17.0ft.: REFUSAL.				
						TOTAL DEPTH: 17 FEET. NO GROUNDWATER ENCOUNTERED.				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0486 PLATE B-4

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0486	PROJECT NAME	723-731 E. Route 66		
DATE STARTED	5/24/23	GROUND ELEV.	782	BORING DESIG.	P-1
DATE FINISHED	5/24/23	GW DEPTH (FT)		LOGGED BY	LM
DRILLER	2R Drilling Inc.	DRIVE WT.	N/A	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	N/A		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
					SM	**ARTIFICIAL FILL-UNDOCUMENTED** (afu): SILTY SAND, very fine to fine grained, brown, slightly moist, medium dense.				
	780				SP	@2.5ft.: GRAVELLY SAND, fine to coarse grained, brown, slightly moist, dense, fine to coarse gravel < 1".				
5					SP	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): GRAVELLY SAND, fine to coarse grained, dense, coarse gravel < 3".				
	775									
10						TOTAL DEPTH: 10 FEET. NO GROUNDWATER ENCOUNTERED.				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0486 PLATE B-5

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0486	PROJECT NAME	723-731 E. Route 66		
DATE STARTED	5/24/23	GROUND ELEV.	784	BORING DESIG.	P-2
DATE FINISHED	5/24/23	GW DEPTH (FT)		LOGGED BY	LM
DRILLER	2R Drilling Inc.	DRIVE WT.	N/A	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	N/A		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
					SP	**ASPHALT**: 1 inch of asphaltic concrete over no aggregate base.				
						ARTIFICIAL FILL - UNDOCUMENTED (afu): GRAVELLY SAND, fine to medium grained, tannish brown, slightly moist, gravel < 3".				
	780									
5					SP	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): GRAVELLY SAND, fine to coarse grained, brown, dry, fine to coarse gravel < 3".				
	775									
10						TOTAL DEPTH: 10 FEET. NO GROUNDWATER ENCOUNTERED.				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0486 PLATE B-6

APPENDIX C

Laboratory Testing

LABORATORY TESTING

The following laboratory tests were performed on a representative sample in accordance with the applicable latest standards or methods from the ASTM, California Building Code (CBC) and California Department of Transportation.

Classification

Soils were classified with respect to the Unified Soil Classification System (USCS) in accordance with ASTM D-2487 and D-2488.

Particle Size Analysis

Modified hydrometer testing was conducted to aid in classification of the soil. The results of the particle size analysis are presented in Table C.

Maximum Density/Optimum Moisture

The maximum dry density and optimum moisture content of one representative bulk sample was evaluated in accordance with ASTM D-1557. The results are summarized in Table C.

Expansion Index Tests

One (1) expansion index test were performed to evaluate the expansion potential of typical on-site soil. Testing was carried out in general conformance with ASTM Test Method D-4829. The results are presented in Table C.

Consolidation Tests

Consolidation testing was performed on two (2) relatively “undisturbed” soil samples at their natural moisture content in accordance with procedures outlined in ASTM D-2435. The samples were placed in a consolidometer and loads were applied incrementally in geometric progression. The samples (2.42-inches in diameter and 1-inch in height) were permitted to consolidate under each load increment until the slope of the characteristic linear secondary compression portion of the thickness versus log of time plot was apparent. The percent

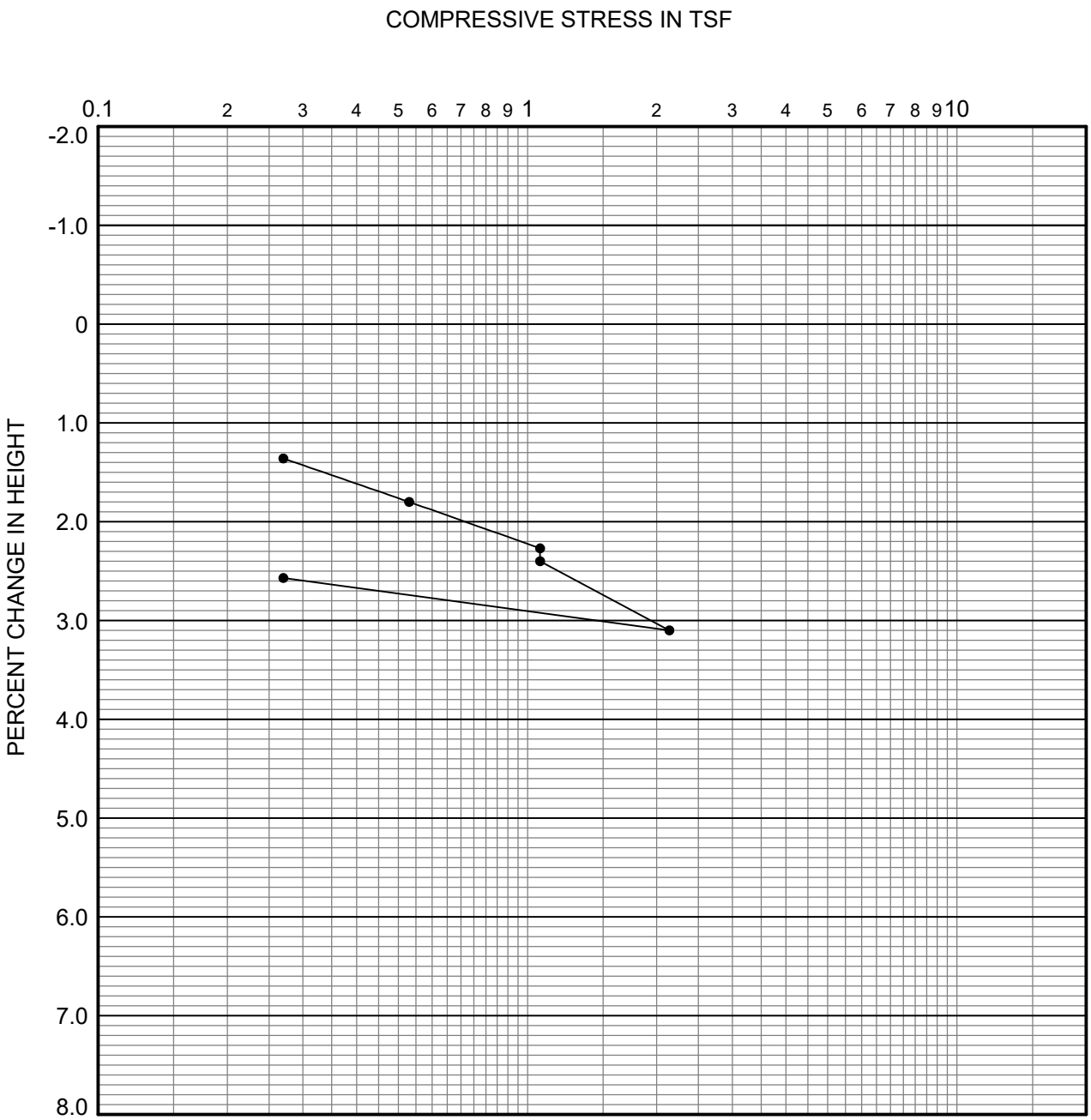
consolidation for each load cycle was recorded as the ratio of the amount of vertical compression to the original 1-inch height. The consolidation test results are shown on Plates C-1 and C-2.

Chemical Analyses

Chemical testing was performed on one select sample by Alta. The results of these tests (sulfate content, resistivity, chloride content and pH) are presented on Table C.

TABLE C
SUMMARY OF LABORATORY TEST DATA
P.N. 1-0486

BORING	DEPTH (FEET)	SOIL DESCRIPTION	GROUP SYMBOL	MAXIMUM DENSITY (PCF)	OPTIMUM MOISTURE CONTENT (%)	DIRECT SHEAR	PLUS NO.4 SEIVE (plus 4.76mm) (%)	SAND (4.76mm-0.075mm) (%)	SILT (0.075mm-0.005mm) (%)	CLAY (minus 0.005mm) (%)	EXPANSION INDEX UBC 18-2	CONSOL	OTHER TESTS REMARKS
B-2	5	Gravelly Sand (Qyf)	SP				10	78	9	3		SEE PLATE C-1	
B-3	2.5	Gravelly Sand (afu)	SP	125.3	8.7		15	78	4	3	0		MinResist:13,860-OHMCM pH:8.8,Chl:115ppm,So4:<0.01%
B-3	5	Gravelly Sand (Qyf)	SP				3	95	1	1		SEE PLATE C-2	



boring	depth (ft.)	dry density (pcf)	in situ moist. (%)	in situ satur. (%)	-200 sieve (%)	group symbol	typical names
B-2	5.0	115	8.5	51	12	SP	Gravelly Sand (Qyf)

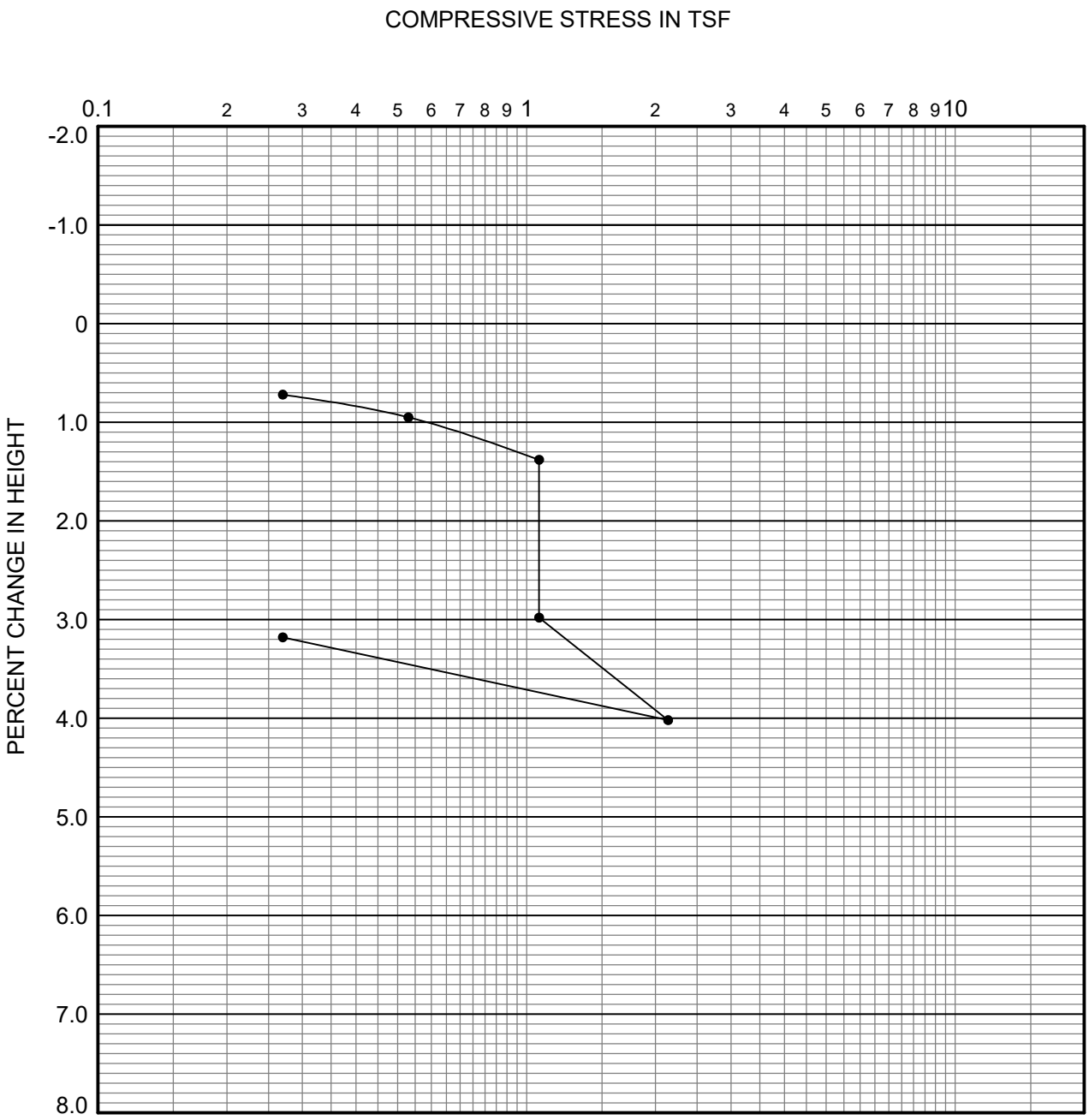
REMARKS: WATER ADDED AT 1.07 TSF

CONSOLIDATION CURVE

Alta California Geotechnical, Inc.

P.N. 1-0486

PLATE C-1



boring	depth (ft.)	dry density (pcf)	in situ moist. (%)	in situ satur. (%)	-200 sieve (%)	group symbol	typical names
B-3	5.0	96	2.6	10	2	SP	Gravelly Sand (Qyf)

REMARKS: WATER ADDED AT 1.07 TSF

CONSOLIDATION CURVE

Alta California Geotechnical, Inc.

P.N. 1-0486

PLATE C-2

APPENDIX D

Maintenance and Improvement Considerations

MAINTENANCE AND IMPROVEMENT CONSIDERATIONS

General

Owners purchasing property must assume a certain degree of responsibility for improvements and for maintaining conditions around their home. Of primary importance from a geotechnical standpoint are maintaining drainage patterns and minimizing the soil moisture variation below all improvements. Such design, construction and owner maintenance provisions may include:

- Employing contractors for improvements who design and build in recognition of local building codes and specific site soils conditions.
- Establishing and maintaining positive drainage away from all foundations, walkways, driveways, patios, and other improvements.
- Avoiding the construction of planters adjacent to structural improvements. Alternatively, planter sides/bottoms can be sealed with an impermeable membrane and drained away from the improvements via subdrains into approved disposal areas.
- Sealing and maintaining construction/control joints within concrete slabs and walkways to reduce the potential for moisture infiltration into the subgrade soils.
- Utilizing landscaping schemes with vegetation that requires minimal watering. Watering should be done in a uniform manner, as equally as possible on all sides of the foundation, keeping the soil "moist" but not allowing the soil to become saturated.
- Maintaining positive drainage away from structures and providing roof gutters on all structures with downspouts that are designed to carry roof runoff directly into area drains or discharged well away from the foundation areas.
- Avoiding the placement of trees closer to the proposed structures than a distance of one-half the mature height of the tree.
- Observation of the soil conditions around the perimeter of the structure during extremely hot/dry or unusually wet weather conditions so that modifications can be made in irrigation programs to maintain relatively uniform moisture conditions.

Sulfates

Owners should be cautioned against the import and use of certain inorganic fertilizers, soil amendments, and/or other soils from offsite sources in the absence of specific information relating to their chemical composition. Some fertilizers have been known to leach sulfate compounds into soils and increase the sulfate concentrations to potentially detrimental levels.

Site Drainage

- The owners should be made aware of the potential problems that may develop when drainage is altered through construction of hardscape improvements. Ponded water, drainage over the slope face, leaking irrigation systems, overwatering, or other conditions which could lead to ground saturation must be avoided.
- No water should be allowed to flow over the slopes. No alteration of pad gradients should be allowed that would prevent pad and roof runoff from being directed to approved disposal areas.
- Drainage patterns have been established at the time of the fine grading should be maintained throughout the life of the structure. No alterations to these drainage patterns should be made unless designed by qualified professionals in compliance with local code requirements and site-specific soils conditions.

Slope Drainage

- Residents should be made aware of the importance of maintaining and cleaning all interceptor ditches, drainage terraces, down drains, and any other drainage devices, which have been installed to promote slope stability.
- Subsurface drainage pipe outlets may protrude through slope surfaces and/or wall faces. These pipes, in conjunction with the graded features, are essential to slope and wall stability and must be protected in-place. They should not be altered or damaged in any way.

Planting and Irrigation of Slopes

- Seeding and planting of the slopes should be planned to achieve, as rapidly as possible, a well-established and deep-rooted vegetal cover requiring minimal watering.
- It is the responsibility of the landscape architect to provide such plants initially and of the residents to maintain such planting. Alteration of such a planting scheme is at the resident's risk.
- The resident is responsible for proper irrigation and for maintenance and repair of properly installed irrigation systems. Leaks should be fixed immediately.

- Sprinklers should be adjusted to provide maximum uniform coverage with a minimum of water usage and overlap. Overwatering with consequent wasteful runoff and serious ground saturation must be avoided.
- If automatic sprinkler systems are installed, their use must be adjusted to account for seasonal and natural rainfall conditions.

Burrowing Animals

- Residents must undertake a program to eliminate burrowing animals. This must be an ongoing program in order to promote slope stability.

Owner Improvement

Owner improvements (pools, spas, patio slabs, retaining walls, planters, etc.) should be designed to account for the terrain of the project, as well as expansive soil conditions and chemical characteristics. Design considerations on any given lot may need to include provisions for differential bearing materials, ascending/descending slope conditions, bedrock structure, perched (irrigation) water, special geologic surcharge loading conditions, expansive soil stresses, and long-term creep/settlement.

All owner improvements should be designed and constructed by qualified professionals utilizing appropriate design methodologies, which account for the on-site soils and geologic conditions. Each lot and proposed improvement should be evaluated on an individual basis.

Setback Zones

Manufactured slopes may be subject to long-term settlement and creep that can manifest itself in the form of both horizontal and vertical movement. These movements typically are produced as a result of weathering, erosion, gravity forces, and other natural phenomenon. A setback adjacent to slopes is required by most building codes, including the California Building Code. This zone is intended to locate and support the residential structures away from these slopes and onto soils that are not subject to the potential adverse effects of these natural phenomena.

The owner may wish to construct patios, walls, walkways, planters, swimming pools, spas, etc. within this zone. Such facilities may be sensitive to settlement and creep and should not be constructed within the setback zone unless properly engineered. It is suggested that plans for

such improvements be designed by a professional engineer who is familiar with grading ordinances and design and construction requirements. In addition, we recommend that the designer and contractor familiarize themselves with the site specific geologic and geotechnical conditions on the specific lot.

APPENDIX E

Earthwork Specifications

ALTA CALIFORNIA GEOTECHNICAL, INC.
EARTHWORK SPECIFICATIONS

These specifications present the generally accepted standards and minimum earthwork requirements for the development of the project. These specifications shall be the project guidelines for earthwork except where specifically superseded in preliminary geology and soils reports, grading plan review reports or by the prevailing grading codes or ordinances of the controlling agency.

A. GENERAL

1. The Contractor shall be responsible for the satisfactory completion of all earthwork in accordance with the project plans and specifications.

2. The project Geotechnical Engineer and Engineering Geologist, or their representatives, shall provide observation and testing services, and Geotechnical consultation for the duration of the project.

3. All clearing, grubbing, stripping and site preparation for the project shall be accomplished by the Contractor to the satisfaction of the Geotechnical Engineer/Engineering Geologist.

4. It is the Contractor's responsibility to prepare the ground surface to receive fill to the satisfaction of the Geotechnical Engineer and to place, spread, mix, moisture condition, and compact the fill in accordance with the job specifications and as required by the Geotechnical Engineer. The Contractor shall also remove all material considered by the Geotechnical Engineer to be unsuitable for use in the construction of engineered fills.

5. The Contractor shall have suitable and sufficient equipment in operation to handle the amount of fill being placed. When necessary, equipment will be shut down temporarily in order to permit the proper preparation of fills.

B. PREPARATION OF FILL AREAS

1. Excessive vegetation and all deleterious material should be disposed of offsite as required by the Geotechnical Engineer.

   Existing fill, soil, alluvium or rock materials determined by the Geotechnical Engineer as being unsuitable for placement in compacted fills shall be removed and hauled from the site. Where applicable, the Contractor may obtain the

approval of the Soils Engineer and the controlling authorities for the project to dispose of the above described materials, or a portion thereof, in designated areas onsite.

After removal of the deleterious materials have been accomplished, earth materials deemed unsuitable in their natural, in-place condition, shall be removed as recommended by the Geotechnical Engineer/Engineering Geologist.

2. Upon achieving a suitable bottom for fill placement, the exposed removal bottom shall be disced or bladed by the Contractor to the satisfaction of the Geotechnical Engineer. The prepared ground surfaces shall then be brought to the specified moisture content mixed as required, and compacted and tested as specified. In localities where it is necessary to obtain the approval of the controlling agency prior to placing fill, it will be the Contractor's responsibility to contact the proper authorities to visit the site.

3. Any underground structure such as cesspools, cisterns, mining shafts, tunnels, septic tanks, wells, pipelines or other structures not located prior to grading are to be removed or treated in a manner prescribed by the Geotechnical Engineer and/or the controlling agency for the project.

C. ENGINEERED FILLS

1. Any material imported or excavated on the property may be utilized as fill, provided the material has been determined to be suitable by the Geotechnical Engineer. Deleterious materials shall be removed from the fill as directed by the Geotechnical Engineer.

2. Rock or rock fragments less than twelve inches in the largest dimension may be utilized in the fill, provided they are not placed in concentrated pockets and the distribution of the rocks is approved by the Geotechnical Engineer.

3. Rocks greater than twelve inches in the largest dimension shall be taken offsite, or placed in accordance with the recommendations of the Geotechnical Engineer in areas designated as suitable for rock disposal.

4. All materials to be used as fill, shall be tested in the laboratory by the Geotechnical Engineer. Proposed import materials shall be approved by the Geotechnical Engineer 48 hours prior to importation.

5. The fill materials shall be placed by the Contractor in lifts, that when compacted, shall not exceed six inches. Each lift shall be spread evenly and shall be

thoroughly mixed to achieve a near uniform moisture condition and a uniform blend of materials.

All compaction shall be achieved at or above the optimum moisture content, as determined by the applicable laboratory standard. The Contractor will be notified if the fill materials are too wet or too dry to achieve the required compaction standard.

6. When the moisture content of the fill material is below the limit specified by the Geotechnical Engineer, water shall be added and the materials shall be blended until a uniform moisture content, within specified limits, is achieved. When the moisture content of the fill material is above the limits specified by the Geotechnical Engineer, the fill materials shall be aerated by discing, blading, mixed with dryer fill materials, or other satisfactory methods until the moisture content is within the specified limits.

7. Each fill lift shall be compacted to the minimum project standards, in compliance with the testing methods specified by the controlling governmental agency, and in accordance with recommendations of the Geotechnical Engineer.

   In the absence of specific recommendations by the Geotechnical Engineer to the contrary, the compaction standard shall be the most recent version of ASTM:D 1557.

8. Where a slope receiving fill exceeds a ratio of five-horizontal to one-vertical, the fill shall be keyed and benched through all unsuitable materials into sound bedrock or firm material, in accordance with the recommendations and approval of the Geotechnical Engineer.

9. Side hill fills shall have a minimum key width of 15 feet into bedrock or firm materials, unless otherwise specified in the soil report and approved by the Geotechnical Engineer in the field.

10. Drainage terraces and subdrainage devices shall be constructed in compliance with the ordinances of the controlling governmental agency and/or with the recommendations of the Geotechnical Engineer and Engineering Geologist.

11. The Contractor shall be required to maintain the specified minimum relative compaction out to the finish slope face of fill slopes, buttresses, and stabilization fills as directed by the Geotechnical Engineer and/or the governing agency for the project. This may be achieved by either overbuilding the slope and cutting

back to the compacted core; by direct compaction of the slope face with suitable equipment; or by any other procedure which produces the required result.

12. The fill portion of fill-over-cut slopes shall be properly keyed into rock or firm material; and the fill area shall be stripped of all soil or unsuitable materials prior to placing fill.

    The design cut portion of the slope should be made first and evaluated for suitability by the Engineering Geologist prior to placement of fill in the keyway above the cut slope.

13. Pad areas in cut or natural ground shall be approved by the Geotechnical Engineer. Finished surfaces of these pads may require scarification and recompaction, or over excavation as determined by the Geotechnical Engineer.

D. CUT SLOPES

1. The Engineering Geologist shall observe all cut slopes and shall be notified by the Contractor when cut slopes are to be started.

2. If, during the course of grading, unforeseen adverse or potentially adverse geologic conditions are encountered, the Engineering Geologist and Soil Engineer shall investigate, analyze and make recommendations to remediate these problems.

3. Non-erodible interceptor swales shall be placed at the top of cut slopes that face the same direction as the superjacent, prevailing drainage.

4. Unless otherwise specified in specific geotechnical reports, no cut slopes shall be excavated higher or steeper than that allowed by the ordinances of controlling governmental agencies.

5. Drainage terraces shall be constructed in compliance with the ordinances of the controlling governmental agencies, and/or in accordance with the recommendations of the Geotechnical Engineer or Engineering Geologist.

E. GRADING CONTROL

1. Fill placement shall be observed and tested by the Geotechnical Engineer and/or his representative during grading.

   Field density tests shall be made by the Geotechnical Engineer and/or his representative to evaluate the compaction and moisture compliance of each fill lift. Density tests shall be conducted at intervals not to exceed two feet of fill

height. Where sheepsfoot rollers are used, the fill may be disturbed to a depth of several inches. Density determinations shall be taken in the compacted material below the disturbed surface at a depth determined by the Geotechnical Engineer or his representative.

2. Where tests indicate that the density of any layer of fill, or portion thereof, is below the required relative compaction, or improper moisture content is in evidence, that particular layer or portion thereof shall be reworked until the required density and/or moisture content has been attained. Additional fills shall not be placed over an area until the previous lift of fill has been tested and found to meet the density and moisture requirements for the project and the previous lift is approved by the Geotechnical Engineer.

3. When grading activities are interrupted by heavy rains, fill operations shall not be resumed until field observations and tests by the Geotechnical Engineer indicate the moisture content and density of the fill are within the specified limits.

4. During construction, the Contractor shall properly grade all surfaces to maintain good drainage and prevent the ponding of water. The Contractor shall take remedial action to control surface water and to prevent erosion of graded areas until such time as a permanent drainage and erosion devices have been installed.

5. Observation and testing by the Geotechnical Engineer and/or his representative shall be conducted during filling and compacting operations in order that he will be able to state in his opinion that all cut and filled areas are graded in accordance with the approved specifications.

6. Upon the completion of grading activities and after the Geotechnical Engineer and Engineering Geologist have finished their observations of the work, final reports shall be submitted. No further excavation or fill placement shall be undertaken without prior notification of the Geotechnical Engineer and/or Engineering Geologist.

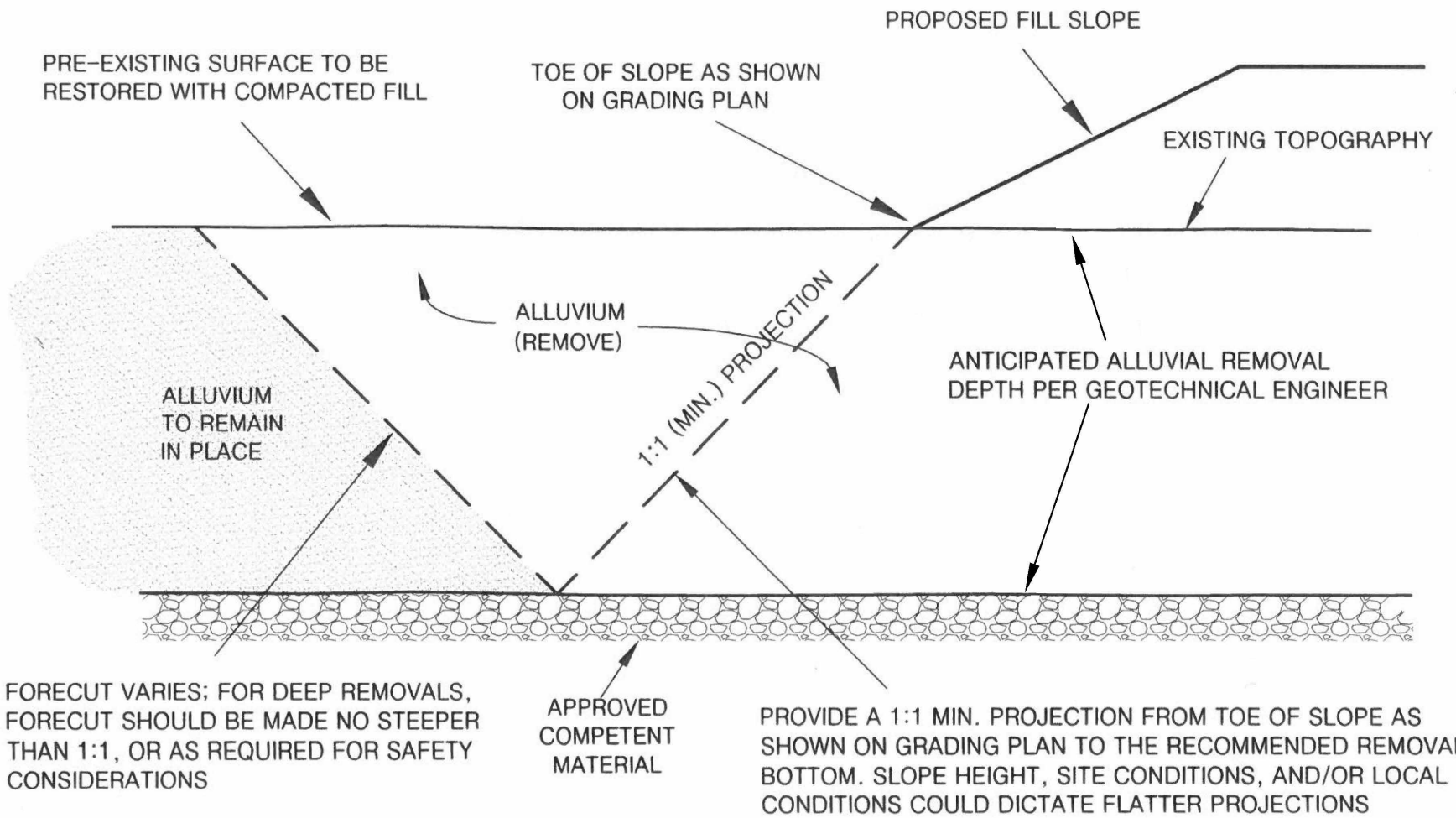
F. FINISHED SLOPES

All finished cut and fill slopes shall be planted and irrigated and/or protected from erosion in accordance with the project specifications, governing agencies, and/or as recommended by a landscape architect.

APPENDIX F

Grading Details

DETAIL FOR FILL SLOPE TOEING OUT ON FLAT ALLUVIATED CANYON



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VER. 3/12

PLATE G-1

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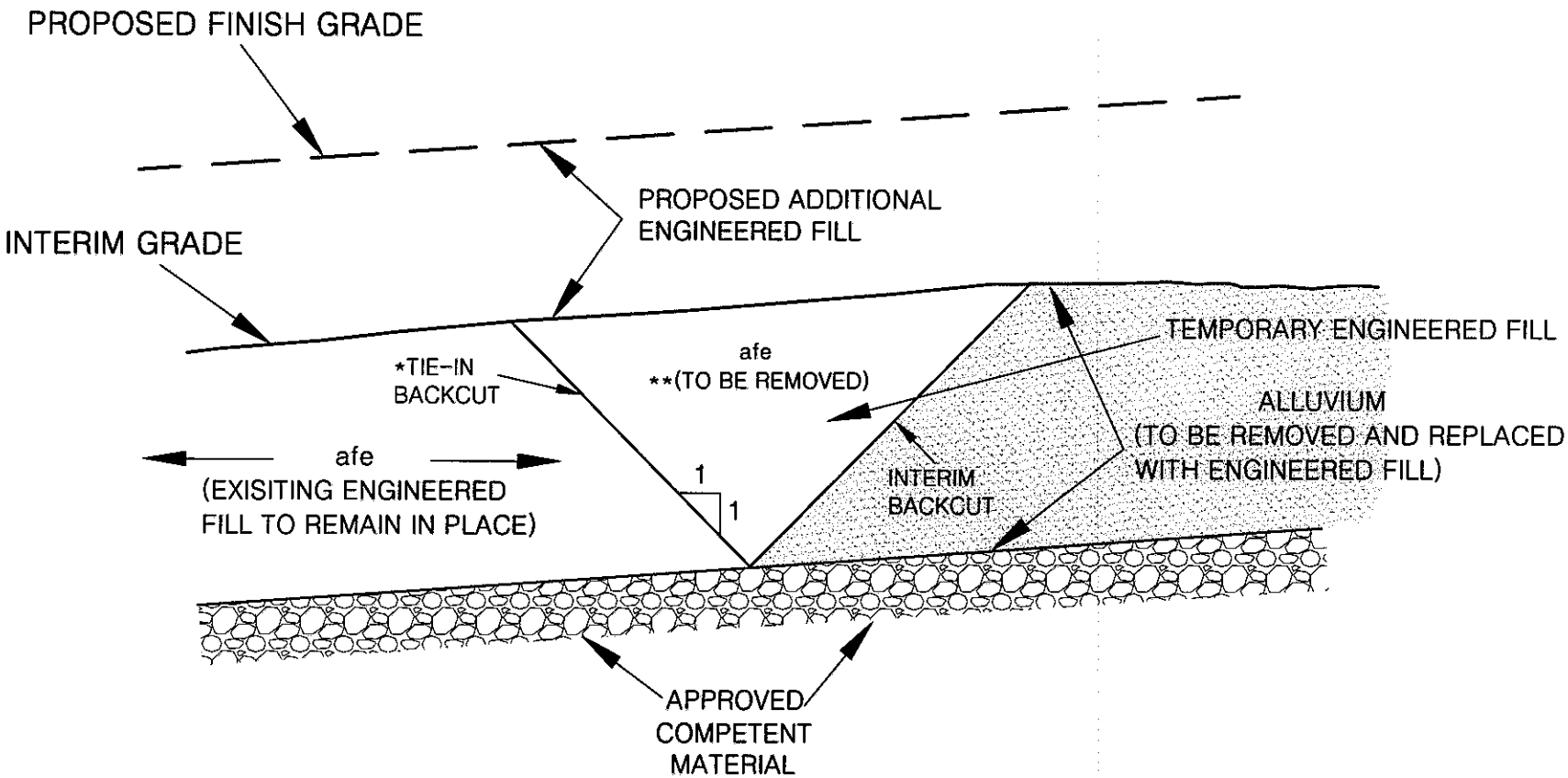
REMOVAL ADJACENT TO EXISTING FILL



*INITIATE 1:1 TIE-IN BACKCUT TO INTERCEPT TOE OF INTERIM BACKCUT

**AS PART OF TIE-IN FOR ADDITIONAL ENGINEERED FILL

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PLATE G-2

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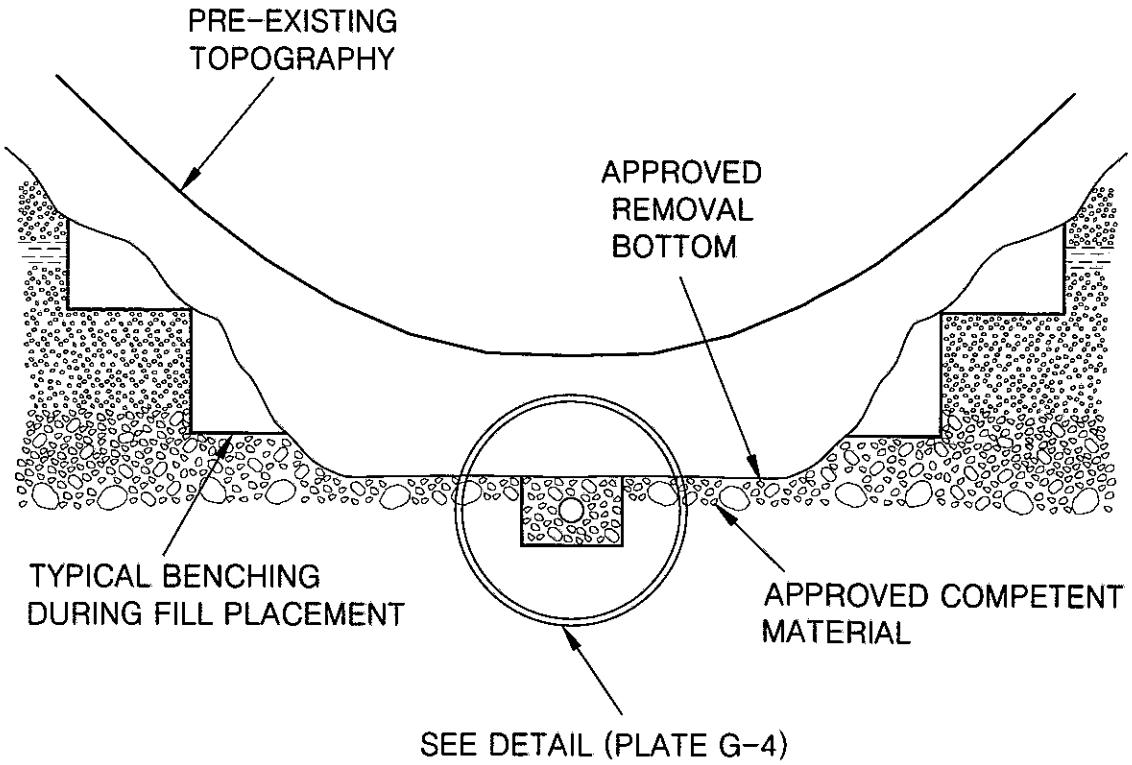
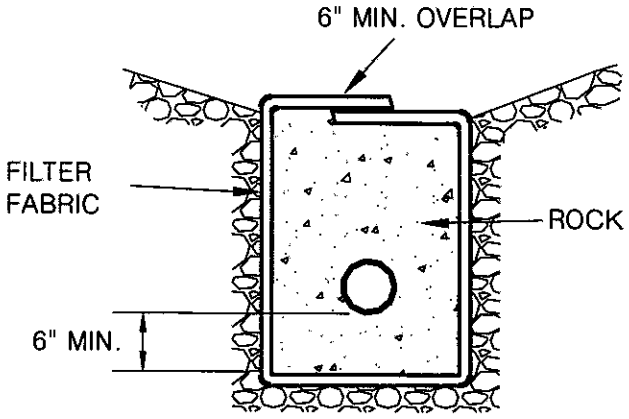
CANYON SUBDRAIN



CANYON SUBDRAIN DETAIL

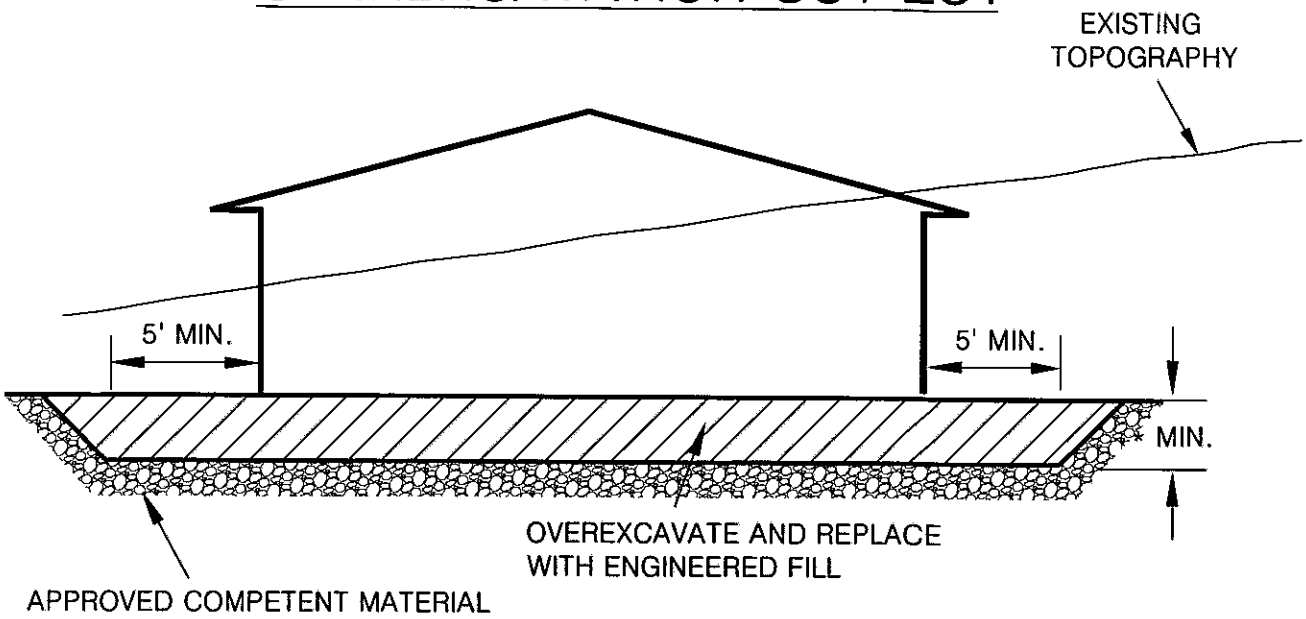


PERFORATED PIPE SURROUNDED WITH ROCK AND FILTER FABRIC

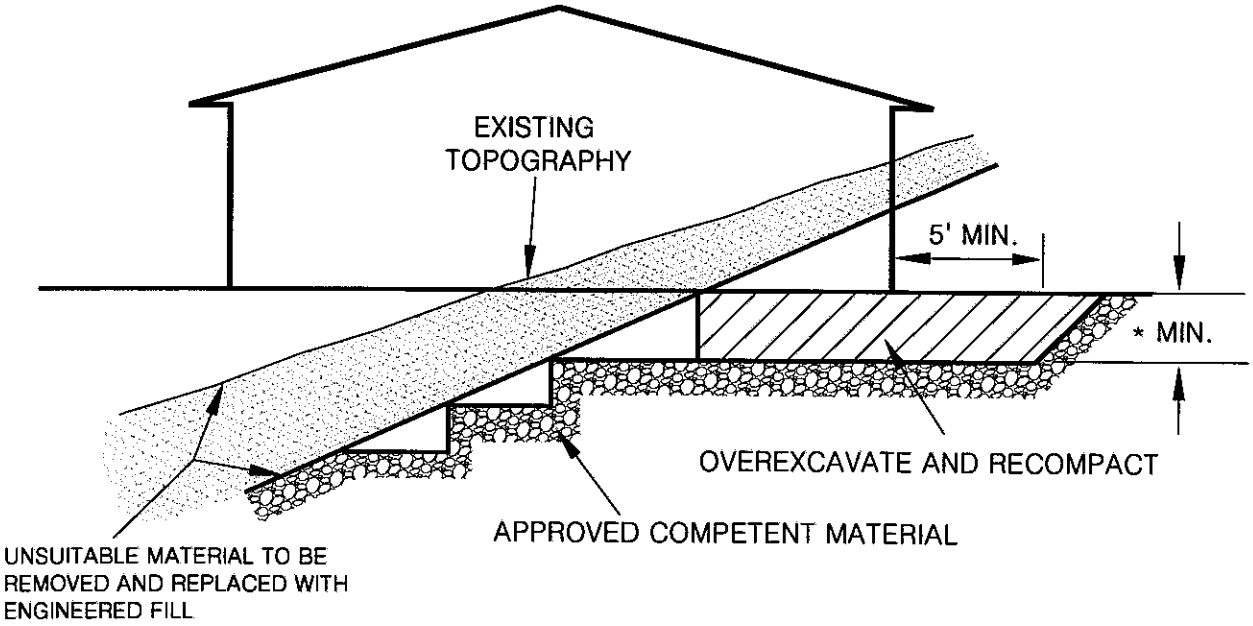
ROCK: MIN. VOLUME OF 9 CU.FT. PER LINEAR FT. OF 3/4 IN. MAX. ROCK
PIPE: 6 IN. ABS OR PVC PIPE WITH A MINIMUM OF 8 PERFORATIONS (1/4-IN. DIA.) PER LINEAL FT. IN BOTTOM HALF OF PIPE ASTM D2751, SDR 35, OR ASTM D3034 OR ASTM D1527, SCHD. 40 ASTM D1785, SCHD. 40
FILTER FABRIC: MIRAFI 140 FILTER FABRIC OR APPROVED EQUIVALENT

NOTES:
1. FOR CONTINUOUS RUN IN EXCESS OF 500. FT USE 8 IN. DIA. PIPE
2. ENGINEERED FILL PLACED BELOW DRAINS SHALL BE COMPACTED TO 93% OF THE LABORATORY MAXIMUM DRY DENSITY (ASTM:D1557)

OVEREXCAVATION CUT LOT



CUT-FILL LOT (TRANSITION)



*NOTE ALL BUILDING PADS SHALL BE OVER EXCAVATED TO A MINIMUM OF ⅓ OF THE MAXIMUM DEPTH OF FILL BELOW THE BUILDING PAD TO A MAXIMUM OF 17 FEET (SEE PLATE G-16)

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PLATE G-5

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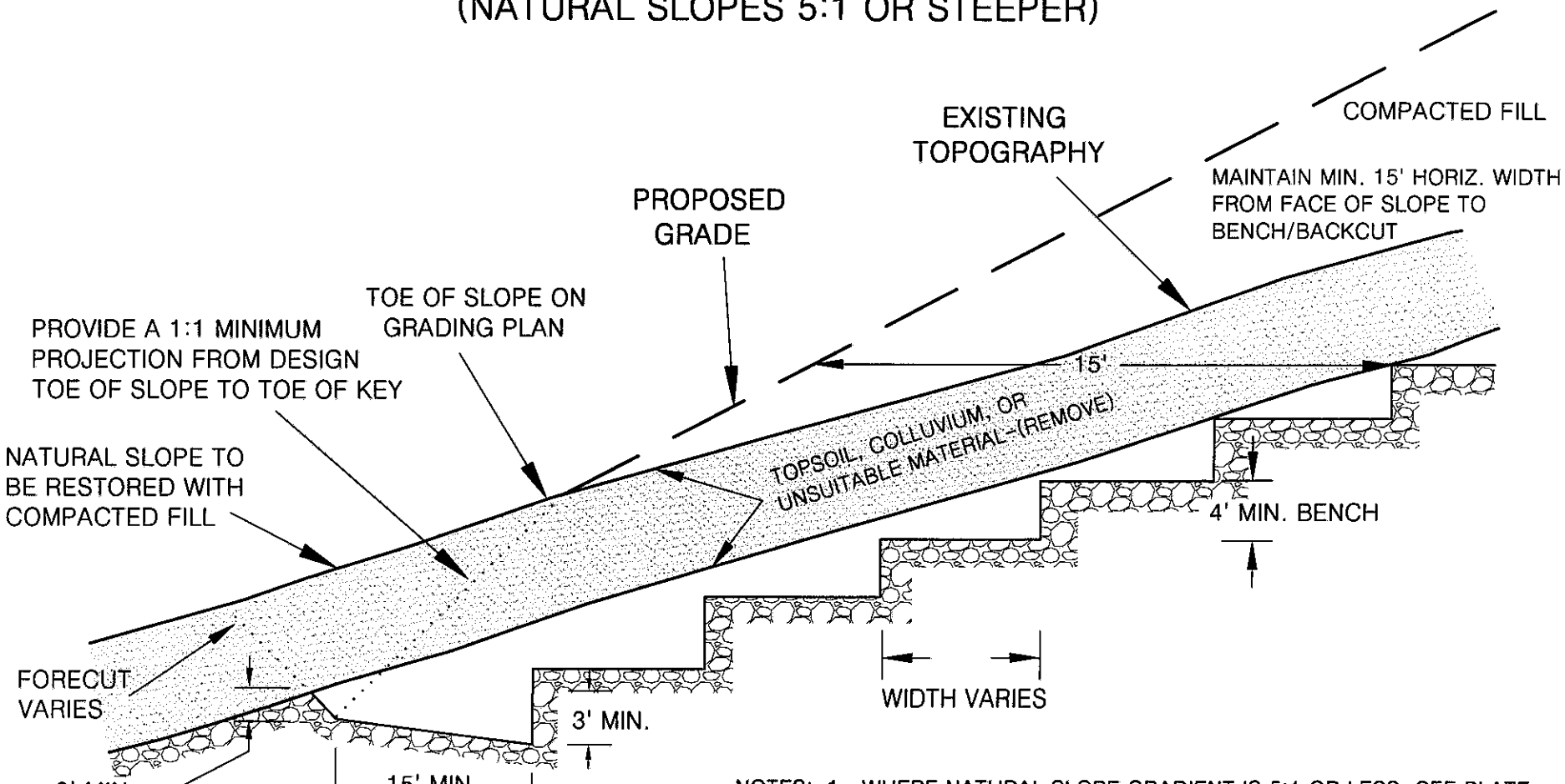
SIDE HILL SLOPE FILL DETAIL

(NATURAL SLOPES 5:1 OR STEEPER)



NOTES:

1. WHERE NATURAL SLOPE GRADIENT IS 5:1 OR LESS, SEE PLATE G-1. WHERE THE NATURAL SLOPE APPROACHES OR EXCEEDS THE DESIGN SLOPE RATIO, SPECIAL RECOMMENDATIONS WILL BE PROVIDED BY THE GEOTECHNICAL ENGINEER.
2. THE NEED FOR AND PLACEMENT OF DRAINS WILL BE DETERMINED BY THE GEOTECHNICAL ENGINEER OR GEOLOGIST BASED UPON EXPOSED FIELD CONDITIONS.

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PLATE G-6

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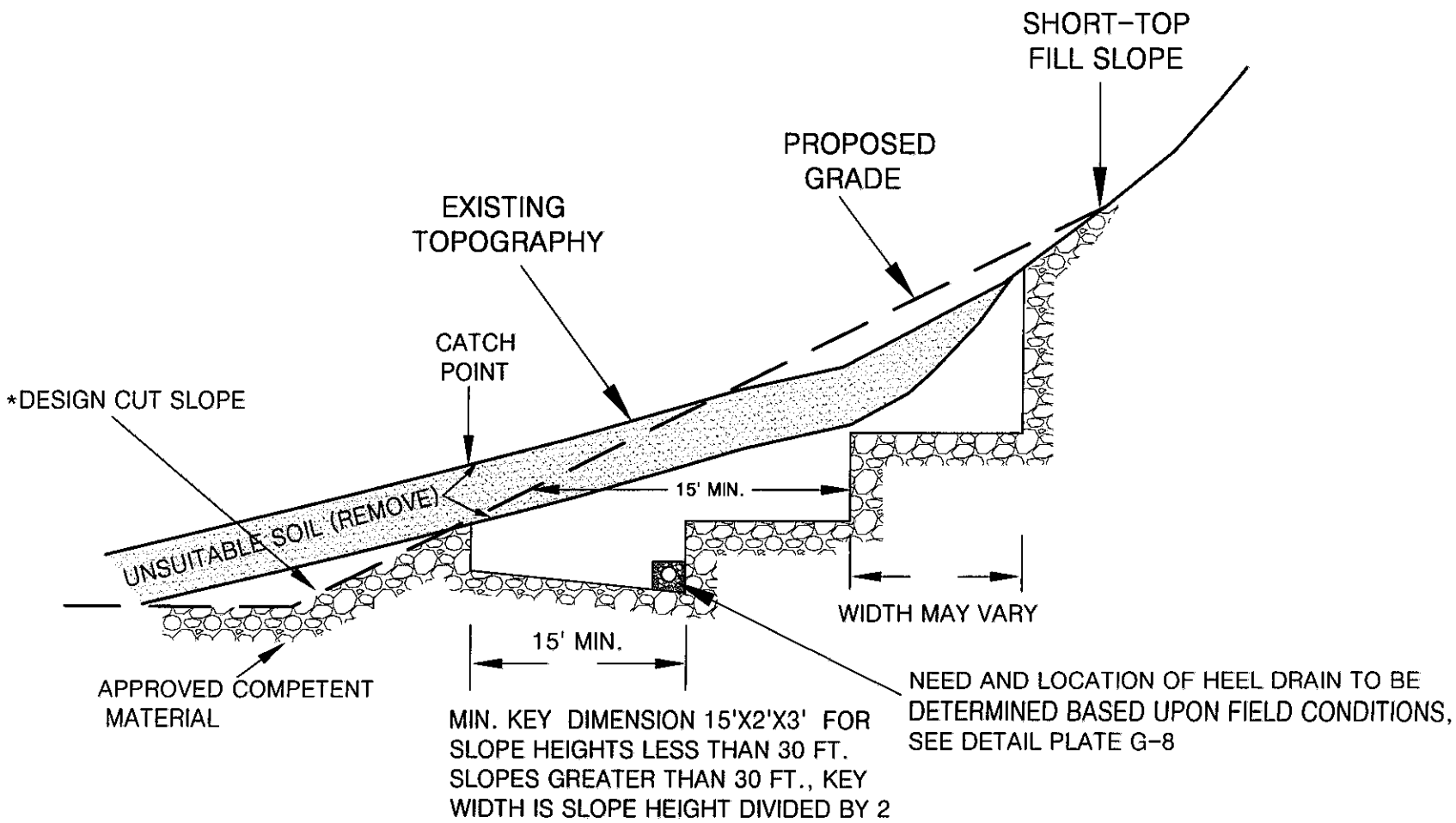
FILL OVER CUT SLOPE DETAIL



*THE CUT PORTION OF THE SLOPE SHOULD BE EXCAVATED AND EVALUATED BY THE ENGINEERING GEOLOGIST/GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTING THE FILL SLOPE

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PLATE G-7

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STABILIZATION/BUTTRESS FILL BACKDRAIN

NOTE:

1. ASTM D2751, SDR 35, OR ASTM D3034 OR ASTM D1527, SCHD. 40 ASTM D1785, SCHD. 40
2. SOLID PIPE OUTLETS TO BE PROVIDED EVERY 100 FT. AND JOINED TO PERFORATED BACKDRAIN PIPE WITH "L" OR "T"s. MIN. 2% GRADIENT.
3. GRAVEL TRENCH TO BE FILLED WITH 3/4 IN. MAXIMUM ROCK
4. THE NECESSITY FOR UPPER TIER BACKDRAINS SHALL BE DETERMINED IN THE FIELD BY THE GEOTECHNICAL ENGINEER OR GEOLOGIST. UPPER TIER OUTLETS SHOULD DRAIN INTO PAVED TERRACE DRAINS.
5. ENGINEERED FILL PLACED BELOW DRAINS SHALL BE COMPACTED TO 93% OF THE LABORATORY MAXIMUM DRY DENSITY (ASTM:D1557)

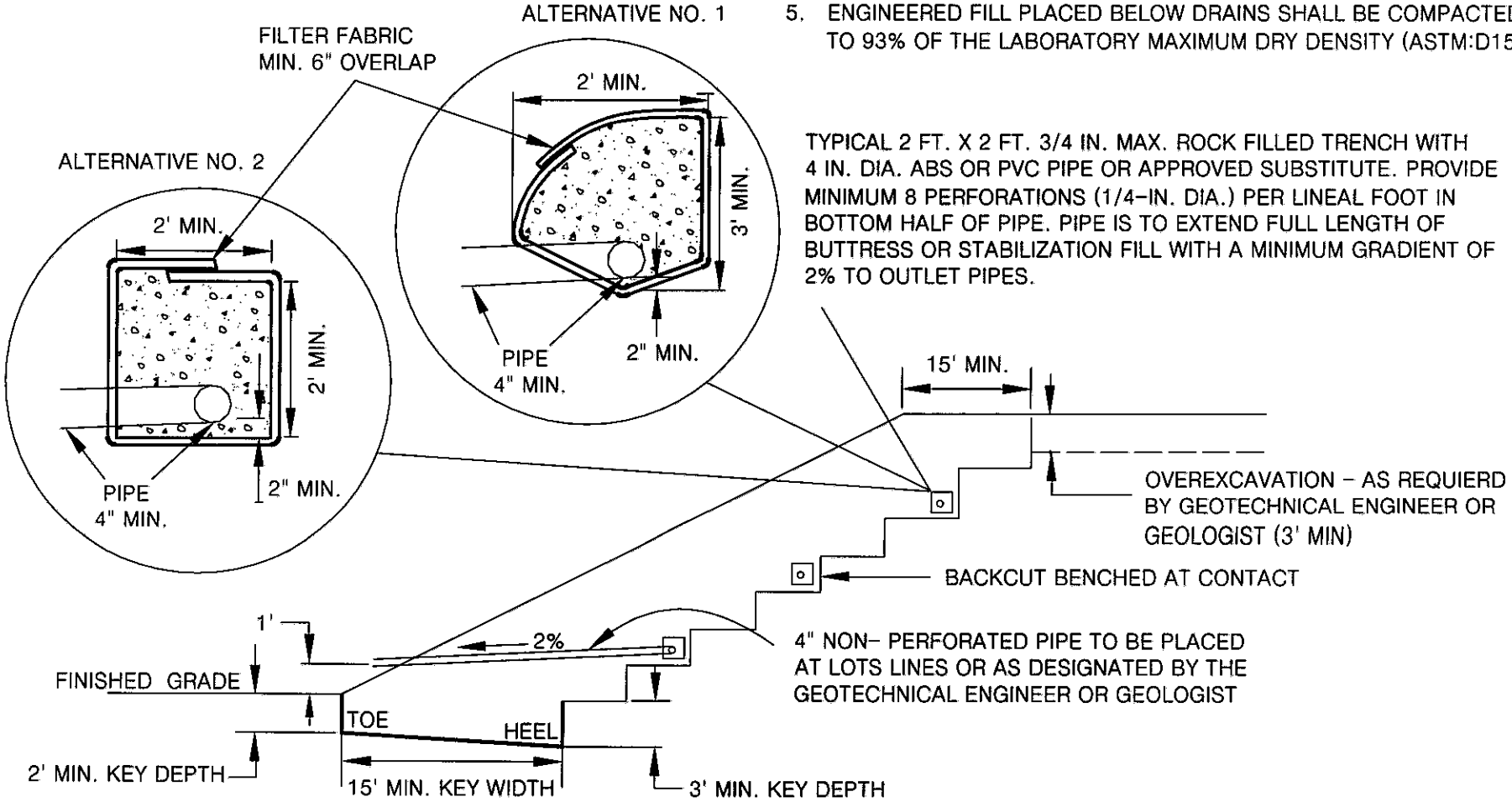

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PLATE G-8

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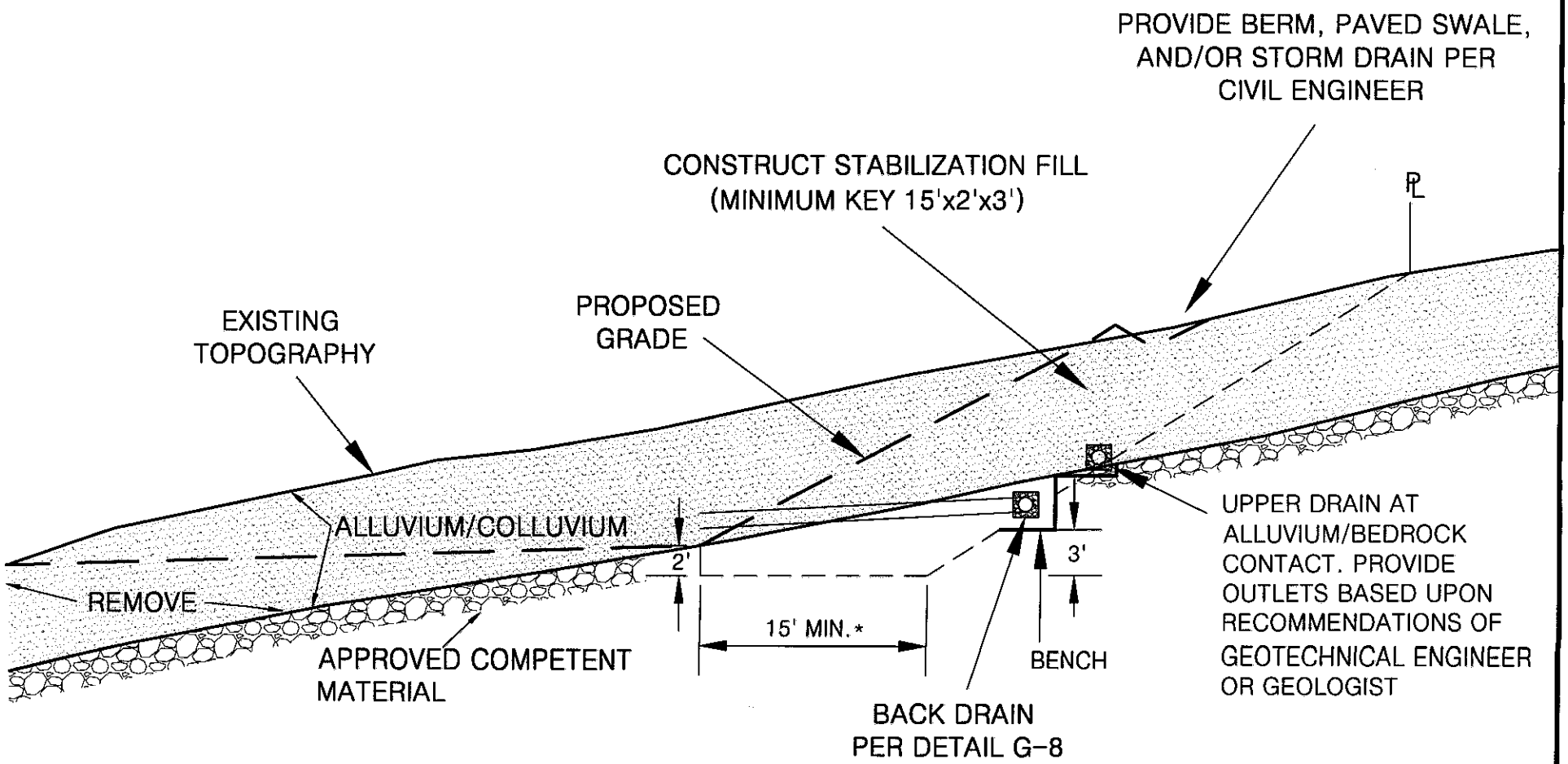
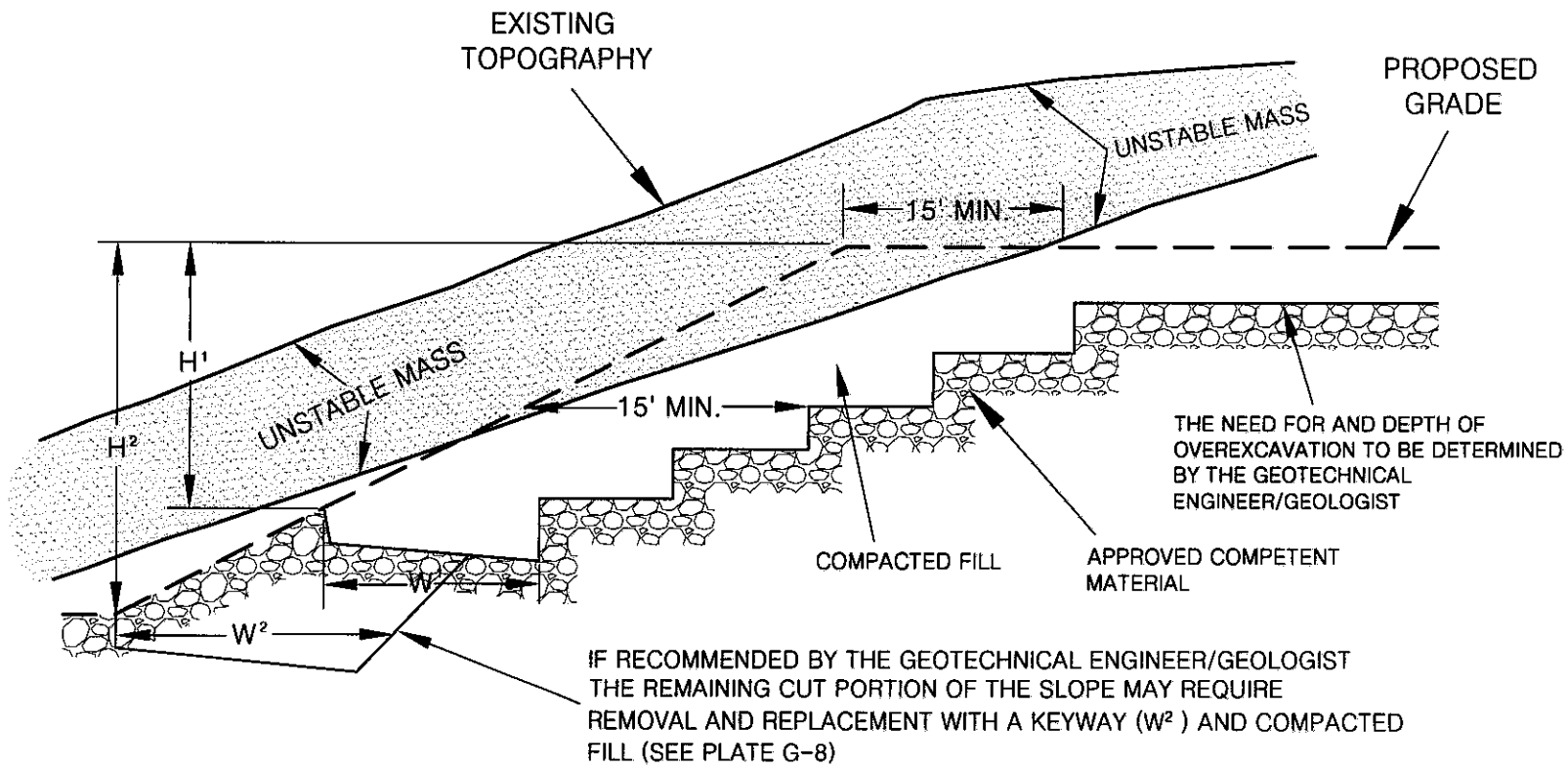
STABILIZATION FILL

(UPSLOPE ALLUVIATED AREA)



* FOR SLOPE HEIGHTS LESS THAN 30 FT. SLOPES GREATER THAN 30 FT., KEY WIDTH IS SLOPE HEIGHT DIVIDED BY 2

SELECTIVE GRADING DETAIL FOR STABILIZATION FILL
UNSTABLE MATERIAL EXPOSED IN PORTION OF CUT SLOPE



NOTES: 1. BACKDRAINS ARE NOT REQUIRED UNLESS SPECIFIED.

2. "W" SHALL BE EQUIPMENT WIDTH (15') FOR SLOPE HEIGHT LESS THAN 25 FEET. FOR SLOPES GREATER THAN 25 FEET, "W" SHALL BE DETERMINED BY THE PROJECT GEOTECHNICAL ENGINEER/GEOLOGIST. AT NO TIME SHALL "W" BE LESS THAN H/2.

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PLATE G-10

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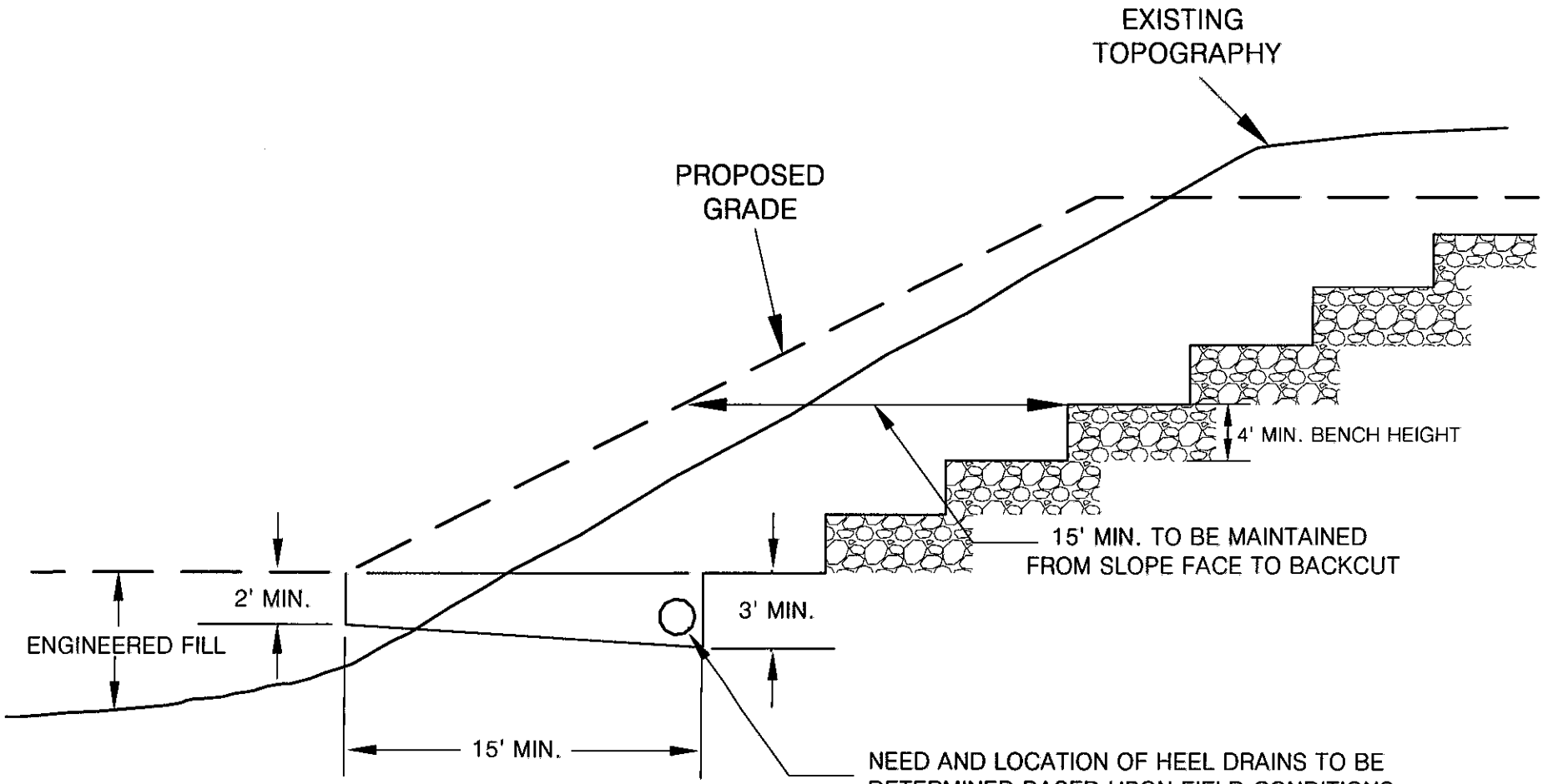
SKIN FILL SLOPE OVER NATURAL GROUND



MIN. KEY DIMENSIONS 15'X2'X3' FOR
SLOPE HEIGHTS LESS THAN 30 FT.
SLOPES GREATER THAN 30 FT., KEY
WIDTH IS SLOPE HEIGHT DIVIDED BY 2

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PLATE G-11

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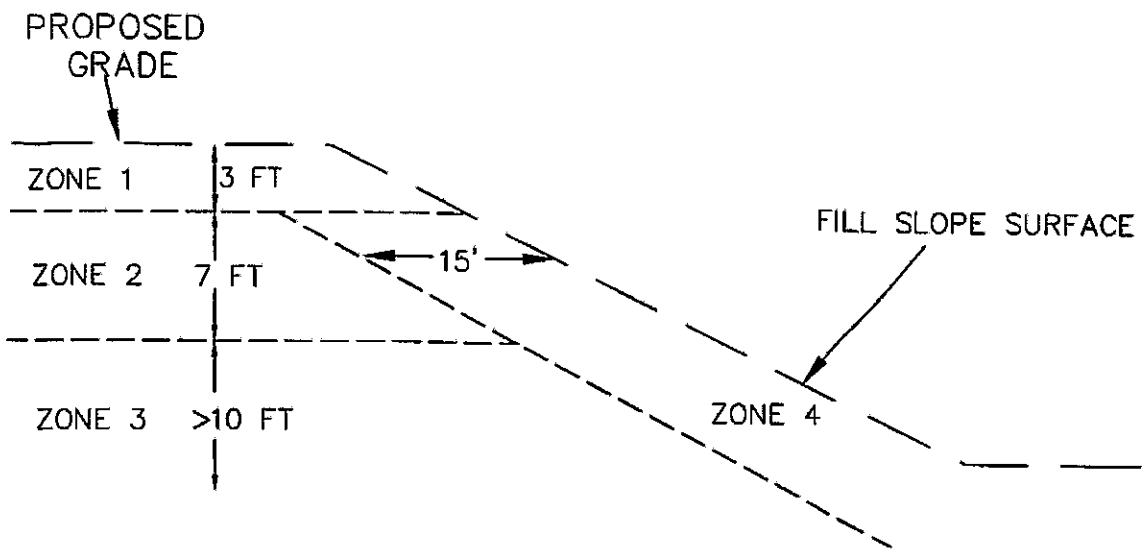
DETAIL FOR MAXIMUM PARTICLE DIMENSION



ZONE	DEPTH	PARTICLE MAX. DIMENSION	PLACEMENT METHOD
1	0-3 ft.	≤1.0 ft.	STANDARD OR CONVENTIONAL COMPACTION METHODS (SEE EARTHWORK SPECIFICATIONS)
2	3-10 ft.	≤2.0 ft.	ROCK BLANKETS (SEE PLATE G-13)
3	>10 ft.	≤8.0 ft.	ROCK BLANKETS (PLATE G-13) ROCK WINDROW (PLATE G-14) INDIVIDUAL ROCK BURIED (PLATE G-15)
4	15 HORIZONTAL FEET FROM FILL SLOPE FACE	≤1.0 ft.	STANDARD OR CONVENTIONAL COMPACTION METHODS (SEE EARTHWORK SPECIFICATIONS)

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PLATE G-12

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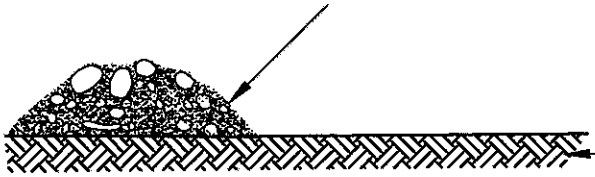
ROCK BLANKET DETAILS

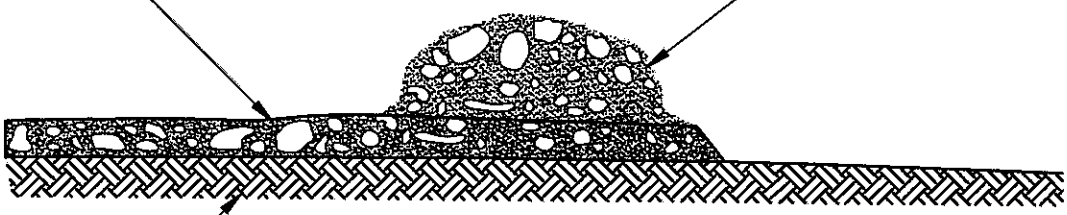
LOOSE PILE 1
LOOSE, DUMPED ROCK, GRAVEL AND SAND MIXTURE REMOVE FRAGMENTS LARGER THAT 2 FEET FOR ISOLATED BURIAL (PLATE G-15) OR WINDROW (PLATE G-10)



APPROVED BOTTOM, OR TOP OF PREVIOUSLY APPROVED BLANKET FILL

COMPACT PILE 1
SPREAD LOOSE PILE FORWARD WITH HEAVY TRACKED DOZER (D-8 OR LARGER). HEAVILY WATER, TRACK, AND APPLY ADDITIONAL SAND AND GRAVEL AS NECESSARY TO FILL VOIDS AND CREATE A DENSE MATRIX OF ROCK, COBBLES, GRAVEL AND SAND (2 FOOT MAXIMUM THICKNESS)

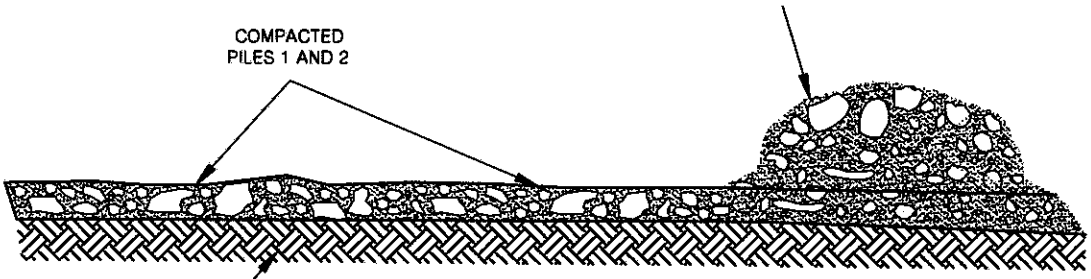
LOOSE PILE 2
DUMP SUCCESSIVE PILES OF LOOSE ROCK, GRAVEL AND SAND MIXTURE ON FORWARD EDGE OF PREVIOUSLY COMPACTED LIFT WITH TRUCKS AND/OR SCRAPERS. USE PREVIOUS LIFT TO ACCESS AND FURTHER COMPACT PILE 1.



APPROVED BOTTOM, OR TOP OF PREVIOUSLY APPROVED BLANKET FILL

LOOSE PILE 3
DUMP SUCCESSIVE PILES OF LOOSE ROCK, GRAVEL AND SAND MIXTURE ON FORWARD EDGE OF PREVIOUSLY COMPACTED LIFT WITH TRUCKS AND/OR SCRAPERS. USE PREVIOUS LIFT TO ACCESS AND FURTHER COMPACT EXISTING BLANKET.

COMPACTED PILES 1 AND 2

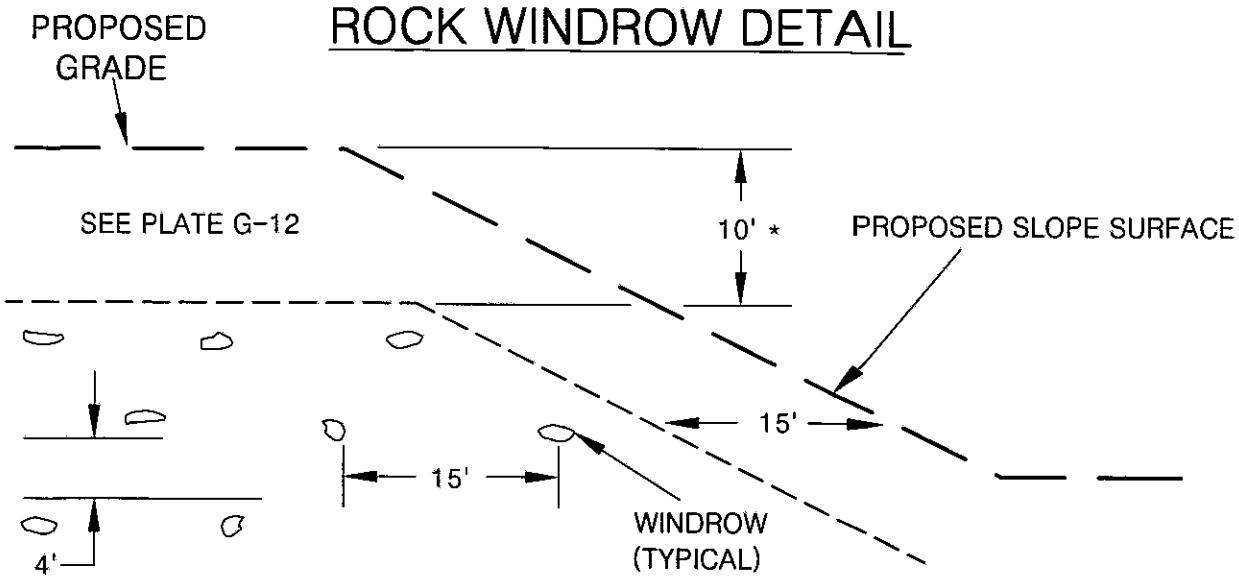


APPROVED BOTTOM, OR TOP OF PREVIOUSLY APPROVED BLANKET FILL

OBSERVATION TESTING AND APPROVAL PROCEDURES

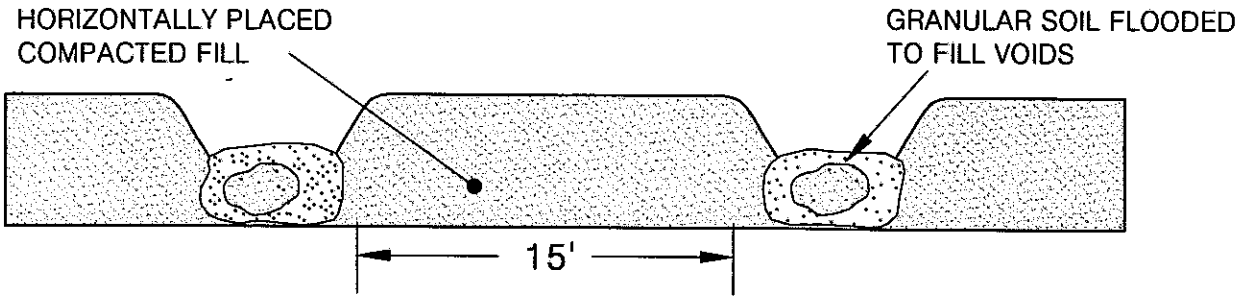
OBSERVE EQUIPMENT. SCRAPERS AND TRUCKS SHOULD BE FULLY SUPPORTED ON BLANKET WITHOUT SIGNIFICANT YIELDING. EXCAVATE TEST/OBSERVATION PITS TO CONFIRM EXISTENCE OF MIXTURE OF VARIOUS PARTICLE SIZES, WITHOUT SIGNIFICANT VOIDS, AND FORMING A DENSE, COMPACTED FILL MATRIX. TEST BY ASTM D1556, D2922 AND/OR D3017 WHEN APPROPRIATE. RECORD LIMITS AND ELEVATION OF BLANKET. ALL FILL AND COMPACTION OPERATIONS TO BE CONDUCTED UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER. SUBSEQUENT LIFTS TO BE APPLIED ONLY AFTER OBSERVATION AND CONFIRMATION OF SUITABILITY OF FILL AND RELEASE BY THE GEOTECHNICAL ENGINEER. BLANKETS TO BE CONSTRUCTED IN ACCORDANCE WITH PLATE G-12.

ROCK WINDROW DETAIL



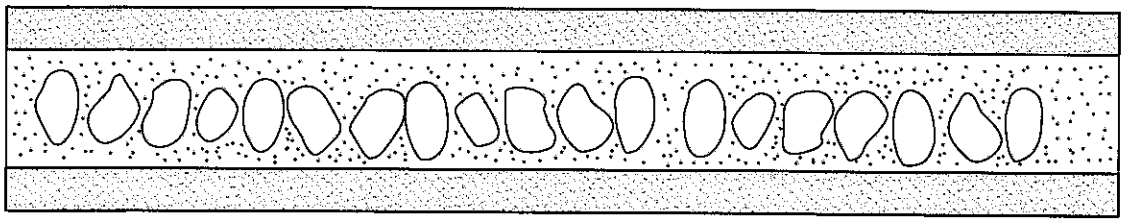
NOTE: OVERSIZED MATERIAL SHOULD BE REMOVED FROM THE 15' CLEAR ZONES WITH SPECIAL EQUIPMENT, SUCH AS A ROCK RAKE, PRIOR TO PLACING THE NEXT FILL LIFT.
*VARIANCES TO THE ABOVE ROCK HOLD DOWN MAY BE GRANTED SUBJECT TO APPROVAL BY THE OWNER, GEOTECHNICAL ENGINEER, AND GOVERNING AGENCY

TYPICAL WINDROW DETAIL (END VIEW)

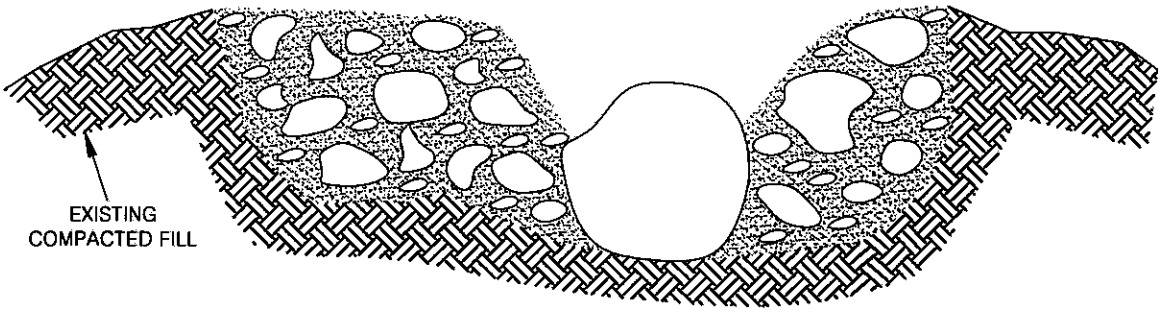


NOTE: COMPACTED FILL SHALL BE BROUGHT UP TO A HIGHER ELEVATION ALONG EACH WINDROW SO GRANULAR SOIL CAN BE FLOODED IN A "TRENCH CONDITION".

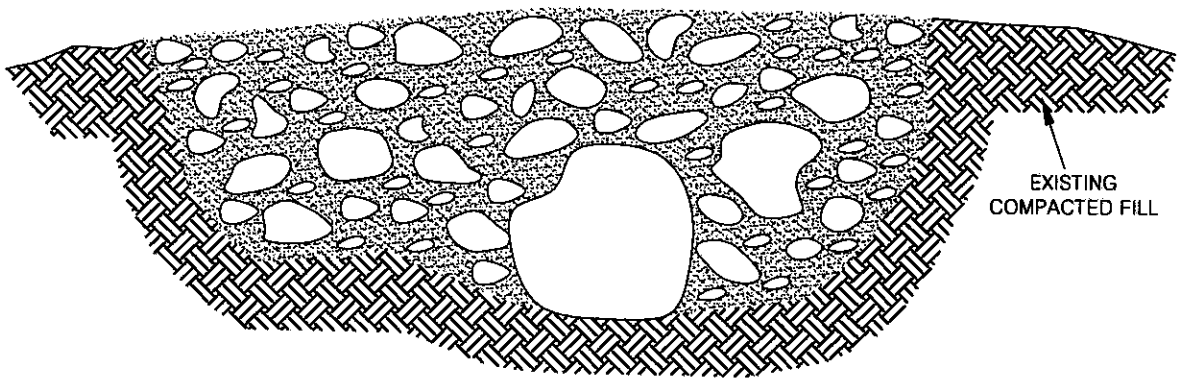
PROFILE VIEW



ISOLATED ROCK BURIAL DETAILS

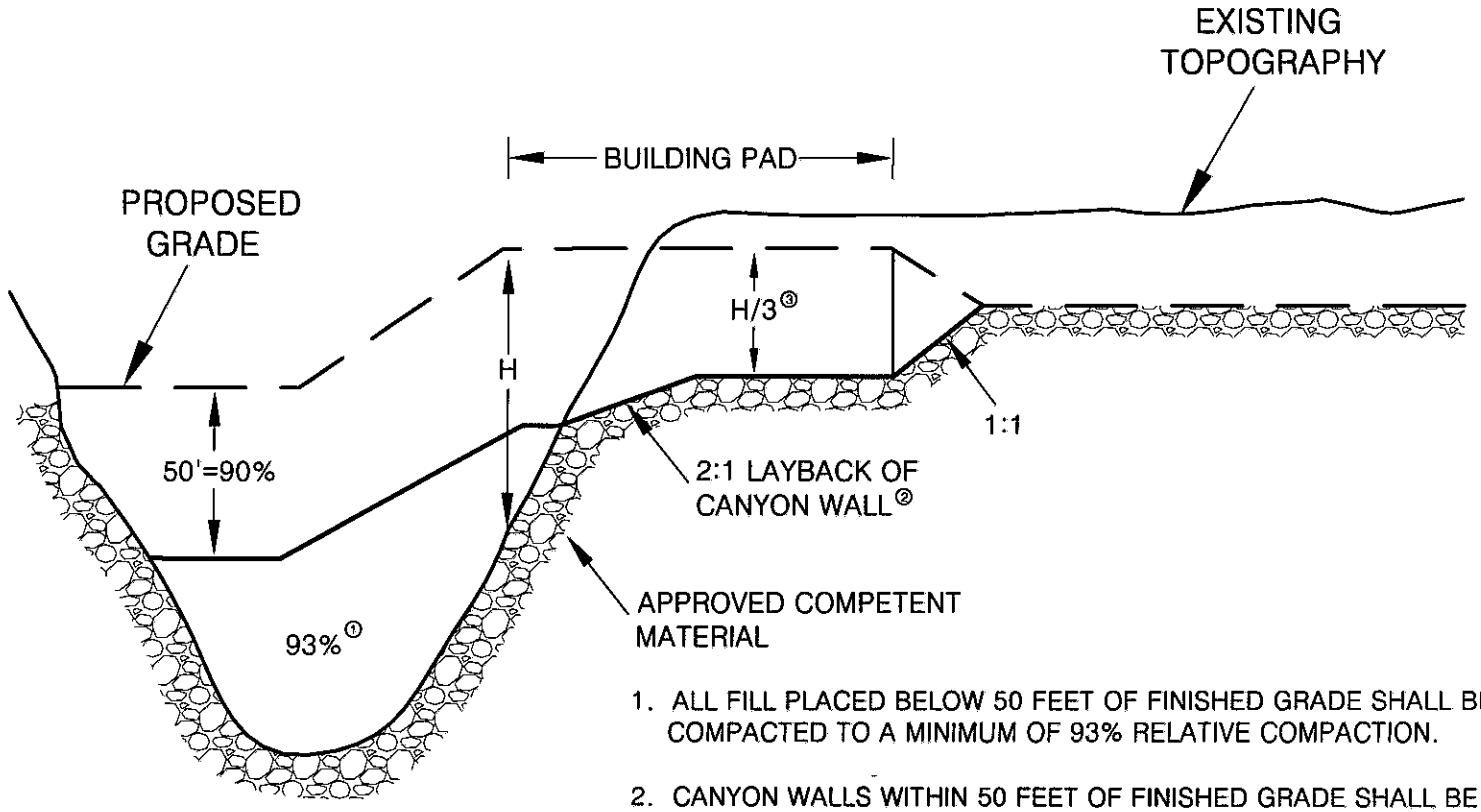


EXCAVATE HOLE INTO EXISTING FILL PRISM, PLACE BOULDER (< 8 feet in maximum dimension) INTO EXISTING COMPACTED FILL. SURROUND WITH SAND, GRAVEL, COBBLES AND WATER HEAVILY. TRACK WITH D8 OR LARGER EQUIPMENT UNTIL RESULTING FILL FULLY SUPPORTS EQUIPMENT. OBSERVE AND/OR TEST IN ACCORDANCE WITH ASTM D1556, D2922 OR D3017. ROCKS LARGER THAN 8 FEET SHALL BE FURTHER REDUCED IN SIZE BY SECONDARY BREAKING.



RELATIVE COMPACTION VS. DEPTH

CANYON WALL LAY BACK
DIFFERENTIAL FILL OVEREXCAVATION DETAILS



1. ALL FILL PLACED BELOW 50 FEET OF FINISHED GRADE SHALL BE COMPACTED TO A MINIMUM OF 93% RELATIVE COMPACTION.

2. CANYON WALLS WITHIN 50 FEET OF FINISHED GRADE SHALL BE LAID BACK TO A SLOPE RATIO OF 2:1 OR FLATTER.

3. ALL BUILDING PADS SHALL BE OVER EXCAVATED TO A MINIMUM OF 1/3 OF THE MAXIMUM DEPTH OF FILL BELOW THE BUILDING PAD TO A MAXIMUM OF 17 FEET.

4. IF THE 2:1 LAY BACK OF THE CANYON WALL IS IMPRACTICAL, THEN AS AN ALTERNATIVE THE INCREASED COMPACTION STANDARDS IN NOTE 1 SHOULD BE EXTENDED UP TO H/3 AND THE LAY BACK WILL NOT BE REQUIRED.

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PLATE G-16

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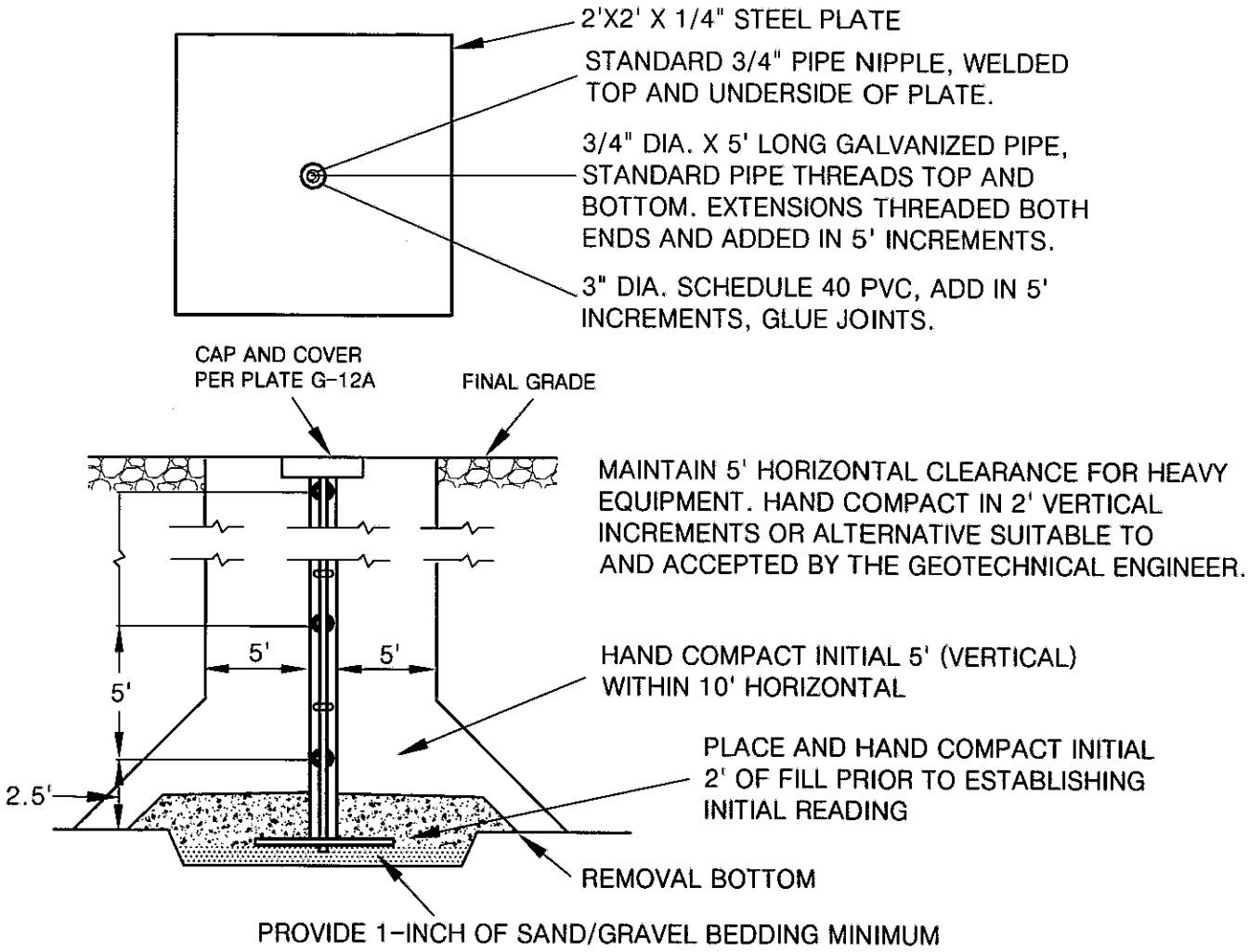
SETTLEMENT PLATE DETAIL



NOTES:

1) LOCATIONS OF SETTLEMENT PLATES SHALL BE CLEARLY MARKED AND READILY VISIBLE (RED FLAGGED) TO EQUIPMENT OPERATORS.

2) CONTRACTOR SHALL MAINTAIN 10' HORIZONTAL CLEARANCE FOR HEAVY EQUIPMENT WITHIN 5' (VERTICAL) OF PLATE BASE. FILL WITHIN CLEARANCE AREA SHALL BE HAND COMPACTED TO PROJECT SPECIFICATIONS OR COMPACTED BY ALTERNATIVE APPROVED BY THE GEOTECHNICAL ENGINEER.

3) AFTER 5' (VERTICAL) OF FILL IS IN PLACE, CONTRACTOR SHALL MAINTAIN 5' HORIZONTAL EQUIPMENT CLEARANCE. FILL IN CLEARANCE AREA SHALL BE HAND COMPACTED (OR APPROVED ALTERNATIVE) IN VERTICAL INCREMENTS NOT TO EXCEED 2 FEET.

4) IN THE EVENT OF DAMAGE TO SETTLEMENT PLATE OR EXTENSION RESULTING FROM EQUIPMENT OPERATING WITHIN PRESCRIBED CLEARANCE AREA, CONTRACTOR SHALL IMMEDIATELY NOTIFY GEOTECHNICAL ENGINEER AND SHALL BE RESPONSIBLE FOR RESTORING THE SETTLEMENT PLATE AND EXTENSION RODS TO WORKING ORDER.

SURFACE SETTLEMENT MONUMENT DETAIL

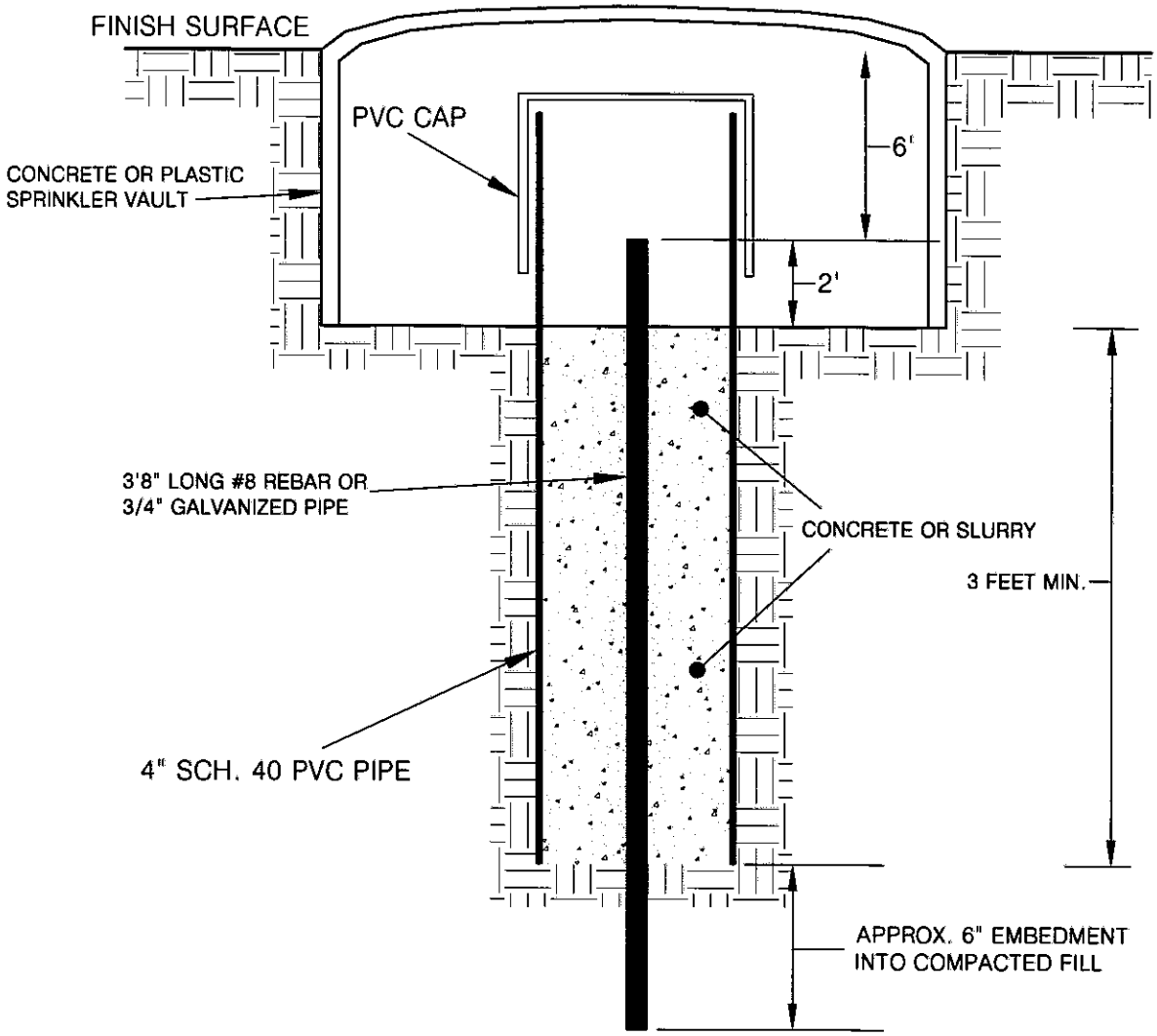


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PLATE G-18

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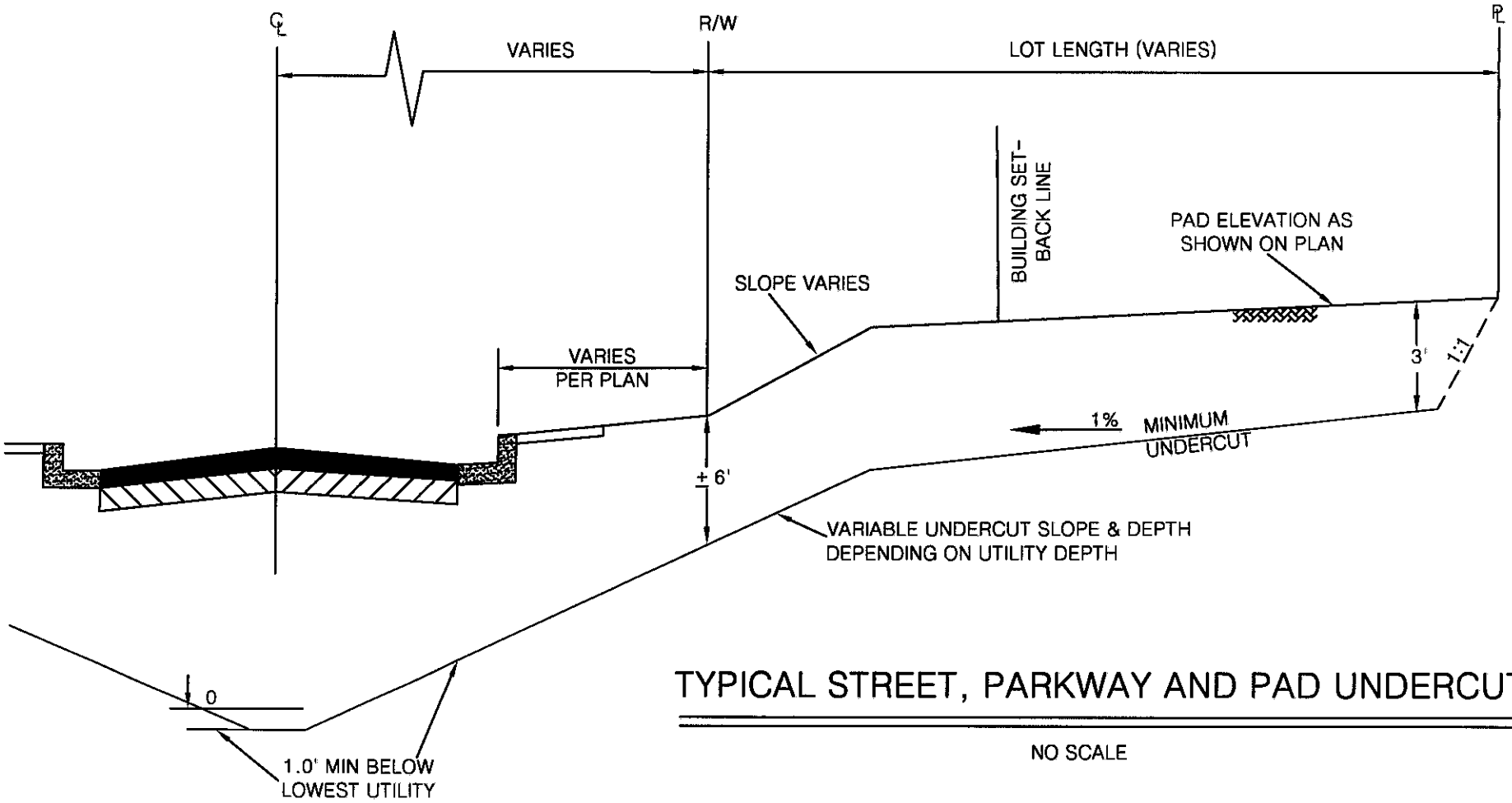

TYPICAL STREET, PARKWAY AND PAD UNDERCUT

NO SCALE

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PLATE G-19

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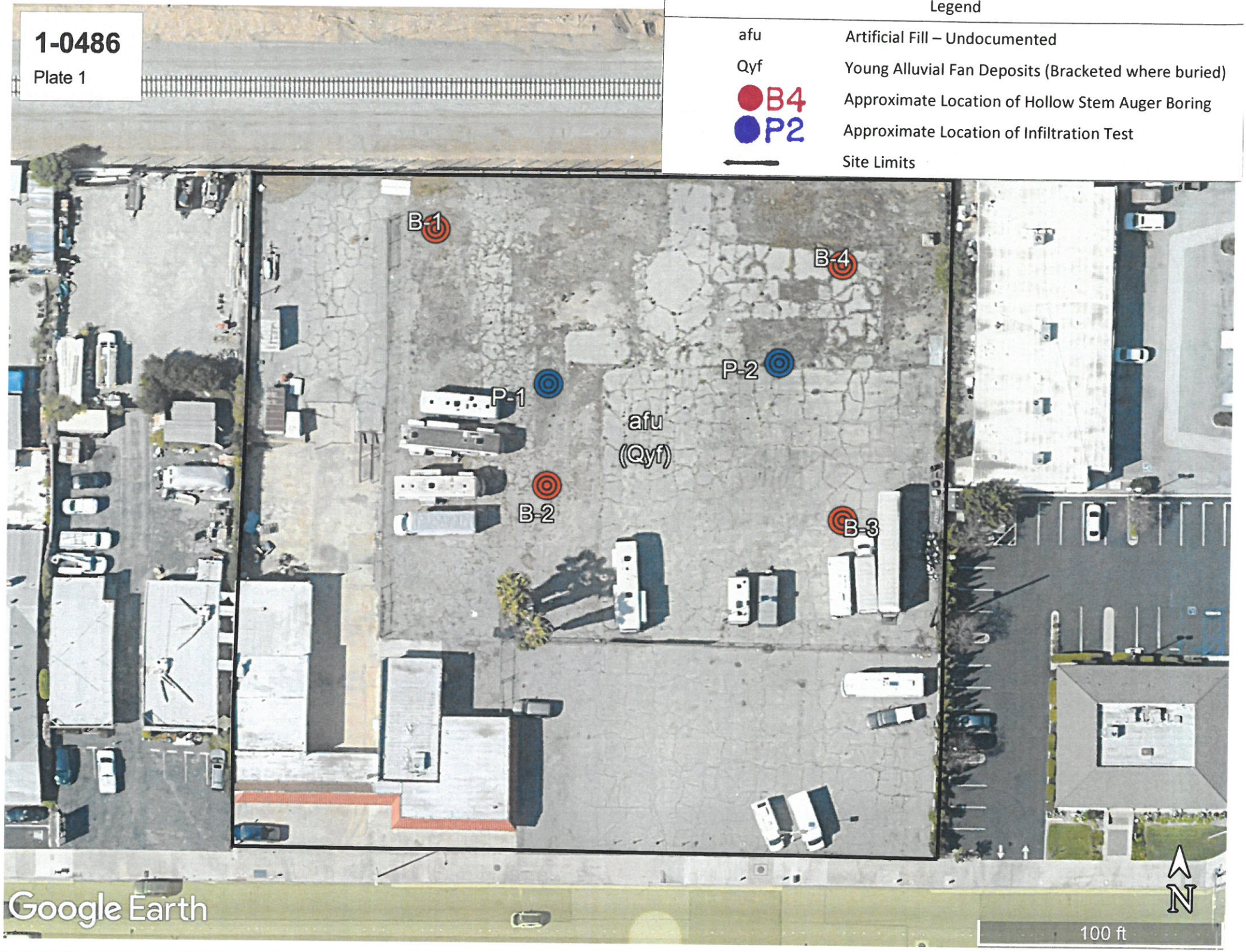
1-0486

Plate 1



Appendix F

723-745 East Route 66 Multi-Family Residential Development Greenhouse Gas Screening Letter

Ldn Consulting, Inc.

December 8, 2023

Ldn Consulting, Inc.
23811 Washington Ave, C110-333, Murrieta, CA 92562 phone 760-473-1253

December 8, 2023

Brandywine Homes
Attn: Chris Courtney
16580 Aston
Irvine, CA 92606

RE: 723-745 Route 66 Multi-Family Residential Development Greenhouse Gas Screening Letter – City of Glendora

The purpose of this greenhouse gas screening letter is to identify potential Greenhouse Gas impacts, if any, which may be created from the construction and operation of the proposed 39 unit multi-family residential Project otherwise known as the "723-745 Route 66 Multi-Family Residential Development". The project proposes the construction of six 3-story multi-family residential buildings consisting of 39 townhomes/flats within a 1.85-acre project site. The current use of the Project area is a Vehicle Service and sales lot with an existing 6,000 Square Foot building onsite.

Project Description

The Project is located on an approximate located at 723-745 East Route 66 in the City of Glendora within the San Gabriel Valley in the County of Los Angeles. The project is generally located north of Interstate 210 (I-210) and east of State Route 39 (SR-39) between Glendora Avenue and Lone Hill Avenue. Glendora Avenue and Lone Hill Avenue provide regional access to the project site via I-210 to the south. The project site is surrounded by existing retail uses to the east and west, existing single-family residences to the north, and East Route 66 to the south. Existing multi-family residential uses are located across Route 66 to the south. The Foothill Gold Line within the Los Angeles Metro Rail system is located adjacent to the project to the north and is currently under construction to build an extension to the light rail system.

The Project is expected to begin demolition of the existing building and lot mid-year 2024 and start construction shortly thereafter. Construction completion and operations would be expected sometime in 2025. Once construction is completed the proposed project would generate operational air quality emissions. These operational emissions would originate from normal residential operations.

GHG impacts related to construction and daily operations were calculated using the latest CalEEMod 2022.1 air quality and GHG model developed by South Coast Air Quality Management District (SCAQMD). CalEEMod now is a web-based software and is updated regularly. Currently

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the version being used is 2022.1.1.20. The City of Glendora recognizes this model as an acceptable model for projects of this nature. The GHG modeling is proved as ***Attachment A*** to this report. Conservatively, modeling assumed 43 units as a worst case scenario.

GHG Significance Thresholds

The City does not have any specific GHG guidelines or policies. Given this, the City recommends GHG thresholds developed by South Coast Air Quality Management District (SCAQMD) should be followed. Within SCAQMD, the district has followed Tier 3 screening standards and Tier 4 Performance standards as the baseline for significance thresholds. Under this methodology, Tier 3 screening values are established at 3,000 MT/year CO2e for residential/commercial uses and 10,000 MT/year CO_2e for industrial projects (South Coast Air Quality Management District, 2013).

Project Related Construction Emissions

Construction of the project would likely begin shortly after the approval of the Proposed Project and permits are issued. An existing 6,000 Square Foot (SF) structure exists onsite which will be demolished as part of this Project. In addition, the Project site is paved with asphalt and concrete and would require demolition and recycling of the materials offsite. This analysis assumes construction begins mid-year 2024 and would be completed later in 2025. CalEEMod default settings were used which are based on the project site size and number of units proposed. The proposed construction schedule and construction equipment list is identified in Table 1 on the following page.

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phone 760-473-1253

Table 1: Proposed Construction Phase and Duration

Equipment Identification	Proposed Start	Proposed Completion	Quantity
Demolition	6/1/2024	6/29/2024	
Tractors/Loaders/Backhoes			3
Rubber Tired Dozers			1
Concrete/Industrial Saws			1
Site Preparation	6/30/2024	7/2/2024	
Graders			1
Rubber Tired Dozers			1
Tractors/Loaders/Backhoes			1
Grading	7/3/2024	7/8/2024	
Graders			1
Tractors/Loaders/Backhoes			2
Rubber Tired Dozers			1
Building Construction	7/9/2024	4/15/2025	
Cranes			1
Forklifts			1
Generator Sets			1
Tractors/Loaders/Backhoes			1
Welders			3
Paving	4/16/2025	4/30/2025	
Tractors/Loaders/Backhoes			1
Pavers			1
Paving Equipment			1
Rollers			1
Cement and Mortar Mixers			1
Architectural Coating	4/2/2025	4/15/2025	
Air Compressors			1
This equipment list is based upon equipment inventory and estimates within CalEEMod using default settings.			

As shown in Table 2 on the following page, GHG Emissions during construction would not exceed 3,000 MT CO_2e per year screening threshold. Therefore, a less than significant GHG impact would be expected during construction.

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Table 2: Expected Annual Construction CO_2e Emissions Summary (MT/Year)

Year	CO_2	CH_4	N_2O	Refrigerants	CO2e
2024	168	0.01	0.005	0.06	169
2025	86.5	0.005	0.005	0.03	87.1
				Significance Threshold	**3,000**
				GHG Impact	**No**

Project Related Operational Emissions

As previously discussed, operational emissions from Area, Energy, Mobile sources are also calculated within CalEEMod. The program is largely based on default settings which are automatically populated throughout the model based on the imputed land use. Southern California Edison averages for utility emissions were utilized for the calculations throughout the model. The model assumes that residential units include a mix of various hearth options. Since the Project would not install hearth options, all hearths were removed from the model. Operational emissions are identified in Table 3.

Table 3: Expected Operational Emissions Summary MT/Year

Year	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	Refrigerants	CO2e (MT/Yr)
Mobile	*	365	365	0.02	0.02	0.6	371
Area	*	0.74	0.74	< 0.005	< 0.005	*	0.74
Energy	*	87.6	87.6	0.01	< 0.005	*	87.9
Water	0.51	1.73	2.23	0.05	< 0.005	*	3.92
Waste	2.83	0	2.83	0.28	0	*	9.9
Refrigerants	*	*	*	*	*	0.05	0.05
						Total Operations (MT/Year)	**473**
						Significance Threshold	**3,000**
						GHG Impact	**No**

Data is presented in decimal format and may have rounding errors.
* No Data Provided

Based upon the findings for the proposed project, neither the daily construction activities nor the daily operational activities would generate yearly GHG emissions in excess of SCAQMD 3,000 MT CO_2e threshold and would be considered less than significant. As such the proposed project would not be required to develop any mitigative GHG reduction designs other than to

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demonstrate compliance with state regulated energy and water conservation strategies under current building codes. For purposes of the proposed project, no impacts are anticipated and no further analysis is required. If you have any questions, please do not hesitate to contact me directly at (760) 473-1253.

Sincerely,
Ldn Consulting, Inc.

Jeremy Louden

Attachment A: CalEEMod Model Results

References:

South Coast Air Quality Management District. (2013, October 15). *Minutes for the GHG CEQA Significance Threshold*. Retrieved from http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-15/ghg-meeting-15-minutes.pdf?sfvrsn=2

723-745 Route 66 Multi-Family Detailed Report

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6. Climate Risk Detailed Report

6.1. Climate Risk Summary

6.2. Initial Climate Risk Scores

6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7.6. Health & Equity Custom Measures

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	723-745 Route 66 Multi-Family
Construction Start Date	6/1/2024
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.80
Precipitation (days)	13.2
Location	723-745 E Rte 66, Glendora, CA 91740, USA
County	Los Angeles-South Coast
City	Glendora
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	5049
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.20

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description

Condo/Townhouse	43.0	Dwelling Unit	1.55	45,580	0.75	—	127	—
Parking Lot	30.0	Space	0.25	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-6	Use Diesel Particulate Filters

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	29.5	12.8	15.6	0.03	0.57	2.89	3.35	0.52	1.37	1.78	—	2,913	2,913	0.12	0.07	2.28	2,937
Mit.	29.5	12.8	15.6	0.03	0.09	2.89	2.96	0.08	1.37	1.43	—	2,913	2,913	0.12	0.07	2.28	2,937
% Reduced	—	—	—	—	85%	—	12%	85%	—	20%	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.57	10.4	12.5	0.02	0.50	0.44	0.95	0.46	0.11	0.57	—	2,364	2,364	0.10	0.05	0.06	2,381
Mit.	0.57	10.4	12.5	0.02	0.08	0.44	0.52	0.07	0.11	0.18	—	2,364	2,364	0.10	0.05	0.06	2,381
% Reduced	—	—	—	—	85%	—	45%	85%	—	69%	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	0.92	4.47	5.43	0.01	0.21	0.22	0.43	0.19	0.06	0.25	—	1,016	1,016	0.04	0.02	0.35	1,024
Mit.	0.92	4.47	5.43	0.01	0.03	0.22	0.25	0.03	0.06	0.09	—	1,016	1,016	0.04	0.02	0.35	1,024
% Reduced	—	—	—	—	85%	—	41%	85%	—	64%	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.17	0.82	0.99	< 0.005	0.04	0.04	0.08	0.04	0.01	0.05	—	168	168	0.01	< 0.005	0.06	169
Mit.	0.17	0.82	0.99	< 0.005	0.01	0.04	0.05	0.01	0.01	0.02	—	168	168	0.01	< 0.005	0.06	169
% Reduced	—	—	—	—	85%	—	41%	85%	—	64%	—	—	—	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.57	12.8	15.6	0.03	0.54	2.89	3.35	0.49	1.37	1.78	—	2,913	2,913	0.12	0.07	2.13	2,937
2025	29.5	11.5	14.1	0.02	0.57	0.52	1.10	0.52	0.12	0.65	—	2,594	2,594	0.11	0.05	2.28	2,615
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.57	10.4	12.5	0.02	0.50	0.44	0.95	0.46	0.11	0.57	—	2,364	2,364	0.10	0.05	0.06	2,381
2025	0.56	10.4	12.4	0.02	0.50	0.44	0.95	0.46	0.11	0.57	—	2,353	2,353	0.10	0.05	0.05	2,370
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.23	4.47	5.43	0.01	0.21	0.22	0.43	0.19	0.06	0.25	—	1,016	1,016	0.04	0.02	0.35	1,024
2025	0.92	2.31	2.80	< 0.005	0.11	0.10	0.21	0.10	0.02	0.13	—	522	522	0.02	0.01	0.19	526
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.04	0.82	0.99	< 0.005	0.04	0.04	0.08	0.04	0.01	0.05	—	168	168	0.01	< 0.005	0.06	169

2025	0.17	0.42	0.51	< 0.005	0.02	0.02	0.04	0.02	< 0.005	0.02	—	86.5	86.5	< 0.005	< 0.005	0.03	87.1

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.57	12.8	15.6	0.03	0.08	2.89	2.96	0.08	1.37	1.43	—	2,913	2,913	0.12	0.07	2.13	2,937
2025	29.5	11.5	14.1	0.02	0.09	0.52	0.61	0.08	0.12	0.20	—	2,594	2,594	0.11	0.05	2.28	2,615
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.57	10.4	12.5	0.02	0.08	0.44	0.52	0.07	0.11	0.18	—	2,364	2,364	0.10	0.05	0.06	2,381
2025	0.56	10.4	12.4	0.02	0.08	0.44	0.52	0.07	0.11	0.18	—	2,353	2,353	0.10	0.05	0.05	2,370
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.23	4.47	5.43	0.01	0.03	0.22	0.25	0.03	0.06	0.09	—	1,016	1,016	0.04	0.02	0.35	1,024
2025	0.92	2.31	2.80	< 0.005	0.02	0.10	0.11	0.02	0.02	0.04	—	522	522	0.02	0.01	0.19	526
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.04	0.82	0.99	< 0.005	0.01	0.04	0.05	0.01	0.01	0.02	—	168	168	0.01	< 0.005	0.06	169
2025	0.17	0.42	0.51	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	86.5	86.5	< 0.005	< 0.005	0.03	87.1

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	2.50	1.23	13.3	0.03	0.04	2.24	2.28	0.04	0.57	0.61	20.2	3,085	3,105	2.20	0.11	9.68	3,202
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.27	1.30	9.99	0.03	0.04	2.24	2.28	0.04	0.57	0.61	20.2	2,971	2,992	2.20	0.12	0.57	3,081
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.28	1.21	10.9	0.02	0.04	1.99	2.03	0.04	0.51	0.54	20.2	2,747	2,767	2.19	0.10	3.94	2,857
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.42	0.22	1.98	< 0.005	0.01	0.36	0.37	0.01	0.09	0.10	3.34	455	458	0.36	0.02	0.65	473

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.21	0.95	10.8	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,539	2,539	0.12	0.10	9.36	2,581
Area	1.27	0.02	2.43	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	6.52	6.52	< 0.005	< 0.005	—	6.55
Energy	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	529	529	0.05	< 0.005	—	531
Water	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Waste	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	2.50	1.23	13.3	0.03	0.04	2.24	2.28	0.04	0.57	0.61	20.2	3,085	3,105	2.20	0.11	9.68	3,202
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.20	1.04	9.88	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,432	2,432	0.13	0.10	0.24	2,467

Area	1.06	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	529	529	0.05	< 0.005	—	531
Water	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Waste	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	2.27	1.30	9.99	0.03	0.04	2.24	2.28	0.04	0.57	0.61	20.2	2,971	2,992	2.20	0.12	0.57	3,081
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.06	0.94	9.09	0.02	0.01	1.99	2.01	0.01	0.51	0.52	—	2,204	2,204	0.11	0.09	3.62	2,238
Area	1.21	0.02	1.67	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	4.47	4.47	< 0.005	< 0.005	—	4.48
Energy	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	529	529	0.05	< 0.005	—	531
Water	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Waste	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	2.28	1.21	10.9	0.02	0.04	1.99	2.03	0.04	0.51	0.54	20.2	2,747	2,767	2.19	0.10	3.94	2,857
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.19	0.17	1.66	< 0.005	< 0.005	0.36	0.37	< 0.005	0.09	0.09	—	365	365	0.02	0.02	0.60	371
Area	0.22	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.74	0.74	< 0.005	< 0.005	—	0.74
Energy	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	87.6	87.6	0.01	< 0.005	—	87.9
Water	—	—	—	—	—	—	—	—	—	—	0.51	1.73	2.23	0.05	< 0.005	—	3.92
Waste	—	—	—	—	—	—	—	—	—	—	2.83	0.00	2.83	0.28	0.00	—	9.90
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Total	0.42	0.22	1.98	< 0.005	0.01	0.36	0.37	0.01	0.09	0.10	3.34	455	458	0.36	0.02	0.65	473

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.21	0.95	10.8	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,539	2,539	0.12	0.10	9.36	2,581
Area	1.27	0.02	2.43	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	6.52	6.52	< 0.005	< 0.005	—	6.55
Energy	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	529	529	0.05	< 0.005	—	531
Water	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Waste	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	2.50	1.23	13.3	0.03	0.04	2.24	2.28	0.04	0.57	0.61	20.2	3,085	3,105	2.20	0.11	9.68	3,202
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.20	1.04	9.88	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,432	2,432	0.13	0.10	0.24	2,467
Area	1.06	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	529	529	0.05	< 0.005	—	531
Water	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Waste	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	2.27	1.30	9.99	0.03	0.04	2.24	2.28	0.04	0.57	0.61	20.2	2,971	2,992	2.20	0.12	0.57	3,081
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.06	0.94	9.09	0.02	0.01	1.99	2.01	0.01	0.51	0.52	—	2,204	2,204	0.11	0.09	3.62	2,238
Area	1.21	0.02	1.67	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	4.47	4.47	< 0.005	< 0.005	—	4.48
Energy	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	529	529	0.05	< 0.005	—	531
Water	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Waste	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	2.28	1.21	10.9	0.02	0.04	1.99	2.03	0.04	0.51	0.54	20.2	2,747	2,767	2.19	0.10	3.94	2,857

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.19	0.17	1.66	< 0.005	< 0.005	0.36	0.37	< 0.005	0.09	0.09	—	365	365	0.02	0.02	0.60	371
Area	0.22	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.74	0.74	< 0.005	< 0.005	—	0.74
Energy	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	87.6	87.6	0.01	< 0.005	—	87.9
Water	—	—	—	—	—	—	—	—	—	—	0.51	1.73	2.23	0.05	< 0.005	—	3.92
Waste	—	—	—	—	—	—	—	—	—	—	2.83	0.00	2.83	0.28	0.00	—	9.90
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Total	0.42	0.22	1.98	< 0.005	0.01	0.36	0.37	0.01	0.09	0.10	3.34	455	458	0.36	0.02	0.65	473

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.47	12.5	14.6	0.02	0.53	—	0.53	0.48	—	0.48	—	2,494	2,494	0.10	0.02	—	2,502
Demolition	—	—	—	—	—	0.19	0.19	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.03	0.68	0.80	< 0.005	0.03	—	0.03	0.03	—	0.03	—	137	137	0.01	< 0.005	—	137
Demolition	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.12	0.15	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	22.6	22.6	< 0.005	< 0.005	—	22.7
Demolition	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.94	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	176	176	0.01	0.01	0.70	179
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.30	0.12	< 0.005	< 0.005	0.06	0.07	< 0.005	0.02	0.02	—	243	243	0.01	0.04	0.56	256
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.30	9.30	< 0.005	< 0.005	0.02	9.43
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.3	13.3	< 0.005	< 0.005	0.01	14.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.54	1.54	< 0.005	< 0.005	< 0.005	1.56
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.21	2.21	< 0.005	< 0.005	< 0.005	2.32

3.2. Demolition (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.47	12.5	14.6	0.02	0.08	—	0.08	0.07	—	0.07	—	2,494	2,494	0.10	0.02	—	2,502
Demolition	—	—	—	—	—	0.19	0.19	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.68	0.80	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	137	137	0.01	< 0.005	—	137
Demolition	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.12	0.15	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	22.6	22.6	< 0.005	< 0.005	—	22.7
Demolition	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.94	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	176	176	0.01	0.01	0.70	179
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.30	0.12	< 0.005	< 0.005	0.06	0.07	< 0.005	0.02	0.02	—	243	243	0.01	0.04	0.56	256
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.30	9.30	< 0.005	< 0.005	0.02	9.43
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.3	13.3	< 0.005	< 0.005	0.01	14.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.54	1.54	< 0.005	< 0.005	< 0.005	1.56
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.21	2.21	< 0.005	< 0.005	< 0.005	2.32

3.3. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.35	9.24	11.9	0.02	0.38	—	0.38	0.34	—	0.34	—	2,064	2,064	0.08	0.02	—	2,071

Dust From Material Movement	—	—	—	—	—	2.44	2.44	—	1.17	1.17	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.05	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.88
Dust From Material Movement	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.04	0.57	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	106	106	< 0.005	< 0.005	0.42	107
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.56	0.56	< 0.005	< 0.005	< 0.005	0.57
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.09
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Site Preparation (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.35	9.24	11.9	0.02	0.06	—	0.06	0.05	—	0.05	—	2,064	2,064	0.08	0.02	—	2,071
Dust From Material Movement	—	—	—	—	—	2.44	2.44	—	1.17	1.17	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.05	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.88
Dust From Material Movement	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.04	0.57	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	106	106	< 0.005	< 0.005	0.42	107
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.56	0.56	< 0.005	< 0.005	< 0.005	0.57
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.09
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	11.1	14.2	0.02	0.46	—	0.46	0.41	—	0.41	—	2,454	2,454	0.10	0.02	—	2,462
Dust From Material Movement	—	—	—	—	—	2.76	2.76	—	1.34	1.34	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.12	0.16	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	26.9	26.9	< 0.005	< 0.005	—	27.0
Dust From Material Movement	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.45	4.45	< 0.005	< 0.005	—	4.47
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.05	0.75	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	141	141	0.01	< 0.005	0.56	143
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.49	1.49	< 0.005	< 0.005	< 0.005	1.51
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.25	0.25	< 0.005	< 0.005	< 0.005	0.25
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.6. Grading (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	11.1	14.2	0.02	0.07	—	0.07	0.06	—	0.06	—	2,454	2,454	0.10	0.02	—	2,462
Dust From Material Movement	—	—	—	—	—	2.76	2.76	—	1.34	1.34	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.12	0.16	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	26.9	26.9	< 0.005	< 0.005	—	27.0
Dust From Material Movement	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.45	4.45	< 0.005	< 0.005	—	4.47

Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.05	0.75	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	141	141	0.01	< 0.005	0.56	143
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.49	1.49	< 0.005	< 0.005	< 0.005	1.51
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.25	0.25	< 0.005	< 0.005	< 0.005	0.25
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	10.1	10.5	0.02	0.50	—	0.50	0.46	—	0.46	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	10.1	10.5	0.02	0.50	—	0.50	0.46	—	0.46	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	3.46	3.61	0.01	0.17	—	0.17	0.16	—	0.16	—	620	620	0.03	0.01	—	622
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.63	0.66	< 0.005	0.03	—	0.03	0.03	—	0.03	—	103	103	< 0.005	< 0.005	—	103
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.15	2.34	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	437	437	0.02	0.01	1.72	444
Vendor	< 0.005	0.17	0.09	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	148	148	0.01	0.02	0.40	155
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.18	1.97	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	414	414	0.02	0.02	0.04	419
Vendor	< 0.005	0.18	0.09	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	148	148	0.01	0.02	0.01	155
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.06	0.72	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	145	145	0.01	0.01	0.26	147
Vendor	< 0.005	0.06	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	51.1	51.1	< 0.005	0.01	0.06	53.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.13	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	24.0	24.0	< 0.005	< 0.005	0.04	24.3
Vendor	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	8.46	8.46	< 0.005	< 0.005	0.01	8.82
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Building Construction (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	10.1	10.5	0.02	0.08	—	0.08	0.07	—	0.07	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.42	10.1	10.5	0.02	0.08	—	0.08	0.07	—	0.07	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	3.46	3.61	0.01	0.03	—	0.03	0.02	—	0.02	—	620	620	0.03	0.01	—	622
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.63	0.66	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	103	103	< 0.005	< 0.005	—	103
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.15	2.34	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	437	437	0.02	0.01	1.72	444
Vendor	< 0.005	0.17	0.09	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	148	148	0.01	0.02	0.40	155
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.18	1.97	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	414	414	0.02	0.02	0.04	419
Vendor	< 0.005	0.18	0.09	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	148	148	0.01	0.02	0.01	155
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.06	0.72	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	145	145	0.01	0.01	0.26	147
Vendor	< 0.005	0.06	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	51.1	51.1	< 0.005	0.01	0.06	53.3

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.13	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	24.0	24.0	< 0.005	< 0.005	0.04	24.3
Vendor	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	8.46	8.46	< 0.005	< 0.005	0.01	8.82
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	10.1	10.5	0.02	0.50	—	0.50	0.46	—	0.46	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	10.1	10.5	0.02	0.50	—	0.50	0.46	—	0.46	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09	2.07	2.15	< 0.005	0.10	—	0.10	0.09	—	0.09	—	370	370	0.02	< 0.005	—	371
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.02	0.38	0.39	< 0.005	0.02	—	0.02	0.02	—	0.02	—	61.3	61.3	< 0.005	< 0.005	—	61.5
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.13	2.15	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	428	428	0.02	0.01	1.57	434
Vendor	< 0.005	0.17	0.08	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	146	146	0.01	0.02	0.40	152
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.15	1.83	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	406	406	0.02	0.02	0.04	411
Vendor	< 0.005	0.17	0.08	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	146	146	0.01	0.02	0.01	152
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.39	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	84.6	84.6	< 0.005	< 0.005	0.14	85.7
Vendor	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	30.0	30.0	< 0.005	< 0.005	0.04	31.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	0.01	0.07	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	14.0	14.0	< 0.005	< 0.005	0.02	14.2
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.96	4.96	< 0.005	< 0.005	0.01	5.18
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Building Construction (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	10.1	10.5	0.02	0.08	—	0.08	0.07	—	0.07	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	10.1	10.5	0.02	0.08	—	0.08	0.07	—	0.07	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09	2.07	2.15	< 0.005	0.02	—	0.02	0.01	—	0.01	—	370	370	0.02	< 0.005	—	371
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.38	0.39	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	61.3	61.3	< 0.005	< 0.005	—	61.5
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.13	2.15	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	428	428	0.02	0.01	1.57	434
Vendor	< 0.005	0.17	0.08	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	146	146	0.01	0.02	0.40	152
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.15	1.83	0.00	0.00	0.40	0.40	0.00	0.09	0.09	—	406	406	0.02	0.02	0.04	411
Vendor	< 0.005	0.17	0.08	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	146	146	0.01	0.02	0.01	152
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.39	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	84.6	84.6	< 0.005	< 0.005	0.14	85.7
Vendor	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	30.0	30.0	< 0.005	< 0.005	0.04	31.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	0.01	0.07	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	14.0	14.0	< 0.005	< 0.005	0.02	14.2
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.96	4.96	< 0.005	< 0.005	0.01	5.18
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.19	5.26	6.65	0.01	0.23	—	0.23	0.21	—	0.21	—	992	992	0.04	0.01	—	995
Paving	0.26	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.14	0.18	< 0.005	0.01	—	0.01	0.01	—	0.01	—	27.2	27.2	< 0.005	< 0.005	—	27.3
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.50	4.50	< 0.005	< 0.005	—	4.51
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.87	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	173	173	0.01	0.01	0.63	175
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.55	4.55	< 0.005	< 0.005	0.01	4.62
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.75	0.75	< 0.005	< 0.005	< 0.005	0.76
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.12. Paving (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.19	5.26	6.65	0.01	0.03	—	0.03	0.03	—	0.03	—	992	992	0.04	0.01	—	995
Paving	0.26	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.14	0.18	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	27.2	27.2	< 0.005	< 0.005	—	27.3
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.50	4.50	< 0.005	< 0.005	—	4.51
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.87	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	173	173	0.01	0.01	0.63	175
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.55	4.55	< 0.005	< 0.005	0.01	4.62
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.75	0.75	< 0.005	< 0.005	< 0.005	0.76
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.05	1.09	0.96	< 0.005	0.07	—	0.07	0.06	—	0.06	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	28.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.66	3.66	< 0.005	< 0.005	—	3.67
Architectural Coatings	0.79	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.61	0.61	< 0.005	< 0.005	—	0.61
Architectural Coatings	0.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.43	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	85.6	85.6	< 0.005	< 0.005	0.31	86.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.26	2.26	< 0.005	< 0.005	< 0.005	2.29
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.37	0.37	< 0.005	< 0.005	< 0.005	0.38
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.14. Architectural Coating (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	1.09	0.96	< 0.005	0.01	—	0.01	0.01	—	0.01	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	28.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.66	3.66	< 0.005	< 0.005	—	3.67
Architectural Coatings	0.79	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.61	0.61	< 0.005	< 0.005	—	0.61
Architectural Coatings	0.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.43	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	85.6	85.6	< 0.005	< 0.005	0.31	86.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.26	2.26	< 0.005	< 0.005	< 0.005	2.29
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.37	0.37	< 0.005	< 0.005	< 0.005	0.38

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	1.21	0.95	10.8	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,539	2,539	0.12	0.10	9.36	2,581
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.21	0.95	10.8	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,539	2,539	0.12	0.10	9.36	2,581
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	1.20	1.04	9.88	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,432	2,432	0.13	0.10	0.24	2,467
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.20	1.04	9.88	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,432	2,432	0.13	0.10	0.24	2,467
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.19	0.17	1.66	< 0.005	< 0.005	0.36	0.37	< 0.005	0.09	0.09	—	365	365	0.02	0.02	0.60	371
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Total	0.19	0.17	1.66	< 0.005	< 0.005	0.36	0.37	< 0.005	0.09	0.09	—	365	365	0.02	0.02	0.60	371

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	1.21	0.95	10.8	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,539	2,539	0.12	0.10	9.36	2,581
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.21	0.95	10.8	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,539	2,539	0.12	0.10	9.36	2,581
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	1.20	1.04	9.88	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,432	2,432	0.13	0.10	0.24	2,467
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.20	1.04	9.88	0.02	0.02	2.24	2.26	0.02	0.57	0.59	—	2,432	2,432	0.13	0.10	0.24	2,467
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.19	0.17	1.66	< 0.005	< 0.005	0.36	0.37	< 0.005	0.09	0.09	—	365	365	0.02	0.02	0.60	371
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.19	0.17	1.66	< 0.005	< 0.005	0.36	0.37	< 0.005	0.09	0.09	—	365	365	0.02	0.02	0.60	371

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	189	189	0.02	< 0.005	—	190
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	9.11	9.11	< 0.005	< 0.005	—	9.16
Total	—	—	—	—	—	—	—	—	—	—	—	198	198	0.02	< 0.005	—	199
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	189	189	0.02	< 0.005	—	190
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	9.11	9.11	< 0.005	< 0.005	—	9.16
Total	—	—	—	—	—	—	—	—	—	—	—	198	198	0.02	< 0.005	—	199
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	31.2	31.2	< 0.005	< 0.005	—	31.4
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	1.51	1.51	< 0.005	< 0.005	—	1.52
Total	—	—	—	—	—	—	—	—	—	—	—	32.7	32.7	< 0.005	< 0.005	—	32.9

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	189	189	0.02	< 0.005	—	190
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	9.11	9.11	< 0.005	< 0.005	—	9.16
Total	—	—	—	—	—	—	—	—	—	—	—	198	198	0.02	< 0.005	—	199
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	189	189	0.02	< 0.005	—	190
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	9.11	9.11	< 0.005	< 0.005	—	9.16
Total	—	—	—	—	—	—	—	—	—	—	—	198	198	0.02	< 0.005	—	199
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	31.2	31.2	< 0.005	< 0.005	—	31.4
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	1.51	1.51	< 0.005	< 0.005	—	1.52
Total	—	—	—	—	—	—	—	—	—	—	—	32.7	32.7	< 0.005	< 0.005	—	32.9

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	54.8	54.8	< 0.005	< 0.005	—	55.0
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	54.8	54.8	< 0.005	< 0.005	—	55.0

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332

Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.26	0.11	< 0.005	0.02	—	0.02	0.02	—	0.02	—	331	331	0.03	< 0.005	—	332
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	54.8	54.8	< 0.005	< 0.005	—	55.0
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	54.8	54.8	< 0.005	< 0.005	—	55.0

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.98	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.22	0.02	2.43	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.52	6.52	< 0.005	< 0.005	—	6.55
Total	1.27	0.02	2.43	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	6.52	6.52	< 0.005	< 0.005	—	6.55
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.98	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	1.06	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.18	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.03	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.74	0.74	< 0.005	< 0.005	—	0.74
Total	0.22	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.74	0.74	< 0.005	< 0.005	—	0.74

4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.98	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.22	0.02	2.43	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.52	6.52	< 0.005	< 0.005	—	6.55
Total	1.27	0.02	2.43	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	6.52	6.52	< 0.005	< 0.005	—	6.55
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.98	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	1.06	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.18	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.03	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.74	0.74	< 0.005	< 0.005	—	0.74
Total	0.22	< 0.005	0.30	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	0.74	0.74	< 0.005	< 0.005	—	0.74

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	0.51	1.73	2.23	0.05	< 0.005	—	3.92
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	0.51	1.73	2.23	0.05	< 0.005	—	3.92

4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	3.07	10.4	13.5	0.32	0.01	—	23.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	0.51	1.73	2.23	0.05	< 0.005	—	3.92
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	0.51	1.73	2.23	0.05	< 0.005	—	3.92

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	2.83	0.00	2.83	0.28	0.00	—	9.90
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	2.83	0.00	2.83	0.28	0.00	—	9.90

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	17.1	0.00	17.1	1.71	0.00	—	59.8
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	2.83	0.00	2.83	0.28	0.00	—	9.90
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	2.83	0.00	2.83	0.28	0.00	—	9.90

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.33	0.33
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	6/1/2024	6/29/2024	5.00	20.0	—
Site Preparation	Site Preparation	6/30/2024	7/2/2024	5.00	2.00	—
Grading	Grading	7/3/2024	7/8/2024	5.00	4.00	—
Building Construction	Building Construction	7/9/2024	4/15/2025	5.00	200	—
Paving	Paving	4/16/2025	4/30/2025	5.00	10.0	—
Architectural Coating	Architectural Coating	4/2/2025	4/15/2025	5.00	10.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Tractors/Loaders/Backhoes	Diesel	Tier 3	3.00	8.00	84.0	0.37
Demolition	Rubber Tired Dozers	Diesel	Tier 3	1.00	8.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Tier 3	1.00	8.00	33.0	0.73
Site Preparation	Graders	Diesel	Tier 3	1.00	8.00	148	0.41
Site Preparation	Rubber Tired Dozers	Diesel	Tier 3	1.00	7.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Tier 3	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Tier 3	1.00	8.00	148	0.41
Grading	Tractors/Loaders/Backhoes	Diesel	Tier 3	2.00	7.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Tier 3	1.00	8.00	367	0.40
Building Construction	Cranes	Diesel	Tier 3	1.00	6.00	367	0.29
Building Construction	Forklifts	Diesel	Tier 3	1.00	6.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Tier 3	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Tier 3	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Tier 3	3.00	8.00	46.0	0.45
Paving	Tractors/Loaders/Backhoes	Diesel	Tier 3	1.00	8.00	84.0	0.37
Paving	Pavers	Diesel	Tier 3	1.00	6.00	81.0	0.42
Paving	Paving Equipment	Diesel	Tier 3	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Tier 3	1.00	7.00	36.0	0.38
Paving	Cement and Mortar Mixers	Diesel	Tier 3	1.00	6.00	10.0	0.56
Architectural Coating	Air Compressors	Diesel	Tier 3	1.00	6.00	37.0	0.48

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Tractors/Loaders/Backhoes	Diesel	Tier 3	3.00	8.00	84.0	0.37
Demolition	Rubber Tired Dozers	Diesel	Tier 3	1.00	8.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Tier 3	1.00	8.00	33.0	0.73
Site Preparation	Graders	Diesel	Tier 3	1.00	8.00	148	0.41
Site Preparation	Rubber Tired Dozers	Diesel	Tier 3	1.00	7.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Tier 3	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Tier 3	1.00	8.00	148	0.41
Grading	Tractors/Loaders/Backhoes	Diesel	Tier 3	2.00	7.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Tier 3	1.00	8.00	367	0.40
Building Construction	Cranes	Diesel	Tier 3	1.00	6.00	367	0.29
Building Construction	Forklifts	Diesel	Tier 3	1.00	6.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Tier 3	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Tier 3	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Tier 3	3.00	8.00	46.0	0.45
Paving	Tractors/Loaders/Backhoes	Diesel	Tier 3	1.00	8.00	84.0	0.37
Paving	Pavers	Diesel	Tier 3	1.00	6.00	81.0	0.42
Paving	Paving Equipment	Diesel	Tier 3	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Tier 3	1.00	7.00	36.0	0.38
Paving	Cement and Mortar Mixers	Diesel	Tier 3	1.00	6.00	10.0	0.56
Architectural Coating	Air Compressors	Diesel	Tier 3	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	12.5	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	3.45	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	31.0	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	4.60	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	12.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT

Architectural Coating	—	—	—	—
Architectural Coating	Worker	6.19	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	12.5	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	3.45	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	31.0	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	4.60	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT

Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	12.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	6.19	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	92,300	30,767	0.00	0.00	653

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	6,000	—
Site Preparation	—	—	1.88	0.00	—

Grading	—	—	4.00	0.00	—
Paving	0.00	0.00	0.00	0.00	1.00

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Condo/Townhouse	0.75	100%
Parking Lot	0.25	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	532	0.03	< 0.005
2025	0.00	532	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Condo/Townhouse	315	350	270	114,394	2,846	3,165	2,442	1,034,489
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Condo/Townhouse	315	350	270	114,394	2,846	3,165	2,442	1,034,489
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Condo/Townhouse	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	43
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.1.2. Mitigated

Hearth Type	Unmitigated (number)
Condo/Townhouse	—
Wood Fireplaces	0
Gas Fireplaces	0

Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	43
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
92299.5	30,767	0.00	0.00	653

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Condo/Townhouse	197,463	349	0.0330	0.0040	1,033,305
Parking Lot	9,540	349	0.0330	0.0040	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Condo/Townhouse	197,463	349	0.0330	0.0040	1,033,305
Parking Lot	9,540	349	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Condo/Townhouse	1,602,773	12.9
Parking Lot	0.00	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Condo/Townhouse	1,602,773	12.9
Parking Lot	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)

Condo/Townhouse	31.7	—
Parking Lot	0.00	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Condo/Townhouse	31.7	—
Parking Lot	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Condo/Townhouse	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Condo/Townhouse	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Condo/Townhouse	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Condo/Townhouse	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	23.3	annual days of extreme heat
Extreme Precipitation	8.80	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	26.6	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	3	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	3	1	1	3
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2

Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	84.6
AQ-PM	81.8
AQ-DPM	44.1
Drinking Water	51.3
Lead Risk Housing	72.1
Pesticides	0.00
Toxic Releases	67.1
Traffic	94.0
Effect Indicators	—
CleanUp Sites	0.00

Groundwater	0.00
Haz Waste Facilities/Generators	38.7
Impaired Water Bodies	0.00
Solid Waste	25.7
Sensitive Population	—
Asthma	56.5
Cardio-vascular	66.0
Low Birth Weights	14.8
Socioeconomic Factor Indicators	—
Education	43.4
Housing	60.9
Linguistic	56.9
Poverty	38.9
Unemployment	62.4

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	46.93956114
Employed	25.29192865
Median HI	45.13024509
Education	—
Bachelor's or higher	51.32811497
High school enrollment	100
Preschool enrollment	95.7141024
Transportation	—

Auto Access	17.29757475
Active commuting	33.38893879
Social	—
2-parent households	39.17618375
Voting	30.01411523
Neighborhood	—
Alcohol availability	54.13832927
Park access	30.86102913
Retail density	68.58719364
Supermarket access	55.03657128
Tree canopy	26.03618632
Housing	—
Homeownership	34.05620429
Housing habitability	48.76170923
Low-inc homeowner severe housing cost burden	66.95752598
Low-inc renter severe housing cost burden	27.07558065
Uncrowded housing	70.21686129
Health Outcomes	—
Insured adults	66.66238932
Arthritis	0.0
Asthma ER Admissions	44.9
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0

Life Expectancy at Birth	27.2
Cognitively Disabled	38.1
Physically Disabled	23.7
Heart Attack ER Admissions	46.6
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	49.9
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	86.0
Elderly	32.8
English Speaking	66.0
Foreign-born	27.7
Outdoor Workers	74.9
Climate Change Adaptive Capacity	—
Impervious Surface Cover	56.7
Traffic Density	91.1
Traffic Access	23.0
Other Indices	—

Hardship	54.6
Other Decision Support	—
2016 Voting	44.1

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	56.0
Healthy Places Index Score for Project Location (b)	46.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	PD
Construction: Construction Phases	Dates were shifted to include Architectural Coatings during Building Construction
Construction: Off-Road Equipment	PDF Tier 3 Equipment or Better
Construction: Paving	Manual updated asphalt onsite

Operations: Hearths	no hearth options are installed

Appendix G

723-731 East Route 66, Glendora, California, Phase I and II Environmental Site Assessment

Stantec Consulting Services, Inc.

June 14, 2023

723-731 East Route 66, Glendora, California, Phase I and II Environmental Site Assessment

June 14, 2023

Prepared for:

Brandywine Homes
16580 Aston
Irvine, California 92606

Prepared by:

Stantec Consulting Services Inc.
735 East Carnegie Drive, Suite 280
San Bernardino, California 92408

Project No.: 185806043

Sign-off Sheet and Signatures of Environmental Professionals

This document entitled Phase I and II Environmental Site Assessment was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of Brandywine Homes (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the Master Services Agreement ("MSA") between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes.

All information, conclusions, and recommendations provided by Stantec in this document regarding the Phase I ESA have been prepared under the supervision of and reviewed by the professionals whose signatures appear below.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Author: _____

Alicia Jansen
Senior Scientist

Quality Reviewer: _____

Kyle Emerson, CEG
Managing Principal Geologist

Independent Reviewer: _____

James DeWoody
Principal Scientist

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Abbreviations

AAI	All Appropriate Inquiry
ACM	Asbestos-containing material
AST	Aboveground Storage Tank
ASTM	ASTM International
AUL	Activity Use Limitation
BER	Business Environmental Risk
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulation
CREC	Controlled Recognized Environmental Conditions
ELUC	Environmental Land Use Control
EP	Environmental Professional
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
ft msl	Feet above mean sea level
HREC	Historical Recognized Environmental Conditions
LBP	Lead-based paint
LUST	Leaking Underground Storage Tank
NESHAP	National Emissions Standard for Hazardous Air Pollutants
PCBs	Polychlorinated Biphenyls
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Conditions
TPHd	Total Petroleum Hydrocarbons as Diesel
TPHg	Total Petroleum Hydrocarbons as Gasoline
TPHo	Total Petroleum Hydrocarbons as Oil
USGS	United States Geological Survey
UST	Underground Storage Tank
VEC	Vapor Encroachment Condition
VOCs	Volatile Organic Compounds

1.0 EXECUTIVE SUMMARY

Stantec Consulting Services Inc. (Stantec) has completed a Phase I Environmental Site Assessment (ESA) report of the property located at 723 and 731 East Route 66, City of Glendora, County of Los Angeles, California 91740 (the "Subject Property"), on behalf of Brandywine Homes (the "Client"). The work was performed according to Stantec's proposal and terms and conditions dated May 5, 2023 and accepted by the Client on the same date. Brandywine Homes (the "User") has been designated as the User of this report. The intended use of this Phase I ESA is for due diligence in support of acquisition (or lease) for continued use as a commercial building.

The Phase I ESA was conducted in conformance with the requirements of ASTM International (ASTM) Designation E1527-21 and E1527-13, and All Appropriate Inquiry (AAI) as defined by the United States Environmental Protection Agency (EPA) in Title 40 of the Code of Federal Regulations, Part 312 (40 CFR 312), except as may have been modified by the scope of work, and terms and conditions, requested by the Client. Any exceptions to, or deletions from, the ASTM or AAI practice are described in Section 2.3.

The Subject Property consist of approximately 1.84 acres occupied by a vacant auto sales and repair building and associated parking lot Adjoining properties, as well as the nearby area, uses include railroad tracks, commercial properties, a self-storage facility, and residential structures. A Subject Property Location Map is provided as Figure 1. A Subject Property Detail Map illustrating the main features of the Subject Property and vicinity is provided as Figure 2. Photographs taken during the site reconnaissance are provided in Appendix A.

Stantec's review of historic aerial photographs indicate that the Subject Property was used for agricultural purposes (i.e., orchards) until the early 1960s. Additionally, railroad tracks are located adjacent to the north. Due to the potential for residual agricultural chemicals associated with historical use and the adjacent railroad tracks, the historical use of the Subject Property as agricultural and adjoining railroad tracks were considered a potential recognized environmental condition (REC) to the Subject Property. Stantec recommended the collection of shallow soil samples to evaluate if residual organochlorine pesticides (OCPs) and arsenic and lead associated with herbicide application remain in the Subject Property soils at concentrations that would be of concern for residential redevelopment and earth moving activities.

According to the EDR database the Subject Property was formerly occupied by various auto service stations. There is a listing for an historical 1,000-gallon unleaded gasoline underground storage tank (UST) associated with George Dye Motors, a former occupant of the Subject Property. No additional information was provided by EDR or available online. The unknown status and potential location of a UST was considered a potential REC to the Subject Property given the potential for a petroleum release to the subsurface.

To address the aforementioned potential environmental concerns (i.e. historical agricultural use; adjacent railroad tracks; former UST; and former auto service operations), Stantec performed a Phase II ESA that consisted of soil and soil vapor assessment on the Subject Property between May 19 and June 9, 2023.

The scope of work performed included the advancement of nine (9) soil borings (SB1 and SB4 through SB11) to approximately 3 feet below ground surface (bgs) and two soil borings (SB2 and SB3) to 10.5 feet bgs. Soil vapor probes were set in six soil borings (SB1 through SB4, SB6, and SB9) at 5-feet and in two soil borings (SB2 and SB3) 10-feet bgs. No Petromat was observed in any of the soil boring locations advanced.

Additionally on May 19, 2023, Stantec oversaw a GPR survey that was conducted on the Subject Property to determine if a UST was still present onsite. No USTs were identified by the GPR survey; however, a suspect former UST cavity was identified north of the buildings in the southwestern corner of the Subject Property. Two soil borings (SB2 an SB3) were advanced in the suspect UST cavity area.

Soil samples were collected from 1.0; 2.0; and 3.0-feet bgs from soil borings SB1 through SB4, SB6; and SB9 and from 5.0 and 10.0-feet bgs from soil borings SB2 and SB3 and submitted for potential analysis for volatile organic compounds (VOCs) by EPA Method 8260B; Total Petroleum Hydrocarbons (TPH) as gasoline (TPHg), TPH as diesel (TPHd), and TPH as oil (TPHo) by EPA Method 8015B. Soil samples were collected from 1.0; 2.0; and 3.0-feet bgs from soil borings SB5 through SB11 and submitted for potential analysis of organochlorine pesticides (OCPs) by EPA Method 8081A; and arsenic/lead by EPA Method 6010B. All deeper soil samples were placed on hold pending results of the shallow soil samples.

Minor detections of OCPs including 4,4'-DDE; 4,4'-DDT; Alpha-Chlordane; and Gamma-Chlordane were reported in two soil samples SB9-1.0 and SB11-1.0 below their respective regulatory screening levels. Minor detections of petroleum hydrocarbons were reported in SB6-1.0 and SB9-1.0 at a maximum detection of 22.2 milligrams per kilogram (mg/kg) which is below the regulatory screening level of 96 mg/kg. There were no detections of VOCs above laboratory reporting limits.

Concentrations of lead ranged from 3.1 to 12.3 mg/kg and were well below regulatory thresholds for residential soil set at 80 mg/kg. Detections of arsenic were reported between 5.1 to 50.3 mg/kg and exceeded regulatory thresholds for residential soil set at 0.11 mg/kg. However, arsenic occurs naturally in California at levels up to 12 mg/kg, therefore exceeding the regulatory threshold. The State of California uses the background level as the cleanup standard for arsenic. Only one location (SB10 at 50.3 mg/kg) exceeded the naturally occurring background concentration for arsenic. The deeper soil samples from this location at 2.0 and 3.0-feet bgs were <5.0 and 5.3 mg/kg, respectively.

On June 9, 2023, Stantec advanced four step-out borings (SB-10-N; SB-10-S; SB-10-E; and SB-10-W) 10-feet in each direction from soil boring SB10. Analytical results from the 1.0-foot interval from these soil borings had a maximum concentration of 10.8 which is within the naturally occurring background concentration for arsenic. Therefore, the arsenic impacted soil appears to be localized around soil boring SB10 within the 2.0-feet interval.

There were no detections of TPHg or VOCs in soil vapor with the exception of one analyte, Trichlorotrifluoroethane, which was reported at minor concentrations ranging from 10 to 50 micrograms per cubic meter (µg/m3) and well below the residential screening level of 5,200,000 (µg/m3) when applying the

official AF of 0.001, which is currently applied by the DTSC for determining whether vapor mitigation is warranted or not.

Based on the results of soil and soil vapor sampling, Stantec concludes that the historical agricultural use; former UST, and former auto service operations do not represent a REC or a human health risk in light of the contemplated residential redevelopment of the Subject Property. No further investigation appears to be warranted regarding these issues.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of the property located at 723 and 731 East Route 66, City of Glendora, County of Los Angeles, California 91740, or the "Subject Property." Any exceptions to, or deletions from, this practice are described Section 2.3 of this report. This assessment has revealed no recognized environmental conditions (RECs), Controlled RECs (CRECs), or significant data gaps in connection with the Subject Property. No further investigation appears to be warranted at this time.

Stantec identified the following *de minimis* condition in connection with the Subject Property:

- **Arsenic Impacted Soil.** Based on the results of the initial soil sampling and step-out soil sample locations, the arsenic impacted soil appears to be localized (15 feet by 15 feet) around soil boring SB10 within the 2.0-feet depth interval. The approximate volume of impacted soil appears to be less than 20 cubic yards. It is recommended that this soil be removed from the Property prior to site development.

Stantec also identified the following non-ASTM issues associated with the Subject Property:

- **Potential Asbestos and Lead-Based Paint.** Given the age of the existing buildings on the Subject Property (circa 1960s), the presence of asbestos containing materials (ACMs) and lead-based paint (LBP) is considered possible. Stantec recommends conducting a comprehensive, pre-demolition ACM and LBP survey prior to any activities with the potential to disturb building materials.

The preceding summary is intended for informational purposes only. Reading of the full body of this report is recommended.

2.0 INTRODUCTION

The objective of this Phase I ESA was to perform All Appropriate Inquiry (AAI) into the past ownership and uses of the Subject Property consistent with good commercial or customary practice as outlined by ASTM International (ASTM) in "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", Designation E1527-21 and E1527-13. "All Appropriate Inquiry" (AAI) is the process for evaluating a property's environmental conditions for the purpose of qualifying for landowner liability protections under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). following final rule of Part 312 of Title 40, Code of Federal Regulations (40 CFR Part 312). The purpose of this Phase I ESA was to identify, to the extent feasible, adverse environmental conditions including recognized environmental conditions ("RECs") of the Subject Property. While the AAI Rule still references the ASTM E1527-13 standard until fully adopted by the United States Environmental Protection Agency (USEPA), this report incorporates procedures as prescribed in ASTM E1527-21, which is the current published ASTM standard for Phase I ESAs.

The ASTM E1527-21 standard indicates that the goal of the Phase I ESA is to identify RECs, as well as historical recognized environmental conditions ("HRECs") and controlled recognized environmental conditions ("CRECs") that may exist at a property. The term "recognized environmental conditions" is defined as:

1) the presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release to the environment;

2) the likely presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release or likely release to the environment; or

3) the presence of hazardous substances or petroleum products in, on, or at the Subject Property under conditions that pose a material threat of a future release to the environment.

ASTM defines a "HREC" as a previous release of hazardous substances or petroleum products affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority and meets current unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., activity and use limitations or other property use limitations). A HREC is not considered a REC.

ASTM defines a "CREC" as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), but with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, activity and use limitations, institutional controls, or engineering controls).

As defined by ASTM, RECs can include hazardous substances or petroleum products present under conditions in compliance with laws if that presence represents a material threat of future release. The release of hazardous substances or petroleum products is, however, not a REC if that presence is a *de minimis* condition. *De minimis* conditions are minor releases that generally do not present a material risk to human health and would not likely be subject to enforcement action if brought to the attention of governmental agencies. ASTM also considers the potential for a business environmental risk (BER), defined as a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of the Subject Property, not necessarily limited to those environmental issues required to be investigated by the ASTM standard. Consideration of BERs may involve addressing one or more ASTM non-scope considerations.

This Phase I ESA was conducted in accordance with our proposal to Brandywine Homes dated May 3, 2023. The scope of work conducted during this Phase I ESA consisted of a visual reconnaissance of the Subject Property, interviews with key individuals, and review of reasonably ascertainable documents. The scope of work did not include an assessment for environmental regulatory compliance of any facility ever operated at the Subject Property (past or present), or sampling and analyzing of environmental media. Stantec was not contracted to perform an independent evaluation of the purchase or lease price of the Subject Property and its relationship to current fair market value. The conclusions presented in this Phase I ESA report are professional opinions based on data described herein. The opinions are subject to the limitations described in Section 2.3.

ASTM E1527-21 notes that the availability of record information varies from source to source. The User or Environmental Professional (EP) is not obligated to identify, obtain, or review every possible source that might exist with respect to a property. Instead, ASTM identifies record information that is reasonably ascertainable from standard sources. “Reasonably ascertainable” means:

1. Information that is publicly available;
2. Information that is obtainable from its source within reasonable time and cost constraints; and
3. Information that is practicably reviewable.

2.1 SUBJECT PROPERTY DESCRIPTION

The Subject Property consist of approximately 1.84 acres occupied by a vacant auto sales and repair building and associated parking lot Adjoining properties, as well as the nearby area, uses include railroad tracks, commercial properties, a self-storage facility, and residential structures. A Subject Property Location Map is provided as Figure 1. A Subject Property Detail Map illustrating the main features of the Subject Property and vicinity is provided as Figure 2. Photographs taken during the site reconnaissance are provided in Appendix A.

The Assessor Parcel Numbers (APNs) associated with the Subject Property are 864029000 and 864029014.

2.2 SPECIAL TERMS, CONDITIONS, AND ADDITIONAL ASSUMPTIONS

There were no special terms, conditions, or additional assumptions associated with this Phase I ESA.

2.3 EXCEPTIONS AND LIMITING CONDITIONS

This report documents work that was performed in accordance with generally accepted professional standards at the time and location in which the services were provided and given the schedule and budget constraints established by the client. No other representations, warranties, or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report, including no assurance that this work has uncovered all potential and actual liabilities and conditions associated with the Subject Property.

This report provides an evaluation of selected environmental conditions associated with the Subject Property that was assessed at the time the work was conducted and is based on information obtained by and/or provided to Stantec at that time. There are no assurances regarding the accuracy and completeness of this information received from others.

Conclusions made within this report consist of Stantec's professional opinion as of the time of the writing of this report and are based solely on the scope of work described in the report, the limited data available, and the results of the work. They are not a certification of the Subject Property's environmental condition.

The client did not provide or contract Stantec to provide recorded title records or search results for environmental liens or activity and use limitations encumbering the property or in connection with the Subject Property. Stantec did not obtain historical records that document the property history in 5-year intervals, and this resulted in data gaps. Although this represents data gaps, these data gaps are not considered to impact the EPs ability to identify RECs unless stated as such. Based on the information obtained during the course of this ESA and general knowledge of development at and near the Subject Property, the absence of this information did not affect the ability of the EPs to identify RECs, HRECs, CRECs, or *de minimis* conditions.

This report has been prepared for the exclusive use of the client identified herein and any use of or reliance on this report by any third party is prohibited, except as may be consented to in writing by Stantec or as required by law. The provision of any such consent is at Stantec's sole and unfettered discretion and will only be authorized pursuant to the conditions of Stantec's standard form reliance letter. Stantec assumes no responsibility for losses, damages, liabilities, or claims, howsoever arising, from third party use of this report.

Project Specific limiting conditions are provided in Section 2.2.

The conclusions are based on the conditions encountered at the Subject Property by Stantec at the time the work was conducted.

As the purpose of this report is to identify Subject Property conditions which may pose an environmental risk; the identification of non-environmental risks to structures or people on the Subject Property is beyond the scope of this assessment.

The findings, observations, and conclusions expressed by Stantec in this report are not an opinion concerning the compliance of any past or present owner or operator of the Subject Property which is the subject of this report with any Federal, state, provincial or local law or regulation.

This report presents professional opinions and findings of a scientific and technical nature. It does not and shall not be construed to offer a legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations, or policies of Federal, state, provincial or local governmental agencies.

Stantec specifically disclaims any responsibility to update the conclusions in this report if new or different information later becomes available or if the conditions or activities on the property subsequently change.

2.4 PERSONNEL QUALIFICATIONS

This Phase I ESA was conducted by, or under the supervision of, an individual that meets the ASTM definition of an EP. The credentials of the EP and other key Stantec personnel involved in conducting this Phase I ESA are provided in Appendix B.

3.0 USER-PROVIDED INFORMATION

ASTM E1527-21 describe responsibilities of the User to complete certain tasks in connection with the performance of “All Appropriate Inquiries” into the Subject Property. The ASTM standard requires that the EP request information from the User on the results of those tasks because that information can assist in the identification of RECs, CRECs, HRECs, or *de minimis* conditions in connection with the Subject Property. Towards that end, Stantec requested that the User provide the following documents and information:

Description of Information	Provided (Yes / No)	Description and/or Key Findings
User Questionnaire and/or Interview	Yes	The User is not aware of any environmental issues associated with the Subject Property.
Environmental Liens or Activity and Use Limitations (AUL)	N/A	No environmental liens and/or activity and use limitations (AULs) were identified in the Preliminary Title Report prepared by First American Title Company dated December 1, 2022.
Previous Environmental Permits or Reports Provided by User	Yes	Previous reports provided by the User are summarized in Section 4.4.6.
Purpose of the Phase I ESA	Yes	The intended use of this Phase I ESA is for due diligence in support of acquisition (or lease) for residential redevelopment.

Stantec forwarded the ASTM recommended User Questionnaire to Mr. Stephen Edwards, Acquisition Manager with Brandywine Homes. The completed User Questionnaire returned to us by Mr. Edwards and dated June 14, 2023 is included in Appendix C..

4.0 RECORDS REVIEW

The objective of consulting historical sources of information is to develop the history of the Subject Property and surrounding area and evaluate if past uses may have resulted in RECs. Physical setting records are evaluated to determine if the physical setting may have contributed to adverse environmental conditions in connection with the Subject Property. During the review of historical records, Stantec attempted to identify uses of the Subject Property from the present to the first developed use of the Subject Property. Stantec's research included the reasonably ascertainable and useful records described in this section.

4.1 PHYSICAL SETTING

A summary of the physical setting of the Subject Property is provided in the table below with additional details in the following subsections

Topography:	The Subject Property is relatively flat and sits at an average elevation of 780 feet above mean sea level. The general regional gradient is to the northwest (EDR, 2023).
Soil/Bedrock Data:	Soils encountered during Stantec's subsurface assessment consisted largely of well-graded sand with coarse gravel and cobbles overlying bedrock.
Estimated Depth to Groundwater/ Estimated Direction of Gradient:	Depth to groundwater is estimated in the area of the Subject Property at approximately 360 feet below ground surface (bgs) with a groundwater flow directly likely following topography to the northwest.
NOTE: Site-specific groundwater flow direction and depth can only be determined by conducting site-specific testing, which Stantec has not conducted.	

4.1.1 Subject Property Topography and Surface Water Flow

The Subject Property is relatively flat and sits at an average elevation of 780 feet above mean sea level. The general regional gradient is to the northwest (EDR, 2023). Based on the topography, surface water on the Subject Property is collected by storm drains in the asphalt parking lot and curb and gutter system to the south along East Route 66.

4.1.2 Regional and Subject Property Geology

The Subject Property is located within the Transverse Ranges Geomorphic Province, which includes major east-west trending features with subordinate obliquely trending features that are known to host oil reserves (California Division of Mines and Geology [CDMG], 1969). The stratigraphy underlying the vicinity of the Subject Property consists primarily of young alluvial fan deposits (middle Holocene) consisting of slightly to

moderately consolidated silt, sand, and coarse grained sand to boulder-like alluvial fan deposits with slight to moderate dissected surfaces (CDMG, 2003). According to official maps of California, the Subject Property is not located within an Alquist-Priolo (AP) Earthquake Fault Zone boundary (CDMG, 2000).

Soils encountered during Stantec's subsurface assessment consisted largely of well-graded sand with coarse gravel and cobbles overlying bedrock.

4.1.3 Regional and Subject Property Hydrogeology

The Property is located within the San Gabriel Valley groundwater basin (4-013). This basin is bounded on the north by the Raymond fault and the contact between Quaternary sediments and consolidated basement rocks of the San Gabriel Mountains. Exposed consolidated rocks of the Repetto, Merced, and Puente Hills bound the basin on the south and west, and the Chino fault and the San Jose fault form the eastern boundary (Department of Water Resources [DWR], 1966). The Rio Hondo and San Gabriel drainages have their headwaters in the San Gabriel Mountains, then surface water flows southwest across the San Gabriel Valley and exit through the Whittier Narrows, a gap between the Merced and Puente Hills.

According to Site Assessment Report for the former 76 Station located at 910 East Alosta Avenue, approximately 880 feet to the east, the depth to water in the vicinity of the Subject Property is reported at approximately 360 feet bgs with an expected groundwater gradient to the northwest based on topography.

4.2 FEDERAL, STATE AND TRIBAL ENVIRONMENTAL RECORDS

A regulatory agency database search report was obtained from Environmental Data Resources, Inc. (EDR), a third-party environmental database search firm. A complete copy of the database search report, including the date the report was prepared, the date the information was last updated, and the definition of databases searched, is provided in Appendix D.

Stantec evaluated the information listed within the database relative to potential impact to the Subject Property, assessing the potential for impacts based in part on the physical setting. As part of this process, inferences have been made regarding the likely groundwater flow direction at or near the Subject Property. As described in 4.1.3, the inferred shallow groundwater flow direction is likely to be in the northwest direction. Observations about the Subject Property and adjoining properties made during the Subject Property reconnaissance are provided in more detail in Section 5.

4.2.1 Listings for Subject Property

The Subject Property was identified as Andy's Auto Center and Roman Andy Janiec Owner in the FINDS and HWTS environmental databases for general automotive repair and George Dye Motors Inc in the Historical UST database. According to the EDR listings, the Subject Property was formerly occupied by various auto service stations. There is a listing for a historical 1,000-gallon unleaded gasoline underground storage tank (UST) associated with George Dye Motors, a former occupant of the Subject Property. No additional information was provided by EDR or available online. The unknown status and

potential location of a UST was considered a potential REC to the Subject Property given the potential for a petroleum release to the subsurface. Section 6.0 provides details regarding Stantec's Phase II ESA that was conducted to evaluate this potential REC.

4.2.2 Listings for Adjoining and Nearby Sites with Potential to Impact Subject Property

Stantec assessed data presented in the environmental agency database search report to evaluate the potential for conditions on adjoining and nearby sites to pose a REC, CREC, or HREC for the Subject Property. The evaluation included an opinion of the potential for contamination by hazardous substances or petroleum products to migrate to the Subject Property from an adjoining or nearby site, including by vapor migration or encroachment (i.e., potential for a vapor encroachment condition [VEC]. ASTM E2600-22 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (ASTM, 2022) was used as the basis for a Tier I Vapor Encroachment Screen (VES) for the Subject Property. This included evaluation of release sites within 1/10 mile for Petroleum Hydrocarbon releases, and 1/3 mile for volatile and semi-volatile organic compound (VOC, SVOC), plus other potential vapor phase contaminants (such as mercury).

Based on this evaluation, the following individual facilities were identified as the most likely potential sources of impact to the Subject Property. The basis for why each of the following listed databases creates a REC for the Subject Property is also provided.

Listed Facility Name/Address	Database Listing	Distance/Direction from Property	REC? (YES / NO)
Whitson Ed Richfield Service 755 E Alosta Glendora, CA 91740	EDR Hist Auto	Adjacent to the South	No
The facility is listed as various service stations between 1965 and 1968. Given there are no evidence of a release, no underground features, and depth to groundwater is anticipated to be greater than 100 feet bgs, this facility is not considered an environmental concern.			
HI Rel Connectors 748 E Alosta Avenue Glendora, CA 91740	RCRA-SQG; FINDS; ECHO	Approximately 112 feet to the southeast	No
The facility is listed as a small quantity generator of hazardous waste with no reported violations. Given there are no reported violations and depth to groundwater is anticipated to be greater than 100 feet bgs, this facility is not considered an environmental concern.			
BN&SF Railway BNSF Site Number PA- LA-C-88A Glendora, CA	CPS-SLIC	Approximately 154 feet to the north	No
The facility is listed as a 6-acre parcel of vacant land along dual tracks of the MTA's Pasadena Branch line that had elevated petroleum hydrocarbons in the vicinity of a buried 4" metal pipe. receiving closure from the Los Angeles Regional Water Quality Control Board (RWQCB) on June 16, 2000, for a petroleum release to soil. The extent of impacted soil was defined to approximately 110 feet long by			

Listed Facility Name/Address	Database Listing	Distance/Direction from Property	REC? (YES / NO)
36 feet wide and 70 feet deep. Given the regulatory status and depth to groundwater is anticipated to be greater than 100 feet bgs, this facility is not considered an environmental concern.			
Glenn Davis Automotive Inc 534-1/2 S Glenwood Avenue Glendora, CA 91740	RCRA-SQG	Approximately 154 feet to the east	No
The facility is listed as a small quantity generator of hazardous waste with no reported violations. Given there are no reported violations and depth to groundwater is anticipated to be greater than 100 feet bgs, this facility is not considered an environmental concern.			
Glendora Foreign Car Services 540 ½ S Glenwood Avenue Glendora, CA 917410	CERS HAZ WASTE; CERS; HWTS; RCRA NonGen/NLR	Approximately 177 feet to the east	No
The facility is listed as a small quantity generator of hazardous waste with minor violations for administration issues. Given there are no reported violations and depth to groundwater is anticipated to be greater than 100 feet bgs, this facility is not considered an environmental concern.			
Phil's Chevron Services / O'Reilly Auto Parts #3123 801 E Alosta Glendora, CA 91740	EDR Hist Auto; SWEEPS UST; HIST UST; CERS HAZ WASTE; CERS; LUST; Cortese; HIST CORTESE; CERS	Approximately 249 feet to the east-southeast	No
The facility is listed as various gasoline service stations between 1957 and 1988 with four former gasoline USTs. Minor violations were issued for administration issues. The facility received closure from the RWQCB on September 8, 1994 for a release to soil. Given the regulatory status, distance, and depth to groundwater is anticipated to be greater than 100 feet bgs, this facility is not considered an environmental concern.			

The remaining listings in the database search report, including listings of Orphan Sites, provided in Appendix D do not constitute a potential REC for the Subject Property.

4.3 LOCAL/REGIONAL ENVIRONMENTAL RECORDS

Stantec checked the following sources to obtain information pertaining to Subject Property use and/or indications of RECs in connection with the Subject Property:

4.3.1 California Geologic Energy Management (CalGEM)

Agency Name Contact Information	Finding
California Geologic Energy Management (CalGEM) Division 5816 Corporate Avenue, Suite 200 Cypress, CA 90630 Online database: https://maps.conservation.ca.gov/doggr/wellfinder/ Date of contact: May 4, 2023	According to the Well Finder map located on the CalGEM website, there are no oil wells within the Property boundaries. The nearest well is a plugged dry hole located approximately 1.9 miles to the southwest (API 0403706071).

4.3.2 Department of Toxic Substances Control

Agency Name Contact Information	Finding
Department of Toxic Substances Control (DTSC) 5796 Corporate Avenue Cypress, CA 90630 Online database: https://www.envirostor.dtsc.ca.gov/public/ Date of contact: May 4, 2023	Stantec researched the online database Envirostor managed by this agency. No records were found on the database website for the Property addresses or adjacent properties.

4.3.3 California Regional Water Quality Control Board (CRWQCB)

Agency Name, Contact Information	Findings
California State Water Resources Control Board, Los Angeles (RWQCB) 320 West 4th Street, Suite 200 Los Angeles, CA 90013 (213) 576-6600 Online database: https://www.envirostor.dtsc.ca.gov/public/ Date of contact: May 4, 2023	Stantec searched the RWQCB's online database Geotracker for available documents for the Subject Property addresses or adjoining properties. No records were found for the Subject Property addresses or adjoining properties.

4.3.4 Los Angeles County Department of Public Works

Agency Name Contact Information	Finding
Los Angeles County Department of Public Works (DPW) Online databases: https://dpw.lacounty.gov/epd/CleanLA/OpenFileReview.aspx https://dpw.lacounty.gov/epd/swims/OnlineServices/search-methane-hazards-esri.aspx Date of contact: May 4, 2023	Stantec searched the DPW's online database for available documents for the Subject Property addresses or adjoining properties. No records were found for the Subject Property addresses or adjoining properties. According to the Los Angeles County Department of Public Works, Solid Waste Information Management System online database, the Property is not located within 300 feet of an oil well or 1,000-feet of a methane producing site.

4.3.5 Local Building and/or Planning Department Records

Agency Name Contact Information	Finding
City of Glendora Department of Public Works 116 E Foothill Blvd Glendora, California 91741 Date of contact: May 4, 2023	On May 4, 2023, Stantec requested available records for the Property addresses from the City of Glendora Department of Public Works. At the time of the preparation of this report no response has been received. Should any pertinent information become available an addendum to this report will be issued.

4.3.6 Fire Department

Agency Name Contact Information	Finding
Los Angeles County Fire Department Hazardous Materials Division 1320 N. Eastern Avenue Los Angeles, CA 90063 (323) 881-2411 Date of contact: May 4, 2023	According to multiple emails dated May 4, 2023 from the Los Angeles County Fire Department, there are no records for the Subject Property addresses or adjoining properties.

4.4 HISTORICAL RECORDS REVIEW

4.4.1 Land Title Records/Deeds

No environmental liens and/or activity and use limitations (AULs) were identified in the Preliminary Title Report prepared by First American Title Company dated December 1, 2022. No other land title records,

deeds, environmental liens, and activity and use limitation documentation were provided by the User, and public records were not searched by Stantec.

4.4.2 Aerial Photographs

Stantec reviewed historical aerial photographs provided by Environmental Data Resources, Inc. (EDR). The general type of activity on a property and land use changes can often be discerned from the type and layout of structures visible in the photographs. However, specific elements of a facility's operation usually cannot be discerned from aerial photographs alone. The following table summarizes Stantec's observations of the reviewed historical aerial photographs. Copies of the historical aerial photographs are included in Appendix E.

Year	Scale	Observations of Subject Property and Adjoining/Nearby Properties
1928 1938	1=500'	The Subject Property and surrounding area appear to be developed with agricultural land (i.e. orchards). Railroad tracks appear adjacent to the north.
1949 1953	1=500'	The Subject Property and surrounding area appear similar to the previous photographs. Small structures appear on the southern portion of the Subject Property and along Route 66.
1964 1966 1970	1=500'	The Subject Property appears to be developed as auto service and a car dealership. Commercial structures appear on the adjacent properties to the east and west. Residential structures appear to the north beyond the railroad tracks. Commercial properties appear to the south beyond Route 66.
1977	1=500'	The Subject Property appears to be developed with the current commercial and a vacant parking lot. Additional commercial development appears along East Route 66.
1983 1989 1994	1=500'	The Subject Property appears to be developed with the current commercial buildings. The northern portion of the asphalt parking lot of the Subject Property is occupied by multiple vehicles and storage containers. The surrounding area appears similar to the previous photographs.
2002 2005 2009 2012 2016	1=500'	The Subject Property appears similar to the previous photograph and the asphalt parking lot is heavily occupied by vehicles. The surrounding area appears similar to the previous photographs.
2020	1=500'	The northern portion of the Subject Property is vacant. Vehicles and storage containers are observed on the southeastern portion of the Subject Property. The surrounding area is heavily developed.

Name of aerial photograph source: EDR, 2023

Stantec's review of historic aerial photographs indicate that the Subject Property was used for agricultural purposes (i.e., orchards) until the early 1960s. Additionally, railroad tracks are located adjacent to the north.

Due to the potential for residual agricultural chemicals associated with historical use and the adjacent railroad tracks, the historical use of the Subject Property as agricultural and adjoining railroad tracks were considered a potential REC to the Subject Property. Results of Stantec's shallow soil sampling are provided in Section 6.0.

4.4.3 City Directories

Stantec retained a third party to research available city directories for the Subject Property and adjoining and nearby properties, in approximately five-year intervals. The Subject Property addresses (723 East Alosta Avenue) were listed as various auto centers from 1995 to 1961. The surrounding area has various residential, auto service, and commercial listings. Copies of the city directory listings are included in Appendix E.

4.4.4 Historical Fire Insurance Maps

Fire insurance maps were developed for use by insurance companies to depict facilities, properties, and their uses for many locations throughout the United States. These maps provide information on the history of prior land use and are useful in assessing whether there may be potential environmental contamination on or near the Subject Property. These maps, which have been periodically updated since the late 19th century, often provide valuable insight into historical Subject Property and adjoining and nearby property uses.

Stantec requested fire insurance maps from EDR; however, no coverage exists for the Subject Property. The Sanborn® Map Search Report indicating "no coverage" is presented in Appendix E.

4.4.5 Historical Topographic Maps

Stantec reviewed historical USGS 7.5-minute Topographic Maps of the Glendora, San Dimas, Azusa, and Baldwin Park, California Quadrangle (scale 1:24,000) to help identify past Subject Property and adjoining and nearby property usage and areas of potential environmental concern. Copies of the historical maps are provided in Appendix E.

The following table summarizes the maps reviewed and our observations.

Year	Scale	Observations of Subject Property and Adjoining/Nearby Properties
1894 1897 1898 1904	1=62,500	No site details are depicted on the Subject Property. Railroad tracks appear adjacent to the north. A roadway appears adjacent to the south.
1925 1927	1=24,000	No site details are depicted on the Subject Property or surrounding area. Railroad tracks appear adjacent to the north. A roadway appears adjacent to the south.

Year	Scale	Observations of Subject Property and Adjoining/Nearby Properties
1933 1981	1=31,680	The Subject Property and adjoining land are not depicted on the map.
1939 1944	1=50,000	No site details are depicted on the Subject Property or surrounding area. Railroad tracks appear adjacent to the north. A roadway appears adjacent to the south. Small structures appear on the roadway (Alosta Avenue) to the south.
1953/1954	1=50,000 1=24,000	Small structures appear on the southern portion of the Subject Property and along Route 66/Alosta Avenue to the south.
1966 1972/1976 1995	1=24,000	The Subject Property and surrounding area are depicted as urband land. No site details are depicted. A trailer park appears to the south beyond Route 66/Alosta Avenue.
2012 2015 2018	1=24,000	No site details are depicted. The roadways appear in the current configuration.

Name of maps and source: EDR, 2023

4.4.6 Other Historical Sources

The user provided Stantec with a *Phase I Environmental Site Assessment Report* prepared by Orswell & Kasman, Inc. dated July 12, 2022, for Vacant Commercial Buildings 723-731 East Route 66, Glendora, California 91740. No RECs, HRECS, or CRECs were identified in the report. Orswell & Kasman, Inc. did not recommend any further environmental studies.

5.0 SITE RECONNAISSANCE

A visit to the Subject Property and its vicinity was conducted by Mr. Hiram Romero on May 19, 2023. Access to the Subject Property was provided by Mr. Joseph Harmon, DAUM Commercial Real Estate Services. Stantec was unaccompanied during the Subject Property visit. Figure 2 provides information about the Subject Property and adjoining sites and the location of potential areas of environmental concern. Detailed Subject Property features are provided on Figure 2. Photographs collected during the site reconnaissance are included in Appendix A.

5.1 SITE RECONNAISSANCE METHODOLOGY

The site reconnaissance focused on observation of current conditions and observable indications of past uses and conditions of the Subject Property that may indicate the presence of RECs. The reconnaissance of the Property was conducted on foot and Stantec utilized the following methodology to observe the Property:

- Traverse the outer Subject Property boundary
- Traverse transects across the Subject Property
- Traverse the periphery of all structures on the Subject Property
- Visually observe accessible interior areas expected to be used by occupants or the public maintenance and repair areas, utility areas, and a representative sample of occupied spaces

Weather conditions during the visit to the Subject Property were clear and sunny. There were no weather-related Subject Property access restrictions encountered during the reconnaissance visit.

5.2 GENERAL DESCRIPTION

Subject Property and Area Description:	The Subject Property is located northwest of the intersection of South Glenwood Avenue and Historic Route 66, in the City of Glendora, County of Los Angeles, California. The surrounding area consists of railroad tracks, commercial buildings, a mobile home park, used car dealership, and self storage facility.
Subject Property Operations:	Vacant former auto service and auto sales.
Structures, Roads, Other Improvements:	The Subject Property consists of a single-story office/auto service building and asphalt parking lot.
Subject Property Size (acres):	1.84 acres

Estimated % of Subject Property Covered by Buildings and/or Pavement:	100%
Observed Current Subject Property Use/Operations:	Vacant former auto service and auto sales.
Observed Evidence of Past Subject Property Use(s):	Vacant former auto service and auto sales.
Sewage Disposal Method (and age):	City of Glendora
Potable Water Source:	City of Glendora
Electric and Natural Gas Utilities:	Southern California Edison

5.3 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

The following table summarizes Stantec's observations during the Subject Property reconnaissance.

Observations	Description/Location
Hazardous Substances and Petroleum Products as Defined by CERCLA 42 U.S.C. § 9601(14) with identified uses:	None observed.
Drums/Totes/Intermediate Bulk Containers (≥ 5 gallons):	None observed.
Strong, Pungent, or Noxious Odors:	None observed.
Pools of Liquid:	None observed.
Unidentified Substance Containers:	None observed.
Polychlorinated biphenyl (PCB)-Containing Equipment:	None observed.
Other Observed Evidence of Hazardous Substances or Petroleum Products:	None observed.

5.4 INTERIOR OBSERVATIONS

Stantec made the following observations during the site reconnaissance of the building interiors at the Subject Property and/or identified the following information during the interview or records review portions of the assessment:

Observations	Description
Heating/Cooling Method:	None observed.
Surface Stains or Corrosion:	None observed.
Floor Drains and Sumps:	None observed.
Other Interior Observations:	None observed.

5.5 EXTERIOR OBSERVATIONS

Stantec made the following observations during the site reconnaissance of exterior areas of the Subject Property and/or identified the following information during the interview or records review portions of the assessment:

Observations	Description
On-site Pits, Ponds, or Lagoons:	None observed.
Stained Soil or Pavement:	None observed.
Stressed Vegetation:	None observed.
Waste Streams and Waste Collection Areas:	None observed.
Solid Waste Disposal:	No areas indicative of solid waste disposal were observed.
Potential Areas of Fill Placement:	No mounds, piles, or depressions suggesting the placement of fill material were observed on the Subject Property.
Wastewater:	No exterior wastewater discharge was observed
Stormwater:	No stormwater discharges or evidence contamination; or potential off-site sources of contamination flowing onto Subject Property via stormwater were observed.
Wells:	No wells were observed.
Septic Systems:	No visible evidence of the existence of a septic system was observed.
Other Exterior Observations:	None.

5.6 UNDERGROUND STORAGE TANKS/STRUCTURES

Existing USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), which would indicate the presence of USTs, was discovered during the site reconnaissance.
Former USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), reports, or other evidence of the former presence of USTs was discovered during this Phase I ESA.

Other Underground Structures:	None observed.

5.7 ABOVEGROUND STORAGE TANKS

Existing ASTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface stains), which would indicate the presence of ASTs, was discovered during the site reconnaissance.
Former ASTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface stains), reports, or other evidence of the former presence of ASTs was discovered during this Phase I ESA.

5.8 ADJOINING PROPERTIES

5.8.1 Current Uses of Adjoining Properties

As viewed from the Subject Property and/or from public rights-of-way, Stantec made the following observations about use and activities on adjoining sites:

NORTH	Railroad Tracks beyond which are residential structures.
EAST	Commercial buildings.
SOUTH	Historic Route 66 beyond which is a self-storage facility, used car dealership, and mobile home park.
WEST	Commercial building.

5.8.2 Observed Evidence of Past Uses of Adjoining Properties

Observations of adjoining sites providing indications of past use and activities, if any, are described below.

NORTH	None observed.
EAST	None observed.
SOUTH	None observed.
WEST	None observed.

5.8.3 Pits, Ponds, or Lagoons on Adjoining Properties

As viewed from the Subject Property and/or from public rights-of-way, Stantec made the following observations about the presence of pits, ponds, and lagoons on adjoining sites:

NORTH	None observed.

EAST	None observed.
SOUTH	None observed.
WEST	None observed.

5.9 OBSERVED PHYSICAL SETTING

Topography of the Subject Property and Surrounding Area:	The Subject Property and surrounding area are relatively flat.

6.0 PHASE II ENVIRONMENTAL ASSESSMENT

During the Phase I ESA, Stantec identified the following potential RECs associated with the Subject Property.

- Stantec's review of historic aerial photographs indicate that the Subject Property was used for agricultural purposes (i.e., orchards) until the early 1960s. Additionally, railroad tracks are located adjacent to the north. Due to the potential for residual agricultural chemicals associated with historical use and the adjacent railroad tracks, the historical use of the Subject Property as agricultural and adjoining railroad tracks were considered a potential recognized environmental condition (REC) to the Subject Property. Stantec recommended the collection of shallow soil samples to evaluate if residual organochlorine pesticides (OCPs) and arsenic and lead associated with herbicide application remain in the Subject Property soils at concentrations that would be of concern for residential redevelopment and earth moving activities.

- According to the EDR database the Subject Property was formerly occupied by various auto service stations and George Dye Motors additionally there is a historical underground storage tank (UST) listing for a 1,000-gallon unleaded gasoline UST associated with George Dye Motors, a former occupant of the Subject Property. No additional information was provided by EDR or available online. The unknown status and potential location of a UST was considered a potential REC to the Subject Property given the potential for a petroleum release to the subsurface.

The following scope of work was completed to address the potential RECs.

6.1 PRE-DRILLING ACTIVITIES

Prior to the commencement of fieldwork activities Stantec made the following preparations:

- Stantec obtained an Underground Service Alert (USA) ticket number prior to commencement of drilling activities.

- In accordance with federal OSHA regulations (29 CFR, Section 1910.120), Stantec developed a site-specific Health and Safety Plan (HASP) for the Property. All Stantec personnel and subcontractors associated with the project were required to be familiar with, and comply with, all provisions of the HASP.

6.2 INVESTIGATION

To address the aforementioned potential environmental concerns (i.e. historical agricultural use; adjacent railroad tracks; former UST; and former auto service operations), Stantec performed a soil and soil vapor assessment on the Subject Property between May 19 and June 9, 2023. The scope of work performed included the advancement of nine (9) soil borings (SB1 and SB4 through SB11) to approximately 3 feet

below ground surface (bgs) and two (2) soil borings (SB2 and 3) to 10.5 feet bgs. Soil vapor probes were set in six soil borings (SB1 through SB4, SB6, and SB9) at 5-feet and in two soil borings (SB2 and SB3) 10-feet bgs.

6.3 SOIL VAPOR SAMPLING

Subsurface soil vapor sampling was performed in accordance with the July 2015 Department of Toxic Substances Control (DTSC) “Advisory - Active Soil Gas Investigations” (DTSC Advisory).

All of the soil vapor borings were advanced using a hand auger. Following the advancement of each boring, the sample probes were constructed with a 10-inch sampling screen set across the sampling interval. Each of the sampling screens were connected to the ground surface via dedicated Nylaflow ® nylon tubing. The annulus around the exposed probe tip was backfilled with a silica sand filter pack to an elevation of about six inches above the sampling screen. Above the filter pack, a 6 to 12-inch transition zone was constructed using dry bentonite granules. From that point to ground surface, hydrated bentonite granules were utilized to seal the annular space. At the surface, the exposed nylon tubing was capped with tight fitting plastic endcaps and labeled to indicate sampling depth. The soil vapor sample probes were allowed to equilibrate for a minimum of 48 hours prior to leak testing and sample collection.

Prior to vapor sample collection from each probe, a shut-in test was performed that consisted of an above-ground apparatus of valves, line, and fitting located downstream from the top of the probe. The line was evacuated to a measured vacuum and the vacuum was shut in with closed valves on opposite ends of the sampling train. A vacuum gauge connected to the line was observed for any signs of a loss in vacuum.

As specified in the DTSC Advisory a default purge of 3 volumes of the sampling system was performed prior to sample collection. This process included purging the sampling system (tubing, sample screen, and void space of sand pack and dry bentonite) using a flow rate between 100 and 200 milliliters per minute (ml/min) while maintaining a low vacuum of 100 inches of water or less. The soil vapor samples were collected by the onsite mobile laboratory chemist using glass bulbs for chemical analysis with the same flow rate used during purging. One duplicate sample was collected and analyzed. All vapor samples collected were analyzed for VOCs by EPA Method 8260b.

During soil vapor sampling a leak check was performed using isopropanol (IPA) as the tracer compound. The tracer compound was applied to a clean rag and situated around the sampling point and fittings to evaluate seal integrity. Seal integrity was confirmed by the absence of the tracer compound in the collected samples.

6.4 LABORATORY TESTING PROGRAM

Soil samples were collected from 1.0; 2.0; and 3.0-feet bgs from soil borings SB1 through SB4, SB6; and SB9 and from 5.0 and 10.0-feet bgs from soil borings SB2 and SB3 and submitted for potential analysis for volatile organic compounds (VOCs) by EPA Method 8260B; Total Petroleum Hydrocarbons (TPH) as gasoline (TPHg), TPH as diesel (TPHd), and TPH as oil (TPHo) by EPA Method 8015B. Soil samples were collected from 1.0; 2.0; and 3.0-feet bgs from soil borings SB5 through SB11 and submitted for

potential analysis of organochlorine pesticides (OCPs) by EPA Method 8081A; and arsenic/lead by EPA Method 6010B. All deeper soil samples were placed on hold pending results of the shallow soil samples. Soil analytical detections are summarized in Table 1.

Soil samples collected during this investigation were analyzed for VOCs by EPA Method 8260B; TPHg, TPHd, TPHo by EPA Method 8015B; OCPs by EPA Method 8081A; and metals by EPA Method 6010B by Jones Environmental Inc. (JEI), located in Santa Fe Springs, California. Soil vapor samples collected during this investigation were analyzed for VOCs by USEPA Test Method 8260B by an on-site mobile laboratory operated by A&R Laboratories (ARL), based in Ontario, California. All samples collected during this investigation were transported under chain-of-custody protocols and analyzed by certified for hazardous waste testing by the California State Water Resources Control Board Environmental Laboratory Accreditation Program (ELAP). Complete laboratory reports, including QA/QC documentation is included in Appendix G.

6.5 INVESTIGATION RESULTS

6.5.1 FIELD OBSERVATIONS

Soils encountered during the investigation consisted largely of well-graded sand with coarse gravel and cobbles overlying bedrock. Groundwater was not encountered in any of the boreholes. No staining or odors were observed in any of the boreholes.

No Petromat was identified in any of the ten boring locations advanced in the asphalt parking lot.

Additionally on May 19, 2023, Stantec oversaw a GPR survey that was conducted on the Subject Property to determine if a UST was still present onsite. No USTs were identified by the GPR survey; however, a suspect former UST cavity was identified north of the buildings in the southwestern corner of the Subject Property. Two soil borings (SB2 an SB3) were advanced in the suspect UST cavity area.

6.5.2 Soil Analytical Results

Minor detections of OCPs including 4,4'-DDE; 4,4'-DDT; Alpha-Chlordane; and Gamma-Chlordane were reported in two soil samples SB9-1.0 and SB11-1.0 below their respective regulatory screening levels. Minor detections of petroleum hydrocarbons were reported in SB6-1.0 and SB9-1.0 at a maximum detection of 22.2 milligrams per kilogram (mg/kg) which is below the regulatory screening level of 96 mg/kg. There were no detections of VOCs above laboratory reporting limits.

Concentrations of lead ranged from 3.1 to 12.3 mg/kg and were well below regulatory thresholds for residential soil set at 80 mg/kg. Detections of arsenic were reported between 5.1 to 50.3 mg/kg and exceeded regulatory thresholds for residential soil set at 0.11 mg/kg. However, arsenic occurs naturally in California at levels up to 12 mg/kg, therefore exceeding the regulatory threshold. The State of California uses the background level as the cleanup standard for arsenic. Only one location (SB10 at 50.3 mg/kg)

exceeded the naturally occurring background concentration for arsenic. The deeper soil samples from this location at 2.0 and 3.0-feet bgs were <5.0 and 5.3 mg/kg, respectively.

On June 9, 2023, Stantec advanced four step-out borings (SB-10-N; SB-10-S; SB-10-E; and SB-10-W) 10-feet in each direction from soil boring SB10. Analytical results from the 1.0-foot interval from these soil borings had a maximum concentration of 10.8 which is within the naturally occurring background concentration for arsenic. Therefore, the arsenic impacted soil appears to be localized (15 feet by 15 feet) around soil boring SB10 within the 2.0-feet depth interval.

6.5.3 Soil Vapor Analytical Results

Laboratory analytical test results from this assessment are attached as Appendix G. The laboratory test results from this phase of investigation are discussed below and soil vapor results were compared to the more conservative value between the Department of Toxic Substance Control (DTSC) HERO Note 3 screening level for residential sites (DTSC, 2022), and the United States Environmental Protection Agency (USEPA) Regional Screening Levels (RSLs) for commercial sites (USEPA, 2021), using both the official attenuation factor (AF) of 0.001 and the screening-level/guidance AF of 0.03. All soil vapor probe locations from this assessment are presented on Figure 2.

There were no detections of TPHg or VOCs in the soil vapor samples with the exception of one analyte, Trichlorotrifluoroethane, which was reported at minor concentrations ranging from 10 to 50 micrograms per cubic meter (µg/m3) and well below the residential screening level of 5,200,000 (µg/m3) when applying the official AF of 0.001, which is currently applied by the DTSC for determining whether vapor mitigation is warranted or not.

6.6 PHASE II ESA CONCLUSIONS AND RECOMMENDTAIONS

Based on the results of soil and soil vapor sampling, Stantec concludes that the historical agricultural use; former UST, and former auto service operations do not represent a REC or a human health risk in light of the contemplated residential redevelopment of the Subject Property. No further investigation appears to be warranted regarding these issues.

7.0 EVALUATION

This section provides a summary overview of or Findings, Opinions, and Conclusions.

7.1 FINDINGS AND OPINIONS

Information gathered from interviews, reviews of existing data, and an inspection was evaluated to determine if RECs are present in connection with the Subject Property. Based on this information, Stantec made the following findings and developed the following opinions.

- The Subject Property consist of approximately 1.84 acres occupied by a vacant auto sales and repair building and associated parking lot Adjoining properties, as well as the nearby area, uses include railroad tracks, commercial properties, a self-storage facility, and residential structures.

  Stantec's review of historic aerial photographs indicate that the Subject Property was used for agricultural purposes (i.e., orchards) until the early 1960s. Additionally, railroad tracks are located adjacent to the north. Due to the potential for residual agricultural chemicals associated with historical use and the adjacent railroad tracks, the historical use of the Subject Property as agricultural and adjoining railroad tracks were considered a potential recognized environmental condition (REC) to the Subject Property. Stantec recommended the collection of shallow soil samples to evaluate if residual organochlorine pesticides (OCPs) and arsenic and lead associated with herbicide application remain in the Subject Property soils at concentrations that would be of concern for residential redevelopment and earth moving activities.

  Stantec performed a soil and soil vapor assessment on the Subject Property between May 19 and June 9, 2023. The scope of work performed included the advancement of nine (9) soil borings (SB1 and SB4 through SB11) to approximately 3 feet below ground surface (bgs) and two soil borings (SB2 and 3) to 10.5 feet bgs. Soil vapor probes were set in six soil borings (SB1 through SB4, SB6, and SB9) at 5-feet and in two soil borings (SB2 and SB3) 10-feet bgs. No Petromat was observed in any of the soil boring locations advanced.

  Minor detections of OCPs including 4,4'-DDE; 4,4'-DDT; Alpha-Chlordane; and Gamma-Chlordane were reported in two soil samples SB9-1.0 and SB11-1.0 below their respective regulatory screening levels. Concentrations of lead ranged from 3.1 to 12.3 mg/kg and were well below regulatory thresholds for residential soil set at 80 mg/kg. Detections of arsenic were reported between 5.1 to 50.3 mg/kg and exceeded regulatory thresholds for residential soil set at 0.11 mg/kg. However, arsenic occurs naturally in California at levels up to 12 mg/kg, therefore exceeding the regulatory threshold. The State of California uses the background level as the cleanup standard for arsenic. Only one location (SB10 at 50.3 mg/kg) exceeded the naturally occurring background concentration for arsenic. The deeper soil samples from this location at 2.0 and 3.0-feet bgs were <5.0 and 5.3 mg/kg, respectively.

On June 9, 2023, Stantec advanced four step-out borings (SB-10-N; SB-10-S; SB-10-E; and SB-10-W) 10-feet in each direction from soil boring SB10. Analytical results from the 1.0-foot interval from these soil borings had a maximum concentration of 10.8 which is within the naturally occurring background concentration for arsenic. Therefore, the arsenic impacted soil appears to be localized (15 feet by 15 feet) around soil boring SB10 within the 2.0-feet depth interval.

- An environmental records search was performed and identified sites within their respective ASTM E1527-21 search radii of the Subject Property that may represent RECs, CRECs, HRECs, or *de minimis* conditions.

  According to the EDR database the Subject Property was formerly occupied by various auto service stations. There is a listing for a historical 1,000-gallon unleaded gasoline underground storage tank (UST) associated with George Dye Motors, a former occupant of the Subject Property. No additional information was provided by EDR or available online. The unknown status and potential location of a UST was considered a potential REC to the Subject Property given the potential for a petroleum release to the subsurface.

  Stantec performed a soil and soil vapor assessment on the Subject Property between May 19 and June 9, 2023. The scope of work performed included the advancement of eleven (9) soil borings (SB1 and SB4 through SB11) to approximately 3 feet below ground surface (bgs) and two soil borings (SB2 and 3) to 10.5 feet bgs. Soil vapor probes were set in six soil borings (SB1 through SB4, SB6, and SB9) at 5-feet and in two soil borings (SB2 and SB3) 10-feet bgs. No Petromat was observed in any of the soil boring locations advanced.

  Additionally on May 19, 2023, Stantec oversaw a GPR survey that was conducted on the Subject Property to determine if a UST was still present onsite. No USTs were identified by the GPR survey; however, a suspect former UST cavity was identified north of the buildings in the southwestern corner of the Subject Property. Two soil borings (SB2 an SB3) were advanced in the suspect UST cavity area.

  Minor detections of petroleum hydrocarbons were reported in soil samples SB6-1.0 and SB9-1.0 at a maximum detection of 22.2 milligrams per kilogram (mg/kg) which is below the regulatory screening level of 96 mg/kg. There were no detections of VOCs above laboratory reporting limits.

  There were no detections of TPHg or VOCs in soil vapor samples with the exception of one analyte, Trichlorotrifluoroethane, which was reported at minor concentrations ranging from 10 to 50 micrograms per cubic meter (µg/m3) and well below the residential screening level of 5,200,000 (µg/m3) when applying the official AF of 0.001, which is currently applied by the DTSC for determining whether vapor mitigation is warranted or not.

  Based on the results of soil and soil vapor sampling, Stantec concludes that the historical agricultural use; former UST, and former auto service operations do not represent a REC or a human health risk

in light of the contemplated residential redevelopment of the Subject Property. No further investigation appears to be warranted regarding these issues.

- Given the age of the existing buildings on the Subject Property (circa 1960s), the presence of asbestos containing materials (ACMs) and lead-based paint (LBP) is considered possible. Stantec recommends conducting a comprehensive, pre-demolition ACM and LBP survey prior to any activities with the potential to disturb building materials.

7.2 DATA GAPS

The federal AAI final rule [40 CFR 312.10(a)], ASTM E1527-13, and ASTM E1527-21 identify a "data gap" as the lack or inability to obtain information required by the standards and practices of the rule despite good faith efforts by the EP or the User.

Any data gaps resulting from the Phase I ESA described in this report are listed and discussed below.

Gap	Discussion
Deletions or Exceptions from Scope of Work Referenced in Section 1.4:	None
Weather-Related Restrictions to Site Reconnaissance:	None
Facility Access Restrictions to Site Reconnaissance:	None
Other Site Reconnaissance Restrictions:	None
Data Gaps from Environmental Records Review:	None
Data Gaps from Historical Records Review:	None
Data Gaps from Interviews:	The Subject Property was vacant at the time of the site reconnaissance and no interview was conducted. Given the historical sources available the lack of an interview is not considered to impact the findings of this report.
Other Data Gaps:	At the time of the preparation of this report no completed user questionnaire was provided. Given the historical sources available the lack of a completed user questionnaire is not considered to impact the findings of this report.

7.3 CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of the property located at 723 and 731 East Route 66, City of Glendora, County of Los Angeles, California 91740, or the "Subject Property." Any exceptions to, or deletions from, this practice are described Section 2.3 of this report. This assessment has revealed no recognized environmental conditions (RECs), Controlled RECs (CRECs), or significant data gaps in connection with the Subject Property. No further investigation appears to be warranted at this time.

Stantec identified the following *de minimis* condition in connection with the Subject Property:

- **Arsenic Impacted Soil.** Based on the results of the initial soil sampling and step-out soil sample locations, the arsenic impacted soil appears to be localized around soil boring SB10 within the 2.0-feet interval. The approximate volume of impacted soil appears to be approximately 20 cubic yards. It is recommended that this soil be removed from the Property prior to site development.

Stantec also identified the following non-ASTM issues associated with the Subject Property:

- **Potential Asbestos and Lead-Based Paint.** Given the age of the existing buildings on the Subject Property (circa 1960s), the presence of asbestos containing materials (ACMs) and lead-based paint (LBP) is considered possible. Stantec recommends conducting a comprehensive, pre-demolition ACM and LBP survey prior to any activities with the potential to disturb building materials.

8.0 NON-SCOPE CONSIDERATIONS

The following ASTM E1527-21 Non-Scope Considerations were performed as part of this Phase I ESA:

8.1 LEAD-BASED PAINT

Concern for lead-based paint (LBP) is primarily related to residential structures. The EPA's Final Rule on Disclosure of Lead-Based Paint in Housing (40 CFR Part 745) 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.

Given the age of the existing buildings on the Subject Property (circa 1960s), the presence of lead-based paint (LBP) is considered possible. Stantec recommends conducting a comprehensive, pre-demolition LBP survey prior to any activities with the potential to disturb building materials.

8.2 ASBESTOS

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 inhaled, which 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.

Stantec makes no warranty as to the possible existence or absence of inaccessible materials or to their evaluation with respect to asbestos content. Samples of suspect ACM should be collected for laboratory analysis of asbestos prior to any renovation or building demolition to be compliant with, EPA National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations.

Given the age of the existing buildings on the Subject Property (circa 1960s), the presence of ACMs is considered possible. Stantec recommends conducting a comprehensive, pre-demolition ACM survey 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, Stantec recommends proper removal and disposal of the materials identified prior to any activities with the potential to disturb them.

8.3 RADON

Radon is a colorless, tasteless radioactive gas with an EPA-specified action level of 4.0 PicoCuries per liter of air (pCi/L) for residential properties. Radon gas has a very short half-life of 3.8 days. The health risk potential of radon is primarily associated with its rate of accumulation within confined areas near or in the ground, such as basements, where vapors can readily transfer to indoor air from the ground through foundation cracks or other pathways. Large, adequately ventilated rooms generally present limited risk for radon exposure. The radon concentrations in buildings and homes depend on many factors, including soil types, temperature, barometric pressure, and building construction (EPA, 1993).

Stantec reviewed regional data published by the EPA on average indoor radon concentrations in the vicinity of the Property (http://www.epa.gov/radon/zonemap.html).

EPA Radon Zones (w/Average Measured Indoor Radon concentrations)		
Zone 1 – High (>4.0 pCi/L)	Zone 2 – Moderate (2 to 4 pCi/L)	Zone 3 – Low (<2 pCi/L)
	X	
Normally-occupied sub grade areas present? (i.e., basement apartments, offices, stores, etc.)		
None observed.		

The Subject Property is located in Zone 2 and is considered to have medium potential for radon. To determine Subject Property-specific radon levels, a radon survey would have to be conducted. According to EDR, 0 of the 10 tests in Zipcode 91741 were above 4 pCi/L. Because there are no occupied subgrade areas, further investigation of indoor radon issues does not appear to be warranted.

8.4 FLOOD ZONES

According to the Physical Setting summary portion of the EDR report, the Subject Property is not located within a 500-year or 100-year flood plain.

9.0 REFERENCES

ASTM International, 2021, Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process, Designation: E 1527-21.

ASTM International, 2022, Standard Guide for Vapor Encroachment Screening on Subject Property Involved in Real Estate Transactions, Designation E 2600-22.

California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOG), 2023, website http://www.consrv.ca.gov/dog/maps

California Division of Mines and Geology (CDMG), 1967, Geologic Map of California, San Bernardino Sheet, scale 1:250,000.

California Geological Survey (CGS), 2002, California Geomorphic Provinces, Note 36.

_____, 2010a, Fault Activity Map of California, adjustable scale, http://www.quake.ca.gov/gmaps/FAM/faultactivitymap.html.

_____, 2010b, Alquist-Priolo Earthquake Fault Zones of California, http://www.quake.ca.gov/gmaps/ap/ap_maps.htm.

Department of Water Resources (DWR), 2004, Groundwater Bulletin 118, updated February 27.

California Geological Survey (CGS), 2023, website http://maps.conservation.ca.gov/cgs/fam/

Department of Toxic Substances and Control, 2023, website http://www.envirostor.dtsc.ca.gov/public/

Environmental Data Resources, Inc. (EDR), EDR Radius Map with Geocheck, Inquiry Number 7326771.2s, dated May 4, 2023.

_____, Certified Sanborn Map Report, Inquiry Number 7326771.3, dated May 3, 2023.

_____, Historical Topographic Map Report, Inquiry Number 7326771.4, dated May 3, 2023

_____, Aerial Photo Decade Package, Inquiry Number 7326771.5, dated May 4, 2023.

_____, City Directory Abstract, Inquiry Number 7326771.6, dated May 9, 2023.

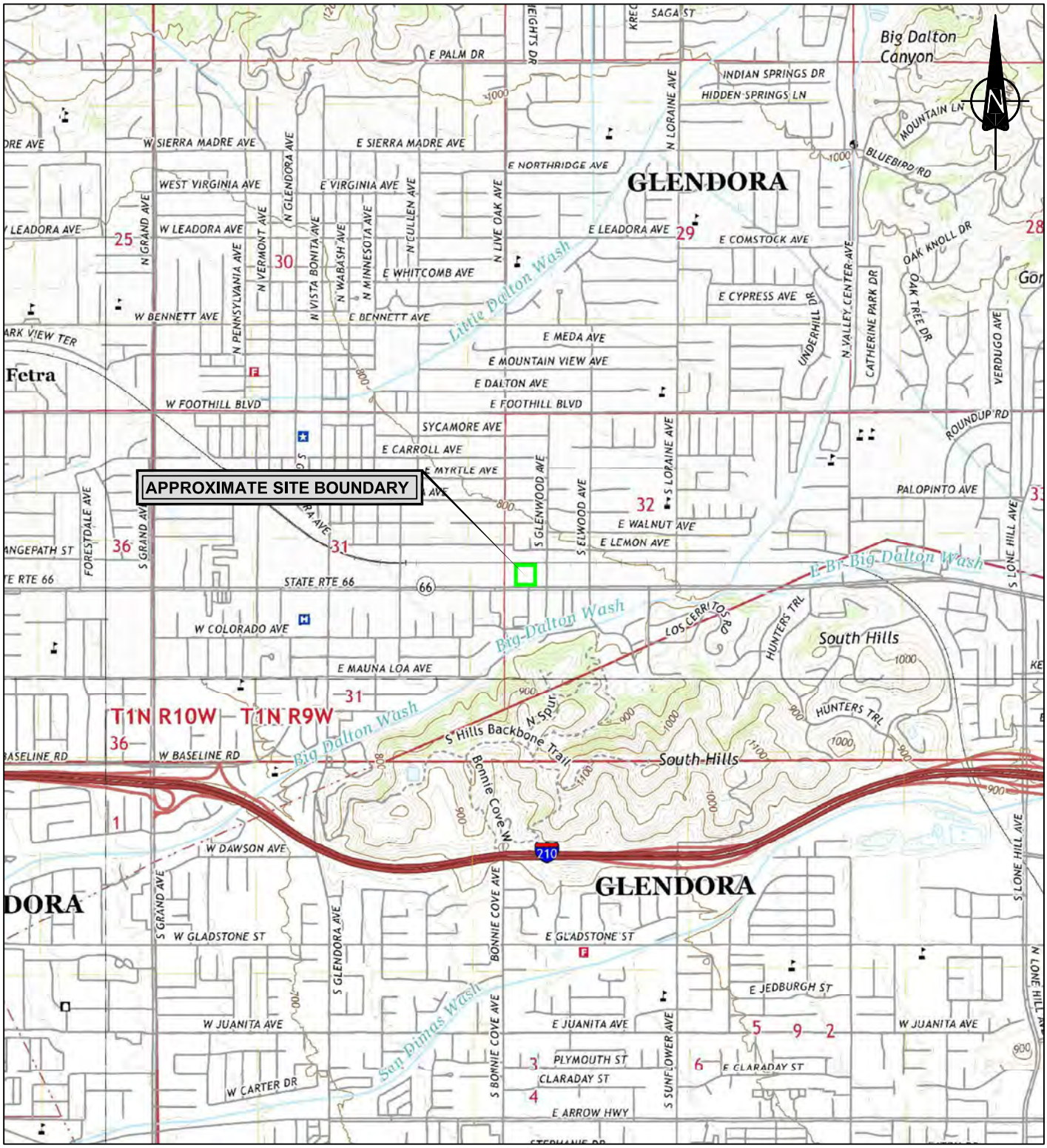
State Water Resource Control Board's Geotracker, 2023, website https://geotracker.waterboards.ca.gov/

United States Geological Survey (USGS), 2018, Glendora Quadrangle, 7.5 Minute Topographic Map, Scale 1 inch = 2,000 feet.

References

United States Geological Survey (USGS), 2023, website.
https://earthquake.usgs.gov/cfusion/hazfaults_2008_search/query_main.cfm

FIGURES



0 2500 5000 7500 ft

SCALE : AS SHOWN

NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A STANTEC SERVICES INC. REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

SUBJECT PROPERTY LOCATION MAP PHASE I ENVIRONMENTAL SITE ASSESSMENT 723-731 EAST ROUTE 66, GLENDORA, CA 91740	Project No.: 185806043 Scale: AS SHOWN Date: 23/06/03 Dwn. By: CD OK SC2023060001 App'd By: KE	Fig. No.: 1	Stantec
Client: BRANDYWINE HOMES			

Stantec Consulting Ltd. © 2023

LEGEND

- SUBJECT PROPERTY
- SOIL BORING LOCATION (STANTEC, MAY 2023)
- UST — UNDERGROUND STORAGE TANK

0 50 100 150FT

SCALE : AS SHOWN

NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A STANTEC CONSULTING LTD. REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

SUBJECT PROPERTY DETAILS

PHASE I ENVIRONMENTAL SITE ASSESSMENT

723-731 EAST ROUTE 66, GLENDORA, CA 91740

Project No.:	185806043
Scale:	AS SHOWN
Date:	23/06/03
Dwn. By:	CD OK SC2023060002
App'd By:	KE
Client:	BRANDYWINE HOMES

Fig. No.: 2

Stantec

Stantec Consulting Ltd. © 2023

TABLES

Table 1
Summary of Soil Analytical Detections
723-731 East Route 66, Glendora, California
Stantec Project No.: 185806043

Sample ID	Sample Depth (feet)	Sample Date	Arsenic and Lead by 6010B		OCPs by 8081A					TPH by 8015				VOCs by 8260
			Arsenic	Lead	4,4'-DDD	4,4'-DDE	4,4'-DDT	Alpha-Chlordane	Gamma-Chlordane	C28-C31	C32-C35	C23-C40	C36-C40	
RSLs (Residential)			***0.68***	***40***	***2.3***	***2.0***	***1.90***	***36***	***36***	***96***	***250***	***96***	***250***	***Various***
DTSC HERO Note 3 (Residential)			***0.41***	***80***	***1.9***	***23***	***37***	***Various***	***Various***	***NE***	***NE***	***NE***	***NE***	***Various***
Naturally Occuring California Background Levels			***0.6 - 11.0***	***12.4 - 97.1***	***NE***	***NE***	***NE***	***NE***	***NE***	***NE***	***NE***	***NE***	***NE***	***NE***
SB1-1.0	1	5/19/2023	NA	NA	NA	NA	NA	NA	NA	<1.0	<1.0	<10.0	<1.0	<various
SB2-5.0	5	5/19/2023	NA	NA	NA	NA	NA	NA	NA	<1.0	<1.0	<10.0	<1.0	<various
SB2-10.0	10	5/19/2023	NA	NA	NA	NA	NA	NA	NA	<1.0	<1.0	<10.0	<1.0	<various
SB3-10.0	10	5/19/2023	NA	NA	NA	NA	NA	NA	NA	<1.0	<1.0	<10.0	<1.0	<various
SB4-1.0	1	5/19/2023	<5.0	**12.3**	<0.010	<0.010	<0.010	<0.010	<0.010	<1.0	<1.0	<10.0	<1.0	<various
SB5-1.0	1	5/19/2023	<5.0	**3.1**	<0.010	<0.010	<0.010	<0.010	<0.010	NA	NA	NA	NA	NA
SB6-1.0	1	5/19/2023	**6.2**	**8.4**	<0.010	<0.010	<0.010	<0.010	<0.010	**5.7**	**6.8**	**22.2**	**9.6**	<various
SB7-1.0	1	5/19/2023	<5.0	**4.2**	<0.010	<0.010	<0.010	<0.010	<0.010	NA	NA	NA	NA	NA
SB8-1.0	1	5/19/2023	<5.0	**5.5**	<0.010	<0.010	<0.010	<0.010	<0.010	NA	NA	NA	NA	NA
SB9-1.0	1	5/19/2023	**5.1**	**5.1**	<0.010	**0.0139**	<0.010	<0.010	<0.010	**5.8**	**4.9**	**14.8**	**4.1**	<various
SB10-1.0	1	5/19/2023	**50.3**	**5.7**	<0.010	<0.010	<0.010	<0.010	<0.010	NA	NA	NA	NA	NA
SB10-2.0	2	5/19/2023	<5.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SB10-3.0	3	5/19/2023	**5.3**	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SB-10-N-1	1	6/9/2023	**10.8**	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SB-10-S-1	1	6/9/2023	<5.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SB-10-E-1	1	6/9/2023	**9.8**	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SB-10-W-1	1	6/9/2023	<5.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SB11-1.0	1	5/19/2023	**7.2**	**13.1**	NA	**0.109**	**0.0525**	**0.651**	**0.69**	NA	NA	NA	NA	NA

Notes:

All concentrations reported in milligrams per kilogram (mg/kg).

RSL - United States Environmental Protection Agency Regional Screening Level

DTSC - Department of Toxic Substance Control

HERO HHRA - Human and Ecological Risk Office Human Health Risk Assessment

NA - Not Analyzed

NE - Not Established

OCPs - Organochlorine Pesticides

BOLD Denotes analyte was detected above the laboratory reporting limit

< - Denotes analyte was not detected above the laboratory reporting limit

Yellow shading indicates value above the residential screening level but within naturally occurring background levels.

Green shading indicates value above residential screening levels and above naturally occurring backgrround levels

APPENDICES

APPENDIX A
PHOTOGRAPHS OF THE PROPERTY AND VICINITY

Photographs of the Property and Vicinity
Site Address: **723-731 East Route 66, Glendora, CA**
Photographer: **Hiram Romero/Mitchell Bohn**
Date: **May 19, 2023 and June 14, 2023**

Photo #1 View of the buildings on the southwestern portion of the Subject Property.

Photo #2 View of the asphalt parking lot in the southeastern portion of the Subject Property.

Photo #3 View of the asphalt parking lot in the northern portion of the Subject Property.

Photo #4 View of the area of the former underground storage tank location to the north between the two buildings on the Subject Property.

Photo #5 View of the adjacent building to the west.

Photo #6 View of the adjacent building to the east.

APPENDIX B
STANTEC RESUMES

Alicia Jansen CAC, LRCIA

Senior Scientist
21 years of experience

Alicia is a Senior Scientist with over twenty years of experience in Phase I and II Environmental Assessments, with strong emphasis in water quality and environmental research. Alicia has managed the preparation of environmental documents, training programs, and environmental compliance during large scale environmental monitoring projects. Alicia's environmental consulting experience includes performing asbestos and lead-based paint surveys, oversight of contractors during asbestos abatement, hazardous materials surveys, and Phase I Environmental Site Assessments (ESAs) in accordance with the practices identified in the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E 1527-21 and the Standard Practice for Environmental Site Assessments for Forestland or Rural Property, ASTM Designation E 2247-16.

EDUCATION

BA, Environmental Studies, San Jose State University, San Jose, California, 2004

CERTIFICATIONS & TRAINING

Residential Measurement Provider, 108212, National Radon Proficiency Program, Anaheim, California, 2015

REGISTRATIONS

Certified Asbestos Consultant #CAC #15-5379, State of California Division of Occupational Safety and Health

Lead Inspector/Risk Assessor #LRC-00005363, California Department of Public Health

MEMBERSHIPS

Member, Groundwater Resources Association of California

PROJECT EXPERIENCE

HEALTH, SAFETY & INDUSTRIAL HYGIENE

Cochise County, Asbestos, Lead-Based Paint, and Hazardous Materials Survey | Arizona | Field Lead and Certified Asbestos Consultant

Alicia conducted with site inspections for asbestos, lead-based paint, and hazardous materials at multiple vacant structures including schools, multi-tenant apartment buildings, and commercial structures. The scope of work involved sample collection for asbestos and lead-based paint in addition to the quantification of universal wastes (PCBs, mercury containing equipment, refrigerants, etc.) that would require special handling and disposal. She assisted with the preparation of reports summarizing findings. Role: Field Lead | Dates involved: 2020-2022

Confidential Health Care Company, Asbestos, Lead-Based Paint, and Hazardous Materials Survey | Northern California | Staff

Alicia assisted with site inspections for asbestos, lead-based paint, and hazardous materials at multiple occupied hospitals and office spaces. The scope of work involved sample collection for asbestos and lead-based paint in addition to the quantification of universal wastes (PCBs, mercury containing equipment, refrigerants, etc.) that would require special handling and disposal. She assisted with the preparation of reports summarizing findings. Role: Field Lead | Dates involved: 2013-2020

State of California General Services, Asbestos, Lead-Based Paint, and Hazardous Materials Survey | Northern California | 2009 | Technical Support

Alicia assisted with site inspections for asbestos, lead-based paint, and hazardous materials at multiple communication towers in remote areas. The scope of work involved sample collection for asbestos and lead-based paint in addition to the quantification of universal wastes (PCBs, mercury containing equipment, refrigerants, etc.) that would require special handling and disposal. She assisted with the preparation of reports summarizing findings. Role: Technical Support | Cost: Unknown | Dates involved: 10/2009-10/2009

Indoor Air Quality Assessments* | San Jose, California | 2002-2005 | Staff

Alicia performed site inspections, interviews, and collected air samples to be analyzed for various air pollutants and molds including formaldehyde, penicillium, aspergillus, cladosporium, and stachybotry. She prepared reports summarizing findings and made recommendations.

Veteran's Administration of Puget Sound, Asbestos and Lead-Based Paint Survey | Seattle, Washington | 2009 | Project Scientist

Alicia served as the Project Scientist responsible for hazardous building material assessments, specifically asbestos and lead-based paint. These services were required as part of the pre-design tasks for this project. Over 300 samples were collected over the span of four days culminating in a final hazardous building materials report to be incorporated into the facility design as well as demolition activities once the construction phase of the

** denotes projects completed with other firms*

project commences.

Interim Remedial Action, Indoor Air Sampling, and Sub-Slab Soil Gas Sampling | Sunnyvale, California | 2004–2014 | Task Manager and Field Support

Alicia conducted an indoor air sampling survey using air sampling pumps, dosimeter badges, and flame ionization detector (FID) during a sump excavation. She performs semi-annual sub-slab soil vapor sampling and indoor air quality surveys using summa canisters. She assists with the preparation and submittal of reports summarizing the findings and provides recommendations to the local regulatory agency. Role: Indoor Air Sampling Survey | Cost: Unknown | Dates involved: 09/2004-09/2014

Lead Dust Assessment and Abatement Oversight | Fremont, California | 2009 | Technical Support

Alicia assisted with the evaluation of lead dust in an industrial facility. A total of 307 dust wipe samples were collected in order to evaluate the potential presence of lead dust throughout the two-story, 500,000 square foot manufacturing building. Role: Technical Support | Cost: Unknown | Dates involved: 01/2009-03/2009

Former Tesoro Coke Facility, Asbestos, Lead-Based Paint Survey | Pittsburg, California | Technical Support

Alicia assisted with an asbestos and lead paint survey of 20 structures at the facility ultimately scheduled for demolition. More than 200 samples were collected over the span of two days. She prepared a report for demolition while also providing the information needed for worker safety during demolition activities at the facility. Role: Technical Support | Cost: Unknown | Dates involved: 04/2009-04/2009

State of California General Services, Asbestos and Lead-Based Paint Survey | Southern California | 2014-2019 | Certified Asbestos Consultant

Alicia conducted with site inspections for asbestos and lead-based paint at multiple bridges, maintenance stations, and roadways throughout Southern California. The scope of work involved sample collection for asbestos and lead-based paint that would require special handling and disposal. She assisted with the review and approval of reports summarizing findings. Role: Certified Asbestos Consultant | Cost: Unknown | Dates involved: 9/2014-10/2019

Confidential Client, Asbestos and Lead-Based Paint Survey | Multiple Sites, California | Task Manager and Certified Asbestos Consultant

Alicia conducts pre-demolition asbestos and lead paint surveys of structures ultimately scheduled for demolition. She prepared a report for demolition while also providing the information needed for worker safety during demolition activities at the facility. Role: Task Manager and Certified Asbestos Consultant| Dates involved: 2006 - present

PERMITTING, COMPLIANCE, AUDITING

Tesoro Refinery, Initial Study* | Benicia, California | 2005 | Staff

Alicia assisted with the background research and preparation of applicant-prepared initial study for the upgrade of a refinery.

Transmission Line Upgrade* | San Mateo to San Francisco, California | 2005 | Environmental Research and Compliance Staff

Alicia supported the environmental compliance program for the construction of a 27-mile 230 kV underground and overhead transmission line. She assisted with the preparation and submittal of variance requests, extra work space requests, and daily and weekly reports for submittal to the California Public Utilities Commission. She also conducted research and assisted with training and report preparation.

REMEDIAL INVESTIGATIONS & ASSESSMENTS

California Department of Transportation Portfolio | Multiple Sites, Northern California and Southern California, California | 2008-2019 | Task Lead Manager

Alicia prepared quarterly groundwater monitoring reports, subsurface investigation reports, sensitive receptor surveys, and preferential pathway studies for various California Department of Transportation locations throughout Northern California. She assisted with the utility locating, work plan preparation, field coordination, archived data onto the State Water Resource Control Board's (RWQCB) Geotracker electronic filing system. Alicia currently conducts site inspections for asbestos, lead-based paint, and hazardous materials for bridges, salt barns, and maintenance buildings associated with California Department of Transportation locations throughout Southern California. The scope of work involves sample collection for asbestos and lead-based paint that would require special handling and disposal. She assists with the preparation of reports summarizing findings. Role: Task Lead Manager | Cost: Unknown | Dates involved: 06/2008-02/2019

Soil Gas Sampling and Human Health Risk Assessment | San Jose, California | 2014 | Project Lead

Alicia performed a soil vapor survey in conformance with the DTSC Advisory Active Soil Gas Investigations, using soil vapor sampling devices and a mobile laboratory for onsite chemical analysis. She also assisted with the report preparation summarizing the findings and providing recommendations for further assessment. Role: Task Lead Manager | Cost: Unknown | Dates involved: 2014

Confidential Clients, Phase I Environmental Site Assessments | Multiple Sites, California, Arizona, New Mexico, Texas, Virginia | Task Manager

Alicia performs Phase I Environmental Site Assessments for multiple confidential clients in accordance with the practices identified in the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E 1527-13; ASTM E 1527-21; and Standard Practice for Environmental Site Assessments for Forestland or Rural Property, ASTM Designation E 2247-16 to achieve compliance with requirements of the "All Appropriate Inquiries" rule required to obtain protection from liability under the federal Comprehensive Environmental Response, Cleanup and Liability Act (CERCLA). Previous sites include large industrial warehouses, multi-tenant

** denotes projects completed with other firms*

commercial buildings, large lots of vacant land, and residential properties. She reviews topographic maps, Sanborn Fire Insurance Maps, and files at local regulatory agencies. She interviews present and former property owners and performed site and adjacent property reconnaissance. She prepares reports summarizing the findings and provides recommendations for further assessment if applicable. Role: Task Lead Manager | Cost: $3,000-8,000 per report. | Dates involved: 2006-present

Goodyear Portfolio | California and Hawaii | 2005–2020 | Project Lead

Alicia performed Phase I Environmental Site Assessments (ESA) and Phase II Site Assessments for various Goodyear Tire & Rubber Company locations throughout California and Hawaii. She assisted with the installation of monitoring wells and exploratory borings; underground storage tank removals; site restoration; product removal with passive recovery system; archived data onto the State Water Resource Control Board's Geotracker electronic filing system; and assisted with the preparation of quarterly groundwater monitoring reports, sensitive receptor surveys, site conceptual models, and subsurface investigation reports. Approximately 250 Sites • Cost: $8,000 per site.

James DeWoody Aboveground Tank Inspector

Principal Scientist
24 years of experience

James is a senior environmental scientist/engineer with more than 10 years of experience in the assessment and remediation of soil, soil vapor, and groundwater projects. He has also been involved in the analysis of data, budget preparation, Federal and state regulatory compliance issues, work plan and report preparation, supervision of several excavations, and numerous remediation system installations.

James' experience designing, permitting, installing, and operating remediation system includes soil vapor extraction designed with carbon vessels, catalytic and thermal oxiders, dual phase extraction utilizing high vacuum liquid-ring pumps and pneumatic pumps, landfill gas collection, ozone and calcium polysulfide injection, and electrical resistance heating. Additionally, he has an educational and professional background working with local Southern California and Federal government agencies' rules and regulations.

EDUCATION

BS, Environmental Science, University of California, Riverside, Riverside, California, 1996

40-Hour Hazardous Waste Health & Safety, OSHA, San Diego, California, 2008

24-Hour First Responder-Operations Level, OSHA, San Diego, California, 2008

Adult/Child/Infant CPR Training, San Diego, California, 2007

Adult/Child/Infant First Aid Training, San Diego, California, 2007

CERTIFICATIONS & TRAINING

Authorized SP001 AST System Inspector, STI SPFA, Lake Zurich,, IL, 2018

PROJECT EXPERIENCE

AIRPORTS & AVIATION

Pattern Drilling Excavation Project

James was responsible for a pattern drilling excavation project at former aerospace facility. The project involved the removal and backfill of nearly 80 5-foot diameter boring to 50 feet below ground surface over a 50 foot by 50 foot grid pattern. All drilling and disposal activities were performed during non-working hours of the present tenant.

ENVIRONMENTAL HEALTH & SAFETY

Anthrax Emergency Response | Washington D.C.

James was a team member for the United States Postal Service at the Brentwood Station in Washington D.C. Duties included sampling and decontamination at numerous postal offices and commercial sites along the East Coast.

ENVIRONMENTAL SITE ASSESSMENTS PHASE I, II, III

Phase I Investigations

James has performed Phase I investigations at potentially hazardous and non-hazardous sites.

ENVIRONMENTAL SITE REMEDIATION

Interstate 10/Tippecanoe Avenue Interchange Improvements | Caltrans | San Bernardino, California, United States | 2011-2014 | TOS/Technical Lead

Jim led soil vapor extraction and remediation efforts to support freeway access realignments and street widening. The project included full and partial takes of numerous commercial and residential properties and required aerially deposited lead surveys; site investigations on five existing and former gasoline service stations; an ISA addendum; remedial feasibility studies; human health risk evaluations; and remedial actions by soil vapor extraction and site closure. Role: TOS/Technical Lead | Dates involved: 2011-2014

Sample Collection

James was responsible for the collection of routine and non-routine samples of contaminated groundwater, surface water, ambient air, and soil vapor and soil. Tasks included sample collection, sample preservation, sample documentation, and sample shipment to the requested analytical laboratory from military and commercial sites.

Several Major Soil Excavation Projects | Ongoing | Project Manager

James oversaw of several major soil excavation projects. Each project involved the removal, characterization, disposal, and/or treatment of more than 1,000 cubic yards of hydrocarbon-bearing soil for remediation of source areas and shallow groundwater contamination. A majority of the sites have been officially closed by the lead regulatory agency. Role: Project Manager | Dates involved: 2008-present

Glendora 4 Redevelopment | Glendora, California, United States | 2014-2016 | Project Manager

Jim led our team as they completed site assessments, investigations, and soil vapor extraction and remediation at a multi-property development project. The site had a long history of manufacturing, dry cleaning, and rail operations. Jim directly managed the soil and vapor extraction activities as well as supported other project activities including initial site assessments, site investigations, groundwater sampling, remediation design and monitoring, and human health risk assessment. Role: Project Manager | Dates involved: 2014-2016

JUSTICE

Government Agency Reports

James interpreted and prepared information for quarterly and annual reports for local and regional government agencies. He was accountable for data entry using current spreadsheets and Oracle database software. Additionally, he was responsible for the collection and processing of groundwater data from held wells.

OIL & GAS

UST Removal and Excavations | Southern California, United States | Ongoing | Project Manager

James managed the removal and excavation of underground storage tanks from various service stations located within San Diego, Orange, San Bernardino, Los Angeles, and Riverside counties. Role: Project Manager | Dates involved: 2008-present

Chevron Operation and Maintenance Activities | Alaska

James was responsible for operation and maintenance activities for former Chevron site located in remote area of Alaska. Remediation systems included oil water separators, bio-venting and soil vapor extraction, and groundwater pump and treat systems.

Crude Oil Pipeline Spill Sampling and Remediation | Los Angeles and El Dorado Counties, California, United States | 2008-2016 | Investigation Coordinator

James investigated the sampling and remediation activities of multiple oil spill response actions. Oil spill responses include crude oil pipeline spill that discharged over 1.3 miles of stream bed and a major portion of drinking reservoirs located in the Los Angeles and El Dorado County. Investigation activities included sampling surface and depth dissect water from the reservoir, sediment collection from the bottom of the reservoir using EPA Blackwater Divers, and safety performing soil sampling from the toe of a recent landslide area. Remediation activities included soil excavation of crude oil impacted soil from the remote areas of the site using helicopters to transport heavy equipment and impacted soil. Additional remediation activities were performed to reduce crude oil concentrations from the sediment in the bottom of the reservoir using air injection. Air injection was performed from a floating barge utilizing a GPS tracking system. Role: Investigation Coordinator | Dates involved: 2008-2016

RETAIL / COMMERCIAL

Dry Cleaner Remediation

James was responsible for the design and installation of several soil vapor extraction systems for the cleanup of tetrachloroethene (PCE) and trichloroethene (TCE)-impacted soil and groundwater at several dry cleaner and commercial sites.

SOLID WASTE

Landfill Gas Migration System Investigation | Garden Grove, California

James investigated an existing landfill gas migration system and provided recommendations for improving the present design at the South Portion of the Longsdon Pit/ Sierra Park and Olinda Alpha Landfills located in Brea and Garden Grove, California.

Landfill Gas Collection Systems | Imperial and San Diego Counties, California

James assisted in the design assessment and sample collection of landfill gas collection systems in Imperial and San Diego County. Responsibilities included analysis of placement and radius of influence data for landfill gas collection wells.

PUBLICATIONS

"Advanced Field Proven Micro-Purge Sampling Techniques" Abstract Accepted to Fifth International Symposium on Environmental Contamination in Central and Eastern Europe, Prague, Czech Republic, 2000.

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Kyle has more than 28 years of professional experience—17 of those years with Stantec—providing geotechnical and environmental consulting. During the course of his experience, he has been involved with a wide variety of geological and engineering projects. He has been in direct charge of quality control/quality assurance (QA/QC) work for Stantec and previous firms for geological, engineering geological, and environmental services primarily in California. Additionally, Kyle has been a primary contact for Stantec with many different clients (including multi-party actions) and regulatory bodies involving contracting, workplan approvals, site assessments and closures, permitting, remedial action, and litigation support. With regard to litigation services, Kyle has extensive experience providing expert witness testimony, second-party review, and litigation support and analysis.

Kyle's extensive experience includes assessment and remediation of property-specific and regional issues involving soil and groundwater contaminated with petroleum hydrocarbons, chlorinated solvents, heavy metals, pesticides, and PCBs.

He currently serves as the managing principal geologist in Stantec's Redlands, California office.

EDUCATION

Engineering Geology/Hydrogeology, California State University, Los Angeles, California, 1984

AS, General Science, Crafton Hills College, Yucaipa, California, 1975

BS, Geological Sciences, California State University, Long Beach, California, 1982

REGISTRATIONS

Certified Engineering Geologist #1271, State of California Issued 1985, Expires 2011

Professional Geologist #4066, State of California Issued 1985, Expires 2011

PROJECT EXPERIENCE

Bioremediation

Excavation and Treatment of Petroleum-Contaminated Soil

Kyle designed the excavation and treatment of 45,000 cubic yards of petroleum-contaminated soil. Soil treatment included utilizing vapor extraction, combined with bioremediation.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Chemicals & Polymers

Two Former Chemical Plants, Environmental Site Assessments and Remediation, Vernon, California

Mr. Emerson was part of the team for conducting Phase I and Phase II Environmental Site Assessments (ESA) and developing remedial action plans for two former chemical plant sites with 80-year industrial histories. Phase I ESAs used historical files, maps, aerial photographs, available documents, and data from public agencies and historical directories for identifying recognized environmental concerns. Extensive Phase II ESA survey activities aided in identifying below-grade structures such as vaults/USTs, as well as assessing the extent of influence and nature of the contamination. These investigations confirmed the presence of heavy metals, petroleum hydrocarbons, volatile organic compounds, polychlorinated biphenyls, radioactive materials, semi-volatile organic compounds, and polycyclic aromatic compounds in the soils for these sites. Specific areas of concern included former settling ponds, a bone yard, maintenance areas, transformer and substations, wastewater treatment facilities, and above-ground storage tank farms. A conceptual mode was developed for use in a health risk assessment and developed risk-based corrective actions to address potential health and environmental concerns. He assisted with the development and implementation of a remedial action plan, combined administrative controls, engineering controls, and active remediation; this resulted in the cost-effective return of one site to active use, and is reducing health risks to occupants and the public at the second site.

CONFIDENTIAL: Aerospace Adhesives and Coatings Plant, Glendale, California

Mr. Emerson was part of the team that conducted feasibility studies to evaluate remedial alternatives for remediation of chlorinated VOCs, 1,4 dioxane, and hexavalent chromium (CrVI) in soil, soil vapor, and groundwater. Feasibility studies included groundwater pump testing, benchscale column testing to evaluate in situ alternatives for reducing CrVI to the less mobile CrIII valence state, soil vapor extraction, capping, and excavation. Field pilot studies were performed to evaluate the efficiency of various CrVI reductants including the use of ferrous sulfate, calcium polysulfide, emulsified oil, and fructose. Extensive multi-depth soil vapor testing was conducted to evaluate the distribution of VOCs in the subsurface and to support vapor intrusion risk assessment. Feasibility studies were completed in 2008. Remedial actions are expected to be completed in 2011.

Condition Assessments

Assessment and Mitigation of Manufacturing Facility

Kyle managed the assessment and mitigation of an ammunition manufacturing facility covering 1,100 acres in a complex geologic environment. The contaminates involved red and white phosphorous, TNT, chlorinated solvents, solid wastes, and live ordinance.

Soil Contamination Assessment Supervision and Management

Kyle managed and supervised soil contamination assessment and in-situ remediation of heavy metals involving chromium, cadmium, nickel and zinc by chemical fixation to depths in excess of 40 feet below ground surface beneath existing structures within several manufacturing facilities.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Litigation Support and Expert Testimony
Kyle provided litigation support and expert testimony on more than 20 separate projects involving service stations, chlorinated solvent cases, heavy metal, and semi-volatile releases.

Corporate / Office
Commercial Developer - Environmental Remediation of Former Dry Cleaners, El Centro, California
Mr. Emerson was responsible for assessments and remediation at this former dry cleaners which released the dry cleaning chemical tetrachloroethene (PCE) to the ground and underlying groundwater. The work included initial site assessment, agency interaction and negotiations with the California Regional Water Quality Control Board (CRWQCB), and Colorado Basin Region human health risk assessment (HHRA), design and implementation of remedial investigations, feasibility studies, remedial action plans, and implementation of remediation in mitigating chlorinated solvent contamination in vadose and saturated zones at concentrations indicative of DNAPL. The results of the completed remediation, as well as continued confirmation sampling and monitoring, allowed the CRWQCB to issue site closure in 2008. The site has since been redeveloped into a new commercial development.

Environmental Assessments
Siting Studies
Kyle performed initial siting studies for potential Class I, II, and III landfills. The project included detailed geologic mapping, hydrogeological studies, and permeability studies of caps and liners.

Environmental Site Remediation
Assessment and Remedial Design, California (Project Supervisor)
Kyle supervised the assessment and remedial design of a system to eliminate salt brine contamination in shallow perched water horizons in the Yucaipa, San Bernardino, and Riverside areas of southern California.

Design and Installation of Recovery Systems*
Kyle designed and installed numerous free-product recovery systems that successfully recovered product. One of the sites contained product up to 11-feet thick covering more than three city blocks. The dissolved phase had affected a multi-aquifer system and a public drinking water system.

Geophysical Characterizations*
Kyle performed and supervised numerous geophysical characterizations to determine the extent of old landfills. He provided classification studies, landfill gas monitoring, removal verification during grading, methane collection and mitigation plans, permitting, and closure plans.

Domestic Landfill Development*
Kyle designed and supervised the dynamic consolidation of a domestic landfill for development. He used this process to minimize expected settlement to overlying structures. Kyle designed commercial developments on closed landfills that involved complex methane collection and monitoring systems and building settlement controls.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Clay Borrow Site Studies
Kyle performed more than 10 separate clay borrow site studies for determining sources of material to cap landfills; ranged from a 20-acre dry lakebed to a 450-acre parcel in complex folded marine sediments.

Assessment, Clean Up, and Regulatory Support Management, Santa, Monica (Project Manager)
Kyle managed the assessment, clean up, and complex regulatory support of a PRP site in an MTBE case (Charnock subbasin). His work involved more than 20 environmental professionals working full time for two years to complete the assessment and clean up mandated by the regulatory agencies.

Hazardous Waste

San Gabriel Valley Superfund Site, Remediation & Closure of Multiple Source Areas, Industry, California
Mr. Emerson performed feasibility studies to evaluate appropriate and relevant remedial alternatives to mitigate constituents of concern in five AOCs contaminated with chlorinated hydrocarbons, heavy metals, petroleum fuel, and cutting oils. Ultimately, a combination of remedial alternatives was implemented that included large-diameter auger excavation to 45 feet to minimize impacts on facility operations, vapor extraction, vapor intrusion risk assessment, deed restriction, and monitored natural attenuation. At the completion of remedial actions, confirmation soil, soil vapor, and groundwater sampling were conducted and followed with risk assessment to demonstrate that remedial objectives had been achieved. No further action was recently granted by the US EPA and Los Angeles Regional Water Quality Control Board.

Mixed-Use

Port of San Diego Rohr Facility, Chula Vista, California
Mr. Emerson assisted in a detailed subsurface assessment of the Rohr facility. The intent of the assessment was to evaluate the 40-acre former aircraft part manufacturing facility for acquisition by the Port of San Diego for redevelopment into a business park and entertainment complex. The assessment identified the presence of soil, soil vapor, and groundwater impacts by petroleum hydrocarbons, VOCs, heavy metals, PCBs, and semi-volatile organic compounds. He utilized many sampling techniques to assess the limits and concentrations of contaminants in the subsurface. Ultimately, the team was able to develop a cost estimate for potential remedial action cost associated to corrective action to allow redevelopment.

Master Planned Commercial/Residential Redevelopment Project, Whittier, California (Project Manager)
Kyle oversaw the assessment of 26 contiguous properties that are part of a 21-acre master planned commercial/residential redevelopment project. The properties included industrial facilities, platting lines, fuel USTs, and metal processing plants, among others. The estimated cleanup costs are approximately $2 million.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Multi-Unit / Family Residential

Residential Development Assessment, Ventura, California (Project Director)

Kyle directed an assessment of a 40-acre former agricultural property proposed for residential development. Pesticides were identified above hazardous waste levels and preliminary remediation goals established by the U.S. Environmental Protection Agency. Through corrective grading methods and onsite placement of the pesticide impacted soils, all material were re-used on site without offsite disposal. The over all cost savings for the client was more than $1 million. Total cost was less than $250,000 for all necessary activities.

Oil & Gas

Oil Field Site Assessments*

Kyle performed site assessments at oil field leases involving refineries, bulk storage areas, piping systems and wellhead, and drilling mud pit contamination.

Environmental Protection Agency Superfund Action, Culver City, California (Project Manager)

Kyle served as the project manager representing a major oil company in the assessment, remedial action, and litigation support in a multi-party contamination case affecting a City water supply. The assessment involved more than 250 continuous core borings up to 100 feet, as well as extensive remedial actions. The total cost for all related activities was $22 million. The case is settled and the closure of the site is pending.

Project Management

Liability and Property Management Consulting Services

Kyle is providing liability and property management consulting services to more than 10 medium to large property development firms in the US. His work involves property transaction assessments, contract review, acquisition guideline development, liability management evaluation, insurance acquisition, and strategic planning.

Residential Development

Environmental Development Management and Review (Project Manager)

Kyle manages and reviews environmental development issues for a large residential developer specializing in development of contaminated industrial properties by providing innovative solutions in developing contaminated properties for residential use through risk assessment, engineering, and administrative and property development controls.

Site Management and Remediation

Design and Implementation of Biodegradation Programs*, California

Kyle designed and implemented one of the first in-situ biodegradation programs in California; it involved 50,000 cubic yards of diesel-contaminated soils, and groundwater to depths of 70 feet below ground surface.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Soil and Groundwater Remediation Systems

Soil and Groundwater Contamination Assessments and Mitigation*, California (Project Manager)

Kyle managed numerous chlorinated solvent soil and groundwater contamination assessments and mitigation programs in southern California. The projects involved releases that impacted soil and groundwater to depth of groundwater more than 700 feet in multi-aquifer systems. One case involved with plume dimensions more than 1 mile from the source affecting residential properties.

Soil and Groundwater Assessment and Remediation Programs*

Implemented hundreds of soil and groundwater assessment and remediation programs at various service station facilities in Southern and Northern California, and Nevada. Work involved assessment, remedial design, installation, maintenance and monitoring. Closure has been received on a majority of these sites.

Assessment and Remediation Management*

Kyle managed the assessment and remediation of soil and groundwater manufacturing at dry cleaning facilities contaminated with chlorinated solvents.

Warehouse / Light Industrial

Glendale Redevelopment Project, Glendale, California (Project Manager)

Kyle managed the assessment and remedial actions during the redevelopment of and industrial property. The project involved the demolition of a historic manufacturing facility and a commercial dry cleaner. Each of these facilities were associated with releases of solvents and petroleum hydrocarbons. Remedial actions involved excavation by pattern drilling and off site disposal along with removal of former USTs. The total cost of remediation and assessment was $450,000.00.

Compton Redevelopment Project, Compton, California (Project Manager)

Kyle is serving as project manager for the assessment and remedial actions for a large redevelopment project. The project involves the redevelopment of a historic manufacturing facility and a former dry cleaner. Each of these facilities were associated with releases of solvents and petroleum hydrocarbons. The industrial facility was also associated with significant volumes of buried waste that required removal and disposal. These wastes also included the chemical referenced above, as well as PCBs and heavy metals. Remediation has included excavation, vapor extraction, and chemical fixation. The total cost of this project has been $2.8 million to date.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

PUBLICATIONS

In-Situ Bioremediation of an Underground Diesel Fuel Spill: A Case Study. Environmental Management, 1989.

APPENDIX C
USER PROVIDED RECORDS

Stantec

PHASE I ESA USER'S QUESTIONNAIRE

In order to qualify for protection from land owner liability under CERCLA as an *innocent landowner, bona fide prospective purchaser,* or *contiguous property owner*, ASTM standard practice E1527-13 and E1527-21 and the federal AAI rule (40 CFR 312) require that the User of the Phase I ESA report provide certain information (if available) to the Environmental Professional completing the assessment. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete. Information that is not or cannot be provided to the Environmental Professional may be identified as a "data gap" in the Phase I ESA report.

Please answer the following questions as completely as possible. Attach additional pages as needed. Return the completed questionnaire to Stantec along with the executed Authorization For services form.

1. Property Information

Property Name: Glendora – E. Route 66_____

Property Address(es): 723-731 E. Route 66_____

City: Glendora_____State CA__Zip 91740_____

Property Owner Name: SVPP Properties LLC_____

Property Owner Phone #: 626-321-4800_____

2. Contact For Site Access

Name: Joseph Harmon_____

Company/Organization/Title: Daum Commercial_____

Phone # 562-695-4512_____ E-Mail Address: joseph.harmon@daumcommercial.com_____

3. Environmental Cleanup Liens. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

_____ Yes _____X____ No

If yes, describe or attach details of the lien _____

_____

4. Activity and Land Use Limitations. Are you aware of any activity and use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded as applicable to the property as a result of environmental contamination, investigation, cleanup, or related matters?

_____ Yes _____X____ No

If yes, describe or attach details of the limitations _____

_____

5. Specialized Knowledge or Experience. As the User of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property, such that you would have specialized knowledge about chemicals and processes used by this type of business?

_____ Yes ____X_____ No

If yes, describe or attach details of your specialized knowledge or experience _____

_____

6. Relationship of Purchase Price to Fair Market Value of Property. Does the purchase price being paid for the property reasonably reflect the fair market value?

X_____Yes _____No

_____Not applicable. User is not involved in a purchase of the property.

If you conclude that there is a difference, do you have any reason to believe that the reduced purchase price may be related to contamination known or believed to be present at the property?

_____Yes, I have reason to believe that the purchase price for the property has been reduced in comparison with the fair market value due to contamination known or believed to be present at the property.

X_____No, I have no reason to believe that the purchase price for the property has been reduced in comparison with the fair market value due to contamination known or believed to be present at the property.

7. Commonly Known or Reasonably Ascertainable Information. Are you aware of commonly known or reasonably ascertainable information about the property that would help the Environmental Professional to identify conditions indicative of releases or threatened releases of hazardous substances or petroleum products? For example:

Do you know the past uses of the property?

_____Yes (describe) _____

_____

_____

X_____No

Do you know of chemicals, hazardous substances or petroleum products that are present or once were present at the property?

_____Yes (describe) _____

_____

_____

X_____No

Do you know of spills or other releases of chemicals, hazardous substances or petroleum products that have taken place at the property?

_____Yes (describe) _____

_____

_____

X_____No

Do you know of any environmental cleanups that have taken place at the property?

_____Yes (describe) _____

_____

_____

X_____No

8. The Degree of Obviousness of Contamination. E1527-13 and the federal AAI rule (40 CFR 312.31) require that the Phase I ESA consider the degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation. Based on your knowledge and experience related to the property, are there any *obvious* indictors that point to the presence or likely presence of contamination at the property?

_____Yes (describe) _____

_____

_____

X_____No

9. Availability of Previous Environmental Reports. Are you aware of previous environmental site assessment reports, other environmental reports, documents, correspondence, etc. concerning the property and its environmental condition?

X_____Yes (describe) Yes, gave Stantec previous environmental reports

_____

_____No

Signature: _____

Name (printed): Stephen Edwards

Title: Acquisition Manager

Date: 6-14-23

First American Title

First American Title Company

1250 Corona Pointe Court, Ste 200
Corona, CA 92879

Stephen J Edwards
Brandywine Homes
16580 Aston
Irvine, CA 92606

Customer Reference: APN: 8646-029-009, 014

Order Number: NHSC-6933916 (tc)

Title Officer: Terrell Crutchfield
Phone: (951)256-5879
Fax No.: (866)558-2872
E-Mail: tcrutchfield@firstam.com

Buyer:
Property:
, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based

upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of December 01, 2022 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

SVPP PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2022-2023.

First Installment:	$1,174.70, PAID
Penalty:	$0.00
Second Installment:	$1,174.69, OPEN
Penalty:	$0.00
Tax Rate Area:	27-04173
A. P. No.:	8646-029-009

(Affects PARCEL 1)

2. General and special taxes and assessments for the fiscal year 2022-2023.

First Installment:	$2,948.90, PAID
Penalty:	$0.00
Second Installment:	$2,948.88, OPEN
Penalty:	$0.00
Tax Rate Area:	27-04173
A. P. No.:	8646-029-014

(Affects PARCEL 2)

3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

4. An easement for PIPE LINE and incidental purposes, recorded DECEMBER 12, 1945 as BOOK 22617, PAGE 22 of Official Records.
   In Favor of: MABELLE H. CHARKBERLAIN, ET AL.
   Affects: AS DESCRIBED THEREIN

   The location of the easement cannot be determined from record information.

5. The effect of a map purporting to show the land and other property, filed BOOK 281, PAGES 54 THROUGH 75 of Record of Surveys.

6. A deed of trust to secure an original indebtedness of $3,200,000.00 recorded JULY 22, 2022 as INSTRUMENT NO. 2022-749201 OF OFFICIAL RECORDS.
   Dated: JULY 18, 2022
   Trustor: SVPP PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
   Trustee: WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION
   Beneficiary: WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

   The above deed of trust states that it is a construction deed of trust.

   The above deed of trust states that it secures an equity line/revolving line of credit.

7. Any statutory lien for labor or materials arising by reason of a work of improvement, as disclosed by a document recorded JULY 22, 2022 as INSTRUMENT NO. 2022-749201 of Official Records.

8. A lien for unsecured property taxes, evidenced by a certificate recorded by the tax collector of LOS ANGELES County, recorded DECEMBER 12, 2022, as INSTRUMENT NO. 2022-1156049 of Official Records.
   Debtor: SVPP PROPERTIES LLC DBA MOTEL 6 ARCADIA
   Year & No.: 2022 & 40717862
   Amount: $3143.14, and any other amounts due thereunder.

9. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.

10. Water rights, claims or title to water, whether or not shown by the Public Records.

11. Rights of parties in possession.

Prior to the issuance of any policy of title insurance, the Company will require:

12. With respect to SVPP Properties, LLC, a California limited liability company:

a. A copy of its operating agreement and any amendments thereto;
b. If it is a California limited liability company, that a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) be recorded in the public records;
c. If it is a foreign limited liability company, that a certified copy of its application for registration (LLC-5) be recorded in the public records;
d. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, that such document or instrument be executed in accordance with one of the following, as appropriate:
(i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such document must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
(ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
e. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) COMMERCIAL STRUCTURE known as 723 EAST ROUTE 66, GLENDORA, CALIFORNIA.

   (Affects PARCEL 1)

2. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) COMMERCIAL STRUCTURE known as 731 EAST ROUTE 66, GLENDORA, CALIFORNIA.

   (Affects PARCEL 2)

3. According to the public records, there has been no conveyance of the land within a period of twenty four months prior to the date of this report, except as follows:

   A document recorded JULY 22, 2022 as INSTRUMENT NO. 2022-749200 of Official Records.

   From: ALLISON ALLYN, SUCCESSOR TRUSTEE OF THE DYE FAMILY TRUST DATED MAY 15TH, 2008
   To: SVPP PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

4. It appears that a work of improvement is in progress or recently completed on the land. The Company will require various documents and information, including but not limited to a completed mechanics' lien risk analysis, construction contract(s), lien waivers, loan agreement, disbursement information, executed indemnity agreement and current financial information from proposed indemnitors, in order to determine whether mechanics' lien insurance can be issued. Other requirements may be made following the review of such documents and information.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the City of Glendora, County of Los Angeles, State of California, described as follows:

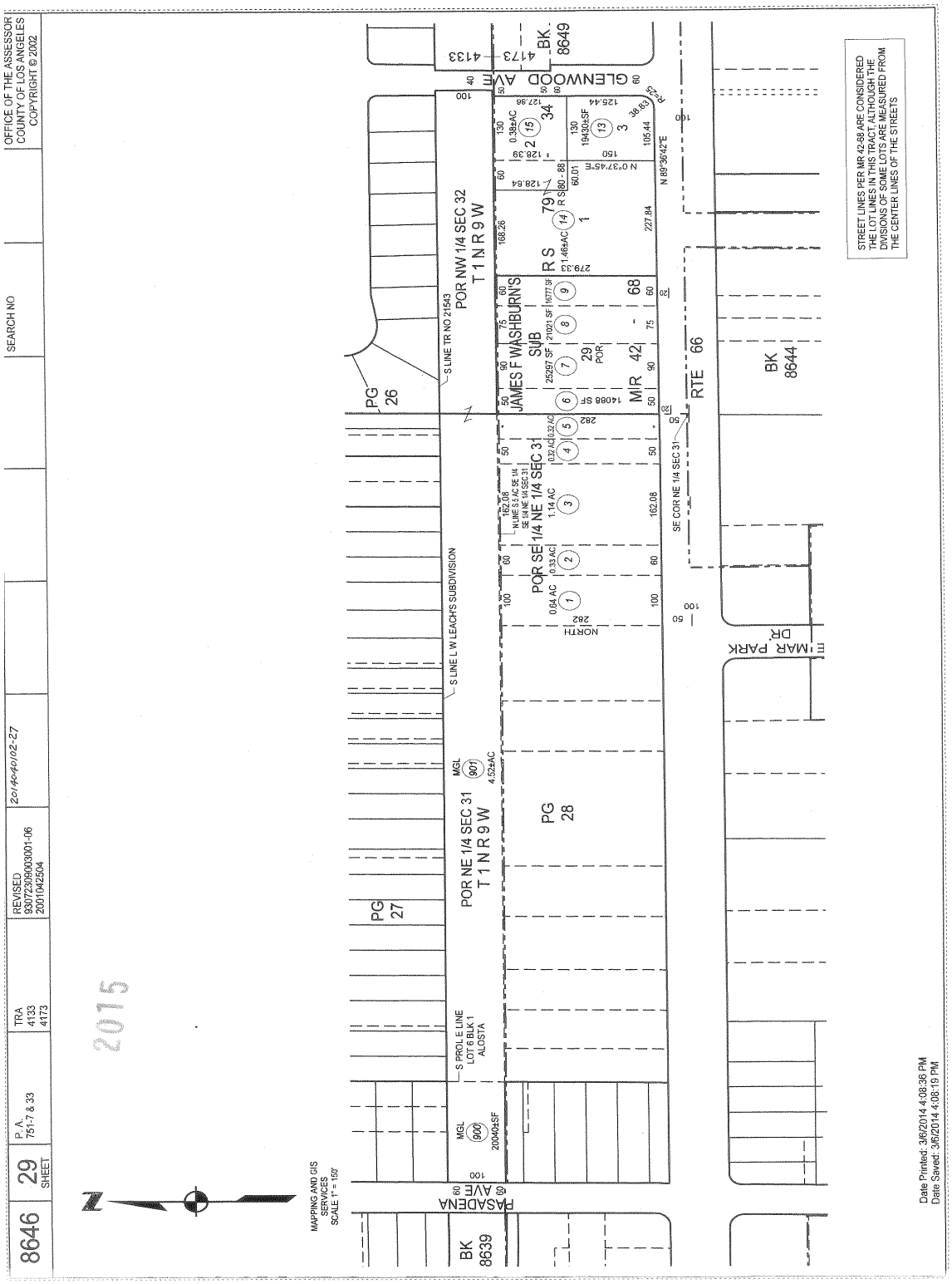
PARCEL 1: (APN: 8646-029-009)

THE EASTERLY 60 FEET OF THE WESTERLY 275 FEET OF LOT 29 OF JAMES F. WASHBURN'S SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGE 68 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ANY PORTION INCLUDED WITHIN THE BOUNDARY LINES OF A STREET.

PARCEL 2: (APN: 8646-029-014)

PARCEL 1, IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 80 PAGE 88 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.


OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
COPYRIGHT © 2002
SEARCH NO
REVISED
9307230900300 1-06
2001042504
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TRA
4133
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P. A.
751-7 & 33
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29
SHEET
2015
MAPPING AND GIS
SERVICES
SCALE 1" = 150'
GLENWOOD AVE
PASADENA AVE
POR NW 1/4 SEC 32
T 1 N R 9 W
POR NE 1/4 SEC 31
T 1 N R 9 W
JAMES F WASHBURN'S SUB
POR SE 1/4 NE 1/4 SEC 31
MR 42 - 68
RTE 66
BK 8644
BK 8639
BK 8649
PG 26
PG 27
PG 28
S LINE TR NO 21543
S LINE L W LEACH'S SUBDIVISION
S PROL E LINE
LOT 6 BLK 1
ALOSTA
SE COR NE 1/4 SEC 31
NORTH
STREET LINES PER MR 42-68 ARE CONSIDERED THE LOT LINES IN THIS TRACT, ALTHOUGH THE DIVISIONS OF SOME LOTS ARE MEASURED FROM THE CENTER LINES OF THE STREETS
Date Printed: 3/6/2014 4:08:36 PM
Date Saved: 3/6/2014 4:08:19 PM

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE [(07-01-2021) v. 01.00]
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, or regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by You;
   b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
   c. resulting in no loss or damage to You;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
   e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
   a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
   b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.
   Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
9. Any lien on Your Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a. or 27.
10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or $2,500 (whichever is less)	$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or $5,000 (whichever is less)	$25,000
Covered Risk 19:	1% of Policy Amount Shown on Schedule A or $5,000 (whichever is less)	$25,000
Covered Risk 21:	1% of Policy Amount Shown on Schedule A or $2,500 (whichever is less)	$5,000

ALTA OWNER'S POLICY [(07-01-2021) V. 01.00]
CLTA STANDARD COVERAGE OWNER'S POLICY [(02-04-22) V. 01.00]
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7. The 2021 CLTA Standard Coverage Owner's Policy will include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas,

uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;

   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

APN:

APPENDIX D
ENVIRONMENTAL AGENCY DATABASE SEARCH REPORT

723 East Route 66
723 East Route 66
Glendora, CA 91741

Inquiry Number: 7326771.2s
May 03, 2023

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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GEOCHECK ADDENDUM

Physical Setting Source Addendum	**A-1**
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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

723 EAST ROUTE 66
GLENDORA, CA 91741

COORDINATES

Latitude (North):	34.1293280 - 34˚ 7' 45.58''
Longitude (West):	117.8538950 - 117˚ 51' 14.02''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	421261.5
UTM Y (Meters):	3776630.0
Elevation:	780 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	12015971 GLENDORA, CA
Version Date:	2018
Southeast Map:	12014998 SAN DIMAS, CA
Version Date:	2018

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140527
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
723 EAST ROUTE 66
GLENDORA, CA 91741

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	ANDY'S AUTO CENTER	723 E ROUTE 66	FINDS		TP
A2	ROMAN ANDY JANIEC OW	723 E ROUTE 66	HWTS		TP
A3	WHITSON ED RICHFIELD	755 E ALOSTA	EDR Hist Auto	Lower	7, 0.001, SE
A4	GEORGE DYE MOTORS IN	723 E ALOSTA	HIST UST	Lower	8, 0.002, SW
B5	HI REL CONNECTORS	748 E ALOSTA AVE	RCRA-SQG, FINDS, ECHO	Lower	112, 0.021, SE
A6	BN & SF RAILWAY	BNSF SITE NUMBER PA-	CPS-SLIC	Higher	154, 0.029, North
C7	GLENN DAVIS AUTOMOTI	534-1/2 S GLENWOOD A	RCRA-SQG	Higher	154, 0.029, East
B8	GLENDORA FOREIGN CAR	540 1/2 S GLENWOOD A	CERS HAZ WASTE, CERS, HWTS	Higher	177, 0.034, East
B9	GLENDORA FOREIGN CAR	540 1/2 S GLENWOOD A	RCRA NonGen / NLR	Higher	177, 0.034, East
B10	O'REILLY AUTO PARTS	801 EAST ALOSTA	RCRA NonGen / NLR	Higher	249, 0.047, ESE
B11	PHIL'S CHEVRON SERVI	801 E ALOSTA	EDR Hist Auto	Higher	249, 0.047, ESE
B12	97387	801 E ALOSTA AVE	SWEEPS UST, HIST UST	Higher	249, 0.047, ESE
C13	O'REILLY AUTO PARTS	801 E ROUTE 66	CERS HAZ WASTE, CERS	Higher	284, 0.054, East
D14	97387	807 E ALOSTA	HIST UST	Higher	363, 0.069, ESE
D15	CHEVRON #9-7387	801 ALOSTA AVE E	LUST, Cortese, HIST CORTESE, CERS	Higher	476, 0.090, ESE
16	JOSEPH HAMBLEN	819 EAST LEMON AVENU	RCRA NonGen / NLR	Higher	539, 0.102, NE
E17	IMPORT CAR CENTRE	611 E ALOSTA AVE	EDR Hist Auto	Lower	576, 0.109, WSW
E18	MICHAELS AUTO SERVIC	611 E ALOSTA BLVD	RCRA-SQG, FINDS, ECHO, HAZNET, HWTS	Lower	576, 0.109, WSW
E19	ART'S TRANSMISSION S	611 E ROUTE 66 # B	CERS HAZ WASTE, CERS	Lower	579, 0.110, West
E20	ARTS TRANSMISSIONS	611 E ROUTE 66 STE B	RCRA NonGen / NLR	Lower	579, 0.110, West
E21	QUICK STOP AUTO CARE	611 E ROUTE 66 STE C	RCRA NonGen / NLR	Lower	579, 0.110, West
E22	M RACING	611 E ROUTE 66 UNIT	RCRA NonGen / NLR	Lower	579, 0.110, West
E23	MICHAEL S AUTO REPAI	611 E ROUTE 66	CERS HAZ WASTE, CERS	Lower	579, 0.110, West
E24	R & C AUTOMOTIVE SER	611 E ROUTE 66	EDR Hist Auto	Lower	579, 0.110, West
E25	MICHAELS AUTO REPAIR	611 E ROUTE 66 STE A	RCRA NonGen / NLR	Lower	579, 0.110, West
E26	QUICK STOP AUTO CARE	611 E ROUTE 66 # C	CERS HAZ WASTE, CERS	Lower	579, 0.110, West
E27	M RACING & PERFORMAN	611 E ROUTE 66 # A	CERS HAZ WASTE	Lower	579, 0.110, West
E28	QUICK STOP AUTO CARE	611 E ROUTE 66	RCRA NonGen / NLR	Lower	579, 0.110, West
29	SERGIO VALENTINI	720 E. WALNUT AVE	RCRA NonGen / NLR	Higher	590, 0.112, North
D30	ALOSTA CHIROPRACTIC	849 EAST ALOSTA AVE	RCRA NonGen / NLR	Higher	645, 0.122, ESE
E31	JIFFY LUBE #3848	546 E ROUTE 66	RCRA NonGen / NLR	Lower	779, 0.148, WSW
E32	JIFFY LUBE #3848	546 E ROUTE 66	CERS HAZ WASTE, CERS TANKS, HAZNET, CERS, HWTS	Lower	779, 0.148, WSW
33	DAVID THOMPSON	647 E WALNUT AVE	RCRA NonGen / NLR	Higher	821, 0.155, NNW
E34	ECONO LUBE N TUNE #3	546 E ALOSTA AVE	SWEEPS UST, CA FID UST	Lower	822, 0.156, WSW
F35	ELWOOD FAMILY APARTM	635 S. ELWOOD AVE	RCRA NonGen / NLR	Lower	857, 0.162, ESE
G36	AZUSA PACIFIC UNIVER	901 ALOSTA	HIST CORTESE	Higher	864, 0.164, East
H37	ECONO LUBE N TUNE #0	546 ROUTE 66 E	LUST, Cortese, CERS	Lower	899, 0.170, WSW
G38	TOSCO/UNOCAL #30869	910 E ALOSTA AVE	UST	Higher	918, 0.174, ESE
G39	TOSCO S.S. #5391	910 ALOSTA AVE E	LUST, HIST CORTESE	Higher	918, 0.174, ESE

MAPPED SITES SUMMARY

Target Property Address:
723 EAST ROUTE 66
GLENDORA, CA 91741

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
G40	UNION OIL SERVICE ST	910 E ALOSTA AVE	HIST UST	Higher	918, 0.174, ESE
G41	STATION #5391	910 E ALOSTA AVE	HIST UST	Higher	918, 0.174, ESE
G42	STATION 5391	910 EAST ALOSTA AVE	SWEEPS UST, HIST UST, CA FID UST	Higher	918, 0.174, ESE
F43	GURU GAS & MINI MART	910 E ROUTE 66 # A	CERS TANKS, CERS	Higher	919, 0.174, ESE
F44	TOSCO S.S. #5391	910 E ROUTE 66	LUST, Cortese, LOS ANGELES CO. HMS, CERS	Higher	919, 0.174, ESE
F45	GURU GAS & MINI MART	910 E ROUTE 66 # A	UST	Higher	919, 0.174, ESE
H46	AUTO CARE	525 E ROUTE 66	RCRA NonGen / NLR	Lower	993, 0.188, West
47	GARRETT WONG	335 S ELWOOD AVE	RCRA NonGen / NLR	Higher	1047, 0.198, NE
F48	VURGEC ROUTE 66 LLC	1000 E. ROUTE 66 #A	RCRA NonGen / NLR	Higher	1055, 0.200, ESE
F49	GLENDORA E. 1 HOUR C	1000 E ROUTE 66 #A	DRYCLEANERS	Higher	1055, 0.200, ESE
I50	ANDREW MAYORAL	703 E ADA AVE	RCRA NonGen / NLR	Higher	1063, 0.201, NNW
H51	PRECISION DRILLING A	505 E ALOSTA AVE	RCRA-SQG, FINDS, ECHO, HAZNET, HWTS	Lower	1144, 0.217, West
H52	RUSS CORBETT	507 EAST ROUTE 66	RCRA NonGen / NLR	Lower	1157, 0.219, West
53	JOHN BURKE	621 E ADA AVE	RCRA NonGen / NLR	Higher	1236, 0.234, NW
54	DAVID THOMAS	750 EAST MYRTLE AVE	RCRA NonGen / NLR	Higher	1250, 0.237, North
55	A&R GLENDORA AUTO SE	450 E ROUTE 66	RCRA NonGen / NLR	Lower	1257, 0.238, WSW
I56	CYNTHIA MANGINE	702 MYRTLE AVENUE	RCRA NonGen / NLR	Higher	1259, 0.238, NNW
I57	RAG THANDI	652 E MYRTLE AVE	RCRA NonGen / NLR	Higher	1290, 0.244, NNW
58	GLENDORA EAST ONE HO	1000 EAST ALOSTA AVE	ENVIROSTOR	Higher	1380, 0.261, East
J59	WALNUT STREET	508 EAST WALNUT STRE	SWF/LF, WMUDS/SWAT	Higher	1513, 0.287, WNW
J60	WALNUT STREET		LOS ANGELES CO LF METHANE	Higher	1575, 0.298, WNW
61	GLENDORA CITY OF	440 S LORAINE AVE	RCRA-SQG, LUST, FINDS, Cortese, HIST CORTESE,...	Higher	2154, 0.408, East
62	GLENDORA DODGE	121 E ALOSTA	RCRA-SQG, ENVIROSTOR, UST, SWEEPS UST, HIST UST,...	Lower	2638, 0.500, West

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 9 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
ANDY'S AUTO CENTER 723 E ROUTE 66 GLENDORA, CA 91741	FINDS Registry ID:: 110055847641	N/A
ROMAN ANDY JANIEC OW 723 E ROUTE 66 GLENDORA, CA 91740	HWTS	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ..... National Priority List
Proposed NPL ..... Proposed National Priority List Sites
NPL LIENS ..... Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ..... Federal Facility Site Information listing
SEMS ..... Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE ..... Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ..... Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ..... RCRA - Treatment, Storage and Disposal

EXECUTIVE SUMMARY

Lists of Federal RCRA generators

RCRA-LQG ..... RCRA - Large Quantity Generators
RCRA-VSQG ..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ..... Land Use Control Information System
US ENG CONTROLS ..... Engineering Controls Sites List
US INST CONTROLS ..... Institutional Controls Sites List

Federal ERNS list

ERNS ..... Emergency Response Notification System

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE ..... State Response Sites

Lists of state and tribal leaking storage tanks

INDIAN LUST ..... Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST ..... Underground Storage Tank Listing
AST ..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST ..... Underground Storage Tanks on Indian Land

Lists of state and tribal voluntary cleanup sites

INDIAN VCP ..... Voluntary Cleanup Priority Listing
VCP ..... Voluntary Cleanup Program Properties

Lists of state and tribal brownfield sites

BROWNFIELDS ..... Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY ..... Recycler Database
HAULERS ..... Registered Waste Tire Haulers Listing
INDIAN ODI ..... Report on the Status of Open Dumps on Indian Lands
ODI ..... Open Dump Inventory
DEBRIS REGION 9 ..... Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS ..... Open Dumps on Indian Land

EXECUTIVE SUMMARY

Local Lists of Hazardous waste / Contaminated Sites

AOCONCERN	Key Areas of Concerns in Los Angeles County
US HIST CDL	Delisted National Clandestine Laboratory Register
HIST Cal-Sites	Historical Calsites Database
SCH	School Property Evaluation Program
CDL	Clandestine Drug Labs
Toxic Pits	Toxic Pits Cleanup Act Sites
US CDL	National Clandestine Laboratory Register

Local Land Records

LIENS	Environmental Liens Listing
LIENS 2	CERCLA Lien Information
DEED	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
CHMIRS	California Hazardous Material Incident Report System
LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites

EXECUTIVE SUMMARY

LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
DOCKET HWC	Hazardous Waste Compliance Docket Listing
ECHO	Enforcement & Compliance History Information
UXO	Unexploded Ordnance Sites
FUELS PROGRAM	EPA Fuels Program Registered Listing
PFAS NPL	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES	Federal Sites PFAS Information
PFAS TSCA	PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR	PFAS Contamination Site Location Listing
PFAS WQP	Ambient Environmental Sampling for PFAS
PFAS NPDES	Clean Water Act Discharge Monitoring Information
PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAINING	Facilities in Industries that May Be Handling PFAS Listing
PFAS PART 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing
PFAS	PFAS Contamination Site Location Listing
AQUEOUS FOAM	Former Fire Training Facility Assessments Listing
CA BOND EXP. PLAN	Bond Expenditure Plan
CUPA Listings	CUPA Resources List
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
ICE	ICE
LOS ANGELES CO. HMS	HMS: Street Number List
HWP	EnviroStor Permitted Facilities Listing
HWT	Registered Hazardous Waste Transporter Database
HAZNET	Facility and Manifest Data
MINES	Mines Site Location Listing
MWMP	Medical Waste Management Program Listing
NPDES	NPDES Permits Listing
PEST LIC	Pesticide Regulation Licenses Listing
PROC	Certified Processors Database
Notify 65	Proposition 65 Records
HAZMAT	Hazardous Material Facilities
LA Co. Site Mitigation	Site Mitigation List
UIC	UIC Listing
UIC GEO	UIC GEO (GEOTRACKER)
WASTEWATER PITS	Oil Wastewater Pits Listing
WDS	Waste Discharge System
WIP	Well Investigation Program Case List
MILITARY PRIV SITES	MILITARY PRIV SITES (GEOTRACKER)
PROJECT	PROJECT (GEOTRACKER)
WDR	Waste Discharge Requirements Listing
CIWQS	California Integrated Water Quality System
CERS	CERS
NON-CASE INFO	NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS	OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS	PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT	SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)
MINES MRDS	Mineral Resources Data System

EXECUTIVE SUMMARY

PFAS TRIS..... List of PFAS Added to the TRI

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner..... EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF..... Recovered Government Archive Solid Waste Facilities List
RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal RCRA generators

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 03/06/2023 has revealed that there are 4 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GLENN DAVIS AUTOMOTI EPA ID:: CAD983618463	534-1/2 S GLENWOOD A	E 0 - 1/8 (0.029 mi.)	C7	14

Lower Elevation	Address	Direction / Distance	Map ID	Page
HI REL CONNECTORS EPA ID:: CAD981386774	***748 E ALOSTA AVE***	***SE 0 - 1/8 (0.021 mi.)***	***B5***	***11***
MICHAELS AUTO SERVIC	***611 E ALOSTA BLVD***	***WSW 0 - 1/8 (0.109 mi.)***	***E18***	***41***

EPA ID:: CAD982410409				
PRECISION DRILLING A	***505 E ALOSTA AVE***	***W 1/8 - 1/4 (0.217 mi.)***	***H51***	***156***
EPA ID:: CAR000096131				

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 01/23/2023 has revealed that there are 2 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GLENDORA EAST ONE HO	1000 EAST ALOSTA AVE	E 1/4 - 1/2 (0.261 mi.)	58	185
Facility Id: 60000146				
Status: Refer: 1248 Local Agency				

Lower Elevation	Address	Direction / Distance	Map ID	Page
GLENDORA DODGE	***121 E ALOSTA***	***W 1/4 - 1/2 (0.500 mi.)***	***62***	***212***
Facility Id: 70000155				
Status: Refer: 1248 Local Agency				

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the SWF/LF list, as provided by EDR, has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WALNUT STREET	***508 EAST WALNUT STRE***	***WNW 1/4 - 1/2 (0.287 mi.)***	***J59***	***186***
Database: LOS ANGELES CO. LF, Date of Government Version: 01/09/2023				
Site ID: 2051				
Status: Closed				

EXECUTIVE SUMMARY

Lists of state and tribal leaking storage tanks

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 5 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON #9-7387	***801 ALOSTA AVE E***	***ESE 0 - 1/8 (0.090 mi.)***	***D15***	***34***
Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 03/06/2023 Status: Completed - Case Closed Global Id: T0603703452 Facility Id: I-09581 Status: Case Closed Global ID: T0603703452				
TOSCO S.S. #5391	***910 ALOSTA AVE E***	***ESE 1/8 - 1/4 (0.174 mi.)***	***G39***	***108***
Database: LUST REG 4, Date of Government Version: 09/07/2004 Facility Id: R-11101 Status: Leak being confirmed Global ID: T0603705016				
TOSCO S.S. #5391	***910 E ROUTE 66***	***ESE 1/8 - 1/4 (0.174 mi.)***	***F44***	***142***
Database: LUST, Date of Government Version: 03/06/2023 Status: Completed - Case Closed Global Id: T0603705016				
GLENDORA CITY OF	***440 S LORAINE AVE***	***E 1/4 - 1/2 (0.408 mi.)***	***61***	***188***
Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 03/06/2023 Status: Completed - Case Closed Global Id: T0603703464 Facility Id: I-09644 Status: Case Closed Global ID: T0603703464				

Lower Elevation	Address	Direction / Distance	Map ID	Page
ECONO LUBE N TUNE #0	***546 ROUTE 66 E***	***WSW 1/8 - 1/4 (0.170 mi.)***	***H37***	***102***
Database: LUST, Date of Government Version: 03/06/2023 Status: Completed - Case Closed Global Id: T0603795856				

CPS-SLIC: Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the CPS-SLIC list, as provided by EDR, has revealed that there is 1 CPS-SLIC site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BN & SF RAILWAY	BNSF SITE NUMBER PA-	N 0 - 1/8 (0.029 mi.)	A6	13
Database: CPS-SLIC, Date of Government Version: 03/06/2023				

Facility Status: Completed - Case Closed
Global Id: SL2049M1730

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TOSCO/UNOCAL #30869 Database: UST, Date of Government Version: 12/02/2022 Facility Id: 24741	910 E ALOSTA AVE	ESE 1/8 - 1/4 (0.174 mi.)	G38	107
GURU GAS & MINI MART Database: UST, Date of Government Version: 12/02/2022 Facility Id: LACoFA0002604	910 E ROUTE 66 # A	ESE 1/8 - 1/4 (0.174 mi.)	F45	145

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: The Waste Management Unit Database System is used for program tracking and inventory of waste management units. The source is the State Water Resources Control Board.

A review of the WMUDS/SWAT list, as provided by EDR, and dated 04/01/2000 has revealed that there is 1 WMUDS/SWAT site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WALNUT STREET	***508 EAST WALNUT STRE***	***WNW 1/4 - 1/2 (0.287 mi.)***	***J59***	***186***

Local Lists of Hazardous waste / Contaminated Sites

CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 01/05/2023 has revealed that there are 7 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GLENDORA FOREIGN CAR	***540 1/2 S GLENWOOD A***	***E 0 - 1/8 (0.034 mi.)***	***B8***	***16***
O'REILLY AUTO PARTS	***801 E ROUTE 66***	***E 0 - 1/8 (0.054 mi.)***	***C13***	***29***

Lower Elevation	Address	Direction / Distance	Map ID	Page
ART'S TRANSMISSION S	***611 E ROUTE 66 # B***	***W 0 - 1/8 (0.110 mi.)***	***E19***	***45***

Lower Elevation	Address	Direction / Distance	Map ID	Page
MICHAEL S AUTO REPAI	***611 E ROUTE 66***	***W 0 - 1/8 (0.110 mi.)***	***E23***	***56***
QUICK STOP AUTO CARE	***611 E ROUTE 66 # C***	***W 0 - 1/8 (0.110 mi.)***	***E26***	***66***
M RACING & PERFORMAN	611 E ROUTE 66 # A	W 0 - 1/8 (0.110 mi.)	E27	71
JIFFY LUBE #3848	***546 E ROUTE 66***	***WSW 1/8 - 1/4 (0.148 mi.)***	***E32***	***84***

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 3 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
97387 Status: A Tank Status: A Comp Number: 9581	***801 E ALOSTA AVE***	***ESE 0 - 1/8 (0.047 mi.)***	***B12***	***27***
STATION 5391 Status: A Tank Status: A Comp Number: 11101	***910 EAST ALOSTA AVE***	***ESE 1/8 - 1/4 (0.174 mi.)***	***G42***	***110***

Lower Elevation	Address	Direction / Distance	Map ID	Page
ECONO LUBE N TUNE #3 Status: A Tank Status: A Comp Number: 11983	***546 E ALOSTA AVE***	***WSW 1/8 - 1/4 (0.156 mi.)***	***E34***	***99***

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 6 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
97387 Facility Id: 00000062987	***801 E ALOSTA AVE***	***ESE 0 - 1/8 (0.047 mi.)***	***B12***	***27***
97387	807 E ALOSTA	ESE 0 - 1/8 (0.069 mi.)	D14	34
UNION OIL SERVICE ST Facility Id: 00000019949	910 E ALOSTA AVE	ESE 1/8 - 1/4 (0.174 mi.)	G40	109
STATION #5391 Facility Id: 00000041635	910 E ALOSTA AVE	ESE 1/8 - 1/4 (0.174 mi.)	G41	110
STATION 5391	***910 EAST ALOSTA AVE***	***ESE 1/8 - 1/4 (0.174 mi.)***	***G42***	***110***

Lower Elevation	Address	Direction / Distance	Map ID	Page
GEORGE DYE MOTORS IN	723 E ALOSTA	SW 0 - 1/8 (0.002 mi.)	A4	10

EXECUTIVE SUMMARY

Facility Id: 00000055290

CERS TANKS: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

A review of the CERS TANKS list, as provided by EDR, and dated 01/06/2023 has revealed that there are 2 CERS TANKS sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GURU GAS & MINI MART	***910 E ROUTE 66 # A***	***ESE 1/8 - 1/4 (0.174 mi.)***	***F43***	***113***

Lower Elevation	Address	Direction / Distance	Map ID	Page
JIFFY LUBE #3848	***546 E ROUTE 66***	***WSW 1/8 - 1/4 (0.148 mi.)***	***E32***	***84***

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 2 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
STATION 5391 Facility Id: 19042162 Status: A	***910 EAST ALOSTA AVE***	***ESE 1/8 - 1/4 (0.174 mi.)***	***G42***	***110***

Lower Elevation	Address	Direction / Distance	Map ID	Page
ECONO LUBE N TUNE #3 Facility Id: 19006610 Status: A	***546 E ALOSTA AVE***	***WSW 1/8 - 1/4 (0.156 mi.)***	***E34***	***99***

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/06/2023 has revealed that there are 23 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GLENDORA FOREIGN CAR EPA ID:: CAL000071105	540 1/2 S GLENWOOD A	E 0 - 1/8 (0.034 mi.)	B9	22
O'REILLY AUTO PARTS EPA ID:: CAL000392452	801 EAST ALOSTA	ESE 0 - 1/8 (0.047 mi.)	B10	24
JOSEPH HAMBLEN	819 EAST LEMON AVENU	NE 0 - 1/8 (0.102 mi.)	16	38

EPA ID:: CAC002972473				
SERGIO VALENTINI EPA ID:: CAC003055362	720 E. WALNUT AVE	N 0 - 1/8 (0.112 mi.)	29	77
ALOSTA CHIROPRACTIC EPA ID:: CAL000097586	849 EAST ALOSTA AVE	ESE 0 - 1/8 (0.122 mi.)	D30	79
DAVID THOMPSON EPA ID:: CAC003087056	647 E WALNUT AVE	NNW 1/8 - 1/4 (0.155 mi.)	33	97
GARRETT WONG EPA ID:: CAC003193097	335 S ELWOOD AVE	NE 1/8 - 1/4 (0.198 mi.)	47	148
VURGEC ROUTE 66 LLC EPA ID:: CAC003153823	1000 E. ROUTE 66 #A	ESE 1/8 - 1/4 (0.200 mi.)	F48	150
ANDREW MAYORAL EPA ID:: CAC003059828	703 E ADA AVE	NNW 1/8 - 1/4 (0.201 mi.)	I50	154
JOHN BURKE EPA ID:: CAC003029496	621 E ADA AVE	NW 1/8 - 1/4 (0.234 mi.)	53	174
DAVID THOMAS EPA ID:: CAC003142885	750 EAST MYRTLE AVE	N 1/8 - 1/4 (0.237 mi.)	54	176
CYNTHIA MANGINE EPA ID:: CAC002975585	702 MYRTLE AVENUE	NNW 1/8 - 1/4 (0.238 mi.)	I56	180
RAG THANDI EPA ID:: CAC003068809	652 E MYRTLE AVE	NNW 1/8 - 1/4 (0.244 mi.)	I57	183

Lower Elevation	Address	Direction / Distance	Map ID	Page
ARTS TRANSMISSIONS EPA ID:: CAL000304402	611 E ROUTE 66 STE B	W 0 - 1/8 (0.110 mi.)	E20	49
QUICK STOP AUTO CARE EPA ID:: CAL000432464	611 E ROUTE 66 STE C	W 0 - 1/8 (0.110 mi.)	E21	51
M RACING EPA ID:: CAL000327705	611 E ROUTE 66 UNIT	W 0 - 1/8 (0.110 mi.)	E22	53
MICHAELS AUTO REPAIR EPA ID:: CAL000436487	611 E ROUTE 66 STE A	W 0 - 1/8 (0.110 mi.)	E25	63
QUICK STOP AUTO CARE EPA ID:: CAL000417220	611 E ROUTE 66	W 0 - 1/8 (0.110 mi.)	E28	75
JIFFY LUBE #3848 EPA ID:: CAL000438648	546 E ROUTE 66	WSW 1/8 - 1/4 (0.148 mi.)	E31	82
ELWOOD FAMILY APARTM EPA ID:: CAC002991547	635 S. ELWOOD AVE	ESE 1/8 - 1/4 (0.162 mi.)	F35	100
AUTO CARE EPA ID:: CAL000443489	525 E ROUTE 66	W 1/8 - 1/4 (0.188 mi.)	H46	146
RUSS CORBETT EPA ID:: CAC003013028	507 EAST ROUTE 66	W 1/8 - 1/4 (0.219 mi.)	H52	171
A&R GLENDORA AUTO SE EPA ID:: CAL000447542	450 E ROUTE 66	WSW 1/8 - 1/4 (0.238 mi.)	55	178

EXECUTIVE SUMMARY

Cortese: The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

A review of the Cortese list, as provided by EDR, and dated 12/14/2022 has revealed that there are 4 Cortese sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON #9-7387	***801 ALOSTA AVE E***	***ESE 0 - 1/8 (0.090 mi.)***	***D15***	***34***
Cleanup Status: COMPLETED - CASE CLOSED				
TOSCO S.S. #5391	***910 E ROUTE 66***	***ESE 1/8 - 1/4 (0.174 mi.)***	***F44***	***142***
Cleanup Status: COMPLETED - CASE CLOSED				
GLENDORA CITY OF	***440 S LORAINE AVE***	***E 1/4 - 1/2 (0.408 mi.)***	***61***	***188***
Cleanup Status: COMPLETED - CASE CLOSED				

Lower Elevation	Address	Direction / Distance	Map ID	Page
ECONO LUBE N TUNE #0	***546 ROUTE 66 E***	***WSW 1/8 - 1/4 (0.170 mi.)***	***H37***	***102***
Cleanup Status: COMPLETED - CASE CLOSED				

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, has revealed that there is 1 DRYCLEANERS site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GLENDORA E. 1 HOUR C	1000 E ROUTE 66 #A	ESE 1/8 - 1/4 (0.200 mi.)	F49	153
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 11/17/2022				

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 4 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON #9-7387	***801 ALOSTA AVE E***	***ESE 0 - 1/8 (0.090 mi.)***	***D15***	***34***
Reg Id: I-09581				
AZUSA PACIFIC UNIVER	901 ALOSTA	E 1/8 - 1/4 (0.164 mi.)	G36	102
Reg Id: R-13481				
TOSCO S.S. #5391	***910 ALOSTA AVE E***	***ESE 1/8 - 1/4 (0.174 mi.)***	***G39***	***108***
Reg Id: R-11101				
GLENDORA CITY OF	***440 S LORAINE AVE***	***E 1/4 - 1/2 (0.408 mi.)***	***61***	***188***
Reg Id: I-09644				

EXECUTIVE SUMMARY

LOS ANGELES CO LF METHANE: This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

A review of the LOS ANGELES CO LF METHANE list, as provided by EDR, and dated 01/10/2022 has revealed that there is 1 LOS ANGELES CO LF METHANE site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WALNUT STREET		WNW 1/4 - 1/2 (0.298 mi.)	J60	188

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 4 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PHIL'S CHEVRON SERVI	801 E ALOSTA	ESE 0 - 1/8 (0.047 mi.)	B11	26

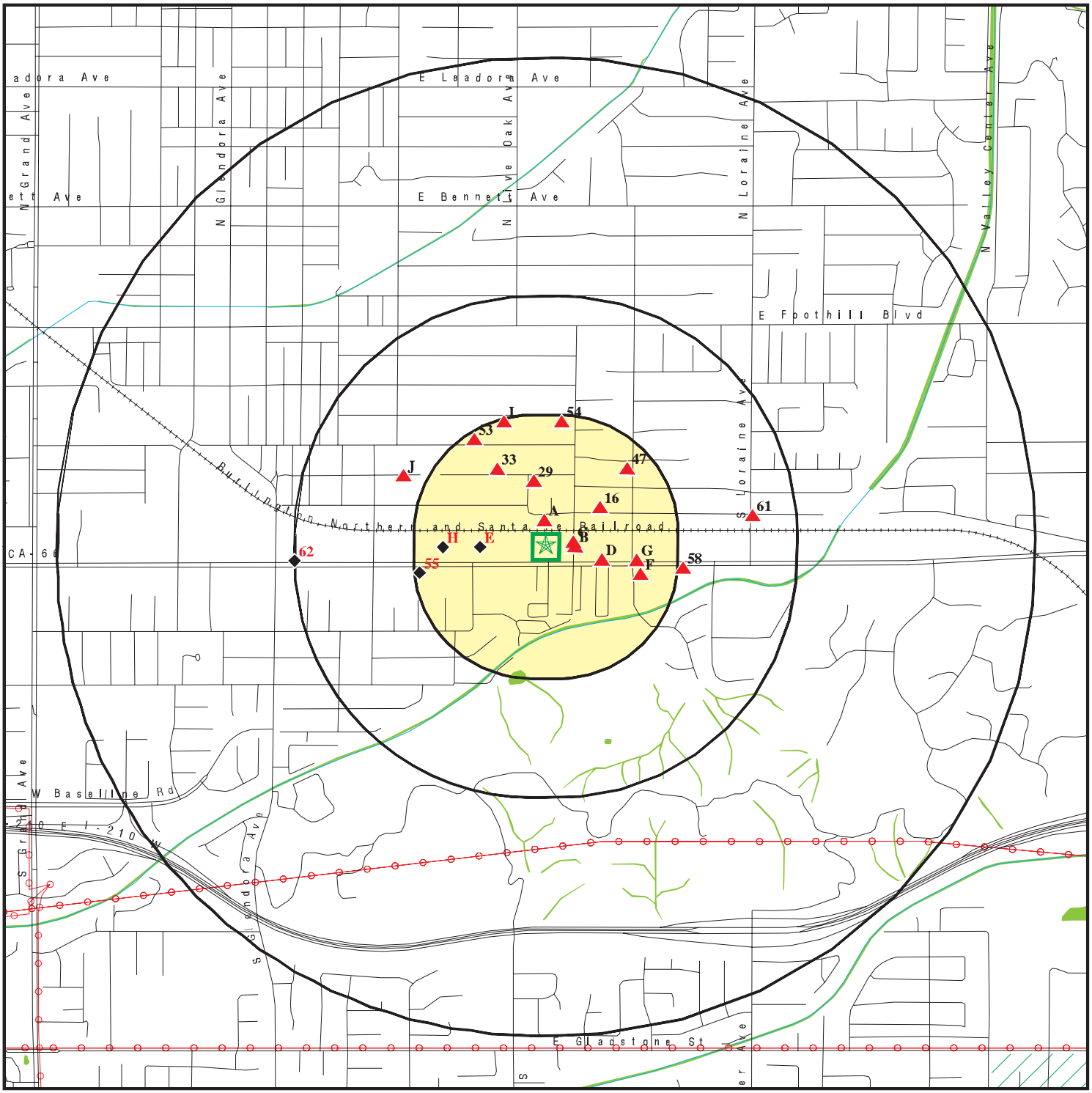
Lower Elevation	Address	Direction / Distance	Map ID	Page
WHITSON ED RICHFIELD	755 E ALOSTA	SE 0 - 1/8 (0.001 mi.)	A3	10
IMPORT CAR CENTRE	611 E ALOSTA AVE	WSW 0 - 1/8 (0.109 mi.)	E17	40
R & C AUTOMOTIVE SER	611 E ROUTE 66	W 0 - 1/8 (0.110 mi.)	E24	62

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 4 records.

Site Name	Database(s)
T&K AUTO REPAIR	CERS HAZ WASTE
NWC ROUTE 66	CIWQS
NE CORNER ROUTE 66 & BARRANCA AVE	CIWQS
GLENDORA CITY DUMP #247	SWF/LF

OVERVIEW MAP - 7326771.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	723 East Route 66	CLIENT:	Stantec
ADDRESS:	723 East Route 66 Glendora CA 91741	CONTACT:	Alicia Jansen
		INQUIRY #:	7326771.2s
LAT/LONG:	34.129328 / 117.853895	DATE:	May 03, 2023 2:33 pm

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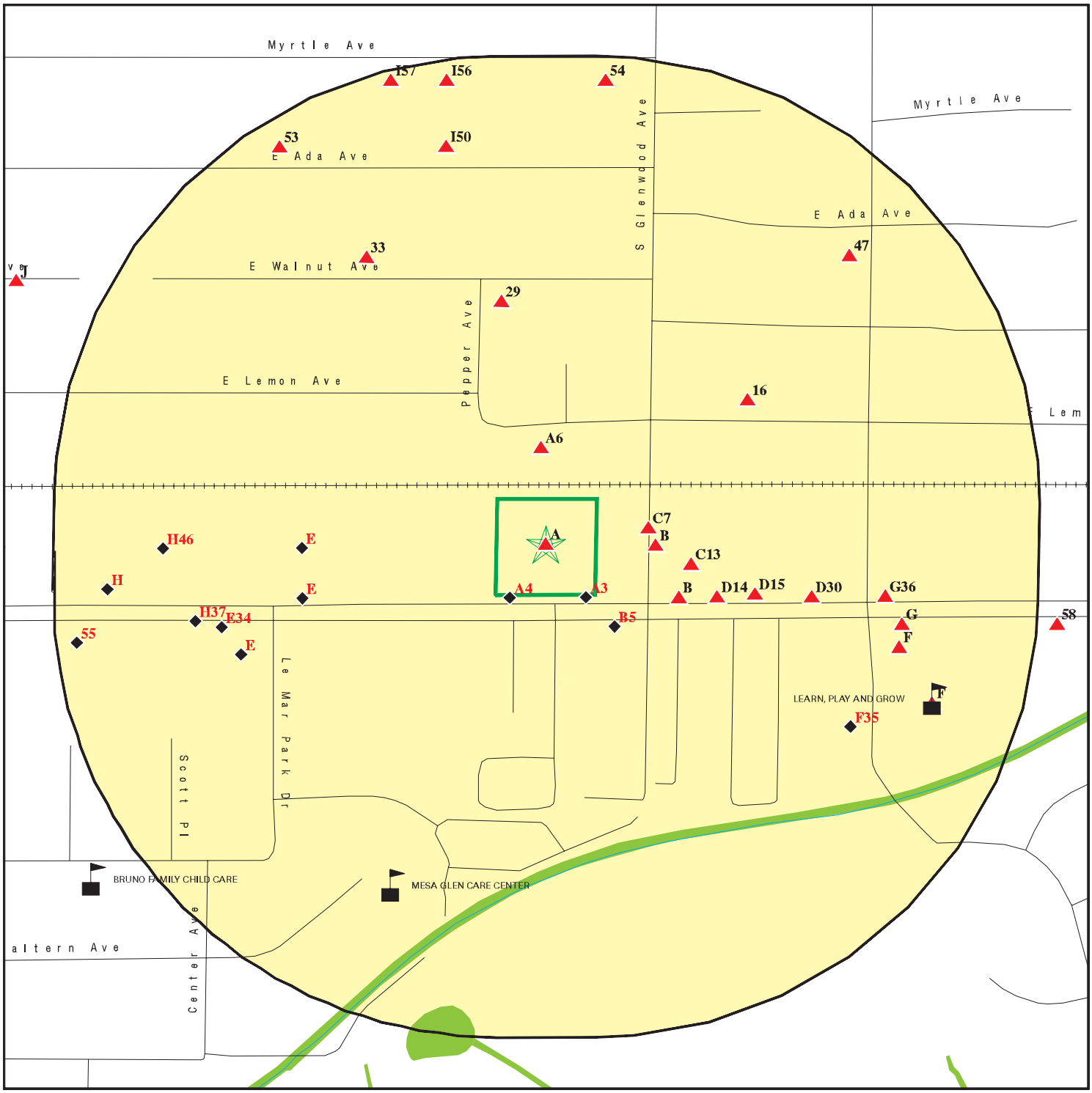
DETAIL MAP - 7326771.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 723 East Route 66	CLIENT: Stantec
ADDRESS: 723 East Route 66 Glendora CA 91741	CONTACT: Alicia Jansen
LAT/LONG: 34.129328 / 117.853895	INQUIRY #: 7326771.2s DATE: May 03, 2023 2:34 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		3	1	NR	NR	NR	4
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
Lists of state- and tribal (Superfund) equivalent sites								
RESPONSE	1.000		0	0	0	0	NR	0
Lists of state- and tribal hazardous waste facilities								
ENVIROSTOR	1.000		0	0	2	0	NR	2
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	1	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Lists of state and tribal leaking storage tanks								
LUST	0.500		1	3	1	NR	NR	5
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		1	0	0	NR	NR	1
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	2	NR	NR	NR	2
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	1	NR	NR	1
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
AOCONCERN	1.000		0	0	0	0	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		6	1	NR	NR	NR	7
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		1	2	NR	NR	NR	3
HIST UST	0.250		3	3	NR	NR	NR	6
CERS TANKS	0.250		0	2	NR	NR	NR	2
CA FID UST	0.250		0	2	NR	NR	NR	2

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		10	13	NR	NR	NR	23
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP	1	NR	NR	NR	NR	NR	1
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAINING	0.250		0	0	NR	NR	NR	0
PFAS PART 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		1	2	1	NR	NR	4
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	1	NR	NR	NR	1
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
ICE	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		1	2	1	NR	NR	4
LOS ANGELES CO. HMS	TP		NR	NR	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
HAZMAT	0.250		0	0	NR	NR	NR	0
LA Co. Site Mitigation	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
UIC GEO	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	TP		NR	NR	NR	NR	NR	0
PROJECT	TP		NR	NR	NR	NR	NR	0
WDR	TP		NR	NR	NR	NR	NR	0
CIWQS	TP		NR	NR	NR	NR	NR	0
CERS	TP		NR	NR	NR	NR	NR	0
NON-CASE INFO	TP		NR	NR	NR	NR	NR	0
OTHER OIL GAS	TP		NR	NR	NR	NR	NR	0
PROD WATER PONDS	TP		NR	NR	NR	NR	NR	0
SAMPLING POINT	TP		NR	NR	NR	NR	NR	0
WELL STIM PROJ	TP		NR	NR	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
HWTS	TP	1	NR	NR	NR	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LOS ANGELES CO LF METHANE	0.500		0	0	1	NR	NR	1
PFAS TRIS	0.250		0	0	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		4	NR	NR	NR	NR	4
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		2	31	34	8	0	0	75

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 Target Property | **ANDY'S AUTO CENTER**
723 E ROUTE 66
GLENDORA, CA 91741 | **FINDS** | **1016432884**
N/A

Site 1 of 5 in cluster A

Actual: 780 ft.

FINDS:
Registry ID: 110055847641

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:
STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

A2 Target Property | **ROMAN ANDY JANIEC OWNER**
723 E ROUTE 66
GLENDORA, CA 91740 | **HWTS** | **S124831086**
N/A

Site 2 of 5 in cluster A

Actual: 780 ft.

HWTS:

Name:	ROMAN ANDY JANIEC OWNER
Address:	723 E ROUTE 66
Address 2:	Not reported
City,State,Zip:	GLENDORA, CA 91740
EPA ID:	CAL000234877
Inactive Date:	06/30/2008
Create Date:	02/26/2002
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	745 E ROUTE 66
Mailing Address 2:	Not reported
Mailing City,State,Zip:	GLENDORA, CA 917410000
Owner Name:	ROMAN ANDY JANIEC
Owner Address:	745 E ROUTE 66
Owner Address 2:	Not reported
Owner City,State,Zip:	GLENDORA, CA 917410000
Contact Name:	ROMAN ANDY JANIEC OWNER
Contact Address:	745 E ROUTE 66
Contact Address 2:	Not reported
City,State,Zip:	GLENDORA, CA 917410000
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE
Latitude:	34.128896
Longitude:	-117.853943

NAICS:

EPA ID:	CAL000234877
Create Date:	2002-03-14 16:36:29.000
NAICS Code:	811111
NAICS Description:	General Automotive Repair
Issued EPA ID Date:	2002-02-26 00:00:00
Inactive Date:	2008-06-30 00:00:00
Facility Name:	ROMAN ANDY JANIEC OWNER
Facility Address:	723 E ROUTE 66
Facility Address 2:	Not reported
Facility City:	GLENDORA
Facility County:	Not reported

ROMAN ANDY JANIEC OWNER (Continued) **S124831086**

Facility State: CA
Facility Zip: 917403511

A3
SE
< 1/8
0.001 mi.
7 ft.

WHITSON ED RICHFIELD SERVICE
755 E ALOSTA
GLENDORA, CA 91740

EDR Hist Auto **1008993629**
N/A

Site 3 of 5 in cluster A

Relative:
Lower

Actual:
778 ft.

EDR Hist Auto

Year:	Name:	Type:
1965	PAULEY J H RICHFIELD	Not reported
1966	WHITSON ED RICHFIELD SERVICE	Not reported
1968	GLENDORA RICHFIELD	Not reported

A4
SW
< 1/8
0.002 mi.
8 ft.

GEORGE DYE MOTORS INC
723 E ALOSTA
GLENDORA, CA 91740

HIST UST **U001569562**
N/A

Site 4 of 5 in cluster A

Relative:
Lower

Actual:
775 ft.

HIST UST:

Name:	GEORGE DYE MOTORS INC
Address:	723 E ALOSTA
City,State,Zip:	GLENDORA, CA 91740
File Number:	00026b3e
URL:	https://documents.geotracker.waterboards.ca.gov/ustpdfs/pdf/00026b3e.pdf
Region:	STATE
Facility ID:	00000055290
Facility Type:	Other
Other Type:	HONDA DEALER
Contact Name:	GEORGE DYE
Telephone:	8189635984
Owner Name:	GEORGE DYE MOTORS, INC.
Owner Address:	723 E. ALOSTA
Owner City,St,Zip:	GLENDORA, CA 91740
Total Tanks:	0001
Tank Num:	001
Container Num:	1
Year Installed:	1979
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	1/8
Leak Detection:	Visual, Stock Inventor

Click here for Geo Tracker PDF:

B5 SE < 1/8 0.021 mi. 112 ft. | **HI REL CONNECTORS 748 E ALOSTA AVE GLENDORA, CA 91740** | **RCRA-SQG FINDS ECHO** | **1000355550 CAD981386774**

Site 1 of 6 in cluster B

Relative: Lower

Actual: 777 ft.

RCRA Listings:

Date Form Received by Agency:	19860211
Handler Name:	Hi Rel Connectors
Handler Address:	748 E ALOSTA AVE
Handler City,State,Zip:	GLENDORA, CA 91740
EPA ID:	CAD981386774
Contact Name:	ENVIRONMENTAL MANAGER
Contact Address:	748 E ALOSTA AVE
Contact City,State,Zip:	GLENDORA, CA 91740
Contact Telephone:	818-963-9481
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	CA
State District:	3
Mailing Address:	E ALOSTA AVE
Mailing City,State,Zip:	GLENDORA, CA 91740
Owner Name:	L & F Baumann
Owner Type:	Private
Operator Name:	Not Required
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No

HI REL CONNECTORS (Continued) **1000355550**

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20000915
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: NOT REQUIRED	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: L & F BAUMANN	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	19860211
Handler Name: HI REL CONNECTORS	
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	CA
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

HI REL CONNECTORS (Continued) **1000355550**

List of NAICS Codes and Descriptions:
NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

FINDS:
Registry ID: 110002689608

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000355550
Registry ID:	110002689608
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002689608
Name:	HI REL CONNECTORS
Address:	748 E ALOSTA AVE
City,State,Zip:	GLENDORA, CA 91740

A6 **BN & SF RAILWAY** **CPS-SLIC** **S106484029**
North **BNSF SITE NUMBER PA-LA-C-88A** **N/A**
< 1/8 **GLENDORA, CA**
0.029 mi.
154 ft. **Site 5 of 5 in cluster A**

Relative:
Higher

Actual:
787 ft.

CPS-SLIC:

Name:	BN & SF RAILWAY
Address:	BNSF SITE NUMBER PA-LA-C-88A
City,State,Zip:	GLENDORA, CA
Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	06/16/2000
Global Id:	SL2049M1730
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number:	Not reported
Latitude:	34.1301213716307
Longitude:	-117.853945779313
Case Type:	Cleanup Program Site
Case Worker:	Not reported
Local Agency:	Not reported
RB Case Number:	0912
File Location:	Not reported

BN & SF RAILWAY (Continued) **S106484029**

Potential Media Affected:	Not reported
Potential Contaminants of Concern:	Not reported
EPA Region:	9
Coordinate Source:	Not reported
Cuf Case:	NO
Quantity Released Gallons:	Not reported
Begin Date:	02/01/2000
Leak Reported Date:	01/02/1965
How Discovered:	Not reported
How Discovered Description:	Not reported
Discharge Source:	Not reported
Discharge Cause:	Not reported
Stop Method:	Not reported
Stop Description:	Not reported
No Further Action Date:	06/16/2000
CA Water Watershed Name:	San Gabriel River - Upper San Gabriel (405.20)
Dwr Groundwater Subbasin Name:	San Gabriel Valley (4-013)
Disadvantaged Community:	Not reported
CA Enviroscreen 3 Score:	46-50%
CA Enviroscreen 4 Score:	55-60%
Military DOD Site:	No
Facility Project Subtype:	Not reported
RWQCB Region:	LOS ANGELES RWQCB (REGION 4)
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

C7 **GLENN DAVIS AUTOMOTIVE INC** **RCRA-SQG** **1000597815**
East **534-1/2 S GLENWOOD AVE** **CAD983618463**
< 1/8 **GLENDORA, CA 91740**
0.029 mi.
154 ft. **Site 1 of 2 in cluster C**

Relative:
Higher

Actual:
784 ft.

RCRA Listings:

Date Form Received by Agency:	19920205
Handler Name:	Glenn Davis Automotive Inc
Handler Address:	534-1/2 S GLENWOOD AVE
Handler City,State,Zip:	GLENDORA, CA 91740
EPA ID:	CAD983618463
Contact Name:	GLENN DAVIS
Contact Address:	534 1/2 S GLENWOOD AVE
Contact City,State,Zip:	GLENDORA, CA 91740
Contact Telephone:	818-914-3411
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Private
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	S GLENWOOD AVE
Mailing City,State,Zip:	GLENDORA, CA 91740
Owner Name:	Glenn Davis Automotive Inc

GLENN DAVIS AUTOMOTIVE INC (Continued) **1000597815**

Owner Type:	Private
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20000915
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: GLENN DAVIS AUTOMOTIVE INC	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	534 1/2 S GLENWOOD AVE
Owner/Operator City,State,Zip:	GLENDORA, CA 91740
Owner/Operator Telephone:	818-914-3411
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

GLENN DAVIS AUTOMOTIVE INC (Continued) **1000597815**

Historic Generators:

Receive Date:	19920205
Handler Name:	GLENN DAVIS AUTOMOTIVE INC
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Codes:	No NAICS Codes Found

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

B8 **GLENDORA FOREIGN CAR SERVICE** **CERS HAZ WASTE** **S123509718**
East **540 1/2 S GLENWOOD AVE** **CERS** **N/A**
< 1/8 **GLENDORA, CA 91740** **HWTS**
0.034 mi.
177 ft. **Site 2 of 6 in cluster B**

Relative:
Higher

Actual:
783 ft.

CERS HAZ WASTE:

Name:	GLENDORA FOREIGN CAR SERVICE
Address:	540 1/2 S GLENWOOD AVE
City,State,Zip:	GLENDORA, CA 91740
Site ID:	33408
CERS ID:	10265875
CERS Description:	Hazardous Waste Generator

CERS:

Name:	GLENDORA FOREIGN CAR SERVICE
Address:	540 1/2 S GLENWOOD AVE
City,State,Zip:	GLENDORA, CA 91740
Site ID:	33408
CERS ID:	10265875
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	33408
Site Name:	GLENDORA FOREIGN CAR SERVICE
Violation Date:	11-25-2014
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes:	Returned to compliance on 02/17/2015.

GLENDORA FOREIGN CAR SERVICE (Continued) **S123509718**

Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 33408
Site Name: GLENDORA FOREIGN CAR SERVICE
Violation Date: 10-25-2017
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes: Returned to compliance on 01/10/2018. OBSERVATION: The business failed to electronically submit and certify that the business plan is complete, accurate, and in compliance with EPCRA on or before the annual due date. Last submittal in CERS is from 2/18/2016. CORRECTIVE ACTION: Electronically submit and certify that the business plan is complete, accurate, and in compliance with EPCRA within 30 days. On an ongoing basis, electronically submit and certify the business plan annually on or before the annual due date.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 33408
Site Name: GLENDORA FOREIGN CAR SERVICE
Violation Date: 10-25-2017
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 01/10/2018. OBSERVATION: 4 x 55 gallon steel drums located in the hazardous waste storage area was observed without hazardous waste labels. Observed 1 x 55 gallon rusted steel drum with waste coolant with no hazardous waste label. Label all empty drums "empty". Observed 2 x 55 gallon steel drums empty with no label. CORRECTIVE ACTION: Submit a photo to the CUPA demonstrating that the container listed above has been properly labeled.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS,

Site ID: 33408
Site Name: GLENDORA FOREIGN CAR SERVICE
Violation Date: 11-05-2020
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 11/05/2020. OBSERVATION: 4 x 55 gallon metal container of used oil located in the outside front of office was

GLENDORA FOREIGN CAR SERVICE (Continued) **S123509718**

observed without a hazardous waste label. CORRECTIVE ACTION: CORRECTED ON SITE
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS,

Site ID: 33408
Site Name: GLENDORA FOREIGN CAR SERVICE
Violation Date: 10-25-2017
Citation: 22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description: Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes: Returned to compliance on 01/10/2018. OBSERVATION: The generator's EPA ID number is inactive. A hazardous waste generator shall not treat, store, dispose of, transport or offer for transportation, hazardous waste without an active EPA ID number. Provided Mr. Gould the DTSC form 1358 to reactivate EPA ID # CAL000071105 at the time of inspection. CORRECTIVE ACTION: Submit documentation to the CUPA demonstrating that you have reactivated the facility's EPA ID number.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS,

Site ID: 33408
Site Name: GLENDORA FOREIGN CAR SERVICE
Violation Date: 10-25-2017
Citation: 40 CFR 1 265.173 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.173
Violation Description: Failure to meet the following container management requirements: (a) A container holding hazardous waste must always be closed during storage, except when it is necessary to add or remove waste. (b) A container holding hazardous waste must not be opened, handled, or stored in a manner which may rupture the container or cause it to leak.
Violation Notes: Returned to compliance on 01/10/2018. OBSERVATION: 40 gallon tank located in the garage was observed with lid open. CORRECTIVE ACTION: Submit photos to the CUPA demonstrating that the container listed above has been properly closed.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS,

Site ID: 33408
Site Name: GLENDORA FOREIGN CAR SERVICE
Violation Date: 10-25-2017
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Returned to compliance on 01/10/2018. OBSERVATION: The business failed to complete and electronically submit a site map with all required content. Last submittal in CERS is from 2/18/2016. Site map is missing the evacuation staging area. CORRECTIVE ACTION: Complete and electronically submit a site map with all required content.
Violation Division: Los Angeles County Fire Department

GLENDORA FOREIGN CAR SERVICE (Continued) **S123509718**

Violation Program: HMRRP
Violation Source: CERS,

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 01-10-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-05-2020
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Randy Gould, Manager
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-05-2020
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Randy Gould, Manager AMERIPRIDE
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 01-10-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-25-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Peter Verderber, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-25-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Randy Gould, Manager
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

GLENDORA FOREIGN CAR SERVICE (Continued) **S123509718**

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-25-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Randy Gould, Manager
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-25-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Peter Verderber, owner Complete and upload CCP
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 02-17-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: CCP observed in CERS and printed out for file. jr
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Affiliation:
Affiliation Type Desc: Parent Corporation
Entity Name: GLENDORA FOREIGN CAR SERVICE
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title: Not reported
Affiliation Address: 5825 Rickenbacker Road
Affiliation City: Commerce
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90040-3027
Affiliation Phone: (323) 890-4000,

Affiliation Type Desc: Environmental Contact
Entity Name: peter verderber
Entity Title: Not reported
Affiliation Address: 540 1/2 S GLENWOOD AVE
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91740
Affiliation Phone: ,

GLENDORA FOREIGN CAR SERVICE (Continued) **S123509718**

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	540-1/2 S GLENWOOD AVE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91740
Affiliation Phone:	,

Affiliation Type Desc:	Operator
Entity Name:	peter verderber
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 437-4650,

Affiliation Type Desc:	Legal Owner
Entity Name:	peter verderber
Entity Title:	Not reported
Affiliation Address:	540 1/2 S GLENWOOD AVE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740
Affiliation Phone:	(626) 437-4650,

HWTS:

Name:	GLENDORA FOREIGN CAR SERVICE
Address:	540 1/2 S GLENWOOD AVE
Address 2:	Not reported
City,State,Zip:	GLENDORA, CA 91741
EPA ID:	CAL000071105
Inactive Date:	06/30/2021
Create Date:	07/30/1993
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	540 1/2 S GLENWOOD AVE
Mailing Address 2:	Not reported
Mailing City,State,Zip:	GLENDORA, CA 917413513
Owner Name:	PETE VERDERBER
Owner Address:	540 1/2 S GLENWOOD AVE
Owner Address 2:	Not reported
Owner City,State,Zip:	GLENDORA, CA 917413513
Contact Name:	PETE VERDERBER
Contact Address:	540 1/2 S GLENWOOD AVE
Contact Address 2:	Not reported
City,State,Zip:	GLENDORA, CA 91741
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE
Latitude:	34.129403
Longitude:	-117.852882

GLENDORA FOREIGN CAR SERVICE (Continued) **S123509718**

NAICS:

EPA ID:	CAL000071105
Create Date:	2002-04-22 13:10:40.717
NAICS Code:	811111
NAICS Description:	General Automotive Repair
Issued EPA ID Date:	1993-07-30 00:00:00
Inactive Date:	Not reported
Facility Name:	GLENDORA FOREIGN CAR SERVICE
Facility Address:	540 1/2 S GLENWOOD AVE
Facility Address 2:	Not reported
Facility City:	GLENDORA
Facility County:	Not reported
Facility State:	CA
Facility Zip:	917413513

B9 **GLENDORA FOREIGN CAR SERVICE** **RCRA NonGen / NLR** **1024789786**
East **540 1/2 S GLENWOOD AVE** **CAL000071105**
< 1/8 **GLENDORA, CA 91741**
0.034 mi.
177 ft. **Site 3 of 6 in cluster B**

Relative:
Higher

Actual:
783 ft.

RCRA Listings:

Date Form Received by Agency:	19930730
Handler Name:	Glendora Foreign Car Service
Handler Address:	540 1/2 S GLENWOOD AVE
Handler City,State,Zip:	GLENDORA, CA 91741-3513
EPA ID:	CAL000071105
Contact Name:	PETE VERDERBER
Contact Address:	540 1/2 S GLENWOOD AVE
Contact City,State,Zip:	GLENDORA, CA 91741-3513
Contact Telephone:	626-963-0916
Contact Fax:	626-914-9889
Contact Email:	PUTT1PETE@AOL.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	540 1/2 S GLENWOOD AVE
Mailing City,State,Zip:	GLENDORA, CA 91741-3513
Owner Name:	Pete Verderber
Owner Type:	Other
Operator Name:	Pete Verderber
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No

GLENDORA FOREIGN CAR SERVICE (Continued) **1024789786**

Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180905
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: PETE VERDERBER	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	540 1/2 S GLENWOOD AVE
Owner/Operator City,State,Zip:	GLENDORA, CA 91741-3513
Owner/Operator Telephone:	626-963-0916
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: PETE VERDERBER	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	540 1/2 S GLENWOOD AVE
Owner/Operator City,State,Zip:	GLENDORA, CA 91741-3513
Owner/Operator Telephone:	626-963-0916
Owner/Operator Telephone Ext:	Not reported

GLENDORA FOREIGN CAR SERVICE (Continued) **1024789786**

Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 19930730
Handler Name: GLENDORA FOREIGN CAR SERVICE
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 811111
NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

B10 **O'REILLY AUTO PARTS #3123** **RCRA NonGen / NLR** **1024842135**
ESE **801 EAST ALOSTA** **CAL000392452**
< 1/8 **GLENDORA, CA 91740**
0.047 mi.
249 ft. **Site 4 of 6 in cluster B**

Relative:
Higher

Actual:
780 ft.

RCRA Listings:
Date Form Received by Agency: 20140108
Handler Name: O'Reilly Auto Parts #3123
Handler Address: 801 EAST ALOSTA
Handler City,State,Zip: GLENDORA, CA 91740
EPA ID: CAL000392452
Contact Name: JOHN BOUNDS
Contact Address: 233 S. PATTERSON AVE.
Contact City,State,Zip: SPRINGFIELD, MO 65802
Contact Telephone: 417-520-4589
Contact Fax: 417-874-7102
Contact Email: JBOUNDS2@OREILLYAUTO.COM
Contact Title: Not reported
EPA Region: 09
Land Type: Not reported
Federal Waste Generator Description: Not a generator, verified
Non-Notifier: Not reported
Biennial Report Cycle: Not reported
Accessibility: Not reported
Active Site Indicator: Handler Activities
State District Owner: Not reported
State District: Not reported

O'REILLY AUTO PARTS #3123 (Continued) **1024842135**

Mailing Address:	233 S PATTERSON
Mailing City,State,Zip:	SPRINGFIELD, MO 65802-0000
Owner Name:	O'Reilly Auto Parts
Owner Type:	Other
Operator Name:	John Bounds
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180906
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: O'REILLY AUTO PARTS	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	233 S PATTERSON
Owner/Operator City,State,Zip:	SPRINGFIELD, MO 65802-0000
Owner/Operator Telephone:	417-862-3333

O'REILLY AUTO PARTS #3123 (Continued) **1024842135**

Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: JOHN BOUNDS
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 233 S. PATTERSON AVE.
Owner/Operator City,State,Zip: SPRINGFIELD, MO 65802
Owner/Operator Telephone: 417-520-4589
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20140108
Handler Name: O'REILLY AUTO PARTS #3123
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 44131
NAICS Description: AUTOMOTIVE PARTS AND ACCESSORIES STORES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

B11 **PHIL'S CHEVRON SERVICE** **EDR Hist Auto** **1008993639**
ESE **801 E ALOSTA** **N/A**
< 1/8 **GLENDORA, CA 91740**
0.047 mi.
249 ft. **Site 5 of 6 in cluster B**

Relative: EDR Hist Auto
Higher

Actual:
780 ft.

Year:	Name:	Type:
1957	GEORGE & MURRAY'S CHEVRON STATI	Not reported
1960	D & E FLYING A SERVICE	Not reported
1960	DALE'S CHEVRON SERVICE	Not reported
1965	PHIL'S CHEVRON SERVICE	Not reported
1965	PHIL'S CHEVRON SERVICE	Not reported
1965	PHIL'S CHEVRON SERVICE	Not reported

PHIL'S CHEVRON SERVICE (Continued) **1008993639**

1973	MC LELLAN JOHN	Gasoline Service Stations
1986	GLENDORA CHEVRON SERVICE	Gasoline Service Stations
1987	GLENDORA CHEVRON SERVICE	Gasoline Service Stations
1988	GLENDORA CHEVRON SERVICE	Gasoline Service Stations

B12 **97387** **SWEEPS UST** **U001569550**
ESE **801 E ALOSTA AVE** **HIST UST** **N/A**
< 1/8 **GLENDORA, CA 91740**
0.047 mi.
249 ft. **Site 6 of 6 in cluster B**

Relative:
Higher

Actual:
780 ft.

SWEEPS UST:

Name:	CHEVRON USA SS 7387
Address:	801 E ALOSTA AVE
City:	GLENDORA
Status:	Active
Comp Number:	9581
Number:	9
Board Of Equalization:	44-008453
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-009581-000001
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	4

Name:	CHEVRON USA SS 7387
Address:	801 E ALOSTA AVE
City:	GLENDORA
Status:	Active
Comp Number:	9581
Number:	9
Board Of Equalization:	44-008453
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-009581-000002
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	Not reported

Name:	CHEVRON USA SS 7387
Address:	801 E ALOSTA AVE
City:	GLENDORA
Status:	Active
Comp Number:	9581
Number:	9

97387 (Continued) **U001569550**

Board Of Equalization: 44-008453
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-009581-000003
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

Name: CHEVRON USA SS 7387
Address: 801 E ALOSTA AVE
City: GLENDORA
Status: Active
Comp Number: 9581
Number: 9
Board Of Equalization: 44-008453
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-009581-000004
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

HIST UST:
Name: 97387
Address: 801 E ALOSTA AVE
City,State,Zip: GLENDORA, CA 91740
File Number: Not reported
URL: Not reported
Region: STATE
Facility ID: 00000062987
Facility Type: Gas Station
Other Type: Not reported
Contact Name: KARIMI,JALAL
Telephone: 8189631115
Owner Name: CHEVRON U.S.A. INC.
Owner Address: 575 MARKET
Owner City,St,Zip: SAN FRANCISCO, CA 94105
Total Tanks: 0004

Tank Num: 001
Container Num: 1
Year Installed: 1968
Tank Capacity: 00005000
Tank Used for: PRODUCT
Type of Fuel: Not reported

97387 (Continued) **U001569550**

Container Construction Thickness:	0000250
Leak Detection:	Stock Inventor

Tank Num:	002
Container Num:	2
Year Installed:	1968
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000250
Leak Detection:	Stock Inventor

Tank Num:	003
Container Num:	3
Year Installed:	1968
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000250
Leak Detection:	Stock Inventor

Tank Num:	004
Container Num:	4
Year Installed:	1968
Tank Capacity:	00001000
Tank Used for:	WASTE
Type of Fuel:	Not reported
Container Construction Thickness:	0000130
Leak Detection:	Stock Inventor

C13 **O'REILLY AUTO PARTS #3123** **CERS HAZ WASTE** **S123501228**
East **801 E ROUTE 66** **CERS** **N/A**
< 1/8 **GLENDORA, CA 91740**
0.054 mi.
284 ft. **Site 2 of 2 in cluster C**

Relative:
Higher

Actual:
783 ft.

CERS HAZ WASTE:

Name:	O'REILLY AUTO PARTS #3123
Address:	801 E ROUTE 66
City,State,Zip:	GLENDORA, CA 91740
Site ID:	139287
CERS ID:	10281001
CERS Description:	Hazardous Waste Generator

CERS:

Name:	O'REILLY AUTO PARTS #3123
Address:	801 E ROUTE 66
City,State,Zip:	GLENDORA, CA 91740
Site ID:	139287
CERS ID:	10281001
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	139287
Site Name:	O'REILLY AUTO PARTS #3123
Violation Date:	08-16-2021
Citation:	22 CCR 23 66273.35 - California Code of Regulations, Title 22, Chapter 23, Section(s) 66273.35

O'REILLY AUTO PARTS #3123 (Continued) **S123501228**

Violation Description: Failure to accumulate universal waste for one year or less and to demonstrate the length of time that the universal waste has been accumulated from the date it became a waste or was received.
Violation Notes: Returned to compliance on 03/21/2022. OBSERVATION: Batteries located in the hazardous waste storage area was observed without an accumulation start date and the UWH was unable to demonstrated that the universal waste has been accumulating less than one year. CORRECTIVE ACTION: Dispose of the batteries and submit a copy of the manifest/receipt to the CUPA.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS,

Site ID: 139287
Site Name: O'REILLY AUTO PARTS #3123
Violation Date: 03-02-2019
Citation: HSC 6.5 25201 - California Health and Safety Code, Chapter 6.5, Section(s) 25201
Violation Description: Failure to obtain a permit or grant of interim status after generator has accumulated hazardous waste on-site for longer than 90 days.
Violation Notes: Returned to compliance on 01/09/2020. OBSERVATION: Three five-gallon pails of waste flammables and universal waste - batteries located in the storage area were observed without accumulation start dates or start date of February 2018 and a manifest/receipt demonstrating disposal within the past 90 days was not available. CORRECTIVE ACTION: Dispose of waste flammables and universal waste - batteries and submit a copy of the manifest/receipt to the CUPA.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS,

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 01-07-2020
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Per Angel Estrada, Ashley James, Manager sold to local body shop who could put new nozzles and re-use the aerosols; facility advised to keep records of future sales; NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-02-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Paul Alessi, Asst Store Mgr
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-02-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Paul Alessi, Asst Store Mgr

O'REILLY AUTO PARTS #3123 (Continued) **S123501228**

Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-16-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Angel Estrada, Wholesale Manager Cov-19
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-14-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Jim Killen, Assistant Manager
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-16-2021
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Angel Estrada, Wholesale Manager Cov-19
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-14-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Jim Killen, Assistant Manager
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 03-21-2022
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 09-26-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 1st revisit, met with Angel Estrada; universal waste batteries picked up on 3/28/19, manifest reviewed; waste flammables not observed but manifests not available; Mr. Estrada to follow up with manager and fax.

O'REILLY AUTO PARTS #3123 (Continued) **S123501228**

Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS,

Coordinates:

Site ID:	139287
Facility Name:	O'REILLY AUTO PARTS #3123
Env Int Type Code:	HWG
Program ID:	10281001
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.,
Latitude:	34.129160
Longitude:	-117.852460

Affiliation:

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	Verisk 3E, Reg Dept/O'Reilly Auto Parts, 3207 Grey Hawk Ct, Ste 200
Affiliation City:	Carlsbad
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92010
Affiliation Phone:	,

Affiliation Type Desc:	Operator
Entity Name:	O'Reilly Auto Enterprises, L.L.C.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(417) 862-3333,

Affiliation Type Desc:	Environmental Contact
Entity Name:	Verisk 3E, Regulatory Department/O'Reilly Auto Parts
Entity Title:	Not reported
Affiliation Address:	3207 Grey Hawk Court, Suite 200
Affiliation City:	Carlsbad
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92010
Affiliation Phone:	,

Affiliation Type Desc:	Property Owner
Entity Name:	Sophia Investment, L.L.C.
Entity Title:	Not reported
Affiliation Address:	106 E Rte 66
Affiliation City:	Glendora
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740
Affiliation Phone:	(626) 963-1115,

Affiliation Type Desc:	Document Preparer

O'REILLY AUTO PARTS #3123 (Continued) **S123501228**

Entity Name:	Kevyn Teh, Agent for O'Reilly Auto Enterprises, L.L.C.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4000,

Affiliation Type Desc:	Identification Signer
Entity Name:	Kevyn Teh, Agent for O'Reilly Auto Enterprises, L.L.C.
Entity Title:	Regulatory Compliance Coordinator, Verisk 3E
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	Legal Owner
Entity Name:	O'Reilly Auto Enterprises, L.L.C.
Entity Title:	Not reported
Affiliation Address:	233 S Patterson Ave
Affiliation City:	Springfield
Affiliation State:	MO
Affiliation Country:	United States
Affiliation Zip:	65802
Affiliation Phone:	(417) 862-3333,

Affiliation Type Desc:	Parent Corporation
Entity Name:	O'Reilly Auto Parts
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

D14 ESE < 1/8 0.069 mi. 363 ft. | **97387 807 E ALOSTA GLENDORA, CA 91740** | **HIST UST** | **S118407143 N/A**

Site 1 of 3 in cluster D

Relative: Higher

Actual: 781 ft.

HIST UST:

Name:	97387
Address:	807 E ALOSTA
City,State,Zip:	GLENDORA, CA 91740
File Number:	00026e6c
URL:	https://documents.geotracker.waterboards.ca.gov/ustpdfs/pdf/00026e6c.pdf
Region:	Not reported
Facility ID:	Not reported
Facility Type:	Not reported
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	Not reported
Owner Name:	Not reported
Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Total Tanks:	Not reported
Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Click here for Geo Tracker PDF:

D15 ESE < 1/8 0.090 mi. 476 ft. | **CHEVRON #9-7387 801 ALOSTA AVE E GLENDORA, CA 91740** | **LUST Cortese HIST CORTESE CERS** | **S101703791 N/A**

Site 2 of 3 in cluster D

Relative: Higher

Actual: 782 ft.

LUST:

Name:	CHEVRON #9-7387
Address:	801 ALOSTA AVE E
City,State,Zip:	GLENDORA, CA 91740
Lead Agency:	LOS ANGELES COUNTY
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603703452
Global Id:	T0603703452
Latitude:	34.128918
Longitude:	-117.8518341
Status:	Completed - Case Closed
Status Date:	09/08/1994
Case Worker:	JOA
RB Case Number:	I-09581
Local Agency:	LOS ANGELES COUNTY
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Other Solvent or Non-Petroleum Hydrocarbon
EPA Region:	9

CHEVRON #9-7387 (Continued) **S101703791**

Coordinate Source:	* Historical Geocode - Exact Address Match
Cuf Case:	YES
Quantity Released Gallons:	Not reported
Begin Date:	12/28/1992
Leak Reported Date:	01/06/1993
How Discovered:	Other Means
How Discovered Description:	Not reported
Discharge Source:	Tank
Discharge Cause:	Not reported
Stop Method:	Not reported
Stop Description:	Not reported
No Further Action Date:	09/08/1994
CA Water Watershed Name:	San Gabriel River - Upper San Gabriel (405.20)
Dwr Groundwater Subbasin Name:	San Gabriel Valley (4-013)
Disadvantaged Community:	Not reported
CA Enviroscreen 3 Score:	46-50%
CA Enviroscreen 4 Score:	55-60%
Military DOD Site:	No
Facility Project Subtype:	Not reported
RWQCB Region:	LOS ANGELES RWQCB (REGION 4)
Site History:	Not reported

LUST:

Global Id:	T0603703452
Contact Type:	Local Agency Caseworker - Primary Caseworker
Contact Name:	JOHN AWUJO
Organization Name:	LOS ANGELES COUNTY
Address:	900 S FREMONT AVE
City:	ALHAMBRA
Email:	jawujo@dpw.lacounty.gov
Phone Number:	6264583507

Global Id:	T0603703452
Contact Type:	Regional Board Caseworker
Contact Name:	YUE RONG
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4TH ST., SUITE 200
City:	Los Angeles
Email:	yrong@waterboards.ca.gov
Phone Number:	Not reported

LUST:

Global Id:	T0603703452
Action Type:	Other
Date:	12/28/1992
Action:	Leak Discovery

Global Id:	T0603703452
Action Type:	Other
Date:	01/06/1993
Action:	Leak Reported

LUST:

Global Id:	T0603703452
Status:	Open - Case Begin Date
Status Date:	12/28/1992

CHEVRON #9-7387 (Continued) **S101703791**

Global Id:	T0603703452
Status:	Completed - Case Closed
Status Date:	09/08/1994

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	I-09581	
Status:	Case Closed	
Substance:	Hydrocarbons	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		UK
Global ID:	T0603703452	
W Global ID:	W0603700204	
Staff:	UNK	
Local Agency:	19000	
Cross Street:	Not reported	
Enforcement Type:	Not reported	
Date Leak Discovered:	12/28/1992	
Date Leak First Reported:		1/6/1993
Date Leak Record Entered:	2/20/1993	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		9/8/1994
Date the Case was Closed:		9/8/1994
How Leak Discovered:	OM	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Tank	
Operator:	Not reported	
Water System:	CITY OF GLENDORA	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		4513.658027363841418677130144 7
Source of Cleanup Funding:		Tank
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		No
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	CHEVRON USA	
RP Address:	P.O. BOX 2833, LA HABRA CA 90632	
Program:	LUST	
Lat/Long:	34.128918 / -1	

CHEVRON #9-7387 (Continued) **S101703791**

Local Agency Staff:	Not reported
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	1900204-001GEN
Summary:	Not reported

CORTESE:

Name:	CHEVRON #9-7387
Address:	801 ALOSTA AVE E
City,State,Zip:	GLENDORA, CA 91740
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0603703452
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

HIST CORTESE:

edr_fname:	CHEVRON #9-7387
edr_fadd1:	801 ALOSTA
City,State,Zip:	GLENDORA, CA 91740
Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	I-09581

CERS:

Name:	CHEVRON #9-7387
Address:	801 ALOSTA AVE E
City,State,Zip:	GLENDORA, CA 91740
Site ID:	235803
CERS ID:	T0603703452
CERS Description:	Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc:	Regional Board Caseworker
Entity Name:	YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title:	Not reported
Affiliation Address:	320 W. 4TH ST., SUITE 200

CHEVRON #9-7387 (Continued) **S101703791**

Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	JOHN AWUJO - LOS ANGELES COUNTY
Entity Title:	Not reported
Affiliation Address:	900 S FREMONT AVE
Affiliation City:	ALHAMBRA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	6264583507,

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16 **JOSEPH HAMBLEN** **RCRA NonGen / NLR** **1024752664**
NE **819 EAST LEMON AVENUE** **CAC002972473**
< 1/8 **GLENDORA, CA 91741**
0.102 mi.
539 ft.

Relative:
Higher

Actual:
795 ft.

RCRA Listings:

Date Form Received by Agency:	20180724
Handler Name:	Joseph Hamblen
Handler Address:	819 EAST LEMON AVENUE
Handler City,State,Zip:	GLENDORA, CA 91741-3655
EPA ID:	CAC002972473
Contact Name:	JOSEPH HAMBLEN
Contact Address:	819 EAST LEMON AVENUE
Contact City,State,Zip:	GLENDORA, CA 91741-3655
Contact Telephone:	714-264-1414
Contact Fax:	Not reported
Contact Email:	TAMMYHURLEY@ALLIANCE-ENVIRO.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	819 EAST LEMON AVENUE
Mailing City,State,Zip:	GLENDORA, CA 91741-3655
Owner Name:	Joseph Hamblen
Owner Type:	Other
Operator Name:	Joseph Hamblen
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No

JOSEPH HAMBLEN (Continued) **1024752664**

Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180831
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: JOSEPH HAMBLEN	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	819 EAST LEMON AVENUE
Owner/Operator City,State,Zip:	GLENDORA, CA 91741-3655
Owner/Operator Telephone:	714-264-1414
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: JOSEPH HAMBLEN	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	819 EAST LEMON AVENUE
Owner/Operator City,State,Zip:	GLENDORA, CA 91741-3655
Owner/Operator Telephone:	714-264-1414
Owner/Operator Telephone Ext:	Not reported

JOSEPH HAMBLEN (Continued) **1024752664**

Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20180724
Handler Name: JOSEPH HAMBLEN
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 56299
NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

E17 **IMPORT CAR CENTRE** **EDR Hist Auto** **1020850885**
WSW **611 E ALOSTA AVE** **N/A**
< 1/8 **GLENDORA, CA 91740**
0.109 mi.
576 ft. **Site 1 of 15 in cluster E**

Relative: EDR Hist Auto
Lower

Actual:
770 ft.

Year:	Name:	Type:
1987	IMPORT CAR CENTER	General Automotive Repair Shops
1988	IMPORT CAR CENTER	General Automotive Repair Shops
1989	DINOS TRIM WORK	General Automotive Repair Shops
1989	IMPORT CAR CENTER	General Automotive Repair Shops
1990	IMPORT CAR CENTRE	General Automotive Repair Shops
1991	DINOS TRIM WORK	General Automotive Repair Shops
1991	IMPORT CAR CENTRE	General Automotive Repair Shops
1991	SINGLEON JIM UNION 76	Gasoline Service Stations
1992	DINOS TRIM WORK	General Automotive Repair Shops
1992	GLENDORA BRAKE ALGNMT SPCALIST	General Automotive Repair Shops
1992	IMPORT CAR CENTRE	General Automotive Repair Shops
1992	GLENDORA DISC TRANSMISSIONS	Automotive Transmission Repair Shops
1993	IMPORT CAR CENTRE	General Automotive Repair Shops
1993	GLENDORA BRAKE ALGNMT SPCALIST	General Automotive Repair Shops
1993	DINOS TRIM WORK	General Automotive Repair Shops
1994	IMPORT CAR CENTRE	General Automotive Repair Shops
1995	IMPORT CAR CENTRE	General Automotive Repair Shops
1995	NEIL CHEN MOBILE SERVICE	Auto And Home Supply Stores
1996	IMPORT CAR CENTRE	General Automotive Repair Shops

IMPORT CAR CENTRE (Continued) **1020850885**

1996	SUPERIOR AUTO REPAIR	General Automotive Repair Shops
1996	NEIL CHEN MOBILE SERVICE	Auto And Home Supply Stores
1997	SUPERIOR AUTO REPAIR	General Automotive Repair Shops
1997	EDS CARBURETOR	Powertrain Components Repair Services
1997	MICHAELS AUTO SERVICE	General Automotive Repair Shops
1997	ARAUJO AGUSTIN	General Automotive Repair Shops
1997	IMPORT CAR CENTRE	General Automotive Repair Shops
1998	ARAUJO AGUSTIN	General Automotive Repair Shops
1998	IMPORT CAR CENTRE	General Automotive Repair Shops
1998	MICHAELS AUTO SERVICE	General Automotive Repair Shops
1998	EDS CARBURETOR	Powertrain Components Repair Services
1999	SUPERIOR AUTO REPAIR	General Automotive Repair Shops
1999	IMPORT CAR CENTRE	General Automotive Repair Shops
1999	ARAUJO AGUSTIN	General Automotive Repair Shops
1999	MICHAELS AUTO SERVICE	General Automotive Repair Shops
1999	EDS CARBURETOR	Powertrain Components Repair Services
2000	SUPERIOR AUTO REPAIR	General Automotive Repair Shops
2000	IMPORT CAR CENTRE	General Automotive Repair Shops
2000	ARAUJO AGUSTIN	General Automotive Repair Shops
2000	MICHAELS AUTO SERVICE	General Automotive Repair Shops
2000	EDS CARBURETOR	Powertrain Components Repair Services

E18 **MICHAELS AUTO SERVICE** **RCRA-SQG** **1000239097**
WSW **611 E ALOSTA BLVD** **FINDS** **CAD982410409**
< 1/8 **GLENDORA, CA 91740** **ECHO**
0.109 mi. **HAZNET**
576 ft. **Site 2 of 15 in cluster E** **HWTS**

Relative:
Lower

Actual:
770 ft.

RCRA Listings:

Date Form Received by Agency:	19880325
Handler Name:	Michaels Auto Service
Handler Address:	611 E ALOSTA BLVD
Handler City,State,Zip:	GLENDORA, CA 91740
EPA ID:	CAD982410409
Contact Name:	ENVIRONMENTAL MANAGER
Contact Address:	611 E ALOSTA BLVD
Contact City,State,Zip:	GLENDORA, CA 91740
Contact Telephone:	818-335-1830
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	CA
State District:	3
Mailing Address:	E ALOSTA BLVD
Mailing City,State,Zip:	GLENDORA, CA 91740
Owner Name:	Michael Castruita
Owner Type:	Private
Operator Name:	Not Required
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No

MICHAELS AUTO SERVICE (Continued) **1000239097**

Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20000915
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: MICHAEL CASTRUITA	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name: NOT REQUIRED	
Legal Status:	Private
Date Became Current:	Not reported

MICHAELS AUTO SERVICE (Continued) **1000239097**

Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	19880325
Handler Name:	MICHAELS AUTO SERVICE
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	CA
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Codes:	No NAICS Codes Found

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

FINDS:

Registry ID: 110002806839

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000239097
Registry ID:	110002806839
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002806839
Name:	MICHAELS AUTO SERVICE
Address:	611 E ALOSTA BLVD
City,State,Zip:	GLENDORA, CA 91740

MICHAELS AUTO SERVICE (Continued) **1000239097**

HAZNET:

Name:	MICHAELS AUTO SERVICE
Address:	611 E ALOSTA BLVD
Address 2:	Not reported
City,State,Zip:	GLENDORA, CA 917400000
Contact:	--
Telephone:	--
Mailing Name:	Not reported
Mailing Address:	611 E ALOSTA AVE
Year:	2001
Gepaid:	CAD982410409
TSD EPA ID:	CAD099452708
CA Waste Code:	221 - Waste oil and mixed oil
Disposal Method:	R01 - Recycler
Tons:	0.209
Year:	1988
Gepaid:	CAD982410409
TSD EPA ID:	CAD008302903
CA Waste Code:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method:	R01 - Recycler
Tons:	0.4795

Additional Info:

Year:	2001
Gen EPA ID:	CAD982410409
Shipment Date:	20010215
Creation Date:	4/19/2001 0:00:00
Receipt Date:	20010221
Manifest ID:	20162752
Trans EPA ID:	CAR000045278
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD099452708
Trans Name:	Not reported
TSDF Alt EPA ID:	CAD099452708
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.209
Waste Quantity:	55
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

HWTS:

Name:	MICHAELS AUTO SERVICE
Address:	611 E ALOSTA BLVD

MICHAELS AUTO SERVICE (Continued) **1000239097**

Address 2:	Not reported
City,State,Zip:	GLENDORA, CA 91740
EPA ID:	CAD982410409
Inactive Date:	06/30/1998
Create Date:	06/17/1988
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	611 E ALOSTA AVE
Mailing Address 2:	Not reported
Mailing City,State,Zip:	GLENDORA, CA 917403578
Owner Name:	Not reported
Owner Address:	Not reported
Owner Address 2:	Not reported
Owner City,State,Zip:	Not reported
Contact Name:	Not reported
Contact Address:	INACT PER 98VQ FINAL NOTICE
Contact Address 2:	Not reported
City,State,Zip:	Not reported
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	FEDERAL
Latitude:	34.128837
Longitude:	-117.855042

E19
West
< 1/8
0.110 mi.
579 ft.

ART'S TRANSMISSION SERVICE
611 E ROUTE 66 # B
GLENDORA, CA 91740

CERS HAZ WASTE **S123533990**
CERS **N/A**

Site 3 of 15 in cluster E

Relative:
Lower

Actual:
773 ft.

CERS HAZ WASTE:

Name:	ART'S TRANSMISSION SERVICE
Address:	611 E ROUTE 66 # B
City,State,Zip:	GLENDORA, CA 91740
Site ID:	6996
CERS ID:	10285012
CERS Description:	Hazardous Waste Generator

CERS:

Name:	ART'S TRANSMISSION SERVICE
Address:	611 E ROUTE 66 # B
City,State,Zip:	GLENDORA, CA 91740
Site ID:	6996
CERS ID:	10285012
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	6996
Site Name:	ART'S TRANSMISSION SERVICE
Violation Date:	04-22-2016
Citation:	22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description:	Failure to obtain and/or maintain an Active EPA ID.
Violation Notes:	Returned to compliance on 10/11/2017. OBSERVATION: This facility does not have a valid EPA ID number to manage hazardous waste. A hazardous waste generator shall not treat, store, dispose of, transport or offer for transportation, hazardous waste without an EPA ID number. CORRECTIVE ACTION: Immediately obtain an EPA ID number through DTSC to

ART'S TRANSMISSION SERVICE (Continued) **S123533990**

manage hazardous waste and submit evidence to the CUPA 30 days from now.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS,

Site ID: 6996
Site Name: ART'S TRANSMISSION SERVICE
Violation Date: 04-22-2016
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 09/08/2016. OBSERVATION: There were four empty 30-gal drums without proper EMPTY labels. CORRECTIVE ACTION: Each empty container larger than 5 gallons that previously held a hazardous material must be marked with the date it was emptied and be shipped for recycling, reconditioning, or reclamation of its scrap value or managed on site in such a manner within one year of being emptied. 22CCR 11 66261.7
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-24-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: MANUEL RAMIREZ NO SIGNIFICANT VIOLATIONS OBSERVED
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 09-08-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-22-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Manuel Ramirez, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 07-27-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Met with owner Manuel Art Ramirez, owner; left RV fee notice; EPA ID remains inactive but will activate by next week; followup required.

ART'S TRANSMISSION SERVICE (Continued) **S123533990**

Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 10-11-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: EPA ID active as of 8/25/17; NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-01-2022
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-01-2022
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Manuel Art Ramirez, owner
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-22-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Manuel Ramirez, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-24-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: MANUEL RAMIREZ NO SIGNIFICANT VIOLATIONS OBSERVED
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Affiliation:
Affiliation Type Desc: Environmental Contact
Entity Name: Manuel Art Ramirez
Entity Title: Not reported
Affiliation Address: 611 E ROUTE 66 # B
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: Not reported

ART'S TRANSMISSION SERVICE (Continued) **S123533990**

Affiliation Zip:	91740
Affiliation Phone:	,
Affiliation Type Desc:	Legal Owner
Entity Name:	MANUEL RAMIREZ
Entity Title:	Not reported
Affiliation Address:	611 E ROUTE 66 # B
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740
Affiliation Phone:	(626) 963-2820,
Affiliation Type Desc:	Document Preparer
Entity Name:	Manuel Art Ramirez
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Parent Corporation
Entity Name:	ART'S TRANSMISSION SERVICE
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4000,
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	611 E ROUTE 66 #B
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91740
Affiliation Phone:	,
Affiliation Type Desc:	Identification Signer
Entity Name:	MANUEL ART RAMIREZ
Entity Title:	OWNER
Affiliation Address:	Not reported

ART'S TRANSMISSION SERVICE (Continued) **S123533990**

Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Operator
Entity Name:	MANUEL RAMIREZ
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 963-2820,

E20
West
< 1/8
0.110 mi.
579 ft.

ARTS TRANSMISSIONS **RCRA NonGen / NLR** **1024813491**
611 E ROUTE 66 STE B **CAL000304402**
GLENDORA, CA 91740

Site 4 of 15 in cluster E

Relative:
Lower

Actual:
773 ft.

RCRA Listings:

Date Form Received by Agency:	20060314
Handler Name:	Arts Transmissions
Handler Address:	611 E ROUTE 66 STE B
Handler City,State,Zip:	GLENDORA, CA 91740-3578
EPA ID:	CAL000304402
Contact Name:	TIM SCHAAL
Contact Address:	611 E ROUTE 66 STE B
Contact City,State,Zip:	GLENDORA, CA 91740-3578
Contact Telephone:	909-262-7190
Contact Fax:	626-963-2827
Contact Email:	ARTSTRANSMISSIONS@YAHOO.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	611 E ROUTE 66
Mailing City,State,Zip:	GLENDORA, CA 91741-0000
Owner Name:	Manuel Art Ramirez
Owner Type:	Other
Operator Name:	Tim Schaal
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No

ARTS TRANSMISSIONS (Continued) **1024813491**

Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180905
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: TIM SCHAAL	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	611 E ROUTE 66 STE B
Owner/Operator City,State,Zip:	GLENDORA, CA 91740-3578
Owner/Operator Telephone:	909-262-7190
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name: MANUEL ART RAMIREZ	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	15522 LONGWORTH AVE
Owner/Operator City,State,Zip:	NORWALK, CA 90650-6270
Owner/Operator Telephone:	562-863-7265
Owner/Operator Telephone Ext:	Not reported

ARTS TRANSMISSIONS (Continued) **1024813491**

Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20060314
Handler Name: ARTS TRANSMISSIONS
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 811113
NAICS Description: AUTOMOTIVE TRANSMISSION REPAIR

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

E21
West
< 1/8
0.110 mi.
579 ft.

QUICK STOP AUTO CARE **RCRA NonGen / NLR** **1024863913**
611 E ROUTE 66 STE C **CAL000432464**
GLENDORA, CA 91740

Site 5 of 15 in cluster E

Relative:
Lower

Actual:
773 ft.

RCRA Listings:
Date Form Received by Agency: 20171207
Handler Name: Quick Stop Auto Care
Handler Address: 611 E ROUTE 66 STE C
Handler City,State,Zip: GLENDORA, CA 91740
EPA ID: CAL000432464
Contact Name: JAIRO LOPEZ
Contact Address: 1150 W PHILLIPS ST 118
Contact City,State,Zip: ONTARIO, CA 91762
Contact Telephone: 626-239-7930
Contact Fax: Not reported
Contact Email: QUICKSTOAUTOCARE@GMAIL.COM
Contact Title: Not reported
EPA Region: 09
Land Type: Not reported
Federal Waste Generator Description: Not a generator, verified
Non-Notifier: Not reported
Biennial Report Cycle: Not reported
Accessibility: Not reported
Active Site Indicator: Handler Activities
State District Owner: Not reported
State District: Not reported

QUICK STOP AUTO CARE (Continued) **1024863913**

Mailing Address:	2742 FAIRMOUNT ST
Mailing City,State,Zip:	LOS ANGELES, CA 90033
Owner Name:	Jesus I Diaz Lopez
Owner Type:	Other
Operator Name:	Jairo Lopez
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180907
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: JAIRO LOPEZ	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1150 W PHILLIPS ST 118
Owner/Operator City,State,Zip:	ONTARIO, CA 91762
Owner/Operator Telephone:	626-239-7930

QUICK STOP AUTO CARE (Continued) **1024863913**

Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: JESUS I DIAZ LOPEZ
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 2742 FAIRMOUNT ST
Owner/Operator City,State,Zip: LOS ANGELES, CA 90033
Owner/Operator Telephone: 323-268-1359
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20171207
Handler Name: QUICK STOP AUTO CARE
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 811111
NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

E22 **M RACING** **RCRA NonGen / NLR** **1024818961**
West **611 E ROUTE 66 UNIT A** **CAL000327705**
< 1/8 **GLENDORA, CA 91740**
0.110 mi.
579 ft. **Site 6 of 15 in cluster E**

Relative:
Lower

Actual:
773 ft.

RCRA Listings:
Date Form Received by Agency: 20071211
Handler Name: M Racing
Handler Address: 611 E ROUTE 66 UNIT A
Handler City,State,Zip: GLENDORA, CA 91740-3508
EPA ID: CAL000327705
Contact Name: DAVID M'GREENE
Contact Address: 611 E ROUTE 66 UNIT A
Contact City,State,Zip: GLENDORA, CA 91740

M RACING (Continued) **1024818961**

Contact Telephone:	626-963-3872
Contact Fax:	626-963-3891
Contact Email:	DAVID@MRACINGPERFORMANCE.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	611 EAST ROUTE 66
Mailing City,State,Zip:	GLENDORA, CA 91740
Owner Name:	David M M'Greene
Owner Type:	Other
Operator Name:	David M'Greene
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180905
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No

M RACING (Continued) **1024818961**

Manifest Broker: No
Sub-Part P Indicator: No

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: DAVID M'GREENE
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 611 E ROUTE 66 UNIT A
Owner/Operator City,State,Zip: GLENDORA, CA 91740
Owner/Operator Telephone: 626-963-3872
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: DAVID M M'GREENE
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 304 E COLORADO AVE
Owner/Operator City,State,Zip: GLENDORA, CA 91740-4414
Owner/Operator Telephone: 626-422-2174
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20071211
Handler Name: M RACING
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 811111
NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

E23 West < 1/8 0.110 mi. 579 ft. | **MICHAEL S AUTO REPAIR**
611 E ROUTE 66
GLENDORA, CA 91740

Site 7 of 15 in cluster E

CERS HAZ WASTE | **S128001985**
CERS | **N/A**

Relative: Lower

Actual: 773 ft.

CERS HAZ WASTE:

Name:	MICHAEL S AUTO REPAIR
Address:	611 E ROUTE 66
City,State,Zip:	GLENDORA, CA 91740
Site ID:	441334
CERS ID:	10768753
CERS Description:	Hazardous Waste Generator

CERS:

Name:	MICHAEL S AUTO REPAIR
Address:	611 E ROUTE 66
City,State,Zip:	GLENDORA, CA 91740
Site ID:	441334
CERS ID:	10768753
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	441334
Site Name:	Michael s Auto Repair
Violation Date:	07-20-2018
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 07/31/2018. OBSERVATION: The business failed to complete and electronically submit a business plan when handling hazardous materials at or above the reportable threshold quantities. CORRECTIVE ACTION: Complete and electronically submit a business plan. Go to www.cers.calepa.ca.gov. Complete and submit the business activities, ownership information, hazardous materials inventory, site map, emergency response plan and training plan.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS,

Site ID:	441334
Site Name:	Michael s Auto Repair
Violation Date:	04-22-2016
Citation:	HSC 6.5 25250.19(c) - California Health and Safety Code, Chapter 6.5, Section(s) 25250.19(c)
Violation Description:	Failure to retain paperwork documenting disposal of used oil for three years.
Violation Notes:	Returned to compliance on 10/04/2016. OBSERVATION: The Owner/Operator failed to retain paperwork documenting disposal of used oil for 3 years. Only one 2015 used oil receipt was available during inspection. CORRECTIVE ACTION: The Owner/Operator shall maintain copies documenting disposal of used oil for a minimum of 3 years.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HW
Violation Source:	CERS,

Site ID:	441334

MICHAEL S AUTO REPAIR (Continued) **S128001985**

Site Name: Michael s Auto Repair
Violation Date: 04-22-2016
Citation: 22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)
Violation Description: Failure to dispose of hazardous waste within 180 days (or 270 if waste is transported over 200 miles) for the generator who generates less than 1000 kilogram per month, but more than 100 kilograms per month.
Violation Notes: Returned to compliance on 10/04/2016. OBSERVATION: One full 55-gal drum of waste antifreeze was found stored >180 days per owner's statement. Facilities who generate less than 1000 kg of hazardous waste per month and do not exceed 6000 kg of waste stored on site at any time may store waste on site up to 180 days. CORRECTIVE ACTION: Immediately contact a licensed hazardous waste hauler to dispose of this waste under manifest and submit a copy of the manifest to the CUPA 30 days from now.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS,

Site ID: 441334
Site Name: Michael s Auto Repair
Violation Date: 04-22-2016
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 10/04/2016. OBSERVATION: One 55-gal drum of synthetic oil was not labeled empty. CORRECTIVE ACTION: Each empty container larger than 5 gallons that previously held a hazardous material must be marked with the date it was emptied and be shipped for recycling, reconditioning, or reclamation of its scrap value or managed on site in such a manner within one year of being emptied. 22CCR 11 66261.7
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS,

Site ID: 441334
Site Name: Michael s Auto Repair
Violation Date: 07-20-2018
Citation: Un-Specified
Violation Description: Hazardous Waste Generator Program - Administration/Documentation - General Local Ordinance
Violation Notes: Returned to compliance on 07/31/2018. OBSERVATION: Owner/Operator failed to obtain or maintain an active permit. CORRECTIVE ACTION: Obtain hazardous waste and hazardous materials permit from the Los Angeles County Fire Department. Go to www.cers.calepa.ca.gov Every business or business concern within the jurisdiction of the LACoCUPA and subject to one or more of the program elements shall be required to apply for, pay the permit fees, and obtain from the LACoCUPA a unified program facility permit for the program elements applicable to such facility prior to the commencement of any business or activity related to any of the program elements. The permit required under this section shall be posted and conspicuously displayed at the location falling under the requirements of this chapter.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS,

MICHAEL S AUTO REPAIR (Continued) **S128001985**

Site ID:	441334
Site Name:	Michael s Auto Repair
Violation Date:	04-22-2016
Citation:	40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31
Violation Description:	Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to the air, soil, or surface water which could threaten human health or the environment..
Violation Notes:	Returned to compliance on 10/04/2016. OBSERVATION: Numerous engine/transmission blocks were leaking oil causing stains on surface of parking lot. Facilities shall be maintained and operated to minimize the possibility of release of hazardous waste to air, soil, or surface water which could threaten human health or the environment. CORRECTIVE ACTION: Immediately contain the auto parts, clean stains, and manage according to Title 22 hazardous waste regulations. Submit a statement and supporting documentation explaining how this waste was managed 30 days from now.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HW
Violation Source:	CERS,

Site ID:	441334
Site Name:	Michael s Auto Repair
Violation Date:	06-01-2021
Citation:	HSC 6.11 25404(e)(4) - California Health and Safety Code, Chapter 6.11, Section(s) 25404(e)(4)
Violation Description:	Failure to report program data electronically.
Violation Notes:	Returned to compliance on 06/01/2021. OBSERVATION: Owner/Operator failed to report program data electronically into CERS. CORRECTIVE ACTION: Corrected on site
Violation Division:	Los Angeles County Fire Department
Violation Program:	HW
Violation Source:	CERS,

Site ID:	441334
Site Name:	Michael s Auto Repair
Violation Date:	04-22-2016
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 10/04/2016. OBSERVATION: The waste antifreeze and used oil containers were missing or had blank labels. All hazardous waste containers shall be marked with the following information: 1) the words Hazardous Waste ; 2) name and address of generator; 3) hazardous properties; 4) physical state; 5) composition (contents); 6) accumulation start date. CORRECTIVE ACTION: Immediately label these containers and ensure that all hazardous waste containers are marked with all the required information.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HW
Violation Source:	CERS,

MICHAEL S AUTO REPAIR (Continued) **S128001985**

Site ID: 441334
Site Name: Michael s Auto Repair
Violation Date: 04-22-2016
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 07/31/2018. OBSERVATION: A business plan has not been received by the CUPA. The facility was previously sent a notice/request from the CUPA for the submittal of a business plan. CORRECTIVE ACTION: Submit the business plan electronically in the California Environmental Reporting System (CERS) and implement immediately. REPORTABLE HAZ MAT: used oil - 200-gal tank waste coolant - 55-gal drum oil filters - 2x55-gal drums (report in pounds) synthetic oil - 1x55-gal drum
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-22-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Michael Castruita, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 10-11-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Facility closed; no access; voice malbox states facility is shut down and works by appointment only; left message to submit HMBP or call East Office if business is permanently closed; followup required.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-20-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: JUAN MANUEL PEREZ
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 07-31-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HW

MICHAEL S AUTO REPAIR (Continued) **S128001985**

Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-20-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: JUAN MANUEL PEREZ
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 10-04-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: HW, used oil/filters, and empty containers labeled properly; HW picked up by Pacific Oil, recent and past manifests reviewed; oil staining on pavement cleaned up, parts elevated. NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 07-31-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-22-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Michael Castruita, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-01-2021
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Juan Manuel Perez, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Coordinates:
Site ID: 441334
Facility Name: Michael s Auto Repair
Env Int Type Code: HWG
Program ID: 10768753
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 34.119030

MICHAEL S AUTO REPAIR (Continued) **S128001985**

Longitude: -117.853100

Affiliation:

Affiliation Type Desc: Document Preparer
Entity Name: Juan M Perez
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
Entity Name: Juan M Perez
Entity Title: owner
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title: Not reported
Affiliation Address: 5825 Rickenbacker Road
Affiliation City: Commerce
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90040-3027
Affiliation Phone: (323) 890-4000,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 611 E Route 66 D
Affiliation City: Glendora
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91740
Affiliation Phone: ,

Affiliation Type Desc: Parent Corporation
Entity Name: MICHAEL'S AUTO REPAIR
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Property Owner
Entity Name: Juan Manuel Perez
Entity Title: Not reported
Affiliation Address: 611 E Route 66

MICHAEL S AUTO REPAIR (Continued) **S128001985**

Affiliation City:	Glendora
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740
Affiliation Phone:	(626) 335-1830,
Affiliation Type Desc:	Environmental Contact
Entity Name:	JUAN MANUEL PEREZ
Entity Title:	Not reported
Affiliation Address:	611 E Route 66
Affiliation City:	Glendora
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91740
Affiliation Phone:	,
Affiliation Type Desc:	Operator
Entity Name:	Michael s Auto Repair
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 335-1830,
Affiliation Type Desc:	Legal Owner
Entity Name:	JUAN MANUEL PEREZ
Entity Title:	Not reported
Affiliation Address:	611 E Route 66
Affiliation City:	Glendora
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740
Affiliation Phone:	(626) 335-1830,

E24 **R & C AUTOMOTIVE SERVICE** **EDR Hist Auto** **1020622147**
West **611 E ROUTE 66** **N/A**
< 1/8 **GLENDORA, CA 91740**
0.110 mi.
579 ft. **Site 8 of 15 in cluster E**

Relative: EDR Hist Auto
Lower

Actual:
773 ft.

Year:	Name:	Type:
2001	SUPERIOR AUTO REPAIR	General Automotive Repair Shops
2001	EDS CARBURETOR	Powertrain Components Repair Services
2001	ARAUJO AGUSTIN	General Automotive Repair Shops
2001	IMPORT CAR CENTRE	General Automotive Repair Shops
2001	MICHAELS AUTO SERVICE	General Automotive Repair Shops
2002	ARAUJO AGUSTIN	General Automotive Repair Shops
2002	SUPERIOR AUTO REPAIR	General Automotive Repair Shops
2002	MICHAELS AUTO SERVICE	General Automotive Repair Shops
2002	EDS CARBURETOR	Powertrain Components Repair Services
2002	IMPORT CAR CENTRE	General Automotive Repair Shops
2003	MICHAELS AUTO SERVICE	General Automotive Repair Shops
2003	SUPERIOR AUTO REPAIR	General Automotive Repair Shops

R & C AUTOMOTIVE SERVICE (Continued) **1020622147**

2003	IMPORT CAR CENTRE	General Automotive Repair Shops
2003	ARAUJO AGUSTIN	General Automotive Repair Shops
2003	EDS CARBURETOR	Powertrain Components Repair Services
2004	EDS CARBURETOR	Powertrain Components Repair Services
2004	ARAUJO AGUSTIN	General Automotive Repair Shops
2004	IMPORT CAR CENTRE	General Automotive Repair Shops
2004	SUPERIOR AUTO REPAIR	General Automotive Repair Shops
2004	MICHAELS AUTO SERVICE	General Automotive Repair Shops
2005	MICHAELS AUTO SERVICE	General Automotive Repair Shops
2005	ARAUJO AGUSTIN	General Automotive Repair Shops
2005	EDS CARBURETOR	Powertrain Components Repair Services
2005	IMPORT CAR CENTRE	General Automotive Repair Shops
2006	ARAUJO AGUSTIN	General Automotive Repair Shops
2006	EDS CARBURETOR	Powertrain Components Repair Services
2006	MICHAELS AUTO SERVICE	General Automotive Repair Shops
2006	IMPORT CAR CENTRE	General Automotive Repair Shops
2007	ARAUJO AGUSTIN	General Automotive Repair Shops
2007	MICHAELS AUTO SERVICE	General Automotive Repair Shops
2007	EDS CARBURETOR	Powertrain Components Repair Services
2007	IMPORT CAR CENTRE	General Automotive Repair Shops
2008	IMPORT CAR CENTRE	General Automotive Repair Shops
2008	MICHAELS AUTO SERVICE	General Automotive Repair Shops
2008	ARAUJO AGUSTIN	General Automotive Repair Shops
2008	EDS CARBURETOR	Powertrain Components Repair Services
2009	EDS CARBURETOR	Powertrain Components Repair Services
2009	ARAUJO AGUSTIN	General Automotive Repair Shops
2009	MICHAELS AUTO SERVICE	General Automotive Repair Shops
2010	R & C AUTOMOTIVE SERVICE	Automotive Repair Shops, NEC
2010	MICHAELS AUTO SERVICE	General Automotive Repair Shops
2011	MICHAELS AUTO SERVICE	General Automotive Repair Shops
2011	R & C AUTOMOTIVE SERVICE	Automotive Repair Shops, NEC
2012	R & C AUTOMOTIVE SERVICE	Automotive Repair Shops, NEC
2013	R & C AUTOMOTIVE SERVICE	Automotive Repair Shops, NEC
2013	ARTS TRANSMISSIONS	Automotive Transmission Repair Shops
2014	R & C AUTOMOTIVE SERVICE	Automotive Repair Shops, NEC
2014	ARTS TRANSMISSIONS	Automotive Transmission Repair Shops

E25 **MICHAELS AUTO REPAIR** **RCRA NonGen / NLR** **1024867888**
West **611 E ROUTE 66 STE A** **CAL000436487**
< 1/8 **GLENDORA, CA 91740**
0.110 mi.
579 ft. **Site 9 of 15 in cluster E**

Relative:
Lower

Actual:
773 ft.

RCRA Listings:

Date Form Received by Agency:	20180524
Handler Name:	Michaels Auto Repair
Handler Address:	611 E ROUTE 66 STE A
Handler City,State,Zip:	GLENDORA, CA 91740
EPA ID:	CAL000436487
Contact Name:	JUAN MANUEL PEREZ
Contact Address:	217 E FOOTHILL BLVD
Contact City,State,Zip:	GLENDORA, CA 91741
Contact Telephone:	626-696-7178
Contact Fax:	Not reported
Contact Email:	JUANMCVEVA@ICLOUD.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported

MICHAELS AUTO REPAIR (Continued) **1024867888**

Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	217 E FOOTHILL BLVD
Mailing City,State,Zip:	GLENDORA, CA 91741
Owner Name:	Juan Manuel Perez
Owner Type:	Other
Operator Name:	Juan Manuel Perez
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180907
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:
Owner/Operator Indicator: Operator

MICHAELS AUTO REPAIR (Continued) **1024867888**

Owner/Operator Name: JUAN MANUEL PEREZ
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 217 E FOOTHILL BLVD
Owner/Operator City,State,Zip: GLENDORA, CA 91741
Owner/Operator Telephone: 626-696-7178
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: JUAN MANUEL PEREZ
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 217 E FOOTHILL BLVD
Owner/Operator City,State,Zip: GLENDORA, CA 91741
Owner/Operator Telephone: 626-696-7178
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20180524
Handler Name: MICHAELS AUTO REPAIR
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 811111
NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

E26 West < 1/8 0.110 mi. 579 ft. | **QUICK STOP AUTO CARE 611 E ROUTE 66 # C GLENDORA, CA 91740** | **CERS HAZ WASTE CERS** | **S123521306 N/A**

Site 10 of 15 in cluster E

Relative: Lower

Actual: 773 ft.

CERS HAZ WASTE:

Name:	QUICK STOP AUTO CARE
Address:	611 E ROUTE 66 # C
City,State,Zip:	GLENDORA, CA 91740
Site ID:	437700
CERS ID:	10294561
CERS Description:	Hazardous Waste Generator

CERS:

Name:	QUICK STOP AUTO CARE
Address:	611 E ROUTE 66 # C
City,State,Zip:	GLENDORA, CA 91740
Site ID:	437700
CERS ID:	10294561
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	437700
Site Name:	QUICK STOP AUTO CARE
Violation Date:	02-23-2018
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 09/07/2018. OBSERVATION: The business failed to complete and electronically submit a business plan when handling hazardous materials at or above the reportable threshold quantities. CORRECTIVE ACTION: Complete and electronically submit a business plan. Go to www.cers.calepa.ca.gov
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS,

Site ID:	437700
Site Name:	QUICK STOP AUTO CARE
Violation Date:	09-09-2016
Citation:	HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Description:	Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 09/07/2018. OBSERVATION: Owner/Operator failed to establish and implement a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet. REPORTABLE HAZARDOUS MATERIALS: used oil - 2 x 55-gal drums waste antifreeze - 1 x 55-gal drum used oil filters - 1 x 55-gal drum motor oil - 2 x 55-gal drums new antifreeze - 1 x 55-gal drum CORRECTIVE ACTION: Establish and implement a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet.
Violation Division:	Los Angeles County Fire Department

QUICK STOP AUTO CARE (Continued) **S123521306**

Violation Program: HMRRP
Violation Source: CERS,

Site ID: 437700
Site Name: QUICK STOP AUTO CARE
Violation Date: 09-09-2016
Citation: HSC 6.5 25244.19 - California Health and Safety Code, Chapter 6.5, Section(s) 25244.19
Violation Description: Failure of a generator to conduct, when required, a source reduction evaluation review and plan every four years, and/or failure of the review and plan to contain all required information.
Violation Notes: Returned to compliance on 07/27/2017. OBSERVATION: Used oil, used oil filters, and waste antifreeze drums were missing information 2) through 6). All hazardous waste containers shall be marked with the following information: 1) the words Hazardous Waste ; 2) name and address of generator; 3) hazardous properties; 4) physical state; 5) composition (contents); 6) accumulation start date. CORRECTIVE ACTION: Immediately ensure that all hazardous waste containers are marked with all the missing information: name and address of generator; hazardous properties; physical state; composition (contents); accumulation start date.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS,

Site ID: 437700
Site Name: QUICK STOP AUTO CARE
Violation Date: 03-23-2021
Citation: HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(3)
Violation Description: Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 03/24/2021. OBSERVATION: The business failed to establish and implement a business plan when handling hazardous materials at or above the reportable threshold quantities. CORRECTIVE ACTION: Establish and implement a business plan for the facility. Submit documentation of correction to the unified program agency.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-23-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: JAIRO LOPEZ
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-14-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Carlos Medina, Co-Owner Out of Business

QUICK STOP AUTO CARE (Continued) **S123521306**

Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-23-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Jesus Diaz, owner
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-14-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Carlos Medina, Co-Owner Out of Business
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-09-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Jairo Lopez, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 10-11-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 11-07-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: CERS reviewed; HMBP submitted as of 9/19/18; NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-23-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: JAIRO LOPEZ NO SIGNIFICANT VIOLATIONS OBSERVED
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

QUICK STOP AUTO CARE (Continued) **S123521306**

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-23-2021
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Jesus Diaz, owner
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 07-27-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: HW drums labeled properly; NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-09-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Jairo Lopez, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 07-27-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 1st revisit, met with Jairo Lopez,owner; HMBP incomplete; RV Fee notice given.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 10-11-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 2nd revisit; met with Mr Jairo Lopez; CERS incomplete; RV Fee explained will apply next revisit; followup required.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 12-18-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: CERS reviewed; status is Under Review by CUPA due to duplicate CERS accounts
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

QUICK STOP AUTO CARE (Continued) **S123521306**

Affiliation:

Affiliation Type Desc:	Identification Signer
Entity Name:	JESUS DIAZ
Entity Title:	OWNER
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	Environmental Contact
Entity Name:	JESUS DIAZ
Entity Title:	Not reported
Affiliation Address:	611 E ROUTE 66 # C
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91740
Affiliation Phone:	,

Affiliation Type Desc:	Operator
Entity Name:	Quick Stop Auto Care
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 239-7930,

Affiliation Type Desc:	Parent Corporation
Entity Name:	Quick Stop Auto Care
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4000,

Affiliation Type Desc:	Document Preparer
Entity Name:	JESUS DIAZ
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported

QUICK STOP AUTO CARE (Continued) **S123521306**

Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Legal Owner
Entity Name:	JESUS DIAZ
Entity Title:	Not reported
Affiliation Address:	611 E ROUTE 66 # C
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740
Affiliation Phone:	(323) 269-1359,
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	611 E ROUTE 66, UNIT C
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91740
Affiliation Phone:	,

E27
West
< 1/8
0.110 mi.
579 ft.

M RACING & PERFORMANCE **CERS HAZ WASTE** **S123536875**
611 E ROUTE 66 # A **N/A**
GLENDORA, CA 91740

Site 11 of 15 in cluster E

Relative:
Lower

Actual:
773 ft.

CERS HAZ WASTE:

Name:	M RACING & PERFORMANCE
Address:	611 E ROUTE 66 # A
City,State,Zip:	GLENDORA, CA 91740
Site ID:	132018
CERS ID:	10284055
CERS Description:	Hazardous Waste Generator

Violations:

Site ID:	132018
Site Name:	M RACING & PERFORMANCE
Violation Date:	04-22-2016
Citation:	HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Description:	Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 11/29/2017. OBSERVATION: Owner/Operator failed to establish and implement a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet. CORRECTIVE ACTION: Establish and implement a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet. REPORTABLE HAZ MAT: New motor oil (10W-40) - 1 x 55-gal drum
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP

M RACING & PERFORMANCE (Continued) **S123536875**

Violation Source: CERS,

Site ID: 132018
Site Name: M RACING & PERFORMANCE
Violation Date: 04-22-2016
Citation: HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
Violation Description: Business Plan Program - Administration/Documentation - General
Violation Notes: Returned to compliance on 11/29/2017. OBSERVATION: Owner/Operator failed to obtain or maintain an active permit. One 55-gal drum of 10W-40 motor oil was observed in the service bay. CORRECTIVE ACTION: Every business or business concern within the jurisdiction of the LACoCUPA and subject to one or more of the program elements shall be required to apply for, pay the permit fees, and obtain from the LACoCUPA a unified program facility permit for the program elements applicable to such facility prior to the commencement of any business or activity related to any of the program elements. The permit required under this section shall be posted and conspicuously displayed at the location falling under the requirements of this chapter. Every person, business, or business concern within the jurisdiction of the LACoCUPA and subject to the requirements of one or more of the program elements shall be required to pay the applicable annual fees and any applicable late payment penalty and apply for and obtain from the [Truncated]
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 132018
Site Name: M RACING & PERFORMANCE
Violation Date: 11-28-2017
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes: Returned to compliance on 11/29/2017. OBSERVATION: The business failed to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page. CORRECTIVE ACTION: Complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page. Check "NO" for hazardous materials handler in your business activities.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-22-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: David M. M'Greene, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-28-2017

M RACING & PERFORMANCE (Continued) **S123536875**

Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: David M'Greene, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-08-2020
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Eddie Gaxiola, Partner
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 11-29-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-22-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: David M. M'Greene, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-28-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: David M'Greene, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Affiliation:
Affiliation Type Desc: Environmental Contact
Entity Name: DAVID M. M'GREENE
Entity Title: Not reported
Affiliation Address: 611 East Route 66 Unit A
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91740
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
Entity Name: David M'greene
Entity Title: Operations Manager

M RACING & PERFORMANCE (Continued) **S123536875**

Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	Parent Corporation
Entity Name:	M RACING & PERFORMANCE
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4000,

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	611 E ROUTE 66 #A
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91740
Affiliation Phone:	,

Affiliation Type Desc:	Operator
Entity Name:	DAVID M'GREENE
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 422-2174,

Affiliation Type Desc:	Document Preparer
Entity Name:	David M'greene
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

M RACING & PERFORMANCE (Continued) **S123536875**

Affiliation Type Desc:	Legal Owner
Entity Name:	DAVID M GREENE
Entity Title:	Not reported
Affiliation Address:	611 E ROUTE 66 #A
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740
Affiliation Phone:	(626) 963-3872,

E28
West
< 1/8
0.110 mi.
579 ft.

QUICK STOP AUTO CARE **RCRA NonGen / NLR** **1027466659**
611 E ROUTE 66 **CAL000417220**
GLENDORA, CA 91740

Site 12 of 15 in cluster E

Relative:
Lower

Actual:
773 ft.

RCRA Listings:

Date Form Received by Agency:	20160517
Handler Name:	Quick Stop Auto Care
Handler Address:	611 E ROUTE 66
Handler City,State,Zip:	GLENDORA, CA 91740
EPA ID:	CAL000417220
Contact Name:	JAIRO LOPEZ
Contact Address:	2742 FAIRMOUNT ST
Contact City,State,Zip:	LOS ANGELES, CA 90033
Contact Telephone:	626-239-7930
Contact Fax:	Not reported
Contact Email:	QUICKSTOPAUTOCARE@GMAIL.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	611 E ROUTE 66
Mailing City,State,Zip:	GLENDORA, CA 91740
Owner Name:	Jairo Lopez
Owner Type:	Other
Operator Name:	Jairo Lopez
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No

QUICK STOP AUTO CARE (Continued) **1027466659**

Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20221102
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: JAIRO LOPEZ	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	2742 FAIRMOUNT STREET
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90033-0000
Owner/Operator Telephone:	323-602-3258
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: JAIRO LOPEZ	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	2742 FAIRMOUNT ST
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90033
Owner/Operator Telephone:	626-239-7930
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20160517

QUICK STOP AUTO CARE (Continued) **1027466659**

Handler Name: QUICK STOP AUTO CARE
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: Not reported
Recognized Trader Exporter: Not reported
Spent Lead Acid Battery Importer: Not reported
Spent Lead Acid Battery Exporter: Not reported
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 811111
NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

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29 North < 1/8 0.112 mi. 590 ft. | **SERGIO VALENTINI** | **RCRA NonGen / NLR** | **1026048686**
720 E. WALNUT AVE | **CAC003055362**
GLENDORA, CA 91741

Relative: Higher
Actual: 795 ft.

RCRA Listings:
Date Form Received by Agency: 20200211
Handler Name: Sergio Valentini
Handler Address: 720 E. WALNUT AVE
Handler City,State,Zip: GLENDORA, CA 91741
EPA ID: CAC003055362
Contact Name: SERGIO VALENTINI
Contact Address: 720 E. WALNUT AVE
Contact City,State,Zip: GLENDORA, CA 91741
Contact Telephone: 312-852-2065
Contact Fax: Not reported
Contact Email: SERGIOVALENTINI82@GMAIL.COM
Contact Title: Not reported
EPA Region: 09
Land Type: Not reported
Federal Waste Generator Description: Not a generator, verified
Non-Notifier: Not reported
Biennial Report Cycle: Not reported
Accessibility: Not reported
Active Site Indicator: Not reported
State District Owner: Not reported
State District: Not reported
Mailing Address: 720 E. WALNUT AVE
Mailing City,State,Zip: GLENDORA, CA 91741
Owner Name: Sergio Valentini
Owner Type: Other
Operator Name: Sergio Valentini

SERGIO VALENTINI (Continued) **1026048686**

Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20200306
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: SERGIO VALENTINI	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	720 E. WALNUT AVE
Owner/Operator City,State,Zip:	GLENDORA, CA 91741
Owner/Operator Telephone:	312-852-2065
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator

SERGIO VALENTINI (Continued) **1026048686**

Owner/Operator Name: SERGIO VALENTINI
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 720 E. WALNUT AVE
Owner/Operator City,State,Zip: GLENDORA, CA 91741
Owner/Operator Telephone: 312-852-2065
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20200211
Handler Name: SERGIO VALENTINI
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 56299
NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

D30 **ALOSTA CHIROPRACTIC OFFICE** **RCRA NonGen / NLR** **1024791077**
ESE **849 EAST ALOSTA AVE** **CAL000097586**
< 1/8 **GLENDORA, CA 91740**
0.122 mi.
645 ft. **Site 3 of 3 in cluster D**

Relative:
Higher

Actual:
785 ft.

RCRA Listings:
Date Form Received by Agency: 19921221
Handler Name: Alosta Chiropractic Office
Handler Address: 849 EAST ALOSTA AVE
Handler City,State,Zip: GLENDORA, CA 91740-1619
EPA ID: CAL000097586
Contact Name: BENJAMIN D. JOHNSON, D.C., INC
Contact Address: PO BOX 1619
Contact City,State,Zip: GLENDORA, CA 91740-1619
Contact Telephone: 626-335-4597
Contact Fax: 000-000-0000
Contact Email: ALOSTACHIROPRACTIC.COM
Contact Title: Not reported
EPA Region: 09

ALOSTA CHIROPRACTIC OFFICE (Continued) **1024791077**

Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	PO BOX 1619
Mailing City,State,Zip:	GLENDORA, CA 91740-1619
Owner Name:	B D. Johnson, D.C., Inc.
Owner Type:	Other
Operator Name:	Benjamin D. Johnson, D.C., Inc
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180905
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

ALOSTA CHIROPRACTIC OFFICE (Continued) **1024791077**

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	BENJAMIN D. JOHNSON, D.C., INC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 1619
Owner/Operator City,State,Zip:	GLENDORA, CA 91740-1619
Owner/Operator Telephone:	626-335-4597
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	B D. JOHNSON, D.C., INC.
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	849 E ALOSTA AVE ROUTE 66
Owner/Operator City,State,Zip:	GLENDORA, CA 91740-1619
Owner/Operator Telephone:	626-335-4597
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	19921221
Handler Name:	ALOSTA CHIROPRACTIC OFFICE
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	62131
NAICS Description:	OFFICES OF CHIROPRACTORS

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

E31 WSW 1/8-1/4 0.148 mi. 779 ft. | **JIFFY LUBE #3848**
546 E ROUTE 66
GLENDORA, CA 91740
Site 13 of 15 in cluster E | **RCRA NonGen / NLR** | **1024870023**
CAL000438648

Relative: Lower
Actual: 766 ft.

RCRA Listings:

Date Form Received by Agency:	20180824
Handler Name:	Jiffy Lube #3848
Handler Address:	546 E ROUTE 66
Handler City,State,Zip:	GLENDORA, CA 91740
EPA ID:	CAL000438648
Contact Name:	ELIAS NAJJAR
Contact Address:	490 W ARROW HWY STE D
Contact City,State,Zip:	SAN DIMAS, CA 91773
Contact Telephone:	909-592-8484
Contact Fax:	909-592-8482
Contact Email:	ELIAS.NAJJAR@NLCJL.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	490 W ARROW HWY STE D
Mailing City,State,Zip:	SAN DIMAS, CA 91773
Owner Name:	Srtmt Auto Centers Inc
Owner Type:	Other
Operator Name:	Elias Najjar
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No

JIFFY LUBE #3848 (Continued) **1024870023**

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180907
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: SRTMT AUTO CENTERS INC	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	490 W ARROW HWY STE D
Owner/Operator City,State,Zip:	SAN DIMAS, CA 91773
Owner/Operator Telephone:	909-592-8484
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: ELIAS NAJJAR	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	490 W ARROW HWY STE D
Owner/Operator City,State,Zip:	SAN DIMAS, CA 91773
Owner/Operator Telephone:	909-592-8484
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20180824
Handler Name: JIFFY LUBE #3848	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

JIFFY LUBE #3848 (Continued) **1024870023**

List of NAICS Codes and Descriptions:
NAICS Code: 811198
NAICS Description: ALL OTHER AUTOMOTIVE REPAIR AND MAINTENANCE

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

E32 WSW 1/8-1/4 0.148 mi. 779 ft. | **JIFFY LUBE #3848**
546 E ROUTE 66
GLENDORA, CA 91740
Site 14 of 15 in cluster E | **CERS HAZ WASTE**
CERS TANKS
HAZNET
CERS
HWTS | **S124437663**
N/A

Relative: Lower
Actual: 766 ft.

CERS HAZ WASTE:
Name: JIFFY LUBE #3848
Address: 546 E ROUTE 66
City,State,Zip: GLENDORA, CA 91740
Site ID: 521531
CERS ID: 10292404
CERS Description: Hazardous Waste Generator

CERS TANKS:
Name: JIFFY LUBE #3848
Address: 546 E ROUTE 66
City,State,Zip: GLENDORA, CA 91740
Site ID: 521531
CERS ID: 10292404
CERS Description: Aboveground Petroleum Storage

HAZNET:
Name: JIFFY LUBE #3848
Address: 546 E ROUTE 66
Address 2: Not reported
City,State,Zip: GLENDORA, CA 91773
Contact: ELIAS NAJJAR
Telephone: 9095928484
Mailing Name: Not reported
Mailing Address: 490 W ARROW HWY STE D

Year: 2019
Gepaid: CAL000438648
TSD EPA ID: AZR000521146
CA Waste Code: 352 - Other organic solids
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.09250

Detail Two:
Year: 2019
EM Manifest ID: 8689

JIFFY LUBE #3848 (Continued) **S124437663**

Shipment Date:	10/18/2019
Receipt Date:	10/28/2019
Manifest Number:	020818828JJK
Generator EPA ID:	CAL000438648
Name:	JIFFY LUBE #3848
Address:	546 E ROUTE 66
Address 2:	Not reported
City:	GLENDORA
Zip:	91740
Telephone:	800-424-9300
Contact:	Not reported
Contact Telephone:	909-592-8484
Transporter 1 EPA ID:	CAD028277036
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000175422
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	AZR000521146
TSDF Name:	YUMA YES 2 WASTE TRANSFER STATION
TSDF Address 1:	6500 S US HIGHWAY 95
TSDF Address 2:	Not reported
TSDF City:	YUMA
TSDF Zip:	85365
TSDF Telephone:	Not reported

State:

Year:	2019
EM Manifest ID:	8689
Generator EPA ID:	CAL000438648
Shipment Date:	2019-10-18
Manifest Number:	020818828JJK
Line Number:	1
Method Code:	H141
Quantity Tons:	0.09250
Quantity Waste:	185.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	Metal drums, barrels, kegs
Quantity Type:	Pounds
State Code:	352

CERS:

Name:	JIFFY LUBE #3848
Address:	546 E ROUTE 66
City,State,Zip:	GLENDORA, CA 91740
Site ID:	521531
CERS ID:	10292404
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	521531
Site Name:	Jiffy Lube #3848
Violation Date:	09-11-2015
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a site map with all required content.
Violation Notes:	Returned to compliance on 04/18/2017. OBSERVATION: The annotated site

JIFFY LUBE #3848 (Continued) **S124437663**

map has not been completed and submitted to the CUPA. CORRECTIVE ACTION: Complete an annotated site map and submit electronically in the California Environmental Reporting System (CERS).

Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 521531
Site Name: Jiffy Lube #3848
Violation Date: 09-11-2015
Citation: 19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes: Returned to compliance on 04/18/2017. OBSERVATION: The Business Activities page has not been submitted to this department. CORRECTIVE ACTION: Complete the Business Activities page and submit electronically in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 521531
Site Name: Jiffy Lube #3848
Violation Date: 09-11-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 04/18/2017. OBSERVATION: An Emergency Response Plan and procedures has not been completed and submitted electronically to the CUPA. CORRECTIVE ACTION: Complete the emergency response plan and procedures to include all required content and submit electronically in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 521531
Site Name: Jiffy Lube #3848
Violation Date: 09-11-2015
Citation: 22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)
Violation Description: Failure to dispose of hazardous waste within 180 days (or 270 if waste is transported over 200 miles) for the generator who generates less than 1000 kilogram per month, but more than 100 kilograms per month.
Violation Notes: Returned to compliance on 11/04/2015. OBSERVATION: One 30-gal drum half-filled with waste antifreeze in the trash enclosure. Facilities who generate less than 1000 kg of hazardous waste per month and do not exceed 6000 kg of waste stored on site at any time may store waste on site up to 180 days. CORRECTIVE ACTION: Immediately contact a licensed hazardous waste hauler to dispose of this waste under manifest and submit a copy of the manifest to the CUPA 30 days from now.
Violation Division: Los Angeles County Fire Department

JIFFY LUBE #3848 (Continued) **S124437663**

Violation Program: HW
Violation Source: CERS,

Site ID: 521531
Site Name: Jiffy Lube #3848
Violation Date: 11-04-2015
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 09/28/2016. OBSERVATION: Two empty drums in shop and 8 empty drums in trash enclosure were not labeled EMPTY. CORRECTIVE ACTION: Each empty container larger than 5 gallons that previously held a hazardous material must be marked with the date it was emptied and be shipped for recycling, reconditioning, or reclamation of its scrap value or managed on site in such a manner within one year of being emptied. 22CCR 11 66261.7
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS,

Site ID: 521531
Site Name: Jiffy Lube #3848
Violation Date: 09-26-2019
Citation: HSC 6.5 25244.19 - California Health and Safety Code, Chapter 6.5, Section(s) 25244.19
Violation Description: Failure of a generator to conduct, when required, a source reduction evaluation review and plan every four years, and/or failure of the review and plan to contain all required information.
Violation Notes: Returned to compliance on 04/08/2020. OBSERVATION: Failure of the Owner/Operator to conduct a source reduction evaluation review and plan every four years, or the review and/or plan failed to contain all required information. CORRECTIVE ACTION: Conduct a source reduction evaluation review and plan at this time and every four years thereafter, and ensure review and plan contain all required information. Submit a copy to the CUPA.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS,

Site ID: 521531
Site Name: Jiffy Lube #3848
Violation Date: 09-11-2015
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 09/28/2016. OBSERVATION: Two empty drums in shop and 8 empty drums in trash enclosure were not labeled EMPTY. CORRECTIVE ACTION: Each empty container larger than 5 gallons that previously held a hazardous material must be marked with the date it was emptied and be shipped for recycling, reconditioning, or reclamation of its scrap value or managed on site in such a manner within one year of being emptied. 22CCR 11 66261.7
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS,

Site ID: 521531

JIFFY LUBE #3848 (Continued) **S124437663**

Site Name:	Jiffy Lube #3848
Violation Date:	08-23-2021
Citation:	HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description:	Failure to prepare a Spill Prevention, Control, and Countermeasures (SPCC) Plan.
Violation Notes:	Returned to compliance on 03/22/2022. OBSERVATION: Failure to prepare SPCC. A SPCC was unavailable during the inspection. CORRECTIVE ACTION: Prepare SPCC.
Violation Division:	Los Angeles County Fire Department
Violation Program:	APSA
Violation Source:	CERS,

Site ID:	521531
Site Name:	Jiffy Lube #3848
Violation Date:	11-04-2015
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes:	Returned to compliance on 04/18/2017.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS,

Site ID:	521531
Site Name:	Jiffy Lube #3848
Violation Date:	09-11-2015
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 11/04/2015. OBSERVATION: One 30-gal drum of waste antifreeze was missing a Hazardous Waste label. All hazardous waste containers shall be marked with the following information: 1) the words Hazardous Waste ; 2) name and address of generator; 3) hazardous properties; 4) physical state; 5) composition (contents); 6) accumulation start date. CORRECTIVE ACTION: Immediately label these containers and ensure that all hazardous waste containers are marked with all the required information.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HW
Violation Source:	CERS,

Site ID:	521531
Site Name:	Jiffy Lube #3848
Violation Date:	11-04-2015
Citation:	HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description:	Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 04/18/2017.
Violation Division:	Los Angeles County Fire Department

JIFFY LUBE #3848 (Continued) **S124437663**

Violation Program: HMRRP
Violation Source: CERS,

Site ID: 521531
Site Name: Jiffy Lube #3848
Violation Date: 09-11-2015
Citation: 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description: Failure to maintain uniform hazardous waste manifest, consolidated manifest, or bills of lading copies for three years.
Violation Notes: Returned to compliance on 09/28/2016. OBSERVATION: Copies of hazardous waste disposal records for 2015, 2014, and 2013 were not found on site. Hazardous waste generators shall retain copies of all manifests signed off by the disposal facility and all receipts used in a consolidated manifesting procedure on site for three years and have them readily available for review. CORRECTIVE ACTION: Immediately locate a copy of all manifests and receipts for the last three years, maintain them on site, and submit copies to the CUPA 30 days from now.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS,

Site ID: 521531
Site Name: Jiffy Lube #3848
Violation Date: 11-04-2015
Citation: 19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes: Returned to compliance on 04/18/2017.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 521531
Site Name: Jiffy Lube #3848
Violation Date: 09-11-2015
Citation: 22 CCR 16 66266.130 - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.130
Violation Description: Failure to properly handle, manage, label, and recycle used oil and fuel filters.
Violation Notes: Returned to compliance on 11/04/2015. OBSERVATION: Generator failed to properly handle, manage, label, and/or recycle used oil and fuel filters. Generator could not find any recent record of used oil filter recycling. CORRECTIVE ACTION: Owner/Operator shall immediatly comply with the Title 22 regulations with regards to the proper handling, management, labeling and recycling of used oil and fuel filters. Verify compliance with the CUPA within 30 days.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS,

Site ID: 521531
Site Name: Jiffy Lube #3848
Violation Date: 11-04-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)

JIFFY LUBE #3848 (Continued) **S124437663**

Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 04/18/2017.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 521531
Site Name: Jiffy Lube #3848
Violation Date: 11-04-2015
Citation: 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description: Failure to maintain uniform hazardous waste manifest, consolidated manifest, or bills of lading copies for three years.
Violation Notes: Returned to compliance on 09/28/2016. OBSERVATION: Copies of hazardous waste disposal records for 2015, 2014, and 2013 were not found on site. Hazardous waste generators shall retain copies of all manifests signed off by the disposal facility and all receipts used in a consolidated manifesting procedure on site for three years and have them readily available for review. CORRECTIVE ACTION: Immediately locate a copy of all manifests and receipts for the last three years, maintain them on site, and submit copies to the CUPA by [date, 30 days from now].
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS,

Site ID: 521531
Site Name: Jiffy Lube #3848
Violation Date: 09-26-2019
Citation: 22 CCR 31 67100.9 - California Code of Regulations, Title 22, Chapter 31, Section(s) 67100.9
Violation Description: Failure of a large quantity generator to prepare a summary progress report every four years, using DTSC s Form # 1262 (3/99) titled "Summary Progress Report".
Violation Notes: Returned to compliance on 04/08/2020. OBSERVATION: The generator failed to prepare a summary progress report every four years. CORRECTIVE ACTION: Prepare a summary progress report and submit a copy to the CUPA.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS,

Site ID: 521531
Site Name: Jiffy Lube #3848
Violation Date: 09-11-2015
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 04/18/2017. OBSERVATION: A business plan has not been received by the CUPA. The facility was previously sent a notice/request from the CUPA for the submittal of a business plan. CORRECTIVE ACTION: Submit the business plan electronically in the California Environmental Reporting System (CERS) and implement

JIFFY LUBE #3848 (Continued) **S124437663**

immediately.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 521531
Site Name: Jiffy Lube #3848
Violation Date: 11-04-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Returned to compliance on 04/18/2017.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 521531
Site Name: Jiffy Lube #3848
Violation Date: 09-11-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 04/18/2017. OBSERVATION: The facility has not submitted the Hazardous Materials Inventory Chemical Description page for 2 x 220-gal used oil cubes, 5x120-gal new oil cubes, 1x55-gal special antifreeze drum, 1x55-gal regular antifreeze drum, 1x55-gal diesel engine oil drum, 1x55-gal synthetic oil, and 3x55-gal used oil filter drums to the CUPA. CORRECTIVE ACTION: Complete and submit the Hazardous Materials Inventory Chemical Description page for all materials listed above electronically in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 01-18-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Re-visit conducted. Facility temporarily closed; spoke with Mr. Gary Kuftedjian, Owner who stated the landlord was terminating lease with Meineke and he plans to re-open the auto repair shop under new ownership (corporation) within 30 days; will submit CERS at that time. Follow up in 30 days.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 04-08-2020
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported

JIFFY LUBE #3848 (Continued) **S124437663**

Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 04-10-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Revisit conducted, facility closed/OOB; HM/HW abandoned on site; file review at City of Glendora and obtained property owner info; left message with City code enforcement unit; followup reqd.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 04-18-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Facility closed and out of business; building tagged by City for code violations; no new occupants; NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-16-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 1st re-visit conducted upon notification from Judith Hanna, Property Owner that the HW had been cleaned up; observed 4 drums of used oil filters and one drum of waste oil; all drums were closed and labeled; storage area cleared of hazardous wastes; emailed Ms. Hanna to have waste picked up and submit manifest; followup required.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-26-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Edward Rios, Manager
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-26-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Edward Rios, Manager
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown

JIFFY LUBE #3848 (Continued) **S124437663**

Eval Date: 11-04-2015
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Used oil and waste antifreeze disposed of (manifest pending); used oil filter and HW drums properly labeled; NOV partially abated. Followup in one week.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 06-01-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 2nd re-visit; HW drums removed under manifest dated 5/19/17 (016951226JJK) by Summit Environmental; NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-23-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Edward Rios, Store Manager Cov-19
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-11-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Sergio Ayala, Manager
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 11-04-2015
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed CERS, no submittal received. No compliance.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-11-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Sergio Ayala, Manager
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection

JIFFY LUBE #3848 (Continued) **S124437663**

Eval Date: 09-26-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Edward Rios, Manager
Eval Division: Los Angeles County Fire Department
Eval Program: APSA
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 09-28-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Past 3 years of waste disposal records reviewed; empty drums have been removed by used oil hauler per Sergio Ayala, Manager; NOV abated. Mr. Ayala will schedule with East Office to complete CERS submittals by 9/30/16.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 03-22-2022
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: APSA
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-23-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Edward Rios, Store Manager Cov-19
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-23-2021
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Edward Rios, Store Manager Cov-19
Eval Division: Los Angeles County Fire Department
Eval Program: APSA
Eval Source: CERS,

Coordinates:
Site ID: 521531
Facility Name: Jiffy Lube #3848
Env Int Type Code: HMBP
Program ID: 10292404
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 34.128420
Longitude: -117.856900

JIFFY LUBE #3848 (Continued) **S124437663**

Affiliation:

Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4000,

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	490 W Arrow Hwy Suite D
Affiliation City:	San Dimas
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91773
Affiliation Phone:	,

Affiliation Type Desc:	Legal Owner
Entity Name:	NAJJAR LUBE CENTERS INC
Entity Title:	Not reported
Affiliation Address:	490 W Arrow Hwy Suite D
Affiliation City:	San Dimas
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91773
Affiliation Phone:	(909) 592-8484,

Affiliation Type Desc:	Environmental Contact
Entity Name:	CRUZ MARTINEZ
Entity Title:	Not reported
Affiliation Address:	490 W Arrow Hwy Suite D
Affiliation City:	San Dimas
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91773
Affiliation Phone:	,

Affiliation Type Desc:	Identification Signer
Entity Name:	James Elkhoury
Entity Title:	Area Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	Operator
Entity Name:	ELIAS NAJJAR
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported

JIFFY LUBE #3848 (Continued) **S124437663**

Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(909) 641-8889,
Affiliation Type Desc:	Document Preparer
Entity Name:	Najjar Lube Centers, Inc.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Parent Corporation
Entity Name:	Najjar Lube Centers
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

HWTS:

Name:	JIFFY LUBE #3848
Address:	546 E ROUTE 66
Address 2:	Not reported
City,State,Zip:	GLENDORA, CA 91740
EPA ID:	CAL000438648
Inactive Date:	Not reported
Create Date:	08/24/2018
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	490 W ARROW HWY STE D
Mailing Address 2:	Not reported
Mailing City,State,Zip:	SAN DIMAS, CA 91773
Owner Name:	SRTMT AUTO CENTERS INC
Owner Address:	490 W ARROW HWY STE D
Owner Address 2:	Not reported
Owner City,State,Zip:	SAN DIMAS, CA 91773
Contact Name:	ELIAS NAJJAR
Contact Address:	490 W ARROW HWY STE D
Contact Address 2:	Not reported
City,State,Zip:	SAN DIMAS, CA 91773
Facility Status:	Active
Facility Type:	PERMANENT
Category:	STATE
Latitude:	34.128414
Longitude:	-117.856899

NAICS:

EPA ID:	CAL000438648
Create Date:	2018-08-24 14:23:17.513
NAICS Code:	811198
NAICS Description:	All Other Automotive Repair and Maintenance

JIFFY LUBE #3848 (Continued) **S124437663**

Issued EPA ID Date:	2018-08-24 14:23:17.51300
Inactive Date:	Not reported
Facility Name:	JIFFY LUBE #3848
Facility Address:	546 E ROUTE 66
Facility Address 2:	Not reported
Facility City:	GLENDORA
Facility County:	Not reported
Facility State:	CA
Facility Zip:	91740

33
NNW
1/8-1/4
0.155 mi.
821 ft.

DAVID THOMPSON
647 E WALNUT AVE
GLENDORA, CA 91741

RCRA NonGen / NLR **1026481065**
CAC003087056

Relative:
Higher

Actual:
795 ft.

RCRA Listings:

Date Form Received by Agency:	20201006
Handler Name:	David Thompson
Handler Address:	647 E WALNUT AVE
Handler City,State,Zip:	GLENDORA, CA 91741
EPA ID:	CAC003087056
Contact Name:	DAVID THOMPSON
Contact Address:	647 E WALNUT AVE
Contact City,State,Zip:	GLENDORA, CA 91741
Contact Telephone:	626-827-7853
Contact Fax:	Not reported
Contact Email:	SCHEDULING@PWSEI.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	647 E WALNUT AVE
Mailing City,State,Zip:	GLENDORA, CA 91741
Owner Name:	David Thompson
Owner Type:	Other
Operator Name:	David Thompson
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No

DAVID THOMPSON (Continued) **1026481065**

Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20201008
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: DAVID THOMPSON	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	647 E WALNUT AVE
Owner/Operator City,State,Zip:	GLENDORA, CA 91741
Owner/Operator Telephone:	626-827-7853
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: DAVID THOMPSON	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	647 E WALNUT AVE
Owner/Operator City,State,Zip:	GLENDORA, CA 91741
Owner/Operator Telephone:	626-827-7853
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20201006

DAVID THOMPSON (Continued) **1026481065**

Handler Name: DAVID THOMPSON
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 56299
NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

E34 **ECONO LUBE N TUNE #38** **SWEEPS UST** **S101583832**
WSW **546 E ALOSTA AVE** **CA FID UST** **N/A**
1/8-1/4 **GLENDORA, CA 91740**
0.156 mi.
822 ft. **Site 15 of 15 in cluster E**

Relative:
Lower

Actual:
766 ft.

SWEEPS UST:
Name: ECONO LUBE N TUNE #38
Address: 546 E ALOSTA AVE
City: GLENDORA
Status: Active
Comp Number: 11983
Number: 1
Board Of Equalization: Not reported
Referral Date: 04-03-92
Action Date: 04-03-92
Created Date: 04-03-92
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-011983-000001
Tank Status: A
Capacity: 500
Active Date: 04-03-92
Tank Use: OIL
STG: W
Content: Not reported
Number Of Tanks: 1

CA FID UST:
Facility ID: 19006610
Regulated By: UTNKA
Regulated ID: CAL000004
Cortese Code: Not reported
SIC Code: Not reported

ECONO LUBE N TUNE #38 (Continued) **S101583832**

Facility Phone:	8183353518
Mail To:	Not reported
Mailing Address:	8520 THORDAN TERRACE
Mailing Address 2:	Not reported
Mailing City,St,Zip:	GLENDORA 91740
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

F35 **ELWOOD FAMILY APARTMENTS** **RCRA NonGen / NLR** **1024771635**
ESE **635 S. ELWOOD AVE** **CAC002991547**
1/8-1/4 **GLENDORA, CA 91740**
0.162 mi.
857 ft. **Site 1 of 6 in cluster F**

Relative:
Lower

Actual:
776 ft.

RCRA Listings:

Date Form Received by Agency:	20181204
Handler Name:	Elwood Family Apartments
Handler Address:	635 S. ELWOOD AVE
Handler City,State,Zip:	GLENDORA, CA 91740
EPA ID:	CAC002991547
Contact Name:	JOLENE MORALES-ESCOBAR
Contact Address:	P.O. BOX 5477
Contact City,State,Zip:	FRESNO, CA 93755
Contact Telephone:	559-840-9194
Contact Fax:	Not reported
Contact Email:	TALLARD@IDRENVIRONMENTAL.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	635 S. ELWOOD AVE
Mailing City,State,Zip:	GLENDORA, CA 91740
Owner Name:	Buckingham Property Management
Owner Type:	Other
Operator Name:	Jolene Morales-Escobar
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes

ELWOOD FAMILY APARTMENTS (Continued) **1024771635**

Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20181220
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: JOLENE MORALES-ESCOBAR	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	P.O. BOX 5477
Owner/Operator City,State,Zip:	FRESNO, CA 93755
Owner/Operator Telephone:	559-840-9194
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: BUCKINGHAM PROPERTY MANAGEMENT	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	635 S. ELWOOD AVE
Owner/Operator City,State,Zip:	FRESNO, CA 93755
Owner/Operator Telephone:	559-840-9194
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

ELWOOD FAMILY APARTMENTS (Continued) **1024771635**

Historic Generators:

Receive Date:	20181204
Handler Name:	ELWOOD FAMILY APARTMENTS
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	56299
NAICS Description:	ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

G36 **AZUSA PACIFIC UNIVERSITY** **HIST CORTESE** **S105023921**
East **901 ALOSTA** **N/A**
1/8-1/4 **GLENDORA, CA 91740**
0.164 mi.
864 ft. **Site 1 of 6 in cluster G**

Relative:
Higher

Actual:
787 ft.

HIST CORTESE:

edr_fname:	AZUSA PACIFIC UNIVERSITY
edr_fadd1:	901 ALOSTA
City,State,Zip:	GLENDORA, CA 91740
Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	R-13481

H37 **ECONO LUBE N TUNE #038** **LUST** **S111345526**
WSW **546 ROUTE 66 E** **Cortese** **N/A**
1/8-1/4 **GLENDORA, CA 91740** **CERS**
0.170 mi.
899 ft. **Site 1 of 4 in cluster H**

Relative:
Lower

Actual:
764 ft.

LUST:

Name:	ECONO LUBE N TUNE #038
Address:	546 ROUTE 66 E
City,State,Zip:	GLENDORA, CA 91740
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603795856
Global Id:	T0603795856

ECONO LUBE N TUNE #038 (Continued) **S111345526**

Latitude:	34.128419
Longitude:	-117.856896
Status:	Completed - Case Closed
Status Date:	05/17/2018
Case Worker:	WLL
RB Case Number:	R-11983
Local Agency:	LOS ANGELES COUNTY
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Waste Oil / Motor / Hydraulic / Lubricating
EPA Region:	9
Coordinate Source:	Google Geocode
Cuf Case:	NO
Quantity Released Gallons:	Not reported
Begin Date:	10/03/1998
Leak Reported Date:	10/03/1998
How Discovered:	Tank Closure
How Discovered Description:	Not reported
Discharge Source:	Other
Discharge Cause:	Unknown
Stop Method:	Close and Remove Tank
Stop Description:	Not reported
No Further Action Date:	05/17/2018
CA Water Watershed Name:	San Gabriel River - Upper San Gabriel (405.20)
Dwr Groundwater Subbasin Name:	San Gabriel Valley (4-013)
Disadvantaged Community:	Not reported
CA Enviroscreen 3 Score:	46-50%
CA Enviroscreen 4 Score:	55-60%
Military DOD Site:	No
Facility Project Subtype:	Not reported
RWQCB Region:	LOS ANGELES RWQCB (REGION 4)
Site History:	Not reported

LUST:

Global Id:	T0603795856
Contact Type:	Local Agency Caseworker
Contact Name:	PHILLIP GHARIBIANS-TABRIZI
Organization Name:	LOS ANGELES COUNTY
Address:	900 S. FREMONT AVE.
City:	ALHAMBRA
Email:	pgharibians@dpw.lacounty.gov
Phone Number:	Not reported

Global Id:	T0603795856
Contact Type:	Regional Board Caseworker - Primary Caseworker
Contact Name:	WENDY LIU
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W 4th Street, Suite 200
City:	LOS ANGELES
Email:	wliu@waterboards.ca.gov
Phone Number:	2135766760

LUST:

Global Id:	T0603795856
Action Type:	RESPONSE
Date:	01/15/2012

ECONO LUBE N TUNE #038 (Continued) **S111345526**

Action: Other Report / Document

Global Id: T0603795856
Action Type: RESPONSE
Date: 07/24/2017
Action: Tank Removal Report / UST Sampling Report

Global Id: T0603795856
Action Type: ENFORCEMENT
Date: 03/09/2018
Action: Notification - Preclosure

Global Id: T0603795856
Action Type: ENFORCEMENT
Date: 07/10/2017
Action: Notice of Violation

Global Id: T0603795856
Action Type: ENFORCEMENT
Date: 09/18/2017
Action: Staff Letter

Global Id: T0603795856
Action Type: RESPONSE
Date: 08/18/2017
Action: Other Workplan

Global Id: T0603795856
Action Type: RESPONSE
Date: 07/17/2017
Action: Email Correspondence

Global Id: T0603795856
Action Type: RESPONSE
Date: 10/31/2017
Action: Request for Closure - Regulator Responded

Global Id: T0603795856
Action Type: ENFORCEMENT
Date: 05/17/2018
Action: Closure/No Further Action Letter

Global Id: T0603795856
Action Type: RESPONSE
Date: 12/18/2017
Action: Soil and Water Investigation Report

Global Id: T0603795856
Action Type: RESPONSE
Date: 07/24/2017
Action: Tank Removal Report / UST Sampling Report - Regulator Responded

Global Id: T0603795856
Action Type: ENFORCEMENT
Date: 09/13/2011
Action: Referral to Regional Board

ECONO LUBE N TUNE #038 (Continued) **S111345526**

Global Id: T0603795856
Action Type: ENFORCEMENT
Date: 11/30/2011
Action: Staff Letter

Global Id: T0603795856
Action Type: ENFORCEMENT
Date: 03/07/2017
Action: Notice of Violation

Global Id: T0603795856
Action Type: RESPONSE
Date: 01/30/2016
Action: Other Report / Document

Global Id: T0603795856
Action Type: ENFORCEMENT
Date: 12/03/2015
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603795856
Action Type: Other
Date: 10/03/1998
Action: Leak Reported

Global Id: T0603795856
Action Type: RESPONSE
Date: 05/09/2018
Action: Correspondence

Global Id: T0603795856
Action Type: Other
Date: 10/03/1998
Action: Leak Discovery

LUST:
Global Id: T0603795856
Status: Open - Case Begin Date
Status Date: 10/03/1998

Global Id: T0603795856
Status: Open - Site Assessment
Status Date: 10/03/1998

Global Id: T0603795856
Status: Open - Site Assessment
Status Date: 11/30/2011

Global Id: T0603795856
Status: Completed - Case Closed
Status Date: 05/17/2018

CORTESE:
Name: ECONO LUBE N TUNE #038
Address: 546 ROUTE 66 E

ECONO LUBE N TUNE #038 (Continued) **S111345526**

City,State,Zip:	GLENDORA, CA 91740
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0603795856
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

CERS:

Name:	ECONO LUBE N TUNE #038
Address:	546 ROUTE 66 E
City,State,Zip:	GLENDORA, CA 91740
Site ID:	209273
CERS ID:	T0603795856
CERS Description:	Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	PHILLIP GHARIBIANS-TABRIZI - LOS ANGELES COUNTY
Entity Title:	Not reported
Affiliation Address:	900 S. FREMONT AVE.
Affiliation City:	ALHAMBRA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	Regional Board Caseworker
Entity Name:	WENDY LIU - LOS ANGELES RWQCB (REGION 4)
Entity Title:	Not reported
Affiliation Address:	320 W 4th Street, Suite 200
Affiliation City:	LOS ANGELES
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	2135766760,

G38 ESE 1/8-1/4 0.174 mi. 918 ft. | **TOSCO/UNOCAL #30869**
910 E ALOSTA AVE
GLENDORA, CA 91740

Site 2 of 6 in cluster G | **UST** | **U004049410**
N/A

Relative: Higher

Actual: 787 ft.

UST:

Name:	TOSCO/UNOCAL #30869
Address:	910 E ALOSTA AVE
City,State,Zip:	GLENDORA, CA 91740
Facility ID:	24741
Permitting Agency:	LOS ANGELES COUNTY
CERSID:	Not reported
Latitude:	34.12871
Longitude:	-117.85053
Owner type:	Not reported
Facility type:	Not reported
Num of inuse ust:	Not reported
Num of closed ust:	Not reported
Num of oos ust:	Not reported
Epa region:	Not reported
Tribal lands:	Not reported
Tank owner name:	Not reported
Tank owner mailing address:	Not reported
Tank owner mailing city:	Not reported
Tank owner mailing zip:	Not reported
Tank owner mailing state:	Not reported
Tank operator name:	Not reported
Tank operator mailing address:	Not reported
Tank operator mailing city:	Not reported
Tank operator mailing zip:	Not reported
Tank operator mailing state:	Not reported
Tankidnumber:	Not reported
Tank status:	Not reported
Tank configuration:	Not reported
Tank closure date:	Not reported
Tank installation date:	Not reported
Tank num of compartments:	Not reported
Tank contents:	Not reported
Tank capacity gallons:	Not reported
Tank type:	Not reported
Tank pc construction:	Not reported
Tank pwpiping construction:	Not reported
Tank piping type:	Not reported
Tank piping construction:	Not reported
Tank sacrificial anode:	Not reported
Tank cp impressed current:	Not reported
Tank cp shutoff:	Not reported
Tank alarms:	Not reported
Tank ball float:	Not reported
Tank spill bucket:	Not reported

G39 ESE 1/8-1/4 0.174 mi. 918 ft. | **TOSCO S.S. #5391**
910 ALOSTA AVE E
GLENDORA, CA 91740

LUST **S103282010**
HIST CORTESE **N/A**

Site 3 of 6 in cluster G

Relative: Higher

Actual: 787 ft.

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	R-11101	
Status:	Leak being confirmed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603705016	
W Global ID:	W0603700204	
Staff:	UNK	
Local Agency:	19000	
Cross Street:	ELWOOD AVE	
Enforcement Type:	Not reported	
Date Leak Discovered:	9/22/1997	
Date Leak First Reported:		9/22/1997
Date Leak Record Entered:	3/5/1998	
Date Confirmation Began:	9/22/1997	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		2/13/1998
Date the Case was Closed:		Not reported
How Leak Discovered:	OM	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	CITY OF GLENDORA	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		4544.5658789929690706906570025
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	TOSCO MARKETING CO	
RP Address:	P.O. BOX 5391, SANTA ANA, CA 92799	
Program:	LUST	
Lat/Long:	34.128705 / -1	
Local Agency Staff:	Not reported	

TOSCO S.S. #5391 (Continued) **S103282010**

Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	1900204-001GEN
Summary:	Not reported

HIST CORTESE:

edr_fname:	TOSCO S.S. #5391
edr_fadd1:	910 ALOSTA
City,State,Zip:	GLENDORA, CA
Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	R-11101

G40 **UNION OIL SERVICE STATION #539** **HIST UST** **U001569586**
ESE **910 E ALOSTA AVE** **N/A**
1/8-1/4 **GLENDORA, CA 91740**
0.174 mi.
918 ft. **Site 4 of 6 in cluster G**

Relative:
Higher

Actual:
787 ft.

HIST UST:

Name:	UNION OIL SERVICE STATION #539
Address:	910 E ALOSTA AVE
City,State,Zip:	GLENDORA, CA 91740
File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000019949
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	DIANE SCHWEIZER
Telephone:	8189145012
Owner Name:	UNION OIL COMPANY OF CALIFORNI
Owner Address:	123 CAMINO DELA REINA
Owner City,St,Zip:	SAN DIEGO, CA 92108
Total Tanks:	0003
Tank Num:	001
Container Num:	5391-22
Year Installed:	1964
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, 10
Tank Num:	002
Container Num:	5391-11
Year Installed:	1964
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, 10

UNION OIL SERVICE STATION #539 (Continued) **U001569586**

Tank Num:	003
Container Num:	5391-34
Year Installed:	1964
Tank Capacity:	00000280
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	None

G41 **STATION #5391** **HIST UST** **U001569579**
ESE **910 E ALOSTA AVE** **N/A**
1/8-1/4 **GLENDORA, CA 91740**
0.174 mi.
918 ft. **Site 5 of 6 in cluster G**

Relative:
Higher

Actual:
787 ft.

HIST UST:

Name:	STATION #5391
Address:	910 E ALOSTA AVE
City,State,Zip:	GLENDORA, CA 91740
File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000041635
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	DIANE E. SCHWEIZER
Telephone:	8189145012
Owner Name:	UNION OIL COMPANY OF CALIFORNI
Owner Address:	1450 FRAZEE ROAD
Owner City,St,Zip:	SAN DIEGO, CA 92108
Total Tanks:	0001
Tank Num:	001
Container Num:	5391-00
Year Installed:	1964
Tank Capacity:	00000000
Tank Used for:	WASTE
Type of Fuel:	Not reported
Container Construction Thickness:	6
Leak Detection:	Visual

G42 **STATION 5391** **SWEEPS UST** **S101586236**
ESE **910 EAST ALOSTA AVE** **HIST UST** **N/A**
1/8-1/4 **GLENDORA, CA 91740** **CA FID UST**
0.174 mi.
918 ft. **Site 6 of 6 in cluster G**

Relative:
Higher

Actual:
787 ft.

SWEEPS UST:

Name:	UNOCAL CORP SS 5391
Address:	910 E ALOSTA AVE
City:	GLENDORA
Status:	Active
Comp Number:	11101
Number:	9
Board Of Equalization:	44-001057
Referral Date:	06-30-89

STATION 5391 (Continued) **S101586236**

Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-011101-000001
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: 3

Name: UNOCAL CORP SS 5391
Address: 910 E ALOSTA AVE
City: GLENDORA
Status: Active
Comp Number: 11101
Number: 9
Board Of Equalization: 44-001057
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-011101-000002
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

Name: UNOCAL CORP SS 5391
Address: 910 E ALOSTA AVE
City: GLENDORA
Status: Active
Comp Number: 11101
Number: 9
Board Of Equalization: 44-001057
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-011101-000003
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

HIST UST:
Name: UNION OIL SERVICE STATION 539
Address: 910 E ALOSTA AVENUE
City,State,Zip: GLENDORA, CA 91740
File Number: 00029257

STATION 5391 (Continued) **S101586236**

URL:	https://documents.geotracker.waterboards.ca.gov/ustpdfs/pdf/00029257.pdf
Region:	Not reported
Facility ID:	Not reported
Facility Type:	Not reported
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	Not reported
Owner Name:	Not reported
Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Total Tanks:	Not reported
Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported
Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Click here for Geo Tracker PDF:

CA FID UST:

Facility ID:	19042162
Regulated By:	UTNKA
Regulated ID:	00019949
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	8180000000
Mail To:	Not reported
Mailing Address:	BOX
Mailing Address 2:	Not reported
Mailing City,St,Zip:	GLENDORA
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

F43 ESE 1/8-1/4 0.174 mi. 919 ft. | **GURU GAS & MINI MART**
910 E ROUTE 66 # A
GLENDORA, CA 91740

CERS TANKS | **S123515620**
CERS | **N/A**

Site 2 of 6 in cluster F

Relative: Higher

Actual: 785 ft.

CERS TANKS:

Name:	GURU GAS & MINI MART
Address:	910 E ROUTE 66 # A
City,State,Zip:	GLENDORA, CA 91740
Site ID:	394241
CERS ID:	10268509
CERS Description:	Underground Storage Tank

CERS:

Name:	GURU GAS & MINI MART
Address:	910 E ROUTE 66 # A
City,State,Zip:	GLENDORA, CA 91740
Site ID:	394241
CERS ID:	10268509
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	394241
Site Name:	GURU GAS & MINI MART
Violation Date:	05-13-2022
Citation:	23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)
Violation Description:	Failure to have a properly qualified service technician test leak detection equipment as required every 12 months (vapor, pressure, hydrostatic (VPH) system, sensors, line-leak detectors (LLD), automatic tank gauge (ATG), etc.).
Violation Notes:	1)CTLS OVERDUE 2)OVFL NOT SUFF. 3)2020 SCTR NOT SUB OR ONSITE 4)LITR NOT SUB.5)DO RPTS INCOMP&NOT 30 DAYS 6)EMP TRNG 7)OVFL NOT SUB 8)CER 1)SUBMIT W/IN 7 DAYS 2)PERMIT,REPAIR,RETEST 3)SUBMIT 4)SUBMIT5)COMP ALL FUTURE DO &DO WITHIN 30 DAYS 6)SUBMIT 7)CORRECT AND RESUB.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS,

Site ID:	394241
Site Name:	GURU GAS & MINI MART
Violation Date:	05-13-2022
Citation:	HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description:	"Failure to meet one or more of the following requirements: Install or maintain a liquid-tight spill container. Have a minimum capacity of five gallons. Have a functional drain valve or other method for the removal of liquid from the spill container. Be resistant to galvanic corrosion. Perform a tightness test at installation, every 12 months thereafter, or within 30 days after a repair to the spill container. Tested using applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Tested by a certified UST service technician. Maintain records of spill containment testing for 36 months. "
Violation Notes:	1)CTLS OVERDUE 2)OVFL NOT SUFF. 3)2020 SCTR NOT SUB OR ONSITE 4)LITR NOT SUB.5)DO RPTS INCOMP&NOT 30 DAYS 6)EMP TRNG 7)OVFL NOT SUB 8)CER 1)SUBMIT W/IN 7 DAYS 2)PERMIT,REPAIR,RETEST 3)SUBMIT 4)SUBMIT5)COMP ALL FUTURE DO &DO WITHIN 30 DAYS 6)SUBMIT 7)CORRECT AND RESUB.

GURU GAS & MINI MART (Continued) **S123515620**

Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 05-13-2020
Citation: HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: CERS,91 PLLD FAILED DURING TESTING,NO SINGLE WALL RSLTS SBMTTD, NO DO RPRTS,EMPLOYEE TRAIN,MON CERT WORK ORDER+ SUBMITTED
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 05-13-2020
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes: CERS,91 PLLD FAILED DURING TESTING,NO SINGLE WALL RSLTS SBMTTD, NO DO RPRTS,EMPLOYEE TRAIN,MON CERT WORK ORDER+ SUBMITTED
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 11-06-2020
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes: CERS,SB989 COND LATE,NO PLLD SW LINE TESTS=LINE INTEGR TEST REQ'D. D.O. INSP MISSING OWN/OP ACKNLDGMNT;EMPLOYEE TRAINING CERT REQ'D. SUBMIT CERS,SUBMT SB989 W/IN 7DAYS,CONDCT LINE INTEGRITY TEST ON 87&91 PROD LINES,SUBMT EMPLOYEE TRNG CERT.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 05-13-2022
Citation: 23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)
Violation Description: Failure to comply with one or more of the following overfill prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five

GURU GAS & MINI MART (Continued) **S123515620**

minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1, 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October 1, 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Inspected by a certified UST service technician. Maintain records of overfill prevention equipment inspection for 36 months.

Violation Notes: 1)CTLS OVERDUE 2)OVFL NOT SUFF. 3)2020 SCTR NOT SUB OR ONSITE 4)LITR NOT SUB.5)DO RPTS INCOMP&NOT 30 DAYS 6)EMP TRNG 7)OVFL NOT SUB 8)CER 1)SUBMIT W/IN 7 DAYS 2)PERMIT,REPAIR,RETEST 3)SUBMIT 4)SUBMIT5)COMP ALL FUTURE DO &DO WITHIN 30 DAYS 6)SUBMIT 7)CORRECT AND RESUB.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 11-06-2020
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description: Failure to implement the corrections specified in the inspection report within 30 days of receiving an inspection report from either the UPA or special inspector.
Violation Notes: CERS,SB989 COND LATE,NO PLLD SW LINE TESTS=LINE INTEGR TEST REQ'D. D.O. INSP MISSING OWN/OP ACKNLDGMNT;EMPLOYEE TRAINING CERT REQ'D. SUBMIT CERS,SUBMT SB989 W/IN 7DAYS,CONDCT LINE INTEGRITY TEST ON 87&91 PROD LINES,SUBMT EMPLOYEE TRNG CERT.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 04-07-2017
Citation: 23 CCR 6.7 25284, 25286 - California Code of Regulations, Title 23, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: Returned to compliance on 04/11/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 11-06-2020
Citation: 23 CCR 16 2715(a)(2) - California Code of Regulations, Title 23,

GURU GAS & MINI MART (Continued) **S123515620**

	Chapter 16, Section(s) 2715(a)(2)
Violation Description:	Failure to submit the Underground Storage Tank Statement of Understanding and Compliance Form.
Violation Notes:	CERS,SB989 COND LATE,NO PLLD SW LINE TESTS=LINE INTEGR TEST REQ'D. D.O. INSP MISSING OWN/OP ACKNLDGMNT;EMPLOYEE TRAINING CERT REQ'D. SUBMIT CERS,SUBMT SB989 W/IN 7DAYS,CONDCT LINE INTEGRITY TEST ON 87&91 PROD LINES,SUBMT EMPLOYEE TRNG CERT.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS,
Site ID:	394241
Site Name:	GURU GAS & MINI MART
Violation Date:	11-06-2020
Citation:	23 CCR 16 2712(b)(1)(F) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(F)
Violation Description:	"Failure to conduct secondary containment testing, or one or more of the following requirements: Perform the test of the secondary containment system upon installation, within six months of installation and every 36 months thereafter. Perform the test of a secondary containment component within 30 days of a repair or discontinuing vacuum, pressure or hydrostatic monitoring. Use a procedure that demonstrates the system works as well as at installation. Use applicable manufacturer guidelines, industry codes, engineering standard, or professional engineer approval. Performed by a certified service technician. Maintain records of secondary containment testing for 36 months."
Violation Notes:	CERS,SB989 COND LATE,NO PLLD SW LINE TESTS=LINE INTEGR TEST REQ'D. D.O. INSP MISSING OWN/OP ACKNLDGMNT;EMPLOYEE TRAINING CERT REQ'D. SUBMIT CERS,SUBMT SB989 W/IN 7DAYS,CONDCT LINE INTEGRITY TEST ON 87&91 PROD LINES,SUBMT EMPLOYEE TRNG CERT.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS,
Site ID:	394241
Site Name:	GURU GAS & MINI MART
Violation Date:	06-26-2015
Citation:	23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description:	The owner/operator has failed to designate an UST operator or to inform the CUPA or any change in the designated UST operator(s) within 30 days after a change.
Violation Notes:	Returned to compliance on 04/11/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS,
Site ID:	394241
Site Name:	GURU GAS & MINI MART
Violation Date:	11-20-2017
Citation:	23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description:	Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the UPA or special inspector.
Violation Notes:	Returned to compliance on 04/11/2018.

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Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 05-13-2020
Citation: 23 CCR 16 2712(b)(6) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(6)
Violation Description: Failure to maintain records of repairs and upgrades on site, or off site if approved by the UPA, for the life of the UST.
Violation Notes: CERS,91 PLLD FAILED DURING TESTING,NO SINGLE WALL RSLTS SBMTTD, NO DO RPRTS,EMPLOYEE TRAIN,MON CERT WORK ORDER+ SUBMITTED
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 05-13-2020
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description: Failure to implement the corrections specified in the inspection report within 30 days of receiving an inspection report from either the UPA or special inspector.
Violation Notes: CERS,91 PLLD FAILED DURING TESTING,NO SINGLE WALL RSLTS SBMTTD, NO DO RPRTS,EMPLOYEE TRAIN,MON CERT WORK ORDER+ SUBMITTED
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 05-13-2022
Citation: 23 CCR 16 2665(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2665(b)
Violation Description: "Failure to submit a copy of the overfill prevention equipment inspection results on the Overfill Prevention Equipment Inspection Report Form to the UPA within 30 days after the inspection. "
Violation Notes: 1)CTLS OVERDUE 2)OVFL NOT SUFF. 3)2020 SCTR NOT SUB OR ONSITE 4)LITR NOT SUB.5)DO RPTS INCOMP&NOT 30 DAYS 6)EMP TRNG 7)OVFL NOT SUB 8)CER 1)SUBMIT W/IN 7 DAYS 2)PERMIT,REPAIR,RETEST 3)SUBMIT 4)SUBMIT5)COMP ALL FUTURE DO &DO WITHIN 30 DAYS 6)SUBMIT 7)CORRECT AND RESUB.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 06-26-2015
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: Failure to submit statement of UST compliance and/or Designated Operator certification.
Violation Notes: Returned to compliance on 04/11/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST

GURU GAS & MINI MART (Continued) **S123515620**

Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 05-13-2022
Citation: 23 CCR 16 2715(c)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)(2)
Violation Description: Failure to have at least one facility employee present during operating hours that has been trained in the proper operation and maintenance of the UST system by a designated operator (DO).
Violation Notes: 1)CTLS OVERDUE 2)OVFL NOT SUFF. 3)2020 SCTR NOT SUB OR ONSITE 4)LITR NOT SUB.5)DO RPTS INCOMP&NOT 30 DAYS 6)EMP TRNG 7)OVFL NOT SUB 8)CER 1)SUBMIT W/IN 7 DAYS 2)PERMIT,REPAIR,RETEST 3)SUBMIT 4)SUBMIT5)COMP ALL FUTURE DO &DO WITHIN 30 DAYS 6)SUBMIT 7)CORRECT AND RESUB.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 04-07-2017
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: Returned to compliance on 04/11/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 04-19-2019
Citation: HSC 6.7 25292(e)(2) - California Health and Safety Code, Chapter 6.7, Section(s) 25292(e)(2)
Violation Description: "Failure to perform one or more of the following on a single-walled pressurized piping system: A 0.1 gallons per hour test at least once every 12 months unless a 0.2 gallons per hour test is performed every 30 days. A 0.1 gallons per hour test within 30 days of the date of the completion of a repair to the piping."
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 04-07-2017
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have a UST Monitoring Plan available on site.
Violation Notes: Returned to compliance on 04/11/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241

GURU GAS & MINI MART (Continued) **S123515620**

Site Name: GURU GAS & MINI MART
Violation Date: 11-06-2020
Citation: 23 CCR 16 2715(c)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)(2)
Violation Description: Failure to have at least one facility employee present during operating hours that has been trained in the proper operation and maintenance of the UST system by a designated operator (DO).
Violation Notes: CERS,SB989 COND LATE,NO PLLD SW LINE TESTS=LINE INTEGR TEST REQ'D. D.O. INSP MISSING OWN/OP ACKNLDGMNT;EMPLOYEE TRAINING CERT REQ'D. SUBMIT CERS,SUBMT SB989 W/IN 7DAYS,CONDCT LINE INTEGRITY TEST ON 87&91 PROD LINES,SUBMT EMPLOYEE TRNG CERT.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 04-19-2019
Citation: 23 CCR 16 2715(a)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)(2)
Violation Description: Failure to submit the Underground Storage Tank Statement of Understanding and Compliance Form.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 05-13-2020
Citation: HSC 6.7 25293 - California Health and Safety Code, Chapter 6.7, Section(s) 25293
Violation Description: Failure to maintain UST records in sufficient detail to enable the UPA to determine whether the UST systems are in compliance.
Violation Notes: CERS,91 PLLD FAILED DURING TESTING,NO SINGLE WALL RSLTS SBMTTD, NO DO RPRTS,EMPLOYEE TRAIN,MON CERT WORK ORDER+ SUBMITTED
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 11-20-2017
Citation: 23 CCR 16 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2711(a)(8)
Violation Description: Failure to submit or maintain a current facility plot plan.
Violation Notes: Returned to compliance on 04/11/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 04-19-2019
Citation: 23 CCR 16 2715(c)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)(2)
Violation Description: Failure to have at least one facility employee present during

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operating hours that has been trained in the proper operation and maintenance of the UST system by a designated operator (DO).
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 04-19-2019
Citation: 23 CCR 16 2715(c)(4) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)(4)
Violation Description: Failure to maintain a list of employees trained by the designated operator on-site or off-site at a readily available location, if approved by the UPA. For training that occurs on or after October 1, 2018, failure to maintain a copy of the "Facility Employee Training Certificate" on-site or off-site at a readily available location, if approved by the UPA.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 04-08-2016
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to submit, obtain approval, or maintain a complete/accurate response plan.
Violation Notes: Returned to compliance on 04/11/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 05-13-2022
Citation: HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: 1)CTLS OVERDUE 2)OVFL NOT SUFF. 3)2020 SCTR NOT SUB OR ONSITE 4)LITR NOT SUB.5)DO RPTS INCOMP&NOT 30 DAYS 6)EMP TRNG 7)OVFL NOT SUB 8)CER 1)SUBMIT W/IN 7 DAYS 2)PERMIT,REPAIR,RETEST 3)SUBMIT 4)SUBMIT5)COMP ALL FUTURE DO &DO WITHIN 30 DAYS 6)SUBMIT 7)CORRECT AND RESUB.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 04-19-2019
Citation: 23 CCR 16 2715(a)(1)(B) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)(1)(B)
Violation Description: Failure to submit the Designated Underground Storage Tank Operator Identification Form within 30 days of installing a UST system or

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	within 30 days of a change in DO.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS,
Site ID:	394241
Site Name:	GURU GAS & MINI MART
Violation Date:	05-13-2020
Citation:	23 CCR 16 2715(a)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)(2)
Violation Description:	Failure to submit the Underground Storage Tank Statement of Understanding and Compliance Form.
Violation Notes:	CERS,91 PLLD FAILED DURING TESTING,NO SINGLE WALL RSLTS SBMTTD, NO DO RPRTS,EMPLOYEE TRAIN,MON CERT WORK ORDER+ SUBMITTED
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS,
Site ID:	394241
Site Name:	GURU GAS & MINI MART
Violation Date:	04-08-2016
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes:	Returned to compliance on 04/11/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS,
Site ID:	394241
Site Name:	GURU GAS & MINI MART
Violation Date:	05-13-2022
Citation:	23 CCR 16 2712(b)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(2)
Violation Description:	Failure to maintain monitoring records for release detection and/or maintain records of appropriate follow-up actions.
Violation Notes:	1)CTLS OVERDUE 2)OVFL NOT SUFF. 3)2020 SCTR NOT SUB OR ONSITE 4)LITR NOT SUB.5)DO RPTS INCOMP&NOT 30 DAYS 6)EMP TRNG 7)OVFL NOT SUB 8)CER 1)SUBMIT W/IN 7 DAYS 2)PERMIT,REPAIR,RETEST 3)SUBMIT 4)SUBMIT5)COMP ALL FUTURE DO &DO WITHIN 30 DAYS 6)SUBMIT 7)CORRECT AND RESUB.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS,
Site ID:	394241
Site Name:	GURU GAS & MINI MART
Violation Date:	11-20-2017
Citation:	23 CCR 16 2715(c) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)
Violation Description:	Failure to comply with one or more of the following designated operator (DO) monthly inspection requirements: Be performed by an ICC certified DO. Inspect monthly alarm history report, check that alarms are documented and responded to appropriately, and attach a copy. Inspect for the presence of liquid/debris in spill containers. Inspect for the presence of liquid/debris in under dispenser containment (UDC)

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and ensure that the monitoring equipment is positioned correctly. Inspect for liquid or debris in containment sumps where an alarm occurred with no service visit. Check that all testing and maintenance has been completed and documented. Verify that all facility employees have been trained in accordance with 23 CCR 2715(f)(2).

Violation Notes: Returned to compliance on 04/11/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 04-07-2017
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description: Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the CUPA or special inspector.
Violation Notes: Returned to compliance on 04/11/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 05-13-2020
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: CERS,91 PLLD FAILED DURING TESTING,NO SINGLE WALL RSLTS SBMTTD, NO DO RPRTS,EMPLOYEE TRAIN,MON CERT WORK ORDER+ SUBMITTED
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 11-06-2020
Citation: HSC 6.7 25292(e)(2) - California Health and Safety Code, Chapter 6.7, Section(s) 25292(e)(2)
Violation Description: "Failure to perform one or more of the following on a single-walled pressurized piping system: A 0.1 gallons per hour test at least once every 12 months unless a 0.2 gallons per hour test is performed every 30 days. A 0.1 gallons per hour test within 30 days of the date of the completion of a repair to the piping."
Violation Notes: CERS,SB989 COND LATE,NO PLLD SW LINE TESTS=LINE INTEGR TEST REQ'D. D.O. INSP MISSING OWN/OP ACKNLDGMNT;EMPLOYEE TRAINING CERT REQ'D. SUBMIT CERS,SUBMT SB989 W/IN 7DAYS,CONDCT LINE INTEGRITY TEST ON 87&91 PROD LINES,SUBMT EMPLOYEE TRNG CERT.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 05-13-2022

GURU GAS & MINI MART (Continued) **S123515620**

Citation: 23 CCR 16 2716(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2716(f)
Violation Description: Failure to maintain on-site, or off-site at a readily available location if approved by the UPA, copies of Designated Operator inspection records as follows: Designated operator monthly inspection records for inspections performed before October 1, 2018 must be kept for 12 months from the month of inspection. For inspections performed on or after October 1, 2018, copies of the "Designated Underground Storage Tank Operator Visual Inspection Report" must be kept for 36 months from the month of inspection.
Violation Notes: 1)CTLS OVERDUE 2)OVFL NOT SUFF. 3)2020 SCTR NOT SUB OR ONSITE 4)LITR NOT SUB.5)DO RPTS INCOMP&NOT 30 DAYS 6)EMP TRNG 7)OVFL NOT SUB 8)CER 1)SUBMIT W/IN 7 DAYS 2)PERMIT,REPAIR,RETEST 3)SUBMIT 4)SUBMIT5)COMP ALL FUTURE DO &DO WITHIN 30 DAYS 6)SUBMIT 7)CORRECT AND RESUB.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 04-19-2019
Citation: HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 04-08-2016
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to maintain on site an approved monitoring plan.
Violation Notes: Returned to compliance on 04/11/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 11-06-2020
Citation: HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: CERS,SB989 COND LATE,NO PLLD SW LINE TESTS=LINE INTEGR TEST REQ'D. D.O. INSP MISSING OWN/OP ACKNLDGMNT;EMPLOYEE TRAINING CERT REQ'D. SUBMIT CERS,SUBMT SB989 W/IN 7DAYS,CONDCT LINE INTEGRITY TEST ON 87&91 PROD LINES,SUBMT EMPLOYEE TRNG CERT.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241

GURU GAS & MINI MART (Continued) **S123515620**

Site Name:	GURU GAS & MINI MART
Violation Date:	05-13-2022
Citation:	23 CCR 16 2637(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637(f)
Violation Description:	Failure to submit a copy of the secondary containment test results on the Secondary Containment Testing report Form to the UPA within 30 days after the test.
Violation Notes:	1)CTLS OVERDUE 2)OVFL NOT SUFF. 3)2020 SCTR NOT SUB OR ONSITE 4)LITR NOT SUB.5)DO RPTS INCOMP&NOT 30 DAYS 6)EMP TRNG 7)OVFL NOT SUB 8)CER 1)SUBMIT W/IN 7 DAYS 2)PERMIT,REPAIR,RETEST 3)SUBMIT 4)SUBMIT5)COMP ALL FUTURE DO &DO WITHIN 30 DAYS 6)SUBMIT 7)CORRECT AND RESUB.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS,

Site ID:	394241
Site Name:	GURU GAS & MINI MART
Violation Date:	11-06-2020
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes:	CERS,SB989 COND LATE,NO PLLD SW LINE TESTS=LINE INTEGR TEST REQ'D. D.O. INSP MISSING OWN/OP ACKNLDGMNT;EMPLOYEE TRAINING CERT REQ'D. SUBMIT CERS,SUBMT SB989 W/IN 7DAYS,CONDCT LINE INTEGRITY TEST ON 87&91 PROD LINES,SUBMT EMPLOYEE TRNG CERT.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS,

Site ID:	394241
Site Name:	GURU GAS & MINI MART
Violation Date:	11-20-2017
Citation:	HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286
Violation Description:	Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes:	Returned to compliance on 04/11/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS,

Site ID:	394241
Site Name:	GURU GAS & MINI MART
Violation Date:	05-13-2022
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes:	1)CTLS OVERDUE 2)OVFL NOT SUFF. 3)2020 SCTR NOT SUB OR ONSITE 4)LITR NOT SUB.5)DO RPTS INCOMP&NOT 30 DAYS 6)EMP TRNG 7)OVFL NOT SUB 8)CER 1)SUBMIT W/IN 7 DAYS 2)PERMIT,REPAIR,RETEST 3)SUBMIT 4)SUBMIT5)COMP ALL FUTURE DO &DO WITHIN 30 DAYS 6)SUBMIT 7)CORRECT AND RESUB.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS,

GURU GAS & MINI MART (Continued) **S123515620**

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 05-13-2022
Citation: HSC 6.7 25293 - California Health and Safety Code, Chapter 6.7, Section(s) 25293
Violation Description: Failure to maintain UST records in sufficient detail to enable the UPA to determine whether the UST systems are in compliance.
Violation Notes: 1)CTLS OVERDUE 2)OVFL NOT SUFF. 3)2020 SCTR NOT SUB OR ONSITE 4)LITR NOT SUB.5)DO RPTS INCOMP&NOT 30 DAYS 6)EMP TRNG 7)OVFL NOT SUB 8)CER 1)SUBMIT W/IN 7 DAYS 2)PERMIT,REPAIR,RETEST 3)SUBMIT 4)SUBMIT5)COMP ALL FUTURE DO &DO WITHIN 30 DAYS 6)SUBMIT 7)CORRECT AND RESUB.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 03-19-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes: Returned to compliance on 04/19/2018. OBSERVATION: The business failed to electronically submit and certify that the business plan is complete, accurate, and in compliance with EPCRA on or before the annual due date. Your last submittal was 11/27/2017. CORRECTIVE ACTION: Electronically submit and certify that the business plan is complete, accurate, and in compliance with EPCRA within 30 days. On an ongoing basis, electronically submit and certify the business plan annually on or before the annual due date of March 15th of each year.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 11-20-2017
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have current UST Monitoring Plan available on site.
Violation Notes: Returned to compliance on 04/11/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 04-07-2017
Citation: 23 CCR 16 2715(c) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)
Violation Description: Failure to comply with one or more of the following designated operator (DO) monthly inspection requirements: Be performed by an ICC certified DO. Inspect monthly alarm history report, check that alarms are documented and responded to appropriately, and attach a copy. Inspect for the presence of liquid/debris in spill containers. Inspect for the presence of liquid/debris in under dispenser containment (UDC)

GURU GAS & MINI MART (Continued) **S123515620**

and ensure that the monitoring equipment is positioned correctly. Inspect for liquid or debris in containment sumps where an alarm occurred with no service visit. Check that all testing and maintenance has been completed and documented. Verify that all facility employees have been properly trained.

Violation Notes: Returned to compliance on 04/11/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 04-08-2016
Citation: HSC 6.7 25286(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25286(a)
Violation Description: Failure to submit an complete and accurate application for a permit to operate an underground storage tank, or for renewal of the permit.
Violation Notes: Returned to compliance on 04/11/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 11-20-2017
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes: Returned to compliance on 04/11/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 05-13-2022
Citation: 23 CCR 16 2715(c)(4) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)(4)
Violation Description: Failure to maintain a list of employees trained by the designated operator on-site or off-site at a readily available location, if approved by the UPA. For training that occurs on or after October 1, 2018, failure to maintain a copy of the "Facility Employee Training Certificate" on-site or off-site at a readily available location, if approved by the UPA.
Violation Notes: 1)CTLS OVERDUE 2)OVFL NOT SUFF. 3)2020 SCTR NOT SUB OR ONSITE 4)LITR NOT SUB.5)DO RPTS INCOMP&NOT 30 DAYS 6)EMP TRNG 7)OVFL NOT SUB 8)CER 1)SUBMIT W/IN 7 DAYS 2)PERMIT,REPAIR,RETEST 3)SUBMIT 4)SUBMIT5)COMP ALL FUTURE DO &DO WITHIN 30 DAYS 6)SUBMIT 7)CORRECT AND RESUB.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 06-26-2015
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code,

GURU GAS & MINI MART (Continued) **S123515620**

	Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes:	Returned to compliance on 04/11/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS,
Site ID:	394241
Site Name:	GURU GAS & MINI MART
Violation Date:	11-20-2017
Citation:	23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Description:	Failure to have an approved UST Monitoring Plan.
Violation Notes:	Returned to compliance on 04/11/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS,
Site ID:	394241
Site Name:	GURU GAS & MINI MART
Violation Date:	04-07-2017
Citation:	HSC 6.7 25298 - California Health and Safety Code, Chapter 6.7, Section(s) 25298
Violation Description:	UST system was abandoned or not properly closed, or failure to comply with all permanent closure requirements.
Violation Notes:	Returned to compliance on 04/11/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS,
Site ID:	394241
Site Name:	GURU GAS & MINI MART
Violation Date:	04-19-2019
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS,
Site ID:	394241
Site Name:	GURU GAS & MINI MART
Violation Date:	05-13-2020
Citation:	23 CCR 16 2715(c)(4) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)(4)
Violation Description:	Failure to maintain a list of employees trained by the designated operator on-site or off-site at a readily available location, if approved by the UPA. For training that occurs on or after October 1, 2018, failure to maintain a copy of the "Facility Employee Training Certificate" on-site or off-site at a readily available location, if approved by the UPA.
Violation Notes:	CERS,91 PLLD FAILED DURING TESTING,NO SINGLE WALL RSLTS SBMTTD, NO DO RPRTS,EMPLOYEE TRAIN,MON CERT WORK ORDER+ SUBMITTED
Violation Division:	Los Angeles County Department of Public Works

GURU GAS & MINI MART (Continued) **S123515620**

Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 05-13-2022
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes: 1)CTLS OVERDUE 2)OVFL NOT SUFF. 3)2020 SCTR NOT SUB OR ONSITE 4)LITR NOT SUB.5)DO RPTS INCOMP&NOT 30 DAYS 6)EMP TRNG 7)OVFL NOT SUB 8)CER 1)SUBMIT W/IN 7 DAYS 2)PERMIT,REPAIR,RETEST 3)SUBMIT 4)SUBMIT5)COMP ALL FUTURE DO &DO WITHIN 30 DAYS 6)SUBMIT 7)CORRECT AND RESUB.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 04-19-2019
Citation: HSC 6.7 25298(c) - California Health and Safety Code, Chapter 6.7, Section(s) 25298(c)
Violation Description: Failure to comply with all permanent closure requirements.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 08-25-2022
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes: Returned to compliance on 09/02/2022. OBSERVATION: The business failed to electronically submit and certify that the business plan is complete, accurate, and in compliance with EPCRA on or before the required due date. Please correct unit for propane, add emergency shut off location, add CUPA phone number on emergency plans, and update HW generator status. CORRECTIVE ACTION: Electronically submit and certify that the business plan is complete, accurate, and in compliance with EPCRA within 30 days. On an ongoing basis, electronically submit and certify the business plan annually on or before the required due date.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 04-08-2016
Citation: 23 CCR 16 2643 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2643
Violation Description: Failure to monitor pressurized pipe containing motor vehicle fuel at least hourly at any pressure and either perform 0.2 gallon per hour

GURU GAS & MINI MART (Continued) **S123515620**

monthly line integrity test or perform 0.1 gallon per hour annual line integrity test.
Violation Notes: Returned to compliance on 04/11/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 05-13-2020
Citation: 23 CCR 16 2715(a)(1)(B) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)(1)(B)
Violation Description: Failure to submit the Designated Underground Storage Tank Operator Identification Form within 30 days of installing a UST system or within 30 days of a change in DO.
Violation Notes: CERS,91 PLLD FAILED DURING TESTING,NO SINGLE WALL RSLTS SBMTTD, NO DO RPRTS,EMPLOYEE TRAIN,MON CERT WORK ORDER+ SUBMITTED
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 11-20-2017
Citation: HSC 6.7 25290.2(c) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.2(c)
Violation Description: Failure to maintain secondary containment (e.g., failure of secondary containment testing).
Violation Notes: Returned to compliance on 04/11/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 04-08-2016
Citation: 23 CCR 16 2665 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2665
Violation Description: Failure of the overfill prevention system to meet one of the following requirements: 1. Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or 2. Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or 3. Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or 4. Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling.
Violation Notes: Returned to compliance on 04/11/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART

GURU GAS & MINI MART (Continued) **S123515620**

Violation Date:	05-13-2022
Citation:	23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description:	Failure to implement the corrections specified in the inspection report within 30 days of receiving an inspection report from either the UPA or special inspector.
Violation Notes:	1)CTLS OVERDUE 2)OVFL NOT SUFF. 3)2020 SCTR NOT SUB OR ONSITE 4)LITR NOT SUB.5)DO RPTS INCOMP&NOT 30 DAYS 6)EMP TRNG 7)OVFL NOT SUB 8)CER 1)SUBMIT W/IN 7 DAYS 2)PERMIT,REPAIR,RETEST 3)SUBMIT 4)SUBMIT5)COMP ALL FUTURE DO &DO WITHIN 30 DAYS 6)SUBMIT 7)CORRECT AND RESUB.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS,

Site ID:	394241
Site Name:	GURU GAS & MINI MART
Violation Date:	11-06-2020
Citation:	23 CCR 16 2715(a)(1)(B) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)(1)(B)
Violation Description:	Failure to submit the Designated Underground Storage Tank Operator Identification Form within 30 days of installing a UST system or within 30 days of a change in DO.
Violation Notes:	CERS,SB989 COND LATE,NO PLLD SW LINE TESTS=LINE INTEGR TEST REQ'D. D.O. INSP MISSING OWN/OP ACKNLDGMNT;EMPLOYEE TRAINING CERT REQ'D. SUBMIT CERS,SUBMT SB989 W/IN 7DAYS,CONDCT LINE INTEGRITY TEST ON 87&91 PROD LINES,SUBMT EMPLOYEE TRNG CERT.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS,

Site ID:	394241
Site Name:	GURU GAS & MINI MART
Violation Date:	04-07-2017
Citation:	23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Description:	Failure to have an approved UST Monitoring Plan.
Violation Notes:	Returned to compliance on 04/11/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS,

Site ID:	394241
Site Name:	GURU GAS & MINI MART
Violation Date:	11-20-2017
Citation:	23 CCR 16 2637 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637
Violation Description:	Failure to conduct secondary containment testing, or one or more of the following requirements: Perform the test within six months of installation and every 36 months thereafter.Use a procedure that demonstrates the system works as well as at installation.Use applicable manufacturer guidelines, industry codes, engineering standard, or professional engineer approval.Performed by a certified service technician or a licensed tank tester.
Violation Notes:	Returned to compliance on 04/11/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS,

GURU GAS & MINI MART (Continued) **S123515620**

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 05-13-2020
Citation: 23 CCR 16 2716(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2716(f)
Violation Description: "Failure to maintain on-site, or off-site at a readily available location if approved by the UPA, copies of Designated Operator inspection records as follows: Designated operator monthly inspection records for inspections performed before October 1, 2018 must be kept for 12 months from the month of inspection. For inspections performed on or after October 1, 2018, copies of the ""Designated Underground Storage Tank Operator Visual Inspection Report"" must be kept for 36 months from the month of inspection. "
Violation Notes: CERS,91 PLLD FAILED DURING TESTING,NO SINGLE WALL RSLTS SBMTTD, NO DO RPRTS,EMPLOYEE TRAIN,MON CERT WORK ORDER+ SUBMITTED
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 04-08-2016
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: The owner/operator has failed to designate an UST operator or to inform the CUPA or any change in the designated UST operator(s) within 30 days after a change.
Violation Notes: Returned to compliance on 04/11/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 04-08-2016
Citation: 23 CCR 16 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2711(a)(8)
Violation Description: Failure to submit, obtain approval, or maintain a complete/accurate plot plan.
Violation Notes: Returned to compliance on 04/11/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 11-06-2020
Citation: 23 CCR 16 2638(d) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638(d)
Violation Description: Failure to submit the Monitoring System Certification Form to the UPA within 30 days of completion of the test.
Violation Notes: CERS,SB989 COND LATE,NO PLLD SW LINE TESTS=LINE INTEGR TEST REQ'D. D.O. INSP MISSING OWN/OP ACKNLDGMNT;EMPLOYEE TRAINING CERT REQ'D. SUBMIT CERS,SUBMT SB989 W/IN 7DAYS,CONDCT LINE INTEGRITY TEST ON 87&91 PROD LINES,SUBMT EMPLOYEE TRNG CERT.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST

GURU GAS & MINI MART (Continued) **S123515620**

Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 05-13-2022
Citation: 23 CCR 16 2716(e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2716(e)
Violation Description: For designated operator (DO) monthly inspections conducted before October 1, 2018, failure to comply with one or more of the following requirements: Be performed by an ICC certified DO. Inspect monthly alarm history report, check that alarms are documented and responded to appropriately, and attach a copy. Inspect for the presence of liquid/debris in spill containers. Inspect for the presence of liquid/debris in under dispenser containment (UDC) and ensure that the monitoring equipment is positioned correctly. Inspect for liquid or debris in containment sumps where an alarm occurred with no service visit. Check that all testing and maintenance has been completed and documented. Verify that all facility employees have been trained in accordance with 23 CCR 2715(c). For designated operator (DO) 30 day inspections conducted on and after October 1, 2018, failure to conduct the designated UST operator visual inspection at least once every 30 days.
Violation Notes: 1)CTLS OVERDUE 2)OVFL NOT SUFF. 3)2020 SCTR NOT SUB OR ONSITE 4)LITR NOT SUB.5)DO RPTS INCOMP&NOT 30 DAYS 6)EMP TRNG 7)OVFL NOT SUB 8)CER 1)SUBMIT W/IN 7 DAYS 2)PERMIT,REPAIR,RETEST 3)SUBMIT 4)SUBMIT5)COMP ALL FUTURE DO &DO WITHIN 30 DAYS 6)SUBMIT 7)CORRECT AND RESUB.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 02-19-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 04/18/2017.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 05-13-2020
Citation: 23 CCR 16 2666(c) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2666(c)
Violation Description: Failure of the line leak detector (LLD) monitoring single-walled pressurized piping to meet the following requirements: Monitored at least hourly with the capability of detecting a release of 3.0 gallons per hour leak at 10 pounds per square inch and shut down the pump when a leak is detected or when the LLD fails or is disconnected.
Violation Notes: CERS,91 PLLD FAILED DURING TESTING,NO SINGLE WALL RSLTS SBMTTD, NO DO RPRTS,EMPLOYEE TRAIN,MON CERT WORK ORDER+ SUBMITTED
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST

GURU GAS & MINI MART (Continued) **S123515620**

Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 04-08-2016
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description: Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the local agency or the special inspector.
Violation Notes: Returned to compliance on 04/11/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 04-07-2017
Citation: 23 CCR 16 2632(d)(1)(C), 2641(h), 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(C), 2641(h), 2711(a)(8)
Violation Description: Failure to submit or update a plot plan.
Violation Notes: Returned to compliance on 04/11/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 05-13-2020
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to retain a copy of the permit to operate at the facility.
Violation Notes: CERS,91 PLLD FAILED DURING TESTING,NO SINGLE WALL RSLTS SBMTTD, NO DO RPRTS,EMPLOYEE TRAIN,MON CERT WORK ORDER+ SUBMITTED
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 04-07-2017
Citation: 23 CCR 16 2638(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638(f)
Violation Description: Failure to properly affix tag/sticker on monitoring equipment being certified, repaired, or replaced.
Violation Notes: Returned to compliance on 04/11/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 04-19-2019
Citation: 23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)
Violation Description: Failure to comply with one or more of the following overfill

GURU GAS & MINI MART (Continued) **S123515620**

prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1, 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October 1, 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Inspected by a certified UST service technician. Maintain records of overfill prevention equipment inspection for 36 months.

Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 05-13-2022
Citation: HSC 6.7 25292.1(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25292.1(a)
Violation Description: Failure to operate the UST system to prevent unauthorized releases including leaks, spills, and/or overfills.
Violation Notes: 1)CTLS OVERDUE 2)OVFL NOT SUFF. 3)2020 SCTR NOT SUB OR ONSITE 4)LITR NOT SUB.5)DO RPTS INCOMP&NOT 30 DAYS 6)EMP TRNG 7)OVFL NOT SUB 8)CER 1)SUBMIT W/IN 7 DAYS 2)PERMIT,REPAIR,RETEST 3)SUBMIT 4)SUBMIT5)COMP ALL FUTURE DO &DO WITHIN 30 DAYS 6)SUBMIT 7)CORRECT AND RESUB.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 11-20-2017
Citation: 23 CCR 16 2637(e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637(e)
Violation Description: Failure to submit a copy of the secondary containment test results to the UPA within 30 days after the test.
Violation Notes: Returned to compliance on 04/11/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART

GURU GAS & MINI MART (Continued) **S123515620**

Violation Date: 11-06-2020
Citation: 23 CCR 16 2715(c)(4) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)(4)
Violation Description: Failure to maintain a list of employees trained by the designated operator on-site or off-site at a readily available location, if approved by the UPA. For training that occurs on or after October 1, 2018, failure to maintain a copy of the "Facility Employee Training Certificate" on-site or off-site at a readily available location, if approved by the UPA.
Violation Notes: CERS,SB989 COND LATE,NO PLLD SW LINE TESTS=LINE INTEGR TEST REQ'D. D.O. INSP MISSING OWN/OP ACKNLDGMNT;EMPLOYEE TRAINING CERT REQ'D. SUBMIT CERS,SUBMT SB989 W/IN 7DAYS,CONDCT LINE INTEGRITY TEST ON 87&91 PROD LINES,SUBMT EMPLOYEE TRNG CERT.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Site ID: 394241
Site Name: GURU GAS & MINI MART
Violation Date: 06-26-2015
Citation: 23 CCR 16 2715 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715
Violation Description: Failure of service technician, designated operator, installer, and/or employee to obtain and maintain a proper and current International Code Council certification.
Violation Notes: Returned to compliance on 04/11/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-23-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Satpal Gill, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-23-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Satpal Gill, Owner propane 500 G
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-19-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: NOVC:CERS,NO 0.2/0.1 LINE TEST @SITE,EMPLOYEE TRAINING PAST DUE,O/F INSP CONDUCTED LATE, NEED TO SUBMIT W/O TNK CLOSURE REPORT.
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST

GURU GAS & MINI MART (Continued) **S123515620**

Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-25-2022
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Satpal Gill, owner
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 09-06-2022
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-09-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: NO VIOLATION
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-06-2020
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: NOVC:CERS,SB989 LATE,NO PLLD SW LINE TESTS=LINE INTEGR TEST REQ'D, D.O. INSP MISSING OWN/OP ACKNLDGMNT;EMPLOYEE TRAINING CERT REQ'D.
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-19-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: MINA MEKHAIEL
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-07-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: W.O.TANK NOT USED NEED TO FILE FOR TEMP CLOSURE OR REMOVAL;CERS CORRECTIONS;NEED TAG ON MONITOR PANEL;NOTICE ISSUED
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS,

GURU GAS & MINI MART (Continued) **S123515620**

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-13-2022
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: 1)CTLS OVERDUE 2)OVFL NOT SUFF. 3)2020 SCTR NOT SUB OR ONSITE 4)LITR NOT SUB.5)DO RPTS INCOMP&NOT 30 DAYS 6)EMP TRNG 7)OVFL NOT SUB 8)CER
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-25-2022
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-19-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Satpil Gill, Ower NO Maintenance shop since June 2014. No HW gerneration observed. Need to verify CERS compliane. Facility going through remodel. Maintenance shop is closed and changed to convenience store storage. Valero has been temporarialy closed for two weeks. Propane 499 gal and 2x12k gas tanks only HM observed at time of inspection. No HW generation.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-19-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Satpil Gill, Ower Need to verify CERS compliane. Facility going through remodel. Maintenance shop is closed and changed to convenience store storage. Valero has been temporarialy closed for two weeks. Propane 499 gal and 2x12k gas tanks only HM observed at time of inspection. No HW generation.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-19-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: MINA MEKHAIEL NO SIGNIFICANT VIOLATIONS OBSERVED
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-08-2016

GURU GAS & MINI MART (Continued) **S123515620**

Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: NOVC:ANNUAL LINE TESTING REPORT NOT ONSITE/NOT SUBMITTED(SW PIPING); CERS CORRECTIONS(TANK/PLOT PLAN/FRCT/OSDO/MP);OVERFILL ALARM NOT OK
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 04-18-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 04-19-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-13-2020
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: no onsite inspection COVID ROUTINE NOVC:CERS,91 PLLD FAILED DURING TESTING,NO SINGLE WALL RSLTS SBMTTD, NO DO RPRTS,EMPLOYEE TRAIN,MON CERT WORK ORDER SUBMITTED
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-26-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: NOTICE_ISSUED_FOR_ERRORS_IN_CERS,_AND_EXPIRED_D.O._CERT_(PAPERWORK_KEPT_IN_SEVERAL_LOCATIONS)_SUMPS_CLEAN/DRY_SENSORS_CORRECT,_V/R_OK._
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 07-10-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: TANK REMOVED ON 071017;NO EVIDENCE OF LEAKS/SOIL DISCOLORATION;SAMPL E TAKEN ~3FT UNDER THE MID-BELLY OF THE TANK;HAULED BY NIETO & SONS.
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS,

GURU GAS & MINI MART (Continued) **S123515620**

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-09-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: CERS is established. Needs updating. Check during next inspection
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-09-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: HW. Fuel filters, absorbant, sump water not explained how handled. HW still active. Several drums on site also shared with auto maintenance garage.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-09-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: NO VIOLATION
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-20-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: NOTICE ISSUED FOR CERS CORRECTIONS, AND MISSED SB989 TEST DATE. SUMPS/UDC'S CLEAN AND DRY FILLS DIRECT BURY, V/R ALL NORMAL
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS,

Affiliation:
Affiliation Type Desc: Document Preparer
Entity Name: Satpal Gill
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Environmental Contact
Entity Name: SATPAL GILL
Entity Title: Not reported
Affiliation Address: 910 E ROUTE 66
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: Not reported

GURU GAS & MINI MART (Continued) **S123515620**

Affiliation Zip:	91740
Affiliation Phone:	,
Affiliation Type Desc:	Identification Signer
Entity Name:	SATPAL GILL
Entity Title:	OWNER
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Parent Corporation
Entity Name:	GURU GAS & MINI MART
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	UST Tank Owner
Entity Name:	SATPAL S GILL
Entity Title:	Not reported
Affiliation Address:	910 E. Route 66
Affiliation City:	Glendora
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91710
Affiliation Phone:	(626) 335-9116,
Affiliation Type Desc:	Operator
Entity Name:	SATPAL S GILL
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 335-9116,
Affiliation Type Desc:	Property Owner
Entity Name:	VURGEC ROUTE 66 LLC
Entity Title:	Not reported
Affiliation Address:	1329 S GLENDORA AVE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740
Affiliation Phone:	(626) 922-8390,
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	910 E ROUTE 66 #A

GURU GAS & MINI MART (Continued) **S123515620**

Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91740
Affiliation Phone:	,

Affiliation Type Desc:	UST Permit Applicant
Entity Name:	Satpal S Gill
Entity Title:	Owner
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 335-9116,

Affiliation Type Desc:	UST Tank Operator
Entity Name:	SATPAL S GILL
Entity Title:	Not reported
Affiliation Address:	910 E. Route 66
Affiliation City:	Glendora
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740
Affiliation Phone:	(626) 335-9116,

Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4000,

Affiliation Type Desc:	Legal Owner
Entity Name:	SATPAL S GILL
Entity Title:	Not reported
Affiliation Address:	910 E ROUTE 66 #A
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740
Affiliation Phone:	(626) 335-9116,

Affiliation Type Desc:	UST Property Owner Name
Entity Name:	VURGEC ROUTE 66 LLC
Entity Title:	Not reported
Affiliation Address:	1329 S. Glendora Ave
Affiliation City:	Glendora
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740
Affiliation Phone:	(626) 922-8390,

F44 ESE 1/8-1/4 0.174 mi. 919 ft. | **TOSCO S.S. #5391**
910 E ROUTE 66
GLENDORA, CA 91740
Site 3 of 6 in cluster F | **LUST** | **S105696434**
Cortese | **N/A**
LOS ANGELES CO. HMS
CERS

Relative: Higher

Actual: 785 ft.

LUST:

Name:	TOSCO S.S. #5391
Address:	910 E ROUTE 66
City,State,Zip:	GLENDORA, CA 91740
Lead Agency:	LOS ANGELES COUNTY
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603705016
Global Id:	T0603705016
Latitude:	34.128705
Longitude:	-117.850528
Status:	Completed - Case Closed
Status Date:	05/21/2009
Case Worker:	RVI
RB Case Number:	R-24741
Local Agency:	LOS ANGELES COUNTY
File Location:	Not reported
Local Case Number:	011104-024741
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
EPA Region:	9
Coordinate Source:	* Historical Geocode - Exact Address Match
Cuf Case:	NO
Quantity Released Gallons:	Not reported
Begin Date:	09/22/1997
Leak Reported Date:	10/02/1997
How Discovered:	Site Assessment/Site Investigation
How Discovered Description:	Not reported
Discharge Source:	Tank
Discharge Cause:	Other
Stop Method:	Not reported
Stop Description:	Not reported
No Further Action Date:	05/21/2009
CA Water Watershed Name:	San Gabriel River - Upper San Gabriel (405.20)
Dwr Groundwater Subbasin Name:	San Gabriel Valley (4-013)
Disadvantaged Community:	Not reported
CA Enviroscreen 3 Score:	46-50%
CA Enviroscreen 4 Score:	55-60%
Military DOD Site:	No
Facility Project Subtype:	Not reported
RWQCB Region:	LOS ANGELES RWQCB (REGION 4)
Site History:	Not reported

LUST:

Global Id:	T0603705016
Contact Type:	Local Agency Caseworker
Contact Name:	MANUEL R REGALADO
Organization Name:	LOS ANGELES COUNTY
Address:	900 S. FREMONT AVE.
City:	ALHAMBRA
Email:	mregalad@dpw.lacounty.gov
Phone Number:	Not reported

Global Id:	T0603705016
Contact Type:	Local Agency Caseworker - Primary Caseworker

TOSCO S.S. #5391 (Continued) **S105696434**

Contact Name: RANI IYER
Organization Name: LOS ANGELES COUNTY
Address: 900 S. FREMONT AVE.
City: ALHAMBRA
Email: riyer@dpw.lacounty.gov
Phone Number: Not reported

Global Id: T0603705016
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603705016
Action Type: ENFORCEMENT
Date: 05/11/2009
Action: Closure/No Further Action Letter

Global Id: T0603705016
Action Type: Other
Date: 10/02/1997
Action: Leak Reported

Global Id: T0603705016
Action Type: Other
Date: 09/22/1997
Action: Leak Discovery

LUST:
Global Id: T0603705016
Status: Open - Site Assessment
Status Date: 09/22/1997

Global Id: T0603705016
Status: Open - Case Begin Date
Status Date: 09/22/1997

Global Id: T0603705016
Status: Completed - Case Closed
Status Date: 05/21/2009

CORTESE:
Name: TOSCO S.S. #5391
Address: 910 E ROUTE 66
City,State,Zip: GLENDORA, CA 91740
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0603705016
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported

TOSCO S.S. #5391 (Continued) **S105696434**

Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

LOS ANGELES CO. HMS:

Name:	TOSCO/UNOCAL #30869
Address:	910 E ROUTE 66
City,State,Zip:	GLENDORA, CA 917403607
Region:	LA
Permit Category:	T
Facility Id:	011104-024741
Facility Type:	0
Facility Status:	Closed
Area:	6D
Permit Number:	000190140
Permit Status:	Closed

Name:	ROUTE 66 SPIRIT
Address:	910 E ROUTE 66
City,State,Zip:	GLENDORA, CA 917403607
Region:	LA
Permit Category:	T
Facility Id:	011104-040531
Facility Type:	0
Facility Status:	Closed
Area:	6D
Permit Number:	000393320
Permit Status:	Closed

Name:	R&S MINI MART-VALERO
Address:	910 E ROUTE 66
City,State,Zip:	GLENDORA, CA 917403607
Region:	LA
Permit Category:	T
Facility Id:	011104-042695
Facility Type:	0
Facility Status:	Closed
Area:	6D
Permit Number:	000430562
Permit Status:	Closed

CERS:

Name:	TOSCO S.S. #5391
Address:	910 E ROUTE 66

TOSCO S.S. #5391 (Continued) **S105696434**

City,State,Zip: GLENDORA, CA 91740
Site ID: 257905
CERS ID: T0603705016
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Local Agency Caseworker
Entity Name: RANI IYER - LOS ANGELES COUNTY
Entity Title: Not reported
Affiliation Address: 900 S. FREMONT AVE.
Affiliation City: ALHAMBRA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

F45 **GURU GAS & MINI MART** **UST** **U004265127**
ESE **910 E ROUTE 66 # A** **N/A**
1/8-1/4 **GLENDORA, CA 91740**
0.174 mi.
919 ft. **Site 4 of 6 in cluster F**

Relative:
Higher

Actual:
785 ft.

UST:
Name: GURU GAS & MINI MART
Address: 910 E ROUTE 66 # A
City,State,Zip: GLENDORA, CA 91740
Facility ID: LACoFA0002604
Permitting Agency: Los Angeles County Fire Department
CERSID: 10268509
Latitude: 34.1284800
Longitude: -117.850410
Owner type: Not reported
Facility type: Not reported
Num of inuse ust: Not reported
Num of closed ust: Not reported
Num of oos ust: Not reported
Epa region: Not reported
Tribal lands: Not reported
Tank owner name: Not reported
Tank owner mailing address: Not reported
Tank owner mailing city: Not reported
Tank owner mailing zip: Not reported
Tank owner mailing state: Not reported
Tank operator name: Not reported
Tank operator mailing address: Not reported
Tank operator mailing city: Not reported
Tank operator mailing zip: Not reported

GURU GAS & MINI MART (Continued) **U004265127**

Tank operator mailing state:	Not reported
Tankidnumber:	Not reported
Tank status:	Not reported
Tank configuration:	Not reported
Tank closure date:	Not reported
Tank installation date:	Not reported
Tank num of compartments:	Not reported
Tank contents:	Not reported
Tank capacity gallons:	Not reported
Tank type:	Not reported
Tank pc construction:	Not reported
Tank pwpiping construction:	Not reported
Tank piping type:	Not reported
Tank piping construction:	Not reported
Tank sacrificial anode:	Not reported
Tank cp impressed current:	Not reported
Tank cp shutoff:	Not reported
Tank alarms:	Not reported
Tank ball float:	Not reported
Tank spill bucket:	Not reported

H46 **AUTO CARE** **RCRA NonGen / NLR** **1024874831**
West **525 E ROUTE 66** **CAL000443489**
1/8-1/4 **GLENDORA, CA 91740**
0.188 mi.
993 ft. **Site 2 of 4 in cluster H**

Relative:
Lower

Actual:
767 ft.

RCRA Listings:

Date Form Received by Agency:	20190212
Handler Name:	Auto Care
Handler Address:	525 E ROUTE 66
Handler City,State,Zip:	GLENDORA, CA 91740
EPA ID:	CAL000443489
Contact Name:	MOE HURANI
Contact Address:	525 E ROUTE 66
Contact City,State,Zip:	GLENDORA, CA 91740
Contact Telephone:	626-691-9100
Contact Fax:	Not reported
Contact Email:	MOE1HURANI@GMAIL.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	525 E ROUTE 66
Mailing City,State,Zip:	GLENDORA, CA 91740
Owner Name:	Erick Fascia
Owner Type:	Other
Operator Name:	Moe Hurani
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No

AUTO CARE (Continued) **1024874831**

Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20190222
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: MOE HURANI	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	525 E ROUTE 66
Owner/Operator City,State,Zip:	GLENDORA, CA 91740
Owner/Operator Telephone:	626-691-9100
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: ERICK FASCIA	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

AUTO CARE (Continued) **1024874831**

Owner/Operator Address: 1260S BENDER AVE
Owner/Operator City,State,Zip: GLENDORA, CA 91740
Owner/Operator Telephone: 626-224-5835
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20190212
Handler Name: AUTO CARE
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 811111
NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

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47 **GARRETT WONG** **RCRA NonGen / NLR** **1027454963**
NE **335 S ELWOOD AVE** **CAC003193097**
1/8-1/4 **INDIO, CA 91741**
0.198 mi.
1047 ft.

Relative:
Higher

Actual:
808 ft.

RCRA Listings:
Date Form Received by Agency: 20220902
Handler Name: Garrett Wong
Handler Address: 335 S ELWOOD AVE
Handler City,State,Zip: INDIO, CA 91741
EPA ID: CAC003193097
Contact Name: GARRETT WONG
Contact Address: 335 S ELWOOD AVE
Contact City,State,Zip: INDIO, CA 91741
Contact Telephone: 760-217-0133
Contact Fax: Not reported
Contact Email: TONY@AMERICANPLUSINC.COM
Contact Title: Not reported
EPA Region: 09
Land Type: Not reported
Federal Waste Generator Description: Not a generator, verified
Non-Notifier: Not reported
Biennial Report Cycle: Not reported

GARRETT WONG (Continued) **1027454963**

Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	335 S ELWOOD AVE
Mailing City,State,Zip:	INDIO, CA 91741
Owner Name:	Garrett Wong
Owner Type:	Other
Operator Name:	Garrett Wong
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20220902
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: GARRETT WONG	
Legal Status:	Other
Date Became Current:	Not reported

GARRETT WONG (Continued) **1027454963**

Date Ended Current: Not reported
Owner/Operator Address: 335 S ELWOOD AVE
Owner/Operator City,State,Zip: INDIO, CA 91741
Owner/Operator Telephone: 760-217-0133
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: GARRETT WONG
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 335 S ELWOOD AVE
Owner/Operator City,State,Zip: INDIO, CA 91741
Owner/Operator Telephone: 760-217-0133
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20220902
Handler Name: GARRETT WONG
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:
NAICS Code: 56299
NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

F48 **VURGEC ROUTE 66 LLC** **RCRA NonGen / NLR** **1027081740**
ESE **1000 E. ROUTE 66 #A** **CAC003153823**
1/8-1/4 **GLENDORA, CA 91740**
0.200 mi.
1055 ft. **Site 5 of 6 in cluster F**

Relative:
Higher

Actual:
786 ft.

RCRA Listings:
Date Form Received by Agency: 20211221
Handler Name: Vurgec Route 66 Llc
Handler Address: 1000 E. ROUTE 66 #A
Handler City,State,Zip: GLENDORA, CA 91740

VURGEC ROUTE 66 LLC (Continued) **1027081740**

EPA ID:	CAC003153823
Contact Name:	VURGEC ROUTE 66 LLC.
Contact Address:	1000 E. ROUTE 66 #A
Contact City,State,Zip:	GLENDORA, CA 91740
Contact Telephone:	562-577-8585
Contact Fax:	Not reported
Contact Email:	NABIL@RIZKOCIRCLE.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	1329 S. GLENDORA AVE
Mailing City,State,Zip:	GLENDORA, CA 91740
Owner Name:	Vurgec Route 66 Llc.
Owner Type:	Other
Operator Name:	Vurgec Route 66 Llc.
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20211221
Recognized Trader-Importer:	No

VURGEC ROUTE 66 LLC (Continued) **1027081740**

Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: VURGEC ROUTE 66 LLC.	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1329 S. GLENDORA AVE
Owner/Operator City,State,Zip:	GLENDORA, CA 91740
Owner/Operator Telephone:	562-577-8585
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: VURGEC ROUTE 66 LLC.	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1000 E. ROUTE 66 #A
Owner/Operator City,State,Zip:	GLENDORA, CA 91740
Owner/Operator Telephone:	562-577-8585
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20211221
Handler Name: VURGEC ROUTE 66 LLC	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No

List of NAICS Codes and Descriptions:

NAICS Code:	812320
NAICS Description:	DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)

Facility Has Received Notices of Violations:

Violations:	No Violations Found

VURGEC ROUTE 66 LLC (Continued) **1027081740**

Evaluation Action Summary:
Evaluations: No Evaluations Found

F49
ESE
1/8-1/4
0.200 mi.
1055 ft.

GLENDORA E. 1 HOUR CLEANERS **DRYCLEANERS** **S121694486**
1000 E ROUTE 66 #A **N/A**
GLENDORA, CA 91740

Site 6 of 6 in cluster F

Relative:
Higher

Actual:
786 ft.

DRYCLEAN SOUTH COAST:

Name:	GLENDORA E. 1 HOUR CLEANERS
Address:	1000 E ROUTE 66 #A
City,State,Zip:	GLENDORA, CA 91740
Facility ID:	122004
Application Number:	365654
Permit Number:	Not reported
Status:	A
Representative Name:	RICHARD CHANG
Representative Telephone:	626 3350917
Permit Status:	Not reported
BCAT Number:	000601
BCAT Description:	DRY CLEANING, DRY-TO-DRY NON-VENT, PERC
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	421.73498535
UTM North:	3776.5559082
Application Date:	01/24/2000
PO Issue Date:	12/31/9999
NAICS Code:	812320
SIC Code:	7216

Name:	GLENDORA E. 1 HOUR CLEANERS
Address:	1000 E ROUTE 66 #A
City,State,Zip:	GLENDORA, CA 91740
Facility ID:	122004
Application Number:	396538
Permit Number:	F48405
Status:	A
Representative Name:	RICHARD CHANG
Representative Telephone:	626 3350917
Permit Status:	INACTIVE
BCAT Number:	000603
BCAT Description:	DRY CLEANING,DRY-TO-DRY NV,W/ SIC,PERC
CCAT Number:	04
CCAT Description:	VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East:	421.73498535
UTM North:	3776.5559082
Application Date:	01/16/2002
PO Issue Date:	01/29/2002
NAICS Code:	812320
SIC Code:	7216

Name:	GLENDORA E. 1 HOUR CLEANERS
Address:	1000 E ROUTE 66 #A
City,State,Zip:	GLENDORA, CA 91740
Facility ID:	122004

GLENDORA E. 1 HOUR CLEANERS (Continued) **S121694486**

Application Number:	473650
Permit Number:	F94194
Status:	A
Representative Name:	RICHARD CHANG
Representative Telephone:	626 3350917
Permit Status:	INACT_NR
BCAT Number:	000603
BCAT Description:	DRY CLEANING,DRY-TO-DRY NV,W/ SIC,PERC
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	421.73498535
UTM North:	3776.5559082
Application Date:	11/29/2007
PO Issue Date:	12/07/2007
NAICS Code:	812320
SIC Code:	7216

I50 **ANDREW MAYORAL** **RCRA NonGen / NLR** **1026052932**
NNW **703 E ADA AVE** **CAC003059828**
1/8-1/4 **GLENDORA, CA 91741**
0.201 mi.
1063 ft. **Site 1 of 3 in cluster I**

Relative:
Higher

Actual:
803 ft.

RCRA Listings:

Date Form Received by Agency:	20200312
Handler Name:	Andrew Mayoral
Handler Address:	703 E ADA AVE
Handler City,State,Zip:	GLENDORA, CA 91741-3520
EPA ID:	CAC003059828
Contact Name:	ANDREW MAYORAL
Contact Address:	703 E ADA AVE
Contact City,State,Zip:	GLENDORA, CA 91741-3520
Contact Telephone:	626-756-5525
Contact Fax:	Not reported
Contact Email:	ANDY@CUTTINGTOOLSERVICES.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	703 E ADA AVE
Mailing City,State,Zip:	GLENDORA, CA 91741-3520
Owner Name:	Andrew Mayoral
Owner Type:	Other
Operator Name:	Andrew Mayoral
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No

ANDREW MAYORAL (Continued) **1026052932**

Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20200313
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: ANDREW MAYORAL	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	703 E ADA AVE
Owner/Operator City,State,Zip:	GLENDORA, CA 91741-3520
Owner/Operator Telephone:	626-756-5525
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: ANDREW MAYORAL	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	703 E ADA AVE
Owner/Operator City,State,Zip:	GLENDORA, CA 91741-3520
Owner/Operator Telephone:	626-756-5525
Owner/Operator Telephone Ext:	Not reported

ANDREW MAYORAL (Continued) **1026052932**

Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20200312
Handler Name: ANDREW MAYORAL
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 56299
NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

H51 **PRECISION DRILLING AND TAPPING** **RCRA-SQG** **1004677349**
West **505 E ALOSTA AVE** **FINDS** **CAR000096131**
1/8-1/4 **GLENDORA, CA 91740** **ECHO**
0.217 mi. **HAZNET**
1144 ft. **Site 3 of 4 in cluster H** **HWTS**

Relative:
Lower

Actual:
762 ft.

RCRA Listings:
Date Form Received by Agency: 20010502
Handler Name: Precision Drilling And Tapping
Handler Address: 505 E ALOSTA AVE
Handler City,State,Zip: GLENDORA, CA 91740
EPA ID: CAR000096131
Contact Name: FRED BAUMANN
Contact Address: 505 E ALOSTA AVE
Contact City,State,Zip: GLENDORA, CA 91740
Contact Telephone: 626-963-0331
Contact Fax: Not reported
Contact Email: Not reported
Contact Title: Not reported
EPA Region: 09
Land Type: Private
Federal Waste Generator Description: Small Quantity Generator
Non-Notifier: Not reported
Biennial Report Cycle: Not reported
Accessibility: Not reported
Active Site Indicator: Handler Activities
State District Owner: Not reported
State District: Not reported

PRECISION DRILLING AND TAPPING (Continued) **1004677349**

Mailing Address:	505 E ALOSTA AVE
Mailing City,State,Zip:	GLENDORA, CA 91740
Owner Name:	Fred Baumann
Owner Type:	Private
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20021007
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE
Waste Code:	D018
Waste Description:	BENZENE
Waste Code:	D039
Waste Description:	TETRACHLOROETHYLENE

PRECISION DRILLING AND TAPPING (Continued) **1004677349**

Waste Code: D040
Waste Description: TRICHLORETHYLENE

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: FRED BAUMANN
Legal Status: Private
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 505 E ALOSTA AVE
Owner/Operator City,State,Zip: GLENDORA, CA 91740
Owner/Operator Telephone: 626-963-0331
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20010502
Handler Name: PRECISION DRILLING AND TAPPING
Federal Waste Generator Description: Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

FINDS:
Registry ID: 110012208486

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and

PRECISION DRILLING AND TAPPING (Continued) **1004677349**

corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1004677349
Registry ID:	110012208486
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110012208486
Name:	PRECISION DRILLING AND TAPPING
Address:	505 E ALOSTA AVE
City,State,Zip:	GLENDORA, CA 91740

HAZNET:

Name:	PRECISION DRILLING AND TAPPING
Address:	505 E ALOSTA AVE
Address 2:	Not reported
City,State,Zip:	GLENDORA, CA 91740
Contact:	Fred Baumann
Telephone:	6269630331
Mailing Name:	Not reported
Mailing Address:	505 E Alosta Ave
Year:	2006
Gepaid:	CAR000096131
TSD EPA ID:	CAD099452708
CA Waste Code:	221 - Waste oil and mixed oil
Disposal Method:	R01 - Recycler
Tons:	0.19
Year:	2006
Gepaid:	CAR000096131
TSD EPA ID:	CAT000613976
CA Waste Code:	741 - Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method:	H01 - Transfer Station
Tons:	0.31275
Year:	2005
Gepaid:	CAR000096131
TSD EPA ID:	CAT000613976
CA Waste Code:	741 - Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method:	H01 - Transfer Station
Tons:	0.5838
Year:	2004
Gepaid:	CAR000096131
TSD EPA ID:	CAD099452708
CA Waste Code:	221 - Waste oil and mixed oil
Disposal Method:	R01 - Recycler
Tons:	0.209
Year:	2004
Gepaid:	CAR000096131
TSD EPA ID:	CAT000613976
CA Waste Code:	741 - Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method:	H01 - Transfer Station
Tons:	0.5421

PRECISION DRILLING AND TAPPING (Continued) **1004677349**

Year:	2003
Gepaid:	CAR000096131
TSD EPA ID:	CAT000613976
CA Waste Code:	741 - Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method:	H01 - Transfer Station
Tons:	0.53376
Year:	2002
Gepaid:	CAR000096131
TSD EPA ID:	CAT000613976
CA Waste Code:	741 - Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method:	H01 - Transfer Station
Tons:	0.48789
Year:	2001
Gepaid:	CAR000096131
TSD EPA ID:	CAT000613976
CA Waste Code:	741 - Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method:	H01 - Transfer Station
Tons:	0.321

Additional Info:

Year:	2006
Gen EPA ID:	CAR000096131
Shipment Date:	20060710
Creation Date:	9/17/2006 18:32:40
Receipt Date:	20060714
Manifest ID:	25026406
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	SAFETY KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613976
TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0834
Waste Quantity:	20
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20060427
Creation Date:	8/24/2006 18:31:59
Receipt Date:	20060509
Manifest ID:	24614534
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported

PRECISION DRILLING AND TAPPING (Continued) **1004677349**

Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	SAFETY KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613976
TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.1251
Waste Quantity:	30
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20060222
Creation Date:	6/14/2006 18:34:47
Receipt Date:	20060223
Manifest ID:	24566252
Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD099452708
Trans Name:	INDUSTRIAL SERVICES OIL CO INC
TSDF Alt EPA ID:	CAD099452708
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.19
Waste Quantity:	50
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20060209
Creation Date:	6/14/2006 18:34:47
Receipt Date:	20060216
Manifest ID:	24610181
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613976
TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.10425

PRECISION DRILLING AND TAPPING (Continued) **1004677349**

Waste Quantity:	25
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2005
Gen EPA ID:	CAR000096131
Shipment Date:	20051121
Creation Date:	3/14/2007 18:30:14
Receipt Date:	20051128
Manifest ID:	24719954
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613976
TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.1668
Waste Quantity:	40
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20050808
Creation Date:	10/27/2005 10:10:50
Receipt Date:	20050815
Manifest ID:	23678316
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613976
TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.18765
Waste Quantity:	45
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported

PRECISION DRILLING AND TAPPING (Continued) **1004677349**

Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20050517
Creation Date:	8/17/2005 18:31:07
Receipt Date:	20050519
Manifest ID:	24496040
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613976
TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.06255
Waste Quantity:	15
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20050223
Creation Date:	4/29/2005 11:28:07
Receipt Date:	20050302
Manifest ID:	24487751
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613976
TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.1668
Waste Quantity:	40
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2004
Gen EPA ID:	CAR000096131
Shipment Date:	20041203
Creation Date:	3/13/2007 18:30:42

PRECISION DRILLING AND TAPPING (Continued) **1004677349**

Receipt Date:	20041215
Manifest ID:	23651837
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613976
TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0834
Waste Quantity:	20
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20040916
Creation Date:	12/21/2004 18:30:50
Receipt Date:	20040929
Manifest ID:	23713353
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613976
TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.10425
Waste Quantity:	25
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20040628
Creation Date:	11/1/2004 12:36:11
Receipt Date:	20040706
Manifest ID:	23513498
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613976

PRECISION DRILLING AND TAPPING (Continued) **1004677349**

TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.10425
Waste Quantity:	25
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20040408
Creation Date:	10/14/2004 15:19:37
Receipt Date:	20040415
Manifest ID:	23478602
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613976
TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.14595
Waste Quantity:	35
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20040122
Creation Date:	8/19/2004 11:23:00
Receipt Date:	20040127
Manifest ID:	22575348
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	SAFETY KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613976
TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.10425
Waste Quantity:	25
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported

PRECISION DRILLING AND TAPPING (Continued) **1004677349**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20040113
Creation Date:	8/13/2004 7:53:20
Receipt Date:	20040115
Manifest ID:	22020762
Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD099452708
Trans Name:	INDUSTRIAL SERVICE OIL CO INC
TSDF Alt EPA ID:	CAD099452708
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.209
Waste Quantity:	55
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2003
Gen EPA ID:	CAR000096131
Shipment Date:	20031027
Creation Date:	8/3/2004 15:03:33
Receipt Date:	20031030
Manifest ID:	22520564
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	SAFETY KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613976
TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0834
Waste Quantity:	20
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20030804

PRECISION DRILLING AND TAPPING (Continued) **1004677349**

Creation Date:	7/28/2004 10:45:53
Receipt Date:	20030806
Manifest ID:	22875208
Trans EPA ID:	TXR000050930
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	Not reported
TSDF Alt EPA ID:	CAT000613976
TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.15846
Waste Quantity:	38
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20030512
Creation Date:	8/29/2003 18:31:02
Receipt Date:	20030513
Manifest ID:	22369285
Trans EPA ID:	TXR000050930
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	Not reported
TSDF Alt EPA ID:	CAT000613976
TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.14178
Waste Quantity:	34
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20030218
Creation Date:	5/19/2003 18:31:05
Receipt Date:	20030226
Manifest ID:	22675481
Trans EPA ID:	TXR000050930
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	Not reported

PRECISION DRILLING AND TAPPING (Continued) **1004677349**

TSDF Alt EPA ID:	CAT000613976
TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.15012
Waste Quantity:	36
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2002
Gen EPA ID:	CAR000096131
Shipment Date:	20021125
Creation Date:	2/25/2003 18:31:38
Receipt Date:	20021202
Manifest ID:	22139841
Trans EPA ID:	SCR000075150
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.1251
Waste Quantity:	30
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20020905
Creation Date:	1/27/2003 18:32:25
Receipt Date:	20020910
Manifest ID:	21900043
Trans EPA ID:	SCR000075150
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	D001
Meth Code:	H01 - Transfer Station

PRECISION DRILLING AND TAPPING (Continued) **1004677349**

Quantity Tons:	0.15846
Waste Quantity:	38
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20020612
Creation Date:	8/29/2002 18:31:16
Receipt Date:	20020617
Manifest ID:	21733107
Trans EPA ID:	SCR000075150
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.07923
Waste Quantity:	19
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20020318
Creation Date:	7/22/2002 18:31:22
Receipt Date:	20020321
Manifest ID:	21578532
Trans EPA ID:	SCR000075150
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.1251
Waste Quantity:	30
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

PRECISION DRILLING AND TAPPING (Continued) **1004677349**

Additional Info:

Year:	2001
Gen EPA ID:	CAR000096131
Shipment Date:	20011227
Creation Date:	2/20/2002 0:00:00
Receipt Date:	20020103
Manifest ID:	21482116
Trans EPA ID:	SCR000075150
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	Not reported
TSDF Alt EPA ID:	CAT000613976
TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.1209
Waste Quantity:	29
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20011011
Creation Date:	12/17/2001 0:00:00
Receipt Date:	20011015
Manifest ID:	21396556
Trans EPA ID:	SCR000075150
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.075
Waste Quantity:	18
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20010718
Creation Date:	10/1/2001 0:00:00
Receipt Date:	20010720
Manifest ID:	20687796
Trans EPA ID:	SCR000075150

PRECISION DRILLING AND TAPPING (Continued) **1004677349**

Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	Not reported
TSDF Alt EPA ID:	CAT000613976
TSDF Alt Name:	Not reported
Waste Code Description:	741 - Liquids with halogenated organic compounds > 1000 mg/l
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.1251
Waste Quantity:	30
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

HWTS:

Name:	PRECISION DRILLING AND TAPPING
Address:	505 E ALOSTA AVE
Address 2:	Not reported
City,State,Zip:	GLENDORA, CA 91740
EPA ID:	CAR000096131
Inactive Date:	06/30/2005
Create Date:	03/04/2003
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	505 E ALOSTA AVE
Mailing Address 2:	Not reported
Mailing City,State,Zip:	GLENDORA, CA 91740
Owner Name:	FRED BAUMANN
Owner Address:	505 E ALOSTA AVE
Owner Address 2:	Not reported
Owner City,State,Zip:	GLENDORA, CA 91740
Contact Name:	FRED BAUMANN
Contact Address:	505 E ALOSTA AVE
Contact Address 2:	Not reported
City,State,Zip:	GLENDORA, CA 91740
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	FEDERAL
Latitude:	34.128701
Longitude:	-117.872664

H52 **RUSS CORBETT** **RCRA NonGen / NLR** **1025833451**
West **507 EAST ROUTE 66** **CAC003013028**
1/8-1/4 **GLENDORA, CA 91740**
0.219 mi.
1157 ft. **Site 4 of 4 in cluster H**

Relative:
Lower

Actual:
763 ft.

RCRA Listings:

Date Form Received by Agency:	20190501
Handler Name:	Russ Corbett
Handler Address:	507 EAST ROUTE 66
Handler City,State,Zip:	GLENDORA, CA 91740

RUSS CORBETT (Continued) **1025833451**

EPA ID:	CAC003013028
Contact Name:	RUSS CORBETT
Contact Address:	507 EAST ROUTE 66
Contact City,State,Zip:	GLENDORA, CA 91740
Contact Telephone:	626-536-6095
Contact Fax:	Not reported
Contact Email:	EVA@WESENV.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	507 EAST ROUTE 66
Mailing City,State,Zip:	GLENDORA, CA 91740
Owner Name:	Russ Corbett
Owner Type:	Other
Operator Name:	Russ Corbett
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20190627
Recognized Trader-Importer:	No

RUSS CORBETT (Continued) **1025833451**

Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: RUSS CORBETT	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	507 EAST ROUTE 66
Owner/Operator City,State,Zip:	GLENDORA, CA 91740
Owner/Operator Telephone:	626-536-6095
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: RUSS CORBETT	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	507 EAST ROUTE 66
Owner/Operator City,State,Zip:	GLENDORA, CA 91740
Owner/Operator Telephone:	626-536-6095
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20190501
Handler Name: RUSS CORBETT	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	56299
NAICS Description:	ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:

Violations:	No Violations Found

RUSS CORBETT (Continued) **1025833451**

Evaluation Action Summary:
Evaluations: No Evaluations Found

53
NW
1/8-1/4
0.234 mi.
1236 ft.

JOHN BURKE
621 E ADA AVE
GLENDORA, CA 91741

RCRA NonGen / NLR **1025849431**
CAC003029496

Relative:
Higher

Actual:
801 ft.

RCRA Listings:

Date Form Received by Agency:	20190815
Handler Name:	John Burke
Handler Address:	621 E ADA AVE
Handler City,State,Zip:	GLENDORA, CA 91741-3518
EPA ID:	CAC003029496
Contact Name:	JOHN BURKE
Contact Address:	621 E ADA AVE
Contact City,State,Zip:	GLENDORA, CA 91741-3518
Contact Telephone:	626-353-5941
Contact Fax:	Not reported
Contact Email:	BURKEORAMA@GMAIL.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	621 E ADA AVE
Mailing City,State,Zip:	GLENDORA, CA 91741-3518
Owner Name:	John Burke
Owner Type:	Other
Operator Name:	John Burke
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline

JOHN BURKE (Continued) **1025849431**

202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20190910
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: JOHN BURKE	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	621 E ADA AVE
Owner/Operator City,State,Zip:	GLENDORA, CA 91741-3518
Owner/Operator Telephone:	626-353-5941
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: JOHN BURKE	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	621 E ADA AVE
Owner/Operator City,State,Zip:	GLENDORA, CA 91741-3518
Owner/Operator Telephone:	626-353-5941
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20190815
Handler Name: JOHN BURKE	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No

JOHN BURKE (Continued) **1025849431**

Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	56299
NAICS Description:	ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

54
North
1/8-1/4
0.237 mi.
1250 ft.

DAVID THOMAS **RCRA NonGen / NLR** **1027071366**
750 EAST MYRTLE AVE **CAC003142885**
GLENDORA, CA 91741

Relative:
Higher

Actual:
812 ft.

RCRA Listings:

Date Form Received by Agency:	20211011
Handler Name:	David Thomas
Handler Address:	750 EAST MYRTLE AVE
Handler City,State,Zip:	GLENDORA, CA 91741
EPA ID:	CAC003142885
Contact Name:	DAVID THOMAS
Contact Address:	750 EAST MYRTLE AVE
Contact City,State,Zip:	GLENDORA, CA 91741
Contact Telephone:	626-264-3892
Contact Fax:	Not reported
Contact Email:	SCHEDULING@PWSEI.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	750 EAST MYRTLE AVE
Mailing City,State,Zip:	GLENDORA, CA 91741
Owner Name:	David Thomas
Owner Type:	Other
Operator Name:	David Thomas
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No

DAVID THOMAS (Continued) **1027071366**

Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20211011
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: DAVID THOMAS	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	750 EAST MYRTLE AVE
Owner/Operator City,State,Zip:	GLENDORA, CA 91741
Owner/Operator Telephone:	626-264-3892
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: DAVID THOMAS	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	750 EAST MYRTLE AVE
Owner/Operator City,State,Zip:	GLENDORA, CA 91741

DAVID THOMAS (Continued) **1027071366**

Owner/Operator Telephone: 626-264-3892
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20211011
Handler Name: DAVID THOMAS
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:
NAICS Code: 56299
NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

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55 WSW 1/8-1/4 0.238 mi. 1257 ft. **A&R GLENDORA AUTO SERVICE** **RCRA NonGen / NLR** **1025874411**
450 E ROUTE 66 **CAL000447542**
GLENDORA, CA 91740

Relative: Lower
Actual: 759 ft.

RCRA Listings:
Date Form Received by Agency: 20190718
Handler Name: A&R Glendora Auto Service
Handler Address: 450 E ROUTE 66
Handler City,State,Zip: GLENDORA, CA 91740
EPA ID: CAL000447542
Contact Name: RUBEN CASIAN
Contact Address: 233 W GLADSTONE ST
Contact City,State,Zip: GLENDORA, CA 91740
Contact Telephone: 626-638-8144
Contact Fax: Not reported
Contact Email: ROCASIAN2015@GMAIL.COM
Contact Title: Not reported
EPA Region: 09
Land Type: Not reported
Federal Waste Generator Description: Not a generator, verified
Non-Notifier: Not reported
Biennial Report Cycle: Not reported
Accessibility: Not reported
Active Site Indicator: Handler Activities

A&R GLENDORA AUTO SERVICE (Continued) **1025874411**

State District Owner:	Not reported
State District:	Not reported
Mailing Address:	233 W GLADSTONE ST
Mailing City,State,Zip:	GLENDORA, CA 91740
Owner Name:	Ruben Casian
Owner Type:	Other
Operator Name:	Ruben Casian
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20190729
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: RUBEN CASIAN	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	233 W GLADSTONE ST

A&R GLENDORA AUTO SERVICE (Continued) **1025874411**

Owner/Operator City,State,Zip: GLENDORA, CA 91740
Owner/Operator Telephone: 626-638-8144
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: RUBEN CASIAN
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 233 W GLADSTONE ST
Owner/Operator City,State,Zip: GLENDORA, CA 91740
Owner/Operator Telephone: 626-638-8144
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20190718
Handler Name: A&R GLENDORA AUTO SERVICE
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 811111
NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

I56 **CYNTHIA MANGINE** **RCRA NonGen / NLR** **1024755760**
NNW **702 MYRTLE AVENUE** **CAC002975585**
1/8-1/4 **GLENDORA, CA 91741**
0.238 mi.
1259 ft. **Site 2 of 3 in cluster I**

Relative:
Higher

Actual:
807 ft.

RCRA Listings:
Date Form Received by Agency: 20180813
Handler Name: Cynthia Mangine
Handler Address: 702 MYRTLE AVENUE
Handler City,State,Zip: GLENDORA, CA 91741
EPA ID: CAC002975585
Contact Name: CYNTHIA MANGINE

CYNTHIA MANGINE (Continued) **1024755760**

Contact Address:	702 MYRTLE AVENUE
Contact City,State,Zip:	GLENDORA, CA 91741
Contact Telephone:	626-335-9342
Contact Fax:	Not reported
Contact Email:	VIANCATARANGO@ALLIANCE-ENVIRO.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	702 MYRTLE AVENUE
Mailing City,State,Zip:	GLENDORA, CA 91741
Owner Name:	Cynthia Mangine
Owner Type:	Other
Operator Name:	Cynthia Mangine
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180831
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No

CYNTHIA MANGINE (Continued) **1024755760**

Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: CYNTHIA MANGINE	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	702 MYRTLE AVENUE
Owner/Operator City,State,Zip:	GLENDORA, CA 91741
Owner/Operator Telephone:	626-335-9342
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: CYNTHIA MANGINE	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	702 MYRTLE AVENUE
Owner/Operator City,State,Zip:	GLENDORA, CA 91741
Owner/Operator Telephone:	626-335-9342
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20180813
Handler Name: CYNTHIA MANGINE	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	56299
NAICS Description:	ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

I57 NNW 1/8-1/4 0.244 mi. 1290 ft. | **RAG THANDI**
652 E MYRTLE AVE
GLENDORA, CA 91741

Site 3 of 3 in cluster I

RCRA NonGen / NLR | **1026168764**
CAC003068809

Relative: Higher

Actual: 807 ft.

RCRA Listings:

Date Form Received by Agency:	20200529
Handler Name:	Rag Thandi
Handler Address:	652 E MYRTLE AVE
Handler City,State,Zip:	GLENDORA, CA 91741
EPA ID:	CAC003068809
Contact Name:	RAG THANDI
Contact Address:	652 E MYRTLE AVE
Contact City,State,Zip:	GLENDORA, CA 91741
Contact Telephone:	626-442-8465
Contact Fax:	Not reported
Contact Email:	KARLA@SUPERIORENV.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	652 E MYRTLE AVE
Mailing City,State,Zip:	GLENDORA, CA 91741
Owner Name:	Rag Thandi
Owner Type:	Other
Operator Name:	Rag Thandi
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No

RAG THANDI (Continued) **1026168764**

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20200608
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: RAG THANDI	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	652 E MYRTLE AVE
Owner/Operator City,State,Zip:	GLENDORA, CA 91741
Owner/Operator Telephone:	626-442-8465
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: RAG THANDI	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	652 E MYRTLE AVE
Owner/Operator City,State,Zip:	GLENDORA, CA 91741
Owner/Operator Telephone:	626-442-8465
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20200529
Handler Name: RAG THANDI	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

RAG THANDI (Continued) **1026168764**

List of NAICS Codes and Descriptions:
NAICS Code: 56299
NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

---

58 East 1/4-1/2 0.261 mi. 1380 ft. | **GLENDORA EAST ONE HOUR CLEANERS** | **ENVIROSTOR** | **S105773397**
1000 EAST ALOSTA AVE. | **N/A**
GLENDORA, CA 91740

Relative: Higher
Actual: 795 ft.

ENVIROSTOR:
Name: GLENDORA EAST ONE HOUR CLEANERS
Address: 1000 EAST ALOSTA AVE.
City,State,Zip: GLENDORA, CA 91740
Facility ID: 60000146
Status: Refer: 1248 Local Agency
Status Date: 07/11/2002
Site Code: Not reported
Site Type: Evaluation
Site Type Detailed: Evaluation
Acres: Not reported
NPL: NO
Regulatory Agencies: LA CNTY FIRE DEPT. (BILLING AND UST), LOS ANGELES COUNTY
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: * Greg Holmes
Division Branch: Cleanup Cypress
Assembly: 59
Senate: Not reported
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not Applicable
Latitude: 34.12858
Longitude: -117.8855
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 60000146
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

GLENDORA EAST ONE HOUR CLEANERS (Continued) **S105773397**

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

J59 WNW 1/4-1/2 0.287 mi. 1513 ft. **WALNUT STREET** **SWF/LF** **S104156385**
508 EAST WALNUT STREET **WMUDS/SWAT** **N/A**
GLENDORA, CA

Site 1 of 2 in cluster J

Relative: Higher

Actual: 781 ft.

LOS ANGELES CO. LF:

Name:	WALNUT STREET
Address:	508 EAST WALNUT STREET
City,State,Zip:	GLENDORA, CA
Site ID:	2051
Alt. Site Name:	Not reported
Alt. Address:	506 - 510 Walnut Street, Glendora, CA
Site Contact:	Not reported
Site Contact Phone:	Not reported
Site Email:	Not reported
Site Website:	Not reported
Site Type:	Inert Landfill
Site SWIS Number:	19-AA-5246
Beginning Operation Date:	1980
Ending Operation Date:	Not reported
Local Enforcement Agency:	Not reported
Maximun Depth Fill(Ft):	Not reported
Permitted Capacity:	Not reported
Present Use:	Residential
Remaining Capacity(Million):	Not reported
Status:	Closed
Waste Accepted:	Inert
Hours of Operation:	Not reported
Disposal Area (Acre):	Not reported

Detail As Of 01/2014:

Operator Name:	Unknown
Operator Address:	Not reported
Operator City/State/Zip:	Not reported
Operator Contact:	Not reported
Operator Telephone:	Not reported
Operator Email:	Not reported
Owner Name:	Unknown
Owner Address:	Not reported
Owner City/State/Zip:	Not reported
Owner Contact:	Not reported
Owner Telephone:	Not reported
Owner Email:	Not reported
District:	5
Site Mailing Address:	Not reported

WALNUT STREET (Continued) **S104156385**

WMUDS/SWAT:

Edit Date:	Not reported
Complexity:	Not reported
Primary Waste:	Not reported
Primary Waste Type:	Not reported
Secondary Waste:	Not reported
Secondary Waste Type:	Not reported
Base Meridian:	Not reported
NPID:	Not reported
Tonnage:	0
Regional Board ID:	Not reported
Municipal Solid Waste:	False
Superorder:	False
Open To Public:	False
Waste List:	False
Agency Type:	Not reported
Agency Name:	Not reported
Agency Department:	Not reported
Agency Address:	Not reported
Agency City,St,Zip:	Not reported
Agency Contact:	Not reported
Agency Telephone:	Not reported
Land Owner Name:	Not reported
Land Owner Address:	Not reported
Land Owner City,St,Zip:	CA
Land Owner Contact:	Not reported
Land Owner Phone:	Not reported
Region:	4
Facility Type:	Not reported
Facility Description:	Not reported
Facility Telephone:	Not reported
SWAT Facility Name:	Not reported
Primary SIC:	Not reported
Secondary SIC:	Not reported
Comments:	Not reported
Last Facility Editors:	Not reported
Waste Discharge System:	False
Solid Waste Assessment Test Program:	True
Toxic Pits Cleanup Act Program:	False
Resource Conservation Recovery Act:	False
Department of Defence:	False
Solid Waste Assessment Test Program:	Not reported
Threat to Water Quality:	Not reported
Sub Chapter 15:	False
Regional Board Project Officer:	R_N
Number of WMUDS at Facility:	1
Section Range:	Not reported
RCRA Facility:	Not reported
Waste Discharge Requirements:	Not reported
Self-Monitoring Rept. Frequency:	Not reported
Waste Discharge System ID:	4 190458NUR
Solid Waste Information ID:	Not reported

J60 WNW 1/4-1/2 0.298 mi. 1575 ft. | **WALNUT STREET** | **LOS ANGELES CO LF METHANE** | **S127128030** **N/A**

, CA

Site 2 of 2 in cluster J

Relative: Higher

Actual: 781 ft.

LOS ANGELES CO LF METHANE:

Name:	WALNUT STREET
Address:	Not reported
City,State,Zip:	CA
Site Number:	2051
Status:	Not reported
Description:	Not reported
Operator Name:	Not reported
Operator Telephone:	Not reported
Sup District:	Not reported
Shape Length:	Not reported
Shape Area:	Not reported
Latitude:	Not reported
Longitude:	Not reported

---

61 East 1/4-1/2 0.408 mi. 2154 ft. | **GLENDORA CITY OF** | **RCRA-SQG** | **1000686670**
440 S LORAINE AVE | **LUST** | **CAD983640384**
GLENDORA, CA 91740 | **FINDS**
Cortese
HIST CORTESE
HAZNET
CERS
HWTS

Relative: Higher

Actual: 809 ft.

RCRA Listings:

Date Form Received by Agency:	19920618
Handler Name:	Glendora City Of
Handler Address:	440 S LORAINE AVE
Handler City,State,Zip:	GLENDORA, CA 91740
EPA ID:	CAD983640384
Contact Name:	JOHN MONTGOMERY
Contact Address:	440 S LORAINE AVE
Contact City,State,Zip:	GLENDORA, CA 91740
Contact Telephone:	818-335-2163
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Municipal
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	116 E FOOTHILL BLVD
Mailing City,State,Zip:	GLENDORA, CA 91740
Owner Name:	Glendora City Of
Owner Type:	Municipal
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No

GLENDORA CITY OF (Continued) **1000686670**

Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20020627
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: GLENDORA CITY OF	
Legal Status:	Municipal
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	116 E FOOTHILL BLVD
Owner/Operator City,State,Zip:	GLENDORA, CA 91740
Owner/Operator Telephone:	818-914-8200
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	19920618
Handler Name: GLENDORA CITY OF	

GLENDORA CITY OF (Continued) **1000686670**

Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Codes:	No NAICS Codes Found

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

LUST:

Name:	GLENDORA CITY MAINTENANCE YARD
Address:	440 LORAINE AVE S
City,State,Zip:	GLENDORA, CA 91740
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603703464
Global Id:	T0603703464
Latitude:	34.1306956
Longitude:	-117.8463569
Status:	Completed - Case Closed
Status Date:	07/23/2002
Case Worker:	Not reported
RB Case Number:	I-09644
Local Agency:	LOS ANGELES COUNTY
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
EPA Region:	9
Coordinate Source:	Google Geocode
Cuf Case:	YES
Quantity Released Gallons:	Not reported
Begin Date:	11/14/1990
Leak Reported Date:	11/23/1990
How Discovered:	Other Means
How Discovered Description:	Not reported
Discharge Source:	Piping
Discharge Cause:	Physc / Mech Damage
Stop Method:	Not reported
Stop Description:	Not reported
No Further Action Date:	07/23/2002
CA Water Watershed Name:	San Gabriel River - Upper San Gabriel (405.20)
Dwr Groundwater Subbasin Name:	San Gabriel Valley (4-013)

GLENDORA CITY OF (Continued) **1000686670**

Disadvantaged Community: Not reported
CA Enviroscreen 3 Score: 36-40%
CA Enviroscreen 4 Score: 30-35%
Military DOD Site: No
Facility Project Subtype: Not reported
RWQCB Region: LOS ANGELES RWQCB (REGION 4)
Site History: Not reported

LUST:
Global Id: T0603703464
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

LUST:
Global Id: T0603703464
Action Type: ENFORCEMENT
Date: 06/17/2002
Action: Staff Letter

Global Id: T0603703464
Action Type: ENFORCEMENT
Date: 10/02/2000
Action: Staff Letter

Global Id: T0603703464
Action Type: ENFORCEMENT
Date: 07/23/2002
Action: Closure/No Further Action Letter

Global Id: T0603703464
Action Type: ENFORCEMENT
Date: 11/23/1998
Action: Staff Letter

Global Id: T0603703464
Action Type: RESPONSE
Date: 09/20/2002
Action: Well Destruction Report

Global Id: T0603703464
Action Type: RESPONSE
Date: 07/31/2002
Action: Monitoring Report - Quarterly

Global Id: T0603703464
Action Type: RESPONSE
Date: 07/31/2002
Action: Other Report / Document

Global Id: T0603703464
Action Type: Other
Date: 11/14/1990

GLENDORA CITY OF (Continued) **1000686670**

Action: Leak Discovery

Global Id: T0603703464
Action Type: Other
Date: 11/14/1990
Action: Leak Stopped

Global Id: T0603703464
Action Type: Other
Date: 11/23/1990
Action: Leak Reported

LUST:
Global Id: T0603703464
Status: Open - Case Begin Date
Status Date: 11/14/1990

Global Id: T0603703464
Status: Open - Site Assessment
Status Date: 11/23/1990

Global Id: T0603703464
Status: Open - Verification Monitoring
Status Date: 11/23/1990

Global Id: T0603703464
Status: Open - Site Assessment
Status Date: 11/23/1998

Global Id: T0603703464
Status: Completed - Case Closed
Status Date: 07/23/2002

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-09644
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Excavate and Dispose
Global ID: T0603703464
W Global ID: Not reported
Staff: JLC
Local Agency: 19000
Cross Street: ALOSTA AVE.
Enforcement Type: CLOS
Date Leak Discovered: 11/14/1990
Date Leak First Reported: 11/23/1990
Date Leak Record Entered: 1/17/1991
Date Confirmation Began: Not reported
Date Leak Stopped: 11/14/1990

GLENDORA CITY OF (Continued) **1000686670**

Date Case Last Changed on Database:	5/24/2002
Date the Case was Closed:	7/23/2002
How Leak Discovered:	OM
How Leak Stopped:	Not reported
Cause of Leak:	Structure Failure
Leak Source:	Piping
Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	4496.1068258298035797476526606
Source of Cleanup Funding:	Piping
Preliminary Site Assessment Workplan Submitted:	11/23/1990
Preliminary Site Assessment Began:	11/23/1990
Pollution Characterization Began:	11/23/1998
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	11/23/1990
Enforcement Action Date:	10/2/2000
Historical Max MTBE Date:	8/13/2001
Hist Max MTBE Conc in Groundwater:	36
Hist Max MTBE Conc in Soil:	120
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	JOHN MONTGOMERY
RP Address:	P.O. BOX 1996
Program:	LUST
Lat/Long:	34.1307569 / -1
Local Agency Staff:	Not reported
Beneficial Use:	Not reported
Priority:	LOP/LOW - MINOR OR NO POTENTIAL WATER RESOURCE IMPACT
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	9/18/00 RESULTS OF SINGLE WELL GW MON SEPT. 2000; 12/20/00 RESULTS OF SINGLE WELL (MW-1) GW MON FOR DEC. 2000; 3/20/01 GW MON FOR MARCH 2001

FINDS:
Registry ID: 110002879136

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

GLENDORA CITY OF (Continued) **1000686670**

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

CORTESE:

Name:	GLENDORA CITY MAINTENANCE YARD
Address:	440 LORAINE AVE S
City,State,Zip:	GLENDORA, CA 91740
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0603703464
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

HIST CORTESE:

edr_fname:	GLENDORA CORPORATE YARD
edr_fadd1:	440 LORAINE
City,State,Zip:	GLENDORA, CA 91740
Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	I-09644

HAZNET:

Name:	CITY OF GLENDORA
Address:	440 S LORAINE AVE
Address 2:	Not reported
City,State,Zip:	GLENDORA, CA 91741
Contact:	ALEX CARDONA
Telephone:	6268524817
Mailing Name:	Not reported
Mailing Address:	116 E. FOOTHILL BLVD.
Year:	2019
Gepaid:	CAD983640384
TSD EPA ID:	AZR000520478
CA Waste Code:	222 - Oil/water separation sludge
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.41700

GLENDORA CITY OF (Continued) **1000686670**

Year:	2015
Gepaid:	CAD983640384
TSD EPA ID:	CAD008302903
CA Waste Code:	791 - Liquids with pH <= 2
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.1251

Year:	2015
Gepaid:	CAD983640384
TSD EPA ID:	CAD008302903
CA Waste Code:	461 - Paint sludge
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.06255

Year:	2014
Gepaid:	CAD983640384
TSD EPA ID:	CAD008302903
CA Waste Code:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.14595

Year:	2013
Gepaid:	CAD983640384
TSD EPA ID:	CAD982444481
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.1815

Year:	2013
Gepaid:	CAD983640384
TSD EPA ID:	CAD982444481
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	-
Tons:	0.1815

Year:	2013
Gepaid:	CAD983640384
TSD EPA ID:	CAD008302903
CA Waste Code:	214 - Unspecified solvent mixture
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.756

Year:	2013
Gepaid:	CAD983640384
TSD EPA ID:	CAD982444481
CA Waste Code:	352 - Other organic solids
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.6

Year:	2013
Gepaid:	CAD983640384
TSD EPA ID:	CAD008302903
CA Waste Code:	214 - Unspecified solvent mixture

GLENDORA CITY OF (Continued) **1000686670**

Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.198
Year:	2011
Gepaid:	CAD983640384
TSD EPA ID:	CAD008488025
CA Waste Code:	791 - Liquids with pH <= 2
Disposal Method:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.02502

Click this hyperlink while viewing on your computer to access
73 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Info:

Year:	2015
Gen EPA ID:	CAD983640384
Shipment Date:	20150924
Creation Date:	11/25/2015 22:15:37
Receipt Date:	20150924
Manifest ID:	002396259GBF
Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008302903
Trans Name:	VEOLIA ES TECHNICAL SOLUTIONS
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	791 - Liquids with pH < 2 792 Liquids with pH < 2 with metals
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.1251
Waste Quantity:	30
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150924
Creation Date:	11/25/2015 22:15:37
Receipt Date:	20150924
Manifest ID:	002396259GBF
Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008302903
Trans Name:	VEOLIA ES TECHNICAL SOLUTIONS
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	461 - Paint sludge

GLENDORA CITY OF (Continued) **1000686670**

RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.06255
Waste Quantity:	15
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2014
Gen EPA ID:	CAD983640384
Shipment Date:	20140416
Creation Date:	5/30/2014 22:15:06
Receipt Date:	20140417
Manifest ID:	000017465DAT
Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008302903
Trans Name:	VEOLIA ES TECHNICAL SOLUTIONS
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D018
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.14595
Waste Quantity:	35
Quantity Unit:	G
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2013
Gen EPA ID:	CAD983640384
Shipment Date:	20130619
Creation Date:	8/29/2013 22:15:07
Receipt Date:	20130620
Manifest ID:	000017270DAT
Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids

GLENDORA CITY OF (Continued) **1000686670**

RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.15
Waste Quantity:	300
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130619
Creation Date:	8/29/2013 22:15:07
Receipt Date:	20130620
Manifest ID:	000017270DAT
Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.1815
Waste Quantity:	55
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130619
Creation Date:	8/22/2013 22:15:23
Receipt Date:	20130620
Manifest ID:	000017352DAT
Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008302903
Trans Name:	VEOLIA ES TECHNICAL SOLUTION
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.198
Waste Quantity:	55
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported

GLENDORA CITY OF (Continued) **1000686670**

Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130619
Creation Date:	8/29/2013 22:15:07
Receipt Date:	20130620
Manifest ID:	000017270DAT
Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.1815
Waste Quantity:	55
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130619
Creation Date:	8/22/2013 22:15:23
Receipt Date:	20130620
Manifest ID:	000017352DAT
Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008302903
Trans Name:	VEOLIA ES TECHNICAL SOLUTION
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	F005
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.756
Waste Quantity:	210
Quantity Unit:	G
Additional Code 1:	F003
Additional Code 2:	D001
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130613
Creation Date:	8/29/2013 22:15:07
Receipt Date:	20130620
Manifest ID:	000017341DAT

GLENDORA CITY OF (Continued) **1000686670**

Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.45
Waste Quantity:	900
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2011
Gen EPA ID:	CAD983640384
Shipment Date:	20111025
Creation Date:	12/27/2011 18:30:22
Receipt Date:	20111031
Manifest ID:	000017873DAT
Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008488025
Trans Name:	PHIBRO TECH INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	791 - Liquids with pH < 2 792 Liquids with pH < 2 with metals
RCRA Code:	D002
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.02085
Waste Quantity:	5
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20111025
Creation Date:	12/27/2011 18:30:22
Receipt Date:	20111031
Manifest ID:	000017873DAT
Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC
Trans 2 EPA ID:	Not reported

GLENDORA CITY OF (Continued) **1000686670**

Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008488025
Trans Name:	PHIBRO TECH INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	791 - Liquids with pH < 2 792 Liquids with pH < 2 with metals
RCRA Code:	D002
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.00417
Waste Quantity:	1
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20111025
Creation Date:	12/27/2011 18:30:22
Receipt Date:	20111031
Manifest ID:	000017873DAT
Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008488025
Trans Name:	PHIBRO TECH INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.02919
Waste Quantity:	7
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20110303
Creation Date:	4/22/2011 18:30:53
Receipt Date:	20110303
Manifest ID:	000017608DAT
Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	461 - Paint sludge
RCRA Code:	Not reported

GLENDORA CITY OF (Continued) **1000686670**

Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.6672
Waste Quantity:	160
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2009
Gen EPA ID:	CAD983640384
Shipment Date:	20090512
Creation Date:	7/2/2009 18:30:08
Receipt Date:	20090514
Manifest ID:	000405874GBF
Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	291 - Latex waste
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.6255
Waste Quantity:	150
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20090512
Creation Date:	7/2/2009 18:30:08
Receipt Date:	20090514
Manifest ID:	000405874GBF
Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	291 - Latex waste
RCRA Code:	Not reported
Meth Code:	H129 - Other Treatment
Quantity Tons:	0.15
Waste Quantity:	300

GLENDORA CITY OF (Continued) **1000686670**

Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2007
Gen EPA ID:	CAD983640384
Shipment Date:	20070223
Creation Date:	2/23/2008 18:30:29
Receipt Date:	20070223
Manifest ID:	000005884GBF
Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	291 - Latex waste
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.68805
Waste Quantity:	165
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2006
Gen EPA ID:	CAD983640384
Shipment Date:	20060414
Creation Date:	2/22/2007 18:30:06
Receipt Date:	20060417
Manifest ID:	24084689
Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	CAD008252405
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	R01 - Recycler
Quantity Tons:	0.198

GLENDORA CITY OF (Continued) **1000686670**

Waste Quantity:	55
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20060414
Creation Date:	2/22/2007 18:30:06
Receipt Date:	20060417
Manifest ID:	24084689
Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	CAD008252405
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	R01 - Recycler
Quantity Tons:	0.126
Waste Quantity:	35
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20060414
Creation Date:	7/29/2006 18:33:20
Receipt Date:	20060426
Manifest ID:	24566290
Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC
Trans 2 EPA ID:	CAD008488029
Trans 2 Name:	PHIBRO TECH INC
TSDF EPA ID:	CAD008488025
Trans Name:	PHIBRO TECH INC
TSDF Alt EPA ID:	CAD008488025
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	R01 - Recycler
Quantity Tons:	0.05004
Waste Quantity:	12
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20060414

GLENDORA CITY OF (Continued) **1000686670**

Creation Date:	8/4/2006 18:31:20
Receipt Date:	20060418
Manifest ID:	24566279
Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING
TSDF Alt EPA ID:	CAD982444481
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.1
Waste Quantity:	200
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20060330
Creation Date:	7/27/2006 18:39:10
Receipt Date:	20060330
Manifest ID:	24566277
Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING
TSDF Alt EPA ID:	CAD982444481
TSDF Alt Name:	Not reported
Waste Code Description:	291 - Latex waste
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.5838
Waste Quantity:	140
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2004
Gen EPA ID:	CAD983640384

Shipment Date:	20040217
Creation Date:	9/10/2004 9:51:11
Receipt Date:	20040218
Manifest ID:	22793747
Trans EPA ID:	CAD982359671
Trans Name:	LIGHTNING OIL CO INC

GLENDORA CITY OF (Continued) **1000686670**

Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING
TSDF Alt EPA ID:	CAD982444481
TSDF Alt Name:	Not reported
Waste Code Description:	461 - Paint sludge
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.4587
Waste Quantity:	110
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2003
Gen EPA ID:	CAD983640384
Shipment Date:	20031222
Creation Date:	8/30/2004 14:52:16
Receipt Date:	20031223
Manifest ID:	22582287
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613893
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0168
Waste Quantity:	4
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20031222
Creation Date:	8/30/2004 14:52:16
Receipt Date:	20031223
Manifest ID:	22582287
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613893

GLENDORA CITY OF (Continued) **1000686670**

TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.168
Waste Quantity:	40
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20031107
Creation Date:	8/4/2004 18:30:55
Receipt Date:	20031110
Manifest ID:	22870657
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613893
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.042
Waste Quantity:	10
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20031107
Creation Date:	8/4/2004 18:30:55
Receipt Date:	20031110
Manifest ID:	22870657
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	CAT000613893
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.084
Waste Quantity:	20
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported

GLENDORA CITY OF (Continued) **1000686670**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20030919
Creation Date:	8/2/2004 9:37:42
Receipt Date:	20030922
Manifest ID:	22528928
Trans EPA ID:	TXR000050930
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	CAT000613893
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.168
Waste Quantity:	40
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20030919
Creation Date:	8/2/2004 9:37:42
Receipt Date:	20030922
Manifest ID:	22528928
Trans EPA ID:	TXR000050930
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	CAT000613893
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D039
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.021
Waste Quantity:	5
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20030904
Creation Date:	8/3/2004 15:00:31
Receipt Date:	20030911
Manifest ID:	23003650
Trans EPA ID:	CAD983609678

GLENDORA CITY OF (Continued) **1000686670**

Trans Name:	BLACK GOLD INDUSTRIES
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080033681
Trans Name:	D/K ENVIRONMENTAL
TSDF Alt EPA ID:	CAT080033681
TSDF Alt Name:	Not reported
Waste Code Description:	291 - Latex waste
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.22935
Waste Quantity:	55
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20030904
Creation Date:	8/3/2004 15:00:31
Receipt Date:	20030911
Manifest ID:	23003647
Trans EPA ID:	CAD983609678
Trans Name:	BLACK GOLD INDUSTRIES
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO / KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	6.3384
Waste Quantity:	1520
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20030728
Creation Date:	7/23/2004 13:22:40
Receipt Date:	20030729
Manifest ID:	22873544
Trans EPA ID:	TXR000050930
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	CAT000613893
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D039

GLENDORA CITY OF (Continued) **1000686670**

Meth Code:	H01 - Transfer Station
Quantity Tons:	0.021
Waste Quantity:	5
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20030728
Creation Date:	7/23/2004 13:22:40
Receipt Date:	20030729
Manifest ID:	22873544
Trans EPA ID:	TXR000050930
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	CAT000613893
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.168
Waste Quantity:	40
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

CERS:

Name:	GLENDORA CITY MAINTENANCE YARD
Address:	440 LORAINE AVE S
City,State,Zip:	GLENDORA, CA 91740
Site ID:	203035
CERS ID:	T0603703464
CERS Description:	Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	JOHN AWUJO - LOS ANGELES COUNTY
Entity Title:	Not reported
Affiliation Address:	900 S FREMONT AVE
Affiliation City:	ALHAMBRA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	6264583507,

HWTS:

Name:	CITY OF GLENDORA
Address:	440 S LORAINE AVE

GLENDORA CITY OF (Continued) **1000686670**

Address 2:	Not reported
City,State,Zip:	GLENDORA, CA 91741
EPA ID:	CAD983640384
Inactive Date:	Not reported
Create Date:	06/18/1992
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	116 E. FOOTHILL BLVD.
Mailing Address 2:	Not reported
Mailing City,State,Zip:	GLENDORA, CA 91741
Owner Name:	CITY OF GLENDORA
Owner Address:	1250 ST. VLADIMIR
Owner Address 2:	Not reported
Owner City,State,Zip:	GLENDORA, CA 91741
Contact Name:	ALEX CARDONA
Contact Address:	1250 ST. VLADIMIR
Contact Address 2:	Not reported
City,State,Zip:	GLENDORA, CA 91741
Facility Status:	Active
Facility Type:	PERMANENT
Category:	FEDERAL
Latitude:	34.1307
Longitude:	-117.84634

NAICS:

EPA ID:	CAD983640384
Create Date:	2002-03-14 16:36:27.000
NAICS Code:	92112
NAICS Description:	Legislative Bodies
Issued EPA ID Date:	1992-06-18 00:00:00
Inactive Date:	Not reported
Facility Name:	CITY OF GLENDORA
Facility Address:	440 S LORAINE AVE
Facility Address 2:	Not reported
Facility City:	GLENDORA
Facility County:	Not reported
Facility State:	CA
Facility Zip:	917410000

EPA ID:	CAD983640384
Create Date:	2015-05-01 11:38:41.630
NAICS Code:	99999
NAICS Description:	Not Otherwise Specified
Issued EPA ID Date:	1992-06-18 00:00:00
Inactive Date:	Not reported
Facility Name:	CITY OF GLENDORA
Facility Address:	440 S LORAINE AVE
Facility Address 2:	Not reported
Facility City:	GLENDORA
Facility County:	Not reported
Facility State:	CA
Facility Zip:	917410000

62 **West** **1/4-1/2** **0.500 mi.** **2638 ft.** **Relative:** **Lower** **Actual:** **749 ft.**	**GLENDORA DODGE** **121 E ALOSTA** **GLENDORA, CA 91740**	**RCRA-SQG** **ENVIROSTOR** **UST** **SWEEPS UST** **HIST UST** **CA FID UST** **FINDS** **ECHO** **EMI** **HAZNET** **LA Co. Site Mitigation** **HWTS**	**1000310954** **CAD981673346**

RCRA Listings:

Date Form Received by Agency:	19960901
Handler Name:	Glendora Dodge
Handler Address:	121 E ALOSTA
Handler City,State,Zip:	GLENDORA, CA 91740
EPA ID:	CAD981673346
Contact Name:	Not reported
Contact Address:	Not reported
Contact City,State,Zip:	Not reported
Contact Telephone:	Not reported
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	CA
State District:	3
Mailing Address:	E ALOSTA
Mailing City,State,Zip:	GLENDORA, CA 91740
Owner Name:	Dennis Silletto
Owner Type:	Private
Operator Name:	Not Required
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline

GLENDORA DODGE (Continued) **1000310954**

2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20000915
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: NOT REQUIRED	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: DENNIS SILLETTO	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	19960901
Handler Name: GLENDORA DODGE	
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	CA
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No

GLENDORA DODGE (Continued) **1000310954**

Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

ENVIROSTOR:
Name: GLENDORA DODGE(FORMER)
Address: 121 E. ALOSTA AVE.
City,State,Zip: GLENDORA, CA 91740
Facility ID: 70000155
Status: Refer: 1248 Local Agency
Status Date: 11/29/2005
Site Code: Not reported
Site Type: Evaluation
Site Type Detailed: Evaluation
Acres: Not reported
NPL: NO
Regulatory Agencies: LA CNTY FIRE DEPT. (BILLING AND UST), LOS ANGELES COUNTY
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: * Greg Holmes
Division Branch: Cleanup Cypress
Assembly: 48
Senate: 25
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not Applicable
Latitude: 34.12951
Longitude: -117.8629
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 70000155
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

GLENDORA DODGE (Continued) **1000310954**

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

UST:

Name:	GLENDORA DODGE
Address:	121 E ALOSTA AVE
City,State,Zip:	GLENDORA, CA 91740
Facility ID:	12411
Permitting Agency:	LOS ANGELES COUNTY
CERSID:	Not reported
Latitude:	34.1314451
Longitude:	-117.8628914
Owner type:	Not reported
Facility type:	Not reported
Num of inuse ust:	Not reported
Num of closed ust:	Not reported
Num of oos ust:	Not reported
Epa region:	Not reported
Tribal lands:	Not reported
Tank owner name:	Not reported
Tank owner mailing address:	Not reported
Tank owner mailing city:	Not reported
Tank owner mailing zip:	Not reported
Tank owner mailing state:	Not reported
Tank operator name:	Not reported
Tank operator mailing address:	Not reported
Tank operator mailing city:	Not reported
Tank operator mailing zip:	Not reported
Tank operator mailing state:	Not reported
Tankidnumber:	Not reported
Tank status:	Not reported
Tank configuration:	Not reported
Tank closure date:	Not reported
Tank installation date:	Not reported
Tank num of compartments:	Not reported
Tank contents:	Not reported
Tank capacity gallons:	Not reported
Tank type:	Not reported
Tank pc construction:	Not reported
Tank pwpiping construction:	Not reported
Tank piping type:	Not reported
Tank piping construction:	Not reported
Tank sacrificial anode:	Not reported
Tank cp impressed current:	Not reported
Tank cp shutoff:	Not reported
Tank alarms:	Not reported
Tank ball float:	Not reported
Tank spill bucket:	Not reported

GLENDORA DODGE (Continued) **1000310954**

SWEEPS UST:

Name:	GLENDORA DODGE
Address:	121 E ALOSTA AVE
City:	GLENDORA
Status:	Active
Comp Number:	12411
Number:	9
Board Of Equalization:	44-009718
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-012411-000001
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	1

HIST UST:

Name:	GLENDORA DODGE
Address:	121 E ALOSTA AV
City,State,Zip:	GLENDORA, CA 91740
File Number:	00027928
URL:	https://documents.geotracker.waterboards.ca.gov/ustpdfs/pdf/00027928.pdf
Region:	STATE
Facility ID:	00000007841
Facility Type:	Other
Other Type:	AUTO AGENCY
Contact Name:	DENNIS SILLETTO
Telephone:	8183350261
Owner Name:	NORM KING
Owner Address:	P.O. BOX 914
Owner City,St,Zip:	GLENDORA, CA 91740
Total Tanks:	0001
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Visual

Click here for Geo Tracker PDF:

CA FID UST:

Facility ID:	19023870
Regulated By:	UTNKA
Regulated ID:	00007841
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	8180000000

GLENDORA DODGE (Continued) **1000310954**

Mail To: Not reported
Mailing Address: BOX
Mailing Address 2: Not reported
Mailing City,St,Zip: GLENDORA
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

FINDS:
Registry ID: 110002745655

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000310954
Registry ID: 110002745655
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002745655
Name: GLENDORA DODGE
Address: 121 E ALOSTA
City,State,Zip: GLENDORA, CA 91740

EMI:
Name: GLENDORA AUTO TECH
Address: 121 E ALOSTA AV
City,State,Zip: GLENDORA, CA
Year: 1987
County Code: 19
Air Basin: SC
Facility ID: 55532
Air District Name: SC
SIC Code: 5511
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

GLENDORA DODGE (Continued) **1000310954**

Name:	GLENDORA AUTO TECH, NAVA & KID
Address:	121 E ALOSTA AV
City,State,Zip:	GLENDORA, CA
Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	55532
Air District Name:	SC
SIC Code:	7532
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

HAZNET:

Name:	GLENDORA DODGE
Address:	121 E ALOSTA
Address 2:	Not reported
City,State,Zip:	GLENDORA C, CA 917400000
Contact:	--
Telephone:	--
Mailing Name:	Not reported
Mailing Address:	121 E ALOSTA
Year:	1993
Gepaid:	CAD981673346
TSD EPA ID:	CAT080025711
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	-
Tons:	0.756
Year:	1993
Gepaid:	CAD981673346
TSD EPA ID:	CAT080025711
CA Waste Code:	-
Disposal Method:	R01 - Recycler
Tons:	0
Year:	1992
Gepaid:	CAD981673346
TSD EPA ID:	CAT080013352
CA Waste Code:	214 - Unspecified solvent mixture
Disposal Method:	R01 - Recycler
Tons:	2.1684
Year:	1991
Gepaid:	CAD981673346
TSD EPA ID:	CAT080013352
CA Waste Code:	135 - Unspecified aqueous solution
Disposal Method:	R01 - Recycler

GLENDORA DODGE (Continued) **1000310954**

Tons: 0.4587

Year: 1991
Gepaid: CAD981673346
TSD EPA ID: CAT080013352
CA Waste Code: 214 - Unspecified solvent mixture
Disposal Method: R01 - Recycler
Tons: 1.4595

Year: 1991
Gepaid: CAD981673346
TSD EPA ID: CAD099452708
CA Waste Code: 214 - Unspecified solvent mixture
Disposal Method: H01 - Transfer Station
Tons: 1.5846

Year: 1990
Gepaid: CAD981673346
TSD EPA ID: CAD044429835
CA Waste Code: 135 - Unspecified aqueous solution
Disposal Method: -
Tons: 0.5212

Year: 1990
Gepaid: CAD981673346
TSD EPA ID: NVT330010000
CA Waste Code: 223 - Unspecified oil-containing waste
Disposal Method: -
Tons: 0.2275

Year: 1990
Gepaid: CAD981673346
TSD EPA ID: CAT000646117
CA Waste Code: 611 - Contaminated soil from site clean-up
Disposal Method: D80 - Disposal, Land Fill
Tons: 4.214

Year: 1990
Gepaid: CAD981673346
TSD EPA ID: CAD044429835
CA Waste Code: 135 - Unspecified aqueous solution
Disposal Method: R01 - Recycler
Tons: 0.4587

Click this hyperlink while viewing on your computer to access
6 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Info:
Year: 1993
Gen EPA ID: CAD981673346

Shipment Date: 19930218
Creation Date: 9/15/1995 0:00:00
Receipt Date: 19930218
Manifest ID: 90832047
Trans EPA ID: CAD981696420

GLENDORA DODGE (Continued) **1000310954**

Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080025711
Trans Name:	Not reported
TSDF Alt EPA ID:	CAT080025711
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0
Waste Quantity:	0
Quantity Unit:	Not reported
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	19930218
Creation Date:	9/15/1995 0:00:00
Receipt Date:	19930218
Manifest ID:	90832047
Trans EPA ID:	CAD981696420
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080025711
Trans Name:	Not reported
TSDF Alt EPA ID:	CAT080025711
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.756
Waste Quantity:	180
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

LA Co. Site Mitigation:

Name:	FORMER GLENDORA DODGE
Address:	121 E ALOSTA AVE
City,State,Zip:	GLENDORA, CA 91740
Facility ID:	Not reported
Status:	Not reported
Site ID:	SD0000170
Jurisdiction:	Not reported
Case ID:	RO0000174
Abated:	Yes
Assigned To:	Kim Clark
Entered Date:	Not reported
Abated Date:	07/25/2007

GLENDORA DODGE (Continued) **1000310954**

HWTS:

Name:	GLENDORA DODGE
Address:	121 E ALOSTA
Address 2:	Not reported
City,State,Zip:	GLENDORA C, CA 91740
EPA ID:	CAD981673346
Inactive Date:	06/30/1993
Create Date:	04/10/1987
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	121 E ALOSTA
Mailing Address 2:	Not reported
Mailing City,State,Zip:	GLENDORA, CA 917400000
Owner Name:	Not reported
Owner Address:	Not reported
Owner Address 2:	Not reported
Owner City,State,Zip:	Not reported
Contact Name:	Not reported
Contact Address:	DEACTIVATED ON 1-21-93
Contact Address 2:	Not reported
City,State,Zip:	Not reported
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE
Latitude:	34.128838
Longitude:	-117.863451

Count: 4 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
GLENDORA	S121659919	NWC ROUTE 66	605 ROUTE 66 (ALOSTA AVENUE)	91741	CIWQS
GLENDORA	S121658272	NE CORNER ROUTE 66 & BARRANCA AVE	841-865 ROUTE 66	91741	CIWQS
GLENDORA	S126327139	T&K AUTO REPAIR	753 W ROUTE 66 # 7&8	91740	CERS HAZ WASTE
GLENDORA	S111075922	GLENDORA CITY DUMP #247	SIERRA MADRE AVENUE AND LORAIN		SWF/LF

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 25

Source: EPA
Telephone: N/A
Last EDR Contact: 05/02/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 05/02/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 05/02/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 12/20/2022
Date Data Arrived at EDR: 12/21/2022
Date Made Active in Reports: 03/10/2023
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 03/28/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/02/2023
Next Scheduled EDR Contact: 07/24/2023
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/02/2023
Next Scheduled EDR Contact: 07/24/2023
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 02/08/2023
Date Data Arrived at EDR: 02/09/2023
Date Made Active in Reports: 05/02/2023
Number of Days to Update: 82

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/03/2023
Next Scheduled EDR Contact: 05/22/2023
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/20/2023
Date Data Arrived at EDR: 02/21/2023
Date Made Active in Reports: 05/02/2023
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/21/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/20/2023
Date Data Arrived at EDR: 02/21/2023
Date Made Active in Reports: 05/02/2023
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/21/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/12/2022
Date Data Arrived at EDR: 12/14/2022
Date Made Active in Reports: 12/19/2022
Number of Days to Update: 5

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/21/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Quarterly

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 01/23/2023
Date Data Arrived at EDR: 01/24/2023
Date Made Active in Reports: 04/10/2023
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 08/07/2023
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 01/23/2023
Date Data Arrived at EDR: 01/24/2023
Date Made Active in Reports: 04/10/2023
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 08/07/2023
Data Release Frequency: Quarterly

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 02/06/2023
Date Data Arrived at EDR: 02/07/2023
Date Made Active in Reports: 04/26/2023
Number of Days to Update: 78

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 02/07/2023
Next Scheduled EDR Contact: 05/22/2023
Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

LUST REG 4: Underground Storage Tank Leak List
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)
Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/07/2023
Date Made Active in Reports: 03/30/2023
Number of Days to Update: 23

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Quarterly

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 11/23/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 04/20/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/14/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/20/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 11/23/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 04/20/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 11/23/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 04/20/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 11/26/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 04/20/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/19/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/20/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/14/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 04/20/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/23/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 04/19/2023
Number of Days to Update: 134

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/20/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/07/2023
Date Made Active in Reports: 03/31/2023
Number of Days to Update: 24

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 10/14/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 02/01/2022
Number of Days to Update: 88

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 03/29/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/22/2023
Number of Days to Update: 82

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Semi-Annually

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 11/28/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/23/2023
Number of Days to Update: 83

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/07/2023
Date Made Active in Reports: 03/31/2023
Number of Days to Update: 24

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 06/26/2023
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 11/23/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 04/20/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/14/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 04/20/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/19/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/20/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 11/23/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 04/20/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 11/23/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 04/20/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 11/23/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/20/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 11/23/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 04/19/2023
Number of Days to Update: 134

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/20/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 10/14/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/20/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 01/23/2023
Date Data Arrived at EDR: 01/24/2023
Date Made Active in Reports: 04/10/2023
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 08/07/2023
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 03/17/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 12/14/2022
Date Data Arrived at EDR: 12/14/2022
Date Made Active in Reports: 03/07/2023
Number of Days to Update: 83

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 03/21/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 04/06/2023
Date Data Arrived at EDR: 04/13/2023
Date Made Active in Reports: 04/19/2023
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 04/06/2023
Next Scheduled EDR Contact: 06/26/2023
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 04/19/2023
Next Scheduled EDR Contact: 08/07/2023
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/22/2023
Number of Days to Update: 82

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 11/16/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 02/13/2023
Number of Days to Update: 83

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 02/15/2023
Next Scheduled EDR Contact: 05/22/2023
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 04/19/2023
Next Scheduled EDR Contact: 08/07/2023
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/12/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 04/27/2023
Next Scheduled EDR Contact: 08/07/2023
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 01/06/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 8

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 01/23/2023
Date Data Arrived at EDR: 01/24/2023
Date Made Active in Reports: 04/10/2023
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 08/07/2023
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs
A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2022
Date Made Active in Reports: 02/09/2023
Number of Days to Update: 71

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 04/26/2023
Next Scheduled EDR Contact: 08/14/2023
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites
Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CERS HAZ WASTE: CERS HAZ WASTE
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 01/05/2023
Date Data Arrived at EDR: 01/06/2023
Date Made Active in Reports: 01/11/2023
Number of Days to Update: 5

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 04/18/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 01/06/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 8

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing
Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database
The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing
Aboveground storage tank sites

Date of Government Version: 02/03/2023
Date Data Arrived at EDR: 02/07/2023
Date Made Active in Reports: 04/25/2023
Number of Days to Update: 77

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 04/26/2023
Next Scheduled EDR Contact: 08/14/2023
Data Release Frequency: Varies

CERS TANKS: California Environmental Reporting System (CERS) Tanks
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 01/06/2023
Date Data Arrived at EDR: 01/06/2023
Date Made Active in Reports: 01/11/2023
Number of Days to Update: 5

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/18/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Quarterly

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 02/23/2023
Date Data Arrived at EDR: 02/24/2023
Date Made Active in Reports: 03/23/2023
Number of Days to Update: 27

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 05/02/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 11/28/2022
Date Data Arrived at EDR: 11/29/2022
Date Made Active in Reports: 02/13/2023
Number of Days to Update: 76

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 02/28/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/13/2022
Date Data Arrived at EDR: 12/14/2022
Date Made Active in Reports: 03/10/2023
Number of Days to Update: 86

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/21/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System
California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 08/02/2022
Date Data Arrived at EDR: 10/17/2022
Date Made Active in Reports: 01/04/2023
Number of Days to Update: 79

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 04/20/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)
Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/07/2023
Date Made Active in Reports: 03/30/2023
Number of Days to Update: 23

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)
Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/07/2023
Date Made Active in Reports: 03/31/2023
Number of Days to Update: 24

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 02/01/2023
Date Data Arrived at EDR: 02/14/2023
Date Made Active in Reports: 05/02/2023
Number of Days to Update: 77

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/14/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/11/2023
Next Scheduled EDR Contact: 07/24/2023
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/03/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 05/22/2023
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 12/13/2022
Date Data Arrived at EDR: 12/14/2022
Date Made Active in Reports: 03/10/2023
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 03/21/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 05/01/2023
Next Scheduled EDR Contact: 08/14/2023
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 02/03/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/13/2023
Next Scheduled EDR Contact: 06/26/2023
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 02/16/2023
Date Made Active in Reports: 05/02/2023
Number of Days to Update: 75

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/16/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 01/17/2023
Date Data Arrived at EDR: 01/18/2023
Date Made Active in Reports: 04/19/2023
Number of Days to Update: 91

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/18/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 05/02/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/04/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/13/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/27/2022
Date Data Arrived at EDR: 11/01/2022
Date Made Active in Reports: 11/15/2022
Number of Days to Update: 14

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 05/02/2023
Next Scheduled EDR Contact: 08/14/2023
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/03/2022
Date Data Arrived at EDR: 01/04/2023
Date Made Active in Reports: 04/03/2023
Number of Days to Update: 89

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/04/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 03/29/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/26/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 12/05/2022
Number of Days to Update: 13

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 04/13/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 84

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 03/03/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 02/27/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 02/03/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 03/23/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data
Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 08/07/2023
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2022
Date Data Arrived at EDR: 01/12/2023
Date Made Active in Reports: 04/07/2023
Number of Days to Update: 85

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/03/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/06/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 07/26/2021
Date Data Arrived at EDR: 07/27/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 04/26/2023
Next Scheduled EDR Contact: 08/14/2023
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/13/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 05/02/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 02/27/2023
Date Data Arrived at EDR: 03/01/2023
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 23

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 04/04/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/07/2022
Date Data Arrived at EDR: 11/17/2022
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 85

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/22/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/24/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/24/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/20/2022
Date Data Arrived at EDR: 12/20/2022
Date Made Active in Reports: 03/10/2023
Number of Days to Update: 80

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/16/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/02/2023
Date Data Arrived at EDR: 02/28/2023
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 24

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 02/28/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 02/24/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 11/09/2021
Date Data Arrived at EDR: 10/20/2022
Date Made Active in Reports: 01/10/2023
Number of Days to Update: 82

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/27/2023
Next Scheduled EDR Contact: 07/24/2023
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 01/01/2023
Date Data Arrived at EDR: 01/04/2023
Date Made Active in Reports: 04/03/2023
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 03/31/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/13/2023
Date Data Arrived at EDR: 02/14/2023
Date Made Active in Reports: 04/19/2023
Number of Days to Update: 64

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/14/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 02/23/2022
Date Data Arrived at EDR: 07/08/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 123

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 04/04/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 03/30/2023
Date Data Arrived at EDR: 03/30/2023
Date Made Active in Reports: 04/07/2023
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 01/03/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 03/30/2023
Date Data Arrived at EDR: 03/30/2023
Date Made Active in Reports: 05/02/2023
Number of Days to Update: 33

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020
Date Data Arrived at EDR: 03/17/2021
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 601

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 04/20/2023
Next Scheduled EDR Contact: 08/07/2023
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 03/30/2023
Date Data Arrived at EDR: 03/30/2023
Date Made Active in Reports: 05/02/2023
Number of Days to Update: 33

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits.

Date of Government Version: 03/30/2023
Date Data Arrived at EDR: 03/30/2023
Date Made Active in Reports: 04/07/2023
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 03/30/2023
Date Data Arrived at EDR: 03/30/2023
Date Made Active in Reports: 04/03/2023
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

PFAS ECHO FIRE TRAINING: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 03/30/2023
Date Data Arrived at EDR: 03/30/2023
Date Made Active in Reports: 04/03/2023
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

PFAS PART 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 03/30/2023
Date Data Arrived at EDR: 03/30/2023
Date Made Active in Reports: 04/03/2023
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 04/27/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 05/02/2023
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/27/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/23/2023
Number of Days to Update: 83

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Varies

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

Airports shown on this list are those believed to use Aqueous Film Forming Foam (AFFF), and certified by the Federal Aviation Administration (FAA) under Title 14, Code of Federal Regulations (CFR), Part 139 (14 CFR Part 139). This list was created by SWRCB using information available from the FAA. Location points shown are from the latitude and longitude listed on the FAA airport master record.

Date of Government Version: 09/06/2022
Date Data Arrived at EDR: 09/06/2022
Date Made Active in Reports: 10/26/2022
Number of Days to Update: 50

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Varies

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 12/14/2022
Date Data Arrived at EDR: 12/14/2022
Date Made Active in Reports: 03/07/2023
Number of Days to Update: 83

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 03/21/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing
list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 12/07/2021
Date Data Arrived at EDR: 05/09/2022
Date Made Active in Reports: 05/17/2022
Number of Days to Update: 8

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 02/10/2023
Next Scheduled EDR Contact: 05/22/2023
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 11/17/2022
Date Data Arrived at EDR: 11/30/2022
Date Made Active in Reports: 02/14/2023
Number of Days to Update: 76

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 02/15/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 11/14/2022
Date Data Arrived at EDR: 11/14/2022
Date Made Active in Reports: 02/01/2023
Number of Days to Update: 79

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 02/23/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

DRYCLEAN SACRAMENTO METO DIST: Sacramento Metropolitan Air Quality Management DistrictDrycleaner Facility Listing
A listing of drycleaner facility locations, for the Sacramento Metropolitan Air Quality Management District.

Date of Government Version: 04/24/2019
Date Data Arrived at EDR: 04/25/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1467

Source: Sacramento Metropolitan Air Quality Management District
Telephone: 916-874-3958
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

DRYCLEAN SANTA BARB CO DIST: Santa Barbara County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Santa Barbara County Air Pollution Control District.

Date of Government Version: 02/19/2019
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1475

Source: Santa Barbara County Air Pollution Control District
Telephone: 805-961-8867
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

DRYCLEAN SAN JOAQ VAL DIST: San Joaquin Valley Air Pollution Control District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Joaquin Valley Air Pollution Control District.

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 05/03/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1459

Source: San Joaquin Valley Air Pollution Control District
Telephone: 559-230-6001
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

DRYCLEAN SAN LUIS OB CO DIST: San Luis Obispo County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Luis Obispo County Air Pollution Control District.

Date of Government Version: 04/23/2019
Date Data Arrived at EDR: 04/25/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1467

Source: San Luis Obispo County Air Pollution Control District
Telephone: 805-781-5756
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

DRYCLEAN SAN DIEGO CO DIST: San Diego County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Diego County Air Pollution Control District.

Date of Government Version: 02/01/2019
Date Data Arrived at EDR: 05/01/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1461

Source: San Diego County Air Pollution Control District
Telephone: 858-586-2616
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

DRYCLEAN SHASTA CO DIST: Shasta County Air Quality Management District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Shasta County Air Quality Management District.

Date of Government Version: 04/17/2019
Date Data Arrived at EDR: 04/19/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1473

Source: Shasta County Air Quality Management District
Telephone: 530-225-5674
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

DRYCLEAN TEHAMA CO DIST: Tehama County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Tehama County Air Pollution Control District.

Date of Government Version: 04/24/2019
Date Data Arrived at EDR: 04/24/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1468

Source: Tehama County Air Pollution Control District
Telephone: 530-527-3717
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

DRYCLEAN YOLO-SOLANO DIST: Yolo-Solano Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Yolo-Solano Air Quality Management District.

Date of Government Version: 05/31/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1425

Source: Yolo-Solano Air Quality Management District
Telephone: 530-757-3650
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 08/27/2021
Date Data Arrived at EDR: 09/01/2021
Date Made Active in Reports: 11/19/2021
Number of Days to Update: 79

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 01/24/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Annually

DRYCLEAN VENTURA CO DIST: Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Ventura County Air Pollution Control District.

Date of Government Version: 04/16/2019
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1475

Source: Ventura County Air Pollution Control District
Telephone: 805-645-1421
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

DRYCLEAN NO SONOMA CO DIST: Norther Sonoma County County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Northern Sonoma County Air Pollution Control District.,

Date of Government Version: 04/17/2019
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1475

Source: Santa Barbara County Air Pollution Control District
Telephone: 707-433-5911
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

DRYCLEAN PLACER CO DIST: Placer County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Placer County Air Quality Management District.

Date of Government Version: 01/16/2018
Date Data Arrived at EDR: 04/19/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1473

Source: Placer County Air Quality Management District
Telephone: 530-745-2335
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

DRYCLEAN BAY AREA DIST: Bay Area Air Quality Management District Drycleaner Facility Listing
Bay Area Air Quality Management District Drycleaner Facility Listing.

Date of Government Version: 02/20/2019
Date Data Arrived at EDR: 05/30/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1432

Source: Bay Area Air Quality Management District
Telephone: 415-516-1916
Last EDR Contact: 04/24/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

DRYCLEAN BUTTE CO DIST: Butte County Air Quality Management DistrictDrycleaner Facility Listing
Butte County Air Quality Management DistrictDrycleaner Facility Listing.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1469

Source: Butte County Air Quality Management District
Telephone: 530-332-9400
Last EDR Contact: 04/24/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

DRYCLEAN CALAVERAS CO DIST: Calaveras County Environmental Management Agency Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Calaveras County Environmental Management Agency.

Date of Government Version: 06/17/2019
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1412

Source: Calaveras County Environmental Management Agency
Telephone: 209-754-6399
Last EDR Contact: 04/24/2023
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

DRYCLEAN EAST KERN DIST: Eastern Kern Air Pollution Control District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Eastern Kern Air Pollution Control District.

Date of Government Version: 04/17/2019
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1475

Source: Eastern Kern Air Pollution Control District
Telephone: 661-862-9684
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

DRYCLEAN GLENN CO DIST: Glenn County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Glenn County Air Pollution Control District.

Date of Government Version: 04/17/2019
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1475

Source: Glenn County Air Pollution Control District
Telephone: 530-934-6500
Last EDR Contact: 04/16/2019
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

DRYCLEAN GRANT: Grant Recipients List
Assembly Bill 998 (AB 998) established the Non-Toxic Dry Cleaning Incentive Program to provide financial assistance to the dry cleaning industry to switch from systems using perchloroethylene (Perc), an identified toxic air contaminant and potential human carcinogen, to non-toxic and non-smog forming alternatives.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 02/04/2021
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 816

Source: California Air Resources Board
Telephone: 916-323-0006
Last EDR Contact: 04/26/2023
Next Scheduled EDR Contact: 08/07/2023
Data Release Frequency: Varies

DRYCLEAN IMPERIAL CO DIST: Imperial County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Imperial County Air Pollution Control District

Date of Government Version: 05/14/2019
Date Data Arrived at EDR: 05/17/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1445

Source: Imperial County Air Pollution Control District
Telephone: 442-265-1800
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

DRYCLEAN LAKE CO DIST: Lake County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Lake County Air Quality Management District,

Date of Government Version: 04/29/2019
Date Data Arrived at EDR: 05/07/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1455

Source: Lake County Air Quality Management District
Telephone: 707-263-7000
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

DRYCLEAN MENDO CO DIST: Mendocino County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Mendocino County Air Quality Management District.

Date of Government Version: 02/08/2019
Date Data Arrived at EDR: 05/21/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1441

Source: Mendocino County Air Quality Management District
Telephone: 707-463-4354
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

DRYCLEAN MOJAVE DESERT DIST: Mojave Desert Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Mojave Desert Air Quality Management District.

Date of Government Version: 04/17/2019
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1475

Source: Mojave Desert Air Quality Management District
Telephone: 760-245-1661
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

DRYCLEAN MONTEREY BAY DIST: Monterey Bay Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Monterey Bay Air Quality Management District.

Date of Government Version: 04/17/2019
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1475

Source: Monterey Bay Air Quality Management District
Telephone: 831-647-9411
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

DRYCLEAN NO COAST UNIFIED DIST: North Coast Unified Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the North Coast Unified Air Quality Management District.

Date of Government Version: 11/30/2016
Date Data Arrived at EDR: 04/19/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1473

Source: North Coast Unified Air Quality Management District
Telephone: 707-443-3093
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

DRYCLEAN NO SIERRA DIST: Northern Sierra Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Northern Sierra Air Quality Management District,

Date of Government Version: 05/07/2019
Date Data Arrived at EDR: 05/07/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1455

Source: Northern Sierra Air Quality Management District
Telephone: 530-274-9350
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/30/2022
Number of Days to Update: 78

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 03/16/2023
Next Scheduled EDR Contact: 06/26/2023
Data Release Frequency: Varies

ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 01/10/2023
Date Data Arrived at EDR: 01/18/2023
Date Made Active in Reports: 04/04/2023
Number of Days to Update: 76

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 04/18/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 01/11/2023
Date Data Arrived at EDR: 01/17/2023
Date Made Active in Reports: 04/04/2023
Number of Days to Update: 77

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 04/12/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/08/2022
Date Data Arrived at EDR: 11/23/2022
Date Made Active in Reports: 02/13/2023
Number of Days to Update: 82

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 02/03/2023
Next Scheduled EDR Contact: 05/22/2023
Data Release Frequency: Varies

ICE: ICE
Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 11/10/2022
Date Data Arrived at EDR: 11/10/2022
Date Made Active in Reports: 02/01/2023
Number of Days to Update: 83

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 02/14/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 11/10/2022
Date Data Arrived at EDR: 11/10/2022
Date Made Active in Reports: 02/01/2023
Number of Days to Update: 83

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/14/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 01/03/2023
Date Data Arrived at EDR: 01/04/2023
Date Made Active in Reports: 03/21/2023
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 04/04/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Quarterly

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 07/05/2022
Date Made Active in Reports: 09/19/2022
Number of Days to Update: 76

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 04/06/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Annually

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/22/2023
Number of Days to Update: 82

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 10/31/2022
Date Data Arrived at EDR: 11/29/2022
Date Made Active in Reports: 02/14/2023
Number of Days to Update: 77

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 02/28/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 02/06/2023
Date Data Arrived at EDR: 02/07/2023
Date Made Active in Reports: 04/28/2023
Number of Days to Update: 80

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 02/07/2023
Next Scheduled EDR Contact: 05/22/2023
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 11/28/2022
Date Data Arrived at EDR: 11/29/2022
Date Made Active in Reports: 02/14/2023
Number of Days to Update: 77

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 02/28/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/07/2023
Date Made Active in Reports: 03/31/2023
Number of Days to Update: 24

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 12/07/2022
Date Data Arrived at EDR: 12/07/2022
Date Made Active in Reports: 03/01/2023
Number of Days to Update: 84

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 06/26/2023
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 04/26/2023
Next Scheduled EDR Contact: 08/14/2023
Data Release Frequency: Annually

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/07/2023
Date Made Active in Reports: 03/31/2023
Number of Days to Update: 24

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/07/2023
Date Made Active in Reports: 03/31/2023
Number of Days to Update: 24

Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 90

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 04/06/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 02/13/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 03/16/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/07/2023
Date Made Active in Reports: 03/31/2023
Number of Days to Update: 24

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/07/2023
Date Made Active in Reports: 03/31/2023
Number of Days to Update: 24

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/23/2023
Number of Days to Update: 83

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 11/28/2022
Date Data Arrived at EDR: 11/29/2022
Date Made Active in Reports: 02/13/2023
Number of Days to Update: 76

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 02/28/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 01/05/2023
Date Data Arrived at EDR: 01/06/2023
Date Made Active in Reports: 01/10/2023
Number of Days to Update: 4

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/18/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/07/2023
Date Made Active in Reports: 03/31/2023
Number of Days to Update: 24

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/07/2023
Date Made Active in Reports: 03/31/2023
Number of Days to Update: 24

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)
Produced water ponds sites

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/07/2023
Date Made Active in Reports: 03/31/2023
Number of Days to Update: 24

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/07/2023
Date Made Active in Reports: 03/31/2023
Number of Days to Update: 24

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/07/2023
Date Made Active in Reports: 03/31/2023
Number of Days to Update: 24

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 08/23/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 98

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 02/24/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

PCS: Permit Compliance System
PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: No Update Planned

PFAS TRIS: List of PFAS Added to the TRI
Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 03/07/2023
Date Data Arrived at EDR: 03/07/2023
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 17

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

HWTS: Hazardous Waste Tracking System

DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 04/05/2022
Date Data Arrived at EDR: 04/05/2022
Date Made Active in Reports: 04/26/2022
Number of Days to Update: 21

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 04/13/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List
The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank
The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites
A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 03/29/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 12/28/2022
Date Data Arrived at EDR: 12/28/2022
Date Made Active in Reports: 03/17/2023
Number of Days to Update: 79

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 03/29/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 01/31/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 04/19/2023
Number of Days to Update: 76

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 04/26/2023
Next Scheduled EDR Contact: 08/14/2023
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 03/29/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 12/13/2022
Date Data Arrived at EDR: 12/15/2022
Date Made Active in Reports: 12/21/2022
Number of Days to Update: 6

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 03/16/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 04/26/2023
Next Scheduled EDR Contact: 08/14/2023
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 12/28/2022
Date Data Arrived at EDR: 01/24/2023
Date Made Active in Reports: 04/10/2023
Number of Days to Update: 76

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 04/19/2023
Next Scheduled EDR Contact: 08/07/2023
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 05/04/2022
Date Data Arrived at EDR: 05/06/2022
Date Made Active in Reports: 07/28/2022
Number of Days to Update: 83

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 04/19/2023
Next Scheduled EDR Contact: 08/07/2023
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/08/2022
Date Data Arrived at EDR: 08/09/2022
Date Made Active in Reports: 09/01/2022
Number of Days to Update: 23

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 04/19/2023
Next Scheduled EDR Contact: 08/07/2023
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/28/2021
Date Data Arrived at EDR: 12/21/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 72

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 04/12/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/12/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 88

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 02/09/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 01/13/2023
Date Data Arrived at EDR: 01/17/2023
Date Made Active in Reports: 04/04/2023
Number of Days to Update: 77

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 04/12/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 02/09/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List
A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 01/30/2023
Date Data Arrived at EDR: 02/01/2023
Date Made Active in Reports: 04/19/2023
Number of Days to Update: 77

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 04/26/2023
Next Scheduled EDR Contact: 08/14/2023
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 01/30/2023
Date Data Arrived at EDR: 02/01/2023
Date Made Active in Reports: 04/21/2023
Number of Days to Update: 79

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 04/26/2023
Next Scheduled EDR Contact: 08/14/2023
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 02/09/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 11/04/2022
Date Data Arrived at EDR: 11/07/2022
Date Made Active in Reports: 01/25/2023
Number of Days to Update: 79

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 04/05/2023
Next Scheduled EDR Contact: 07/24/2023
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 04/12/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 06/26/2023
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 01/09/2023
Date Data Arrived at EDR: 01/12/2023
Date Made Active in Reports: 03/29/2023
Number of Days to Update: 76

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 03/29/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 01/09/2023
Date Data Arrived at EDR: 01/10/2023
Date Made Active in Reports: 03/23/2023
Number of Days to Update: 72

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 04/11/2023
Next Scheduled EDR Contact: 07/24/2023
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 12/31/2022
Date Data Arrived at EDR: 01/12/2023
Date Made Active in Reports: 03/29/2023
Number of Days to Update: 76

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 04/05/2023
Next Scheduled EDR Contact: 07/24/2023
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/16/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills
This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 01/10/2022
Date Data Arrived at EDR: 01/12/2022
Date Made Active in Reports: 04/04/2022
Number of Days to Update: 82

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 04/05/2023
Next Scheduled EDR Contact: 07/24/2023
Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory
A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 11/01/2022
Date Data Arrived at EDR: 12/14/2022
Date Made Active in Reports: 03/07/2023
Number of Days to Update: 83

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/24/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory
A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 11/01/2022
Date Data Arrived at EDR: 12/14/2022
Date Made Active in Reports: 03/07/2023
Number of Days to Update: 83

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/24/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 05/26/2021
Date Data Arrived at EDR: 07/09/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 82

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 04/18/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 04/05/2023
Next Scheduled EDR Contact: 07/24/2023
Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 04/12/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 10/18/2022
Date Data Arrived at EDR: 10/19/2022
Date Made Active in Reports: 01/10/2023
Number of Days to Update: 83

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 04/12/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 10/23/2020
Number of Days to Update: 72

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 02/09/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 03/22/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/22/2021
Date Data Arrived at EDR: 11/18/2021
Date Made Active in Reports: 11/22/2021
Number of Days to Update: 4

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 02/15/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 02/15/2022
Date Data Arrived at EDR: 02/17/2022
Date Made Active in Reports: 05/11/2022
Number of Days to Update: 83

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 04/26/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 02/15/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 10/04/2021
Date Data Arrived at EDR: 10/06/2021
Date Made Active in Reports: 12/29/2021
Number of Days to Update: 84

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 03/22/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/15/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/15/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 01/23/2023
Date Data Arrived at EDR: 01/25/2023
Date Made Active in Reports: 04/10/2023
Number of Days to Update: 75

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 04/19/2023
Next Scheduled EDR Contact: 08/07/2023
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 05/24/2022
Date Data Arrived at EDR: 08/09/2022
Date Made Active in Reports: 10/28/2022
Number of Days to Update: 80

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 01/31/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 04/08/2022
Date Data Arrived at EDR: 05/18/2022
Date Made Active in Reports: 08/03/2022
Number of Days to Update: 77

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 01/31/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 05/24/2022
Date Data Arrived at EDR: 08/01/2022
Date Made Active in Reports: 10/20/2022
Number of Days to Update: 80

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 01/31/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 08/26/2022
Date Data Arrived at EDR: 08/29/2022
Date Made Active in Reports: 11/15/2022
Number of Days to Update: 78

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 02/13/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 04/12/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 01/18/2023
Date Data Arrived at EDR: 01/19/2023
Date Made Active in Reports: 04/04/2023
Number of Days to Update: 75

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 06/26/2023
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 01/18/2023
Date Data Arrived at EDR: 01/19/2023
Date Made Active in Reports: 04/04/2023
Number of Days to Update: 75

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 06/26/2023
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 11/07/2022
Date Data Arrived at EDR: 12/21/2022
Date Made Active in Reports: 03/16/2023
Number of Days to Update: 85

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 11/07/2022
Date Data Arrived at EDR: 12/09/2022
Date Made Active in Reports: 03/01/2023
Number of Days to Update: 82

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 10/27/2022
Date Data Arrived at EDR: 10/28/2022
Date Made Active in Reports: 01/18/2023
Number of Days to Update: 82

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 04/26/2023
Next Scheduled EDR Contact: 08/14/2023
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 11/18/2022
Date Data Arrived at EDR: 11/21/2022
Date Made Active in Reports: 02/09/2023
Number of Days to Update: 80

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 04/26/2023
Next Scheduled EDR Contact: 08/14/2023
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database
The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 11/28/2022
Date Data Arrived at EDR: 11/29/2022
Date Made Active in Reports: 02/14/2023
Number of Days to Update: 77

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 02/28/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities
San Diego County Solid Waste Facilities.

Date of Government Version: 10/27/2021
Date Data Arrived at EDR: 03/04/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 88

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 04/04/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing
A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 10/19/2021
Date Made Active in Reports: 01/13/2022
Number of Days to Update: 86

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 04/12/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing
The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 02/23/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing
Cupa facilities

Date of Government Version: 02/03/2023
Date Data Arrived at EDR: 02/07/2023
Date Made Active in Reports: 04/26/2023
Number of Days to Update: 78

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 04/26/2023
Next Scheduled EDR Contact: 08/14/2023
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 04/26/2023
Next Scheduled EDR Contact: 08/14/2023
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/03/2022
Date Data Arrived at EDR: 11/07/2022
Date Made Active in Reports: 01/24/2023
Number of Days to Update: 78

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 04/26/2023
Next Scheduled EDR Contact: 08/14/2023
Data Release Frequency: Quarterly

SAN FRANCISO COUNTY:

SAN FRANCISCO MAHER: Maher Ordinance Property Listing
a listing of properties that fall within a Maher Ordinance, for all of San Francisco

Date of Government Version: 10/11/2022
Date Data Arrived at EDR: 10/14/2022
Date Made Active in Reports: 01/04/2023
Number of Days to Update: 82

Source: San Francisco Planning
Telephone: 628-652-7483
Last EDR Contact: 04/13/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 06/26/2023
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 11/08/2022
Date Data Arrived at EDR: 11/09/2022
Date Made Active in Reports: 02/01/2023
Number of Days to Update: 84

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 02/09/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 03/10/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 03/02/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 02/09/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 10/28/2022
Date Data Arrived at EDR: 11/01/2022
Date Made Active in Reports: 01/20/2023
Number of Days to Update: 80

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 02/09/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 02/15/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: No Update Planned

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 02/09/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 02/09/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 02/23/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/09/2021
Number of Days to Update: 84

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 02/23/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 07/02/2021
Date Data Arrived at EDR: 07/06/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 8

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 06/28/2021
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 86

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 03/16/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 02/08/2022
Date Data Arrived at EDR: 02/10/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 83

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 01/09/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 08/03/2022
Date Data Arrived at EDR: 08/25/2022
Date Made Active in Reports: 11/14/2022
Number of Days to Update: 81

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 02/23/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 11/17/2022
Date Data Arrived at EDR: 11/21/2022
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 81

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 05/01/2023
Next Scheduled EDR Contact: 08/14/2023
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 01/13/2023
Date Data Arrived at EDR: 01/17/2023
Date Made Active in Reports: 04/04/2023
Number of Days to Update: 77

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 04/12/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 10/07/2022
Date Data Arrived at EDR: 10/07/2022
Date Made Active in Reports: 12/21/2022
Number of Days to Update: 75

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 08/14/2023
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 04/12/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 12/27/2022
Date Data Arrived at EDR: 01/26/2023
Date Made Active in Reports: 04/19/2023
Number of Days to Update: 83

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/17/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/22/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 05/22/2023
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 12/27/2022
Date Data Arrived at EDR: 01/26/2023
Date Made Active in Reports: 04/19/2023
Number of Days to Update: 83

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 04/17/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 11/28/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/23/2023
Number of Days to Update: 83

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 12/19/2022
Date Data Arrived at EDR: 12/27/2022
Date Made Active in Reports: 03/17/2023
Number of Days to Update: 80

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 03/22/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 01/26/2023
Date Data Arrived at EDR: 01/27/2023
Date Made Active in Reports: 04/19/2023
Number of Days to Update: 82

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 04/19/2023
Next Scheduled EDR Contact: 08/07/2023
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 11/16/2022
Date Data Arrived at EDR: 11/16/2022
Date Made Active in Reports: 02/06/2023
Number of Days to Update: 82

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/10/2023
Next Scheduled EDR Contact: 05/22/2023
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 10/29/2021
Date Made Active in Reports: 01/19/2022
Number of Days to Update: 82

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 04/27/2023
Next Scheduled EDR Contact: 08/07/2023
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/06/2023
Next Scheduled EDR Contact: 07/24/2023
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/13/2022
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/06/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.
Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

723 EAST ROUTE 66
723 EAST ROUTE 66
GLENDORA, CA 91741

TARGET PROPERTY COORDINATES

Latitude (North):	34.129328 - 34˚ 7' 45.58''
Longitude (West):	117.853895 - 117˚ 51' 14.02''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	421261.5
UTM Y (Meters):	3776630.0
Elevation:	780 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	12015971 GLENDORA, CA
Version Date:	2018
Southeast Map:	12014998 SAN DIMAS, CA
Version Date:	2018

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

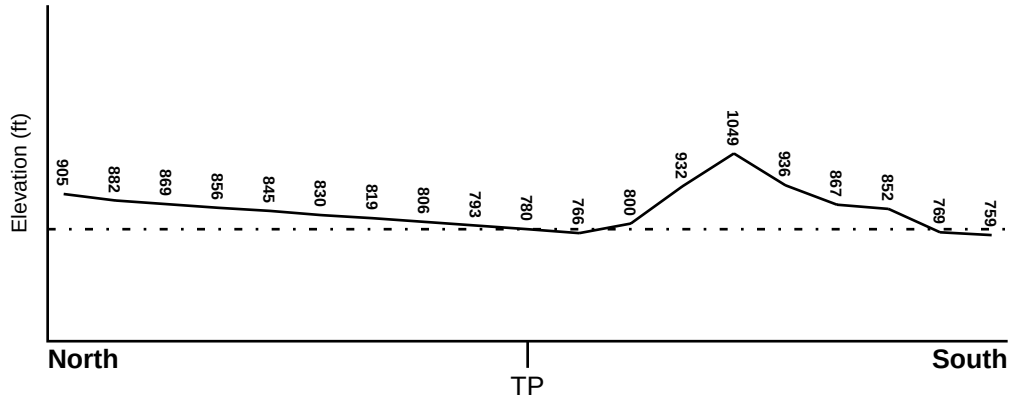
TOPOGRAPHIC INFORMATION

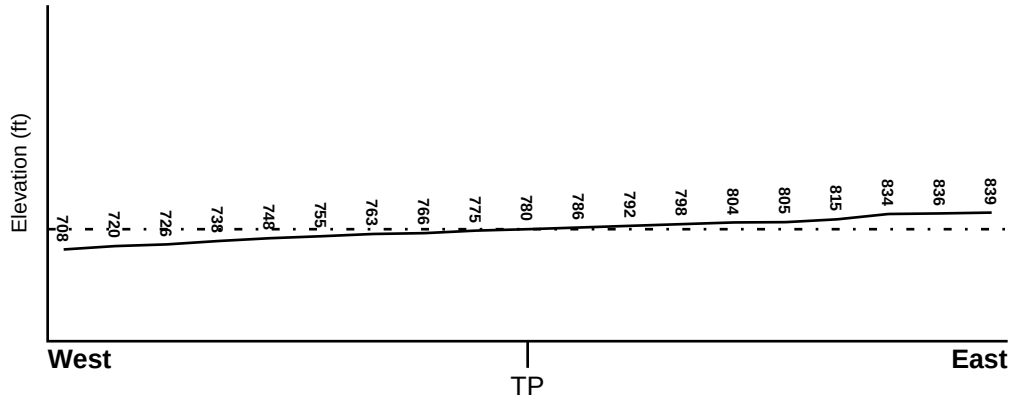
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES





Target Property Elevation: 780 ft.

0 1/2 1 Miles

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06037C1440F	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06037C1725F	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
GLENDORA	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name:	URBAN LAND
Soil Surface Texture:	variable
Hydrologic Group:	Not reported
Soil Drainage Class:	Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel:	Not Reported
Depth to Bedrock Min:	> 10 inches
Depth to Bedrock Max:	> 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: sandy loam
gravelly - sandy loam
silt loam
clay
fine sand
gravelly - sand
sand
fine sandy loam

Surficial Soil Types: sandy loam
gravelly - sandy loam
silt loam
clay
fine sand
gravelly - sand
sand
fine sandy loam

Shallow Soil Types: fine sandy loam
gravelly - loam
sandy clay
sandy clay loam
clay
silty clay
sand

Deeper Soil Types: gravelly - sandy loam
sandy loam
very gravelly - sandy loam
stratified
very fine sandy loam
weathered bedrock
sand
gravelly - fine sandy loam
silty clay loam
clay loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
C11	USGS40000141973	1/2 - 1 Mile North

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

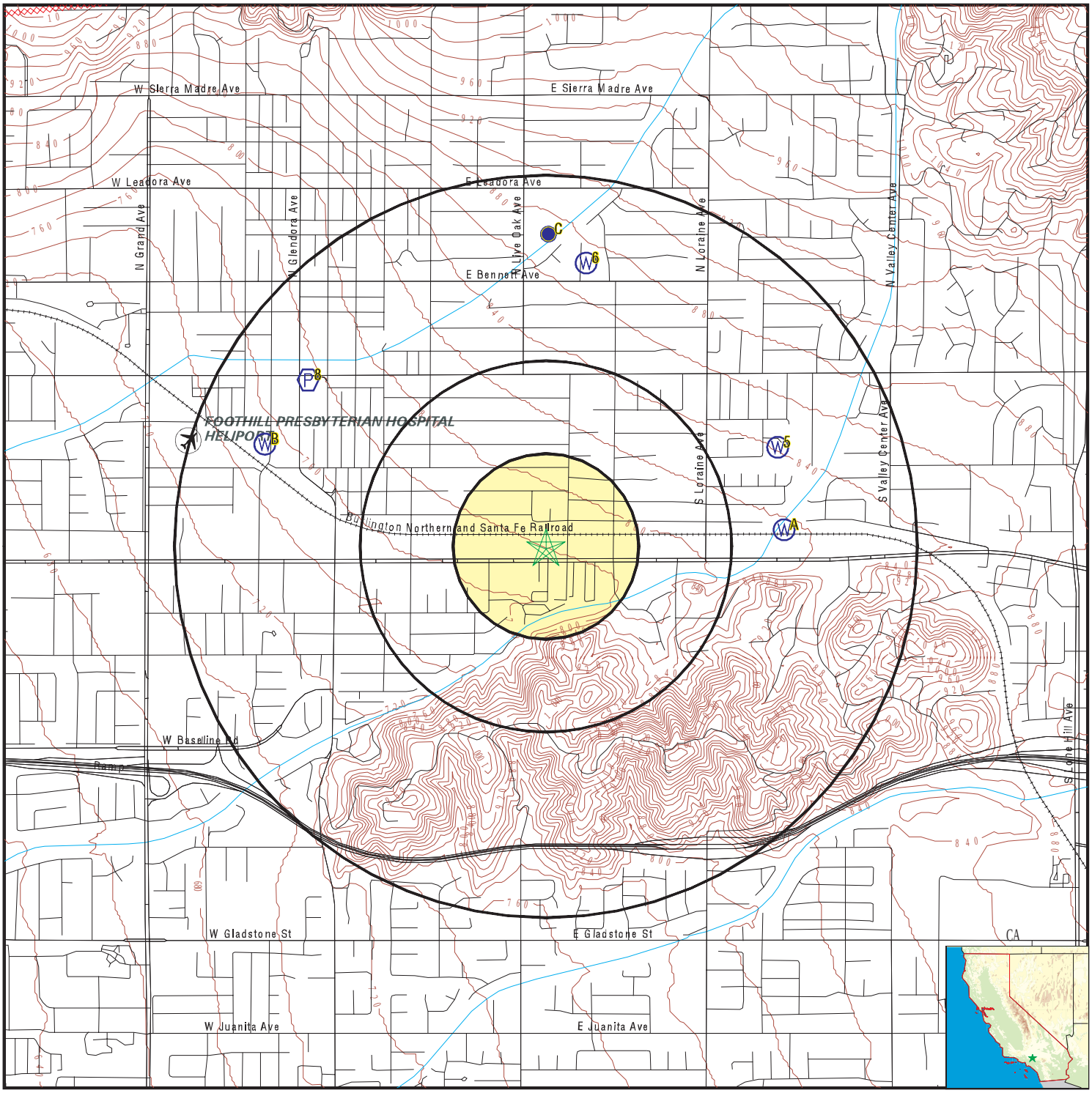
MAP ID	WELL ID	LOCATION FROM TP
8	CA1900588	1/2 - 1 Mile NW

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	CADWR0000028855	1/2 - 1 Mile East
A2	CAEDF0000056274	1/2 - 1 Mile East
A3	CAEDF0000123718	1/2 - 1 Mile East
A4	CAEDF0000017440	1/2 - 1 Mile East
5	CADWR0000032427	1/2 - 1 Mile ENE
6	CADWR0000001310	1/2 - 1 Mile North
B7	CADDW0000004167	1/2 - 1 Mile WNW
C9	CADDW0000003424	1/2 - 1 Mile North
B10	383	1/2 - 1 Mile WNW

PHYSICAL SETTING SOURCE MAP - 7326771.2s



County Boundary
Major Roads
Contour Lines
Earthquake Fault Lines
Airports
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

0 1/4 1/2 1 Miles

Groundwater Flow Direction
GI Indeterminate Groundwater Flow at Location
GV Groundwater Flow Varies at Location
HD Closest Hydrogeological Data
Oil, gas or related wells

N

SITE NAME: 723 East Route 66	CLIENT: Stantec
ADDRESS: 723 East Route 66 Glendora CA 91741	CONTACT: Alicia Jansen
LAT/LONG: 34.129328 / 117.853895	INQUIRY #: 7326771.2s
	DATE: May 03, 2023 2:34 pm

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Map ID Direction Distance Elevation	Database	EDR ID Number
A1 **East** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CADWR0000028855**

Well ID:	01N09W32G001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	01N09W32G001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=01N09W32G001S&store_num=		
GeoTracker Data:	Not Reported		

A2 **East** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000056274**

Well ID:	T0603703464-MW3	Well Type:	MONITORING
Source:	EDF	Other Name:	MW3
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0603703464&assigned_name=MW3&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0603703464&assigned_name=MW3		

A3 **East** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000123718**

Well ID:	T0603703464-MW1	Well Type:	MONITORING
Source:	EDF	Other Name:	MW1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0603703464&assigned_name=MW1&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0603703464&assigned_name=MW1		

A4 **East** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CAEDF0000017440**

Well ID:	T0603703464-MW2	Well Type:	MONITORING
Source:	EDF	Other Name:	MW2
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0603703464&assigned_name=MW2&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0603703464&assigned_name=MW2		

Map ID Direction Distance Elevation	Database	EDR ID Number
5 **ENE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CADWR0000032427**

Well ID:	01N09W32B001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	01N09W32B001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=01N09W32B001S&store_num=		
GeoTracker Data:	Not Reported		

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6 **North** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CADWR0000001310**

Well ID:	01N09W29M001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	01N09W29M001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=01N09W29M001S&store_num=		
GeoTracker Data:	Not Reported		

B7 **WNW** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**CADDW0000004167**

Well ID:	1910128-006	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	VALENCIA WELL 01 - DEAD	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=1910128-006&store_num=		
GeoTracker Data:	Not Reported		

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8 **NW** **1/2 - 1 Mile** **Lower**	**FRDS PWS**	**CA1900588**

PWS ID:	CA1900588	PWS type:	System Owner/Responsible Party
PWS name:	U S FOREST SERVICE	PWS address:	Not Reported
PWS city:	GLENDORA	PWS state:	CA
PWS zip:	91740	PWS ID:	CA1900588
Activity status:	Active	Date system activated:	7706
Date system deactivated:	Not Reported	Retail population:	00000025
System name:	USFS RINCON STATION	System address:	U S FOREST SERVICE
System address:	MAIN FORK	System city:	SAN GABRIEL
System state:	CA	System zip:	91740
Population served:	Under 101 Persons	Treatment:	Untreated
Latitude:	340809	Longitude:	1175151

Map ID Direction Distance Elevation	Database	EDR ID Number
C9 **North** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CADDW0000003424**

Well ID:	1910044-009	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 11E	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=1910044-009&store_num=		
GeoTracker Data:	Not Reported		

B10 **WNW** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**383**

Seq:	383	Prim sta c:	01N/10W-25R01 S
Frds no:	1910128006	County:	19
District:	15	User id:	MET
System no:	1910128	Water type:	G
Source nam:	VALENCIA WELL 01 - INACTIVE	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	340800.0	Longitude:	1175200.0
Precision:	8	Status:	IR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	1910128	System nam:	Covina Irrigation Co.
Hqname:	Not Reported	Address:	146 EAST COLLEGE STREET
City:	COVINA	State:	CA
Zip:	91723	Zip ext:	Not Reported
Pop serv:	28000	Connection:	9
Area serve:	COVINA-GLENDORA		

C11 **North** **1/2 - 1 Mile** **Higher**	**FED USGS**	**USGS40000141973**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	001N009W29M001S	Type:	Well
Description:	Not Reported	HUC:	18070106
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Other aquifers	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	525	Well Depth Units:	ft
Well Hole Depth:	525	Well Hole Depth Units:	ft

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
91741	10	0

Federal EPA Radon Zone for LOS ANGELES County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW[R] Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program
State Water Resources Control Board
Telephone: 916-341-5577
The GAMA Program is Californias comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Heath Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations
Source: Dept of Conservation, Geologic Energy Management Division
Telephone: 916-323-1779
Oil and Gas well locations in the state.

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX E
HISTORICAL RECORDS

723 East Route 66

723 East Route 66

Glendora, CA 91741

Inquiry Number: 7326771.3

May 03, 2023

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

05/03/23

Site Name:	Client Name:
723 East Route 66	Stantec
723 East Route 66	735 E. Carnegie Drive, Suite 280
Glendora, CA 91741	SAN BERNARDINO, CA 92408
EDR Inquiry # 7326771.3	Contact: Alicia Jansen

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Stantec were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 5825-4E36-A40C

PO # NA

Project Brandywine

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 5825-4E36-A40C

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✔ Library of Congress
- ✔ University Publications of America
- ✔ EDR Private Collection

The Sanborn Library LLC Since 1866™

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723 East Route 66

723 East Route 66

Glendora, CA 91741

Inquiry Number: 7326771.4

May 03, 2023

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

05/03/23

Site Name:	Client Name:
723 East Route 66	Stantec
723 East Route 66	735 E. Carnegie Drive, Suite 280
Glendora, CA 91741	SAN BERNARDINO, CA 92408
EDR Inquiry # 7326771.4	Contact: Alicia Jansen

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Stantec were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# NA

Project: Brandywine

Coordinates:

Latitude:	34.129328 34° 7' 46" North
Longitude:	-117.853895 -117° 51' 14" West
UTM Zone:	Zone 11 North
UTM X Meters:	421263.26
UTM Y Meters:	3776824.96
Elevation:	780.26' above sea level

Maps Provided:

2018	1939
2015	1933
2012	1927
1995	1925
1981	1904
1972, 1976	1898
1966	1897
1953, 1954	1894

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2018 Source Sheets

Glendora
2018
7.5-minute, 24000

San Dimas
2018
7.5-minute, 24000

Azusa
2018
7.5-minute, 24000

Baldwin Park
2018
7.5-minute, 24000

2015 Source Sheets

Glendora
2015
7.5-minute, 24000

San Dimas
2015
7.5-minute, 24000

Azusa
2015
7.5-minute, 24000

Baldwin Park
2015
7.5-minute, 24000

2012 Source Sheets

Glendora
2012
7.5-minute, 24000

San Dimas
2012
7.5-minute, 24000

Azusa
2012
7.5-minute, 24000

Baldwin Park
2012
7.5-minute, 24000

1995 Source Sheets

Glendora
1995
7.5-minute, 24000
Aerial Photo Revised 1994

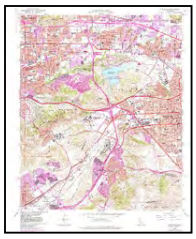
Azusa
1995
7.5-minute, 24000
Aerial Photo Revised 1994

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

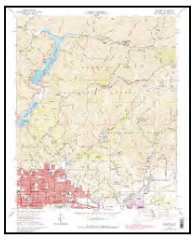
1981 Source Sheets

Baldwin Park
1981
7.5-minute, 24000
Aerial Photo Revised 1978



San Dimas
1981
7.5-minute, 24000
Aerial Photo Revised 1978

1972, 1976 Source Sheets



Glendora
1972
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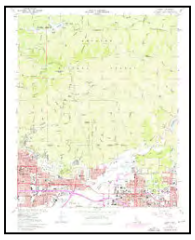
Aerial Photo Revised 1972



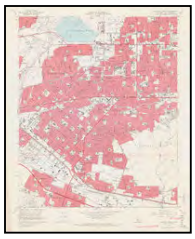
Azusa
1972
7.5-minute, 24000
Aerial Photo Revised 1972

San Dimas
1972
7.5-minute, 24000
Aerial Photo Revised 1972

Baldwin Park
1972
7.5-minute, 24000
Aerial Photo Revised 1972

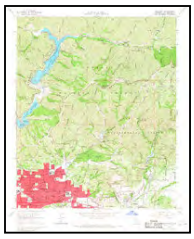
Azusa
1976
7.5-minute, 24000
Aerial Photo Revised 1976

1966 Source Sheets



Baldwin Park
1966
7.5-minute, 24000
Aerial Photo Revised 1964

Azusa
1966
7.5-minute, 24000
Aerial Photo Revised 1964



Glendora
1966
7.5-minute, 24000
Aerial Photo Revised 1964

San Dimas
1966
7.5-minute, 24000
Aerial Photo Revised 1964

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1953, 1954 Source Sheets

Baldwin Park
1953
7.5-minute, 24000
Aerial Photo Revised 1952

Glendora
1953
7.5-minute, 24000

Azusa
1953
7.5-minute, 24000
Aerial Photo Revised 1952

San Dimas
1954
7.5-minute, 24000
Aerial Photo Revised 1952

1939 Source Sheets

Glendora
1939
7.5-minute, 24000

1933 Source Sheets

Glendora
1933
7.5-minute, 24000

1927 Source Sheets

Glendora
1927
7.5-minute, 24000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1925 Source Sheets

Glendora
1925
7.5-minute, 24000

1904 Source Sheets

Pomona
1904
15-minute, 62500

1898 Source Sheets

Pomona
1898
15-minute, 62500

1897 Source Sheets

Pomona
1897
15-minute, 62500

Topo Sheet Key

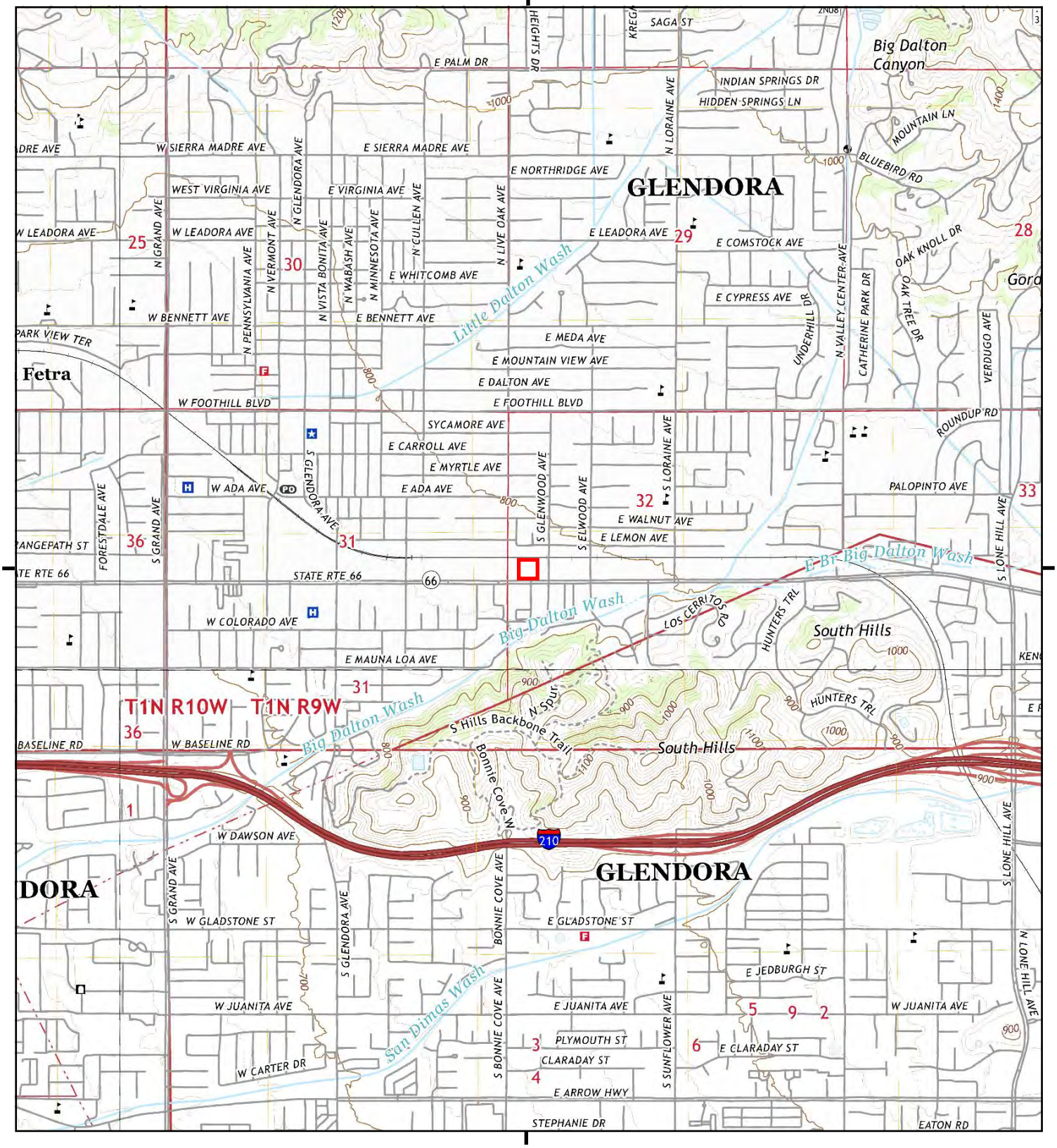
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1894 Source Sheets

Pomona
1894
15-minute, 62500

Historical Topo Map

2018



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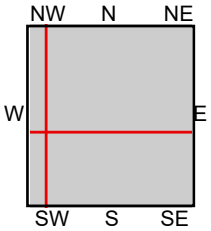


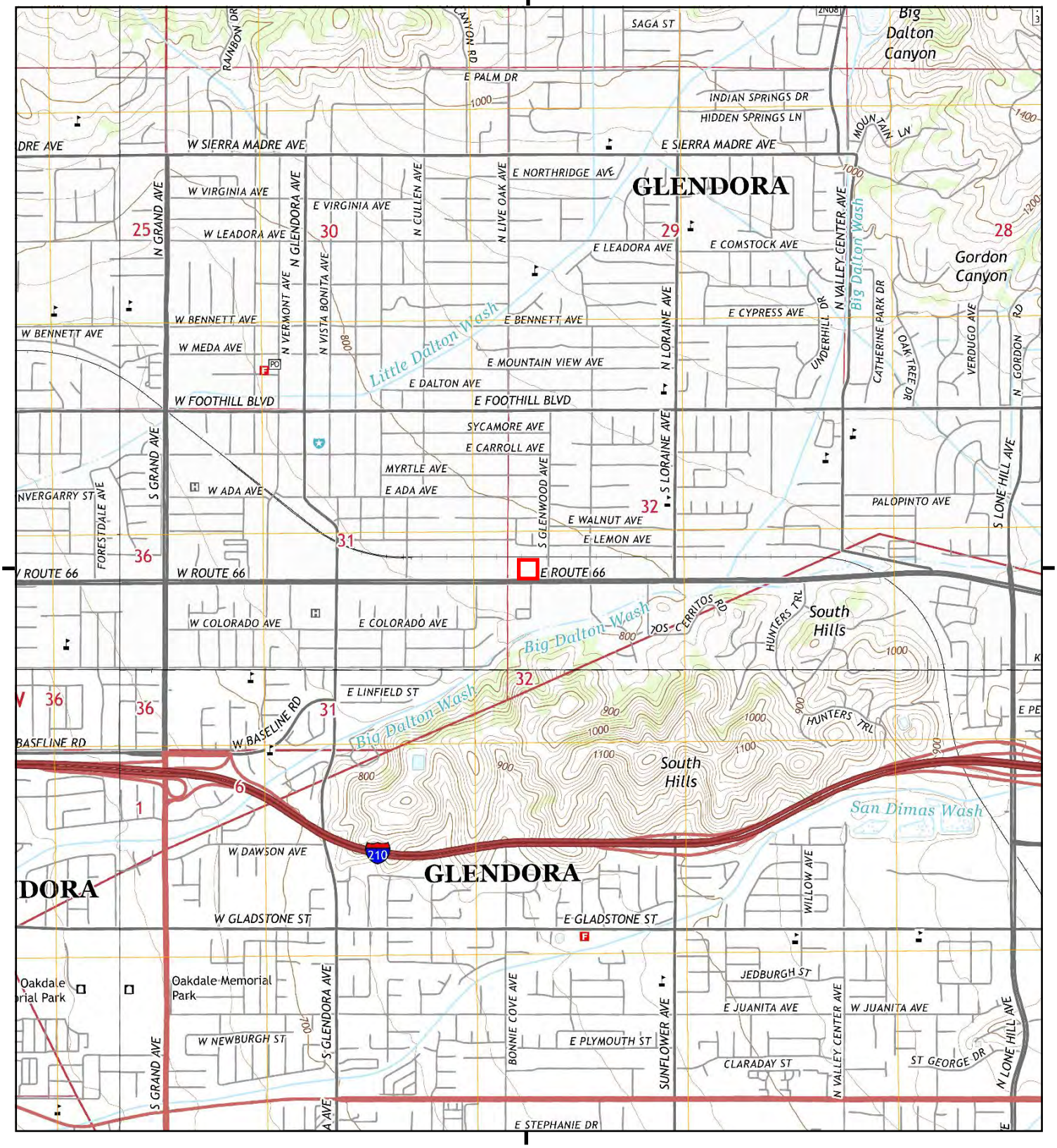
TP, Glendora, 2018, 7.5-minute
SE, San Dimas, 2018, 7.5-minute
SW, Baldwin Park, 2018, 7.5-minute
NW, Azusa, 2018, 7.5-minute

SITE NAME: 723 East Route 66
ADDRESS: 723 East Route 66
Glendora, CA 91741
CLIENT: Stantec

N

Historical Topo Map

2015



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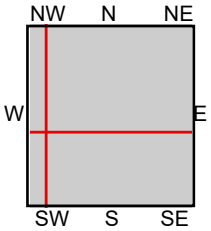
0 Miles 0.25 0.5 1 1.5



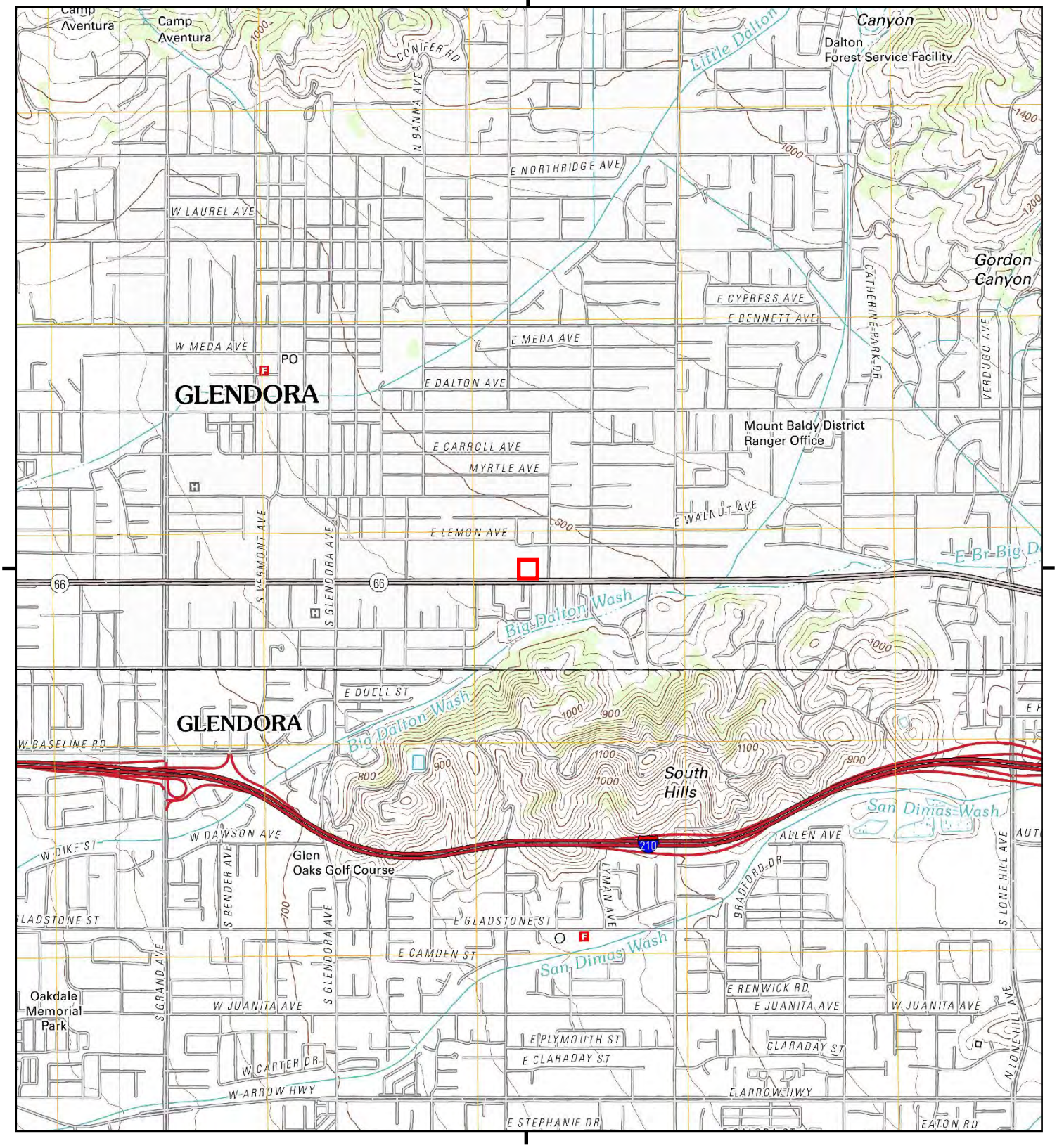
TP, Glendora, 2015, 7.5-minute
SE, San Dimas, 2015, 7.5-minute
SW, Baldwin Park, 2015, 7.5-minute
NW, Azusa, 2015, 7.5-minute

SITE NAME: 723 East Route 66
ADDRESS: 723 East Route 66
Glendora, CA 91741
CLIENT: Stantec

N

Historical Topo Map

2012



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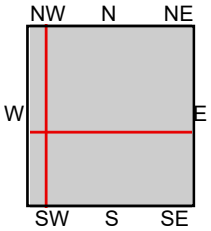
0 Miles 0.25 0.5 1 1.5



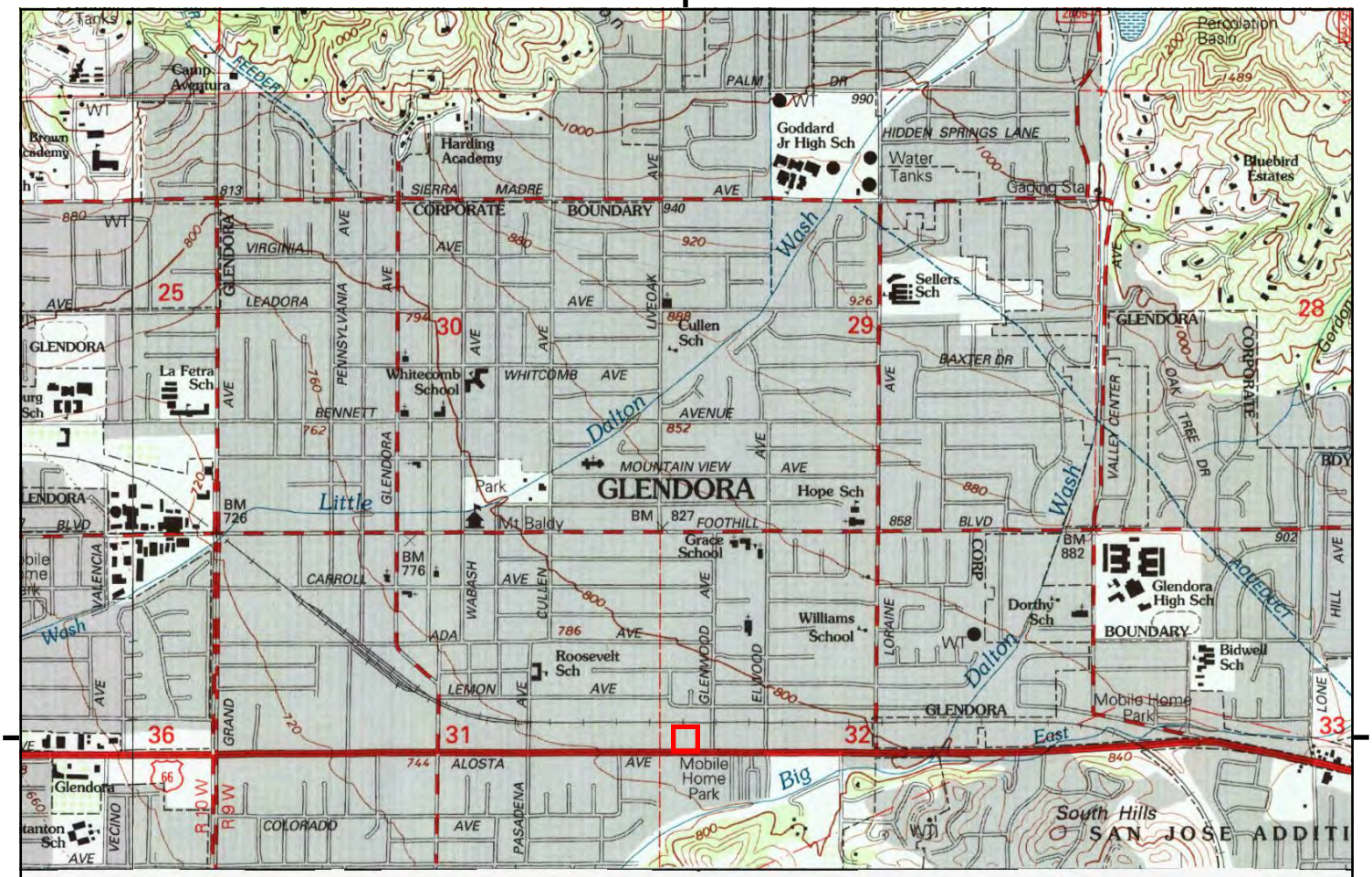
TP, Glendora, 2012, 7.5-minute
SE, San Dimas, 2012, 7.5-minute
SW, Baldwin Park, 2012, 7.5-minute
NW, Azusa, 2012, 7.5-minute

SITE NAME: 723 East Route 66
ADDRESS: 723 East Route 66
Glendora, CA 91741
CLIENT: Stantec

N

Historical Topo Map

1995



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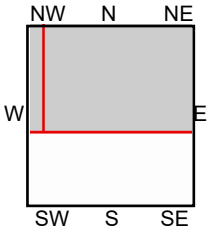
0 Miles 0.25 0.5 1 1.5



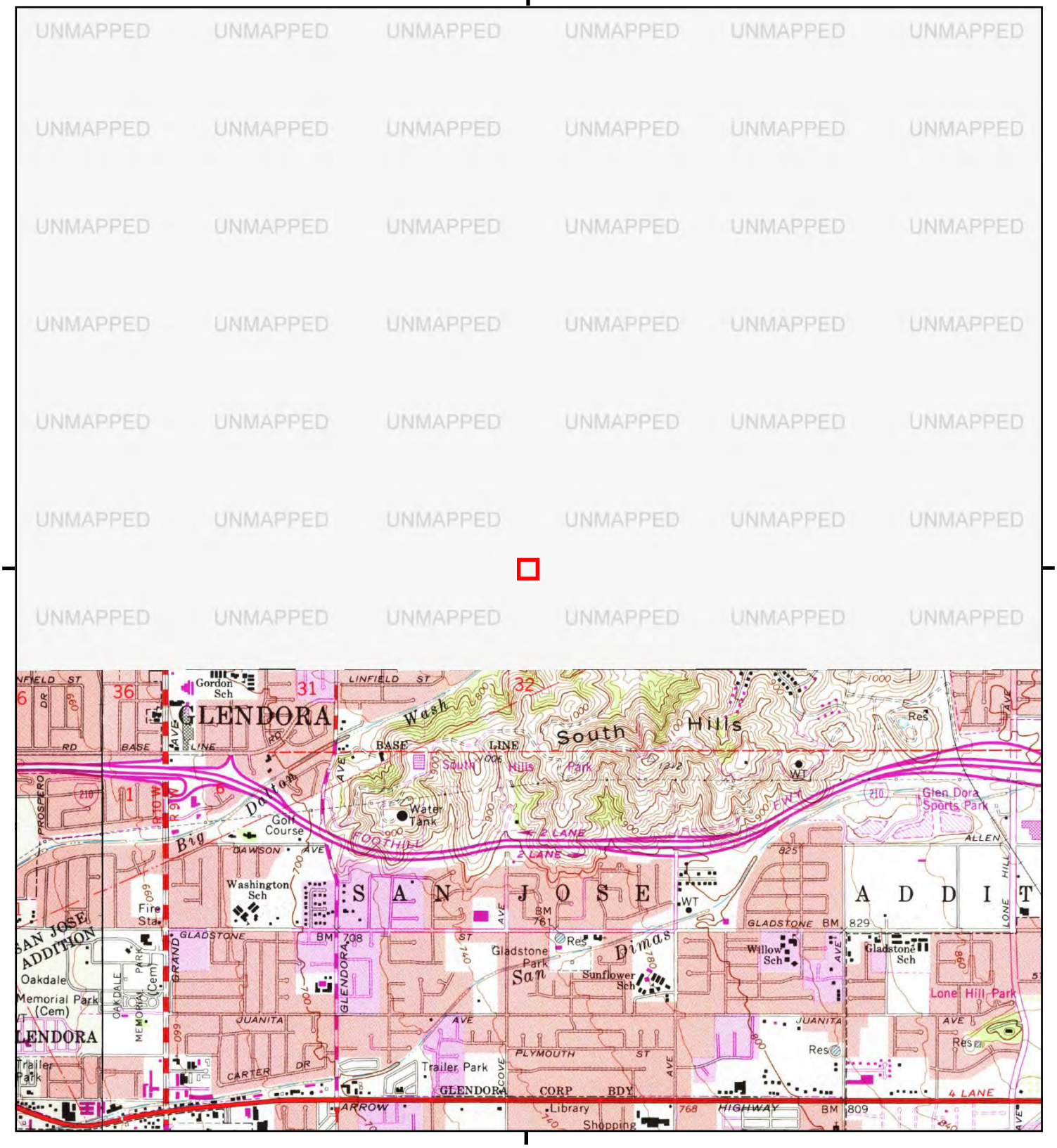
TP, Glendora, 1995, 7.5-minute
NW, Azusa, 1995, 7.5-minute

SITE NAME: 723 East Route 66
ADDRESS: 723 East Route 66
Glendora, CA 91741
CLIENT: Stantec

N

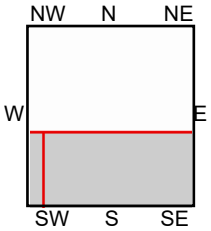
Historical Topo Map

1981



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



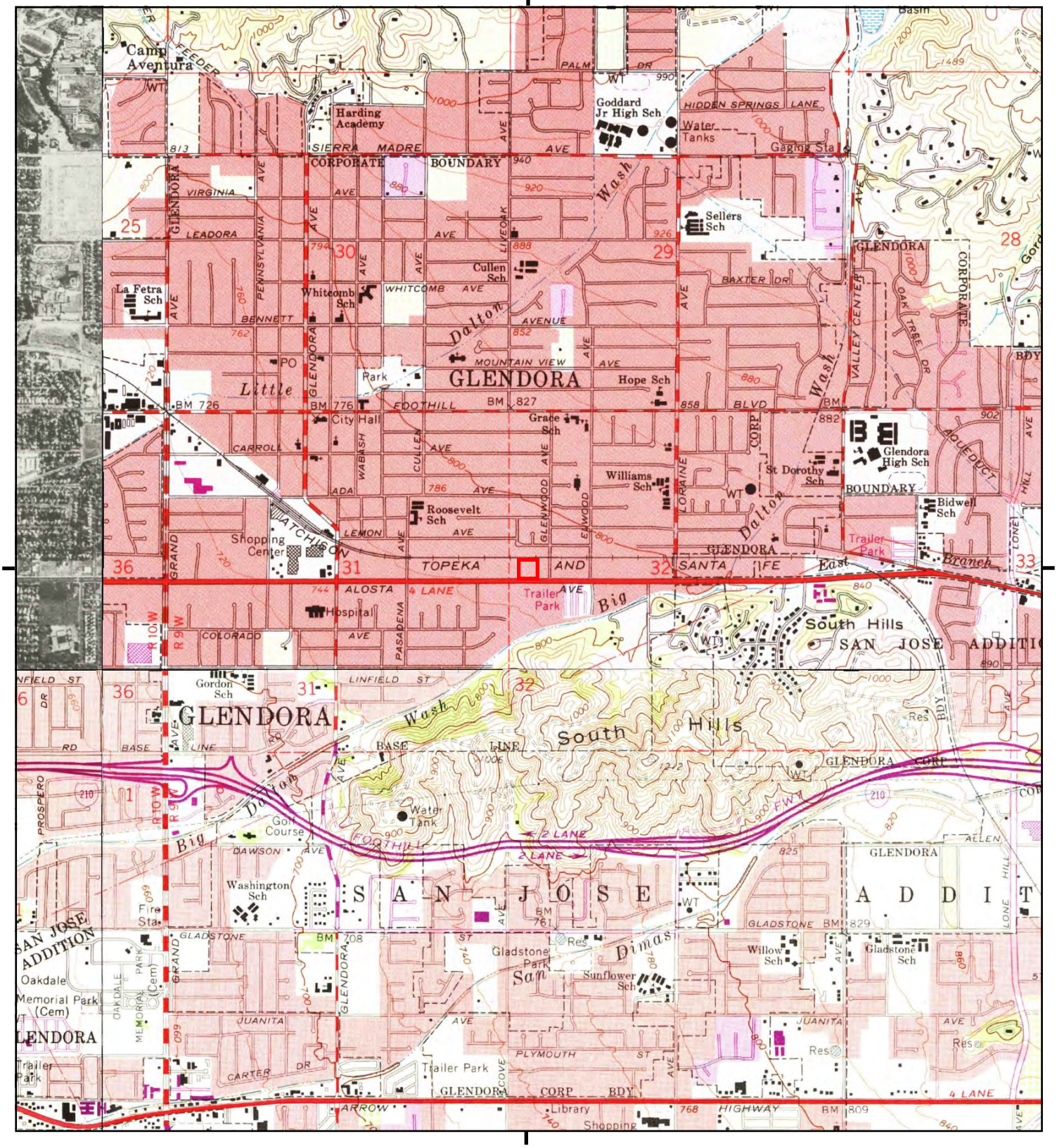
SE, San Dimas, 1981, 7.5-minute
SW, Baldwin Park, 1981, 7.5-minute

SITE NAME: 723 East Route 66
ADDRESS: 723 East Route 66
Glendora, CA 91741
CLIENT: Stantec

N

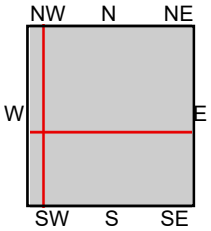
Historical Topo Map

1972, 1976



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



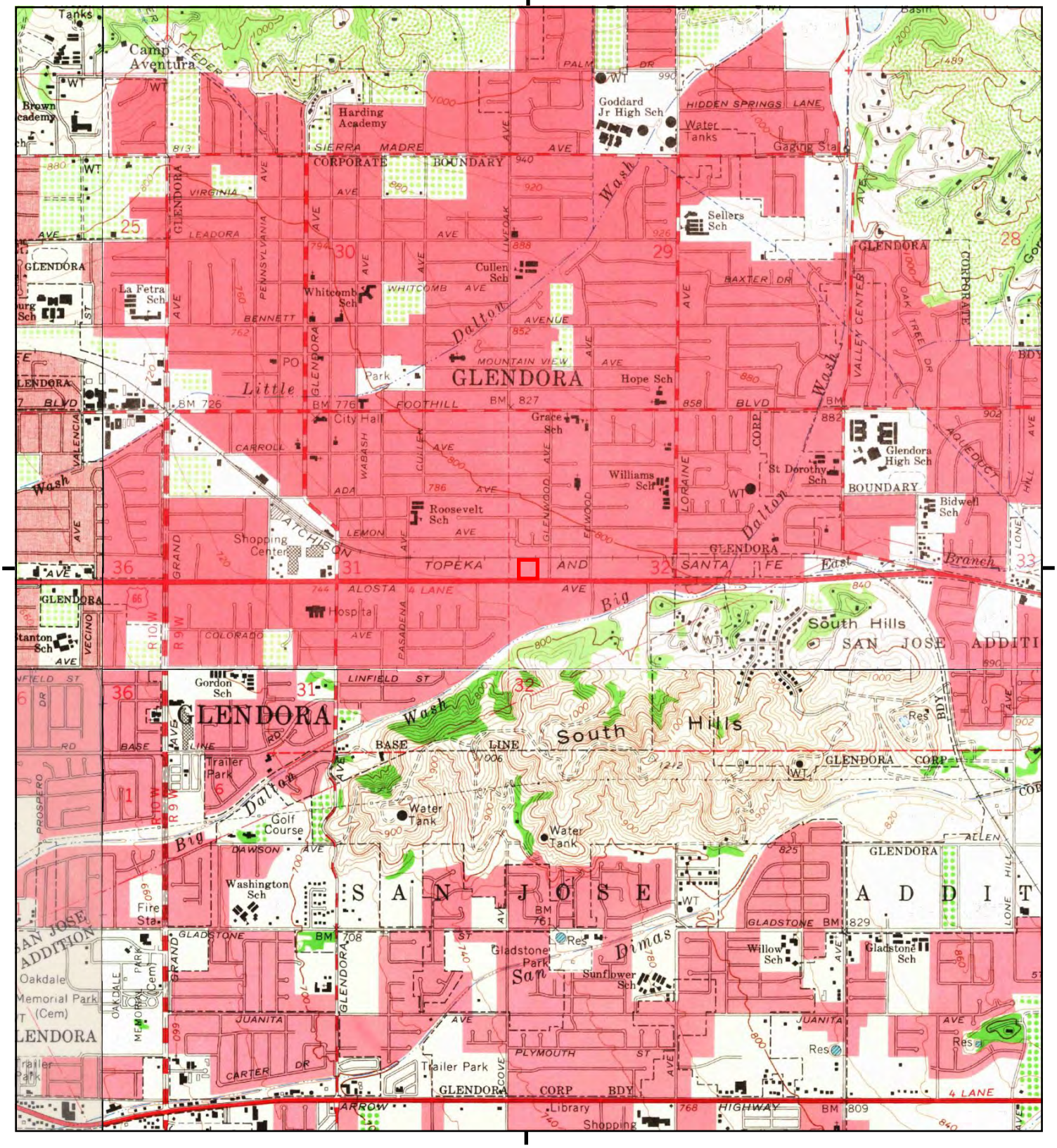
TP, Glendora, 1972, 7.5-minute
SE, San Dimas, 1972, 7.5-minute
SW, Baldwin Park, 1972, 7.5-minute
NW, Azusa, 1972, 7.5-minute
NW, Azusa, 1976, 7.5-minute

SITE NAME: 723 East Route 66
ADDRESS: 723 East Route 66
Glendora, CA 91741
CLIENT: Stantec

N

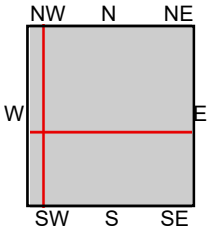
Historical Topo Map

1966



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



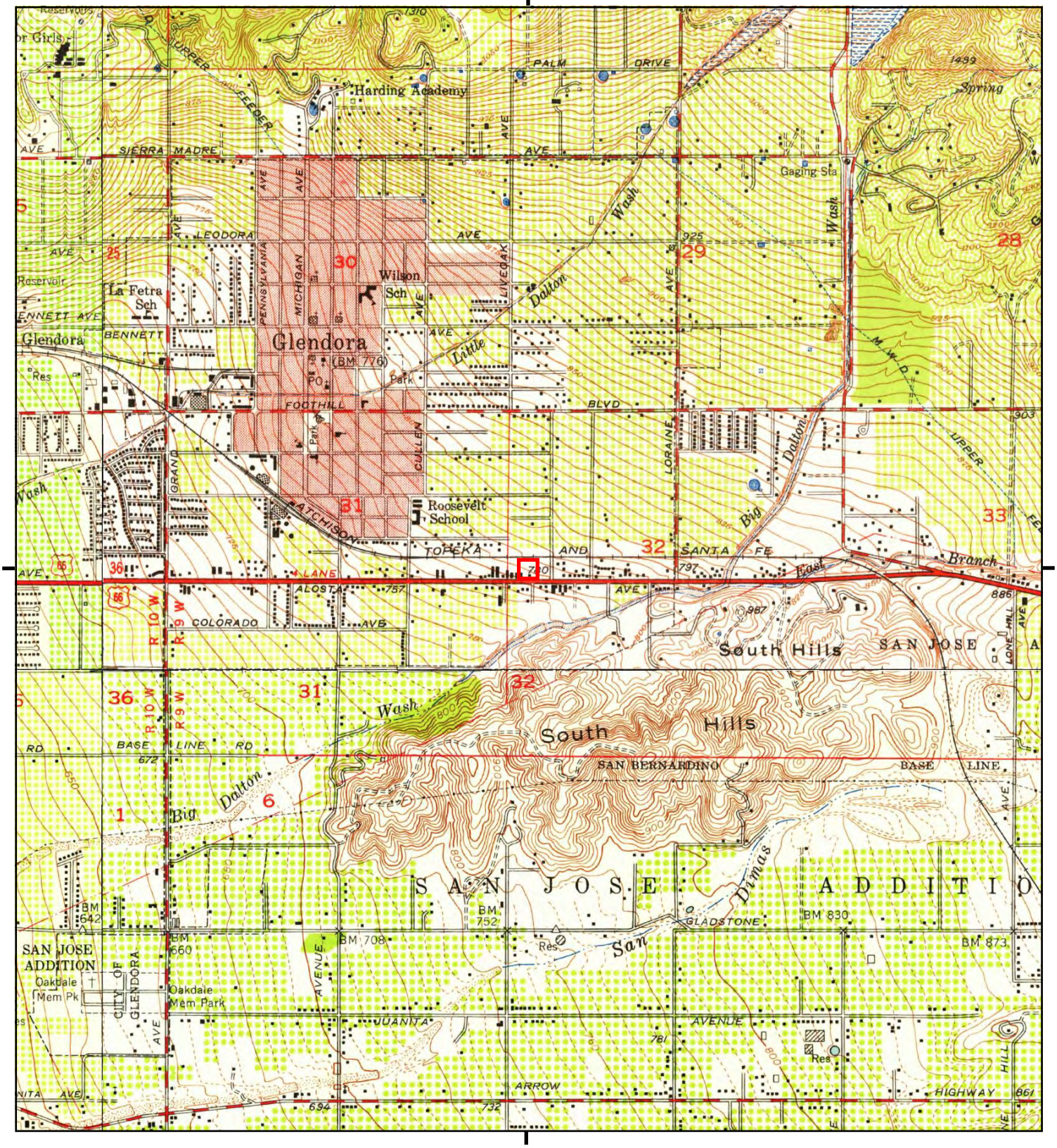
TP, Glendora, 1966, 7.5-minute
SE, San Dimas, 1966, 7.5-minute
SW, Baldwin Park, 1966, 7.5-minute
NW, Azusa, 1966, 7.5-minute

SITE NAME: 723 East Route 66
ADDRESS: 723 East Route 66
Glendora, CA 91741
CLIENT: Stantec

N

Historical Topo Map

1953, 1954



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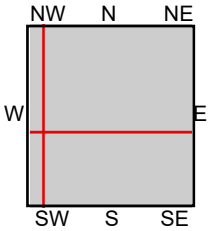
0 Miles 0.25 0.5 1 1.5



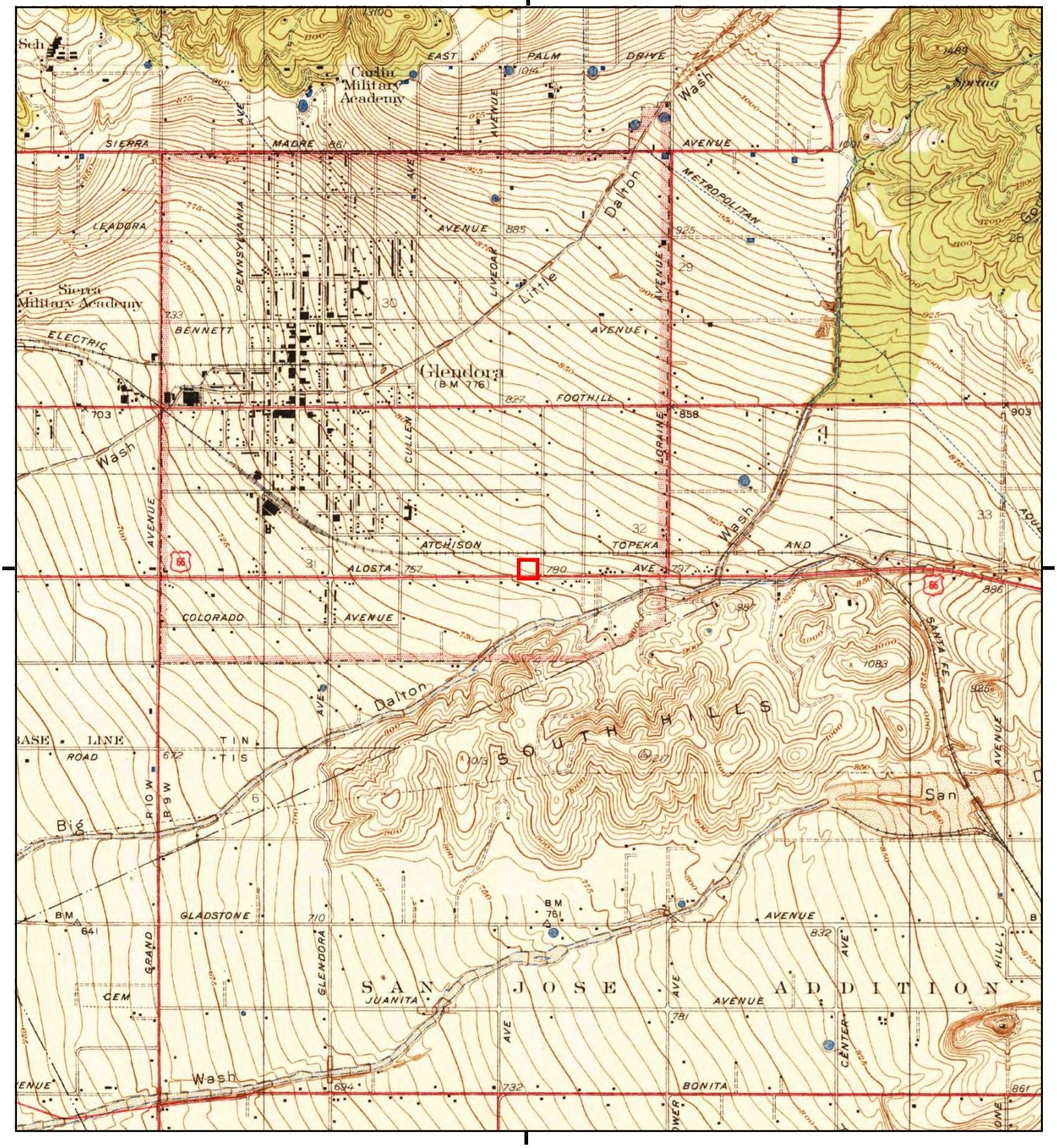
TP, Glendora, 1953, 7.5-minute
SE, San Dimas, 1954, 7.5-minute
SW, Baldwin Park, 1953, 7.5-minute
NW, Azusa, 1953, 7.5-minute

SITE NAME: 723 East Route 66
ADDRESS: 723 East Route 66
Glendora, CA 91741
CLIENT: Stantec

N

Historical Topo Map

1939



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

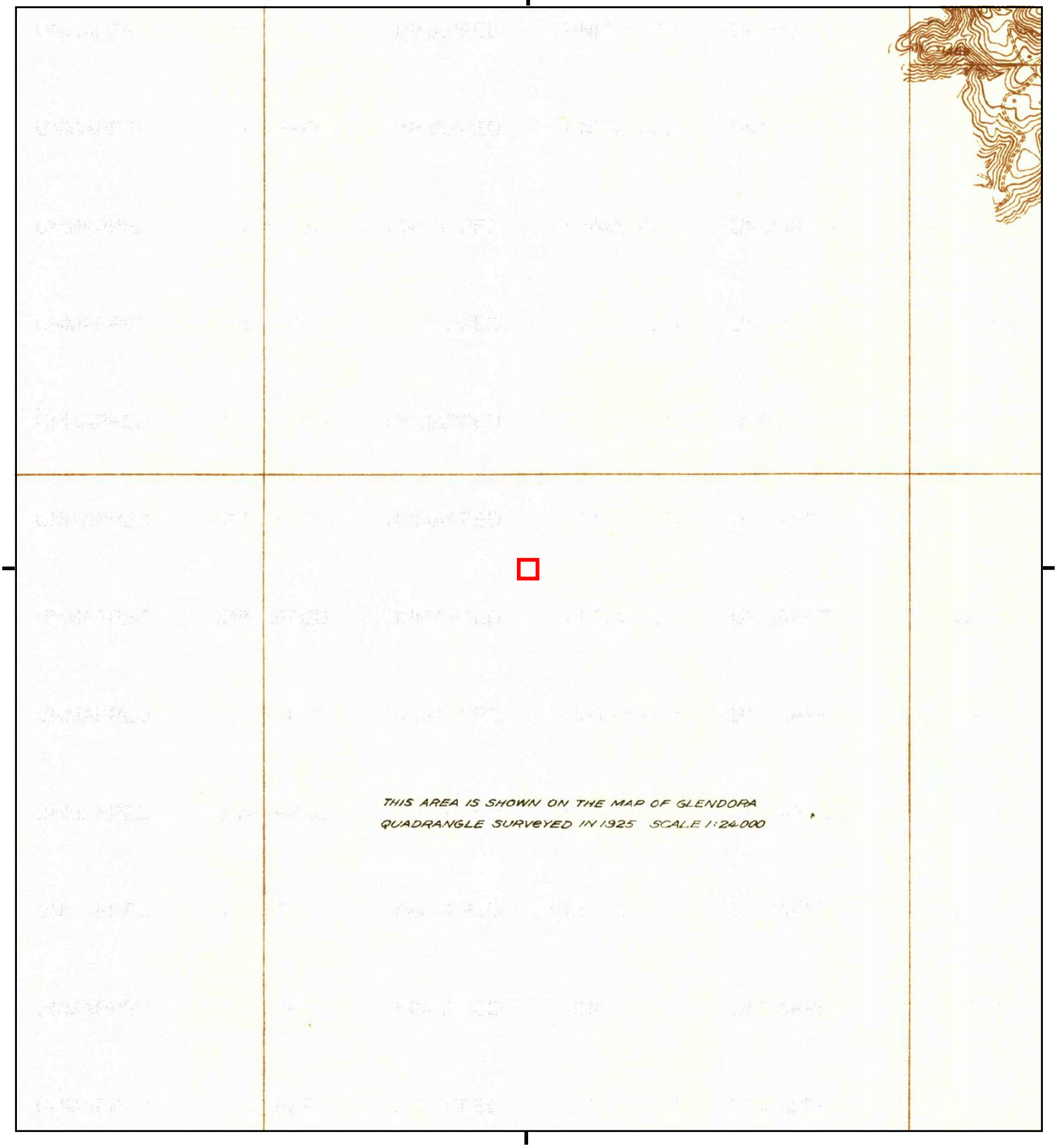
TP, Glendora, 1939, 7.5-minute

SITE NAME: 723 East Route 66
ADDRESS: 723 East Route 66
Glendora, CA 91741
CLIENT: Stantec

N

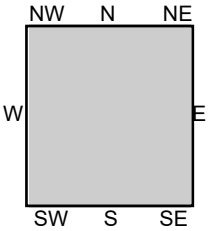
Historical Topo Map

1933



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



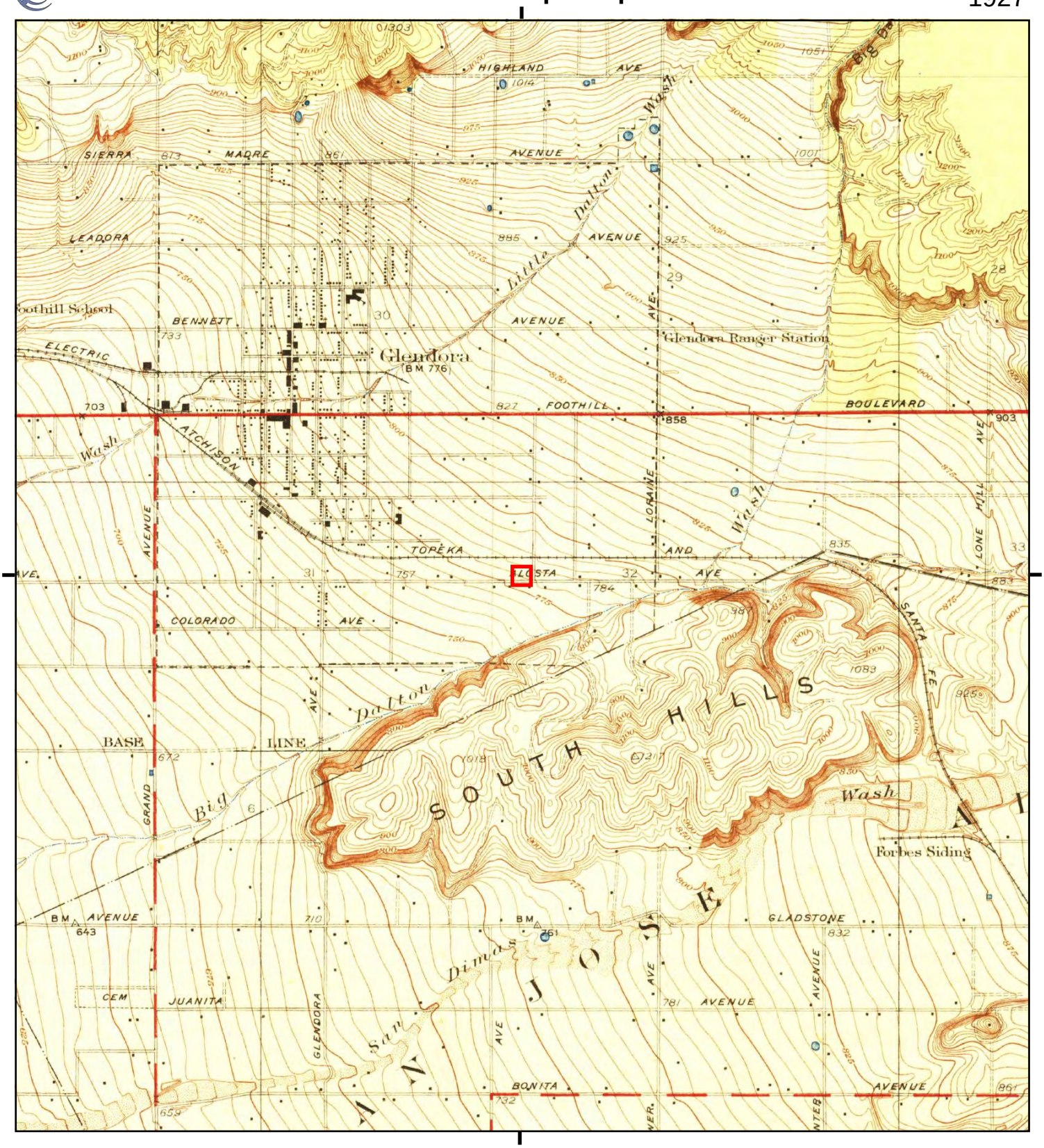
TP, Glendora, 1933, 7.5-minute

SITE NAME: 723 East Route 66
ADDRESS: 723 East Route 66
Glendora, CA 91741
CLIENT: Stantec

N

Historical Topo Map

1927



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

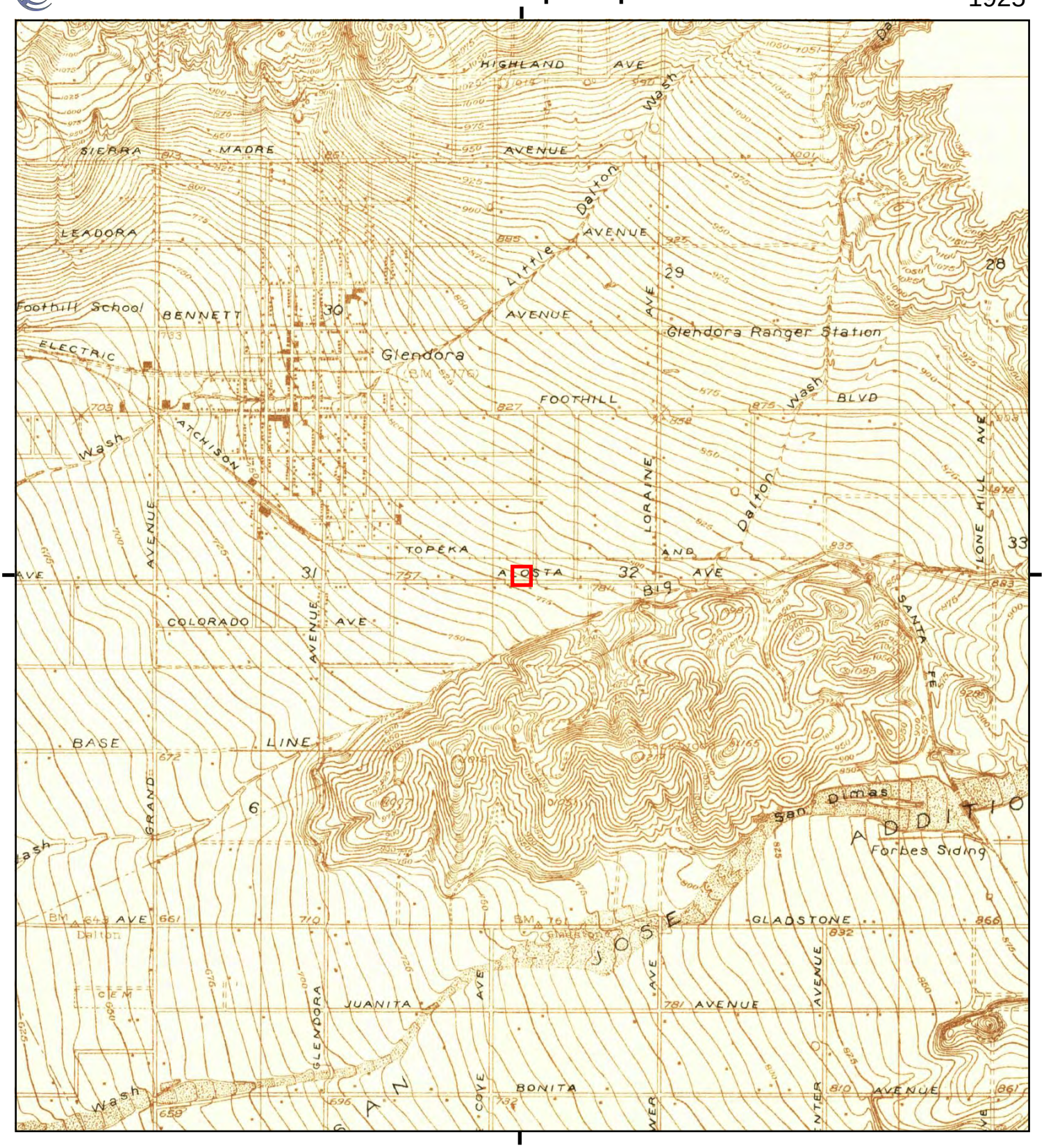
TP, Glendora, 1927, 7.5-minute

SITE NAME: 723 East Route 66
ADDRESS: 723 East Route 66
Glendora, CA 91741
CLIENT: Stantec

N

Historical Topo Map

1925



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

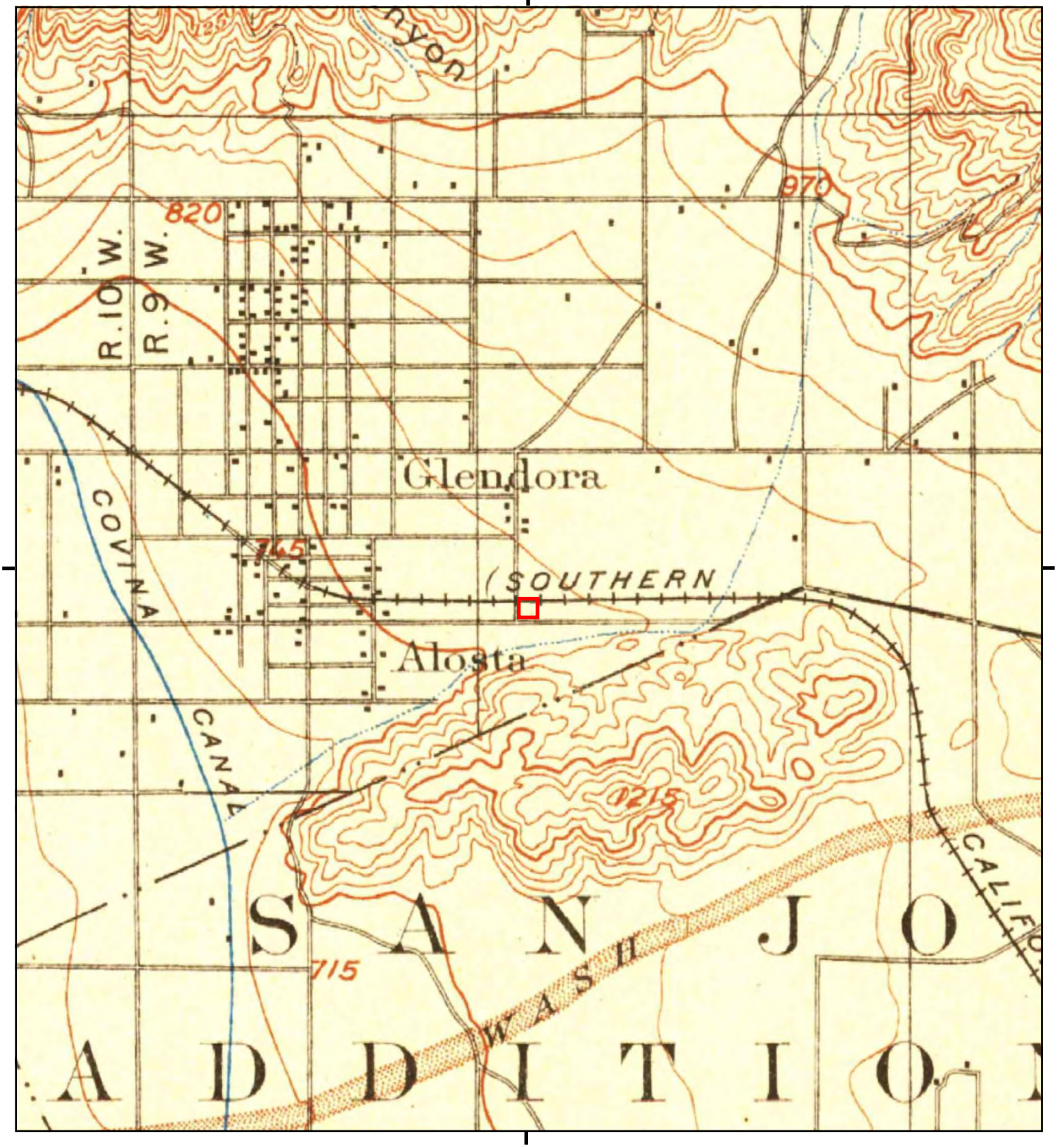
TP, Glendora, 1925, 7.5-minute

SITE NAME: 723 East Route 66
ADDRESS: 723 East Route 66
Glendora, CA 91741
CLIENT: Stantec

N

Historical Topo Map

1904



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

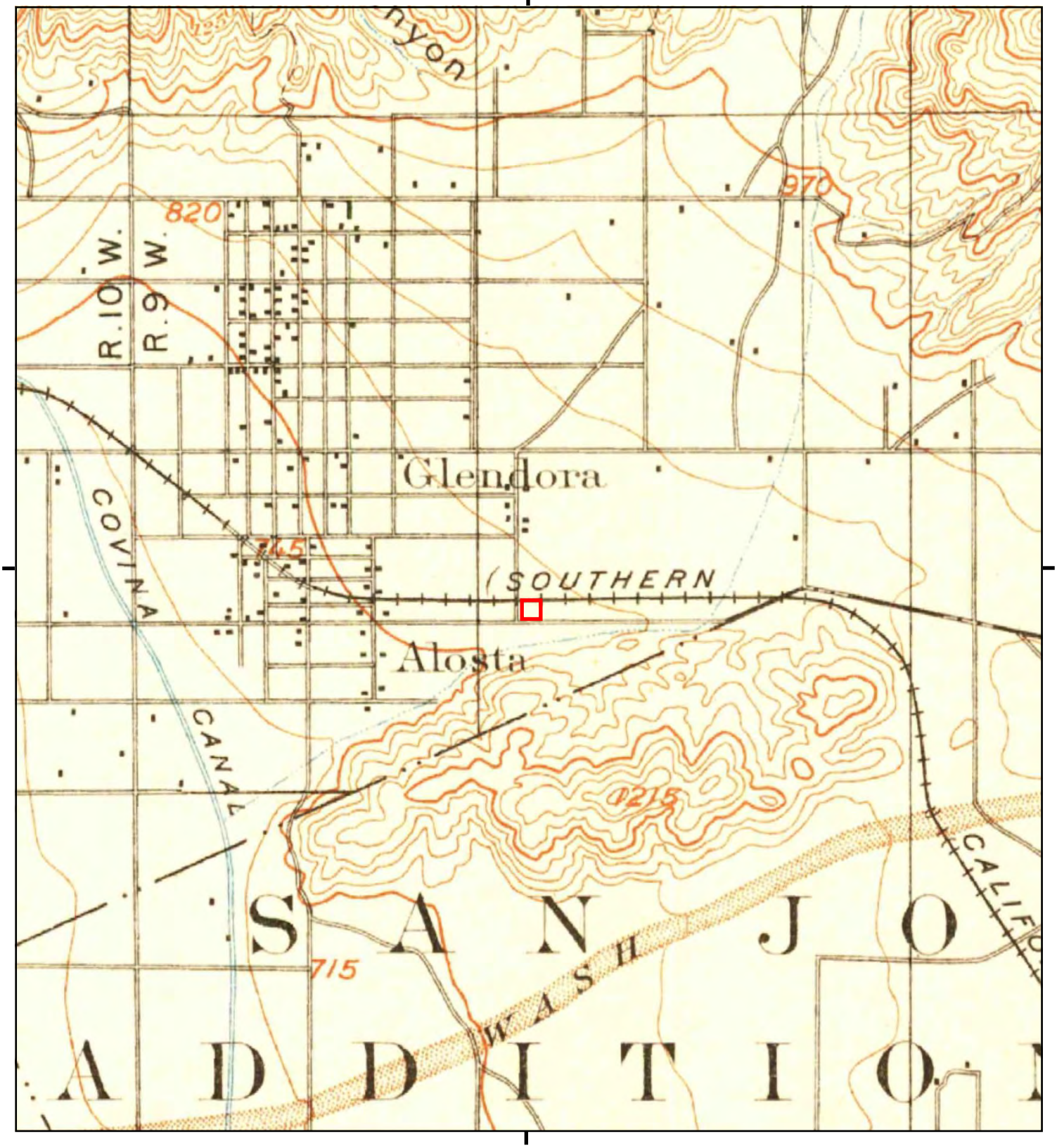
TP, Pomona, 1904, 15-minute

SITE NAME: 723 East Route 66
ADDRESS: 723 East Route 66
Glendora, CA 91741
CLIENT: Stantec

N

Historical Topo Map

1898



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

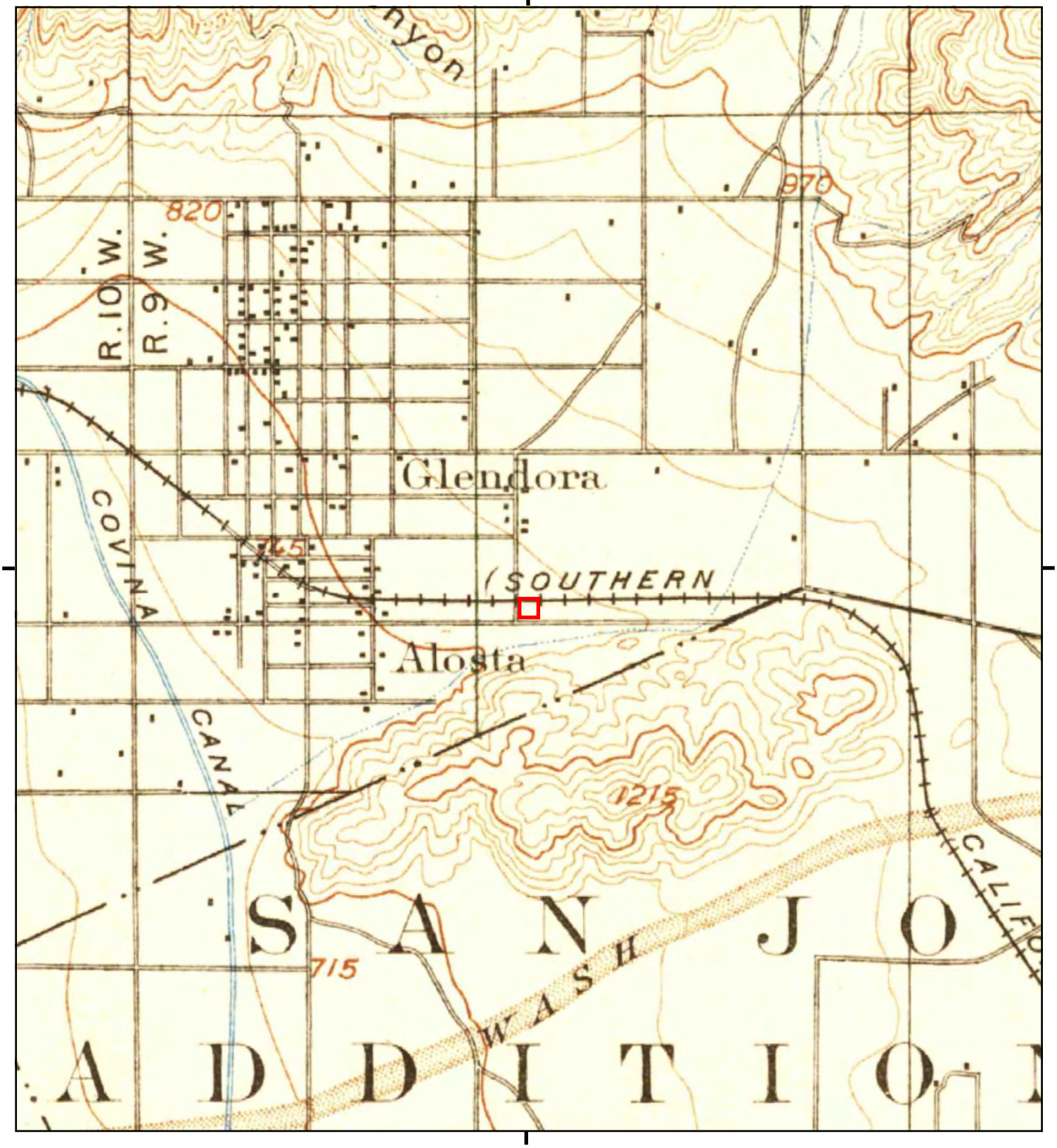
TP, Pomona, 1898, 15-minute

SITE NAME: 723 East Route 66
ADDRESS: 723 East Route 66
Glendora, CA 91741
CLIENT: Stantec

N

Historical Topo Map

1897



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

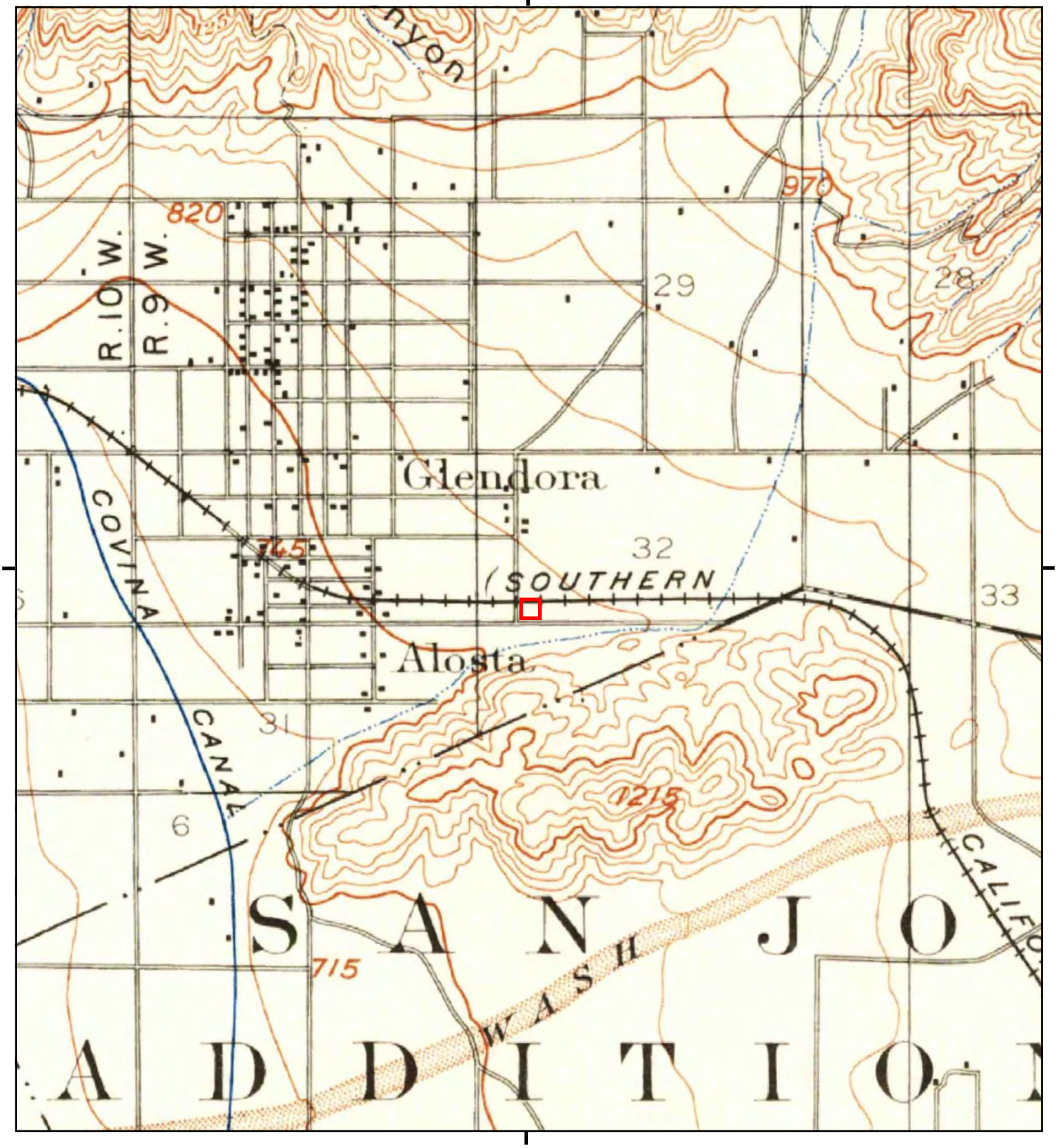
TP, Pomona, 1897, 15-minute

SITE NAME: 723 East Route 66
ADDRESS: 723 East Route 66
Glendora, CA 91741
CLIENT: Stantec

N

Historical Topo Map

1894



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Pomona, 1894, 15-minute

SITE NAME: 723 East Route 66
ADDRESS: 723 East Route 66
Glendora, CA 91741
CLIENT: Stantec

N

723 East Route 66

723 East Route 66

Glendora, CA 91741

Inquiry Number: 7326771.8

May 04, 2023

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

05/04/23

Site Name:

723 East Route 66
723 East Route 66
Glendora, CA 91741
EDR Inquiry # 7326771.8

Client Name:

Stantec
735 E. Carnegie Drive, Suite 280
SAN BERNARDINO, CA 92408
Contact: Alicia Jansen

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	*Scale*	*Details*	*Source*
2020	1"=500'	Flight Year: 2020	USDA/NAIP
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2002	1"=500'	Acquisition Date: January 01, 2002	USGS/DOQQ
1994	1"=500'	Acquisition Date: January 01, 1994	USGS/DOQQ
1989	1"=500'	Flight Date: August 03, 1989	USDA
1983	1"=500'	Flight Date: November 19, 1983	EDR Proprietary Brewster Pacific
1977	1"=500'	Flight Date: April 25, 1977	EDR Proprietary Brewster Pacific
1970	1"=500'	Flight Date: February 08, 1970	EDR Proprietary Brewster Pacific
1966	1"=500'	Flight Date: April 21, 1966	USGS
1964	1"=500'	Flight Date: July 28, 1964	USGS
1953	1"=500'	Flight Date: February 01, 1953	USDA
1949	1"=500'	Flight Date: January 01, 1949	Fairchild
1938	1"=500'	Flight Date: March 06, 1938	USDA
1928	1"=500'	Flight Date: January 01, 1928	FAIR

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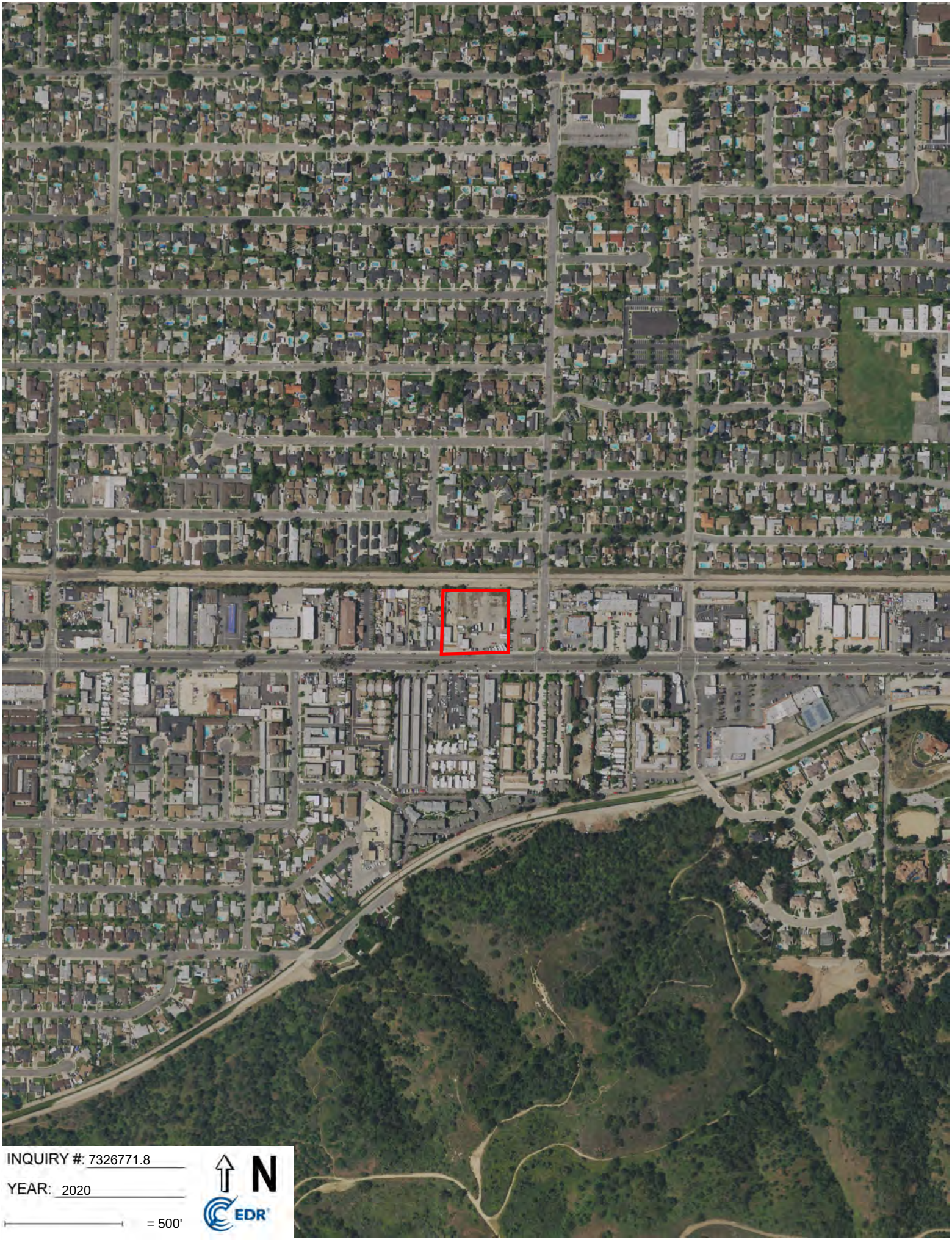
INQUIRY #: 7326771.8
YEAR: 2020
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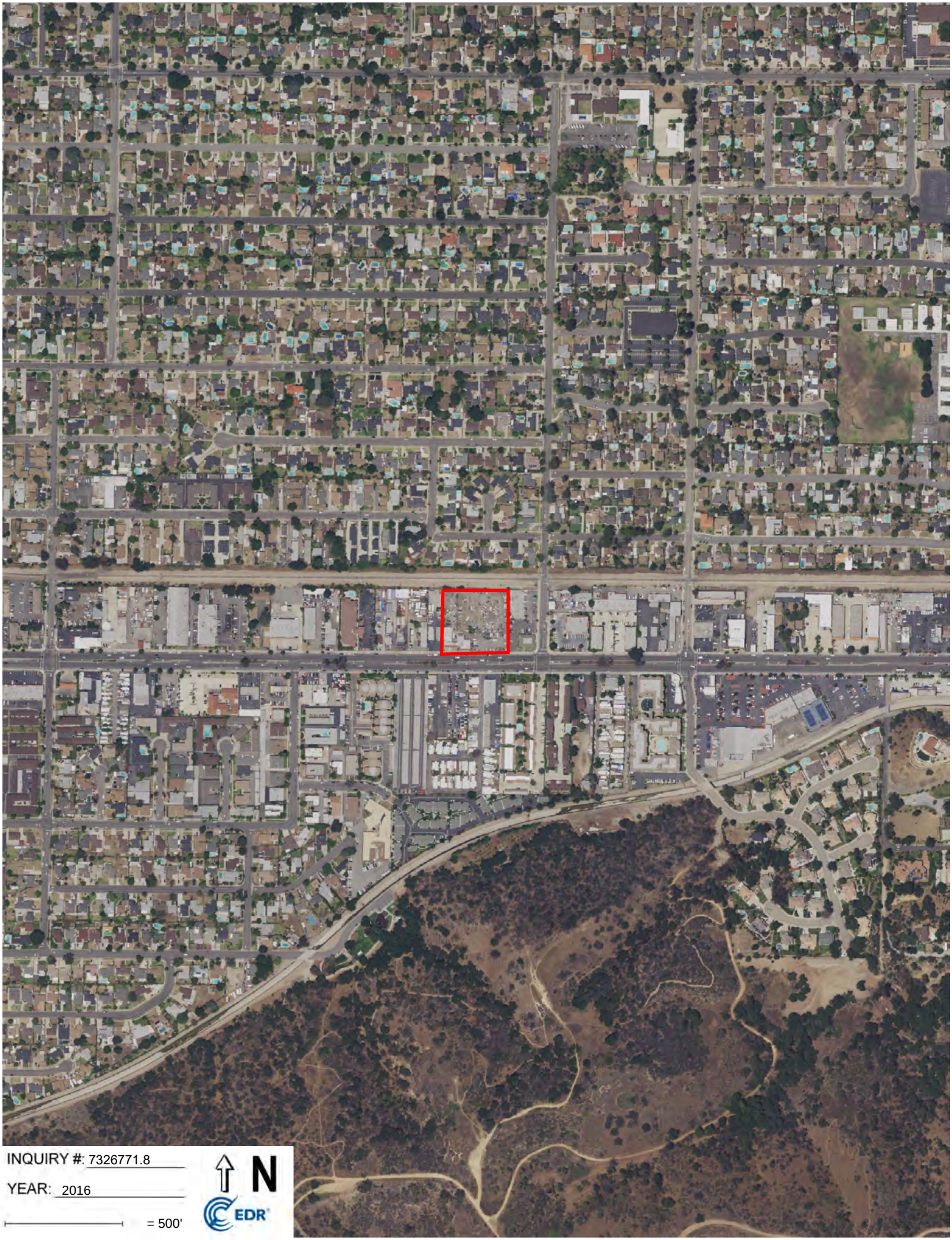
EDR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YEAR: 2016
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EDR

INQUIRY #: 7326771.8
YEAR: 2012
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EDR

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YEAR: 2009
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EDR

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YEAR: 2005
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EDR

INQUIRY #: 7326771.8
YEAR: 2002
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EDR
Subject boundary not shown because it exceeds image extent or image is not georeferenced.

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YEAR: 1994
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N
EDR
UNMAPPED
UNMAPPED
UNMAPPED
UNMAPPED

INQUIRY #: 7326771.8
YEAR: 1989
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EDR

INQUIRY #: 7326771.8
YEAR: 1983
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EDR

INQUIRY #: 7326771.8
YEAR: 1977
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EDR

INQUIRY #: 7326771.8
YEAR: 1970
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EDR

INQUIRY #: 7326771.8
YEAR: 1966
= 500'
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EDR

INQUIRY #: 7326771.8
YEAR: 1964
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EDR

INQUIRY #: 7326771.8
YEAR: 1953
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EDR

INQUIRY #: 7326771.8
YEAR: 1949
= 500'
N
EDR
Subject boundary not shown because it exceeds image extent or image is not georeferenced.

INQUIRY #: 7326771.8
YEAR: 1938
= 500'
N
EDR

INQUIRY #: 7326771.8
YEAR: 1928
= 500'
N
EDR

723 East Route 66
723 East Route 66
Glendora, CA 91741

Inquiry Number: 7326771.5
May 09, 2023

The EDR-City Directory Image Report

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available business directory data at approximately five year intervals.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	*Target Street*	*Cross Street*	*Source*
2020	☑	☑	EDR Digital Archive
2017	☐	☐	Cole Information
2014	☑	☑	Cole Information
2010	☑	☑	Cole Information
2005	☑	☑	Cole Information
2000	☑	☑	Cole Information
1995	☑	☑	Cole Information
1992	☑	☑	Cole Information
1987	☑	☑	Haines Criss-Cross Directory
1982	☑	☑	Haines Criss-Cross Directory
1976	☑	☑	Haines Criss-Cross Directory
1973	☑	☑	Haines Criss-Cross Directory
1968	☑	☑	Pacific City Directory
1963	☑	☑	Pacific City Directory
1961	☑	☑	Pacific City Directory

FINDINGS

TARGET PROPERTY STREET

723 East Route 66
Glendora, CA 91741

Year	*CD Image*	*Source*	
E ALOSTA AVE			
2000	pg A19	Cole Information	
1995	pg A22	Cole Information	
1992	pg A26	Cole Information	
1987	pg A28	Haines Criss-Cross Directory	
1982	pg A30	Haines Criss-Cross Directory	
1982	pg A31	Haines Criss-Cross Directory	
1976	pg A33	Haines Criss-Cross Directory	
1973	pg A35	Haines Criss-Cross Directory	
1968	pg A37	Pacific City Directory	
1968	pg A38	Pacific City Directory	
1963	pg A40	Pacific City Directory	
1961	pg A42	Pacific City Directory	
1961	pg A43	Pacific City Directory	
E ROUTE 66			
2020	pg A2	EDR Digital Archive	
2017	-	Cole Information	Target and Adjoining not listed in Source
2014	pg A7	Cole Information	
2010	pg A11	Cole Information	
2005	pg A15	Cole Information	

FINDINGS

CROSS STREETS

Year	CD Image	Source	
E ALOSTA AVE			
2017	-	Cole Information	Target and Adjoining not listed in Source
S GLENWOOD AVE			
2020	pg. A6	EDR Digital Archive	
2014	pg. A10	Cole Information	
2010	pg. A14	Cole Information	
2005	pg. A18	Cole Information	
2000	pg. A21	Cole Information	
1995	pg. A25	Cole Information	
1992	pg. A27	Cole Information	
1987	pg. A29	Haines Criss-Cross Directory	
1982	pg. A32	Haines Criss-Cross Directory	
1976	pg. A34	Haines Criss-Cross Directory	
1973	pg. A36	Haines Criss-Cross Directory	
1968	pg. A39	Pacific City Directory	
1963	pg. A41	Pacific City Directory	
1961	pg. A44	Pacific City Directory	

City Directory Images

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

E ROUTE 66 2020

625	BEST WESTERN PLUS ROUTE 66
	PAT PATEL
633	PREFERRED ONE PLUMBING
634	ADRIANA BURRUEL
	ALLEN PETERSON
	ANDREA NELSON
	ANDREW WOLFF
	ANDY LUTZ
	ANGELA ANDUJO
	AUSTIN HOSKINS
	AUTUMN KILLION
	BEVERLY KOREJWO
	BRIAN MCGLAUFLIN
	CARRIE MCLAMORE
	CHERISE HOSKINS
	CHRISTINA VALDEZ
	DIANA ANDUJO
	ERICA DIOSES
	GERARDO VILLAFLOR
	IRENE NAVARETTI
	ISHMAEL LELO
	JEFFREY NAVARETTI
	KYLE KEEFER
	LANE WOODER
	LARA LUTZ
	LINDA KEEFER
	LINH MORAN
	LISA KILLION
	MARY DEVAUGHN
	MEADOWWOODS
	MICHAEL CENDEJAS
	MONA KILLION
	RAFAEL VALDEZ
	SONYA SERNA
	STEPHAN KOREJWO
	SUSAN SNIDER
	TERESA CENDEJAS
	VICTOR MORAN
	VICTORIA ADAMS
637	ALICIA SALAS
	HELEN NAILS
651	BATTERY SALES UNLIMITED
700	ALICE FREIRE
	ALICE SANTO
	BEN BERKELEY
	BOB WELL
	CARLISLE JOHNSON
	CARLISLE RICE
	COREY LEROY
	CORNELL WARNER

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

E ROUTE 66 2020 (Cont'd)

700	DOUG MC CLURE
	GREEN THUMB
	HIRAM GRACE
	HOWARD REITER
	JULIETA CARRERA
	KITTY HAWK
	PERSPECTIVE PLUMBING
	QUALITY CONTROL SVC
	SHIN SHIP
709	DONALD MAY
712	GLENDORA GLASS & MIRROR
715	CLEAN AIR TESTING
719	OUR VINTAGE GARAGE AT EUPORIA
726	SPEEDWAY MOTORS
732	ALVIS STALLEY
	KEVIN CURLEY INS & ASSOC INC
740	ALEXANDRA SMITH
	GRAPHIC ROLLER
	JACOB BRUMFIELD
	JEFF SMITH
744	S & S TROPHY ENGRAVING & GIFTS
755	ADRIANA DONOFRIO
	BEVERLY CHENAULT
	BOYD SMITH
	BRETT FURREY
	CAROL KEEFER
	CECILIA FARNUM
	CELIA DOMINGUEZ
	CRYSTAL NARRAMORE
	CYNTHIA TILLEMAN
	DARYL FALLA
	DAVID PODLEY
	DIANE SCALZO
	DOROTHY ARRIETA
	EDWARD AFSHARIAN
	FRANCIS RECALDE
	GREG TERRY
	GRETCHEN PALMER
	INGRID MOREO
	JACK HARRIMAN
	JACQUIE PERGOLA
	JANINE CRAWFORD
	JENNIFER VIRAY
	JIM ROCK
	JO LOOMIS
	JUNE WAYBRIGHT
	KATIE ORTH
	LAURA HERNANDEZ
	LESLIE SHANNON
	NARRAMORE GRI CRS CRYSTAL

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

E ROUTE 66 2020 (Cont'd)

755	PAM FRANKLIN
	PODLEY PROPERTIES
	RICK MUELLER
	ROSANNE BROGHAMER
	TACKA INC
	WANN GROUP
760	AMANDA MARINEZ
	ANGELA FUCHS
	ARTHUR LINDSEY
	BELLAGIO VILLAS
	BRYANT MARCHESAN
	CYRIL SANIANO
	DOMINIQUE STELLY
	DYLAN STAFFORD
	GEORGE SOLIS
	GLADE MERKLEY
	HEATHER VILLANUEVA
	JONAMHAE CUCAL
	JOSEPH PADEREZ
	JOSHUA GARSIDE
	JUAN CUCAL
	JUDITH SANIANO
	KELLIE MCKINLEY
	LISA DESMOND
	MAIRA GARCIA
	MANUEL REIMER
	MARY VILLANUEVA
	MICHAEL VILLANUEVA
	PAULINE BUTNER
	PILAR RAMOS
	RANDOLPH LOVELACE
	RONALD BUTNER
	SONDRA SLOAN
	SONIA CUCAL
	SONIA SALCIDO
	VERONICA PADEREZ
800	CECILIA CHIU
	CHADD OWEN
	CRISTIAN LUCERO
	DAVID PLEASANT
	DESIREE ALLYN
	DONNIE MORQUECHO
	EDWARD BARNES
	EMILY MORQUECHO
	GABRIELA LUCERO
	JANICE BARNES
	JENNIFER OWEN
	KABI DAGHER
	KASRA MANOUCHEHRIAN
	KATHERINE PINUELAS

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

E ROUTE 66 2020 (Cont'd)

800	KIMBERLY COLLINS
	LORNA LUALHATI
	MANOUCHEHRIAN MANI
	MIKE MALLEY
	ROBERT GARCIA
	UMILTA SARGEANT
	YADOLLAH MANOUCHEHRIAN
801	O'REILLY AUTO PARTS
813	ULTIMATE PILATES LLC
815	HOHM TECH INC
817	KEW ENTERPRISES
818	MICHAEL NELMS
823	LAURA VIGNOLI
	RAFIQ MAMA
825	WISE CHOICE PLUMBING & ROOTER

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

S GLENWOOD AVE 2020

134	MICHAEL DONNELLY
	SALLY MONTGOMERY
	SARA MONTGOMERY
150	BRITTANY BECK
	DEBRA BECK
	MARK BECK
151	PETRUS VANDERGOOT
153	LORI DIETSCHE
	MARY DIETSCHE
252	ELSA MORALES
	LAURA HULL
	LUIS MORALES
	MONIQUE MORALES
	VIVIANE SEYRAYANI
300	GARY SWENSON
	JULIE SWENSON
330	MARIJO JACKSON
335	ANDREW KEITH
	BARBARA KEITH
	SCOTT KEITH
342	GLEN THOMPSON
	MADLIN THOMPSON
349	JOSEFA ROBLEDO
	JOSEPH ROBLEDO
350	MARK MC GREGOR
355	JUDITH WAYNE
363	KAREN MIRIGIAN
	WILLIAM REMBERT
369	ESTELA PARADO
	FELIX PARADO
	MARISTEL PARADO
	PATRICK PARADO
381	ALYCIA DERRO
	MARY DERRO
	MATTHEW DERRO
	THOMAS LABEL
	TRAVIS LABEL
531	L'ETOILE CHOCOLATIER
539	BASHOURA INC
540	DOWD ROOFING
	GLENDORA FOREIGN CAR SVC

Target Street	Cross Street	Source
✓	-	Cole Information

E ROUTE 66 2014

625	BEST WESTERN
	BEST WESTERN ROUTE 66 GLENDORA INN
	UNLOCK SERVICE
626	SAME DAY CLEANERS
633	PREFERRED ONE PLUMBING
	PRO CARE PLUMBING
	SALON 66
634	AMAYA, AMANDA
	ANDUJO, DIANA
	CAMACHO, JOEL
	CENDEJAS, ANTHONY E
	CHAVEZ, ANA I
	CHEN, HAN
	CONRAD, ANDREW
	DIAZ, JOSEPH
	ELIZALDE, ANDREA R
	FIMBRES, RENE R
	FLORES, ERICK
	GALLO, JO A
	GUILLERMO, ELAINE
	KEEFER, KYLE
	KOREJWO, STEPHAN P
	LAVEN, JERRY W
	LUTTER, HANS
	LUTZ, ANDY
	MAIORCA, VANESSA
	MCCKURE, DOUG M
	MEADOWWOODS
	MILLER, JULIE
	MORAN, VICTOR M
	NAVARETTI, JEFFREY
	PETERSON, ALAN B
	RAMIREZ, MIRIAM
	SOUQUETTE, THELMA M
	TEAGUE, RYAN D
	VELA, GIOVANNI M
637	HELEN NAILS
651	BATTERY SALES UNLIMITED
	SELECT ELECTRIC
700	ANCHOR SELF STOR
	AW PROFESSIONAL GARDENING & LANDSC
	LOW COST STORAGE
709	MACHRONE, NATHAN S
	MOBILE WINDOW TINTING
	SUMARA, NATALIE
712	GLENDORA GLASS & MIRROR
715	CERS MANAGEMENT INC
	CLEAN AIR TESTING
719	GAMEROOM GOODIES
726	ROUTE 66 MOTORS

Target Street	Cross Street	Source
✓	-	Cole Information

E ROUTE 66 2014 (Cont'd)

732	ALBERT, PATRICIA S
	ANGULO, HENRIETTA
	BROWN, GEORGE C
	CURLEY, KEVIN R
	DAMIANO, JULIA R
	DELK, MICHAEL D
	GARCIA, EILEEN
	GRIEGO, ESTHER M
	GUTIERREZ, DANIEL
	JACKSON, MELBA W
	MARULANDA, LILIAN L
	MERBOTH, MICHAEL
	MONTGOMERY, MICHAEL
	PIXLEY, LOUIS D
	RIVEROS, DEBORAH
	RUBIO, DAMON
	SPATAFORA, CATHERINE M
	SPRINGER, ALAN J
	STALLEY, KEN A
	STJOHN, REGINA
	URQUIDEZ, HECTOR
	WHITE, TERRY L
740	GRAPHIC ROLLER
744	S & S TROPHIES ENGRAVING & GIFTS
745	ANDYS AUTO CENTER
755	DIKSON PODLEY REALTORS
	PODLEY PROPERTIES
	PODLEY PROPERTY
760	AJMO, NISRINE
	BARNES, KATHLEEN M
	BELL, COLIN
	BELLAGIO VILLAS
	BERTRAM, STEVEN
	CHERCHIAN, HRATCH
	DAHER, DANNY
	DENISON, JENNIFER
	DENNIS, WILLIAM
	ESCOBAR, RACHEL
	GARSIDE, FRED P
	GEORGES, SAMER E
	HADDAD, B
	HARVEY, CARL
	HERNANDEZ, HERMAN H
	LINSCOTT, KRYSTAL
	MALLICK, DARYL
	MARSHALL, STEVEN C
	MCMILLIAN, PATRICK J
	MOBERG, GARRETT
	QUACH, LINDA
	REYES, GIL A

Target Street	Cross Street	Source
✓	-	Cole Information

E ROUTE 66 2014 (Cont'd)

760	ROBLES, MARIA
	ROHEIM, CATHERINE G
	ROSA, IMELDA D
	SABA, SAMAR N
	SALLOUM, SALLY
	SITTROP, LORA A
	SLOAN, SONDRA M
	SOTONA, MICHAL
	STAFFORD, ARON D
	SUMULONG, MILA G
	TENORIO, ADOLFO M
	YAZBEK, ANDREW H
800	BARNES, EDWARD V
	BARTH, DAVID E
	BARWICK, DICK F
	BUTCHER, CHRISTINE A
	DUFF, SHANTRA S
	ERDAG, DINA
	LASPESA, RICH
	LUALHATI, LORNA M
	MANDI, HUSSAIN Y
	MILLIKAN, WENDY
	MURILLO, ANGIE L
	OWEN, STEVEN C
	PLEASANT, DAVID C
	RISIGLIONE, ROBERT
	RODRIGUEZ, PERLA M
	SEDROSA, RAMANDO
	SHARMA, SATISH C
	SHIRLEY, MIKE J
	SKELTON, BRIAN
	VILLAGE OF HILLSIDE
	VILORIA, RONALD
	WALBRIDGE, TIM
801	OREILLY AUTO PARTS
817	MCDONALDSL & B FOODS
818	AGUILA, JESSE J
	BINGHAM, MARY E
	BOWEN, BUD
	DREW, BRITTANY
	MIRANDA, DANIEL
	MUHLHAUSER, ROSEMARIE
	NELMS, MICHAEL B
	SCHNARE, KATHRYN J
	SCHNEIDER, EVA
821	HEART FIT
823	D V C

Target Street	Cross Street	Source
-	✓	Cole Information

S GLENWOOD AVE 2014

134	MONTGOMERY, JOHN A
148	DAWSON, WILLIAM B
150	BECK, DEREK
151	VANDERGOOT, PETRUS M
153	OCCUPANT UNKNOWN,
252	OCCUPANT UNKNOWN,
300	SWENSON, GARY S
330	JACKSON, MARIJO K
335	OCCUPANT UNKNOWN,
342	THOMPSON, GLEN S
349	ROBLEDO, JOSEPH C
350	MCGREGOR, MONICA D
355	WAYNE, SEYMOUR M
363	MIRIGIAN, KAREN A
369	PARADO, MARISTEL S
381	LABEL, THOMAS A
531	LETOILE CHOCOLATIER
534	SHUMAKER S
540	DOWD ROOFING
	DOWD ROOFING CO
	GLENDORA FOREIGN CAR SERVICE

Target Street	Cross Street	Source
✓	-	Cole Information

E ROUTE 66 2010

625	BEST WESTERNROUTE 66 GLENDORA
634	ANDUJO, DIANA
	CHEN, H
	COMSTOCK, PEGGY F
	CORTEZ, EDDIE
	DIOSES, MARCELA
	FEMINO, JAMES J
	FIMBRES, MARY L
	GALLO, JOANN A
	GARCIA, MARGARET
	GOLDING, JENNIFER M
	HENKELS, MARIA
	HERRERA, DARIO
	JACKSON, SHACRISTALA
	JOHNSTON, G
	LAVEN, JERRY W
	LIRA, MARIO
	LUTZ, ANDY
	MCLAMORE, CARRIE
	MEADOWWOODS
	MORAN, VICTOR M
	MORGAN, LINDA
	PATTERSON, CODY
	PEACOCK, SHARI K
	PETERSON, ALAN B
	RAMIREZ, MIRIAM
	SUHAY, CARY D
	TORRES, EDWARD
	VALDEZ, CHRISTINA M
	VARGAS, RUBEN
	VERGARA, RAYMOND C
	WANLAND, JENNY
637	HELEN NAILS
651	BATTERY SALES UNLIMITED
700	ANCHOR SELF STOR
	PERSPECTIVE PLUMBING
	QUALITY CONTROL SVC
709	SANDS CO REAL ESTATE
	SUMARA, NATALIE
712	GLENDORA GLASS & MIRROR
	PACIFIC ROOFGUARD
726	ROUTE 66 MOTORS
732	ALBERT, PATRICIA S
	ARMSTRONG, M
	BLACK, BOBINA
	BROWN, GEORGE C
	DAMIANO, JULIA
	GRIEGO, MARTHA
	MARULANDA, LILIAN L
	MOLINA, ROSA

Target Street	Cross Street	Source
✓	-	Cole Information

E ROUTE 66 2010 (Cont'd)

732	PHILLIPS, DAMON
	PIXLEY, LOUIS D
	RINGO, JOSEPH J
	RODGERS, MARGARET N
	RUBIO, SAMUEL
	SHORES, RAYMOND L
	SPRINGER, JERE S
	STALLEY, KEN A
	STJOHN, KEVIN
	TUCKER, GEORGE
	URQUIDEZ, HECTOR
	WESTERN SKIES MOBILEHOME PARK
	WHITE, TERRY
740	GRAPHIC ROLLER
744	S & S TROPHIES ENGRAVING
745	ANDYS AUTO CTR
760	AOUKAL, MOOD
	BELLAGIO VILLAS
	CUYEGKENG, MARIA L
	DAGHER, KAMIL S
	GEORGES, SAMER E
	GOMEZ, ROXANNE
	JOHNS, MARK J
	KUNG, HISANG W
	LEHIGH, LEONARD
	LIM, M
	LINDSEY, ARTHUR A
	MCMILLIAN, PATRICK J
	MESLALLADO, JOSE
	ORTIZ, ERIC E
	PEDEVILL, DEE
	ROBINETT, JAMIE
	SABA, SAMAR N
	SANCHEZ, VILMA
	SAXTON, PAUL L
	SEIBERT, LUKE
	SLOAN, SONDRA M
	TAE, CHANG S
	TOMAS, OSCAR B
	TURNER, MABELE P
	WIEBE, HELEN
800	BURNETT, BONNIE J
	BUTCHER, TIMOTHY A
	BUTNER, RONALD O
	CRUZ, JENNIFER J
	DAZHER, KABI S
	DELALOZA, CHRISTOPHER M
	HILLSIDE VILLAGE
	JANSSEN, JAMES L
	MALLEY, MICHAEL P

Target Street	Cross Street	Source
✓	-	Cole Information

E ROUTE 66 2010 (Cont'd)

800	MANDI, HUSSAIN Y
	NAKARA, MARI
	OWEN, LISA R
	RYAN, ROBERT E
	SARGEANT, ULIN A
	STEPHENSON, JOVANA
	THOMPSON, CHRISTAL
	WALBRIDGE, SEANEEN
801	KRAGEN AUTO PARTS
813	LARSON IRISH SCHOOL OF DA
818	BINGHAM, MARY
	JONES, R
	PIEROTH, DEBRA
823	EXAMINATION MANAGEMENT SVC
	PROFILE SERVICES

Target Street	Cross Street	Source
-	✓	Cole Information

S GLENWOOD AVE 2010

134	MONTGOMERY, JOHN M
148	OCCUPANT UNKNOWN,
150	BECK, MARK S
151	VANDERGOOT, PETRUS M
153	OCCUPANT UNKNOWN,
252	SCOTT, GLENN R
300	SWENSON, GARY S
330	JACKSON, MARIJO K
335	HABASHY, B
342	OCCUPANT UNKNOWN,
349	ROBLEDO, JOSEPH C
350	OCCUPANT UNKNOWN,
355	WAYNE, SEYMOUR A
363	MIRIGIAN, KAREN A
381	LABEL, THOMAS A
527	KAJUKENBO SELF DEFENSE INST
531	LETOILE CHOCOLATIER
539	BASHOURA INC
540	DOWD ROOFING
	GLENDORA FOREIGN CAR SVC

Target Street	Cross Street	Source
✓	-	Cole Information

E ROUTE 66 2005

625	GUEST INN THE
	PRO AM INSURANCE AGENCY INC
633	PRO CARE PLUMBING
634	AMES, MICHAEL
	BRASHEARS, JAMES P
	COFRESI, ENRIQUE
	COMSTOCK, PEGGY B
	DYE, GEORGE R
	ESKAF, BASSAM
	FEMINO, JAMES J
	FREEMAN, SHELLEY C
	GALLO, JOANN A
	GARCIA, MARGARET
	GOLDING, JENNIFER
	GREENE, REBECCA
	HARDIE, JENNIFER D
	HECK, SHANNON M
	HURLEY, TAMMY
	LUTTER, DOMINIQUE C
	MCCAWLEY, KEVIN L
	MCDERMOTT, SUSANA
	MORAN, VICTOR M
	MUMFORD, RICHARD A
	NAKASHIMA, TAIYO
	PORTER, MICHALE J
	PRUDHOLME, LAWRENCE J
	PYLES, AMY
	SILVA, TRINI H
	SKRZAT, J
	SMITH, PETER J
	SWABY, L
	VANDIVER, ANNETTE M
	WAGNER, STACEY L
	YANEZ, BERTHA M
637	JULIANA C HARDENBOL
651	BATTERY SALES UNLIMITED
	RYDER T R S
700	ALL POINT CHEM DRY
	AMERICAN BIOCLEAN CORP
	ANCHOR SELF STOR
	HAYGARTH ELECTRIC CO
	KING UNLIMITED AC
	PERSPECTIVE PLUMBING
	TERR AQUA SYSTEMS INC
709	STAGGS, TIM
	SUMARA CONSTRUCTION
	SUMARA, NATALIE
	THE SANDS CO
712	GLENDORA GLASS & MIRROR
	NELSON BROTHERS MAINTENANCE

Target Street	Cross Street	Source
✓	-	Cole Information

E ROUTE 66 2005 (Cont'd)

712	NELSON ROOFING
718	R S AIR CONDITIONING & HEATING INC
719	GAMEROOM GOODIES
	JUKEBOXES ETCETERA
726	HUNTINGTON CAR CO
732	AREVALOS, CAROLYN S
	ARMSTRONG, M
	BRIONES, ROSA
	BROWN, GEORGE C
	ESCOBAR, ELUTERIO
	FORD, MERRILY
	GARRY, SUSAN
	GORDON, WARREN D
	MOLINA, ROSA
	MYER, CAROL A
	PIXLEY, LOUIS D
	RINGO, JOSEPH J
	RODRIQUEZ, JULIO
	SANZ, ROBERT T
	STALLEY, KEN A
	WESTERN SKIES MOBILEHOME PARK
	WHITE, TERRY
740	GRAPHIC ROLLER CO
744	BLUE AQUA TECH
745	ANDYS AUTO CENTER
755	FRANKLIN J LOVE
760	BELLAGIO VILLAS
	BORENS, KERBY K
	BOUQUOT, ELLEN C
	BOUTROS, SAMIR E
	CALDERON, CARMELA
	CHUNG, CHONG
	CONEJERO, JOSE C
	DANG, MELVIN M
	GOMEZ, ROXANNE
	HADDAD, B
	KIDD, ROBERT M
	LAI, HUILING L
	LISTING WEBSITE ACCT
	MATKEY, THOMAS R
	MCMILLIAN, PATRICK J
	MUNOZ, CARLOS M
	NAKASHIMA, NANAMI
	PARK, INSOK
	ROBBIN, SUZANNE
	SABA, SAMAR
	SCHUBERT, REBECCA A
	SKUBIC, ROBERT J
	SLOAN, SONDRA M
	SPIEWAK, SUZANNE

Target Street	Cross Street	Source
✓	-	Cole Information

E ROUTE 66 2005 (Cont'd)

760	SUN, CHU L
	TAE, CHANG S
	TOMAS, OSCAR B
	WHITE, SUZANNE
	ZEITOUN, JOSEPH B
800	ALDERMAN, JASON M
	ALVAREZ, ALEXANDER R
	BLANSET, AMBER
	BOWIE, RHONDA M
	BURNETT, BONNIE
	BUTNER, RONALD O
	COJEREAN, CHERYL L
	COUPLAND, DONNA F
	DESAI, SACHIN
	HILLSIDE VILLAGE
	MALLEY, MICHAEL P
	MANDI, HUSSAIN Y
	MANNSCHRECK, STEVEN M
	NAKARA, MARI
	REINHARDT, PATICK S
	SORENSEN, TERRY J
	TONIS, BILL
801	CSK
807	GREENS SECURITY CENTERS INC
808	PIERE, MARY
813	LARSON IRISH SCHOOL OF DANCE
817	SIDE BY SIDE SKIN & HAIR SALON
818	CAPONE, ANTHONY P
	ESCOBOZA, FREDRIC A
	GORDILLO, AURA A
	GRAHAM, TAMMY E
	JONES, R
	LAYMON, CLIFFORD A
	PRECIADO, RAMON
	TEMPLE, GAY
823	EXAMINATION MANAGEMENT SERVICES INC

Target Street	Cross Street	Source
-	✓	Cole Information

S GLENWOOD AVE 2005

134	MONTGOMERY, JOHN M
148	MUNCIE, RICK A
150	BECK, MARK S
151	VANDERGOOT, PETRUS M
153	OCCUPANT UNKNOWN,
252	GALLIGAN, DONALD J
300	SWENSON, GARY S
330	JACKSON, BOBBY G
335	KEITH, SCOTT T
342	THOMPSON, GLEN S
349	ROBLEDO, JOSEPH C
350	CROWE, RUTH H
355	WAYNE, SEYMOUR A
363	MIRIGIAN, JOSEPH A
369	PARADO, FELIX H
381	LABEL, THOMAS A
531	LETOILE
534	S SHUMAKER
539	BASHOURA INC
540	DOWD ROOFING
	GLENDORA FOREIGN CAR SERVICE

Target Street	Cross Street	Source
✓	-	Cole Information

E ALOSTA AVE 2000

421	CURRIE, JULIE
428	ACOSTA, CLAUDE
	BOND, JOE
	CLARK, ROY
	COX, JOHN
	JENKINS, ROBIN
	JONES, BETH
	SANFORD, ORRIN L
	SIMPSON, C M
	SOPER, DONALD
545	BOCOCK, DAVID
612	OCCUPANT UNKNOWN,
633	OCCUPANT UNKNOWN,
634	ESPINOSA, A C
	FERRETTI, CARLOS
	FINCH, C J
	FISHER, DEBRA L
	GEOFFROY, MICHAEL A
	GILLIAM, K M
	HAYES, LESLIE C
	KUBICA, CHAD
	LEAR, CHERYL
	LEVEY, DEBRA L
	LINKE, BRITT N
	MINISKEY, DENISE M
	PERRY, DIRK M
	UNASH, KEVIN K
709	GREEN, R F
732	BROOKS, DONALD J
	BROWN, GEORGE
	CASTELLO, THOMAS
	GALLEGOS, AURORA
	GORDON, WARREN D
	KESSLER, ROBERT
	LAPAGE, B
	LAWSON, MIKA S
	OAKES, MARY M
	ROGERS, CAROLYN
	RUBIO, LUPE G
	STALLEY, ALVIS E
	WEST, BOB
	WILLIAMS, A G
760	ANDREWS, LISA K
	BERNSTEIN, PETER
	BUTLER, ANNETTE D
	DEVINE, MICHAEL J
	DYKES, THERESA B
	FISHER, RALPH A
	HACKER, MICHELE M
	HAFFNER, PATRICK

Target Street	Cross Street	Source
✓	-	Cole Information

E ALOSTA AVE 2000 (Cont'd)

760	HAJIBASHI, NASIM
	HARVEY, ERIC R
	HURST, CHARLES G
	LAWSON, ROBERT J
	NUNEZ, ANA
	ORR, RYAN J
	PASTRAN, VIVIAN
	PERKINS, JOHN C
	QUIJAS, ROBERT
	SUNAIJ, HIKMAT
	VARELA, HELLEN
	VARELA, MARTIN
	YAN, JUN
	ZUCKER, RICHARD M
800	BURNETT, BRET
	BUTNER, R
	GADISON, DEWAYNE D
	GARCIA, ALFONSO L
	GERGI, ILONA
	ISLES, LAURAL
	KANCHO, JAMES W
	KANOHO, JAMIE L
	MANNSCHRECK, STEVEN M
	MASSIH, SYLVIA
	MORRISON, K A
	NAKARA, ABDALLA
	OWEN, LISA R
	TEDROW, GLEN
	WILLIAMS, J J
818	BOOR, GERALYN
	FELT, J
	FRANCO, G
	VICARIO, ROSALIE J
819	GHFOORI, JOHN
823	OCCUPANT UNKNOWN,

Target Street	Cross Street	Source
-	✓	Cole Information

S GLENWOOD AVE 2000

134	MONTGOMERY, JOHN
148	MUNCIE, RICK A
150	BECK, MARK S
151	DOUGAN, PAUL
252	GALLIGAN, DONALD J
300	SEETOO, WILFRED H
330	OCCUPANT UNKNOWN,
335	KEITH, SCOTT
342	THOMPSON, GLEN S
349	ROBLEDO, JOSEPH C
350	CROWE, FRANK
355	WAYNE, SEYMOUR
363	MIRIGIAN, JOSEPH A
369	HORN, RAYMOND G
381	LABEL, THOMAS A
531	BACHOURA, N
540	STARK, PETER R

Target Street	Cross Street	Source
✓	-	Cole Information

E ALOSTA AVE 1995

625	PATEL, D
	SHAMROCK MOTEL
	WATROUS, CYNTHIA
633	FREEMAN WATER CONDITIONING CO
634	GAYE, R B
	HARRISON, HELEN M
	KIM, KISOO
	LABENSKE, JAMES
	LAVEN, JERRY
	MEADOWWOODS
	MENDOZA, AMANDA
	MERIN, TINA
	PUNTANEN, LEEA
	TENGDIN, RICHARD
	TRUDEAU, A
	WALLAUER, DAWN
	WHITING, MILDRED M
	WIEDEFEL, BEVERLY
	WILCOCK, BRIAN
	YOUNG, WILLIAM
637	SAMPLE SIGNS
651	BATTERY SALES UNLIMITED
700	ANCHOR SELF STOR
	CRAWFORD, V
	FAGAN, TERESA
	FROST, KATHY L
	RAMIREZ, DANIEL A
706	OCCUPANT UNKNOWNN
709	GREEN, R F
	STAGGS TRACTOR WORK
	TAYLORS LOCK & KEY SHOP
712	OCCUPANT UNKNOWNN
719	GOODTIMES RACING
723	ANDYS AUTO CTR
	BMC VENTURES
724	OCCUPANT UNKNOWNN
726	HUNTINGTON CAR CO
	OCCUPANT UNKNOWNN
732	BROOKS, DONALD J
	BROWN, GEORGE
	CRABTREE, WALTER
	ERWIN, SALLY
	GORDON, WARREN D
	KUBISCH, M
	PLAETZ, CARL
	RODGERS, CHARLES
	STALLEY, ALVIS E
	VANCUREN, MARY J
	VINCENT, HAROLD O
	WESTERN SKIES MOBILEHOME PARK

Target Street	Cross Street	Source
✓	-	Cole Information

E ALOSTA AVE 1995 (Cont'd)

732	WILLIAMS, A G
740	H & R VCR REPAIR
742	MEGA TEC MOLD
	OCCUPANT UNKNOWNN
744	OCCUPANT UNKNOWNN
745	ANDYS AUTO CTR
746	GLENDORA SIGN CO
	OCCUPANT UNKNOWNN
755	HERBERT HAWKINS REALTORS
	JANIEC, NATALIE
	PARKER, BOBBY L
	POISALL, MARIA
760	ACOSTA, JAMES
	BARNES, C
	BURK, DEANN
	CARUSO, RICHARD
	COLERA, DAVID
	COUSSA, LILITH M
	DANIELS, HELEN
	DAUBERT, SUSAN
	DAVIS, R
	EDWARDS, DEANNE
	GETZIE, NINA
	GLOCK, THEO
	GOLLAHER, MATTHEW
	HERNANDEZ, LAURA K
	HICKMAN, BETH
	KENNEY, EDWARD T
	MARTINDALE INVESTMENT PROPS
	MATZKE, R
	MAZAL, EDITH
	MONTECITO AT GLENDORA APTS
	PAPPAS, ANGELA M
	PITTI, EVELYN
	SANFORD, MARK
	SAUCEDO, DEBRA J
	SERRATO, YOLANDA
	SLOAN, SONDRA
	SORENSEN, DAWN
	STONE, BONNIE
	TAFT, DEEN R
	TODD, RICH
	WISE, S JR
800	BARWICK, JEFF
	BOUDREAU, NOREEN
	BROWN, WILLIAM S
	BUTNER, R
	CARRAMANZANA, RODOLFO
	CURTIS, JOHN A
	GARCIA, JESSIE

Target Street	Cross Street	Source
✓	-	Cole Information

E ALOSTA AVE 1995 (Cont'd)

800	HILLSIDE VILLAGE
	LOVELACE, R
	MEYER, DAVID E
	MOORE, ADRIAN
	PLATT, DENISE
	SOJKA, DANIEL
	SULTAN, HAMED
	TREVINO, SHAWNA
811	DIET CENTER
	PRO HEALTH
813	VIRGINIA F BAKER
817	GENESIS
818	CORDOVA, RICHARD
	MORALES, ANTONIO
	MOTA, MARIA
	WOOD, WILLIAM R
823	BIO MEDICAL SVC ASSOC
	P J HILTON & CO

Target Street	Cross Street	Source
-	✓	Cole Information

S GLENWOOD AVE 1995

134	MONTGOMERY, JOHN
150	BECK, MARK S
151	DOUGAN, PAUL
252	GALLIGAN, DONALD J
300	SWENSON, GARY
330	JACKSON, BOBBY
335	KEITH, SCOTT
342	SMALLWOOD, B J
349	ROBLEDO, JOSEPH C
350	CROWE, FRANK
363	OCCUPANT UNKNOWNN
369	HORN, RAYMOND G
381	ARIAS, GUILLER
527	KAJUKENBO SELF DEFENSE
531	DO SA DO DUDS
534	SHUMAKER, S
535	BEST ART GLASS SUPPLY
	LIGHTRON COMPUTER ENGINEERING
537	FURNISHINGS BY DOROTHY
540	GLENDORA GROOMING

Target Street	Cross Street	Source
✓	-	Cole Information

E ALOSTA AVE 1992

625	SHAMROCK MOTEL
633	VAZQUEZ A S CNCRT
634	CARTER, CLINTON E
	LOWELL, J
	MEADOWWOODS
	NAGY, A
	PRAXMARAR, DAVID
	TOBBI, JEAN
637	SAMPLE SIGNS
651	BATTERY SALES UNLTD
700	PACK&SHIP
709	GREEN RF
	STAGGS TRACTOR WRK
	TAYLORS LOCK&KEY SH
712	A&C PET CENTER
718	ANAHEIM AUTO SHPPRS
719	GOODTIMES RACING
723	DYE GEORGE MOTORS
726	HUNTGTN CAR CO
732	BROWN, GEORGE
	GORDON, WARREN D
	MCCLAIN, OTIS
	PLAETZ, CARL
	RUSSELL, PEARL L
	VANCUREN, MARY J
	WESTRN SKIES PARK
	WILLIAMS, A G
740	H&R VCR REPAIR
742	LITHO PRESS CO
	SKILLED OFFSET SERV
746	GLENDRA SIGN CO
755	HERBERT HWKNS
800	DIETERICH, KAREN
	FLEMING, EDWARD
	HILLSIDE VILLAGE
	MASOUD, JASSEM
	NAKARA, ABDALLA
	NUNEZ, MARTIN
	ROSE, LESLIE
811	DIET CENTER GLENDOR
813	BAKER, V F
	VIRGINIA BAKER ASID
	VIRGINIA, F B
815	PAC RIM OPPORTUNITY
817	GENESIS
818	MOTA, MARIA
823	BIO MED SERV ASSOC

Target Street	Cross Street	Source
-	✓	Cole Information

S GLENWOOD AVE 1992

134	MONTGOMERY, JOHN
151	DOUGAN, PAUL
252	GALLIGAN, DONALD J
330	JACKSON, BOBBY
342	SMALLWOOD, BERTON J
349	ROBLEDO, JOSEPH C
350	CROWE, FRANK
381	ARIAS, G
510	RUDD, RALPH T
531	DO SA DO DUDS
534	DAVIS GLENN AUTOMTV
535	RAYS OF SUNSHINE
537	FURNISHINGS DOROTHY
540	GLENDRA DOG GROOMNG
549	PAINE, CARY

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

E ALOSTA AVE 1987

625	★SHAMROCK MOTEL	335-2519	
633	★FREEMAN N T CO	598-5913	
	★FREEMAN N T CO	335-3138	
	★FREEMAN WATER CONDG	335-3138	
034	★DAVES AUTO SALES	914-2400	+7
	★MARIAS CREATIONS	963-0351	+7
637	★SAMPLE SIGNS	335-2825	
551	★BATTERY SALES UNLTD	914-3717	2
700	★GLENDRA POSTAL CNTR	335-0314	
	★GLENDRA STOR ALL	335-0314	
709	★GREEN ELECTRIC	335-0313	
	★STAGOS TRACTOR WRK	963-8026	
	★TAYLORS LOCK&KEY SN	963-5515	
712	★ANIMAL LOVERS PET	335-4415	9
715	XXXX	00	
718	★HOLIDAY RV SUPPLIES	335-7110	
723	★DYE GEORGE MOTORS	963-5984	
	★GLENDRA HONDA	963-5984	6
	★HONDA GLENDORA	592-4265	6
	★HONDA GLENDORA	963-5984	+7
724	CLEMONS Elmer	335-9518	+7
726	★HUNYGTN CAR CO	914-4042	+7
732.....	WSTRN SKIES TRLR RK		
16	BRINKSMA Andrew	963-2771	
	CRABTREE Walter	333-0977	
	FORD Albert P	333-4483	
	HOPFMAN E	914-1051	+7
	MERRILL Churchill	963-3639	1
19	PLAETZ Carl	335-2789	
	REED C L	333-2800	
	RUSSELL P L	963-7271	
	SMITH Alfred W	335-2604	
	SMITH Mabel N	336-2604	+7
	STALLEY Alvis E	963-2982	
	STUBBLEFIELD James	335-2033	
	VANGUREN Mary J	963-1967	6
	VINCENT Harold O	335-2393	1
	WEIPERT Virginia	914-3038	6
	★WESTERN SKYS MBL HM	963-2982	2
	WILLIAMS A G	914-3348	6
732.....			
732½	COTTOR G E	335-7100	+7
748	★NY DEL CORP	335-2213	
	★NYDEL CORP	335-2213	
A	★N L&R PLASTIC PRNTG	335-2314	
742	★FOOTHLS CABLE ADMIN	914-4613	+7
744	XXXX	00	
746	★BANNER KING	914-1012	+7
	★LOGERFO SIGN CO	914-3995	+7
748	★BAUMANN ENGINEERING	963-9406	
	★NI REL CONNECTORS	963-9481	
755	★NERBERT HAWKNS RLTR	598-2339	2
	★NERBERT NWKNS GLNDR	963-4151	0
756	XXXX	00	
758	XXXX	00	
880	FLEMING Edw	963-7846	6
901	★GLENDRA CHEVRON	963-1115	4
811	★DIET CENTER GLENDOR	963-0911	5
813	XXXX	00	
815	★FANCY FREIGNT	914-8220	6
817	XXXX	00	
818.....	APARTMENTS		
	BABB Sharleen	914-6208	+7
	BERNARD Joe D	963-2389	4
	COVA Raisel G	963-7009	5
	GRAVATT Velsdine	335-7610	+7
	LOCKE Chas	914-6636	+7
	SABBAGH Jalal	914-3105	6
	VANEGMOND Everett	335-8387	+7
816.....			
819	XXXX	00	
823	★BIO MEDICAL SERV	914-5011	6
	★HILTON P J&CO	963-6386	3
825	★CA POOLS	335-4910	1
	★CA POOLS&SPAS	625-0706	+7

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

S GLENWOOD AVE 1987

GLENWOOD AV S 91740
GLENDORA

134	DONNELLY Robert E	335-2871	
148	XXXX	00	
151	DOUGAN Paul	335-2131	
153	XXXX	00	
252	GALLIGAN Donald J	963-3457	
300	SEETOO Ehring W	335-7795	
	SEETOO Wilfred H	335-7795	
330	JACKSON Bobby	963-7046	
	JACKSON Bobby	963-9836	1
335	GORRELL Eleanore	963-5080	9
342	SMALLWOOD B J	335-5153	
349	CAMARCO Anthony Jr	963-3550	D
350	CROWE Frank	335-8847	4
	CROWE Frank W	335-1747	6
355	OPPENHEIM Judith E	963-7827	6
363	XXXX	00	
369	XXXX	00	
381	LABEL Sheryl A	963-7000	
	LABEL Thos A	963-7000	
531	★A MARTIN INDUSTRIES	593-7571	+7
533	XXXX	00	
534	★BEVERLY AIRE	963-0614	1
535	XXXX	00	
637	★GLENDRA JNTRL SPLY	335-5910	5
539	MURTHY Nagaraja	914-5115	3
540	★BOWSER&BOWSER CO	914-4793	3
★	4 BUS 22 RES	1 NEW	

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

E ALOSTA AVE 1982

625	CAVE GAIL MPLE SHPS	335-1511	+2
	GAIL CAVE MAPLE SHP	335-1511	-2
	MAPLE SHOPS	335-0114	+2
	MAPLE SHOPS	335-1511	+2
	SHAMROCK MOTEL	335-2519	4
	THE MAPLE SHOP	335-0114	+2
633	FREEMAN H T CO	599-5913	5
	FREEMAN WTR CNDTN	335-6138	
634	CERVANTE2 JOSEFINA	963-5079	+2
	FERNANDEZ JOSE	963-2339	7
	HOME&TRAVL TRLR SLS	599-1551	8
	HOME&TRVL TRLR SLS	963-8028	9
637	SAMPLE SIGNS	335-2825	
651	BATTERY SALES UNLTD	914-3717	+2
700	GLENORA STOR ALL	335-0314	7
709	GREEN ELECTRIC	335-0313	4
	STAGGS TRACTOR WRK	963-8026	7
	TAYLORS LOCK&KEY SH	963-5515	
712	ANIMAL LOVERS PET S	335-4415	9
715	ALOSTA PROPANE	953-6163	1
718	HOLIDAY RECL VEHCLE	335-7110	3
723	DYE GEORGE MOTORS	953-5984	
	HONDA GLENDORA	963-5984	
726	HOLIDAY TRAILER SLS	963-2550	
732	WSTRN SKIES TRLR PK		
28	ALEXANDER JOHN	963-1323	5
4	ASCHER CHARLES L	335-9538	8
	BELL MARY	335-7763	1
15	BERRY DONALD S	335-1492	
16	BRINKSMA ANDREW	963-2771	
	CRABTREE WALTER	335-0977	
	EDWARDS CLEGNE	335-6813	9
26	EVANS HENRY	335-7920	4
	FORD ALBERT P	335-4483	
22	HONNEY JOSEPHINE	335-1525	6
	MCKNIGHT ADDIE	335-6162	
	MERRILL CHURCHILL	963-3639	1
	NAGLE ROBT T	914-3184	1
	PEARL DANL	335-1806	+2
19	PLAETZ CARL	335-2789	
	REED C L	335-2800	
	RUSSELL P L	963-7271	6
	SCROGGS L B	963-8921	5
	STALLEY ALVIS E	963-2982	
	STUBBLEFIELD JAMES	335-2033	
	VINCENT HAROLD O	335-2393	1
	WESTERN SKYS MBLHME	953-2982	+2
	YOUNG CHARLEY	914-1581	0
18	YOUNG JAMES A	963-6775	
732			
740	NY DEL CORP	335-2213	
	NYDEL CORP	335-2213	3
A	H L&R PLASTIC PRINT	335-2314	
742	ACTON CATV INC	953-8597	1
	BRADBURY CABLE TV	963-8597	1
	DUARTE CABLE T V	963-8597	9
	GLENDORA CABLE TV	963-8597	9
	LAVERNE CABLE TV	953-8597	9
	MONROVIA CABLE TV	953-8597	9
	POMONA CABLE TV	983-8597	9
	SANDMS CABLE TV	953-8597	1
744	XXXX	00	
746	LOGERFG SIGN CO	914-1012	+2
748	BAUMANN ENGINEERING	963-9406	7
	HASSE ROBT	914-5001	+2
	HI REL CONNECTORS	963-9481	7
	SMITH CARL	914-5001	+2
755	HERBERT HAWKNS RLTR	599-2339	+2
	HERBERT HWKNS GLNDR	963-4151	0
756	XXXX	00	
758	AUSTIN STEVEN	335-3643	+2
800	XXXX	00	
801	STEVES CHEVRON SERV	963-1115	9
811	AMER ASSOC FNCL	335-0275	+2
	AUSTIN REALTY	953-9381	1
813	JONES FRANK CARPET	953-8395	1
815	C B RAU CO	953-5820	+2

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

E ALOSTA AVE 1982

ALOSTA AV E		91740 CONT
	RAU TRUCKING CO	963-8086 +2
817	XXXX	00
818	AUST ELEANOR	914-5469 +2
	CLARK WM	963-5677 +2
	PHILLIPS CECIL	335-8175 +2
819	EXECTVE NAMEPLATE	914-3847 1
823	XXXX	00
825	CA POOLS	335-4910 1

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

S GLENWOOD AVE 1982

GLENWOOD AV S 91740
GLENDORA

134	DONNELLY ROBERT E	335-2871	
148	XXXX	00	
150	XXXX	00	
151	DOUGAN PAUL	335-2131	
153	XXXX	00	
252	GALLIGAN DONALD J	963-3457	6
300	SEETOO WILFRED H	335-7795	5
330	JACKSON BOBBY	963-7046	3
	JACKSON BOBBY	963-9836	1
335	GORRELL ELEANORE	963-5680	9
342	SMALLWOOD B J	335-5153	
349	CAMARCO ANTHONY JR	963-3550	0
350	DAVIS FRANK	963-9877	+2
355	KUBICSEK N	335-8578	6
363	LIVINGSTON EUGENE	963-1779	
369	XXXX	00	
381	LABEL THOS A	963-7000	7
531	S&S BLDG SVS CO	914-4411	+2
533	BABES HAIR FLAIR	963-2811	1
534	BEVERLY AIRE	953-0014	1
	MARINA SOLAR	963-6517	1
	SANTORO DESGN ASSOC	963-4387	1
535	KAY STUART TECHNLGY	914-4320	+2
537	NICHOLS ANNE	335-3022	+2
	PRINCESS HOUSE PROD	335-3022	+2
539	ALADDIN REALTY	963-7633	+2
	HOUSEHOLD ASST SERV	963-6822	+2
	LYNN C W DEVELOPMNT	335-0716	+2
540	LAND INSPECTIONS	914-1891	1
*	12 BUS 17 RES	8 NEW	

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

E ALOSTA AVE 1976

```
 625*SHAMROCK MOTEL       335-2519 4
 633*FREEMAN H T CO       599-5913 5
    *FREEMAN WATER CNDTG335-6138 2
 634*HOME&TRAVL TRLR SLS335-4488
     PARKER DEBBIE        963-8392+6
     SILVA VINCENT        963-1734+6
 637*SAMPLE SIGNS         335-2825
 651  XXXX                OO
 700 BEATTY JOHN R        963-2058+6
    *UNITED STOR ALL      335-0314 5
 709*GREEN ELECTRIC       335-0313 4
    *TAYLORS LOCK&KEY SH963-5515
 712*BERRYHILL ROBT L     335-1392
    *MOTORCYCLE EMPORIUM335-3717 5
 715 MITCHELL DONALD      335-1761 5
    *NOE H MOTRCYCLE SLS335-3019 5
    *OKEEFE PROPANE SERV963-6183 5
 718*HOLIDAY RECRTN VHCL335-7110 3
 723*DYE GEORGE MOTORS   963-5984
     HONDA GLENDORA       963-5984
 726*HOLIDAY TRAILER SLS963-2550
732....WSTRN SKIES TRLR PK
 28  ALEXANDER JOHN       963-1323 5
     BARTON BETTY         335-9404+6
 15  BERRY DONALD S       335-1492
 16  BRINKSMA ANDREW      963-2771 2
  2  COGSWELL CHAS R      963-2263 2
 21  CRABTREE WALTER      335-0977
 26  EVANS HENRY          335-7920 4
  6  FORD ALBERT P        335-4483
     HONNEY JOSEPHINE     335-1525+6
     MCDONALD F A         335-3786+6
 25  MCDONALD MIKE        963-2504 5
  9  MCKNIGHT ADDIE       335-6162 2
 19  PLAETZ CARL          335-2789 2
 13  REED C L             335-2800
     RUSSELL P L          963-7271+6
  4  SCHEIDELER EMILY     963-1335 4
 10  SCHULTZ HENRY A      963-7040
 24  SCROGGS L B          963-8921 5
  3  SMITH BURTON W       335-4596
  8  STALLEY ALVIS E      963-2982
 12  STILES EMMETT        963-7381 4
 23  STUBBLEFIELD JAS L 335-2033
 11  TAYLOR G O           335-8978 4
  5  WEAVER LEROY         963-6204 3
    *WESTERN SKYS MBLHME963-2982
     YOUNG JAMES A        963-6775
732.......................
 740*NY DEL CORP          335-2213
    *NYDEL CORP           335-2213 3
   A*H L&R PLASTIC PRNTG335-2314 2
 742*INTL CABLE TV CORP 963-6017
    *NATION WIDE CABLVSN963-6017 3
 744*EXPRESS TOOL&DIE    335-0881
 746  XXXX                OO
 748  XXXX                OO
 755*ANGELOS ARCO         963-7416+6
    *RYDER TRUCK RENTAL 963-8317+6
 756*ANDYS TRAILER SALES335-7086
     AZZOLINA ANDREW J   335-7086
 760  XXXX                OO
 800 DOUGLAS CARL         963-8956 5
    *TOWN HOUSE           963-4815
 801*RALPHS CHEVRON SV   963-1115 5
 818 DALISE D M           963-8625+6
     FUNK WANDA           963-7943+6
     PILGRIM G L          335-8608 4
 825 LIGHT ERIC           963-6842 4
    *MCGATH MARKETING CO963-9566+6
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Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

S GLENWOOD AVE 1976

GLENWOOD AV S 91740 GLENDORA

```
134 DONNELLY ROBT E      335-2871
148 GOUX DAVID C         335-1139 4
150*BROWN INTERIOR DSGN963-1723 5
    BROWN JUNE           963-1723+6
151 DOUGAN PAUL          335-2131
153 MADGE S              335-8481 4
252 GALLIGAN DONALD J    963-3457+6
300 SEETOO WILFRED H     335-7795 5
330 JACKSON BOBBY        963-7046 3
335 GORRELL N R          963-5680 2
342 SMALLWOOD B J        335-5153
350 CROWE F W            963-6232
355 KUBICSEK N           335-8578+6
363 LIVINGSTON EUGENE    963-1779
369  XXXX                00
381 JOHNSON PAT H        963-7213 5
531*BLAKE PAPER CO       335-1712 5
533*BOUTIQUE COIFFURES   963-2611 2
535  XXXX                00
540*CHEROKEE BLDG MNTNC963-7147 5
   *   4 BUS   16 RES    3 NEW
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Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

E ALOSTA AVE 1973

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 625 PICKETT MAX W        335-6320+3
     *SHAMROCK MOTEL      335-9059
 633*FREEMAN H T CO       335-6138+3
     *FREEMAN WATER CNDTG335-6138 2
634....APARTMENTS
     *HOME&TRAVL TRLR SLS963-6028+3
     *HOME&TRVL TRLR SLS 335-4488
      RICHARDSON VONNIE  335-4472
634.......................
 637*SAMPLE SIGNS         335-2825
 651*WATERS REALTY CO     963-5905+3
 709*TAYLORS LOCK&KEY SH963-5515
 712*AUTOBAHN             335-5566 2
     *BERRYHILL ROBT L    335-1392
     *JOHNSON C M&SON     963-3412 2
      ROSER ELAINE        963-8380+3
     *VIRGO REALTY        963-1684+3
 715*CIMCO                963-3910 2
      LYNCH ROBT F        963-8339+3
 718*HOLIDAY RECRTN VHCL335-7110+3
 723*DYE GEORGE MOTORS   963-5984
     *HONDA GLENDORA      963-5984
 726*HOLIDAY TRAILER SLS963-2550
732....WSTRN SKIES TRLR PK
 27  BAKER G L            963-2751 2
 15  BERRY DONALD S       335-1492
 16  BRINKSMA ANDREW      963-2771 2
  2  COGSWELL CHAS R      963-2263 2
 21  CRABTREE WALTER      335-0977
  6  FORD ALBERT P        335-4483
 19  MCKNIGHT ADDIE       335-6162 2
 28  PHILLIPSON RALPH G 963-6383
 19  PLAETZ CARL          335-2789 2
 13  REED C L             335-2800
 10  SCHULTZ HENRY A      963-7040
  3  SMITH BURTON W       335-4596
     STALLEY ALVIS E      963-2982
 23  STUBBLEFIELD JAS L 335-2033
     WEAVER LEROY         963-6204+3
  4  WHITE HENRY          335-3809 2
     *WSTRN SKS MBLHM PRK963-2982
 18  YOUNG JAS A          963-6775
732.......................
 740*NY DEL CORP          335-2213
     *NYDEL CORP          335-2213+3
     *R V R               963-3410+3
   A*H L&R PLASTIC PRNTG335-2314 2
 742*INTL CABLE TV CORP 963-6017
     *NATION WIDE CABLVSN963-6017+3
 744*EXPRESS TOOL&DIE     335-0881
 746  XXXX                00
 748*GLENTRONICS INC      963-1676
 755*JACK&ROBS ARCO SERV963-8200+3
 756*ANDYS TRAILER SALES335-7086
      AZZOLINA ANDREW J   335-7086
      SANBORN R P         963-1239
 760  XXXX                00
 800*TOWN HOUSE           963-4815
 801  XXXX                00
 825 BALCOM HARRY JAS     963-5660+3
826....LIGHTD TREE TRLR PK
      BARNICK P H         335-9516+3
 27  BEATTY VAN W         335-0396
      CARLSON GUSTAVE M   963-2857+3
      DAY RUSSELL A       963-7153+3
 23  HANSON HANNAH        335-6794
 28  LEESLEY MINNIE       963-6224
  9  LEWIS EDITH          335-3235
     *LIGHTD TREE TRLR PK335-9042
 10  LOVE M               335-1109
 12  MARKSTONE CARLE A    335-6026
 14  MUELLER CARL         963-8040 2
      NICHOLS BILLIE      335-4967+3
      PRAGER MARY E       963-2504+3
  4  REES NORMAN R        963-2446
  2  SAYER MARY           335-2181
 24  SMITH ALFRED B       335-6932 2
 19  STOMBAUGH HAROLD T 335-9279
 22  STONE JANET          335-5694 2
      TRIBBLE JEFF J      963-8291+3
      VINCENT FRED E      963-2752+3
      WIEMERS PHILIP J    335-2585+3
826.......................
```

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

S GLENWOOD AVE 1973

GLENWOOD AV S 91740 GLENDORA

134	DONNELLY R E	335-8779
	DONNELLY ROBT E	335-2871
150	SCHERER WALTER	963-1723
151	DOUGAN PAUL	335-2131
153	ONULDURAN ERSIN	335-8463
252	DEMAREST STANLEY	963-6867 2
300	XXXX	00
330	JACKSDN BOBBY	963-7046+3
335	GORRELL N R	963-5680 2
342	SMALLWOOD B J	335-5153
350	CROWE F W	963-6232
355	ALMLIE DUANE	335-6998+3
	ALMLIE PHYLLIS	335-6998+3
363	LIVINGSTON EUGENE	963-1779
369	MASCARENAS LEO	963-6874
381	MUELLER CARL	335-4690+3
533*	BOUTIQUE COIFFURES	963-2611 2
535	XXXX	00
540	SOORMELKA M MD	963-3000+3

* 1 BUS 18 RES 5 NEW

Target Street	Cross Street	Source
✓	-	Pacific City Directory

E ALOSTA AVE 1968

625 Shamrock Motel 335-9059
Miller F E 335-6649
633 Freeman H T Co 335-6138
634 Angelo's Italian Restr
335-9108
Falzone Angelo 335-9108
637 Sample Signs 335-2825
641 McCarthy M R
651 Vacant
709 Vacant
712 Berryhill's Sporting Goods
335-1392

Target Street	Cross Street	Source
✓	-	Pacific City Directory

E ALOSTA AVE 1968

712a Fred's Barber Shop
715 Rainbow Coaches 963-5415
718 Snow's Exterminators
963-4149
723 George Dye Mtrs 963-5463
726 Holiday Trlr Sls 963-2550
731 West Winds Coffee Shop
335-2421
732 Western Skies Mobile Home
Park 963-2982
Stalley A E 963-2982
1 Krieder Alex
2 Small Winifred Mrs
335-7795
3 Stipe Ted Jr
4 Christensen H D Mrs
963-2524
5 Weaver Jack
6 Ford A P 335-4483
7 Black Lydia Mrs
335-6104
8 McSparran Eliz Mrs
335-6879
9 Kilpatrick Frank
335-9744
10 Danley G V 963-6471
11 Miskow Rudy
12 Pease W J 335-5776
13 Reed C L 335-2800
14 Smith B W 335-4596
15 Berry D S 335-1492
16 Johnson Allen
17 Deane H A 963-5783
18 Johnson Leroy 335-2528
19 Hustad Neva Mrs
963-6854
20 Williams Cecil
21 Crabtree Walter
335-0977
22 Grosskpf Irvin
23 Smith Carleton
24 Holaday J A 335-0682
25 Martin Naomi Mrs
963-4874
26 O'Farrell Marie Mrs
27 Eisenhart L L 963-1570
28 Alverson M O
29 Bockmiller Phillip
740 Ny-Del Corp 335-2213
742 International Cable Television
Corp 963-6017
744 Express Tool & Die Mfg
335-0881
745 Vacant
746 Vacant
748 Glentronics Inc 963-1676
752 Special Operations Inc
335-4434
755 Glendora Richfield 335-9116
756 Andy's Trailer Sls 335-7086
758 No Return
760 No Return
762 Vacant
800 Town House Motel 335-1686
801 Phil's Chevron Serv
963-2020
818 Gilpins Apts 335-9015
825 Cactus Motel

Target Street	Cross Street	Source
-	✓	Pacific City Directory

S GLENWOOD AVE 1968

GLENWOOD SOUTH (Glendora)
S from Foothill Blvd,
5 E of Glendora Av
134 Donnelly R E ◉ 335-2871
150 Scherer W J ◉ 963-1723
Brown Robt ◉ 963-1723
151 Van der Goot H A ◉
335-2131
153 Woodruff D E 963-5487
252 Neal S O 335-6592
300 Swenson Algot ◉ 335-8736
330 Pedersen H A ◉ 335-3347
335 Schmidt L F ◉ 963-4293
342 Smallwood B J ◉ 335-5153
349 McCabe J D ◉
350 Crowe F W ◉ 963-6232
355 Russell T J ◉ 335-3207
363 Livingston E G ◉ 963-1779
369 Glendora Art Studio 335-2276
Mascarenas Leo ◉ 335-2276
381 Mueller C J ◉ 335-4690
531 Stop N Go Mkt 963-9108
534 Ajax Co 963-6041
535 Allred's Pool Serv 963-6810
539 Laundromat
540 Soor Melka Marianne phys
963-3000
540½ Le Mar's Appl & Refrig
335-3490
546 Davis D L 963-4008

Target Street	Cross Street	Source
✓	-	Pacific City Directory

E ALOSTA AVE 1963

625 Shamrock Motel 5-9059
Kroeger C T © 5-9059
633 Freeman H T Co
water softener 5-6138
634 Femino's restr
Femino's Apts 5-1186
Femino Nunzio 5-7663
Moyer N R
637 Sample Signs 5-2825
651 Vacant
709 Cinderella Bty Salon
YO 3-1013
VanZelfden H 5-5951
712 Berryhill R L 5-1392
715 Ogborn J L auto serv 5-2562
715a Vacant
715b Vacant
718 Snow's Exterminators 5-0467
723 Thornton & Yetter auto serv
5-3604
726 Winkler V L © 5-2385
731 Little Chef Coffee Shop
732 Western Skies Mobile Homes
Pk YO 3-2982
Campbell L H YO 3-2480
Delavy Maurice 5-4549
Des Jardin Ruth Mrs 5-1593
Eisenhart L L YO 3-1570
Holaday J A 5-0682
Khazoyan Narcis 5-3208
Mills Chas 5-8611
Oelrich Chas 5-8279
Owen Mary Mrs YO 3-2982
Smith Burton 5-4596
Snyder L R © YO 3-1814
Stalley A E © YO 3-2982
Steele R E YO 3-1147
740 Ny-Del Corp 5-2213
742 Grinnell Electncs 5-2515
744 Martone Engrg Co 5-2515
745 West Winds The 5-2421
746 Buchanan D I mach
YO 3-2400
748 Glentronics Inc 5-4514
754 Champion Properties 5-1513
754½ Holland Printing House
5-6147
755 Pauley Richfield Sta
YO 3-2867
756 Andy's Trailer Sales 5-7086
758 Azzolina Andy 5-7086
760 Lutender J A
762 Vacant
800 Town House motel 5-1686
Omohundro M B © 5-1686
801 Mack's Chevron Serv
YO 3-2020
Budget Auto Repr YO 3-2895
818 Gilpins Motel 5-9015
Gilpin Jas © 5-2607
825 Cactus Motel
Rohman S © 5-2954

Target Street	Cross Street	Source
-	✓	Pacific City Directory

S GLENWOOD AVE 1963

GLENWOOD SOUTH (Glendora)
S from Foothill Blvd,
5 E of Michigan Av
101 No Return
134 Donnelly R E ® 5-2871
150 Scherer W J ® YO 3-1723
151 VanDerGoot Herbert ®
5-2131
153 Leneve J A ®
E Carroll Av ends
252 No Return
300 Marks R C ® 5-7155
330 Pedersen H A ® 5-3347
342 Smallwood B J ® 5-5153
349 Brown L R ® 5-7662
350 McKinney B G ® YO 3-1822
355 Suffridge T E ® 5-5357
363 Livingston E G ® YO 3-1779
369 No Return
381 Thurston D E ® 5-6664
534 Cardiac Research Lab
5-9252
534½ C V Cbts 5-9453
540 Melka M S phys YO 3-3000
Sacks Harry ofc YO 3-1525
Tice S G ofc YO 3-1727
540½ Auten Floyd Elec 5-4513
546 Mack D J 5-3310
Mack Dale TV 5-3310

Target Street	Cross Street	Source
✓	-	Pacific City Directory

E ALOSTA AVE 1961

625 Shamrock Motel 5-9059
Kroeger C T © 5-9059
633 Freeman H T Co
water softener 5-6138
634 Femino's restr 5-1186
Femino Dominic © 5-1186
637 Coleman John signs 5-2825
651 Flaherty J G music sch
5-6066
700 Nunn Bob © 5-7358
Nunn Carolyn © 5-7358
709 Vacant
712 Smith D A © 5-9262
715 Johnny's Automotive Serv
5-2562
715a Lonnetti Chas YO 3-1334
715b Jennings L C YO 3-1574
718 Vacant
723 Thornton & Yetter auto serv
5-3604
726 Winkler V L trlrs © 5-2385
731 Wagon Wheel Coffee Shop
732 Western Skies Mobile Homes
Pk 5-0441
Stalley A E © 5-0441
Farmer A J 5-5523
740 Nylon-Maid Inc 5-2213
742 Aircraft Drill Grinding
5-0588
Farnam Tool Co 5-0588
744 Martone Engrg Co 5-2515
745 West Winds The 5-2421
746 M E Reliability Press
5-2251
748 Donna's Kitchen 5-9168
Glentronics Inc 5-4514
Special Operations Inc
5-4514
754 Riviera Pools
754½ Vacant
756 Baer A W © 5-2953
rear Gould E J
758 Ellison LeRoy
760 Cobb Chas
762 Duncan D D 5-0603
Glenwood Av ends
800 Town House motel 5-1686
Omohundro M B 5-1686
801 Dale's Chevron Serv 5-6520
Harold's Body Shop 5-7614

Target Street	Cross Street	Source
✓	-	Pacific City Directory

E ALOSTA AVE 1961

ALOSTA AV, E (Cont'd)
818 Gilpins Motel ◎ 5-9015
Gilpin Jas ◎ 5-9015
825 Cactus Motel
Rohman S ◎ 5-2954

Target Street	Cross Street	Source
-	✓	Pacific City Directory

S GLENWOOD AVE 1961

GLENWOOD SOUTH (Glendora)
S from Foothill Blvd,
5 E of Michigan Av
101 Kaa A S
134 Donnelly R E ® 5-2871
150 Brown R N ®
151 VanDerGoot Marianne Mrs ®
5-2131
153 Leneve J A ®
E Carroll Av ends
252 Trumble J J ® 5-3786
300 Morrison Verna Mrs 5-4223
330 Pedersen H A ® 5-3347
342 Smallwood B J ® 5-5153
349 Brown L R ® 5-7662
350 Rysell R J ®
355 Vacant
363 Livingston Jean Mrs
369 Mascarenas L L ® 5-7266
381 Thurston D E ® 5-6664
534 Vacant
534½ C V Cbts 5-9453
540 Artscape Landscape Co
5-6417
Crestview Bldrs
YO 3-1100
Tice S G ofc YO 3-1727
540½ Auten Floyd Elec 5-4513
546 Mack D J 5-3310
Mack Dale TV 5-3310

APPENDIX F
AGENCY RECORDS

PAGE 10276 | STATE WATER RESOURCES CONTROL BOARD | 06/01/88

HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR LOS ANGELES COUNTY

CONTAINER TYPES: 1,2,3,4,5

(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

I OWNER
GEORGE DYE MOTORS, INC.
723 E. ALOSTA GLENDORA CA 91740

II FACILITY

	MAILING ADDRESS / TOWNSHIP/RANGE/SECTION	DEALER/FOREMAN/SUPERVISOR / TELEPHONE	TYPE OF BUSINESS / NO. OF CONTAINERS
GEORGE DYE MOTORS, INC. 723 E. ALOSTA GLENDORA CA 91740	723 E. ALOSTA GLENDORA CA 91740	GEORGE DYE (818) 963-5984	HONDA DEALER 1

CROSS STREET :

III 24-HR. CONTACT PERSON / TELEPHONE
DAY: GEORGE DYE (818) 963-5984 NIGHT: GEORGE DYE (818) 963-1152

********** OWNER ASSIGNED CONTAINER NUMBER: 1 ********** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000005529000I *********

IV DESCRIPTION
A. CONTAINER TYPE : TANK
B. MANUFACTURER/YR OF MFG: US STEEL /1976
C. YEAR INSTALLED : 1979
D. CAPACITY (GALLONS) : 1,000
E. REPAIRS : NONE IF YES WHEN :
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
G. STORES : PRODUCT
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: UNLEADED

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION
A. THICKNESS: 1/8 INCHES B. VAULTING: NON-VAULTED C. WALLING: WRAPPED
D. MATERIAL : CARBON STEEL EARTHEN WALLS
E. LINING : UNKNOWN
F. WRAPPING : UNKNOWN

VI PIPING
A. ABOVEGROUND PIPING : UNKNOWN B. UNDERGROUND PIPING :
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION
VISUAL STOCK INVENTORY INTERNAL INSPECTION

VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER
12031 UNLEADED MOTOR VEHICLE FUEL

California Regional Water Quality Control Board

Los Angeles Region

(50 Years Serving Coastal Los Angeles and Ventura Counties)

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640
Internet Address: http://www.swrcb.ca.gov/rwqcb4

Winston H. Hickox
Secretary for Environmental Protection

Gray Davis
Governor

June 16, 2000

Ms. Velma C. Marshall
Metropolitan Transportation Authority
One Gateway Plaza
Los Angeles, CA 90012-2932

SITE CLOSURE - BNSF SITE NUMBER PA-LA-C-88A – 351 SOUTH GLENDORA AVENUE, GLENDORA, (SLIC NO. 912)

Dear Ms. Marshall:

We have reviewed the following reports, submitted by TRC Environmental Solutions, Inc., on behalf of the Burlington Northern and Santa Fe Railway Company (BNSF) for the subject site:

- MTBE data – May 2000
- Supplemental Soil Investigation Report – June 1999
- Soil Investigation Report – March 1995
- Request for Site Closure – March 1995
- Phase II Site Characterization Report – November 1992

The site is a 6-acre parcel of vacant land along the dual tracks of MTA's Pasadena Branch line. Previous site assessment data indicated elevated levels of total petroleum hydrocarbons (TPH) in the vicinity of a 4" metal pipe buried below the surface. It is believed that the buried pipe was used to transfer fuel.

Additional assessment activities were conducted to determine the lateral and vertical extent of TPH impacted soil. The extent of contamination is defined as approximately 110 feet long by 36 feet wide and 70 feet deep. Groundwater was not encountered at 100 feet below ground surface.

Based upon the information submitted, we concur with TRC that the site poses a low risk to the environment. Therefore, we require no further action at the subject site with the following conditions:

- We require that the pipe, which is believed to be the source of soil contamination, be removed or properly abandoned in accordance to local codes and regulations.

- We will require the removal of TPH impacted soil during any future construction or development activities at this site. Any TPH impacted soil to be excavated during future construction or development activities shall be addressed in accordance to current Water Board policies and procedures.

If you have any questions regarding this matter, please contact Ms. Jenny M. Au at (213)576-6734.

Sincerely,

Dennis A. Dickerson
Executive Officer

Cc: Mr. David C. Clark, The BNSF Railway
Mr. Allen Blodgett, TRC

COUNTY OF LOS ANGELES
Public Health

BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

RITA SINGHAL, M.D., M.P.H.
Director, Disease Control Bureau

LUCILLE RAYFORD, Ph.D., R.N.
DPH Nursing Director

MARILYN SMITH, M.P.H.
Chief, Public Health Investigation

5555 Ferguson Drive Suite 120-04
Commerce, CA 90022
TEL (323) 659-6148 ● FAX (323) 728-0217

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda L. Solis
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Janice Hahn
Fourth District
Kathryn Barger
Fifth District

STANTEC

735 E. CAMEGIE DR., STE.280

SAN BERNARDINO, CA 92408

ALICIA.JANSEN@STANTEC.COM

June 06, 2023

Dear: STANTEC,

SUBJECT: Request- 723-731 East Route 66, Glendora, CA 91741 or Walnut St-Glendora; 508 E. Walnut St, Glendora, CA 91741

I, the undersigned, being the Custodian of Records, certify that a thorough search of our files, carried out under my direction and control, revealed no records as named in your request for records.

It is to be understood that this does not mean that records do not exist under another spelling, another name, or under another classification, but that with the information furnished to our office, and to the best of our knowledge, no such records exist in our files. Also, note that the DPH reserves the right to assert all applicable privileges/doctrines and exemptions.

If you have any questions, please contact me at (323) 659-6148.

Sincerely,

Yvonne Curtis, Deputy Health Officer
Public Health Investigation

COR ID No. 232656

Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Meredith Williams, Ph.D., Director
5796 Corporate Avenue
Cypress, California 90630

Gavin Newsom
Governor

May 4, 2023

Alicia Jansen
STANTEC
Alicia.jansen@stantec.com

PR4-050323-06
723, 731, 755, 715, 740, 726 EAST ROUTE 66 AND 531/540 S GLENWOOD AVE, GLENDORA, CA

Dear Requestor:

On 5/3/23 the Department of Toxic Substances Control (DTSC) received your email of 5/3/23 requesting records under the Public Records Act. After a thorough review of our files, no site records were found pertaining to the sites/facilities referenced above.

DTSC's Hazardous Waste Tracking System (HWTS) may have records that pertain to this request. This unit tracks toxic waste generator, transporters (manifests), and disposal facilities. If you are interested in this type of information, it can be identified by accessing the HWTS database at http://hwts.dtsc.ca.gov/report_search.cfm?id=5. If you are interested in retrieving detailed reports, additional charges may apply. Please contact the HWTS Unit by email at hwtsreports@dtsc.ca.gov or by phone at (916) 324-2444 for further information.

A large number of our records are available on EnviroStor, an online database that provides non-confidential, public access to DTSCs data management system. It tracks our cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. EnviroStor is available 24/7, 365 days a year. The data reflects the latest updates as they are entered in the system. Access it from your computer or smartphone, the local library – anywhere Internet access is available.

Just go to www.envirostor.dtsc.ca.gov. You'll find a step-by-step tour of EnviroStor under the "How to Use EnviroStor" menu on the website.

If you have any questions or would like further information regarding your request, please contact me via email at.

Sincerely,

Julie Chandler

Julie Chandler
Regional Records Coordinator
Department of Toxic Substances Control

APPENDIX G
LABORATORY ANALYTICAL REPORT

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	Ken Zheng, President 05/30/2023 16:20:26
Laboratory Job No. (Certificate of Analysis No.)	2305-00194
Project Name / No.	723 E. Rte. 66, Glendora, CA 91740 185806043
Dates Sampled (from/to)	05/24/23 To 05/24/23
Dates Received (from/to)	05/24/23 To 05/24/23
Dates Reported (from/to)	05/30/23 To 5/30/2023
Chains of Custody Received	Yes

Comments:

Subcontracting

Organic Analyses

No analyses sub-contracted

Other Analyses

No analyses sub-contracted

Sample Condition(s)

All samples intact

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.

USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
909-781-6335
www.arlaboratories.com office@arlaboratories.com

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2305-00194

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	05/30/23
Date Received	05/24/23
Invoice No.	98242
Cust #	1003
Permit Number	
Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 001 **SB-9-5**										Date & Time Sampled:		05/24/23 @ 8:04	
Sample Matrix: **Air**													
Purge Volume Sampled: **3**													
[TPH Gasoline by GCMS]													
C4-C12	<0.6500	0.65	1.3	µg/L	<650.0	650.0	1,300	µg/m3		0.13	LUFT GCMS	05/24/23	IG
[VOCs by GCMS]													
Acetone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Benzene	<0.0031	0.00312	0.013	µg/L	<3.1	3.1	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromodichloromethane	<0.0052	0.0052	0.010	µg/L	<5.2	5.2	10	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromoform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Butanone (MEK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
n-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
sec-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
tert-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Carbon Disulfide	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Carbon Tetrachloride	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloroform	<0.0026	0.0026	0.0052	µg/L	<2.6	2.6	5	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dibromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dibromoethane (EDB)	<0.0016	0.001625	0.013	µg/L	<1.6	1.6	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dibromo-3-Chloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dibromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,4-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dichlorodifluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG

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CERTIFICATE OF ANALYSIS

2305-00194

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	05/30/23
Date Received	05/24/23
Invoice No.	98242
Cust #	1003
Permit Number	
Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Sample: 001 **SB-9-5** Date & Time Sampled: 05/24/23 @ 8:04
Sample Matrix: **Air**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
1,1-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
cis-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
trans-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
cis-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
trans-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Ethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Hexachlorobutadiene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Hexanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Isopropylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Isopropyltoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Methylene Chloride	<0.0065	0.0065	0.01	µg/L	<6.5	6.5	10	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Naphthalene	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
n-Propylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Styrene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,1,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,2,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Tetrachloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Toluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,3-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,4-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,1-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,2-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG

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CERTIFICATE OF ANALYSIS

2305-00194

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	05/30/23
Date Received	05/24/23
Invoice No.	98242
Cust #	1003
Permit Number	
Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Sample: 001 **SB-9-5** Date & Time Sampled: 05/24/23 @ 8:04
Sample Matrix: **Air**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Trichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,3-Trichloropropane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichlorofluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichlorotrifluoroethane	**0.020**	0.0065	0.013	µg/L	**20**	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,4-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3,5-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Vinyl Chloride	<0.0003	0.000312	0.0065	µg/L	<0.3	0.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
m,p-Xylenes	<0.0130	0.013	0.026	µg/L	<13.0	13.0	26	µg/m3		0.13	EPA 8260B	05/24/23	IG
o-Xylene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
[VOC Surrogates]													
Dibromofluoromethane	105		70-130	%REC							EPA 8260B	05/24/23	IG
Toluene-D8	109		70-130	%REC							EPA 8260B	05/24/23	IG
Bromofluorobenzene	106		70-130	%REC							EPA 8260B	05/24/23	IG

Sample: 002 **SB-6-5** Date & Time Sampled: 05/24/23 @ 8:26
Sample Matrix: **Air**
Purge Volume Sampled: **3**

[TPH Gasoline by GCMS]													
C4-C12	<0.6500	0.65	1.3	µg/L	<650.0	650.0	1,300	µg/m3		0.13	LUFT GCMS	05/24/23	IG
[VOCs by GCMS]													
Acetone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Benzene	<0.0031	0.00312	0.013	µg/L	<3.1	3.1	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromodichloromethane	<0.0052	0.0052	0.010	µg/L	<5.2	5.2	10	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromoform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Butanone (MEK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG

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CERTIFICATE OF ANALYSIS

2305-00194

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	05/30/23
Date Received	05/24/23
Invoice No.	98242
Cust #	1003
Permit Number	
Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Sample: 002 **SB-6-5** Date & Time Sampled: 05/24/23 @ 8:26
Sample Matrix: **Air**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
n-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
sec-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
tert-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Carbon Disulfide	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Carbon Tetrachloride	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloroform	<0.0026	0.0026	0.0052	µg/L	<2.6	2.6	5	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dibromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dibromoethane (EDB)	<0.0016	0.001625	0.013	µg/L	<1.6	1.6	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dibromo-3-Chloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dibromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,4-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dichlorodifluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
cis-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
trans-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
cis-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
trans-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG

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Date Reported	05/30/23
Date Received	05/24/23
Invoice No.	98242
Cust #	1003
Permit Number	
Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Sample: 002 **SB-6-5** Date & Time Sampled: 05/24/23 @ 8:26
Sample Matrix: **Air**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Ethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Hexachlorobutadiene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Hexanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Isopropylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Isopropyltoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Methylene Chloride	<0.0065	0.0065	0.01	µg/L	<6.5	6.5	10	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Naphthalene	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
n-Propylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Styrene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,1,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,2,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Tetrachloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Toluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,3-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,4-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,1-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,2-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,3-Trichloropropane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichlorofluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichlorotrifluoroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,4-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3,5-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Vinyl Chloride	<0.0003	0.000312	0.0065	µg/L	<0.3	0.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
m,p-Xylenes	<0.0130	0.013	0.026	µg/L	<13.0	13.0	26	µg/m3		0.13	EPA 8260B	05/24/23	IG
o-Xylene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG

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CERTIFICATE OF ANALYSIS

2305-00194

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	05/30/23
Date Received	05/24/23
Invoice No.	98242
Cust #	1003
Permit Number	
Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 002 **SB-6-5**										Date & Time Sampled:	05/24/23	@	8:26
Sample Matrix: **Air**													
Purge Volume Sampled: **3**													
.....continued													
[VOC Surrogates]													
Dibromofluoromethane	101		70-130	%REC							EPA 8260B	05/24/23	IG
Toluene-D8	106		70-130	%REC							EPA 8260B	05/24/23	IG
Bromofluorobenzene	100		70-130	%REC							EPA 8260B	05/24/23	IG
Sample: 003 **SB-4-5**										Date & Time Sampled:	05/24/23	@	8:49
Sample Matrix: **Air**													
Purge Volume Sampled: **3**													
[TPH Gasoline by GCMS]													
C4-C12	<0.6500	0.65	1.3	µg/L	<650.0	650.0	1,300	µg/m3		0.13	LUFT GCMS	05/24/23	IG
[VOCs by GCMS]													
Acetone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Benzene	<0.0031	0.00312	0.013	µg/L	<3.1	3.1	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromodichloromethane	<0.0052	0.0052	0.010	µg/L	<5.2	5.2	10	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromoform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Butanone (MEK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
n-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
sec-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
tert-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Carbon Disulfide	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Carbon Tetrachloride	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloroform	<0.0026	0.0026	0.0052	µg/L	<2.6	2.6	5	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG

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CERTIFICATE OF ANALYSIS

2305-00194

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	05/30/23
Date Received	05/24/23
Invoice No.	98242
Cust #	1003
Permit Number	
Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Sample: 003 **SB-4-5** Date & Time Sampled: 05/24/23 @ 8:49
Sample Matrix: **Air**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Dibromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dibromoethane (EDB)	<0.0016	0.001625	0.013	µg/L	<1.6	1.6	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dibromo-3-Chloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dibromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,4-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dichlorodifluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
cis-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
trans-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
cis-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
trans-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Ethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Hexachlorobutadiene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Hexanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Isopropylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Isopropyltoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Methylene Chloride	<0.0065	0.0065	0.01	µg/L	<6.5	6.5	10	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Naphthalene	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
n-Propylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Styrene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG

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CERTIFICATE OF ANALYSIS

2305-00194

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	05/30/23
Date Received	05/24/23
Invoice No.	98242
Cust #	1003
Permit Number	
Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 003 **SB-4-5**										Date & Time Sampled:	05/24/23	@	8:49
Sample Matrix: **Air**													
Purge Volume Sampled: **3**													
.....continued													
1,1,1,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,2,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Tetrachloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Toluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,3-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,4-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,1-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,2-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,3-Trichloropropane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichlorofluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichlorotrifluoroethane	***0.010***	0.0065	0.013	µg/L	***10***	6.5	13	µg/m3	J	0.13	EPA 8260B	05/24/23	IG
1,2,4-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3,5-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Vinyl Chloride	<0.0003	0.000312	0.0065	µg/L	<0.3	0.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
m,p-Xylenes	<0.0130	0.013	0.026	µg/L	<13.0	13.0	26	µg/m3		0.13	EPA 8260B	05/24/23	IG
o-Xylene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
[VOC Surrogates]													
Dibromofluoromethane	108		70-130	%REC							EPA 8260B	05/24/23	IG
Toluene-D8	112		70-130	%REC							EPA 8260B	05/24/23	IG
Bromofluorobenzene	105		70-130	%REC							EPA 8260B	05/24/23	IG
Sample: 004 **SB-3-5**										Date & Time Sampled:	05/24/23	@	9:12
Sample Matrix: **Air**													
Purge Volume Sampled: **3**													
[TPH Gasoline by GCMS]													
C4-C12	<0.6500	0.65	1.3	µg/L	<650.0	650.0	1,300	µg/m3		0.13	LUFT GCMS	05/24/23	IG
[VOCs by GCMS]													

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CERTIFICATE OF ANALYSIS

2305-00194

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	05/30/23
Date Received	05/24/23
Invoice No.	98242
Cust #	1003
Permit Number	
Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Sample: 004 **SB-3-5** Date & Time Sampled: 05/24/23 @ 9:12
Sample Matrix: **Air**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Acetone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Benzene	<0.0031	0.00312	0.013	µg/L	<3.1	3.1	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromodichloromethane	<0.0052	0.0052	0.010	µg/L	<5.2	5.2	10	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromoform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Butanone (MEK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
n-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
sec-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
tert-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Carbon Disulfide	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Carbon Tetrachloride	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloroform	<0.0026	0.0026	0.0052	µg/L	<2.6	2.6	5	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dibromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dibromoethane (EDB)	<0.0016	0.001625	0.013	µg/L	<1.6	1.6	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dibromo-3-Chloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dibromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,4-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dichlorodifluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG

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A & R Laboratories, Inc.

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CERTIFICATE OF ANALYSIS

2305-00194

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	05/30/23
Date Received	05/24/23
Invoice No.	98242
Cust #	1003
Permit Number	
Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Sample: 004 **SB-3-5** Date & Time Sampled: 05/24/23 @ 9:12
Sample Matrix: **Air**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
cis-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
trans-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
cis-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
trans-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Ethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Hexachlorobutadiene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Hexanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Isopropylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Isopropyltoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Methylene Chloride	<0.0065	0.0065	0.01	µg/L	<6.5	6.5	10	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Naphthalene	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
n-Propylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Styrene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,1,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,2,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Tetrachloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Toluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,3-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,4-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,1-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,2-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,3-Trichloropropane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichlorofluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG

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CERTIFICATE OF ANALYSIS

2305-00194

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	05/30/23
Date Received	05/24/23
Invoice No.	98242
Cust #	1003
Permit Number	
Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Sample: 004 **SB-3-5** Date & Time Sampled: 05/24/23 @ 9:12
Sample Matrix: **Air**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Trichlorotrifluoroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,4-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3,5-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Vinyl Chloride	<0.0003	0.000312	0.0065	µg/L	<0.3	0.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
m,p-Xylenes	<0.0130	0.013	0.026	µg/L	<13.0	13.0	26	µg/m3		0.13	EPA 8260B	05/24/23	IG
o-Xylene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
[VOC Surrogates]													
Dibromofluoromethane	117		70-130	%REC							EPA 8260B	05/24/23	IG
Toluene-D8	110		70-130	%REC							EPA 8260B	05/24/23	IG
Bromofluorobenzene	115		70-130	%REC							EPA 8260B	05/24/23	IG

Sample: 005 **SB-3-10** Date & Time Sampled: 05/24/23 @ 9:35
Sample Matrix: **Air**
Purge Volume Sampled: **3**

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
[TPH Gasoline by GCMS]													
C4-C12	<0.6500	0.65	1.3	µg/L	<650.0	650.0	1,300	µg/m3		0.13	LUFT GCMS	05/24/23	IG
[VOCs by GCMS]													
Acetone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Benzene	<0.0031	0.00312	0.013	µg/L	<3.1	3.1	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromodichloromethane	<0.0052	0.0052	0.010	µg/L	<5.2	5.2	10	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromoform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Butanone (MEK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
n-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
sec-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
tert-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG

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CERTIFICATE OF ANALYSIS

2305-00194

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	05/30/23
Date Received	05/24/23
Invoice No.	98242
Cust #	1003
Permit Number	
Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Sample: 005 **SB-3-10** Date & Time Sampled: 05/24/23 @ 9:35
Sample Matrix: **Air**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Carbon Disulfide	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Carbon Tetrachloride	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloroform	<0.0026	0.0026	0.0052	µg/L	<2.6	2.6	5	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dibromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dibromoethane (EDB)	<0.0016	0.001625	0.013	µg/L	<1.6	1.6	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dibromo-3-Chloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dibromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,4-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dichlorodifluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
cis-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
trans-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
cis-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
trans-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Ethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Hexachlorobutadiene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Hexanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG

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Date Reported	05/30/23
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Invoice No.	98242
Cust #	1003
Permit Number	
Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Sample: 005 **SB-3-10** Date & Time Sampled: 05/24/23 @ 9:35
Sample Matrix: **Air**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Isopropylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Isopropyltoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Methylene Chloride	<0.0065	0.0065	0.01	µg/L	<6.5	6.5	10	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Naphthalene	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
n-Propylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Styrene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,1,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,2,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Tetrachloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Toluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,3-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,4-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,1-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,2-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,3-Trichloropropane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichlorofluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichlorotrifluoroethane	**0.050**	0.0065	0.013	µg/L	**50**	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,4-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3,5-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Vinyl Chloride	<0.0003	0.000312	0.0065	µg/L	<0.3	0.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
m,p-Xylenes	<0.0130	0.013	0.026	µg/L	<13.0	13.0	26	µg/m3		0.13	EPA 8260B	05/24/23	IG
o-Xylene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
[VOC Surrogates]													
Dibromofluoromethane	103		70-130	%REC							EPA 8260B	05/24/23	IG
Toluene-D8	107		70-130	%REC							EPA 8260B	05/24/23	IG

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CERTIFICATE OF ANALYSIS

2305-00194

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	05/30/23
Date Received	05/24/23
Invoice No.	98242
Cust #	1003
Permit Number	
Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 005 **SB-3-10**									Date & Time Sampled:		05/24/23	@	9:35
Sample Matrix: **Air**													
Purge Volume Sampled: **3**													
.....continued													
Bromofluorobenzene	105		70-130	%REC							EPA 8260B	05/24/23	IG
Sample: 006 **SB-2-5**									Date & Time Sampled:		05/24/23	@	9:58
Sample Matrix: **Air**													
Purge Volume Sampled: **3**													
[TPH Gasoline by GCMS]													
C4-C12	<0.6500	0.65	1.3	µg/L	<650.0	650.0	1,300	µg/m3		0.13	LUFT GCMS	05/24/23	IG
[VOCs by GCMS]													
Acetone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Benzene	<0.0031	0.00312	0.013	µg/L	<3.1	3.1	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromodichloromethane	<0.0052	0.0052	0.010	µg/L	<5.2	5.2	10	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromoform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Butanone (MEK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
n-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
sec-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
tert-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Carbon Disulfide	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Carbon Tetrachloride	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloroform	<0.0026	0.0026	0.0052	µg/L	<2.6	2.6	5	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dibromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dibromoethane (EDB)	<0.0016	0.001625	0.013	µg/L	<1.6	1.6	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dibromo-3-Chloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG

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CERTIFICATE OF ANALYSIS

2305-00194

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	05/30/23
Date Received	05/24/23
Invoice No.	98242
Cust #	1003
Permit Number	
Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Sample: 006 **SB-2-5** Date & Time Sampled: 05/24/23 @ 9:58
Sample Matrix: **Air**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Dibromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,4-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dichlorodifluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
cis-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
trans-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
cis-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
trans-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Ethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Hexachlorobutadiene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Hexanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Isopropylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Isopropyltoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Methylene Chloride	<0.0065	0.0065	0.01	µg/L	<6.5	6.5	10	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Naphthalene	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
n-Propylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Styrene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,1,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,2,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Tetrachloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG

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CERTIFICATE OF ANALYSIS

2305-00194

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	05/30/23
Date Received	05/24/23
Invoice No.	98242
Cust #	1003
Permit Number	
Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Sample: 006 **SB-2-5** Date & Time Sampled: 05/24/23 @ 9:58
Sample Matrix: **Air**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Toluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,3-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,4-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,1-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,2-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,3-Trichloropropane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichlorofluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichlorotrifluoroethane	**0.030**	0.0065	0.013	µg/L	**30**	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,4-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3,5-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Vinyl Chloride	<0.0003	0.000312	0.0065	µg/L	<0.3	0.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
m,p-Xylenes	<0.0130	0.013	0.026	µg/L	<13.0	13.0	26	µg/m3		0.13	EPA 8260B	05/24/23	IG
o-Xylene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
[VOC Surrogates]													
Dibromofluoromethane	106		70-130	%REC							EPA 8260B	05/24/23	IG
Toluene-D8	109		70-130	%REC							EPA 8260B	05/24/23	IG
Bromofluorobenzene	103		70-130	%REC							EPA 8260B	05/24/23	IG

Sample: 007 **SB-2-10** Date & Time Sampled: 05/24/23 @ 10:22
Sample Matrix: **Air**
Purge Volume Sampled: **3**

[TPH Gasoline by GCMS]													
C4-C12	<0.6500	0.65	1.3	µg/L	<650.0	650.0	1,300	µg/m3		0.13	LUFT GCMS	05/24/23	IG
[VOCs by GCMS]													
Acetone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Benzene	<0.0031	0.00312	0.013	µg/L	<3.1	3.1	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG

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CERTIFICATE OF ANALYSIS

2305-00194

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	05/30/23
Date Received	05/24/23
Invoice No.	98242
Cust #	1003
Permit Number	
Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Sample: 007 **SB-2-10** Date & Time Sampled: 05/24/23 @ 10:22
Sample Matrix: **Air**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Bromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromodichloromethane	<0.0052	0.0052	0.010	µg/L	<5.2	5.2	10	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromoform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Butanone (MEK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
n-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
sec-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
tert-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Carbon Disulfide	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Carbon Tetrachloride	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloroform	<0.0026	0.0026	0.0052	µg/L	<2.6	2.6	5	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dibromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dibromoethane (EDB)	<0.0016	0.001625	0.013	µg/L	<1.6	1.6	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dibromo-3-Chloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dibromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,4-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dichlorodifluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
cis-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
trans-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG

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CERTIFICATE OF ANALYSIS

2305-00194

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	05/30/23
Date Received	05/24/23
Invoice No.	98242
Cust #	1003
Permit Number	
Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Sample: 007 **SB-2-10** Date & Time Sampled: 05/24/23 @ 10:22
Sample Matrix: **Air**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
1,3-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
cis-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
trans-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Ethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Hexachlorobutadiene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Hexanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Isopropylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Isopropyltoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Methylene Chloride	<0.0065	0.0065	0.01	µg/L	<6.5	6.5	10	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Naphthalene	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
n-Propylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Styrene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,1,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,2,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Tetrachloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Toluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,3-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,4-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,1-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,2-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,3-Trichloropropane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichlorofluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichlorotrifluoroethane	**0.050**	0.0065	0.013	µg/L	**50**	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,4-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3,5-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG

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CERTIFICATE OF ANALYSIS

2305-00194

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	05/30/23
Date Received	05/24/23
Invoice No.	98242
Cust #	1003
Permit Number	
Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 007 **SB-2-10**										Date & Time Sampled:	05/24/23	@	10:22
Sample Matrix: **Air**													
Purge Volume Sampled: **3**													
.....continued													
Vinyl Chloride	<0.0003	0.000312	0.0065	µg/L	<0.3	0.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
m,p-Xylenes	<0.0130	0.013	0.026	µg/L	<13.0	13.0	26	µg/m3		0.13	EPA 8260B	05/24/23	IG
o-Xylene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
[VOC Surrogates]													
Dibromofluoromethane	103		70-130	%REC							EPA 8260B	05/24/23	IG
Toluene-D8	110		70-130	%REC							EPA 8260B	05/24/23	IG
Bromofluorobenzene	107		70-130	%REC							EPA 8260B	05/24/23	IG
Sample: 008 **SB-2-10 DUP**										Date & Time Sampled:	05/24/23	@	10:22
Sample Matrix: **Air**													
Purge Volume Sampled: **3**													
[TPH Gasoline by GCMS]													
C4-C12	<0.6500	0.65	1.3	µg/L	<650.0	650.0	1,300	µg/m3		0.13	LUFT GCMS	05/24/23	IG
[VOCs by GCMS]													
Acetone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Benzene	<0.0031	0.00312	0.013	µg/L	<3.1	3.1	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromodichloromethane	<0.0052	0.0052	0.010	µg/L	<5.2	5.2	10	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromoform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Butanone (MEK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
n-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
sec-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
tert-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Carbon Disulfide	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Carbon Tetrachloride	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG

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CERTIFICATE OF ANALYSIS

2305-00194

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	05/30/23
Date Received	05/24/23
Invoice No.	98242
Cust #	1003
Permit Number	
Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Sample: 008 **SB-2-10 DUP** Date & Time Sampled: 05/24/23 @ 10:22
Sample Matrix: **Air**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Chloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloroform	<0.0026	0.0026	0.0052	µg/L	<2.6	2.6	5	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dibromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dibromoethane (EDB)	<0.0016	0.001625	0.013	µg/L	<1.6	1.6	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dibromo-3-Chloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dibromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,4-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dichlorodifluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
cis-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
trans-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
cis-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
trans-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Ethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Hexachlorobutadiene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Hexanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Isopropylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Isopropyltoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Methylene Chloride	<0.0065	0.0065	0.01	µg/L	<6.5	6.5	10	µg/m3		0.13	EPA 8260B	05/24/23	IG

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A & R Laboratories, Inc.

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CERTIFICATE OF ANALYSIS

2305-00194

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	05/30/23
Date Received	05/24/23
Invoice No.	98242
Cust #	1003
Permit Number	
Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Sample: 008 **SB-2-10 DUP** Date & Time Sampled: 05/24/23 @ 10:22
Sample Matrix: **Air**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
4-Methyl-2-Pentanone (MIBK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Naphthalene	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
n-Propylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Styrene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,1,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,2,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Tetrachloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Toluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,3-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,4-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,1-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,2-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,3-Trichloropropane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichlorofluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichlorotrifluoroethane	**0.040**	0.0065	0.013	µg/L	**40**	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,4-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3,5-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Vinyl Chloride	<0.0003	0.000312	0.0065	µg/L	<0.3	0.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
m,p-Xylenes	<0.0130	0.013	0.026	µg/L	<13.0	13.0	26	µg/m3		0.13	EPA 8260B	05/24/23	IG
o-Xylene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
[VOC Surrogates]													
Dibromofluoromethane	104		70-130	%REC							EPA 8260B	05/24/23	IG
Toluene-D8	108		70-130	%REC							EPA 8260B	05/24/23	IG
Bromofluorobenzene	107		70-130	%REC							EPA 8260B	05/24/23	IG

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SAN BERNARDINO, CA 92408

Date Reported	05/30/23
Date Received	05/24/23
Invoice No.	98242
Cust #	1003
Permit Number	
Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 009 **SB-1-5**										Date & Time Sampled:		05/24/23 @ 11:09	
Sample Matrix: **Air**													
Purge Volume Sampled: **3**													
[TPH Gasoline by GCMS]													
C4-C12	<0.6500	0.65	1.3	µg/L	<650.0	650.0	1,300	µg/m3		0.13	LUFT GCMS	05/24/23	IG
[VOCs by GCMS]													
Acetone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Benzene	<0.0031	0.00312	0.013	µg/L	<3.1	3.1	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromodichloromethane	<0.0052	0.0052	0.010	µg/L	<5.2	5.2	10	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromoform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Bromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Butanone (MEK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
n-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
sec-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
tert-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Carbon Disulfide	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Carbon Tetrachloride	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloroform	<0.0026	0.0026	0.0052	µg/L	<2.6	2.6	5	µg/m3		0.13	EPA 8260B	05/24/23	IG
Chloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dibromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dibromoethane (EDB)	<0.0016	0.001625	0.013	µg/L	<1.6	1.6	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dibromo-3-Chloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dibromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,4-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Dichlorodifluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG

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ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	05/30/23
Date Received	05/24/23
Invoice No.	98242
Cust #	1003
Permit Number	
Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Sample: 009 **SB-1-5** Date & Time Sampled: 05/24/23 @ 11:09
Sample Matrix: **Air**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
1,1-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
cis-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
trans-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
cis-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
trans-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Ethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Hexachlorobutadiene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
2-Hexanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Isopropylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Isopropyltoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Methylene Chloride	<0.0065	0.0065	0.01	µg/L	<6.5	6.5	10	µg/m3		0.13	EPA 8260B	05/24/23	IG
4-Methyl-2-Pentanone (MIBK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
Methyl-t-butyl Ether (MtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Naphthalene	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
n-Propylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Styrene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,1,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,2,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Tetrachloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Toluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,3-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,4-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,1-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,1,2-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG

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Customer P.O.	185806043

Project: 723 E. Rte. 66, Glendora, CA 91740

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 009 **SB-1-5**										Date & Time Sampled:	05/24/23	@ 11:09	
Sample Matrix: **Air**													
Purge Volume Sampled: **3**													
.....continued													
Trichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,3-Trichloropropane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichlorofluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Trichlorotrifluoroethane	**0.030**	0.0065	0.013	µg/L	**30**	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,2,4-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
1,3,5-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
Vinyl Chloride	<0.0003	0.000312	0.0065	µg/L	<0.3	0.3	7	µg/m3		0.13	EPA 8260B	05/24/23	IG
m,p-Xylenes	<0.0130	0.013	0.026	µg/L	<13.0	13.0	26	µg/m3		0.13	EPA 8260B	05/24/23	IG
o-Xylene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	05/24/23	IG
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	05/24/23	IG
[VOC Surrogates]													
Dibromofluoromethane	105		70-130	%REC							EPA 8260B	05/24/23	IG
Toluene-D8	108		70-130	%REC							EPA 8260B	05/24/23	IG
Bromofluorobenzene	104		70-130	%REC							EPA 8260B	05/24/23	IG

Respectfully Submitted: Ken Zheng

Ken Zheng - President

QUALIFIERS

B = Detected in the associated Method Blank at a concentration above the routine RL
B1= BOD blank is over specifications . The reported result may be biased high.
D = Surrogate recoveries are not calculated due to sample dilution
E = Estimated value
H = Analyte was prepared and/or analyzed outside of the analytical method holding time
I = Matrix Interference
J = Analyte concentration detected between RL and MDL

ABBREVIATIONS

DF = Dilution Factor
RL = Reporting Limit
MDL = Method Detection Limit
Qual = Qualifier
Tech = Technician

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QUALITY CONTROL DATA REPORT

2305-00194

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	**05/30/2023**
Date Received	**05/24/2023**
Date Sampled	**05/24/2023**
Invoice No.	**98242**
Customer #	**1003**
Customer P.O.	**185806043**

Project: 723 E. Rte. 66, Glendora, CA 91740

Method # EPA 8260B
QC Reference # 109763 **Date Analyzed:** 5/24/2023 **Technician:** IG
Samples 001 002 003 004 005 006 007 008 009

Results

	LCS %REC	LCS %DUP	LCS %RPD	BLKSRR% REC
1,1-Dichloroethene	72	70	2.5	
Benzene	88	85	3.7	
Bromofluorobenzene				101
Chlorobenzene	93	94	1.3	
Dibromofluoromethan				109
Toluene	88	85	3.9	
Toluene-D8				108
Trichloroethene	82	78	5.4	

Control Ranges

LCS %REC	LCS %RPD	BLKSRR%REC
70 - 130	0 - 25	
70 - 130	0 - 25	
		50 - 150
70 - 130	0 - 25	
		50 - 150
70 - 130	0 - 25	
		50 - 150
70 - 130	0 - 25	

Method # LUFT GCMS
QC Reference # 109764 **Date Analyzed:** 5/24/2023 **Technician:** IG
Samples 001 002 003 004 005 006 007 008 009

Results

	LCS %REC	LCS %DUP	LCS %RPD
C4-C12	85	90	5

Control Ranges

LCS %REC	LCS %RPD
70 - 130	0 - 25

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909-781-6335
www.arlaboratories.com office@arlaboratories.com

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QUALITY CONTROL DATA REPORT

2305-00194

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN

Date Reported	**05/30/2023**
Date Received	**05/24/2023**
Date Sampled	**05/24/2023**

Project: 723 E. Rte. 66, Glendora, CA 91740

Method blank results

Ref	Test Name	Result	Qualif	Units	MDL
109763	Acetone	<0.0650		µg/L	0.0650
	Benzene	<0.0031		µg/L	0.0031
	Bromobenzene	<0.0065		µg/L	0.0065
	Bromochloromethane	<0.0065		µg/L	0.0065
	Bromodichloromethane	<0.0052		µg/L	0.0052
	Bromoform	<0.0065		µg/L	0.0065
	Bromomethane	<0.0065		µg/L	0.0065
	2-Butanone (MEK)	<0.0650		µg/L	0.0650
	n-Butylbenzene	<0.0065		µg/L	0.0065
	sec-Butylbenzene	<0.0065		µg/L	0.0065
	tert-Butylbenzene	<0.0065		µg/L	0.0065
	Carbon Disulfide	<0.0650		µg/L	0.0650
	Carbon Tetrachloride	<0.0033		µg/L	0.0033
	Chlorobenzene	<0.0065		µg/L	0.0065
	Chloroethane	<0.0065		µg/L	0.0065
	Chloroform	<0.0026		µg/L	0.0026
	Chloromethane	<0.0065		µg/L	0.0065
	2-Chlorotoluene	<0.0065		µg/L	0.0065
	4-Chlorotoluene	<0.0065		µg/L	0.0065
	Dibromochloromethane	<0.0065		µg/L	0.0065
	1,2-Dibromoethane (EDB)	<0.0016		µg/L	0.0016
	1,2-Dibromo-3-Chloropropane	<0.0065		µg/L	0.0065
	Dibromomethane	<0.0065		µg/L	0.0065
	1,2-Dichlorobenzene	<0.0065		µg/L	0.0065
	1,3-Dichlorobenzene	<0.0065		µg/L	0.0065
	1,4-Dichlorobenzene	<0.0065		µg/L	0.0065
	Dichlorodifluoromethane	<0.0065		µg/L	0.0065
	1,1-Dichloroethane	<0.0065		µg/L	0.0065
	1,2-Dichloroethane	<0.0065		µg/L	0.0065
	1,1-Dichloroethene	<0.0065		µg/L	0.0065
	cis-1,2-Dichloroethene	<0.0065		µg/L	0.0065
	trans-1,2-Dichloroethene	<0.0065		µg/L	0.0065
	1,2-Dichloropropane	<0.0065		µg/L	0.0065
	1,3-Dichloropropane	<0.0065		µg/L	0.0065
	2,2-Dichloropropane	<0.0065		µg/L	0.0065
	1,1-Dichloropropene	<0.0065		µg/L	0.0065
	cis-1,3-Dichloropropene	<0.0065		µg/L	0.0065
	trans-1,3-Dichloropropene	<0.0065		µg/L	0.0065
	Ethylbenzene	<0.0065		µg/L	0.0065
	Hexachlorobutadiene	<0.0065		µg/L	0.0065
	2-Hexanone	<0.0650		µg/L	0.0650
	Isopropylbenzene	<0.0065		µg/L	0.0065
	4-Isopropyltoluene	<0.0065		µg/L	0.0065
	Methylene Chloride	<0.0065		µg/L	0.0065
	4-Methyl-2-Pentanone (MIBK)	<0.0650		µg/L	0.0650
	Methyl-t-butyl Ether (MtBE)	<0.0065		µg/L	0.0065
	Naphthalene	<0.0033		µg/L	0.0033
	n-Propylbenzene	<0.0065		µg/L	0.0065
	Styrene	<0.0065		µg/L	0.0065
	1,1,1,2-Tetrachloroethane	<0.0065		µg/L	0.0065
	1,1,2,2-Tetrachloroethane	<0.0065		µg/L	0.0065
	Tetrachloroethene	<0.0065		µg/L	0.0065
	Toluene	<0.0065		µg/L	0.0065
	1,2,3-Trichlorobenzene	<0.0065		µg/L	0.0065
	1,2,4-Trichlorobenzene	<0.0065		µg/L	0.0065
	1,1,1-Trichloroethane	<0.0065		µg/L	0.0065
	1,1,2-Trichloroethane	<0.0065		µg/L	0.0065
	Trichloroethene	<0.0065		µg/L	0.0065
	1,2,3-Trichloropropane	<0.0026		µg/L	0.0026
	Trichlorofluoromethane	<0.0065		µg/L	0.0065
	Trichlorotrifluoroethane	<0.0065		µg/L	0.0065
	1,2,4-Trimethylbenzene	<0.0065		µg/L	0.0065
	1,3,5-Trimethylbenzene	<0.0065		µg/L	0.0065
	Vinyl Chloride	<0.0003		µg/L	0.0003
	m,p-Xylenes	<0.10		µg/L	0.10
	o-Xylene	<0.0065		µg/L	0.0065
	Isopropanol (IPA)	<0.0650		µg/L	0.0650
109764	C4-C12	<0.6500		µg/L	0.6500

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FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

QUALITY CONTROL DATA REPORT

2305-00194

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN

Date Reported	**05/30/2023**
Date Received	**05/24/2023**
Date Sampled	**05/24/2023**

Project: 723 E. Rte. 66, Glendora, CA 91740

Respectfully Submitted: Ken Zheng

Ken Zheng - President

A & R Laboratories
1650 S. Grove Ave., Ste C, Ontario, CA 91761
Tel: 951-779-0310 / 909-781-6335 Fax: 951-779-0344
E-mail: office@arlaboratories.com

CHAIN OF CUSTODY

1858060043

A & R Work Order #: 2305-194

Client Name: Stantec Consulting Svcs.
E-mail: alicia.jansen@stantec.com
Address: 735 E. Carnegie Dr, Ste. 280, San Bdno. CA 92408
Report Attention: Alicia J.
Phone #: (909) 654-8342
Fax: #
Sampled By: IG
Project No./ Name:
Project Site: 723 E Rte 66, Glendora, CA 91740

☐ Chilled
☒ Intact
☐ Seal

Turn Around Time Requested: ☐ Rush 8 12 24 48 Hours ☐ Normal mobile

Analyses Requested

Lab # (Lab use)	Client Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	8260B / 8015 (Gasoline)	8015 (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA 8015M (Carbon Chain C4-C40)	EPA 6010B/7000 (CAM 17 Metals)	Micro: Plate Cnt., Coliform, E-Coli	Remarks
1	SB-9-5	5/24/23	8:04	AIR		250 mL G	X		X							3X purge volume
2	SB-6-5	↓	8:26	↓		↓	↓		↓							
3	SB-4-5		8:49													
4	SB-3-5		9:12													
5	SB-3-10		9:35													
6	SB-2-5		9:58													
7	SB-2-10		10:22													
8	SB-2-10-DUP		10:22													
9	SB-1-5	↓	11:09	↓		↓	↓		↓							

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
[signature]	Stantec	5-24-23	1140	Isabella Trujillo	A&R	5/24/23	1140
Relinquished By	Company	Date	Time	Received By	Company	Date	Time

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water, GW=Ground Water, WW=Waste Water, SD=Solid Waste, SL=Sludge, SS=Soil/Sediment, AR=Air, PP=Pure Product

Preservative Code: IC=Ice, HC=HCl, HN=HNO_3, SH=NaOH, ST=$Na_2S_2O_3$, HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag, G=Glass Container, ST= Steel Tube, B= Brass Tube, P=Plastic Bottle, V=VOA Vial, E= EnCore

JONES ENVIRONMENTAL, INC.

714-449-9937
562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

05 June 2023

Alicia Jansen
Stantec Consulting
735 EastCarnegie Drive, Suite 280
San Bernardino, CA 92408

Re: Brandywine - Glendora

Enclosed are the results of analyses for samples received by the laboratory on 05/22/23. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Colby Wakeman
Lab Director

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/05/23 11:44

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SB10-2.0	J231342-029	Soil	05/19/2023 13:50	05/22/2023 16:05
SB10-3.0	J231342-030	Soil	05/19/2023 13:55	05/22/2023 16:05

DETECTIONS SUMMARY

Sample ID: SB10-2.0 **Laboratory ID:** J231342-029

No Results Detected

Sample ID: SB10-3.0 **Laboratory ID:** J231342-030

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic, As	5.3	5.0	mg/kg	EPA 6010	

Jones Environmental, Inc.

Colby Wakeman
Lab Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/05/23 11:44

SB10-2.0
J231342-029(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic, As by EPA 6010									
Arsenic, As	ND	5.0	mg/kg	1	QC2306049			EPA 6010	

Jones Environmental, Inc.

Colby Wakeman
Lab Director

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/05/23 11:44

SB10-3.0
J231342-030(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic, As by EPA 6010									
Arsenic, As	5.3	5.0	mg/kg	1	QC2306049			EPA 6010	

Jones Environmental, Inc.

Colby Wakeman
Lab Director

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/05/23 11:44

Arsenic, As by EPA 6010 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2306049 - EPA 6010										
CCV 1										
Arsenic, As	1.0	5.0	%	1		100	90 - 110		110	
LCS 1										
Arsenic, As	192	5.0	%	200		96	80 - 120			
LCSD 1										
Arsenic, As	189	5.0	%	200		94	80 - 120	1.58	120	
Method Blank 1										
Arsenic, As	ND	5.0	mg/kg							

Jones Environmental, Inc.

Colby Wakeman
Lab Director

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/05/23 11:44

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
RPD	Relative Percent Difference
E	Estimated Concentration; concentration exceeds calibration range.
LCC	Leak Check Compound
1	Recovery outside of acceptable limits. LCS/LCSD recoveries and %RSD were within QC limits, therefore data was accepted.
SMSR	Sample matrix prevented adequate surrogate recovery.
J	Value less than PQL but greater than MDL
HHSR	High hydrocarbon concentration in this sample prevented adequate surrogate recovery.

Jones Environmental, Inc.

Colby Wakeman
Lab Director

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Stantec

CHAIN OF CUSTODY

Laboratory Project Number: J231342

Client Name/Address:
Stantec Consulting Services Inc.
735 E. Carnegie Drive, Suite 280
San Bernardino, CA 92408
909-335-6116

Laboratory (circle):
Jones Environmental - 714-449-9937

Project Manager: **Alicia Jansen**
E-Mail Address: alicia.jansen@stantec.com
Sampler Name: **Hiram Romero**
Stantec Project Number: **185806043**
Project: **Brandywine - Glendora**

Turn Around Time:
Normal TAT: X
72 Hour:
48 Hour
24 Hour
Same Day:
Other:
Sample Temp °C: 1.5 C

Sample Description/Identification	Sample Matrix	Preservative (see below)	# of Cont.	Sample Date	Sample Time	Filtered Sample	TPH - EPA 8015	VOCs - EPA 8260B	OCPs - EPA 8081A	Arsenic/Lead - EPA 6010B							Special Instructions
SB1-1.0	SOIL	ICE	1	5/19/23	0830		X	X									-001
SB1-5.0					0845												HOLD -002
SB2-5.0					1000		X	X									-003
SB2-10.0					1005		X	X									HOLD -004
SB3-5.0					1055		X	X									-005
SB3-10.0					1100		X	X									HOLD -006
SB4-1.0					1130		X	X	X	X							-007
SB4-2.0					1135												HOLD -008
SB4-3.0					1140												HOLD -009
SB4-5.0					1145												HOLD -010
SB5-1.0					1010				X	X							-011
SB5-2.0					1015												HOLD -012
SB5-3.0					1020												HOLD -013
SB6-1.0					1155		X	X	X	X							-014
SB6-2.0					1200												-015
SB6-3.0					1205												-016

Sample Preservative: 1=ICE - 2=HCl - 3=H_2SO_4 - 4=HNO_3 - 5=NaOH - 6=Other:

Special Instructions:

Relinquished By:	Date	Time	Received By + Company Name:	Date	Time
	5/22/23	1530	Jones	5-22-23	1532
Relinquished By + Company Name:	Date	Time	Received By + Company Name:	Date	Time
Relinquished By + Company Name:	Date	Time	Received By + Company Name:	Date	Time

Stantec

CHAIN OF CUSTODY

Laboratory Project Number: J231342

Client Name/Address:
Stantec Consulting Services Inc.
735 E. Carnegie Drive, Suite 280
San Bernardino, CA 92408
909-335-6116

Laboratory (circle):
Jones Environmental - 714-449-9937

Project Manager: Alicia Jansen
E-Mail Address: alicia.jansen@stantec.com
Sampler Name: Hiram Romero
Stantec Project Number: 185806043
Project: Brandywine - Glendora

Turn Around Time:
Normal TAT:
72 Hour:
48 Hour
24 Hour X - Added 6-2-23
Same Day:
Other:
Sample Temp °C:

Sample Description/Identification	Sample Matrix	Preservative (see below)	# of Cont.	Sample Date	Sample Time	Filtered Sample	TPH - EPA 8015	VOCs - EPA 8260B	OCPs - EPA 8081A	Arsenic/Lead - EPA 6010B	Arsenic - Added 6-2-23 ER						Special Instructions
SB6-5.0	SOIL	ICE	1	5/19/23	1210												HOLD -017
SB7-1.0					1330				X	X							-018
SB7-2.0					1335												HOLD -019
SB7-5.0					1340												HOLD -020
SB8-1.0					1315				X	X							-021
SB8-2.0					1320												HOLD -022
SB8-5.0					1325												HOLD -023
SB9-1.0					1240		X	X	X	X							-024
SB9-2.0					1245												HOLD -025
SB9-3.0					1250												HOLD -026
SB9-5.0					1255												HOLD -027
SB10-1.0					1345				X	X							-028
SB10-2.0					1350						X						HOLD -029
SB10-5.0					1355						X						HOLD -030
~~SB11-1.0~~ SB11-1.0					1405				X	X							-031
~~SB11-2.0~~ SB11-2.0					1410												HOLD -032

Sample Preservative: 1=ICE - 2=HCl - 3=H_2SO_4 - 4=HNO_3 - 5=NaOH - 6=Other:

Special Instructions:

Relinquished By:	Date	Time	Received By + Company Name:	Date	Time
	5/22/23	1530	Jones	5-22-23	1532
Relinquished By + Company Name:	Date	Time	Received By + Company Name:	Date	Time
Relinquished By + Company Name:	Date	Time	Received By + Company Name:	Date	Time

Stantec

CHAIN OF CUSTODY

Laboratory Project Number: J231342

Client Name/Address:
Stantec Consulting Services Inc.
735 E. Carnegie Drive, Suite 280
San Bernardino, CA 92408
909-335-6116

Laboratory (circle):
Jones Environmental - 714-449-9937

Project Manager: **Alicia Jansen**
E-Mail Address: alicia.jansen@stantec.com
Sampler Name: **Hiram Romero**
Stantec Project Number: **185806043**
Project: **Brandywine - Glendora**

Analysis Required

Turn Around Time:
Normal TAT:
72 Hour:
48 Hour
24 Hour
Same Day:
Other:
Sample Temp °C:

Sample Description/Identification	Sample Matrix	Preservative (see below)	# of Cont.	Sample Date	Sample Time	Filtered Sample	TPH - EPA 8015	VOCs - EPA 8260B	OCPs - EPA 8081A	Arsenic/Lead - EPA 6010B							Special Instructions
SB41-3.0	SOIL	ICE	1	5/18/23	1415					X	X						HOLD 0033

Sample Preservative: **1**=ICE - **2**=HCl - **3**=H_2SO_4 - **4**=HNO_3 - **5**=NaOH - **6**=Other:

Special Instructions:

Relinquished By:	Date	Time	Received By + Company Name:	Date	Time
	5/22/23	1530	Jones	5-22-23	1532
Relinquished By + Company Name:	Date	Time	Received By + Company Name:	Date	Time
Relinquished By + Company Name:	Date	Time	Received By + Company Name:	Date	Time

JONES ENVIRONMENTAL, INC.
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SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

01 June 2023

Alicia Jansen
Stantec Consulting
735 EastCarnegie Drive, Suite 280
San Bernardino, CA 92408

Re: Brandywine - Glendora

Enclosed are the results of analyses for samples received by the laboratory on 05/22/23. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Colby Wakeman
Lab Director

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SB1-1.0	J231342-001	Soil	05/19/2023 08:30	05/22/2023 16:05
SB2-5.0	J231342-003	Soil	05/19/2023 10:00	05/22/2023 16:05
SB2-10.0	J231342-004	Soil	05/19/2023 10:05	05/22/2023 16:05
SB3-10.0	J231342-006	Soil	05/19/2023 11:00	05/22/2023 16:05
SB4-1.0	J231342-007	Soil	05/19/2023 11:30	05/22/2023 16:05
SB5-1.0	J231342-011	Soil	05/19/2023 10:10	05/22/2023 16:05
SB6-1.0	J231342-014	Soil	05/19/2023 11:55	05/22/2023 16:05
SB7-1.0	J231342-018	Soil	05/19/2023 13:30	05/22/2023 16:05
SB8-1.0	J231342-021	Soil	05/19/2023 13:15	05/22/2023 16:05
SB9-1.0	J231342-024	Soil	05/19/2023 12:40	05/22/2023 16:05
SB10-1.0	J231342-028	Soil	05/19/2023 13:45	05/22/2023 16:05
SB11-1.0	J231342-031	Soil	05/19/2023 14:05	05/22/2023 16:05

Jones Environmental, Inc.

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Colby Wakeman
Lab Director

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SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

DETECTIONS SUMMARY

Sample ID: SB1-1.0 **Laboratory ID:** J231342-001

No Results Detected

Sample ID: SB2-5.0 **Laboratory ID:** J231342-003

No Results Detected

Sample ID: SB2-10.0 **Laboratory ID:** J231342-004

No Results Detected

Sample ID: SB3-10.0 **Laboratory ID:** J231342-006

No Results Detected

Sample ID: SB4-1.0 **Laboratory ID:** J231342-007

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	12.3	0.5	mg/kg	EPA 6010	

Sample ID: SB5-1.0 **Laboratory ID:** J231342-011

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	3.1	0.5	mg/kg	EPA 6010	

Sample ID: SB6-1.0 **Laboratory ID:** J231342-014

Analyte	Result	Reporting Limit	Units	Method	Notes
C28 - C31	5.7	1.0	mg/kg	EPA 8015	
C32 - C35	6.8	1.0	mg/kg	EPA 8015	
C36 - C40	9.6	1.0	mg/kg	EPA 8015	

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Colby Wakeman
Lab Director

11007 FOREST PLACE
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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

DETECTIONS SUMMARY

Sample ID: SB6-1.0 **Laboratory ID:** J231342-014

Analyte	Result	Reporting Limit	Units	Method	Notes
C23 - C40	22.2	10.0	mg/kg	EPA 8015	
Arsenic, As	6.2	5.0	mg/kg	EPA 6010	
Lead, Pb	8.4	0.5	mg/kg	EPA 6010	

Sample ID: SB7-1.0 **Laboratory ID:** J231342-018

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	4.2	0.5	mg/kg	EPA 6010	

Sample ID: SB8-1.0 **Laboratory ID:** J231342-021

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	5.5	0.5	mg/kg	EPA 6010	

Sample ID: SB9-1.0 **Laboratory ID:** J231342-024

Analyte	Result	Reporting Limit	Units	Method	Notes
C28 - C31	5.8	1.0	mg/kg	EPA 8015	
C32 - C35	4.9	1.0	mg/kg	EPA 8015	
C36 - C40	4.1	1.0	mg/kg	EPA 8015	
C23 - C40	14.8	10.0	mg/kg	EPA 8015	
4,4'-DDE	13.9	10.0	µg/kg	EPA 8081	
Arsenic, As	5.1	5.0	mg/kg	EPA 6010	
Lead, Pb	5.1	0.5	mg/kg	EPA 6010	

Sample ID: SB10-1.0 **Laboratory ID:** J231342-028

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic, As	50.3	5.0	mg/kg	EPA 6010	
Lead, Pb	5.7	0.5	mg/kg	EPA 6010	

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San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

DETECTIONS SUMMARY

Sample ID: SB11-1.0 **Laboratory ID:** J231342-031

Analyte	Result	Reporting Limit	Units	Method	Notes
gamma-Chlordane	690	200	µg/kg	EPA 8081	
alpha-Chlordane	651	200	µg/kg	EPA 8081	
4,4'-DDE	109	20.0	µg/kg	EPA 8081	
4,4'-DDT	52.5	10.0	µg/kg	EPA 8081	
Arsenic, As	7.2	5.0	mg/kg	EPA 6010	
Lead, Pb	13.1	0.5	mg/kg	EPA 6010	

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San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB1-1.0
J231342-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
EPA 8015M - Total Petroleum Hydrocarbons by EPA 8015									
C13 - C15	ND	1.0	mg/kg	1	QC2305427		05/23/23	EPA 8015	
C16 - C17	ND	1.0	mg/kg	"	"		"	"	
C18 - C19	ND	1.0	mg/kg	"	"		"	"	
C20 - C23	ND	1.0	mg/kg	"	"		"	"	
C24 - C27	ND	1.0	mg/kg	"	"		"	"	
C28 - C31	ND	1.0	mg/kg	"	"		"	"	
C32 - C35	ND	1.0	mg/kg	"	"		"	"	
C36 - C40	ND	1.0	mg/kg	"	"		"	"	
C13 - C22	ND	10.0	mg/kg	"	"		"	"	
C23 - C40	ND	10.0	mg/kg	"	"		"	"	
Surrogate: Hexacosane	*83.22 %*	*50 - 140*							
Volatile Organic Compounds by EPA 8260									
Benzene	ND	1.0	µg/kg	1	QC2305378		05/24/23	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"		"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"		"	"	
Bromoform	ND	1.0	µg/kg	"	"		"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"		"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"		"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"		"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"		"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"		"	"	
Chloroform	ND	1.0	µg/kg	"	"		"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"		"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"		"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"		"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"		"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"		"	"	
Dibromomethane	ND	1.0	µg/kg	"	"		"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"		"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"		"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"		"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"		"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"		"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"		"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"		"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"		"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"		"	"	

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB1-1.0
J231342-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260									
1,3-Dichloropropane	ND	1.0	µg/kg	1	QC2305378		05/24/23	EPA 8260	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"		"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"		"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"		"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"		"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"		"	"	
Freon 11	ND	5.0	µg/kg	"	"		"	"	
Freon 12	ND	5.0	µg/kg	"	"		"	"	
Freon 113	ND	5.0	µg/kg	"	"		"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"		"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"		"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"		"	"	
Methylene chloride	ND	1.0	µg/kg	"	"		"	"	
Naphthalene	ND	5.0	µg/kg	"	"		"	"	
n-Propylbenzene	ND	1.0	µg/kg	"	"		"	"	
Styrene	ND	1.0	µg/kg	"	"		"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"		"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"		"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"		"	"	
Toluene	ND	1.0	µg/kg	"	"		"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"		"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"		"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"		"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"		"	"	
Trichloroethene	ND	1.0	µg/kg	"	"		"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"		"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"		"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"		"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"		"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"		"	"	
o-Xylene	ND	1.0	µg/kg	"	"		"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"		"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"		"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"		"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"		"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"		"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"		"	"	

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB1-1.0
J231342-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260									
Surrogate: Toluene-d8	*95.82 %*	*60 - 140*							
Surrogate: Dibromofluoromethane	*103.50 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene	*86.82 %*	*60 - 140*							

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735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB2-5.0
J231342-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
EPA 8015M - Total Petroleum Hydrocarbons by EPA 8015									
C13 - C15	ND	1.0	mg/kg	1	QC2305427		05/23/23	EPA 8015	
C16 - C17	ND	1.0	mg/kg	"	"		"	"	
C18 - C19	ND	1.0	mg/kg	"	"		"	"	
C20 - C23	ND	1.0	mg/kg	"	"		"	"	
C24 - C27	ND	1.0	mg/kg	"	"		"	"	
C28 - C31	ND	1.0	mg/kg	"	"		"	"	
C32 - C35	ND	1.0	mg/kg	"	"		"	"	
C36 - C40	ND	1.0	mg/kg	"	"		"	"	
C13 - C22	ND	10.0	mg/kg	"	"		"	"	
C23 - C40	ND	10.0	mg/kg	"	"		"	"	
Surrogate: Hexacosane	*133.88 %*	*50 - 140*							
Volatile Organic Compounds by EPA 8260									
Benzene	ND	1.0	µg/kg	1	QC2305378		05/24/23	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"		"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"		"	"	
Bromoform	ND	1.0	µg/kg	"	"		"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"		"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"		"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"		"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"		"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"		"	"	
Chloroform	ND	1.0	µg/kg	"	"		"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"		"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"		"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"		"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"		"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"		"	"	
Dibromomethane	ND	1.0	µg/kg	"	"		"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"		"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"		"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"		"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"		"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"		"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"		"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"		"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"		"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"		"	"	

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735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB2-5.0
J231342-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260									
1,3-Dichloropropane	ND	1.0	µg/kg	1	QC2305378		05/24/23	EPA 8260	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"		"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"		"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"		"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"		"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"		"	"	
Freon 11	ND	5.0	µg/kg	"	"		"	"	
Freon 12	ND	5.0	µg/kg	"	"		"	"	
Freon 113	ND	5.0	µg/kg	"	"		"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"		"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"		"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"		"	"	
Methylene chloride	ND	1.0	µg/kg	"	"		"	"	
Naphthalene	ND	5.0	µg/kg	"	"		"	"	
n-Propylbenzene	ND	1.0	µg/kg	"	"		"	"	
Styrene	ND	1.0	µg/kg	"	"		"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"		"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"		"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"		"	"	
Toluene	ND	1.0	µg/kg	"	"		"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"		"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"		"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"		"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"		"	"	
Trichloroethene	ND	1.0	µg/kg	"	"		"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"		"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"		"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"		"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"		"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"		"	"	
o-Xylene	ND	1.0	µg/kg	"	"		"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"		"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"		"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"		"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"		"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"		"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"		"	"	

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735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB2-5.0
J231342-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260									
Surrogate: Toluene-d8	*102.16 %*	*60 - 140*							
Surrogate: Dibromofluoromethane	*111.06 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene	*89.69 %*	*60 - 140*							

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735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB2-10.0
J231342-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
EPA 8015M - Total Petroleum Hydrocarbons by EPA 8015									
C13 - C15	ND	1.0	mg/kg	1	QC2305427		05/23/23	EPA 8015	
C16 - C17	ND	1.0	mg/kg	"	"		"	"	
C18 - C19	ND	1.0	mg/kg	"	"		"	"	
C20 - C23	ND	1.0	mg/kg	"	"		"	"	
C24 - C27	ND	1.0	mg/kg	"	"		"	"	
C28 - C31	ND	1.0	mg/kg	"	"		"	"	
C32 - C35	ND	1.0	mg/kg	"	"		"	"	
C36 - C40	ND	1.0	mg/kg	"	"		"	"	
C13 - C22	ND	10.0	mg/kg	"	"		"	"	
C23 - C40	ND	10.0	mg/kg	"	"		"	"	
Surrogate: Hexacosane	*96.34 %*	*50 - 140*							
Volatile Organic Compounds by EPA 8260									
Benzene	ND	1.0	µg/kg	1	QC2305378		05/24/23	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"		"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"		"	"	
Bromoform	ND	1.0	µg/kg	"	"		"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"		"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"		"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"		"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"		"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"		"	"	
Chloroform	ND	1.0	µg/kg	"	"		"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"		"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"		"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"		"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"		"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"		"	"	
Dibromomethane	ND	1.0	µg/kg	"	"		"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"		"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"		"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"		"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"		"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"		"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"		"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"		"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"		"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"		"	"	

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB2-10.0
J231342-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260									
1,3-Dichloropropane	ND	1.0	µg/kg	1	QC2305378		05/24/23	EPA 8260	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"		"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"		"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"		"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"		"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"		"	"	
Freon 11	ND	5.0	µg/kg	"	"		"	"	
Freon 12	ND	5.0	µg/kg	"	"		"	"	
Freon 113	ND	5.0	µg/kg	"	"		"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"		"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"		"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"		"	"	
Methylene chloride	ND	1.0	µg/kg	"	"		"	"	
Naphthalene	ND	5.0	µg/kg	"	"		"	"	
n-Propylbenzene	ND	1.0	µg/kg	"	"		"	"	
Styrene	ND	1.0	µg/kg	"	"		"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"		"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"		"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"		"	"	
Toluene	ND	1.0	µg/kg	"	"		"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"		"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"		"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"		"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"		"	"	
Trichloroethene	ND	1.0	µg/kg	"	"		"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"		"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"		"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"		"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"		"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"		"	"	
o-Xylene	ND	1.0	µg/kg	"	"		"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"		"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"		"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"		"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"		"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"		"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"		"	"	

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB2-10.0
J231342-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260									
Surrogate: Toluene-d8	*99.05 %*	*60 - 140*							
Surrogate: Dibromofluoromethane	*106.55 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene	*85.81 %*	*60 - 140*							

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB3-10.0
J231342-006(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
EPA 8015M - Total Petroleum Hydrocarbons by EPA 8015									
C13 - C15	ND	1.0	mg/kg	1	QC2305427		05/23/23	EPA 8015	
C16 - C17	ND	1.0	mg/kg	"	"		"	"	
C18 - C19	ND	1.0	mg/kg	"	"		"	"	
C20 - C23	ND	1.0	mg/kg	"	"		"	"	
C24 - C27	ND	1.0	mg/kg	"	"		"	"	
C28 - C31	ND	1.0	mg/kg	"	"		"	"	
C32 - C35	ND	1.0	mg/kg	"	"		"	"	
C36 - C40	ND	1.0	mg/kg	"	"		"	"	
C13 - C22	ND	10.0	mg/kg	"	"		"	"	
C23 - C40	ND	10.0	mg/kg	"	"		"	"	
Surrogate: Hexacosane	*133.07 %*	*50 - 140*							
Volatile Organic Compounds by EPA 8260									
Benzene	ND	1.0	µg/kg	1	QC2305378		05/24/23	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"		"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"		"	"	
Bromoform	ND	1.0	µg/kg	"	"		"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"		"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"		"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"		"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"		"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"		"	"	
Chloroform	ND	1.0	µg/kg	"	"		"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"		"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"		"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"		"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"		"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"		"	"	
Dibromomethane	ND	1.0	µg/kg	"	"		"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"		"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"		"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"		"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"		"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"		"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"		"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"		"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"		"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"		"	"	

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735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB3-10.0
J231342-006(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260									
1,3-Dichloropropane	ND	1.0	µg/kg	1	QC2305378		05/24/23	EPA 8260	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"		"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"		"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"		"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"		"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"		"	"	
Freon 11	ND	5.0	µg/kg	"	"		"	"	
Freon 12	ND	5.0	µg/kg	"	"		"	"	
Freon 113	ND	5.0	µg/kg	"	"		"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"		"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"		"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"		"	"	
Methylene chloride	ND	1.0	µg/kg	"	"		"	"	
Naphthalene	ND	5.0	µg/kg	"	"		"	"	
n-Propylbenzene	ND	1.0	µg/kg	"	"		"	"	
Styrene	ND	1.0	µg/kg	"	"		"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"		"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"		"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"		"	"	
Toluene	ND	1.0	µg/kg	"	"		"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"		"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"		"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"		"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"		"	"	
Trichloroethene	ND	1.0	µg/kg	"	"		"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"		"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"		"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"		"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"		"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"		"	"	
o-Xylene	ND	1.0	µg/kg	"	"		"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"		"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"		"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"		"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"		"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"		"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"		"	"	

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB3-10.0
J231342-006(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260									
Surrogate: Toluene-d8	*95.37 %*	*60 - 140*							
Surrogate: Dibromofluoromethane	*108.74 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene	*85.49 %*	*60 - 140*							

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB4-1.0
J231342-007(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic, As by EPA 6010									
Arsenic, As	ND	5.0	mg/kg	1	QC2305363		05/23/23	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081									
alpha-BHC	ND	10.0	µg/kg	1	QC2305425		05/25/23	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"		"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"		"	"	
Heptachlor	ND	10.0	µg/kg	"	"		"	"	
delta-BHC	ND	10.0	µg/kg	"	"		"	"	
Aldrin	ND	10.0	µg/kg	"	"		"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"		"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"		"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"		"	"	
Endosulfan I	ND	10.0	µg/kg	"	"		"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"		"	"	
Dieldrin	ND	10.0	µg/kg	"	"		"	"	
Endrin	ND	10.0	µg/kg	"	"		"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"		"	"	
Endosulfan II	ND	10.0	µg/kg	"	"		"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"		"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"		"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"		"	"	
Methoxychlor	ND	20.0	µg/kg	"	"		"	"	
Endrin ketone	ND	10.0	µg/kg	"	"		"	"	
Toxaphene	ND	20.0	µg/kg	"	"		"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"		"	"	
Surrogate: TCMX	*78.93 %*	*30 - 120*							
Surrogate: Decachlorobiphenyl	*70.58 %*	*30 - 120*							
EPA 8015M - Total Petroleum Hydrocarbons by EPA 8015									
C13 - C15	ND	1.0	mg/kg	1	QC2305427		05/23/23	EPA 8015	
C16 - C17	ND	1.0	mg/kg	"	"		"	"	
C18 - C19	ND	1.0	mg/kg	"	"		"	"	
C20 - C23	ND	1.0	mg/kg	"	"		"	"	
C24 - C27	ND	1.0	mg/kg	"	"		"	"	
C28 - C31	ND	1.0	mg/kg	"	"		"	"	
C32 - C35	ND	1.0	mg/kg	"	"		"	"	
C36 - C40	ND	1.0	mg/kg	"	"		"	"	
C13 - C22	ND	10.0	mg/kg	"	"		"	"	
C23 - C40	ND	10.0	mg/kg	"	"		"	"	

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735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB4-1.0
J231342-007(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
EPA 8015M - Total Petroleum Hydrocarbons by EPA 8015									
Surrogate: Hexacosane	*115.01 %*	*50 - 140*							
Lead, Pb by EPA 6010									
Lead, Pb	12.3	0.5	mg/kg	1	QC2305362		05/23/23	EPA 6010	
Volatile Organic Compounds by EPA 8260									
Benzene	ND	1.0	µg/kg	1	QC2305378		05/24/23	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"		"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"		"	"	
Bromoform	ND	1.0	µg/kg	"	"		"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"		"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"		"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"		"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"		"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"		"	"	
Chloroform	ND	1.0	µg/kg	"	"		"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"		"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"		"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"		"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"		"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"		"	"	
Dibromomethane	ND	1.0	µg/kg	"	"		"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"		"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"		"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"		"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"		"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"		"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"		"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"		"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"		"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"		"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"		"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"		"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"		"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"		"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"		"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"		"	"	
Freon 11	ND	5.0	µg/kg	"	"		"	"	
Freon 12	ND	5.0	µg/kg	"	"		"	"	

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735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB4-1.0
J231342-007(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260									
Freon 113	ND	5.0	µg/kg	1	QC2305378		05/24/23	EPA 8260	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"		"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"		"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"		"	"	
Methylene chloride	ND	1.0	µg/kg	"	"		"	"	
Naphthalene	ND	5.0	µg/kg	"	"		"	"	
n-Propylbenzene	ND	1.0	µg/kg	"	"		"	"	
Styrene	ND	1.0	µg/kg	"	"		"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"		"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"		"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"		"	"	
Toluene	ND	1.0	µg/kg	"	"		"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"		"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"		"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"		"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"		"	"	
Trichloroethene	ND	1.0	µg/kg	"	"		"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"		"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"		"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"		"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"		"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"		"	"	
o-Xylene	ND	1.0	µg/kg	"	"		"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"		"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"		"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"		"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"		"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"		"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"		"	"	

Surrogate: Toluene-d8	*102.60 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*107.27 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*87.49 %*	*60 - 140*

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB5-1.0
J231342-011(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic, As by EPA 6010									
Arsenic, As	ND	5.0	mg/kg	1	QC2305363		05/23/23	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081									
alpha-BHC	ND	10.0	µg/kg	1	QC2305425		05/25/23	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"		"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"		"	"	
Heptachlor	ND	10.0	µg/kg	"	"		"	"	
delta-BHC	ND	10.0	µg/kg	"	"		"	"	
Aldrin	ND	10.0	µg/kg	"	"		"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"		"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"		"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"		"	"	
Endosulfan I	ND	10.0	µg/kg	"	"		"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"		"	"	
Dieldrin	ND	10.0	µg/kg	"	"		"	"	
Endrin	ND	10.0	µg/kg	"	"		"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"		"	"	
Endosulfan II	ND	10.0	µg/kg	"	"		"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"		"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"		"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"		"	"	
Methoxychlor	ND	20.0	µg/kg	"	"		"	"	
Endrin ketone	ND	10.0	µg/kg	"	"		"	"	
Toxaphene	ND	20.0	µg/kg	"	"		"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"		"	"	
Surrogate: TCMX	*72.42 %*	*30 - 120*							
Surrogate: Decachlorobiphenyl	*60.34 %*	*30 - 120*							
Lead, Pb by EPA 6010									
Lead, Pb	3.1	0.5	mg/kg	1	QC2305362		05/23/23	EPA 6010	

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735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB6-1.0
J231342-014(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic, As by EPA 6010									
Arsenic, As	6.2	5.0	mg/kg	1	QC2305363		05/23/23	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081									
alpha-BHC	ND	10.0	µg/kg	1	QC2305425		05/25/23	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"		"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"		"	"	
Heptachlor	ND	10.0	µg/kg	"	"		"	"	
delta-BHC	ND	10.0	µg/kg	"	"		"	"	
Aldrin	ND	10.0	µg/kg	"	"		"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"		"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"		"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"		"	"	
Endosulfan I	ND	10.0	µg/kg	"	"		"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"		"	"	
Dieldrin	ND	10.0	µg/kg	"	"		"	"	
Endrin	ND	10.0	µg/kg	"	"		"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"		"	"	
Endosulfan II	ND	10.0	µg/kg	"	"		"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"		"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"		"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"		"	"	
Methoxychlor	ND	20.0	µg/kg	"	"		"	"	
Endrin ketone	ND	10.0	µg/kg	"	"		"	"	
Toxaphene	ND	20.0	µg/kg	"	"		"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"		"	"	
Surrogate: TCMX	*91.57 %*	*30 - 120*							
Surrogate: Decachlorobiphenyl	*72.93 %*	*30 - 120*							
EPA 8015M - Total Petroleum Hydrocarbons by EPA 8015									
C13 - C15	ND	1.0	mg/kg	1	QC2305427		05/23/23	EPA 8015	
C16 - C17	ND	1.0	mg/kg	"	"		"	"	
C18 - C19	ND	1.0	mg/kg	"	"		"	"	
C20 - C23	ND	1.0	mg/kg	"	"		"	"	
C24 - C27	ND	1.0	mg/kg	"	"		"	"	
C28 - C31	5.7	1.0	mg/kg	"	"		"	"	
C32 - C35	6.8	1.0	mg/kg	"	"		"	"	
C36 - C40	9.6	1.0	mg/kg	"	"		"	"	
C13 - C22	ND	10.0	mg/kg	"	"		"	"	
C23 - C40	22.2	10.0	mg/kg	"	"		"	"	

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735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB6-1.0
J231342-014(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
EPA 8015M - Total Petroleum Hydrocarbons by EPA 8015									
Surrogate: Hexacosane	*137.75 %*	*50 - 140*							
Lead, Pb by EPA 6010									
Lead, Pb	8.4	0.5	mg/kg	1	QC2305362		05/23/23	EPA 6010	
Volatile Organic Compounds by EPA 8260									
Benzene	ND	1.0	µg/kg	1	QC2305378		05/24/23	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"		"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"		"	"	
Bromoform	ND	1.0	µg/kg	"	"		"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"		"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"		"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"		"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"		"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"		"	"	
Chloroform	ND	1.0	µg/kg	"	"		"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"		"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"		"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"		"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"		"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"		"	"	
Dibromomethane	ND	1.0	µg/kg	"	"		"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"		"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"		"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"		"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"		"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"		"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"		"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"		"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"		"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"		"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"		"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"		"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"		"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"		"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"		"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"		"	"	
Freon 11	ND	5.0	µg/kg	"	"		"	"	
Freon 12	ND	5.0	µg/kg	"	"		"	"	

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San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB6-1.0
J231342-014(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260									
Freon 113	ND	5.0	µg/kg	1	QC2305378		05/24/23	EPA 8260	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"		"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"		"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"		"	"	
Methylene chloride	ND	1.0	µg/kg	"	"		"	"	
Naphthalene	ND	5.0	µg/kg	"	"		"	"	
n-Propylbenzene	ND	1.0	µg/kg	"	"		"	"	
Styrene	ND	1.0	µg/kg	"	"		"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"		"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"		"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"		"	"	
Toluene	ND	1.0	µg/kg	"	"		"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"		"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"		"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"		"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"		"	"	
Trichloroethene	ND	1.0	µg/kg	"	"		"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"		"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"		"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"		"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"		"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"		"	"	
o-Xylene	ND	1.0	µg/kg	"	"		"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"		"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"		"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"		"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"		"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"		"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"		"	"	

Surrogate: Toluene-d8	*103.84 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*108.70 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*91.97 %*	*60 - 140*

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB7-1.0
J231342-018(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic, As by EPA 6010									
Arsenic, As	ND	5.0	mg/kg	1	QC2305363		05/23/23	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081									
alpha-BHC	ND	10.0	µg/kg	1	QC2305425		05/25/23	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"		"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"		"	"	
Heptachlor	ND	10.0	µg/kg	"	"		"	"	
delta-BHC	ND	10.0	µg/kg	"	"		"	"	
Aldrin	ND	10.0	µg/kg	"	"		"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"		"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"		"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"		"	"	
Endosulfan I	ND	10.0	µg/kg	"	"		"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"		"	"	
Dieldrin	ND	10.0	µg/kg	"	"		"	"	
Endrin	ND	10.0	µg/kg	"	"		"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"		"	"	
Endosulfan II	ND	10.0	µg/kg	"	"		"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"		"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"		"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"		"	"	
Methoxychlor	ND	20.0	µg/kg	"	"		"	"	
Endrin ketone	ND	10.0	µg/kg	"	"		"	"	
Toxaphene	ND	20.0	µg/kg	"	"		"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"		"	"	
Surrogate: TCMX	*83.00 %*	*30 - 120*							
Surrogate: Decachlorobiphenyl	*58.00 %*	*30 - 120*							
Lead, Pb by EPA 6010									
Lead, Pb	4.2	0.5	mg/kg	1	QC2305362		05/23/23	EPA 6010	

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB8-1.0
J231342-021(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic, As by EPA 6010									
Arsenic, As	ND	5.0	mg/kg	1	QC2305363		05/23/23	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081									
alpha-BHC	ND	10.0	µg/kg	1	QC2305425		05/25/23	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"		"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"		"	"	
Heptachlor	ND	10.0	µg/kg	"	"		"	"	
delta-BHC	ND	10.0	µg/kg	"	"		"	"	
Aldrin	ND	10.0	µg/kg	"	"		"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"		"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"		"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"		"	"	
Endosulfan I	ND	10.0	µg/kg	"	"		"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"		"	"	
Dieldrin	ND	10.0	µg/kg	"	"		"	"	
Endrin	ND	10.0	µg/kg	"	"		"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"		"	"	
Endosulfan II	ND	10.0	µg/kg	"	"		"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"		"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"		"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"		"	"	
Methoxychlor	ND	20.0	µg/kg	"	"		"	"	
Endrin ketone	ND	10.0	µg/kg	"	"		"	"	
Toxaphene	ND	20.0	µg/kg	"	"		"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"		"	"	
Surrogate: TCMX	*71.45 %*	*30 - 120*							
Surrogate: Decachlorobiphenyl	*62.52 %*	*30 - 120*							
Lead, Pb by EPA 6010									
Lead, Pb	5.5	0.5	mg/kg	1	QC2305362		05/23/23	EPA 6010	

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB9-1.0
J231342-024(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic, As by EPA 6010									
Arsenic, As	5.1	5.0	mg/kg	1	QC2305363		05/23/23	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081									
alpha-BHC	ND	10.0	µg/kg	1	QC2305425		05/25/23	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"		"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"		"	"	
Heptachlor	ND	10.0	µg/kg	"	"		"	"	
delta-BHC	ND	10.0	µg/kg	"	"		"	"	
Aldrin	ND	10.0	µg/kg	"	"		"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"		"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"		"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"		"	"	
Endosulfan I	ND	10.0	µg/kg	"	"		"	"	
4,4'-DDE	13.9	10.0	µg/kg	"	"		"	"	
Dieldrin	ND	10.0	µg/kg	"	"		"	"	
Endrin	ND	10.0	µg/kg	"	"		"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"		"	"	
Endosulfan II	ND	10.0	µg/kg	"	"		"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"		"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"		"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"		"	"	
Methoxychlor	ND	20.0	µg/kg	"	"		"	"	
Endrin ketone	ND	10.0	µg/kg	"	"		"	"	
Toxaphene	ND	20.0	µg/kg	"	"		"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"		"	"	
Surrogate: TCMX	*74.95 %*	*30 - 120*							
Surrogate: Decachlorobiphenyl	*58.51 %*	*30 - 120*							
EPA 8015M - Total Petroleum Hydrocarbons by EPA 8015									
C13 - C15	ND	1.0	mg/kg	1	QC2305427		05/23/23	EPA 8015	
C16 - C17	ND	1.0	mg/kg	"	"		"	"	
C18 - C19	ND	1.0	mg/kg	"	"		"	"	
C20 - C23	ND	1.0	mg/kg	"	"		"	"	
C24 - C27	ND	1.0	mg/kg	"	"		"	"	
C28 - C31	5.8	1.0	mg/kg	"	"		"	"	
C32 - C35	4.9	1.0	mg/kg	"	"		"	"	
C36 - C40	4.1	1.0	mg/kg	"	"		"	"	
C13 - C22	ND	10.0	mg/kg	"	"		"	"	
C23 - C40	14.8	10.0	mg/kg	"	"		"	"	

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB9-1.0
J231342-024(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
EPA 8015M - Total Petroleum Hydrocarbons by EPA 8015									
Surrogate: Hexacosane	*135.35 %*	*50 - 140*							
Lead, Pb by EPA 6010									
Lead, Pb	5.1	0.5	mg/kg	1	QC2305362		05/23/23	EPA 6010	
Volatile Organic Compounds by EPA 8260									
Benzene	ND	1.0	µg/kg	1	QC2305378		05/24/23	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"		"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"		"	"	
Bromoform	ND	1.0	µg/kg	"	"		"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"		"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"		"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"		"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"		"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"		"	"	
Chloroform	ND	1.0	µg/kg	"	"		"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"		"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"		"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"		"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"		"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"		"	"	
Dibromomethane	ND	1.0	µg/kg	"	"		"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"		"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"		"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"		"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"		"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"		"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"		"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"		"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"		"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"		"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"		"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"		"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"		"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"		"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"		"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"		"	"	
Freon 11	ND	5.0	µg/kg	"	"		"	"	
Freon 12	ND	5.0	µg/kg	"	"		"	"	

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735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB9-1.0
J231342-024(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260									
Freon 113	ND	5.0	µg/kg	1	QC2305378		05/24/23	EPA 8260	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"		"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"		"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"		"	"	
Methylene chloride	ND	1.0	µg/kg	"	"		"	"	
Naphthalene	ND	5.0	µg/kg	"	"		"	"	
n-Propylbenzene	ND	1.0	µg/kg	"	"		"	"	
Styrene	ND	1.0	µg/kg	"	"		"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"		"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"		"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"		"	"	
Toluene	ND	1.0	µg/kg	"	"		"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"		"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"		"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"		"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"		"	"	
Trichloroethene	ND	1.0	µg/kg	"	"		"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"		"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"		"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"		"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"		"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"		"	"	
o-Xylene	ND	1.0	µg/kg	"	"		"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"		"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"		"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"		"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"		"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"		"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"		"	"	

Surrogate: Toluene-d8	*101.77 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*109.34 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*91.20 %*	*60 - 140*

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San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB10-1.0
J231342-028(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic, As by EPA 6010									
Arsenic, As	50.3	5.0	mg/kg	1	QC2305363		05/23/23	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081									
alpha-BHC	ND	10.0	µg/kg	1	QC2305425		05/25/23	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"		"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"		"	"	
Heptachlor	ND	10.0	µg/kg	"	"		"	"	
delta-BHC	ND	10.0	µg/kg	"	"		"	"	
Aldrin	ND	10.0	µg/kg	"	"		"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"		"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"		"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"		"	"	
Endosulfan I	ND	10.0	µg/kg	"	"		"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"		"	"	
Dieldrin	ND	10.0	µg/kg	"	"		"	"	
Endrin	ND	10.0	µg/kg	"	"		"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"		"	"	
Endosulfan II	ND	10.0	µg/kg	"	"		"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"		"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"		"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"		"	"	
Methoxychlor	ND	20.0	µg/kg	"	"		"	"	
Endrin ketone	ND	10.0	µg/kg	"	"		"	"	
Toxaphene	ND	20.0	µg/kg	"	"		"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"		"	"	
Surrogate: TCMX	*95.94 %*	*30 - 120*							
Surrogate: Decachlorobiphenyl	*71.85 %*	*30 - 120*							
Lead, Pb by EPA 6010									
Lead, Pb	5.7	0.5	mg/kg	1	QC2305362		05/23/23	EPA 6010	

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San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

SB11-1.0
J231342-031(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic, As by EPA 6010									
Arsenic, As	7.2	5.0	mg/kg	1	QC2305363		05/23/23	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081									
alpha-BHC	ND	10.0	µg/kg	1	QC2305425		05/25/23	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"		"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"		"	"	
Heptachlor	ND	10.0	µg/kg	"	"		"	"	
delta-BHC	ND	10.0	µg/kg	"	"		"	"	
Aldrin	ND	10.0	µg/kg	"	"		"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"		"	"	
gamma-Chlordane	690	200	µg/kg	20	"		"	"	
alpha-Chlordane	651	200	µg/kg	"	"		"	"	
Endosulfan I	ND	10.0	µg/kg	1	"		"	"	
4,4'-DDE	109	20.0	µg/kg	2	"		"	"	
Dieldrin	ND	10.0	µg/kg	1	"		"	"	
Endrin	ND	10.0	µg/kg	"	"		"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"		"	"	
Endosulfan II	ND	10.0	µg/kg	"	"		"	"	
4,4'-DDT	52.5	10.0	µg/kg	"	"		"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"		"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"		"	"	
Methoxychlor	ND	20.0	µg/kg	"	"		"	"	
Endrin ketone	ND	10.0	µg/kg	"	"		"	"	
Toxaphene	ND	20.0	µg/kg	"	"		"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"		"	"	
Surrogate: TCMX	*83.48 %*	*30 - 120*							
Surrogate: Decachlorobiphenyl	*83.18 %*	*30 - 120*							
Lead, Pb by EPA 6010									
Lead, Pb	13.1	0.5	mg/kg	1	QC2305362		05/23/23	EPA 6010	

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735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

Lead, Pb by EPA 6010 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2305362 - EPA 6010										
CCV 1										
Lead, Pb	1.0	0.5	%	1		101	90 - 110		110	
LCS 1										
Lead, Pb	46.2	0.5	%	50		92	80 - 120			
LCSD 1										
Lead, Pb	47.4	0.5	%	50		95	0 - 20	2.50	20	
Method Blank 1										
Lead, Pb	ND	0.5	mg/kg							

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Lead, Pb by EPA 6010 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2305363 - EPA 6010										
CCV 1										
Arsenic, As	1.0	5.0	%	1		100	90 - 110		110	
LCS 1										
Arsenic, As	171	5.0	%	200		86	80 - 120			
LCSD 1										
Arsenic, As	178	5.0	%	200		89	80 - 120	3.73	120	
Method Blank 1										
Arsenic, As	ND	5.0	mg/kg							

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San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

EPA 8015M - Total Petroleum Hydrocarbons by EPA 8015 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2305427 - EPA 8015										
CCV 1										
Diesel (C10 - C28)	1130	10.0	%	1000		113	80 - 120		120	
LCS 1										
Diesel (C10 - C28)	684	10.0	%	500		137	60 - 140			
Surrogate: Hexacosane		*134.80 %*	*50 - 140*							
LCSD 1										
Diesel (C10 - C28)	621	10.0	%	500		124	60 - 140	9.67	140	
Surrogate: Hexacosane		*135.62 %*	*50 - 140*							
Method Blank 1										
C13 - C15	ND	1.0	mg/kg							
C16 - C17	ND	1.0	mg/kg							
C18 - C19	ND	1.0	mg/kg							
C20 - C23	ND	1.0	mg/kg							
C24 - C27	ND	1.0	mg/kg							
C28 - C31	ND	1.0	mg/kg							
C32 - C35	ND	1.0	mg/kg							
C36 - C40	ND	1.0	mg/kg							
C13 - C22	ND	10.0	mg/kg							
C23 - C40	ND	10.0	mg/kg							
Surrogate: Hexacosane		*137.78 %*	*50 - 140*							

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Chlorinated Pesticides by GC/ECD by EPA 8081 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2305425 - EPA 8081										
CCV 1										
alpha-BHC	51.3	10.0	%	50		103	80 - 120		120	
Heptachlor	55.2	10.0	%	50		110	80 - 120		120	
Aldrin	52.5	10.0	%	50		105	80 - 120		120	
Heptachlor epoxide	53.1	10.0	%	50		106	80 - 120		120	
gamma-Chlordane	50.4	10.0	%	50		101	80 - 120		120	
Endosulfan I	53.3	10.0	%	50		107	80 - 120		120	
4,4'-DDE	102	10.0	%	100		102	80 - 120		120	
Dieldrin	106	10.0	%	100		106	80 - 120		120	
Endrin	118	10.0	%	100		118	80 - 120		120	
4,4'-DDD	100	10.0	%	100		100	80 - 120		120	
Endosulfan II	108	10.0	%	100		108	80 - 120		120	
4,4'-DDT	104	10.0	%	100		104	80 - 120		120	
Endrin ketone	101	10.0	%	100		101	80 - 120		120	
LCS 1										
alpha-BHC	101	10.0	%	100		101	60 - 140			
Heptachlor	108	10.0	%	100		108	60 - 140			
Aldrin	105	10.0	%	100		105	60 - 140			
Heptachlor epoxide	109	10.0	%	100		109	60 - 140			
gamma-Chlordane	102	10.0	%	100		102	60 - 140			
Endosulfan I	102	10.0	%	100		102	60 - 140			
4,4'-DDE	103	10.0	%	100		103	60 - 140			
Dieldrin	114	10.0	%	100		114	60 - 140			
Endrin	125	10.0	%	100		125	60 - 140			
4,4'-DDD	111	10.0	%	100		111	60 - 140			
Endosulfan II	114	10.0	%	100		114	60 - 140			
4,4'-DDT	107	10.0	%	100		107	60 - 140			
Endrin ketone	110	10.0	%	100		110	60 - 140			
Surrogate: TCMX		*99.53 %*	*30 - 120*							
Surrogate: Decachlorobiphenyl		*87.25 %*	*30 - 120*							

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Chlorinated Pesticides by GC/ECD by EPA 8081 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2305425 - EPA 8081										
LCSD 1										
alpha-BHC	102	10.0	%	100		102	60 - 140	0.79	140	
Heptachlor	109	10.0	%	100		109	60 - 140	0.75	140	
Aldrin	106	10.0	%	100		106	60 - 140	0.91	140	
Heptachlor epoxide	111	10.0	%	100		111	60 - 140	1.59	140	
gamma-Chlordane	104	10.0	%	100		104	60 - 140	2.22	140	
Endosulfan I	104	10.0	%	100		104	60 - 140	1.59	140	
4,4'-DDE	105	10.0	%	100		105	60 - 140	1.97	140	
Dieldrin	116	10.0	%	100		116	60 - 140	2.24	140	
Endrin	128	10.0	%	100		128	60 - 140	2.12	140	
4,4'-DDD	114	10.0	%	100		114	60 - 140	2.95	140	
Endosulfan II	117	10.0	%	100		117	60 - 140	2.29	140	
4,4'-DDT	110	10.0	%	100		110	60 - 140	3.51	140	
Endrin ketone	113	10.0	%	100		113	60 - 140	2.61	140	
Surrogate: TCMX		*99.94 %*	*30 - 120*							
Surrogate: Decachlorobiphenyl		*89.53 %*	*30 - 120*							
Method Blank 1										
alpha-BHC	ND	10.0	µg/kg							
beta-BHC	ND	10.0	µg/kg							
gamma-BHC (Lindane)	ND	10.0	µg/kg							
Heptachlor	ND	10.0	µg/kg							
delta-BHC	ND	10.0	µg/kg							
Aldrin	ND	10.0	µg/kg							
Heptachlor epoxide	ND	10.0	µg/kg							
gamma-Chlordane	ND	10.0	µg/kg							
alpha-Chlordane	ND	10.0	µg/kg							
Endosulfan I	ND	10.0	µg/kg							
4,4'-DDE	ND	10.0	µg/kg							
Dieldrin	ND	10.0	µg/kg							
Endrin	ND	10.0	µg/kg							
4,4'-DDD	ND	10.0	µg/kg							
Endosulfan II	ND	10.0	µg/kg							
4,4'-DDT	ND	10.0	µg/kg							
Endrin aldehyde	ND	10.0	µg/kg							
Endosulfan sulfate	ND	10.0	µg/kg							

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San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

Chlorinated Pesticides by GC/ECD by EPA 8081 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2305425 - EPA 8081										
Method Blank 1										
Methoxychlor	ND	20.0	µg/kg							
Endrin ketone	ND	10.0	µg/kg							
Toxaphene	ND	20.0	µg/kg							
Technical Chlordane	ND	10.0	µg/kg							
Surrogate: TCMX		*94.17 %*	*30 - 120*							
Surrogate: Decachlorobiphenyl		*83.33 %*	*30 - 120*							

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San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2305378 - EPA 8260										
CCV 1										
Benzene	300	1.0	%	250		120	80 - 120		120	
Chlorobenzene	286	1.0	%	250		115	80 - 120		120	
1,1-Dichloroethene	275	1.0	%	250		110	80 - 120		120	
cis-1,2-Dichloroethene	293	1.0	%	250		117	80 - 120		120	
Ethylbenzene	275	1.0	%	250		110	80 - 120		120	
Tetrachloroethene	278	1.0	%	250		111	80 - 120		120	
Toluene	287	1.0	%	250		115	80 - 120		120	
1,1,1-Trichloroethane	292	1.0	%	250		117	80 - 120		120	
Trichloroethene	293	1.0	%	250		117	80 - 120		120	
1,2,4-Trimethylbenzene	300	1.0	%	250		120	80 - 120		120	
Vinyl chloride	268	1.0	%	250		107	80 - 120		120	
LCS 1										
Benzene	50.8	1.0	%	50		102	70 - 130			
Chlorobenzene	49.3	1.0	%	50		99	70 - 130			
1,1-Dichloroethene	50.1	1.0	%	50		100	60 - 140			
cis-1,2-Dichloroethene	50.3	1.0	%	50		101	70 - 130			
Ethylbenzene	45.4	1.0	%	50		91	70 - 130			
Tetrachloroethene	45.2	1.0	%	50		90	70 - 130			
Toluene	48.7	1.0	%	50		97	70 - 130			
1,1,1-Trichloroethane	47.0	1.0	%	50		94	70 - 130			
Trichloroethene	47.0	1.0	%	50		94	70 - 130			
1,2,4-Trimethylbenzene	46.1	1.0	%	50		92	70 - 130			
Vinyl chloride	44.3	1.0	%	50		89	60 - 140			
Surrogate: Toluene-d8		*99.43 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*101.39 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*101.75 %*	*60 - 140*							
LCSD 1										
Benzene	51.0	1.0	%	50		102	70 - 130	0.52	130	
Chlorobenzene	50.7	1.0	%	50		101	70 - 130	2.90	130	

Jones Environmental, Inc.

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Colby Wakeman
Lab Director

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2305378 - EPA 8260										
LCSD 1										
1,1-Dichloroethene	53.2	1.0	%	50		106	60 - 140	5.97	140	
cis-1,2-Dichloroethene	51.2	1.0	%	50		102	70 - 130	1.84	130	
Ethylbenzene	46.1	1.0	%	50		92	70 - 130	1.37	130	
Tetrachloroethene	46.1	1.0	%	50		92	70 - 130	1.80	130	
Toluene	50.0	1.0	%	50		100	70 - 130	2.60	130	
1,1,1-Trichloroethane	46.4	1.0	%	50		93	70 - 130	1.33	130	
Trichloroethene	48.8	1.0	%	50		98	70 - 130	3.76	130	
1,2,4-Trimethylbenzene	45.1	1.0	%	50		90	70 - 130	2.13	130	
Vinyl chloride	41.6	1.0	%	50		83	60 - 140	6.37	140	
Surrogate: Toluene-d8		*100.81 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*99.76 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*100.60 %*	*60 - 140*							
Method Blank 1										
Benzene	ND	1.0	µg/kg							
n-Heptane	ND	50.0	µg/kg							
n-Hexane	ND	50.0	µg/kg							
n-Pentane	ND	50.0	µg/kg							
Bromobenzene	ND	1.0	µg/kg							
Bromodichloromethane	ND	1.0	µg/kg							
Bromoform	ND	1.0	µg/kg							
n-Butylbenzene	ND	1.0	µg/kg							
sec-Butylbenzene	ND	1.0	µg/kg							
tert-Butylbenzene	ND	1.0	µg/kg							
Carbon tetrachloride	ND	1.0	µg/kg							
Chlorobenzene	ND	1.0	µg/kg							
Chloroform	ND	1.0	µg/kg							
2-Chlorotoluene	ND	1.0	µg/kg							
4-Chlorotoluene	ND	1.0	µg/kg							
Dibromochloromethane	ND	1.0	µg/kg							
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg							
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg							
Dibromomethane	ND	1.0	µg/kg							
1,2- Dichlorobenzene	ND	1.0	µg/kg							
1,3-Dichlorobenzene	ND	1.0	µg/kg							
1,4-Dichlorobenzene	ND	1.0	µg/kg							

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Colby Wakeman
Lab Director

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2305378 - EPA 8260										
Method Blank 1										
1,1-Dichloroethane	ND	1.0	µg/kg							
1,2-Dichloroethane	ND	1.0	µg/kg							
1,1-Dichloroethene	ND	1.0	µg/kg							
cis-1,2-Dichloroethene	ND	1.0	µg/kg							
trans-1,2-Dichloroethene	ND	1.0	µg/kg							
1,2-Dichloropropane	ND	1.0	µg/kg							
1,3-Dichloropropane	ND	1.0	µg/kg							
2,2-Dichloropropane	ND	1.0	µg/kg							
1,1-Dichloropropene	ND	1.0	µg/kg							
cis-1,3-Dichloropropene	ND	1.0	µg/kg							
trans-1,3-Dichloropropene	ND	1.0	µg/kg							
Ethylbenzene	ND	1.0	µg/kg							
Freon 11	ND	5.0	µg/kg							
Freon 12	ND	5.0	µg/kg							
Freon 113	ND	5.0	µg/kg							
Hexachlorobutadiene	ND	1.0	µg/kg							
Isopropylbenzene	ND	1.0	µg/kg							
4-Isopropyltoluene	ND	1.0	µg/kg							
Methylene chloride	ND	1.0	µg/kg							
Naphthalene	ND	5.0	µg/kg							
n-Propylbenzene	ND	1.0	µg/kg							
Styrene	ND	1.0	µg/kg							
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg							
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg							
Tetrachloroethene	ND	1.0	µg/kg							
Toluene	ND	1.0	µg/kg							
1,2,3-Trichlorobenzene	ND	3.0	µg/kg							
1,2,4-Trichlorobenzene	ND	3.0	µg/kg							
1,1,1-Trichloroethane	ND	1.0	µg/kg							
1,1,2-Trichloroethane	ND	1.0	µg/kg							
Trichloroethene	ND	1.0	µg/kg							
1,2,3-Trichloropropane	ND	1.0	µg/kg							
1,2,4-Trimethylbenzene	ND	1.0	µg/kg							
1,3,5-Trimethylbenzene	ND	1.0	µg/kg							
Vinyl chloride	ND	1.0	µg/kg							
m+p-Xylene	ND	2.0	µg/kg							
o-Xylene	ND	1.0	µg/kg							

Jones Environmental, Inc.

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Colby Wakeman
Lab Director

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2305378 - EPA 8260										
Method Blank 1										
Methyl-tert-butylether	ND	5.0	µg/kg							
Ethyl-tert-butylether	ND	5.0	µg/kg							
Di-isopropylether	ND	5.0	µg/kg							
tert-amylmethylether	ND	5.0	µg/kg							
tert-Butylalcohol	ND	50.0	µg/kg							
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg							
Surrogate: Toluene-d8		*100.22 %*		*60 - 140*						
Surrogate: Dibromofluoromethane		*104.11 %*		*60 - 140*						
Surrogate: 4-Bromofluorobenzene		*92.46 %*		*60 - 140*						

Jones Environmental, Inc.

Colby Wakeman
Lab Director

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/01/23 15:57

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
RPD	Relative Percent Difference
E	Estimated Concentration; concentration exceeds calibration range.
LCC	Leak Check Compound
1	Recovery outside of acceptable limits. LCS/LCSD recoveries and %RSD were within QC limits, therefore data was accepted.
SMSR	Sample matrix prevented adequate surrogate recovery.
J	Value less than PQL but greater than MDL
HHSR	High hydrocarbon concentration in this sample prevented adequate surrogate recovery.

Jones Environmental, Inc.

Colby Wakeman
Lab Director

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Stantec

CHAIN OF CUSTODY

Laboratory Project Number: J231342

Client Name/Address:
Stantec Consulting Services Inc.
735 E. Carnegie Drive, Suite 280
San Bernardino, CA 92408
909-335-6116

Laboratory (circle):
Jones Environmental - 714-449-9937

Project Manager: **Alicia Jansen**
E-Mail Address: alicia.jansen@stantec.com
Sampler Name: **Hiram Romero**
Stantec Project Number: **185806043**
Project: **Brandywine - Glendora**

Turn Around Time:
Normal TAT: X
72 Hour:
48 Hour
24 Hour
Same Day:
Other:
Sample Temp °C: 1.5 C

Sample Description/Identification	Sample Matrix	Preservative (see below)	# of Cont.	Sample Date	Sample Time	Filtered Sample	TPH - EPA 8015	VOCs - EPA 8260B	OCPs - EPA 8081A	Arsenic/Lead - EPA 6010B							Special Instructions
SB1-1.0	SOIL	ICE	1	5/19/23	0830		X	X									-001
SB1-5.0					0845												HOLD -002
SB2-5.0					1000		X	X									-003
SB2-10.0					1005		X	X									HOLD -004
SB3-5.0					1055		X	X									-005
SB3-10.0					1100		X	X									HOLD -006
SB4-1.0					1130		X	X	X	X							-007
SB4-2.0					1135												HOLD -008
SB4-3.0					1140												HOLD -009
SB4-5.0					1145												HOLD -010
SB5-1.0					1010				X	X							-011
SB5-2.0					1015												HOLD -012
SB5-3.0					1020												HOLD -013
SB6-1.0					1155		X	X	X	X							-014
SB6-2.0					1200												-015
SB6-3.0					1205												-016

Sample Preservative: 1=ICE - 2=HCl - 3=H_2SO_4 - 4=HNO_3 - 5=NaOH - 6=Other:

Special Instructions:

Relinquished By:	Date	Time	Received By + Company Name:	Date	Time
	5/22/23	1530	Jones	5-22-23	1532
Relinquished By + Company Name:	Date	Time	Received By + Company Name:	Date	Time
Relinquished By + Company Name:	Date	Time	Received By + Company Name:	Date	Time

Stantec

CHAIN OF CUSTODY

Laboratory Project Number: J2231342

Client Name/Address:
Stantec Consulting Services Inc.
735 E. Carnegie Drive, Suite 280
San Bernardino, CA 92408
909-335-6116

Laboratory (circle):
Jones Environmental - 714-449-9937

Project Manager: Alicia Jansen
E-Mail Address: alicia.jansen@stantec.com
Sampler Name: Hiram Romero
Stantec Project Number: 185806043
Project: Brandywine - Glendora

Turn Around Time:
Normal TAT:
72 Hour:
48 Hour
24 Hour
Same Day:
Other:
Sample Temp °C:

Analysis Required

Sample Description/Identification	Sample Matrix	Preservative (see below)	# of Cont.	Sample Date	Sample Time	Filtered Sample	TPH - EPA 8015	VOCs - EPA 8260B	OCPs - EPA 8081A	Arsenic/Lead - EPA 6010B	Special Instructions
SB6-5.0	SOIL	ICE	1	5/19/23	1210						HOLD -017
SB7-1.0					1330				X	X	-018
SB7-2.0					1335						HOLD -019
SB7-3.0					1340						HOLD -020
SB8-1.0					1315				X	X	-021
SB8-2.0					1320						HOLD -022
SB8-3.0					1325						HOLD -023
SB9-1.0					1240		X	X	X	X	-024
SB9-2.0					1245						HOLD -025
SB9-3.0					1250						HOLD -026
SB9-5.0					1255						HOLD -027
SB10-1.0					1345				X	X	-028
SB10-2.0					1350						HOLD -029
SB10-3.0					1355						HOLD -030
~~SB11-1.0~~ SB11-1.0					1405				X	X	-031
~~SB11-2.0~~ SB11-2.0					1410						HOLD -032

Sample Preservative: 1=ICE - 2=HCl - 3=H_2SO_4 - 4=HNO_3 - 5=NaOH - 6=Other:

Special Instructions:

Relinquished By:	Date	Time	Received By + Company Name:	Date	Time
	5/22/23	1530	Jones	5-22-23	1532
Relinquished By + Company Name:	Date	Time	Received By + Company Name:	Date	Time
Relinquished By + Company Name:	Date	Time	Received By + Company Name:	Date	Time

Stantec

CHAIN OF CUSTODY

Laboratory Project Number: J231342

Client Name/Address:
Stantec Consulting Services Inc.
735 E. Carnegie Drive, Suite 280
San Bernardino, CA 92408
909-335-6116

Laboratory (circle):
Jones Environmental - 714-449-9937

Project Manager: **Alicia Jansen**
E-Mail Address: alicia.jansen@stantec.com
Sampler Name: **Hiram Romero**
Stantec Project Number: **185806043**
Project: **Brandywine - Glendora**

Analysis Required

Turn Around Time:
Normal TAT:
72 Hour:
48 Hour
24 Hour
Same Day:
Other:
Sample Temp °C:

Sample Description/Identification	Sample Matrix	Preservative (see below)	# of Cont.	Sample Date	Sample Time	Filtered Sample	TPH - EPA 8015	VOCs - EPA 8260B	OCPs - EPA 8081A	Arsenic/Lead - EPA 6010B							Special Instructions
SB41-3.0	SOIL	ICE	1	5/18/23	1415					X	X						HOLD 0033

Sample Preservative: **1**=ICE - **2**=HCl - **3**=H_2SO_4 - **4**=HNO_3 - **5**=NaOH - **6**=Other:

Special Instructions:

Relinquished By:	Date	Time	Received By + Company Name:	Date	Time
	5/22/23	1530	Jones	5-22-23	1532
Relinquished By + Company Name:	Date	Time	Received By + Company Name:	Date	Time
Relinquished By + Company Name:	Date	Time	Received By + Company Name:	Date	Time

JONES ENVIRONMENTAL, INC.

714-449-9937
562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

13 June 2023

Alicia Jansen
Stantec Consulting
735 EastCarnegie Drive, Suite 280
San Bernardino, CA 92408

Re: Brandywine - Glendora

Enclosed are the results of analyses for samples received by the laboratory on 06/09/23. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Colby Wakeman
Lab Director

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/13/23 14:53

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SB-10-N-1	J231554-001	Soil	06/09/2023 10:18	06/09/2023 15:32
SB-10-W-1	J231554-004	Soil	06/09/2023 10:52	06/09/2023 15:32
SB-10-S-1	J231554-007	Soil	06/09/2023 11:21	06/09/2023 15:32
SB-10-E-1	J231554-010	Soil	06/09/2023 11:37	06/09/2023 15:32

DETECTIONS SUMMARY

Sample ID: SB-10-N-1 **Laboratory ID:** J231554-001

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic, As	10.8	5.0	mg/kg	EPA 6010	

Sample ID: SB-10-W-1 **Laboratory ID:** J231554-004

No Results Detected

Sample ID: SB-10-S-1 **Laboratory ID:** J231554-007

No Results Detected

Sample ID: SB-10-E-1 **Laboratory ID:** J231554-010

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic, As	9.8	5.0	mg/kg	EPA 6010	

Jones Environmental, Inc.

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Colby Wakeman
Lab Director

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/13/23 14:53

SB-10-N-1
J231554-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic, As by EPA 6010									
Arsenic, As	10.8	5.0	mg/kg	1	QC2306245		06/12/23	EPA 6010	

Jones Environmental, Inc.

Colby Wakeman
Lab Director

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/13/23 14:53

SB-10-W-1
J231554-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic, As by EPA 6010									
Arsenic, As	ND	5.0	mg/kg	1	QC2306245		06/12/23	EPA 6010	

Jones Environmental, Inc.

Colby Wakeman
Lab Director

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/13/23 14:53

SB-10-S-1
J231554-007(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic, As by EPA 6010									
Arsenic, As	ND	5.0	mg/kg	1	QC2306245		06/12/23	EPA 6010	

Jones Environmental, Inc.

Colby Wakeman
Lab Director

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735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/13/23 14:53

SB-10-E-1
J231554-010(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic, As by EPA 6010									
Arsenic, As	9.8	5.0	mg/kg	1	QC2306245		06/12/23	EPA 6010	

Jones Environmental, Inc.

Colby Wakeman
Lab Director

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/13/23 14:53

Arsenic, As by EPA 6010 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2306245 - EPA 6010										
CCV 1										
Arsenic, As	1.0	5.0	%	1		100	90 - 110		110	
LCS 1										
Arsenic, As	177	5.0	%	200		89	80 - 120			
LCSD 1										
Arsenic, As	182	5.0	%	200		91	80 - 120	2.56	120	
Method Blank 1										
Arsenic, As	ND	5.0	mg/kg							

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Stantec Consulting	Project: Brandywine - Glendora	
735 EastCarnegie Drive, Suite 280	Project Number: 185806043	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	06/13/23 14:53

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
RPD	Relative Percent Difference
E	Estimated Concentration; concentration exceeds calibration range.
LCC	Leak Check Compound
1	Recovery outside of acceptable limits. LCS/LCSD recoveries and %RSD were within QC limits, therefore data was accepted.
SMSR	Sample matrix prevented adequate surrogate recovery.
J	Value less than PQL but greater than MDL
HHSR	High hydrocarbon concentration in this sample prevented adequate surrogate recovery.

Jones Environmental, Inc.

Colby Wakeman
Lab Director

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Chain-of-Custody Record

JONES ENVIRONMENTAL, INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Turn Around Requested:
- ☐ Immediate Attention - 200%
- ☐ Rush 24 Hours - 100%
- ☐ Rush 48 Hours - 50%
- ☐ Rush 72 Hours - 25%
- ☐ Rush 96 Hours - 10%
- ☒ Normal - No Surcharge

LAB USE ONLY
Jones Project # J231554
Page 1 of 2

Client: Stantec
Date: 6-9-23
Project Name: Brandywine Glendora
Client Project #: 185806043
Project Address: 723-731 East Route 66, Glendora CA 91740
Email: Alicia.Jansen@gmail.com
Phone: 909-255-8213
Report To: Alicia Jansen
Sampler: Alex Sobolen

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Report Options
EDD ____
EDF* - 10% Surcharge ____
*Global ID ____
S.S.C

Analysis Requested

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	Arsenic 6010B										Number of Containers	Notes & Special Instructions
SB-10-N-1	6-9-23	1018	J231554-001	Ice	G	S	X										1	
SB-10-N-2	6-9-23	1023	J231554-002	Ice	G	S	X										1	Hold
SB-10-N-3	6-9-23	1148	J231554-003	Ice	G	S	X										1	Hold
SB-10-W-1	6-9-23	1052	J231554-004	Ice	G	S	X										1	
SB-10-W-2	6-9-23	1112	J231554-005	Ice	G	S	X										1	Hold
SB-10-W-3	6-9-23	1117	J231554-006	Ice	G	S	X										1	Hold
SB-10-S-1	6-9-23	1121	J231554-007	Ice	G	S	X										1	
SB-10-S-2	6-9-23	1123	J231554-008	Ice	G	S	X										1	Hold
SB-10-S-3	6-9-23	1133	J231554-009	Ice	G	S	X										1	Hold
SB-10-E-1	6-9-23	1137	J231554-010	Ice	G	S	X										1	
																	10	Total Number of Containers

Relinquished By (Signature)	Printed Name	Received By (Signature)	Printed Name
[signature]	Alex Sobolen		
Company: Stantec	Date: 6-9-23 Time: 1532	Company	Date / Time
Relinquished By (Signature)	Printed Name	Received By Laboratory (Signature): [signature]	Printed Name: Juan Camacho
Company	Date: / Time	Company: Jones Env	Date: 6-9-23 Time: 1532

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been reqested, and the information provided herein is correct and accurate.

JONES ENVIRONMENTAL, INC.

11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Chain-of-Custody Record

Turn Around Requested:
- ☐ Immediate Attention - 200%
- ☐ Rush 24 Hours - 100%
- ☐ Rush 48 Hours - 50%
- ☐ Rush 72 Hours - 25%
- ☐ Rush 96 Hours - 10%
- ☒ Normal - No Surcharge

LAB USE ONLY

Jones Project # J231554

Page 2 of 2

Client: Stantec

Date: 6-9-23

Project Name: Brandywine Glendora

Client Project #: 185806043

Project Address: 723-731 E Route 66, Glendora CA

Email: Alicia.Jansen@stantec.com

Phone: 909-255-8213

Report To: Alicia Jansen

Sampler: Alex Sobolev

Sample Container / Preservative Abbreviations

AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

Report Options
EDD ____
EDF* - 10% Surcharge ____
*Global ID ____

5.5°C

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	Arsenic 6010B										Number of Containers	Notes & Special Instructions
SB-10-E-2	6-9-23	1140	J231554-011	Ice	G	S	X										1	Hold
SB-10-E-3	6-9-23	1143	J231554-012	Ice	G	S	X										1	Hold

Relinquished By (Signature)	Printed Name	Received By (Signature)	Printed Name	
[signature]	Alex Sobolev			2 Total Number of Containers
Company: Stantec	Date: 6-9-23 Time: 1532	Company	Date / Time	
Relinquished By (Signature)	Printed Name	Received By Laboratory (Signature): Juan Gamacho	Printed Name: Juan Gamacho	Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been reqested, and the information provided herein is correct and accurate.
Company	Date: / Time	Company: Jones Env	Date: 6-9-23 Time: 1532	

From:	Schmid, Andrea@Waterboards on behalf of WB-RB4-PublicRecords
To:	Jansen, Alicia; WB-RB4-PublicRecords
Cc:	Schmid, Andrea@Waterboards
Subject:	RE: Records Request / Tracking No. 2023050309
Date:	Thursday, May 11, 2023 2:49:27 PM

Hello,

The Los Angeles Regional Board has reviewed its files and has concluded that it does not have any records that are responsive to your request.

The Groundwater Permitting & Land Disposal Unit did note, however, that the properties located at 723, 731, 755, 715, 740, and 726 East Route 66, Glendora, CA 91740, 531 and 540 S Glenwood Ave, Glendora, CA 91740 are in the vicinity of the "Walnut Street - Glendora (508 East Walnut Street, Glendora, CA 91741; 34.131540, -117.853367)" legacy disposal site. The Regional Board has never had an active file and/or records for this legacy site. We suggest contacting the County of Los Angeles Department of Public Health at (626) 430-5540 for any information they may have regarding the legacy land treatment unit(s).

Best regards,

Andrea Schmid
Staff Services Analyst
Los Angeles Regional Water Quality Control Board
320 West 4th St., Suite 200, Los Angeles, CA 90013
andrea.schmid@waterboards.ca.gov

Public Records and Freedom of Information Act
Rb4-Publicrecords@waterboards.ca.gov

****
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From: Jansen, Alicia <Alicia.Jansen@stantec.com>
Sent: Wednesday, May 3, 2023 12:50 PM
To: WB-RB4-PublicRecords <RB4-PublicRecords.RB4-PublicRecords@waterboards.ca.gov>
Subject: Records Request

EXTERNAL:

Good Afternoon,

I am conducting an environmental assessment and would like to request any available records (i.e. certificates of occupancy, building permits, plumbing permits, inspection reports, notices of violation, hazardous materials business plans/permits, underground storage tank permits, etc) for the following addresses:

- 723, 731, 755, 715, 740, and 726 East Route 66, Glendora, CA 91740;
- 531 and 540 S Glenwood Ave, Glendora, CA 91740

Please let me know if you need anything else to process this request.

Thank you,

Alicia Jansen
Senior Scientist

Mobile: 909 654-8342
Fax: 909 335-6120
alicia.jansen@stantec.com

Stantec
735 East Carnegie Drive Suite 280
San Bernardino CA 92408-3588

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Atención: Este correo electrónico proviene de fuera de Stantec. Por favor, tome precauciones adicionales.

Appendix H

Preliminary Hydrology Study, VTTM. No. 84292, City of Glendora, County of Los Angeles

C&V Consulting, Inc.

September 2023 (revised December 2023)

PRELIMINARY HYDROLOGY STUDY

VTTM No. 84292
City of Glendora, County of Los Angeles

Project Address:
723-745 E. Route 66
Glendora, California 91740

Prepared For:

Brandywine Homes
16580 Aston
Irvine, CA 92606
Contact: Chris Courtney

Prepared By:

C&V Consulting, Inc.
9830 Irvine Center Drive
Irvine, CA 92618
Contact: Dane P. McDougall, P.E.

Prepared Date: September 2023
Revised Date: December 2023

Preliminary Hydrology Study
For
VTTM No. 84292

Acknowledgement and Signature Page

This Preliminary Hydrology Study was prepared by C&V Consulting, Inc. under the supervision of Dane P. McDougall, P.E.

_____ _____

Dane P. McDougall, P.E. 80705 Date
C&V Consulting, Inc.

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III. Existing Conditions 1
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100-Year Water Surface Elevation (WSE) 5
IX. Conclusion 6
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APPENDIX A Maps and Exhibits

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A.2 – Preliminary Post-Development Hydrology Map
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APPENDIX B HydroCalc Outputs

B.1 – Existing Conditions – HydroCalc
B.2 – Proposed Conditions – HydroCalc

APPENDIX C LID Reference Analysis

APPENDIX D Hydraulics Analysis

D.1 – Preliminary Pipe / Parkway Drain Sizing

APPENDIX E Geotechnical Report References

APPENDIX F Proposed Design Plans

E.1 – Vesting Tentative Tract No. 84292

I. Purpose

The purpose of this preliminary hydrology report is to provide quantitative information to verify the design of the storm drain infrastructure and hydrologic mitigation method of the project site. The values and statements within confirm the subject site is designed and planned in accordance with the Los Angeles County Hydrology Manual dated January 2006 and the City of Glendora drainage requirements.

II. Site Description

The proposed project site comprises two parcels with a total land area of 1.845 acres. It is located at 723-745 East Route 66, City of Glendora, County of Los Angeles. (APN:8646-029-009, 8646-029-014). The site is bounded by E. Route 66 to the south, A.T. & S.F. Railroad to the north, commercial buildings to the east and west.

According to the federal Emergency Management Agency (FEMA) FIRM rate map number 06037C1440F, effective date September 26, 2008, the site is located within flood Zone X, area of minimal flood hazard.

Refer to Appendix A for additional information.

III. Existing Conditions

The site is currently a vacant auto center building structure with a paved covered lot area. The perimeter of the site is bounded by block walls and chain linked fencing. Vegetation within the site is minimal per geographic observation matching its commercial land use.

The existing drainage condition of the site generally surface sheet flows south-westerly towards E. Route 66 with elevations ranging between approximately 785.5 and 777.6 feet above mean sea level. There is no offsite stormwater run-on due to perimeter control with existing walls along the boundary of the site. Adjacent properties' drainage slopes away from the proposed site. The outflow of the proposed site continues westerly downstream along E. Route 66 eventually enters existing Los Angeles County Flood Control District's (LACFCD) catch basin inlets at S. Pasadena Avenue. The runoff continues through LACFCD's 54-inch reinforced concrete pipe to Big Dalton Wash. All flow ultimately discharges to the San Gabriel River which drains to the Pacific Ocean at San Pedro Bay.

Refer Appendix A.1 for the Preliminary Existing Conditions Hydrology Map.

IV. Proposed Conditions

The project proposes the construction of six (6) residential buildings consisting of thirty-nine (39) dwelling units with private garages, private drive aisles, sidewalks, and common landscaped areas. The project site will be accessible with an entrance/ exit along E. Route 66. Drive aisles and parking areas will be composed of asphalt concrete pavement. Proposed development imperviousness is assumed to be 86% per Los Angeles County Hydrology Manual's Appendix D Proportion Impervious Data value based on the development type "Medium-Rise Apartments and condominiums".

The onsite residential development drainage management area is analyzed as a single subarea as design stormwater mitigation intends to be routed to a single outlet at the south-west corner of the site. There are three (3) onsite inlets that collect and direct runoffs into the proposed interconnected underground infiltration / detention system for water quality treatment sized for the 85th percentile rain event in conformance with water quality treatment standards.

During the design storm event when the infiltration/ detention system reaches full capacity, excess runoff is routed to the parkway drain connection to the public right of way. In cases of a larger storm event beyond the design storm, runoff will pond at the localized inlets and the grading design ensures runoff overflow towards E. Route 66 following historical drainage pattern.

Refer to Appendix A.2 for the Preliminary Post-Development Hydrology Map.

A separate Preliminary LID plan is prepared to address the Los Angeles County storm water quality requirements.

V. Methodology

The project site's drainage was analyzed per the Los Angeles County Hydrology Manual dated January 2006. The existing and proposed conditions of the site were analyzed for peak flow rate and time of concentration for the 25- and 100- storm events based on acreage, flow path and land cover per La County Department of Public Works (LACDPW) HydroCalc Calculator, Version 1.0.3, released 2/21/2018.

VI. Design Assumption

1. The LACDPW HydroCalc Calculator Program was used to determine Tc, Peak run-off flow rate, and run-off volume for subarea based on the longest flow path and elevation difference.
2. The project site is located in the "Glendora" rainfall region per Los Angeles County Hydrology Map. A depth of 7.45 inches of rainfall was determined from the 50-year storm 24-hour isohyet map, 1-H1.32 in Appendix A.3.
3. The site is in the soil classification of "007" per Los Angeles County Hydrology Map.
4. Existing conditions are assumed to be approximately 99% impervious based on geographic observation which also matches the commercial land use recommended values for existing development type per Hydrology Manual.
5. Proposed conditions are assumed to be approximately 86% impervious based on the recommended values for proposed development type per Hydrology Manual. Additional impervious analysis based on final landscape plan may be re-evaluated during final engineering.
6. Proposed conditions will be directed to public right of way via parkway drain following historical drainage pattern. Therefore, proposed peak flow mitigation will be governed by the existing conditions peak flow.
7. Proposed storm drains will be sized to convey the 100-year storm per urban flood requirement.

VII. Hydrology Analysis

Hydrology Summary

Proposed storm drainage is designed to maintain the single drainage areas prior to the parkway drain outlet connection at the public right of way. A summary of the project site proposed conditions peak runoff values for the drainage management area (DMA) of the project site is provided below:

Existing Conditions Drainage Area	Area (ac)	Q_{25} (cfs)	Q_{100} (cfs)
DMA-XA-1	1.845	6.49	8.29

Proposed Conditions Drainage Area	Area (ac)	Q_{25} (cfs)	Q_{100} (cfs)
DMA-A-1	1.845	5.79	8.18

Refer to Appendix B of this report for additional information and LACDPW HydroCalc output data.

Drainage area may further be delineated into additional subareas per inlets as it drains toward the interconnected detention/infiltration system prior to be routed downstream towards the parkway outlet during final engineering.

Detention Sizing/ Routing Analysis

As the proposed conditions of the site generate a lower runoff peak flowrate compared to the existing peak flow, it was determined that detention will not be necessary for hydrologic mitigation. However, an infiltration/ detention system is provided per water quality treatment requirement. The infiltration rate will further benefit in reducing peak runoff as the site generated runoff peak flow is detained and routes through the onsite storm drainage system. Refer to summary of detention sizing below:

Proposed Condition Drainage Area	85th percentile Water Quality Design Treatment Volume (cu-ft)	Proposed Detention Volume (cu-ft)
DMA-A-1	5,248.1	5,255.4

Refer to Appendix C for additional LID infiltration analysis.

Refer to separate prepared LID for additional information on water quality treatment volume.

VIII. Hydraulics Analysis

Pipe Sizing/ Parkway Outlet

Preliminary onsite storm drain piping is sized for the 25-year storm event based on open channel flow with assumption of 1% slope; therefore, WSPG hydraulic pressure analysis is not warranted. Pipe Analysis will be re-evaluated during final engineering in coordination with final engineering plan.

Preliminary pipe sizing was done using Hydraflow Express Tool shown within Appendix D.

Preliminary parkway outflow capacity sizing for 100-year storm event to ensure proper outflow is provided within Appendix D.

*A Manning's Roughness Coefficient of 0.013 has been utilized to represent the roughness coefficient of PVC and/or HDPE piping.

Catch Basin Inlet Sizing

Catch Basin inlet will be sized with a capacity based on the 25-year storm event to conform with LACDPW Hydrology urban flood street capacity.

Analysis is to be provided during final engineering per final grading plan.

100-Year Water Surface Elevation (WSE)

The elevations of the 100-year storm event water surface are analyzed at local collection points to determine the proper flood protection of the buildings. Building finished floors are to be set above the 100-year storm event water surface elevation or proper overflow mitigation is provided where storm runoff continues downstream contained within the street capacity to ensure buildings are not susceptible to flooding.

Analysis is to be provided during final engineering per final grading plan.

IX. Conclusion

The results from the hydrologic analysis demonstrate that the overall proposed development conditions will generate a lower peak runoff flowrate than existing conditions outflow for the project site; therefore, a detention system is not required to detain the generated runoff. However, an infiltration/ detention system is proposed per water quality treatment requirement which will further improve downstream runoff capacity. The impervious area will be verified with the final site plan during final engineering to validate the water quality treatment detention volume.

During the design storm event when the infiltration/ detention system reaches full capacity, excess runoff is routed to the proposed parkway connection to the public right of way. In cases of a larger storm event beyond the design storm, runoff will pond at the localized inlets and the site is graded to overflow towards E. Route 66 following historical drainage pattern.

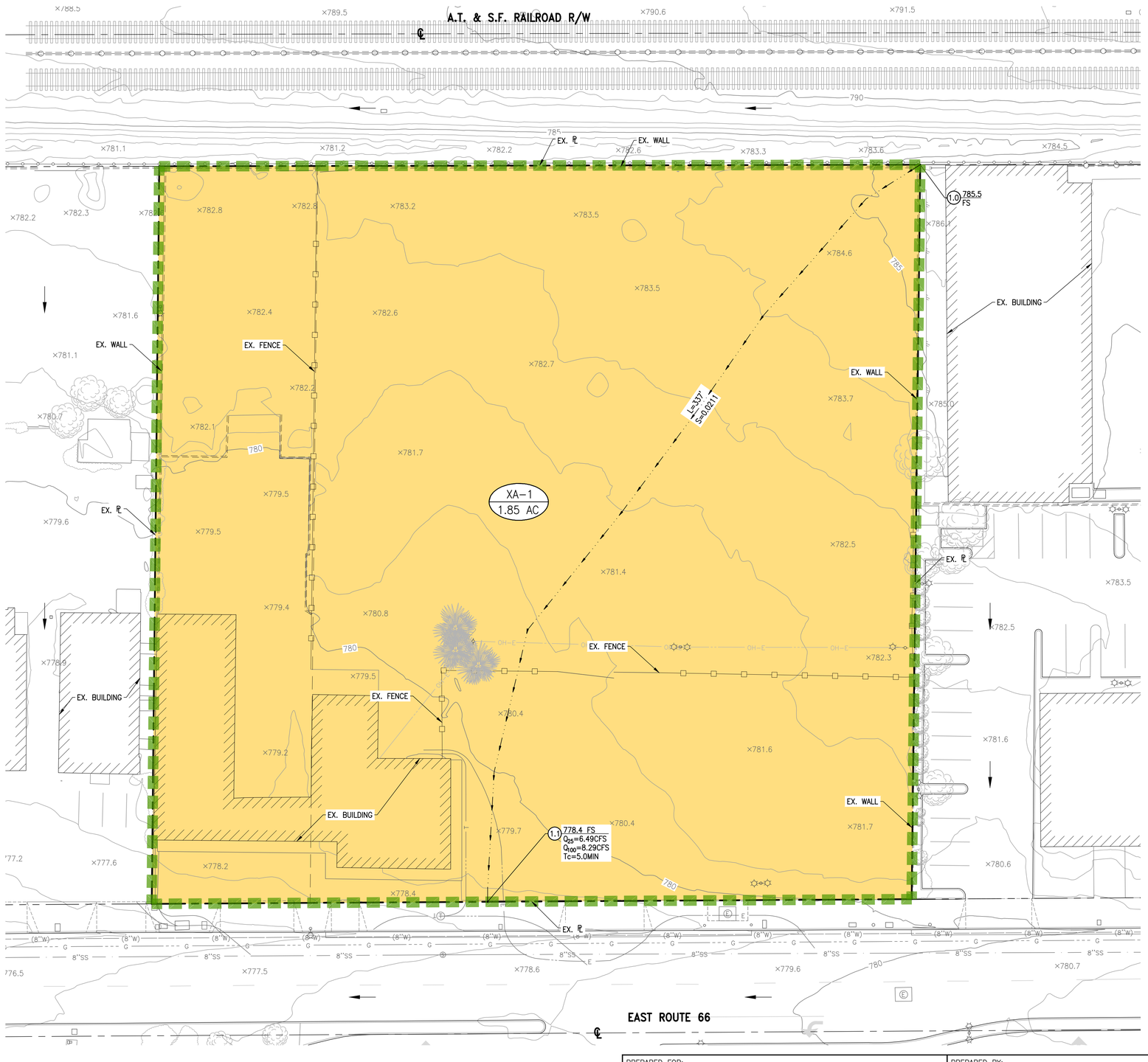
X. References

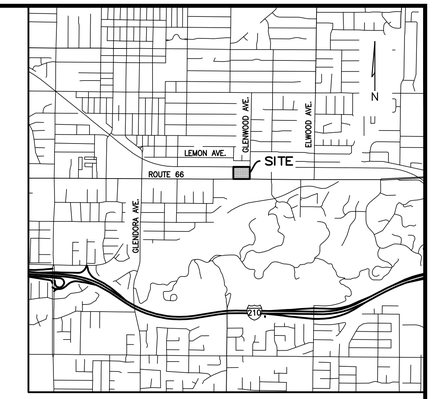
1. Los Angeles County Department of Public Works (LACDPW) Hydrology Manual, January 2006.
2. LACDPW HydroCalc Calculator. Version 1.0.3, released 2/21/2018.
3. Glendora, 50-year 24-hour isohyet map no. 1-H1.32. Los Angeles County Public Works.
4. National Flood Hazard Layer FIRMette. Federal Emergency Management Agency. Data refreshed October 2020.
5. Hydraflow Express Extension for Autodesk Civil 3D. Autodesk Inc. Version: 2022.
6. Preliminary Geotechnical Investigation. Alta California Geotechnical Inc. June 22, 2023.

APPENDIX A

Maps and Exhibits

A.1 – Preliminary Existing Conditions Hydrology Map





VICINITY MAP

N.T.S.

LEGEND:

- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- SITE BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- SURFACE FLOW DIRECTION
- FLOW LINE
- X FL — INITIAL SUBAREA NODE; SPOT ELEVATION
- Q_{25}=X CFS — PEAK RUNOFF IN CUBIC FEET PER SECOND (CFS)
- Tc=X MIN — TIME OF CONCENTRATION IN MINUTES (MIN) PROVIDED FOR 100-YR STORM EVENT

SCALE: 1" = 20'

0 10 20 40

DMA	COLOR	LANDUSE	AREA (SF)	AREA (AC)	IMPERVIOUS %
XA-1		COMMERCIAL	80,370.8	1.845	99%

NOTE: EXISTING DEVELOPMENT IMPERVIOUS COVERS ARE ASSUMED BASED ON GEOGRAPHIC OBSERVATION WHICH MATCHES DEVELOPMENT TYPE PER LOS ANGELES COUNTY HYDROLOGY MANUAL.

PREPARED FOR:

BRANDYWINE HOMES
16580 ASTON
IRVINE, CA 92606
(949) 296-2400

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
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REGISTERED PROFESSIONAL ENGINEER
DANE P. MCDOUGALL
C 80705
CIVIL
STATE OF CALIFORNIA

CITY OF GLENDORA
COMMUNITY DEVELOPMENT DEPARTMENT

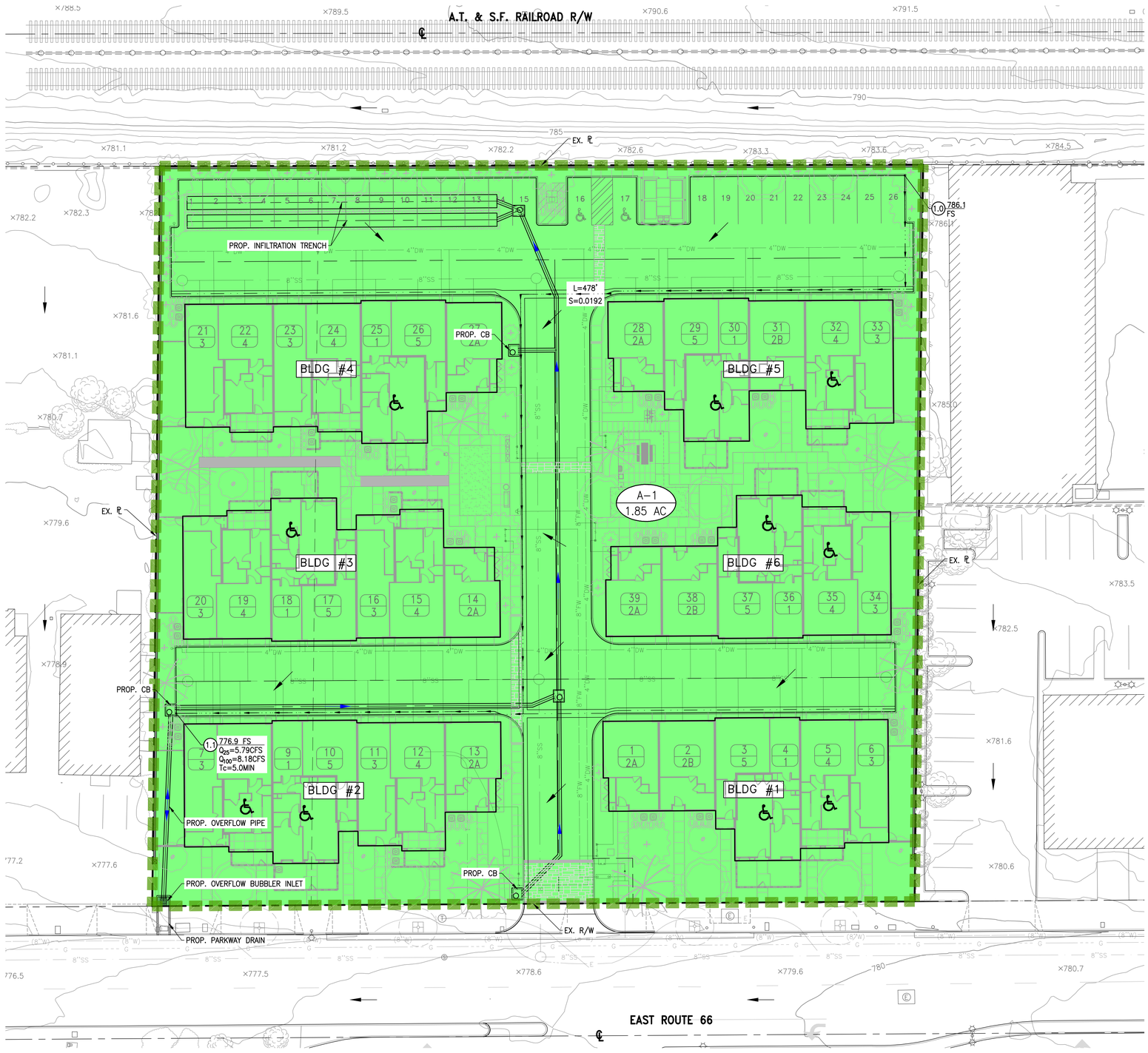
VTTM NO. 84292
PRELIMINARY EXISTING CONDITIONS HYDROLOGY MAP
723-731 E. ROUTE 66
GLENDORA

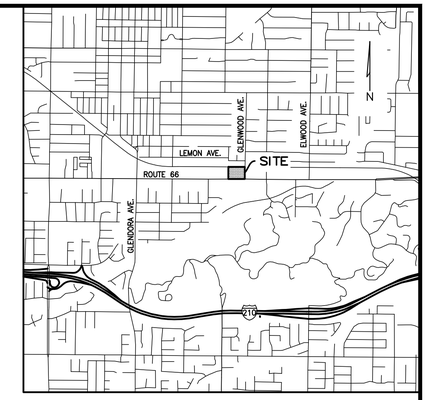
PROJECT NO. BWHX-047

SHEET 1 OF 1

PLAN SET: PS02
DATE: 12/7/23

A.2 – Preliminary Post-Development Hydrology Map





VICINITY MAP

N.T.S.

LEGEND:

- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- SITE BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- SURFACE FLOW DIRECTION
- PIPE FLOW DIRECTION
- FLOW LINE
- (X) X FL — INITIAL SUBAREA NODE; SPOT ELEVATION
- Q_{25}=X CFS — PEAK RUNOFF IN CUBIC FEET PER SECOND (CFS)
- Tc=X MIN — TIME OF CONCENTRATION IN MINUTES (MIN) PROVIDED FOR 100-YR STORM EVENT

SCALE: 1" = 20'

0 10 20 40

DMA	COLOR	LANDUSE	AREA (SF)	AREA (AC)	IMPERVIOUS %
A-1		RESIDENTIAL	80,370.8	1.845	86%

NOTE: PROPOSED DEVELOPMENT IMPERVIOUS COVERS ARE ASSUMED BASED ON DEVELOPMENT TYPE PER LOS ANGELES COUNTY HYDROLOGY MANUAL.

PREPARED FOR:

BRANDYWINE HOMES
16580 ASTON
IRVINE, CA 92606
(949) 296-2400

PREPARED BY:

C&V CONSULTING, INC.
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REGISTERED PROFESSIONAL ENGINEER
DANIEL P. McDOUGALL
C 80705
CIVIL
STATE OF CALIFORNIA

CITY OF GLENDORA
COMMUNITY DEVELOPMENT DEPARTMENT

VTTM NO. 84292
PRELIMINARY PROPOSED CONDITIONS HYDROLOGY MAP

723-731 E. ROUTE 66
GLENDORA

PROJECT NO. BWHX-047

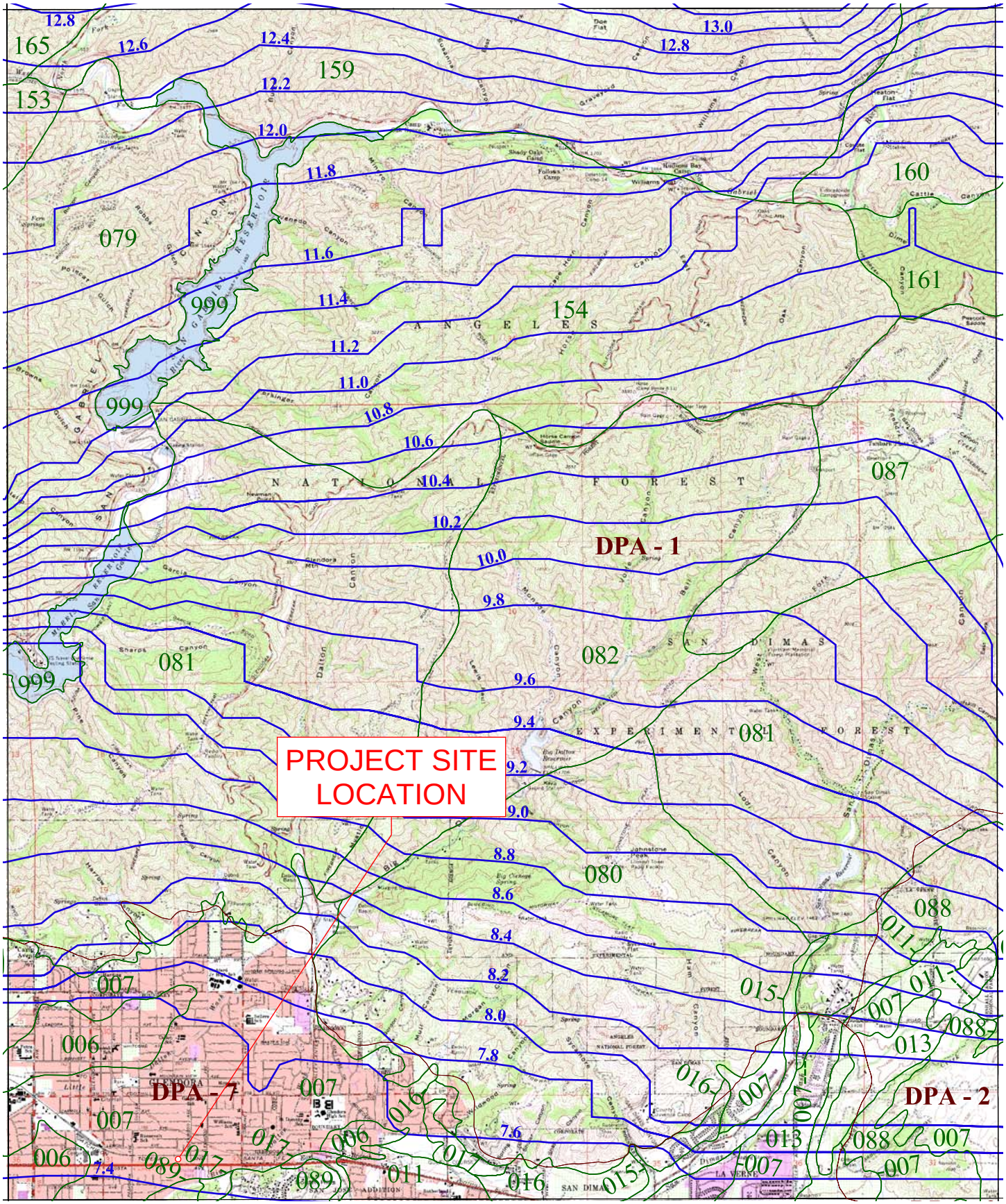
SHEET 1 OF 1

PLAN SET: PGCD
DATE: 12/7/23
FILE NAME: G:\CIVIL\BWH-GLENDORA\DWG\SHEETS_LPV\PD\PRELIMINARY\PD-HYD-01_PRELIM.DWG
BY: KA KO LM

Proportion Impervious Data

Code	Land Use Description	% Impervious
1111	High-Density Single Family Residential	42
1112	Low-Density Single Family Residential	21
1121	Mixed Multi-Family Residential	74
1122	Duplexes, Triplexes and 2-or 3-Unit Condominiums and Townhouses	55
1123	Low-Rise Apartments, Condominiums, and Townhouses	86
1124	Medium-Rise Apartments and Condominiums	86
1125	High-Rise Apartments and Condominiums	90
1131	Trailer Parks and Mobile Home Courts, High-Density	91
1132	Mobile Home Courts and Subdivisions, Low-Density	42
1140	Mixed Residential	59
1151	Rural Residential, High-Density	15
1152	Rural Residential, Low-Density	10
1211	Low- and Medium-Rise Major Office Use	91
1212	High-Rise Major Office Use	91
1213	Skyscrapers	91
1221	Regional Shopping Center	95
1222	Retail Centers (Non-Strip With Contiguous Interconnected Off-Street	96
1223	Modern Strip Development	96
1224	Older Strip Development	97
1231	Commercial Storage	90
1232	Commercial Recreation	90
1233	Hotels and Motels	96
1234	Attended Pay Public Parking Facilities	91
1241	Government Offices	91
1242	Police and Sheriff Stations	91
1243	Fire Stations	91
1244	Major Medical Health Care Facilities	74
1245	Religious Facilities	82
1246	Other Public Facilities	91
1247	Non-Attended Public Parking Facilities	91
1251	Correctional Facilities	91
1252	Special Care Facilities	74
1253	Other Special Use Facilities	86
1261	Pre-Schools/Day Care Centers	68
1262	Elementary Schools	82
1263	Junior or Intermediate High Schools	82
1264	Senior High Schools	82
1265	Colleges and Universities	47
1266	Trade Schools and Professional Training Facilities	91
1271	Base (Built-up Area)	65
1271.01	Base High-Density Single Family Residential	42
1271.02	Base Duplexes, Triplexes and 2-or 3-Unit Condominiums and T	55

A.3 – Glendora 50-year 24-hour Isohyet Map (1-H1.32)



016 SOIL CLASSIFICATION AREA

7.2 INCHES OF RAINFALL

DPA - 6 DEBRIS POTENTIAL AREA

N W E S

1 0 1 2 Miles

25-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.878
10-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.714

GLENDORA
50-YEAR 24-HOUR ISOHYET

1-H1.32

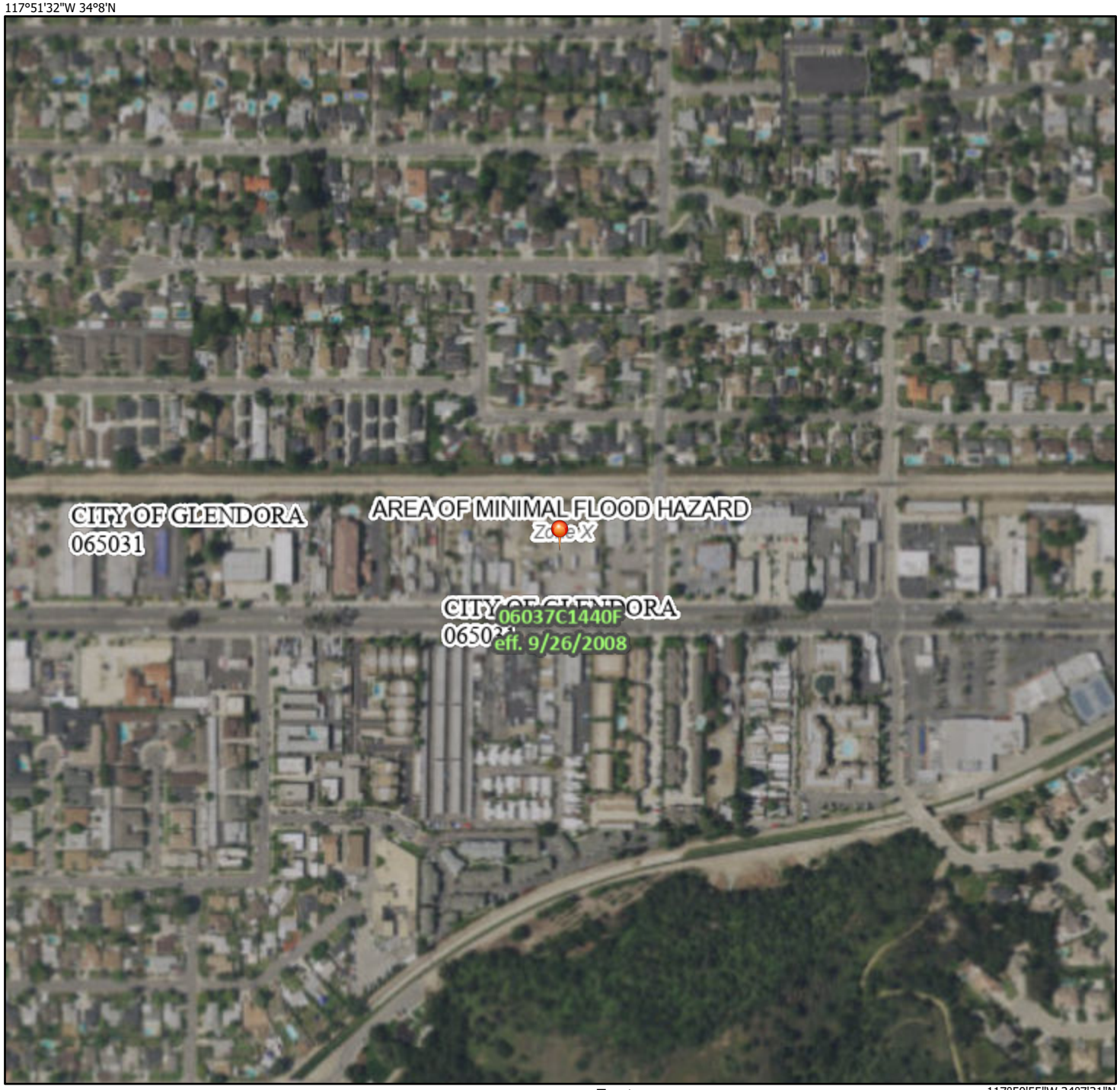
LOS ANGELES COUNTY PUBLIC WORKS Public Service That Works

A.4 – FEMA Flood Map (06037C1440F)

National Flood Hazard Layer FIRMette

FEMA

117°51'32"W 34°8'N



117°50'55"W 34°7'31"N

Feet 1:6,000

0 250 500 1,000 1,500 2,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/5/2023 at 12:15 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX B

HydroCalc Outputs

B.1 – Existing Conditions – HydroCalc

Peak Flow Hydrologic Analysis

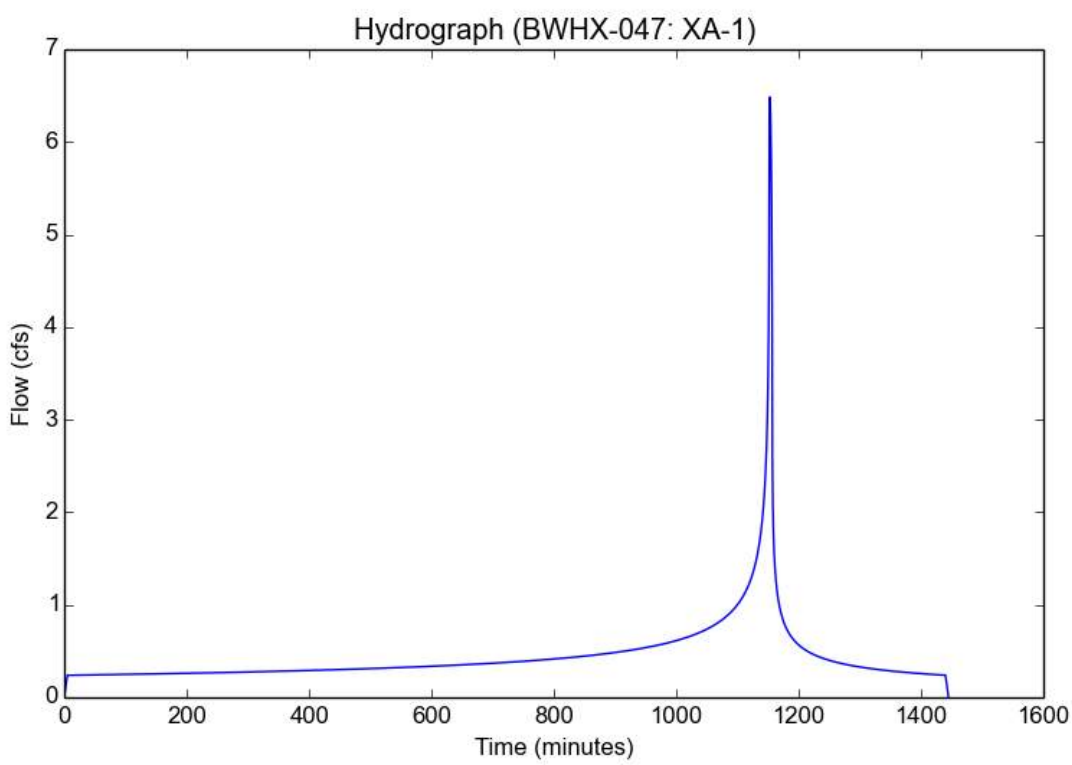
File location: P:/B/BWHX-047/Admin/Reports/Hydrology/Preliminary/Appendix B - Hydrology/BWHX-047 Report.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	BWHX-047
Subarea ID	XA-1
Area (ac)	1.85
Flow Path Length (ft)	337.0
Flow Path Slope (vft/hft)	0.0211
50-yr Rainfall Depth (in)	7.45
Percent Impervious	0.99
Soil Type	7
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	6.5411
Peak Intensity (in/hr)	3.9026
Undeveloped Runoff Coefficient (Cu)	0.7378
Developed Runoff Coefficient (Cd)	0.8984
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	6.4861
Burned Peak Flow Rate (cfs)	6.4861
24-Hr Clear Runoff Volume (ac-ft)	0.8926
24-Hr Clear Runoff Volume (cu-ft)	38881.8518



Peak Flow Hydrologic Analysis

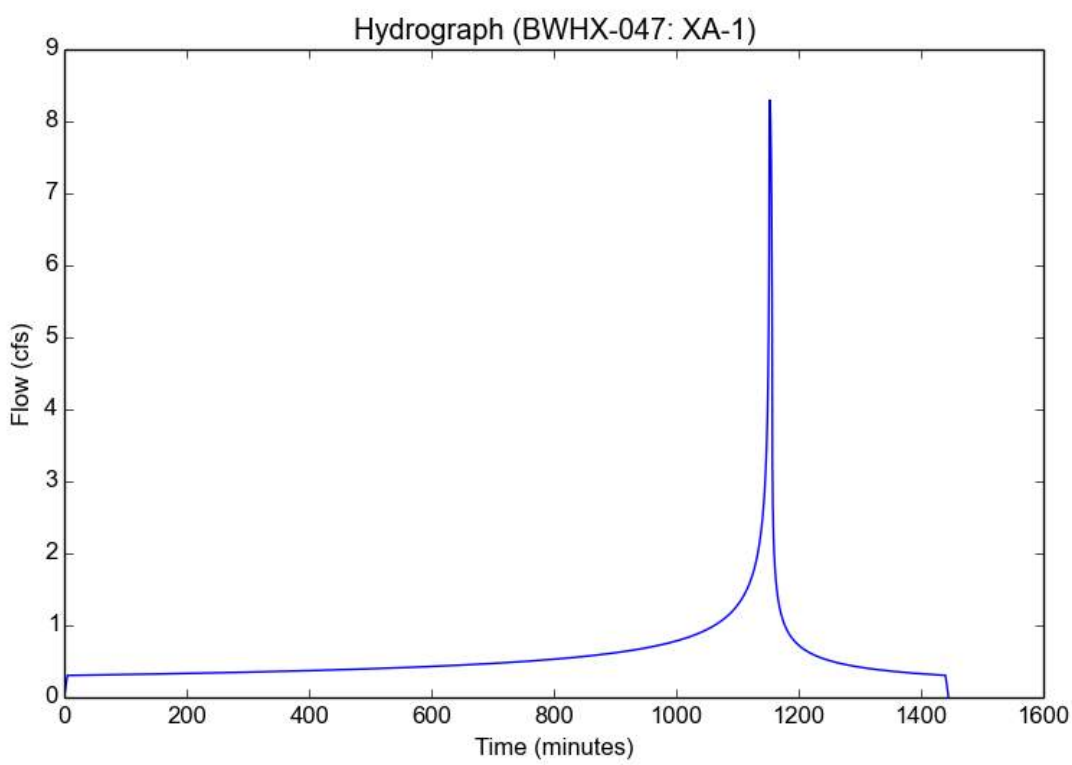
File location: P:/B/BWHX-047/Admin/Reports/Hydrology/Preliminary/Appendix B - Hydrology/BWHX-047 Report.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	BWHX-047
Subarea ID	XA-1
Area (ac)	1.85
Flow Path Length (ft)	337.0
Flow Path Slope (vft/hft)	0.0211
50-yr Rainfall Depth (in)	7.45
Percent Impervious	0.99
Soil Type	7
Design Storm Frequency	100-yr
Fire Factor	0
LID	False

Output Results

Modeled (100-yr) Rainfall Depth (in)	8.3589
Peak Intensity (in/hr)	4.9871
Undeveloped Runoff Coefficient (Cu)	0.801
Developed Runoff Coefficient (Cd)	0.899
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	8.2945
Burned Peak Flow Rate (cfs)	8.2945
24-Hr Clear Runoff Volume (ac-ft)	1.1409
24-Hr Clear Runoff Volume (cu-ft)	49697.2423



B.2 – Proposed Conditions – HydroCalc

Peak Flow Hydrologic Analysis

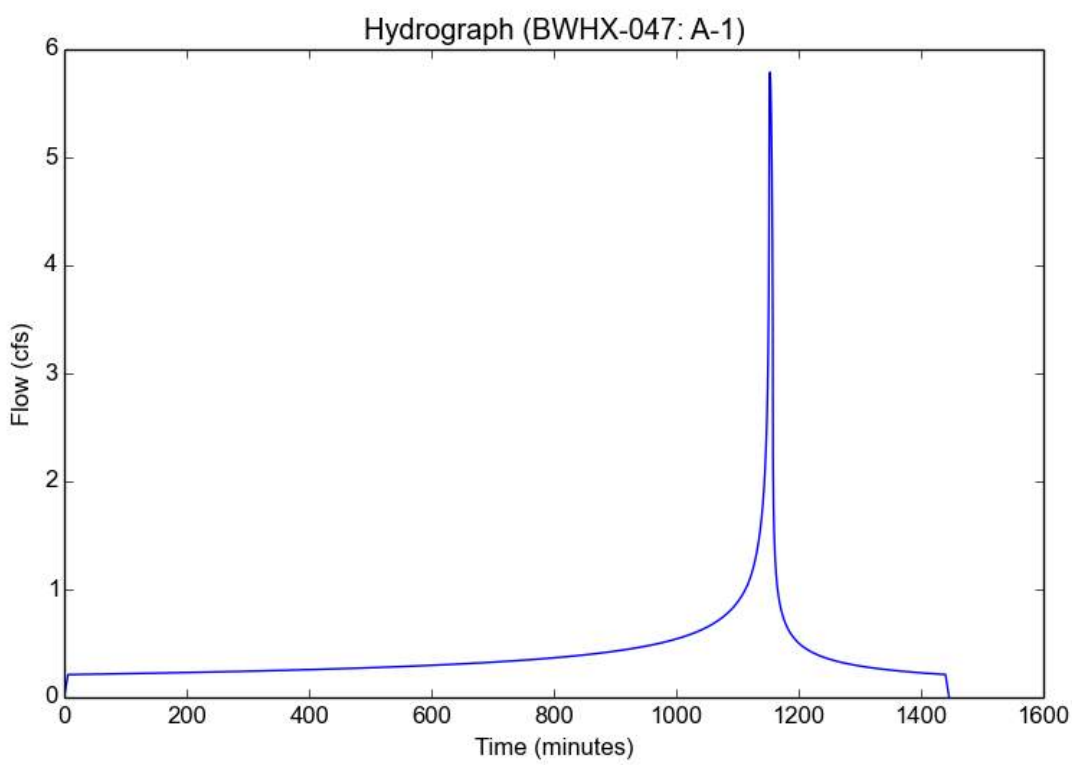
File location: P:/B/BWHX-047/Admin/Reports/Hydrology/Preliminary/Appendix B - Hydrology/BWHX-047 Report.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	BWHX-047
Subarea ID	A-1
Area (ac)	1.85
Flow Path Length (ft)	478.0
Flow Path Slope (vft/hft)	0.0192
50-yr Rainfall Depth (in)	7.45
Percent Impervious	0.86
Soil Type	7
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	6.5411
Peak Intensity (in/hr)	3.5821
Undeveloped Runoff Coefficient (Cu)	0.7113
Developed Runoff Coefficient (Cd)	0.8736
Time of Concentration (min)	6.0
Clear Peak Flow Rate (cfs)	5.7891
Burned Peak Flow Rate (cfs)	5.7891
24-Hr Clear Runoff Volume (ac-ft)	0.7954
24-Hr Clear Runoff Volume (cu-ft)	34647.6491



Peak Flow Hydrologic Analysis

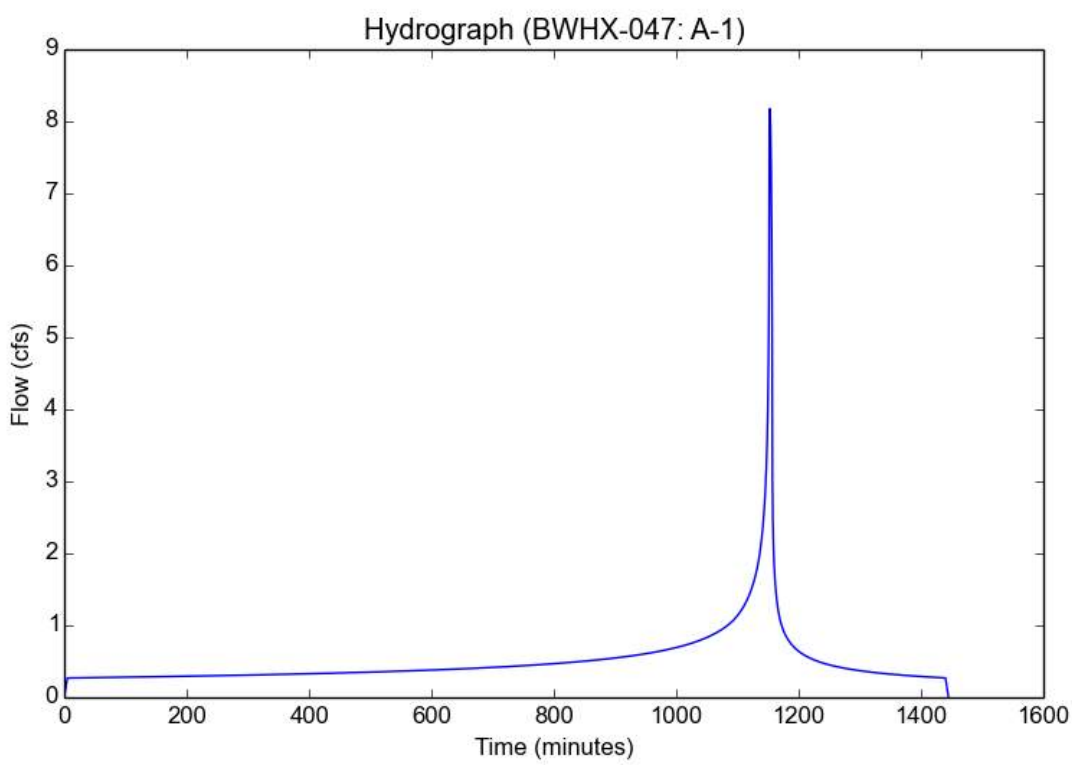
File location: P:/B/BWHX-047/Admin/Reports/Hydrology/Preliminary/Appendix B - Hydrology/BWHX-047 Report.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	BWHX-047
Subarea ID	A-1
Area (ac)	1.85
Flow Path Length (ft)	478.0
Flow Path Slope (vft/hft)	0.0192
50-yr Rainfall Depth (in)	7.45
Percent Impervious	0.86
Soil Type	7
Design Storm Frequency	100-yr
Fire Factor	0
LID	False

Output Results

Modeled (100-yr) Rainfall Depth (in)	8.3589
Peak Intensity (in/hr)	4.9871
Undeveloped Runoff Coefficient (Cu)	0.801
Developed Runoff Coefficient (Cd)	0.8861
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	8.1758
Burned Peak Flow Rate (cfs)	8.1758
24-Hr Clear Runoff Volume (ac-ft)	1.0197
24-Hr Clear Runoff Volume (cu-ft)	44418.9822



Peak Flow Hydrologic Analysis

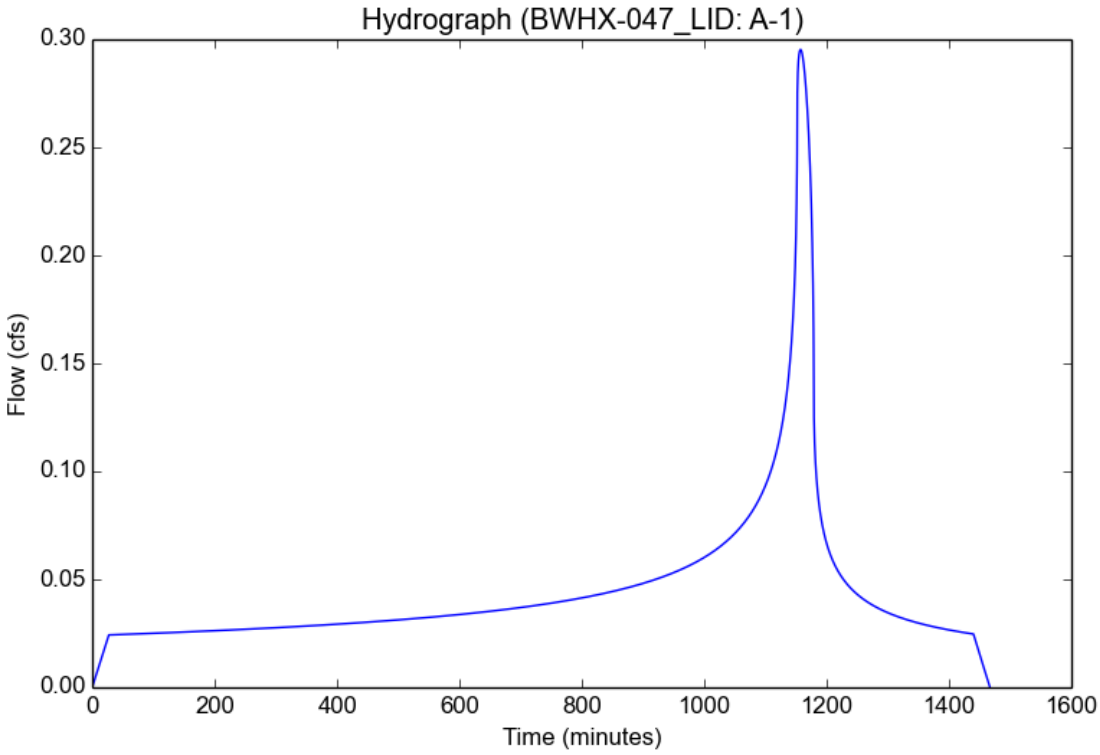
File location: P:/B/BWHX-047/Admin/Reports/Hydrology/Preliminary/Appendix B - Hydrology/BWHX-047 Report.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	BWHX-047_LID
Subarea ID	A-1
Area (ac)	1.85
Flow Path Length (ft)	478.0
Flow Path Slope (vft/hft)	0.0192
0.75-inch Rainfall Depth (in)	0.75
Percent Impervious	0.86
Soil Type	7
Design Storm Frequency	0.75 inch storm
Fire Factor	0
LID	True

Output Results

Modeled (0.75 inch storm) Rainfall Depth (in)	0.75
Peak Intensity (in/hr)	0.2026
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.788
Time of Concentration (min)	27.0
Clear Peak Flow Rate (cfs)	0.2953
Burned Peak Flow Rate (cfs)	0.2953
24-Hr Clear Runoff Volume (ac-ft)	0.0904
24-Hr Clear Runoff Volume (cu-ft)	3936.0965



Peak Flow Hydrologic Analysis

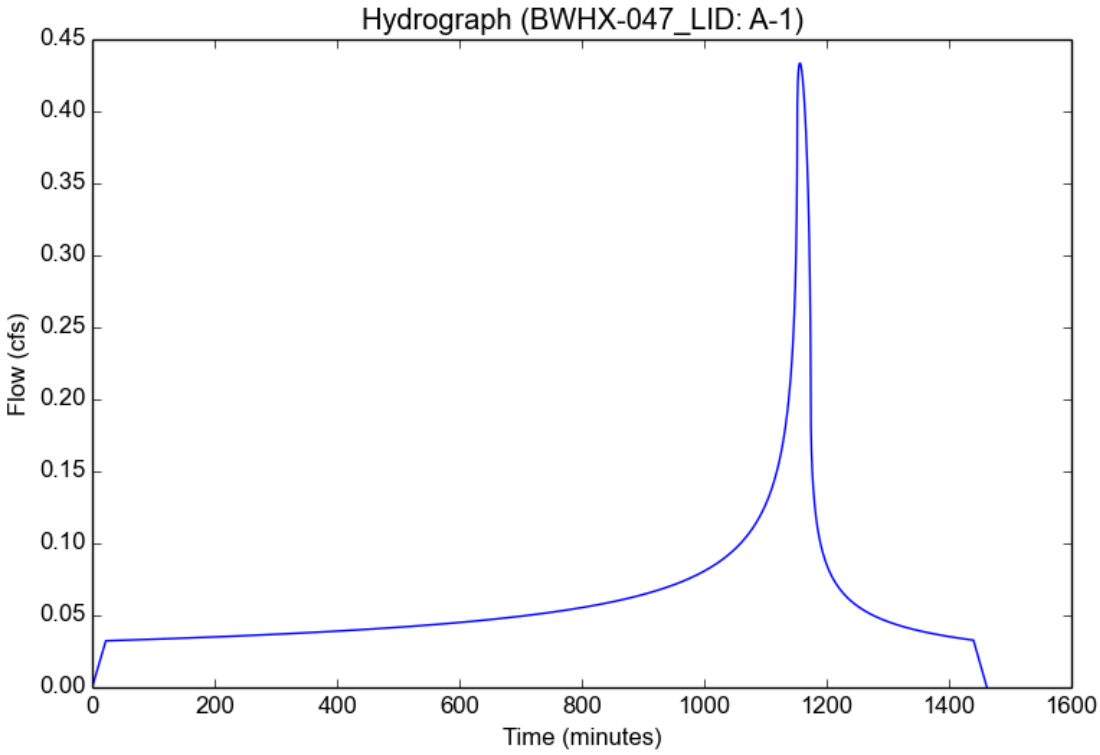
File location: P:/B/BWHX-047/Admin/Reports/Hydrology/Preliminary/Appendix B - Hydrology/BWHX-047 Report.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	BWHX-047_LID
Subarea ID	A-1
Area (ac)	1.85
Flow Path Length (ft)	478.0
Flow Path Slope (vft/hft)	0.0192
85th Percentile Rainfall Depth (in)	1.0
Percent Impervious	0.86
Soil Type	7
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

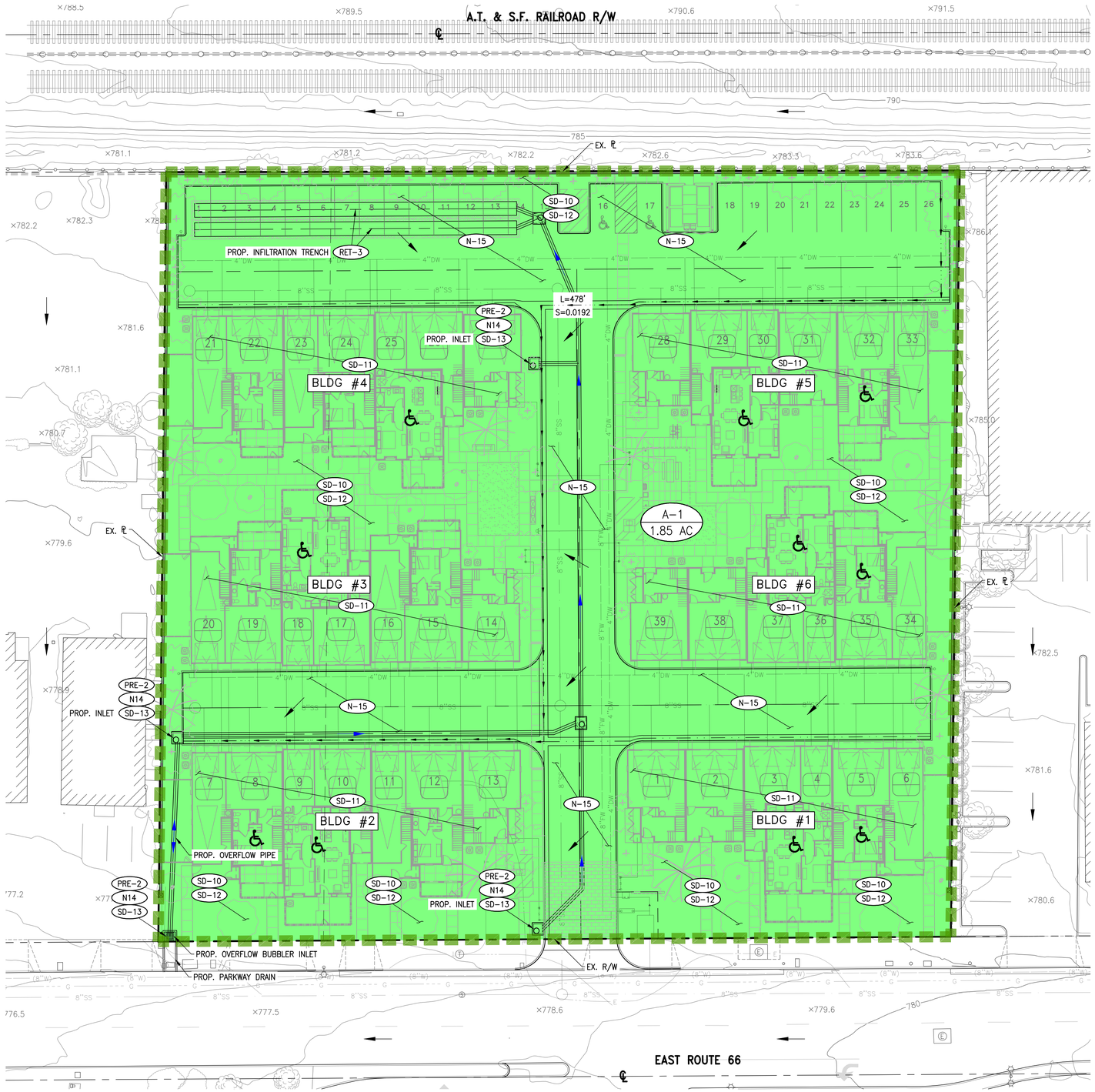
Output Results

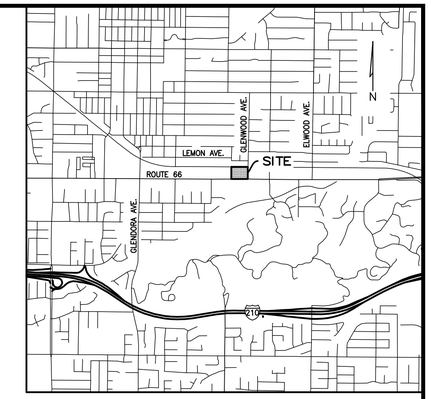
Modeled (85th percentile storm) Rainfall Depth (in)	1.0
Peak Intensity (in/hr)	0.2974
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.788
Time of Concentration (min)	22.0
Clear Peak Flow Rate (cfs)	0.4335
Burned Peak Flow Rate (cfs)	0.4335
24-Hr Clear Runoff Volume (ac-ft)	0.1205
24-Hr Clear Runoff Volume (cu-ft)	5248.1122



APPENDIX C

LID Reference Analysis





VICINITY MAP

N.T.S.

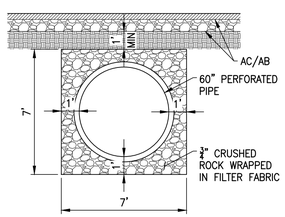
BEST MANAGEMENT PRACTICE (BMPs)	
IDENTIFIER	DESCIPTION
*N1	EDUCATION FOR PROPERTY OWNERS, TENANTS, & OCCUPANTS
*N2	ACTIVITY RESTRICTIONS
*N3/SD-10	SITE DESIGN AND LANDSCAPE PLANNING
*N4	BMP MAINTAINANCE
*N11	COMMON AREA LITTER CONTROL
*N12	EMPLOYEE TRAINING
*N14	COMMON AREA CATCH BASIN INSPECTION
*N15/SE-7	PRIVATE STREET/ PARKING LOT SWEEPING AND VACUUMING
SD-11	ROOF RUNOFF CONTROLS
*S8/SD-12	EFFICIENT IRRIGATION
*S-9	BUILDING MATERIALS SELECTION
S1/SD-13	STORM DRAIN SYSTEM SIGNAGE
RET-3	INFILTRATION TRENCH SYSTEM
PRE-2	CATCH BASIN DRAIN INSERTS

*NOTE: GENERALLY APPLICABLE THROUGHOUT THE SITE

LEGEND:

- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- DMA SUBAREA BOUNDARY
- SITE BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- SURFACE FLOW DIRECTION
- PIPE FLOW DIRECTION
- FLOW LINE
- PERVIOUS AREA

PROPOSED CONDITIONS 85TH PERCENTILE STORM EVENT RUNOFF		
DMA	REQUIRED TREATMENT VOLUME	PROPOSED DETENTION VOLUME
TOTAL OUTLET GENERATED RUNOFF	5,248.1	5,255.4



INFILTRATION TRENCH DETAIL

N.T.S.

SCALE: 1" = 20'

0 10 20 40

DMA	COLOR	LANDUSE	AREA (SF)	AREA (AC)	IMPERVIOUS %
A-1		RESIDENTIAL	80,370.8	1.845	86%

NOTE: PROPOSED DEVELOPMENT IMPERVIOUS COVERS ARE ASSUMED BASED ON DEVELOPMENT TYPE PER LOS ANGELES COUNTY HYDROLOGY MANUAL.

PREPARED FOR:

BRANDYWINE HOMES
16580 ASTON
IRVINE, CA 92606
(949) 296-2400

PREPARED BY:

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CIVIL ENGINEERING
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9830 IRVINE CENTER DRIVE
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DANE P. MCDOUGALL
C 80705
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STATE OF CALIFORNIA

CITY OF GLENDORA
COMMUNITY DEVELOPMENT DEPARTMENT

VTTM NO. 84292
PRELIMINARY LID EXHIBIT
723-731 E. ROUTE 66
GLENDORA

PROJECT NO. BWHX-047

SHEET 1 OF 1

PLAN SET: PS01
DATE: 9/26/23

INFILTRATION TRENCH VOLUME CALCULATIONS

Infiltration and Storage System Parameters:

V_{BMP} = 5,248.1 cubic feet (cf)
$K_{MEASURED}$ = 13.4 and 10.8 inches per hour (in/hr), per Geotechnical Report prepared by ALTA California Geotechnical, Inc. dated June 22, 2023)
K_{DESIGN} (design infiltration rate) = 4.03 in/hr (safety factor of 3 applied)
n_T (porosity of trench fill) = 0.40 (unitless)
d_T (depth and width of trench fill) = 7 ft
d_P (ponding trench fill depth below perforated pipe) = 1 ft
SACF (Surface Area Correction Factor- 1.0 does not account for sides for conservativeness) = 1

Static Volume Calculation:

234 linear feet (lf) of 60-inch perforated pipes (trench length = 236 ft)

$$V_{pipe} = \pi \times (2.5\ ft)^2 \times (234 ft) = 4{,}594.6\ cf$$

$$V_{gravel} = (234\ ft + 2\ ft) \times (7\ ft) \times (1\ ft) \times 0.40 = 660.8\ cf$$

$$\sum V = 4{,}594.6\ cf + 660.8\ cf = 5{,}255.4\ cf;$$

Drawdown Calculation:

$$Surface\ Area = (234\ ft + 2\ ft) \times (7\ ft) = 1{,}652.0\ sf$$

$$V_{48-hr} = \left(\frac{1}{12}\right)\left(4.03\frac{in}{hr}\right)(1{,}652.0\ sf)(48\ hrs) = \mathbf{26{,}652.3\ cf > 5{,}248.1\ cf} \checkmark$$

$$Drawdown\ Time\ of\ DCV = \left(\frac{1}{12}\right)\left(4.03\frac{in}{hr}\right)(1{,}652.0\ sf)(x\ hrs) = 5{,}248.1\ cf$$

$$\mathbf{9.5\ hrs\ < 48\ hrs} \checkmark$$

Summary Table

(DMA)	Required DCV (cf)	Underground Trench with Perforated Pipe Length (lf)	Provided Volume in Pipe and Trench Only	Required DCV (cf)
Whole Site	5,248.1	234 lf of 60-inch pipe	5,255.4 cft	7,923

The proposed underground infiltration trench can statically store 5,255.4 cubic feet of stormwater which ensures the required design capture volume of 5,248.1 cubic feet are fully infiltrated prior to any storm runoff exiting the project site. Per drawdown calculation above, the infiltration trench can infiltrate a total of 26,652.3 cubic feet within a 48-hour time period, hence, the required design capture volume will be infiltrated within the 48-hour period.

APPENDIX D

Hydraulics Analysis

D.1 – Preliminary Pipe / Parkway Drain Sizing

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Thursday, Dec 7 2023

Preliminary Pipe Sizing - Q25

Circular

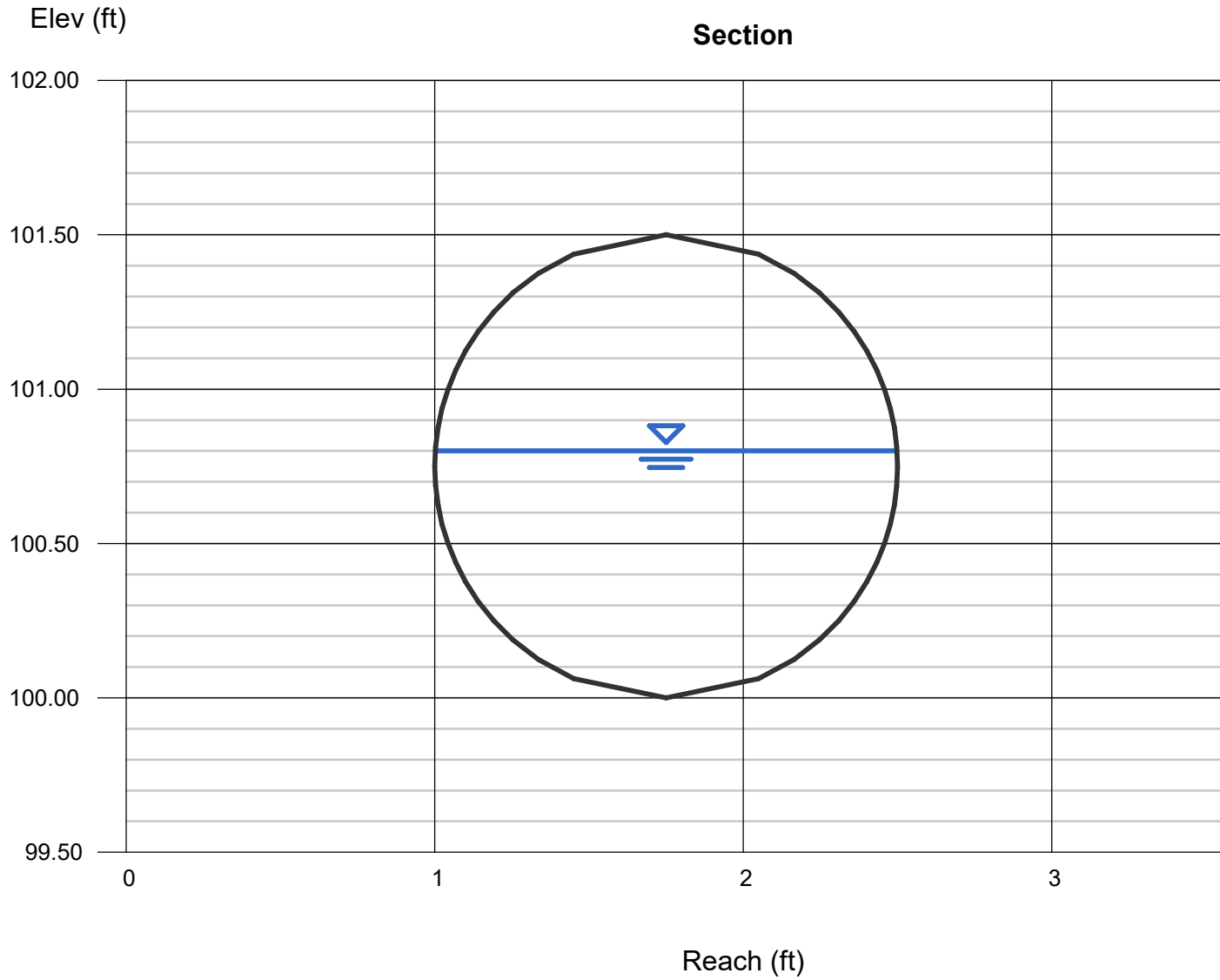
Diameter (ft)	=	1.50
Invert Elev (ft)	=	100.00
Slope (%)	=	1.00
N-Value	=	0.013

Calculations

Compute by:		Known Q
Known Q (cfs)	=	5.79

Highlighted

Depth (ft)	=	0.80
Q (cfs)	=	5.790
Area (sqft)	=	0.96
Velocity (ft/s)	=	6.02
Wetted Perim (ft)	=	2.46
Crit Depth, Yc (ft)	=	0.93
Top Width (ft)	=	1.50
EGL (ft)	=	1.36



Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Sep 20 2023

Parkway Drain Outlet

Rectangular

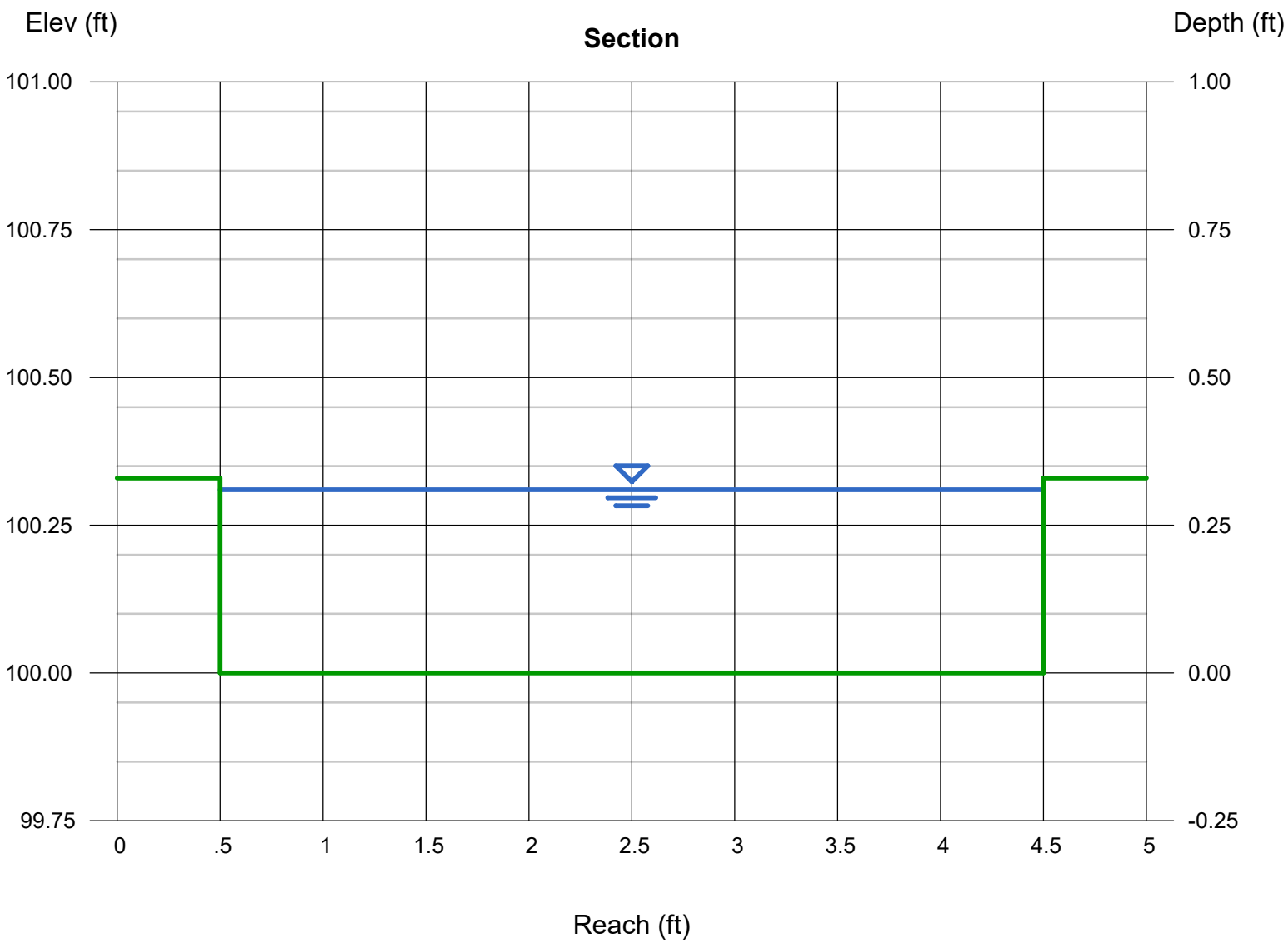
Bottom Width (ft)	= 4.00
Total Depth (ft)	= 0.33
Invert Elev (ft)	= 100.00
Slope (%)	= 2.00
N-Value	= 0.013

Calculations

Compute by:	Known Q
Known Q (cfs)	= 8.18

Highlighted

Depth (ft)	= 0.31
Q (cfs)	= 8.180
Area (sqft)	= 1.24
Velocity (ft/s)	= 6.60
Wetted Perim (ft)	= 4.62
Crit Depth, Yc (ft)	= 0.33
Top Width (ft)	= 4.00
EGL (ft)	= 0.99



APPENDIX E

Geotechnical Report References

ALTA CALIFORNIA
GEOTECHNICAL INC.

170 North Maple Street, Suite 108
Corona, CA 92880
www.altageotechnical.com

BRANDYWINE HOMESS
16580 Aston Street
Irvine, CA 92606

June 22, 2023
Project No. 1-0486

Attention: Mr. Stephen Edwards

Subject: **PRELIMINARY GEOTECHNICAL INVESTIGATION**
APN: 8646-029-009 and -014
723-731 East Route 66, City of Glendora
County of Los Angeles, California

References: See Appendix A

Dear Mr. Edwards:

Alta California Geotechnical, Inc. (Alta) is pleased to present this Preliminary Geotechnical Investigation for APN: 8646-029-009 and -014, located at 723-731 East Route 66 in the City of Glendora, Los Angeles County, California. This report is based on Alta's recent subsurface investigation, laboratory testing, engineering analyses, and a review of the referenced reports.

Alta's review of the geotechnical data indicates that the proposed development is feasible, from a geotechnical perspective, provided that the recommendations presented in this report are incorporated into the grading and improvement plans and implemented during site development.

Included in this report are:

- Discussion of the site geotechnical conditions.
- Recommendations for remedial and site grading, including unsuitable soil removals.
- Geotechnical site construction recommendations.
- Preliminary foundation design parameters.

If you have any questions or should you require any additional information, please contact the undersigned at (951) 509-7090. Alta appreciates the opportunity to provide geotechnical consulting services for your project.

Sincerely,
Alta California Geotechnical, Inc.

LOGAN A. MARQUETTE
Civil Engineering Associate
Project Manager

Reviewed By:

SCOTT A. GRAY/RGE 2857
Reg. Exp.: 12-31-24
Registered Geotechnical Engineer
President

THOMAS J. MCCARTHY/CEG 2080
Reg. Exp.: 9-30-24
Certified Engineering Geologist
Vice President

Distribution: (1) Addressee

JBC:SAG 1-0486, June 22, 2023 (Preliminary Geotechnical Investigation, Glendora)

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1.0 INTRODUCTION

This report presents Alta's findings, conclusions, and geotechnical recommendations for the proposed residential development of APN: 8646-029-009 and -014 located at 723-731 East Route 66, in the City of Glendora, Los Angeles County, California.

1.1 Purpose

The purpose of this report is to examine the existing onsite geotechnical conditions and assess their impact on the proposed development. The property is depicted on the enclosed Plate 1. This report is suitable for use in developing grading plans and preliminary construction cost estimates.

1.2 Scope of Work

Alta's Scope of Work for this geotechnical investigation included the following:

- Reviewing the referenced reports and air photos (Appendix A).
- Site geologic mapping.
- Excavating, logging, and sampling four (4) hollow-stem auger borings to a maximum depth of 26-feet below the existing ground surface (Appendix B).
- Conducting laboratory testing on samples obtained during our investigation (Appendix C).
- Performing an infiltration study and providing a preliminary assessment of the infiltration characteristics of the onsite soils and their impact on storm water disposal.
- Evaluating engineering geologic and geotechnical engineering data, including laboratory data, to develop recommendations for site remedial grading including specialized grading techniques for unsuitable soil removals along the property boundary, import soil, foundations, and utilities.
- Preparing this report and accompanying exhibits.

1.3 Report Limitations

The conclusions and recommendations presented in this report are based on the field and laboratory information generated during this investigation, and a review of the referenced reports. The information contained in this report is intended to be used for development of grading plans and preliminary construction cost estimates.

2.0 PROJECT DESCRIPTION

2.1 Site Location and Existing Conditions

The rectangular shaped approximately ±1.8-acre, site is relatively flat and consists of a paved parking lot, a dirt field, and a single commercial structure with associated concrete flatwork. The dirt field has remnants of previously placed asphaltic concrete, however, much has been eroded away. The site is bounded to the north by a railroad easement, to the east and west by commercial properties, and to the south by Route 66.

Historic aerial images are available as far back as 1948 and indicate that the site was originally utilized for agricultural purposes. By 1964, the site was cleared and three structures were constructed, one in the southwest corner of the property and two in the southeast corner of the property. The southwestern structure was expanded to its current configuration and the two southeastern structures were demolished by 1974. The dirt field was paved with asphaltic concrete by 1980 and the site has remained largely unchanged since. (Historic Aerials, 2023).

2.2 Proposed Development

It is our understanding that the site is to be developed to support multifamily residential structures and associated improvements. It is Alta's understanding that conventional cut-and-fill grading techniques will be used to develop the site for the support of wood-frame and stucco construction with shallow foundations and reinforced concrete slabs-on-grade, and associated improvements.

3.0 SITE INVESTIGATION

3.1 Subsurface Investigation and Laboratory Testing

Alta conducted a subsurface investigation on May 24th, 2023, consisting of the excavation, logging, and select sampling of four (4) hollow-stem auger borings to a maximum depth of 26-feet below the existing ground surface. The locations of the borings are shown on Plate 1 and the boring logs are presented in Appendix B.

Laboratory testing was performed on bulk and ring samples obtained during the field investigation. A brief description of the laboratory test procedures and the test results are presented in Appendix C.

3.2 Infiltration Testing

It is Alta's understanding that the site may utilize infiltration systems for storm water disposal. Details of the systems are not known at this time.

Infiltration testing was undertaken using two ten (10) foot-deep borings (P-1 and P-2) as shown on Plate 1. The testing was performed on May 25, 2023 in general conformance with the County of Los Angeles Technical Guidance Document Standards. The test wells were presoaked for 24 hours, and then water level readings were recorded every 10 minutes until the readings stabilized.

The data was then adjusted to provide an infiltration rate utilizing the Porchet Method. The resulting infiltration rate is presented in Table 3-1. The results do not include a Factor of Safety. Recommendations for infiltration BMP design are presented in Section 6.3.

Table 3-1-Summary of Infiltration Testing (No Factor of Safety)		
Test Designation	P-1	P-2
Approximate Depth of Test	10 ft	10 ft
Time Interval	10 minutes	10 minutes
Radius of Test Hole	4 inches	4 inches
Tested Infiltration Rate	13.4 (in/hr)	10.8 (in/hr)

4.0 GEOLOGIC CONDITIONS

4.1 Geologic and Geomorphic Setting

Regionally, the subject site is located in the Peninsular Ranges geomorphic province, which characterizes the southwest portion of southern California where major right lateral active fault zones predominately trend northwest-southeast. The Peninsular Ranges province is composed of plutonic and metamorphic rock, with lesser amounts of Tertiary volcanic and sedimentary rock, Quaternary drainage in-fills and sedimentary veneers.

4.2 Stratigraphy

Based on our literature review and subsurface investigation the site is underlain by undocumented artificial fill and young alluvial fan deposits. These geologic units are briefly described below.

4.2.1 Undocumented Artificial Fill (Map symbol afu)

The undocumented artificial fill encountered at the site consists primarily of tannish brown and brown silty sand and gravelly sand in a slightly moist and medium dense condition. The unit was logged to depths ranging from two and a half (2.5) to five (5) feet below the ground surface.

4.2.2 Young Alluvial Fan Deposits (Map symbol Qyf)

The artificial fill is underlain by young alluvial fan deposits consisting of brown and dark brown to reddish brown and orange brown gravelly sand and silty sand/clayey sand in a dry to slightly moist, medium dense to very dense condition. Gravel/cobble lenses are common. The unit was logged to a depth of 26.0 feet below the ground surface.

4.3 Geologic Structure

4.3.1 Tectonic Framework

Jennings (1985) defined eight structural provinces within California that have been classified by predominant regional fault trends and similar fold structure. These provinces are in turn divided into blocks and sub-blocks that are defined by "major Quaternary faults." These blocks and sub-blocks exhibit similar structural features. Within this framework, the site is located within Structural Province I, which is controlled by the dominant northwest trend of the San Andreas Fault and is divided into two blocks, the Coast Range Block, and the Peninsular Range Block. The Peninsular Range Block, on which this site is located, is characterized by a series of parallel, northwest trending faults that exhibit right lateral dip-slip movement. These faults are terminated by the Transverse Range block to the north and extend southward to the Baja Peninsula. These northwest trending faults divide the Peninsular Range block into eight sub-blocks. The site is located on the extreme northern portion of the Riverside Sub-block, one of the eight sub-blocks, which is bound on the west by the Elsinore fault zone and on the east by the San Jacinto fault zone.

4.3.2 Regionally Mapped Active Faults

Several large, active fault systems including the Sierra Madre, Elsinore-Whittier, San Jacinto, and the San Andreas occur in the region surrounding the site. These fault systems have been studied extensively and in a large part control the geologic structure of southern California.

4.3.3 Geologic Structure

Based upon our site investigation and literature review, the onsite alluvial sediments are of Holocene age, and are not folded or faulted.

4.4 Groundwater

Our subsurface investigation did not encounter groundwater to the depth of twenty (26) feet below the ground surface. The historic high groundwater depth approximately 100-feet below the ground surface (CDMG, 1998).

4.5 Earthquake Hazards

The subject site is located in southern California, which is a tectonically active area. The type and magnitude of seismic hazards affecting a site are dependent on the distance to the causative fault and the intensity and magnitude of the seismic event. The seismic hazard may be primary, such as surface rupture and/or ground shaking, or secondary, such as liquefaction and/or ground lurching.

4.5.1 Local and Regional Faulting

The nearest known active faults (movement occurring ≤ 11,700 years ago) are the: Sierra Madre fault, San Jose fault, Clamshell-Sawpit fault, Cucamonga fault, Raymond fault, Chino fault, and Elsinore fault located 1.4, 4.8, 6.6, 7.1, 8.2, 9.1, and 13.0 miles from the site (USGS, 2008).

4.5.2 Seismicity

Ground shaking hazards caused by earthquakes along other active regional faults exist. The 2022 California Building Code requires use-modified spectral accelerations and velocities for most structural designs. Seismic design parameters using soil profile types identified in the 2022 California Building Code are presented in Section 7.3.

4.5.3 Surface Rupture

Active faults are not known to exist within the project and a review of Special Publication 42 indicates the site is not within a California State designated earthquake Fault Rupture Hazard Zone (CGS, 2018). Accordingly, the potential for fault surface rupture on the subject site is very low.

4.5.4 Liquefaction

Seismic agitation of relatively loose saturated sands, silty sands, and some silts can result in a buildup of pore pressure. If the pore pressure exceeds the overburden stresses, a temporary quick condition known as liquefaction can occur. Liquefaction effects can manifest in several ways including: 1) loss of bearing; 2) lateral spread; 3) dynamic settlement; and 4) flow failure. Lateral spreading has typically been the most damaging mode of failure.

In general, the more recent that a sediment has been deposited, the more likely it will be susceptible to liquefaction. Other factors that must be considered are: groundwater, confining stresses, relative density, and the intensity and duration of seismically-induced ground shaking.

The site is not within a State-identified zone of required investigation for liquefaction (CGS, 1999). Groundwater was not encountered during the

subsurface investigation which extended to a depth of 26 feet. The nearest groundwater well indicates that groundwater is 519-ft. below the ground surface.

Based on the depth of groundwater, it is our opinion that the potential for liquefaction is minimal at the site.

4.5.5 Dry Sand Settlement

Dry sand settlement is the process of non-uniform settlement of the ground surface during a seismic event. Based on our subsurface investigation and our removal/recompaction recommendations, the potential for dry sand settlement is anticipated to be low and within foundation design tolerances.

5.0 ENGINEERING PROPERTIES AND ANALYSIS

5.1 Materials Properties

Presented herein is a general discussion of the engineering properties of the onsite materials that will be encountered during construction of the proposed project. Descriptions of the soil (Unified Soil Classification System) are presented on the boring logs in Appendix B.

5.1.1 Excavation Characteristics

Based on the data provided from the subsurface investigation, it is our opinion that the onsite materials possess favorable excavation characteristics such that conventional earth moving equipment can be utilized. Gravel and cobbles will be encountered during the excavations in the young alluvial fan deposits.

5.1.2 Compressibility

The undocumented artificial fill and upper portions of young alluvial fan deposits onsite are considered compressible and unsuitable to support the proposed improvements. Recommended removal depths are presented in Section 6.1.2.

5.1.3 Moisture

The moisture content of the undocumented artificial fill and young alluvial fan deposits that will require removal and recompaction as discussed in Section 6.1.2 are typically under-optimum and will require moisture conditioning for compaction.

5.1.4 Hydro-Consolidation

Hydro-consolidation is the effect of introducing water into soil that is prone to collapse. Upon loading and initial wetting, the soil structure and apparent strength are altered resulting in almost immediate settlement. That settlement can have adverse impacts on engineered structures, particularly in areas where it is manifested differentially. Differential settlements are typically associated with differential wetting, irregularities in the subsurface soil conditions, or irregular loading patterns.

Based on soil type and gravel content of the soils encountered, the potential for hydro-collapse in the underlying young alluvial fan deposits is minimal and should be within foundation tolerances upon the completion of the recommended unsuitable soil removals.

5.1.5 Expansion Potential

Expansion index testing was performed on samples taken during our subsurface investigation. Based on the results, it is anticipated that the majority of materials onsite are "very low" to "low" in expansion potential (0≤EI≤50, Appendix C) when tested per ASTM D: 4829.

5.1.6 Earthwork Adjustments

The values presented in Table 5-1 are deemed appropriate for estimating purposes and may be used in an effort to balance earthwork quantities. As is the case with every project, contingencies should be made to adjust the earthwork balance when grading is in-progress and actual conditions are better defined.

TABLE 5-1
Earthwork Adjustment Factors

Geologic Unit	Adjustment Factor Range	Average
Undocumented Artificial Fill/ Young Alluvial Fan Deposits	Shrink 6% to 10%	8%

5.1.7 Chemical Analyses

Chemical testing was performed on samples of material underlying the proposed site. Soluble sulfate test results indicate that the soluble sulfate concentrations of the soils tested are classified as negligible (Class S0) per ACI 318-14.

Negligible chloride levels were detected in the onsite soils. Resistivity testing conducted as part of this investigation, indicates that the soils are "slightly corrosive" to buried metals (per Romanoff, 1989). Additional discussions on corrosion are presented in Section 7.10. Corrosion tests results are presented in Appendix C.

5.2 Engineering Analysis

Presented below is a general discussion of the engineering analysis methods that were utilized to develop the conclusions and recommendations presented in this report.

5.2.1 Bearing Capacity and Lateral Earth Pressures

Ultimate bearing capacity values were obtained using the graphs and formula presented in NAVFAC DM-7.1. Allowable bearing was determined by applying a factor of safety of at least 3 to the ultimate bearing capacity. Static lateral earth pressures were calculated using Rankine methods for active and passive cases. If it is desired to use Coulomb forces, a separate analysis specific to the application can be conducted.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on Alta's findings during our subsurface investigation, the laboratory test results, and our staff's previous experience in the area, it is Alta's opinion that the development of the site is feasible from a geotechnical perspective. Presented below are Alta's recommendations that should be incorporated into site development and construction plans.

6.1 General Earthwork Recommendations

All grading shall be accomplished under the observation and testing of the project geotechnical consultant in accordance with the recommendations contained herein and the City of Glendora criteria.

6.1.1 Site Preparation

Vegetation, construction debris, and other deleterious materials are unsuitable as structural fill material and should be disposed of offsite prior to commencing grading/construction. Any septic tanks, seepage pits

or wells should be abandoned as per the County of Los Angeles Department of Health Services.

Existing concrete should be removed prior to the placement of engineered fill. The demolished concrete may be incorporated into compacted, engineered fills after it is crushed to a maximum size of six (6) inches. Prior to placement as engineered fill any protruding steel rebar should be cut from the concrete pieces and disposed of offsite.

Existing asphaltic concrete should be removed prior to the placement of engineered fill. From a geotechnical perspective, this material may be incorporated into compacted, engineered fills after it is crushed to a maximum size of six (6) inches. The crushed asphalt should not be placed under residential structures, but rather, it can be placed in approved non-residential areas, such as streets, parking areas or open space. These recommendations should be verified by the environmental consultant.

6.1.2 Unsuitable Soil Removals

The artificial fill and the upper portions of the young alluvial fan deposits near the surface are compressible and as such, are not suitable to support the proposed structures. Accordingly, it is recommended to completely remove the undocumented artificial fills and highly weathered portions of the underlying young alluvial fan deposits across the site and as close to the property boundaries as possible.

As such, it is anticipated that, on average, the upper three (3) to five (5) feet of existing soils will require removal and recompaction, extending at a minimum 1:1 projection horizontally outside the structures. This recommended removal combined with the foundation recommendations

presented in Section 7.1 should provide suitable support for the proposed structures.

The Project Geotechnical Consultant should observe the removal bottom prior to placing fill. If unsuitable soils such as undocumented artificial fill are exposed upon the completion of the removals recommended above, additional removals will be required.

For streets, in general, a minimum removal and recompaction of the upper two (2) feet of soil is recommended, although deeper removals may be required if undocumented fill is exposed at that depth. Removal bottoms in parking lot areas should be tested to determine that the exposed soils have a minimum relative compaction of 85% of the laboratory maximum density (per ASTM test method D-1557).

Material removed as part of the unsuitable soil removals can be used as artificial fill, provided it is free of deleterious materials.

6.1.3 Over-excavation of Building Pads

Footings for structures should be underlain by a minimum of two (2) feet of compacted fill. As such, for building pads where unsuitable soil removals do not provide the minimum depth of compacted fill, or where design grades and/or remedial grading activities create cut/fill transitions, the cut and shallow fill portions of the building pads should be over-excavated to provide the required depth of fill below the footings.

6.2 General Earthwork Recommendations

6.2.1 Compaction Standards

All fill and processed natural ground shall be compacted to a minimum relative compaction of 90 percent, as determined by ASTM Test Method: D-1557. Fill material should be moisture conditioned to optimum moisture or above, and as generally discussed in Alta's Earthwork Specification Section presented in Appendix E. Compaction shall be achieved with the use of sheepsfoot rollers or similar kneading type equipment.

6.2.2 Groundwater/Seepage

It is anticipated that groundwater will not be encountered during construction. It is possible that perched water conditions could be encountered depending on the time of year construction occurs.

6.2.3 Documentation of Removals

All removal/over-excavation bottoms should be observed and approved by the project Geotechnical Consultant prior to fill placement. Consideration should be given to surveying the removal bottoms and undercuts after approval by the geotechnical consultant and prior to the placement of fill. Staking should be provided in order to verify undercut locations and depths.

6.2.4 Treatment of Removal Bottoms

At the completion of removals/over-excavation, the exposed removal bottom should be ripped to a minimum depth of eight (8) inches, moisture-conditioned to above optimum moisture content and compacted in-place to the project standards.

6.2.5 Fill Placement

After removals, scarification, and compaction of in-place materials are completed, additional fill may be placed. Fill should be placed in eight-inch bulk maximum lifts, moisture conditioned to optimum moisture content or above, compacted and tested as grading/construction progresses until final grades are attained.

6.2.6 Moisture Content

The moisture content of the upper in-situ soils is primarily below optimum, as shown on the boring logs in Appendix B. These soils will require moisture conditioning prior to placement as engineered fill.

6.2.7 Mixing

Mixing of materials may be necessary to prevent layering of different soil types and/or different moisture contents. Mixing should be accomplished prior to and as part of the compaction of each fill lift.

6.2.8 Import Soils

Import soils, if necessary, should consist of clean, low expansive, structural quality, compactable materials similar to the on-site soils and should be free of trash, debris, or other objectionable materials. The project Geotechnical Consultant should be notified not less than 72 hours in advance of the locations of any soils proposed for import. Import sources should be sampled, tested, and approved by the project Geotechnical Consultant at the source prior to the importation of the soils to the site. The project Civil Engineer should include these requirements on plans and specifications for the project.

6.2.9 Utility Trenches

6.2.9.1 Excavation

Utility trenches should be supported, either by laying back excavations or shoring, in accordance with applicable OSHA standards. In general, existing site soils are classified as Soil Types "B" and “C” per OSHA standards. Upon completion of the recommended removals and re-compaction, the artificial fill will be classified as Soil Type "B". The Project Geotechnical Consulting should be consulted if geologic conditions vary from what is presented in this report.

6.2.9.2 Backfill

Trench backfill should be compacted to at least 90 percent of maximum dry density as determined by ASTM D-1557. Onsite soils will not be suitable for use as bedding material but will be suitable for use in backfill provided oversized materials are removed. No surcharge loads should be imposed above excavations. This includes spoil piles, lumber, concrete trucks, or other construction materials and equipment. Drainage above excavations should be directed away from the banks. Care should be taken to avoid saturation of the soils. Compaction should be accomplished by mechanical means. Jetting of native soils will not be acceptable.

Under-slab trenches should also be compacted to project specifications. If select granular backfill (SE > 30) is used, compaction by flooding will be acceptable.

6.2.10 Backcut Stability

Temporary backcuts, if required during unsuitable soil removals, should be made no steeper than 1:1 without review and approval of the geotechnical consultant. Flatter backcuts may be necessary where geologic conditions dictate and where minimum width dimensions are to be maintained.

Care should be taken during remedial grading operations in order to minimize the risk of failure. Should failure occur, complete removal of the disturbed material will be required.

In consideration of the inherent instability created by temporary construction backcuts for removals, it is imperative that grading schedules are coordinated to minimize the unsupported exposure time of these excavations. Once started, these excavations and subsequent fill operations should be maintained to completion without intervening delays imposed by avoidable circumstances. In cases where five-day workweeks comprise a normal schedule, grading should be planned to avoid exposing at-grade or near-grade excavations through a non-work weekend. Where improvements may be affected by temporary instability, either on or offsite, further restrictions such as slot cutting, extending workdays, implementing weekend schedules, and/or other requirements considered critical to serving specific circumstances may be imposed.

6.3 Storm Water Infiltration Systems

From a geotechnical perspective, allowing storm water to infiltrate the onsite soil in concentrated areas increases the potential for settlement, liquefaction, and water-related damage to structures/improvements, such as wet slabs or pumping subgrade, and should be avoided where possible. If infiltration systems are

required on this site, care should be taken in designing systems that control the storm water as much as possible.

Preliminary infiltration testing was conducted at the site as part of this investigation, and the methodology is discussed in 3.2. The resulting infiltration rates for P-1 and P-2 was calculated to be 13.4 and 10.8-inches per hour, respectively. The results do not include a factor of safety.

Groundwater was not encountered during our investigation to a maximum depth of 26.0 feet below the ground surface. The historic high groundwater depth approximately 100-feet below the ground surface (CDMG, 1998).

The Project Geotechnical Consultant should review the final WQMP design prior to construction.

6.4 Boundary Conditions

The site is bounded to the north by a railroad easement, to the east and west by commercial properties, and to the south by Route 66. Construction of retaining/screen walls along these boundaries will require additional geotechnical recommendations concerning unsuitable soil removals and foundation design parameters. Boundary conditions for the project should be reviewed by the Project Geotechnical Consultant as the design progresses.

7.0 DESIGN CONSIDERATIONS

7.1 Structural Design

It is anticipated that multi-story, wood-frame residential structures with slab on-grade and shallow foundations will be constructed. Upon the completion of rough grading, finish grade samples should be collected and tested in order to provide specific recommendations as they relate to the individual building pads. These test results and corresponding design recommendations should be presented in a final rough grading report. Final slab and foundation design recommendations

should be made based upon specific structure sitings, loading conditions, and as-graded soil conditions.

It is anticipated that the majority of onsite soils will possess “very low” to “low” expansion potential when tested in general accordance with ASTM Test Method D: 4829. For budgeting purposes, the following foundation design requirements for a range of potential expansion characteristics are presented.

7.1.1 Foundations

Foundations may be preliminary designed based on the values presented in Table 7-1 below.

Table 7-1

Foundation Design Parameters*

Allowable Bearing	2000 lbs/ft^2 assuming a minimum footing width and embedment of 12 inches.
Lateral Bearing	250 lbs/ft^2 at a depth of 12 inches plus 250 lbs/ft^2 for each additional 12 inches of embedment to a maximum of 2000 lbs/ft^2
Sliding Coefficient	0.35
Differential Settlement	Dynamic: Differential = 0.5-inches in 40 feet Static: Differential = 0.5-inch in 40 feet

*These values may be increased as allowed by Code to resist transient loads such as wind or seismic. Building code and structural design considerations may govern depth and reinforcement requirements and should be evaluated.

7.1.2 Conventional Slab/Foundation Systems

Based on the onsite soils conditions and information supplied by the 2022 CBC, conventional slab/foundation systems may be designed in accordance with Tables 7-1 and 7-2.

TABLE 7-2 CONVENTIONAL FOUNDATION DESIGN PARAMETERS	
Expansion Potential	***Very Low to Low***
Soil Category	I
Design Plasticity Index	10
Minimum Footing Embedment	12 inches*
*The minimum footing embedments presented herein are based on expansion indexes. The structural engineer should determine minimum embedments based on the number of floors supported by the footings, the structural loading, and the requirements of the latest California Building Code.	
Minimum Footing Width	12-inches-The structural engineer should determine the minimum footing width based on loading and the latest California Building Code.
Footing Reinforcement	No. 4 rebar, one (1) on top, one (1) on bottom
Slab Thickness	4 inches (actual)
Slab Reinforcement*	No. 3 rebar spaced 18 inches on center, each way
Under-Slab Requirement	See Section 7.2
Slab Subgrade Moisture	Minimum of 110 percent of optimum moisture to a depth of 12 inches prior to placing concrete.
Footing Embedment Adjacent to Swales and Slopes	If exterior footings adjacent to drainage swales are to exist within five (5) feet horizontally of the swale, the footing should be embedded sufficiently to assure embedment below the swale bottom is maintained. Footings adjacent to slopes should be embedded such that at least five- (5) feet is provided horizontally from edge of the footing to the face of the slope.

7.1.3 Post-Tensioned Slabs/Foundation Design Recommendations

Post-tensioned slabs for the project may be preliminarily designed utilizing the parameters presented in Tables 7-1 and 7-3. The parameters presented herein are based on methodology provided in the Design of Post-Tensioned Slabs-On-Ground, Third Edition, by the Post-Tensioning Institute, in accordance with the 2022 CBC.

TABLE 7-3 POST-TENSION SLAB DESIGN PARAMETERS						
Category	**Expansion Potential**	**Minimum Embedment**	**Edge Lift**		**Center Lift**	
			Em (ft)	**Ym (inch)**	**Em (ft)**	**Ym (inch)**
I	Very Low to Low	12 inches*	5.4	0.61	9.0	0.26
Slab Subgrade Moisture						
Category I	Minimum 110% of optimum moisture to a depth of 12 inches prior to pouring concrete					
Embedment*						
The minimum outer footing embedment presented herein are based on expansion indexes. The structural engineer should verify the minimum embedment based on the number of floors supported by the footings, the structural loading, and the requirements of the latest California Building Code. If mat slabs are utilized, alternate embedment depths can be provided.						
Moisture Barrier						
A moisture barrier should be provided in accordance with the recommendations presented in Section 7.2						
The parameters presented herein are based on procedures presented in the Design of Post-Tensioned Slabs-On-Ground, Third Edition. No corrections for vertical barriers at the edge of the slab, or for adjacent vegetation have been assumed. The design parameters are based on a Constant Suction Value of 3.9 pF.						

7.2 Moisture Barrier

A moisture and vapor retarding system should be placed below the slabs-on-grade in portions of the structure considered to be moisture sensitive and should be capable of effectively preventing the migration of water and reducing the transmission of water vapor to acceptable levels. Historically, a 10-mil plastic membrane, such as Visqueen, placed between one to four inches of clean sand, has been used for this purpose. The use of this system or other systems can be considered, at the discretion of the designer, provided the system reduces the vapor transmission rates to acceptable levels.

7.3 Seismic Design

The site classes were determined based on the referenced reports and published geologic maps in the area in general conformance with Chapter 20 of ASCE 7-16. Based on the density of the underlying soils, a Site Class of D (shear wave velocity of 259 m/s) was selected. The seismic design parameters were calculated using a program based on the USGS website and ASCE 7-16 procedures. It is our understanding that based on the proposed structures, code allows or the use of an alternate method to calculate S_{D1}, assuming the structure has a fundamental period that does not exceed 0.5s. The resulting values are presented in Table 7-4. If the structures have fundamental periods exceeding 0.5s, then a site-specific strong motion analysis shall be performed.

TABLE 7-4 Seismic Ground Motion Values
2022 CBC and ASCE 7-16

Parameter	*Value*
Site Class	D
Site Latitude	34.1294
Site Longitude	-117.8538
Spectral Response Acceleration Parameter, S_S	1.667
Spectral Response Acceleration Parameter, S_1	0.631
Site Coefficient, F_a	1.0
Site Coefficient, F_v	1.7
MCE Spectral Response Acceleration Parameter, S_{MS}	1.667
MCE Spectral Response Acceleration Parameter, S_{M1}	1.073
Design Spectral Response Acceleration Parameter, S_{DS}	1.111
Design Spectral Response Acceleration Parameter, S_{D1}	0.715
Peak Ground Acceleration, PGA_M	0.78

7.4 Block Walls

Block walls, if used, should be embedded a minimum of 2 feet below the lowest adjacent grade. Construction joints (not more than 20 feet apart) should be included in the block wall construction. Side yard walls should be structurally separated from the rear yard wall.

7.5 Footing Excavations

Soils from the footing excavations should not be placed in slab-on-grade areas unless properly compacted and tested. The excavations should be cleaned of all loose/sloughed materials and be neatly trimmed at the time of concrete placement. The Project Geotechnical Consultant should observe the footing excavations prior to the placement of concrete to determine that the excavations are founded in suitably compacted material.

7.6 Retaining Walls

Retaining walls should be founded on engineered fill and should be backfilled with granular soils that allow for drainage behind the wall. Foundations may be designed in accordance with the recommendations presented in Table 7-1, above. Unrestrained walls, free to horizontally move 0.0005H (for dense cohesionless backfill), may be designed to resist lateral pressures imposed by a fluid with a unit weight determined in accordance with the Table 7-5 below. The table also presents design parameters for restrained (at-rest) retaining walls. These parameters may be used to design retaining walls that may be considered as restrained due to the method of construction or location (corner sections of unrestrained retaining walls).

TABLE 7-5
Equivalent Fluid Pressures for 90% Compacted Fill (Select Material)

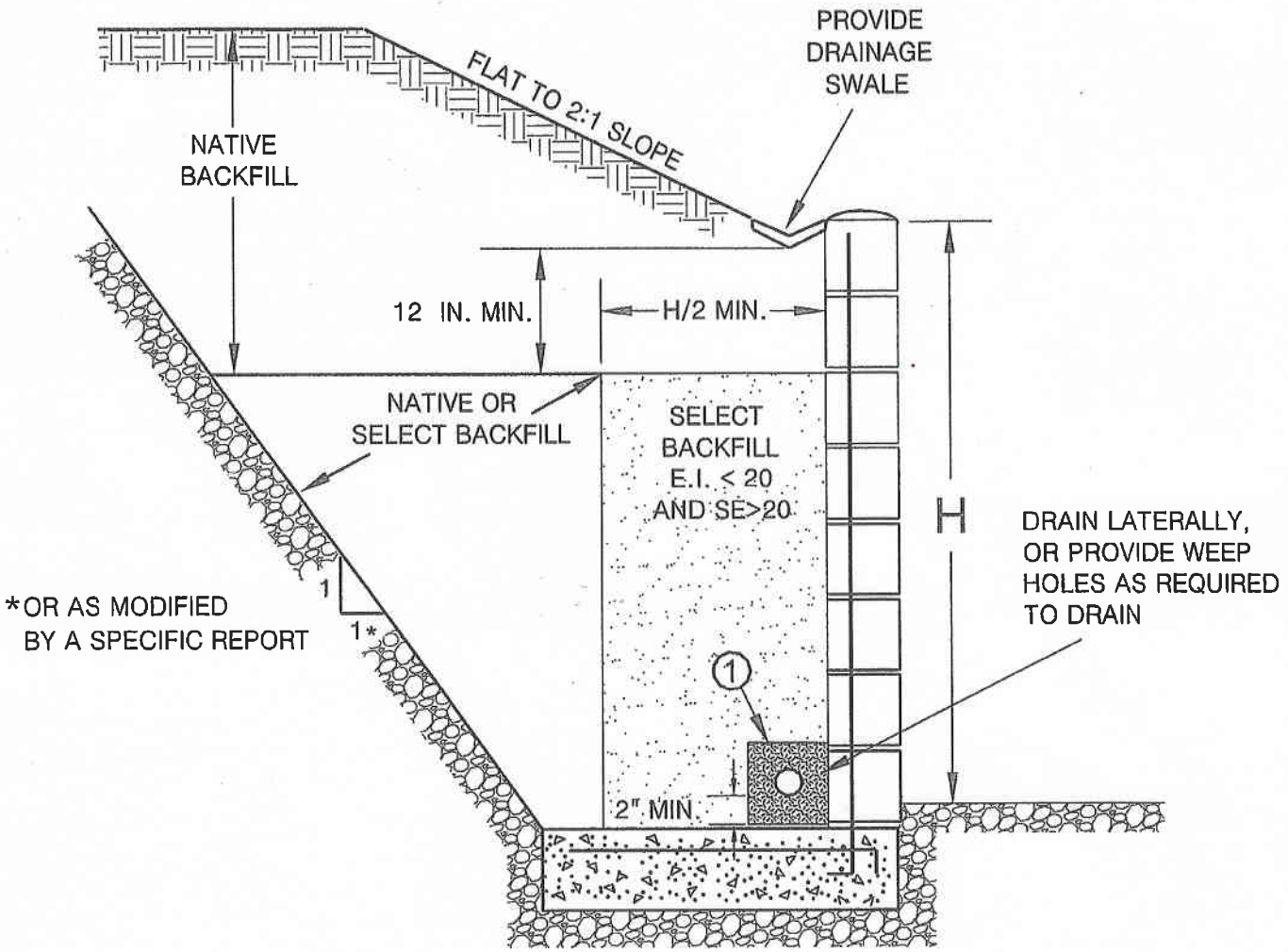
Backfill	Active Pressure (psf/ft)	At-Rest Pressure (psf/ft)
Level	35	55

Per the requirements of the 2022 CBC, the seismic force acting on the retaining walls with backfill exceeding 6-feet in height may be resolved utilizing the formula $15.5H^2$ lb/lineal ft (H=height of the wall). This force acts at approximately 0.6H above the base of the wall (inverted triangle). The seismic value can be converted as required by the retaining wall engineer. Retaining walls should be designed in general accordance with Section 1807A.2 of the 2022 CBC.

- Restrained retaining walls should be designed for "at-rest" conditions.
- The design loads presented in the above table are to be applied on the retaining wall in a horizontal fashion and as such friction between wall and retained soils should not be allowed in the retaining wall analyses.
- Additional allowances should be made in the retaining wall design to account for the influence of construction loads, temporary loads, and possible nearby structural footing loads.
- Select backfill should be granular, structural quality backfill with a Sand Equivalent of 20 or better and an ASCE Expansion Index of 20 or less. The backfill must encompass the full active wedge area. The upper one foot of backfill should be comprised of native on-site soils (see Plate A).
- The wall design should include waterproofing (where appropriate) and backdrains or weep holes for relieving possible hydrostatic pressures. The backdrain should be comprised of a 4-inch perforated PVC pipe in a 1 ft. by 1 ft., ¾-inch gravel matrix, wrapped with a geofabric. The backdrain should be installed with a minimum gradient of 2 percent and should be outletted to an appropriate location. For subterranean walls this may include drainage by sump pumps.
- No backfill should be placed against concrete until minimum design strengths are achieved.

It should be noted that the allowable bearing and lateral bearing values presented in Table 7-1 are based on level conditions at the toe. Modified design parameters can be presented for retaining walls with sloping condition at the toe. Other conditions should be evaluated on a case-by-case basis.

RETAINING WALL BACKFILL DETAIL



(1)

PIPE: 4-INCH PERFORATED PVC, SCHEDULE 40, SDR35 OR APPROVED ALTERNATE MINIMUM 8 PERFORATIONS (1/4-IN. DIA.) PER LINEAL FT. IN BOTTOM HALF OF PIPE

ROCK: MINIMUM VOLUME OF 1 CU. FT. OF 3/4-IN. MAX. ROCK PER. LINEAL FOOT OF PIPE, OR APPROVED ALTERNATE

FILTER FABRIC: MIRAFI 140 FILTER FABRIC OR APPROVED EQUIVALENT

ALTA CALIFORNIA GEOTECHNICAL, INC.
VER. 1/10

PLATE A

PATH:S:\Drafting\ALTA GEOTECHNICAL\GRADING DETAILS\PLATE A.dwg

7.7 Exterior Slabs and Walkways

Exterior concrete slabs and walkways should be designed and constructed in consideration of the following recommendations.

7.7.1 Subgrade Compaction

The subgrade below exterior concrete slabs should be compacted to a minimum of 90 percent relative compaction as determined by ASTM Test Method: D 1557.

7.7.2 Subgrade Moisture

The subgrade below concrete slabs should be moisture conditioned to a minimum of 110 percent of optimum moisture (low expansion) prior to concrete placement.

7.7.3 Concrete Slab Thickness

Concrete flatwork and driveways should be designed utilizing four-inch minimum thickness.

7.7.4 Concrete Slab Reinforcement

Utilization of reinforcement for flatwork and driveways is subject to a cost/benefit analysis. Reinforcement will decrease the amount of cracking that may occur in flatwork, however, planning for occasional repairs may be more cost effective. Utilizing closely spaced control joints is likely more cost-effective than utilizing reinforcement. The majority of the soils onsite are classified as very low in expansion potential. Consideration should be given to reinforcing flatwork with irregular (non-square/rectangular) shapes.

7.7.5 Control Joints

Weakened plane joints should be installed on walkways at intervals of approximately eight feet (maximum) or less. Exterior slabs should be designed to withstand shrinkage of the concrete.

7.8 Concrete Design

As stated in Section 5.1.7, negligible concentrations of sulfates were detected in the onsite soils. Therefore, the use of sulfate resistant concrete is not required per ACI 318-14 at this time. Post-grading conditions should be evaluated, and final recommendations made at that time.

7.9 Corrosion

Based on preliminary testing, the onsite soils are mildly corrosive to buried metal objects. Consideration should be given to protecting buried metals from corrosion. Typical measures may include using non-corrosive backfill, protective coatings, wrapping, plastic pipes, or a combination of these methods. A corrosion engineer should be consulted if specific design recommendations are required by the improvement designer.

Per ACI 318-14, an exposure class of C1 would be applicable to metals encased in concrete (rebar in footings) due to being exposed to moisture from surrounding soils. Per Table 19.3.2.1 of ACI 318-14, the requirements for concrete with an exposure class of C1 are a minimum compressive strength of 2500 psi and a maximum water-soluble chloride ion content in concrete of 0.30 (percent by weight of cement).

7.10 Site Drainage

Positive drainage away from the proposed structures should be provided and maintained. Roof, pad, and lot drainage should be collected and directed away from the structures toward approved disposal areas through drainage terraces, gutters, down drains, and other devices. Design fine grade elevations should be maintained through the life of the structure or if design fine grade elevations are altered, adequate area drains should be installed in order to provide rapid discharge of water, away from structures. Residents or Homeowner Associations should be made aware that they are responsible for maintenance and cleaning of

all drainage terraces, down drains, and other devices that have been installed to promote site and structure drainage.

7.11 Pavement Design

Pavement sections for the proposed streets shall be designed based on laboratory testing conducted on samples taken from the soil subgrade. Preliminarily, based on an assumed R-Value of 30, the pavement may be designed utilizing the sections presented in Table 7-6. These sections should be verified upon the completion of grading, based on R-Value testing.

Table 7-6
Preliminary Pavement Sections

Traffic Index	Pavement Section Options OR	
5.0	3-inch AC on 5.5-inch AB	4-inch AC on 4-inch AB
5.5	3-inch AC on 7-inch AB	4-inch AC on 5-inch AB
6.0	3.5-inch AC on 7.5-inch AB	4-inch AC on 6.5-inch AB

AC-Asphalt Concrete
AB-Caltrans Class II Base

The underlying subgrade soil should be suitably moisture conditioned, processed and compacted to a minimum of 90 percent of the laboratory maximum density (ASTM: D 1557) to at least twelve (12) inches below subgrade. After subgrade compaction, the exposed grade should then be "proof"-rolled with heavy equipment to ensure the grade does not "pump" and is verified as non-yielding. Aggregate base should consist of Class 2 (Caltrans) aggregate base and should be compacted to at least 95 percent of the maximum laboratory dry density as determined in accordance with ASTM Test Method: D 1557.

Preparation for compaction operations and pavement construction operations should be accomplished in accordance with the current requirements of the City of Glendora and under the observation and testing of the project geotechnical consultant.

8.0 LOT MAINTENANCE

Ongoing maintenance of the improvements is essential to the long-term performance of structures. As such, the owners must implement certain maintenance procedures. The attached " Maintenance and Improvement Considerations" presented in the Appendix E may be included as part of the sales packet to educate the owners in issues related to drainage, maintenance, backyard improvements, etc. The following recommendations should also be implemented.

8.1 Lot Drainage

Roof, pad, and lot drainage should be collected and directed away from structures and slopes and toward approved disposal areas. Design fine grade elevations should be maintained through the life of the structure or if design fine grade elevations are altered, adequate area drains should be installed in order to provide rapid discharge of water, away from structures and slopes. Residents should be made aware that they are responsible for maintenance and cleaning of all drainage terraces, down drains, and other devices that have been installed to promote structure and slope stability.

8.2 Burrowing Animals

Residents or owners should undertake a program for the elimination of burrowing animals.

9.0 FUTURE PLAN REVIEWS

This report represents a geotechnical review of the site. As the project design for the project progresses, site specific geologic and geotechnical issues should be considered in the design and construction of the project. Consequently, future plan reviews may be necessary. These reviews may include reviews of:

- Grading Plans
- Foundation Plans
- Utility Plans

These plans should be forwarded to the project Geotechnical Consultant for review.

10.0 CLOSURE

10.1 Geotechnical Review

For the purposes of this report, multiple working hypotheses were established for the project, utilizing the available data and the most probable model is used for the analysis. Future information collected during the proposed grading operations is intended to evaluate the hypothesis and as such, some of the assumptions summarized in this report may need to be changed. Some modifications of the grading recommendations may become necessary, should the conditions encountered in the field differ from the conditions hypothesized in this report.

Plans and sections of the project specifications should be reviewed by Alta to evaluate conformance with the intent of the recommendations contained in this report. If the project description or final design varies from that described in herein, Alta must be consulted regarding the applicability of the recommendations contained herein and whether any changes are required. Alta accepts no liability for any use of its recommendations if the project description or final design varies and Alta is not consulted regarding the alterations.

10.2 Limitations

This report is based on the following: 1) the project as presented on the attached plan; 2) the information obtained from Alta's laboratory testing included herein; and 3) from the information presented in the referenced reports. The findings and recommendations are based on the results of the subsurface investigation, laboratory testing, and office analysis combined with an interpolation and extrapolation of conditions between and beyond the subsurface excavation locations. However, the materials adjacent to or beneath those observed may have different characteristics than those observed, and no precise

representations are made as to the quality or extent of the materials not observed. The results reflect an interpretation of the direct evidence obtained. Work performed by Alta has been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the geotechnical profession currently practicing in the same locality under similar conditions. The methods used to develop the recommendations do not comprise an exact science and are not a guarantee that the interaction between the soils and proposed structures shall perform as planned. No other representation, either expressed or implied, and no warranty or guarantee is included or intended.

The recommendations presented in this report are based on the assumption that an appropriate level of field review will be provided by a geotechnical consultant who is familiar with the design and site geologic conditions. That field review shall be sufficient to confirm that geotechnical and geologic conditions exposed during grading are consistent with the geologic representations and corresponding recommendations presented in this report.

The conclusions and recommendations included in this report are applicable to the specific design of this project as discussed in this report. They have no applicability to any other project or to any other location and any and all subsequent users accept any and all liability resulting from any use or reuse of the data, opinions, and recommendations without the prior written consent of Alta.

Alta has no responsibility for construction means, methods, techniques, sequences, procedures, safety precautions, programs in connection with the construction, acts or omissions of the CONTRACTOR or any other person performing any of the construction, or for the failure of any of them to carry out the construction in accordance with the final design drawings and specifications.

APPENDIX A

REFERENCES

APPENDIX A

Selected References

California Geological Survey, 2018, Earthquake Fault Zones, A Guide for Government Agencies, Property Owners/Developers, and Geoscience Practitioners for Assessing Fault Rupture Hazards in California, Special Publication 42, Revised 2018.

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APPENDIX B

Subsurface Investigation

APPENDIX B

Subsurface Investigation

Alta's subsurface investigation consisted of excavating, logging, and sampling four (4) hollow-stem auger borings. Details of the subsurface investigation are presented in Table B. The approximate location of the exploratory excavation is shown on the accompanying Plate 1 and the Geotechnical Logs are attached.

TABLE B
SURFACE INVESTIGATION DETAILS

Equipment	Range of Depths	Sampling Methods	Sample Locations
Hollow-stem auger	Up to 26 feet	1. Bulk 2. Ring Samples	1. Bulk-Select Depth 2. Every 2.5 to 5-feet

UNIFIED SOIL CLASSIFICATION SYSTEM

Major Divisions		grf	ltr	Description
Coarse Grained Soils More than 50% retained on No. 200 sieve	Gravel and Gravelly Soils More than 50% of coarse fraction retained on No,. 4 sieve		GW	Well-graded gravels or gravel sand mixtures, little or no fines
			GP	Poorly-graded gravels or gravel sand mixture, little or no fines
			GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand-clay mixtures
	Sand and Sandy Soils More than 50% of coarse fraction passes on No,. 4 sieve		SW	Well-graded sands or gravelly sands, little or no fines
			SP	Poorly-graded sands or gravelly sands, little or no fines
			SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, and-clay mixtures

Major Divisions		grf	ltr	
Fine Grained Soils More than 50% passes on No. 200 sieve	Silts And Clays LL,<50		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL	Organic silts and organic silt-clays of low plasticity
	Silts And Clays LL,<50		MH	Inorganic silts, micaceous or diatomaceous fine or silty soils, elastic silts
			VH	Inorganic clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
Highly Organic Soils			PT	Peat and other highly organic soils

BOUNDARY CLASSIFICATION: Soils possessing characteristics of two groups are designated by combinations of group symbols.

PARTICLE SIZE LIMITS

U.S. STANDARD SERIES SIEVE: 200, 40, 10, 4

CLEAR SQUARE SIEVE OPENINGS: 3/4", 3", 12"

Silts and Clays	Sand			Gravel		Cobbles	Boulders
	Fine	Medium	Coarse	Fine	Coarse		

RELATIVE DENSITY

Sands and Gravels	Blows/Foot (SPT)
Very Loose	<4
Loose	4-10
Medium Dense	11-30
Dense	31-50
Very Dense	>50

CONSISTENCY CLASSIFICATION

Silts and Clays	Criteria
Very Soft	Thumb penetrates soil >1 in.
Soft	Thumb penetrates soil 1 in.
Firm	Thumb penetrates soil 1/4 in.
Stiff	Readily indented with thumbnail
Very Stiff	Thumbnail will not indent soil

HARDNESS

Bedrock
Soft
Moderately Hard
Hard
Very Hard

LABORATORY TESTS

Symbol	Test
DS	Direct Shear
DSR	Direct Shear (Remolded)
CON	
SA	Sieve Analysis
MAX	Maximum Density
RV	Resistance (R) Value
EI	Expansion Index
SE	Sand Equivalent
AL	Atterberg Limits
CHEM	Chemical Analysis
HY	Hydrometer Analysis

SOIL MOISTURE

Increasing Visual Moisture Content

Dry - Dry to touch

Moist - Damp, but no visible free water

wet - Visible free water

SIZE PROPORTIONS

Trace - <5%

Few - 5 to 10%

Some - 15 to 25%

KEY TO EXPLORATORY BORING LOGS

ALTA CALIFORNIA GEOTECHNICAL INC.

PLATE B

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0486	PROJECT NAME	723-731 E. Route 66		
DATE STARTED	5/24/23	GROUND ELEV.	783	BORING DESIG.	B-1
DATE FINISHED	5/24/23	GW DEPTH (FT)		LOGGED BY	LM
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs.	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in.		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
					SM	**ARTIFICIAL FILL-UNDOCUMENTED** (afu): SILTY SAND, very fine to fine grained, brown, slightly moist, medium dense.				
	780	R	39		SP	@2.5ft.: GRAVELLY SAND, fine to coarse grained, brown, slightly moist, dense, fine to coarse gravel < 1".	2.1	117	13	
5		R	65		SP	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): GRAVELLY SAND, fine to coarse grained, dense, coarse gravel < 3".	2.9	112	16	
	775									
10		R	59			@10.0ft.: dark brown, very dense.	4.2			
	770									
15		R	50 for 6"			@15.0ft.: greyish brown,	2.9	118	19	
	765									
20		R	18		SM/SC	@20.0ft.: SILTY SAND/CLAYEY SAND, very fine to fine grained, slightly moist, reddish brown, medium dense.	13.6	116	85	
	760									
25		R	50 for 6"		SP	@25.0ft.: GRAVELLY SAND, fine to coarse grained, dark brown, slightly moist, fine to coarse gravel < 1".	2.6			
						TOTAL DEPTH: 26 FEET. NO GROUNDWATER ENCOUNTERED.				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0486 PLATE B-1

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0486	PROJECT NAME	723-731 E. Route 66		
DATE STARTED	5/24/23	GROUND ELEV.	781	BORING DESIG.	B-2
DATE FINISHED	5/24/23	GW DEPTH (FT)		LOGGED BY	LM
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs.	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in.		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	780				SP	**ASPHALT**: 1 inch of asphaltic concrete over no aggregate base.				
						ARTIFICIAL FILL - UNDOCUMENTED: (afu): GRAVELLY SAND, fine to coarse grained, tannish brown, slightly moist, some fine to coarse gravel < 1".				
		R	40		SP	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): GRAVELLY SAND, fine to coarse grained, brown, slightly moist, some gravel < 1".	2.5	108	12	
5	775	R	23				8.5	115	51	
10	770	R	61			@ 10.0ft.: dark brown, gravel < 3/4".	2.3	109	12	
15	765	R	50 for 5.5"			@15.0ft.: no recovery.				
20	760	R	50 for 4"			@20.0ft.: no recovery.				
25	755	R	50 for 4"			@25.0ft.: orange brown, slightly moist, dense, gravel < 1/2".	3.1	111	17	
						TOTAL DEPTH: 26 FEET. NO GROUNDWATER ENCOUNTERED.				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0486 PLATE B-2

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0486	PROJECT NAME	723-731 E. Route 66		
DATE STARTED	5/24/23	GROUND ELEV.	782	BORING DESIG.	B-3
DATE FINISHED	5/24/23	GW DEPTH (FT)		LOGGED BY	LM
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs.	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in.		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
					SP	**ASPHALT**: 1 inch of asphaltic concrete over no aggregate base.				
	780	R	54			**ARTIFICIAL FILL - UNDOCUMENTED** (afu): GRAVELLY SAND, fine to medium grained, tannish brown, slightly moist, gravel < 3". @2.5ft.: no recovery.				
5		R	50 for 6"		SP	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): GRAVELLY SAND, fine to coarse grained, brown, dry, fine to coarse gravel < 3".	2.6	96	10	
	775									
10		R	38			@10.0ft.: medium to coarse grained, fine gravel < 3/4".	2.4	97	9	
	770									
15		R	81			@15.0ft.: no recovery.				
	765									
20		R	66			@20.0ft.: reddish brown.	3.7	97	14	
	760					@22.0ft.: GRAVEL/COBBLE LAYER ENCOUNTERED.				
25		R	50 for 6"				3.6	113	21	
						TOTAL DEPTH: 26 FEET. NO GROUNDWATER ENCOUNTERED.				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0486 PLATE B-3

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0486	PROJECT NAME	723-731 E. Route 66		
DATE STARTED	5/24/23	GROUND ELEV.	784	BORING DESIG.	B-4
DATE FINISHED	5/24/23	GW DEPTH (FT)		LOGGED BY	LM
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs.	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in.		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
					SM	**ARTIFICIAL FILL - UNDOCUMENTED** (afu): SILTY SAND, very fine to fine grained, tannish brown, slightly moist, medium dense, some fine gravel< 3/4".				
		R	50 for 6"		SP	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): GRAVELLY SAND, fine to coarse gravel, brown, slightly moist, dense, cobble <6".				
	780									
5		R	44			@5.0ft.: no recovery				
						@7.0ft.: GRAVEL/COBBLE LAYER ENCOUNTERED.				
	775									
10		R	50 for 6"			@10.0ft.: no recovery.				
						@13.0ft.: GRAVEL/COBBLE LAYER ENCOUNTERED.				
	770									
15		R	50 for 3"			@15.0ft.: no recovery.				
						@17.0ft.: REFUSAL.				
						TOTAL DEPTH: 17 FEET. NO GROUNDWATER ENCOUNTERED.				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0486 PLATE B-4

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0486	PROJECT NAME	723-731 E. Route 66		
DATE STARTED	5/24/23	GROUND ELEV.	782	BORING DESIG.	P-1
DATE FINISHED	5/24/23	GW DEPTH (FT)		LOGGED BY	LM
DRILLER	2R Drilling Inc.	DRIVE WT.	N/A	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	N/A		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
					SM	**ARTIFICIAL FILL-UNDOCUMENTED** (afu): SILTY SAND, very fine to fine grained, brown, slightly moist, medium dense.				
	780				SP	@2.5ft.: GRAVELLY SAND, fine to coarse grained, brown, slightly moist, dense, fine to coarse gravel < 1".				
5					SP	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): GRAVELLY SAND, fine to coarse grained, dense, coarse gravel < 3".				
	775									
10						TOTAL DEPTH: 10 FEET. NO GROUNDWATER ENCOUNTERED.				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0486 PLATE B-5

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0486	PROJECT NAME	723-731 E. Route 66		
DATE STARTED	5/24/23	GROUND ELEV.	784	BORING DESIG.	P-2
DATE FINISHED	5/24/23	GW DEPTH (FT)		LOGGED BY	LM
DRILLER	2R Drilling Inc.	DRIVE WT.	N/A	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	N/A		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
					SP	**ASPHALT**: 1 inch of asphaltic concrete over no aggregate base.				
						ARTIFICIAL FILL - UNDOCUMENTED (afu): GRAVELLY SAND, fine to medium grained, tannish brown, slightly moist, gravel < 3".				
	780									
5					SP	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): GRAVELLY SAND, fine to coarse grained, brown, dry, fine to coarse gravel < 3".				
	775									
10						TOTAL DEPTH: 10 FEET. NO GROUNDWATER ENCOUNTERED.				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0486 PLATE B-6

APPENDIX C

Laboratory Testing

LABORATORY TESTING

The following laboratory tests were performed on a representative sample in accordance with the applicable latest standards or methods from the ASTM, California Building Code (CBC) and California Department of Transportation.

Classification

Soils were classified with respect to the Unified Soil Classification System (USCS) in accordance with ASTM D-2487 and D-2488.

Particle Size Analysis

Modified hydrometer testing was conducted to aid in classification of the soil. The results of the particle size analysis are presented in Table C.

Maximum Density/Optimum Moisture

The maximum dry density and optimum moisture content of one representative bulk sample was evaluated in accordance with ASTM D-1557. The results are summarized in Table C.

Expansion Index Tests

One (1) expansion index test were performed to evaluate the expansion potential of typical on-site soil. Testing was carried out in general conformance with ASTM Test Method D-4829. The results are presented in Table C.

Consolidation Tests

Consolidation testing was performed on two (2) relatively “undisturbed” soil samples at their natural moisture content in accordance with procedures outlined in ASTM D-2435. The samples were placed in a consolidometer and loads were applied incrementally in geometric progression. The samples (2.42-inches in diameter and 1-inch in height) were permitted to consolidate under each load increment until the slope of the characteristic linear secondary compression portion of the thickness versus log of time plot was apparent. The percent

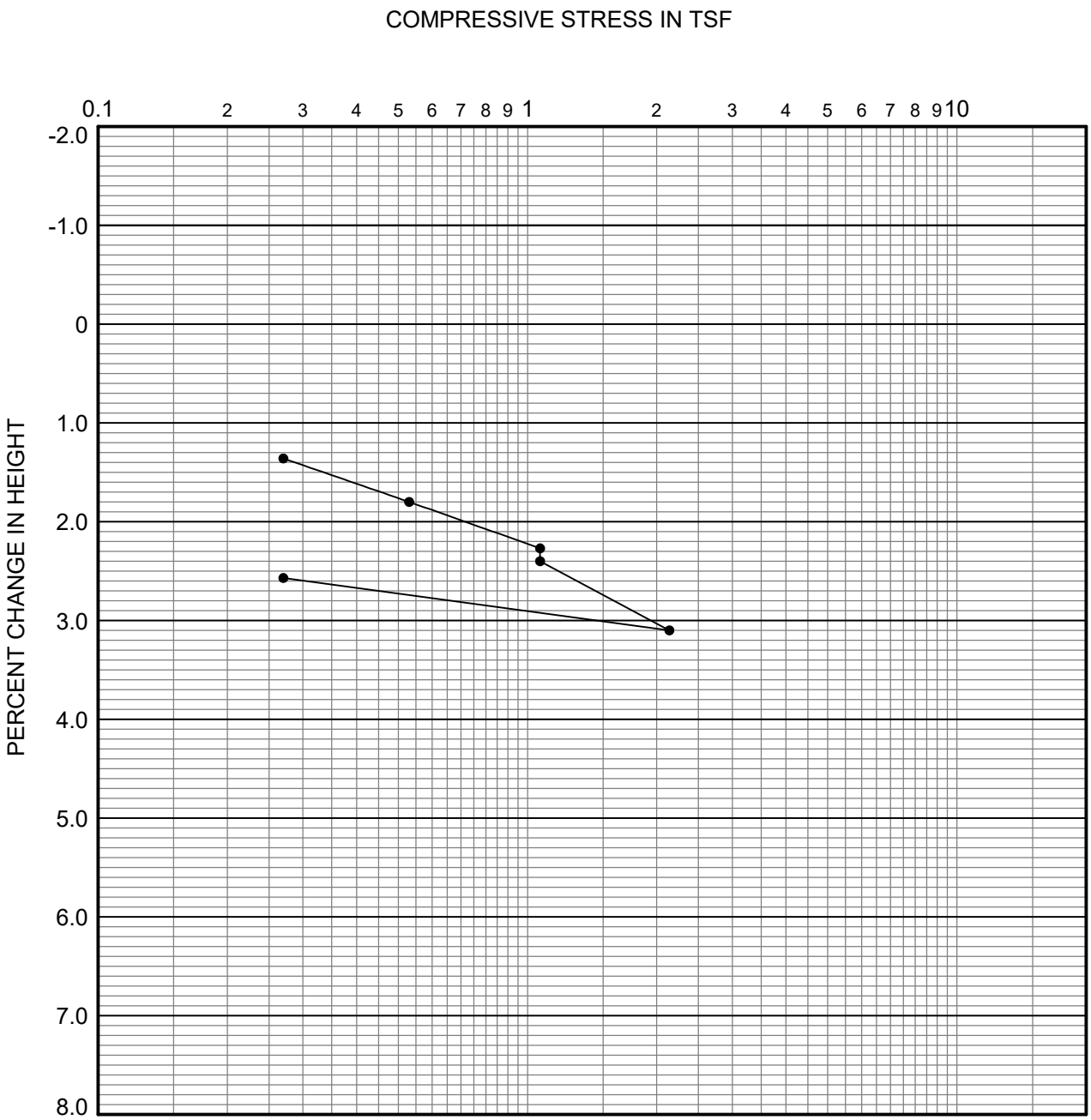
consolidation for each load cycle was recorded as the ratio of the amount of vertical compression to the original 1-inch height. The consolidation test results are shown on Plates C-1 and C-2.

Chemical Analyses

Chemical testing was performed on one select sample by Alta. The results of these tests (sulfate content, resistivity, chloride content and pH) are presented on Table C.

TABLE C
SUMMARY OF LABORATORY TEST DATA
P.N. 1-0486

BORING	DEPTH (FEET)	SOIL DESCRIPTION	GROUP SYMBOL	MAXIMUM DENSITY (PCF)	OPTIMUM MOISTURE CONTENT (%)	DIRECT SHEAR	PLUS NO.4 SEIVE (plus 4.76mm) (%)	SAND (4.76mm-0.075mm) (%)	SILT (0.075mm-0.005mm) (%)	CLAY (minus 0.005mm) (%)	EXPANSION INDEX UBC 18-2	CONSOL	OTHER TESTS REMARKS
B-2	5	Gravelly Sand (Qyf)	SP				10	78	9	3		SEE PLATE C-1	
B-3	2.5	Gravelly Sand (afu)	SP	125.3	8.7		15	78	4	3	0		MinResist:13,860-OHMCM pH:8.8,Chl:115ppm,So4:<0.01%
B-3	5	Gravelly Sand (Qyf)	SP				3	95	1	1		SEE PLATE C-2	



boring	depth (ft.)	dry density (pcf)	in situ moist. (%)	in situ satur. (%)	-200 sieve (%)	group symbol	typical names
B-2	5.0	115	8.5	51	12	SP	Gravelly Sand (Qyf)

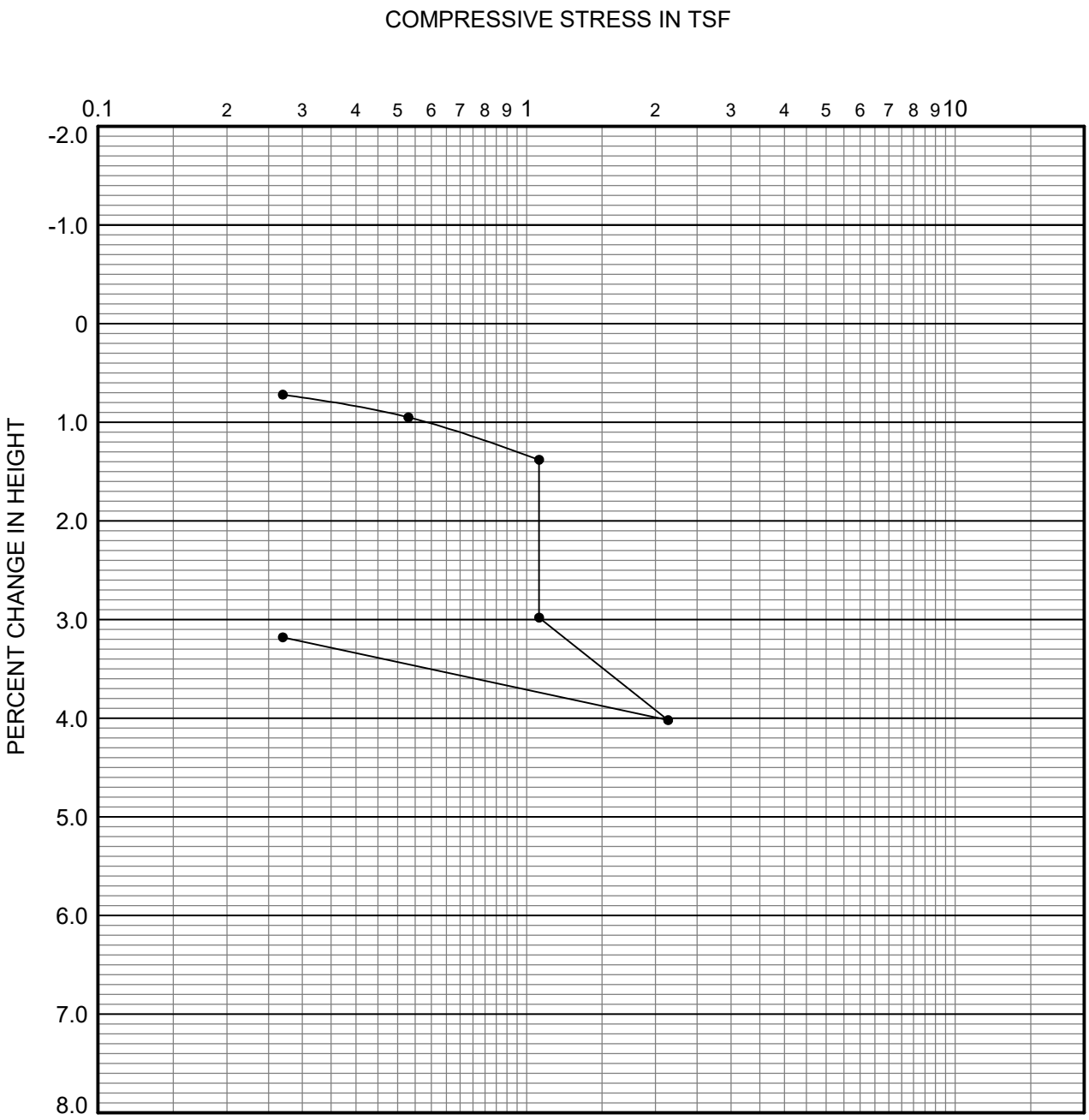
REMARKS: WATER ADDED AT 1.07 TSF

CONSOLIDATION CURVE

Alta California Geotechnical, Inc.

P.N. 1-0486

PLATE C-1



boring	depth (ft.)	dry density (pcf)	in situ moist. (%)	in situ satur. (%)	-200 sieve (%)	group symbol	typical names
B-3	5.0	96	2.6	10	2	SP	Gravelly Sand (Qyf)

REMARKS: WATER ADDED AT 1.07 TSF

CONSOLIDATION CURVE

Alta California Geotechnical, Inc.

P.N. 1-0486

PLATE C-2

APPENDIX D

Maintenance and Improvement Considerations

MAINTENANCE AND IMPROVEMENT CONSIDERATIONS

General

Owners purchasing property must assume a certain degree of responsibility for improvements and for maintaining conditions around their home. Of primary importance from a geotechnical standpoint are maintaining drainage patterns and minimizing the soil moisture variation below all improvements. Such design, construction and owner maintenance provisions may include:

- Employing contractors for improvements who design and build in recognition of local building codes and specific site soils conditions.
- Establishing and maintaining positive drainage away from all foundations, walkways, driveways, patios, and other improvements.
- Avoiding the construction of planters adjacent to structural improvements. Alternatively, planter sides/bottoms can be sealed with an impermeable membrane and drained away from the improvements via subdrains into approved disposal areas.
- Sealing and maintaining construction/control joints within concrete slabs and walkways to reduce the potential for moisture infiltration into the subgrade soils.
- Utilizing landscaping schemes with vegetation that requires minimal watering. Watering should be done in a uniform manner, as equally as possible on all sides of the foundation, keeping the soil "moist" but not allowing the soil to become saturated.
- Maintaining positive drainage away from structures and providing roof gutters on all structures with downspouts that are designed to carry roof runoff directly into area drains or discharged well away from the foundation areas.
- Avoiding the placement of trees closer to the proposed structures than a distance of one-half the mature height of the tree.
- Observation of the soil conditions around the perimeter of the structure during extremely hot/dry or unusually wet weather conditions so that modifications can be made in irrigation programs to maintain relatively uniform moisture conditions.

Sulfates

Owners should be cautioned against the import and use of certain inorganic fertilizers, soil amendments, and/or other soils from offsite sources in the absence of specific information relating to their chemical composition. Some fertilizers have been known to leach sulfate compounds into soils and increase the sulfate concentrations to potentially detrimental levels.

Site Drainage

- The owners should be made aware of the potential problems that may develop when drainage is altered through construction of hardscape improvements. Ponded water, drainage over the slope face, leaking irrigation systems, overwatering, or other conditions which could lead to ground saturation must be avoided.
- No water should be allowed to flow over the slopes. No alteration of pad gradients should be allowed that would prevent pad and roof runoff from being directed to approved disposal areas.
- Drainage patterns have been established at the time of the fine grading should be maintained throughout the life of the structure. No alterations to these drainage patterns should be made unless designed by qualified professionals in compliance with local code requirements and site-specific soils conditions.

Slope Drainage

- Residents should be made aware of the importance of maintaining and cleaning all interceptor ditches, drainage terraces, down drains, and any other drainage devices, which have been installed to promote slope stability.
- Subsurface drainage pipe outlets may protrude through slope surfaces and/or wall faces. These pipes, in conjunction with the graded features, are essential to slope and wall stability and must be protected in-place. They should not be altered or damaged in any way.

Planting and Irrigation of Slopes

- Seeding and planting of the slopes should be planned to achieve, as rapidly as possible, a well-established and deep-rooted vegetal cover requiring minimal watering.
- It is the responsibility of the landscape architect to provide such plants initially and of the residents to maintain such planting. Alteration of such a planting scheme is at the resident's risk.
- The resident is responsible for proper irrigation and for maintenance and repair of properly installed irrigation systems. Leaks should be fixed immediately.

- Sprinklers should be adjusted to provide maximum uniform coverage with a minimum of water usage and overlap. Overwatering with consequent wasteful runoff and serious ground saturation must be avoided.
- If automatic sprinkler systems are installed, their use must be adjusted to account for seasonal and natural rainfall conditions.

Burrowing Animals

- Residents must undertake a program to eliminate burrowing animals. This must be an ongoing program in order to promote slope stability.

Owner Improvement

Owner improvements (pools, spas, patio slabs, retaining walls, planters, etc.) should be designed to account for the terrain of the project, as well as expansive soil conditions and chemical characteristics. Design considerations on any given lot may need to include provisions for differential bearing materials, ascending/descending slope conditions, bedrock structure, perched (irrigation) water, special geologic surcharge loading conditions, expansive soil stresses, and long-term creep/settlement.

All owner improvements should be designed and constructed by qualified professionals utilizing appropriate design methodologies, which account for the on-site soils and geologic conditions. Each lot and proposed improvement should be evaluated on an individual basis.

Setback Zones

Manufactured slopes may be subject to long-term settlement and creep that can manifest itself in the form of both horizontal and vertical movement. These movements typically are produced as a result of weathering, erosion, gravity forces, and other natural phenomenon. A setback adjacent to slopes is required by most building codes, including the California Building Code. This zone is intended to locate and support the residential structures away from these slopes and onto soils that are not subject to the potential adverse effects of these natural phenomena.

The owner may wish to construct patios, walls, walkways, planters, swimming pools, spas, etc. within this zone. Such facilities may be sensitive to settlement and creep and should not be constructed within the setback zone unless properly engineered. It is suggested that plans for

such improvements be designed by a professional engineer who is familiar with grading ordinances and design and construction requirements. In addition, we recommend that the designer and contractor familiarize themselves with the site specific geologic and geotechnical conditions on the specific lot.

APPENDIX E

Earthwork Specifications

ALTA CALIFORNIA GEOTECHNICAL, INC.
EARTHWORK SPECIFICATIONS

These specifications present the generally accepted standards and minimum earthwork requirements for the development of the project. These specifications shall be the project guidelines for earthwork except where specifically superseded in preliminary geology and soils reports, grading plan review reports or by the prevailing grading codes or ordinances of the controlling agency.

A. GENERAL

1. The Contractor shall be responsible for the satisfactory completion of all earthwork in accordance with the project plans and specifications.

2. The project Geotechnical Engineer and Engineering Geologist, or their representatives, shall provide observation and testing services, and Geotechnical consultation for the duration of the project.

3. All clearing, grubbing, stripping and site preparation for the project shall be accomplished by the Contractor to the satisfaction of the Geotechnical Engineer/Engineering Geologist.

4. It is the Contractor's responsibility to prepare the ground surface to receive fill to the satisfaction of the Geotechnical Engineer and to place, spread, mix, moisture condition, and compact the fill in accordance with the job specifications and as required by the Geotechnical Engineer. The Contractor shall also remove all material considered by the Geotechnical Engineer to be unsuitable for use in the construction of engineered fills.

5. The Contractor shall have suitable and sufficient equipment in operation to handle the amount of fill being placed. When necessary, equipment will be shut down temporarily in order to permit the proper preparation of fills.

B. PREPARATION OF FILL AREAS

1. Excessive vegetation and all deleterious material should be disposed of offsite as required by the Geotechnical Engineer.

   Existing fill, soil, alluvium or rock materials determined by the Geotechnical Engineer as being unsuitable for placement in compacted fills shall be removed and hauled from the site. Where applicable, the Contractor may obtain the

approval of the Soils Engineer and the controlling authorities for the project to dispose of the above described materials, or a portion thereof, in designated areas onsite.

After removal of the deleterious materials have been accomplished, earth materials deemed unsuitable in their natural, in-place condition, shall be removed as recommended by the Geotechnical Engineer/Engineering Geologist.

2. Upon achieving a suitable bottom for fill placement, the exposed removal bottom shall be disced or bladed by the Contractor to the satisfaction of the Geotechnical Engineer. The prepared ground surfaces shall then be brought to the specified moisture content mixed as required, and compacted and tested as specified. In localities where it is necessary to obtain the approval of the controlling agency prior to placing fill, it will be the Contractor's responsibility to contact the proper authorities to visit the site.

3. Any underground structure such as cesspools, cisterns, mining shafts, tunnels, septic tanks, wells, pipelines or other structures not located prior to grading are to be removed or treated in a manner prescribed by the Geotechnical Engineer and/or the controlling agency for the project.

C. ENGINEERED FILLS

1. Any material imported or excavated on the property may be utilized as fill, provided the material has been determined to be suitable by the Geotechnical Engineer. Deleterious materials shall be removed from the fill as directed by the Geotechnical Engineer.

2. Rock or rock fragments less than twelve inches in the largest dimension may be utilized in the fill, provided they are not placed in concentrated pockets and the distribution of the rocks is approved by the Geotechnical Engineer.

3. Rocks greater than twelve inches in the largest dimension shall be taken offsite, or placed in accordance with the recommendations of the Geotechnical Engineer in areas designated as suitable for rock disposal.

4. All materials to be used as fill, shall be tested in the laboratory by the Geotechnical Engineer. Proposed import materials shall be approved by the Geotechnical Engineer 48 hours prior to importation.

5. The fill materials shall be placed by the Contractor in lifts, that when compacted, shall not exceed six inches. Each lift shall be spread evenly and shall be

thoroughly mixed to achieve a near uniform moisture condition and a uniform blend of materials.

All compaction shall be achieved at or above the optimum moisture content, as determined by the applicable laboratory standard. The Contractor will be notified if the fill materials are too wet or too dry to achieve the required compaction standard.

6. When the moisture content of the fill material is below the limit specified by the Geotechnical Engineer, water shall be added and the materials shall be blended until a uniform moisture content, within specified limits, is achieved. When the moisture content of the fill material is above the limits specified by the Geotechnical Engineer, the fill materials shall be aerated by discing, blading, mixed with dryer fill materials, or other satisfactory methods until the moisture content is within the specified limits.

7. Each fill lift shall be compacted to the minimum project standards, in compliance with the testing methods specified by the controlling governmental agency, and in accordance with recommendations of the Geotechnical Engineer.

   In the absence of specific recommendations by the Geotechnical Engineer to the contrary, the compaction standard shall be the most recent version of ASTM:D 1557.

8. Where a slope receiving fill exceeds a ratio of five-horizontal to one-vertical, the fill shall be keyed and benched through all unsuitable materials into sound bedrock or firm material, in accordance with the recommendations and approval of the Geotechnical Engineer.

9. Side hill fills shall have a minimum key width of 15 feet into bedrock or firm materials, unless otherwise specified in the soil report and approved by the Geotechnical Engineer in the field.

10. Drainage terraces and subdrainage devices shall be constructed in compliance with the ordinances of the controlling governmental agency and/or with the recommendations of the Geotechnical Engineer and Engineering Geologist.

11. The Contractor shall be required to maintain the specified minimum relative compaction out to the finish slope face of fill slopes, buttresses, and stabilization fills as directed by the Geotechnical Engineer and/or the governing agency for the project. This may be achieved by either overbuilding the slope and cutting

back to the compacted core; by direct compaction of the slope face with suitable equipment; or by any other procedure which produces the required result.

12. The fill portion of fill-over-cut slopes shall be properly keyed into rock or firm material; and the fill area shall be stripped of all soil or unsuitable materials prior to placing fill.

    The design cut portion of the slope should be made first and evaluated for suitability by the Engineering Geologist prior to placement of fill in the keyway above the cut slope.

13. Pad areas in cut or natural ground shall be approved by the Geotechnical Engineer. Finished surfaces of these pads may require scarification and recompaction, or over excavation as determined by the Geotechnical Engineer.

D. CUT SLOPES

1. The Engineering Geologist shall observe all cut slopes and shall be notified by the Contractor when cut slopes are to be started.

2. If, during the course of grading, unforeseen adverse or potentially adverse geologic conditions are encountered, the Engineering Geologist and Soil Engineer shall investigate, analyze and make recommendations to remediate these problems.

3. Non-erodible interceptor swales shall be placed at the top of cut slopes that face the same direction as the superjacent, prevailing drainage.

4. Unless otherwise specified in specific geotechnical reports, no cut slopes shall be excavated higher or steeper than that allowed by the ordinances of controlling governmental agencies.

5. Drainage terraces shall be constructed in compliance with the ordinances of the controlling governmental agencies, and/or in accordance with the recommendations of the Geotechnical Engineer or Engineering Geologist.

E. GRADING CONTROL

1. Fill placement shall be observed and tested by the Geotechnical Engineer and/or his representative during grading.

   Field density tests shall be made by the Geotechnical Engineer and/or his representative to evaluate the compaction and moisture compliance of each fill lift. Density tests shall be conducted at intervals not to exceed two feet of fill

height. Where sheepsfoot rollers are used, the fill may be disturbed to a depth of several inches. Density determinations shall be taken in the compacted material below the disturbed surface at a depth determined by the Geotechnical Engineer or his representative.

2. Where tests indicate that the density of any layer of fill, or portion thereof, is below the required relative compaction, or improper moisture content is in evidence, that particular layer or portion thereof shall be reworked until the required density and/or moisture content has been attained. Additional fills shall not be placed over an area until the previous lift of fill has been tested and found to meet the density and moisture requirements for the project and the previous lift is approved by the Geotechnical Engineer.

3. When grading activities are interrupted by heavy rains, fill operations shall not be resumed until field observations and tests by the Geotechnical Engineer indicate the moisture content and density of the fill are within the specified limits.

4. During construction, the Contractor shall properly grade all surfaces to maintain good drainage and prevent the ponding of water. The Contractor shall take remedial action to control surface water and to prevent erosion of graded areas until such time as a permanent drainage and erosion devices have been installed.

5. Observation and testing by the Geotechnical Engineer and/or his representative shall be conducted during filling and compacting operations in order that he will be able to state in his opinion that all cut and filled areas are graded in accordance with the approved specifications.

6. Upon the completion of grading activities and after the Geotechnical Engineer and Engineering Geologist have finished their observations of the work, final reports shall be submitted. No further excavation or fill placement shall be undertaken without prior notification of the Geotechnical Engineer and/or Engineering Geologist.

F. FINISHED SLOPES

All finished cut and fill slopes shall be planted and irrigated and/or protected from erosion in accordance with the project specifications, governing agencies, and/or as recommended by a landscape architect.

APPENDIX F

Grading Details

DETAIL FOR FILL SLOPE TOEING OUT ON FLAT ALLUVIATED CANYON

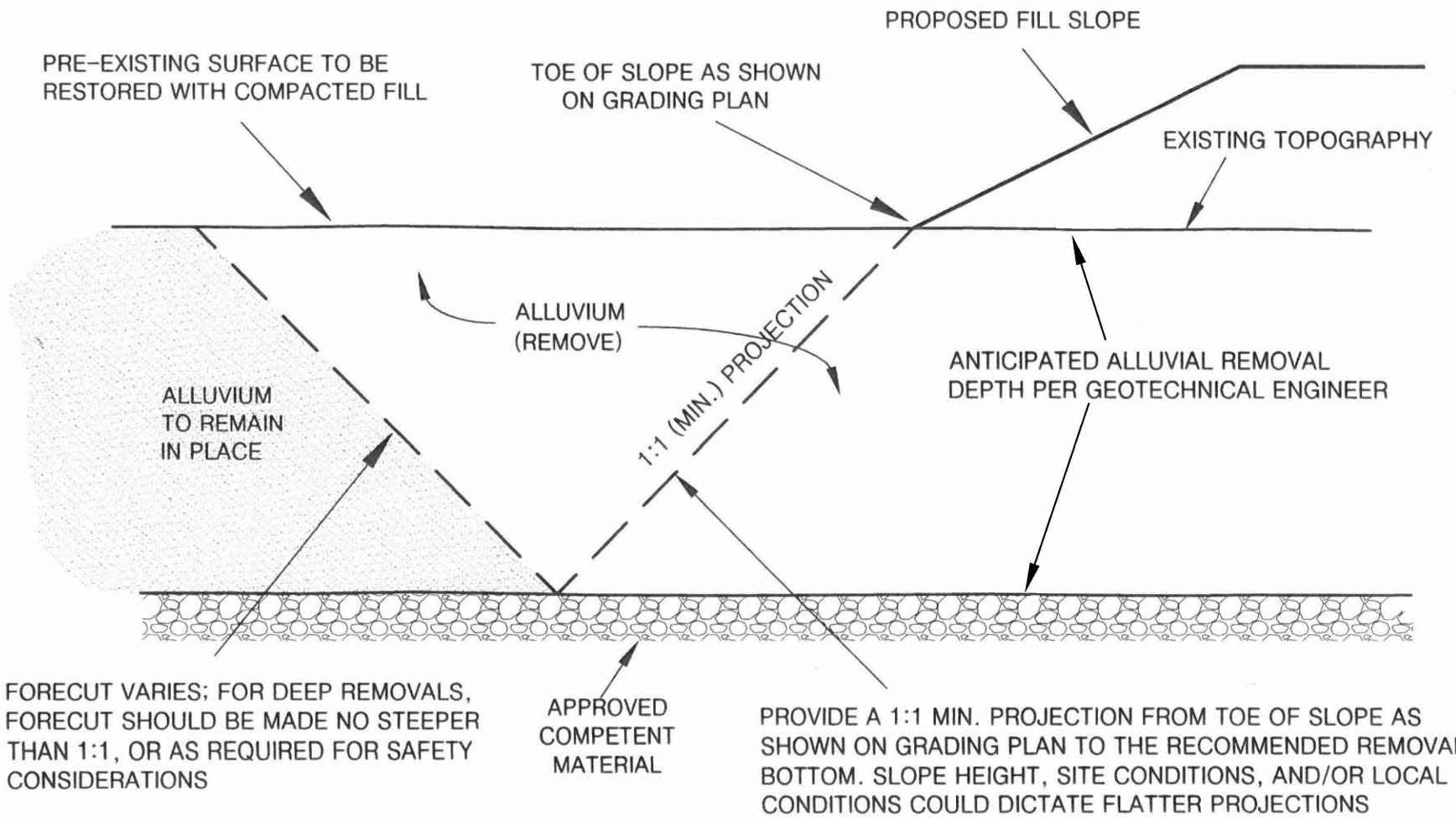


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PLATE G-1

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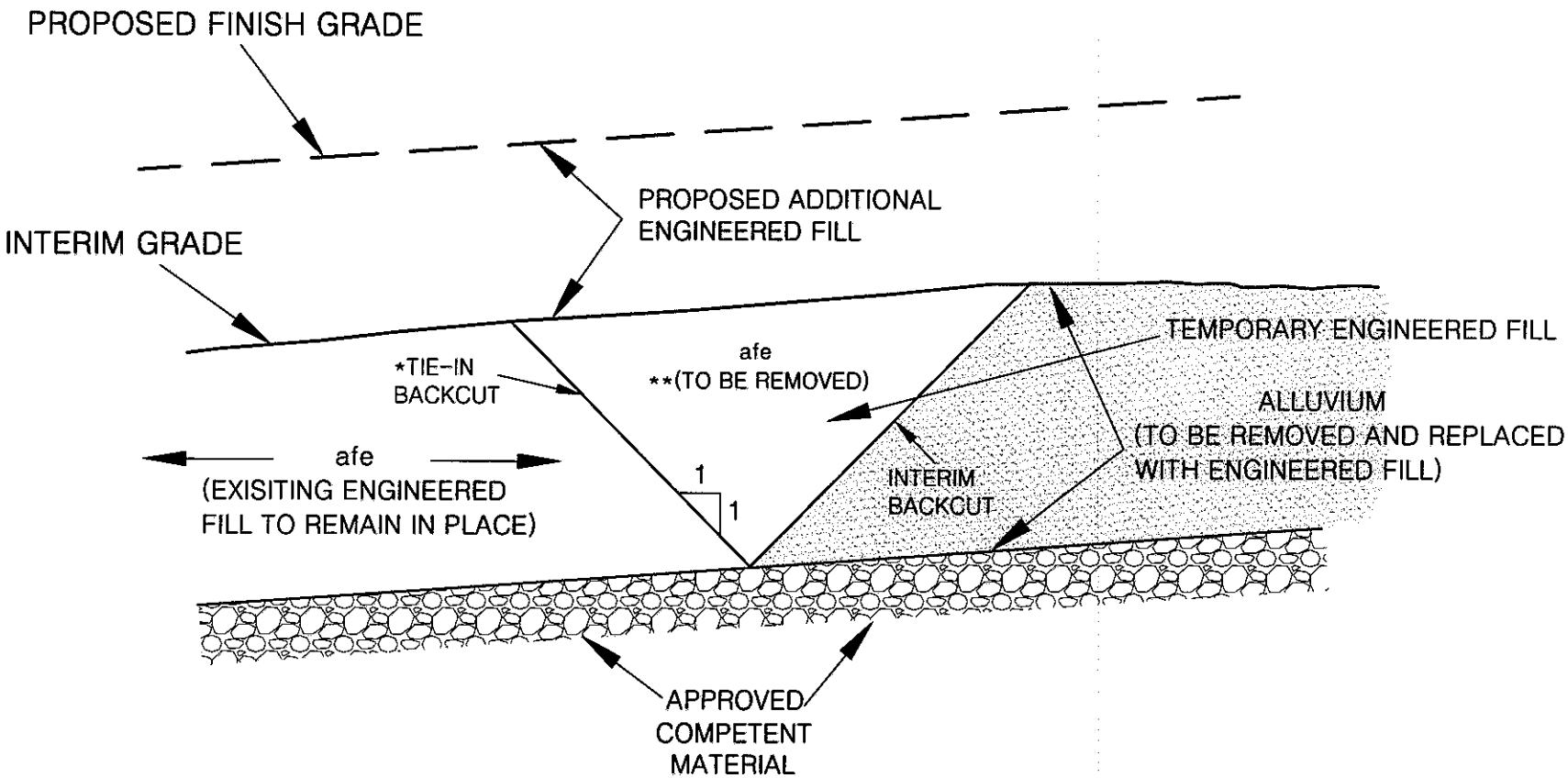
REMOVAL ADJACENT TO EXISTING FILL



*INITIATE 1:1 TIE-IN BACKCUT TO INTERCEPT TOE OF INTERIM BACKCUT

**AS PART OF TIE-IN FOR ADDITIONAL ENGINEERED FILL

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PLATE G-2

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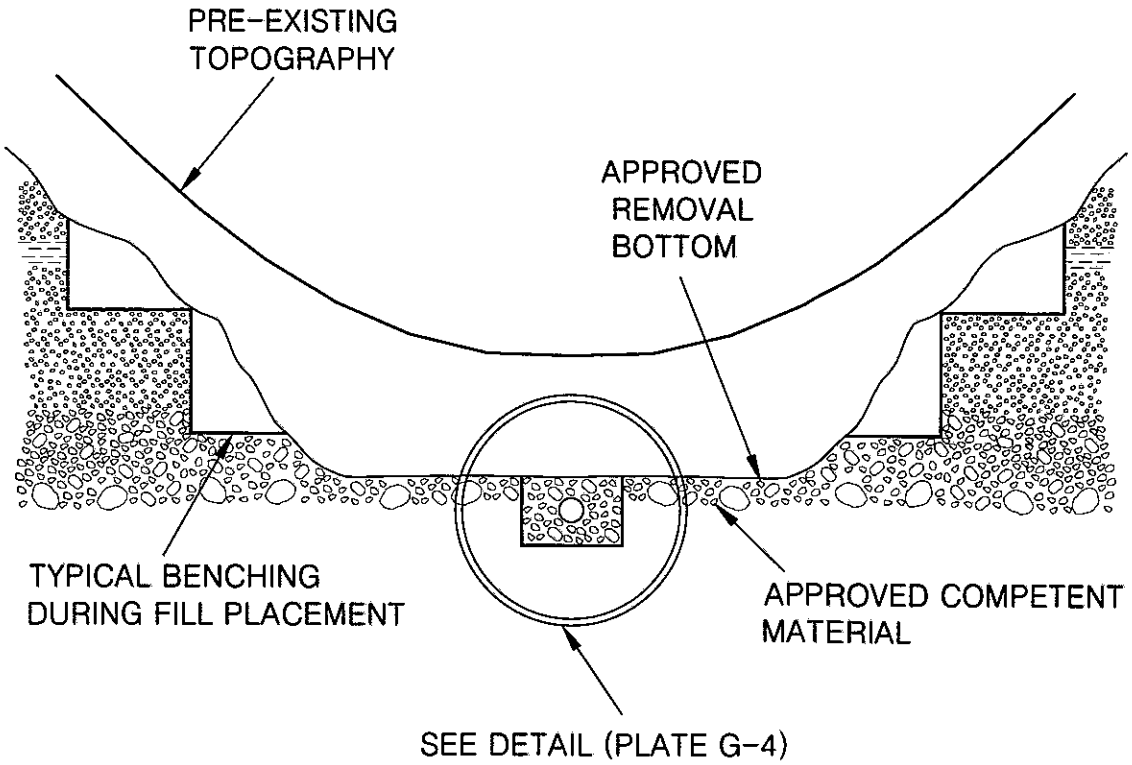
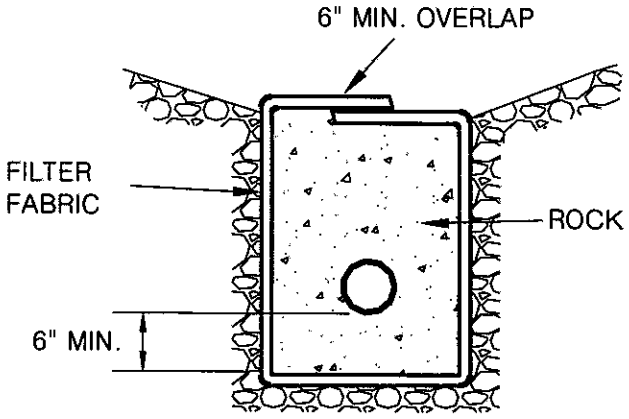
CANYON SUBDRAIN



CANYON SUBDRAIN DETAIL

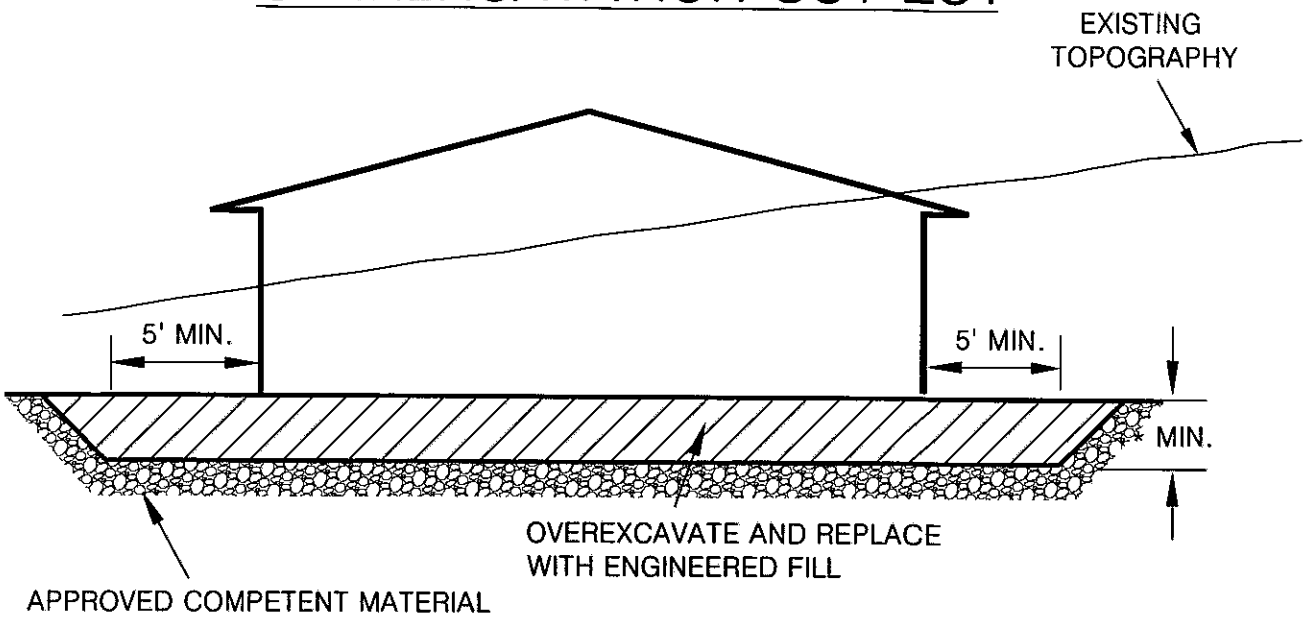


PERFORATED PIPE SURROUNDED WITH ROCK AND FILTER FABRIC

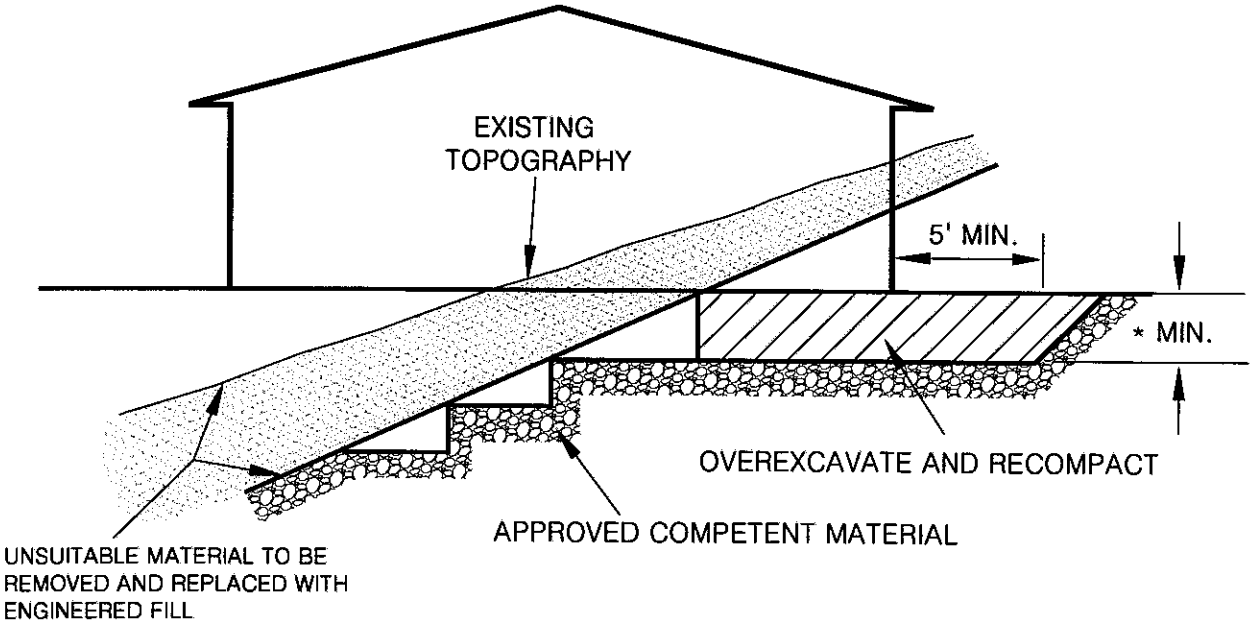
ROCK: MIN. VOLUME OF 9 CU.FT. PER LINEAR FT. OF 3/4 IN. MAX. ROCK
PIPE: 6 IN. ABS OR PVC PIPE WITH A MINIMUM OF 8 PERFORATIONS (1/4-IN. DIA.) PER LINEAL FT. IN BOTTOM HALF OF PIPE ASTM D2751, SDR 35, OR ASTM D3034 OR ASTM D1527, SCHD. 40 ASTM D1785, SCHD. 40
FILTER FABRIC: MIRAFI 140 FILTER FABRIC OR APPROVED EQUIVALENT

NOTES:
1. FOR CONTINUOUS RUN IN EXCESS OF 500. FT USE 8 IN. DIA. PIPE
2. ENGINEERED FILL PLACED BELOW DRAINS SHALL BE COMPACTED TO 93% OF THE LABORATORY MAXIMUM DRY DENSITY (ASTM:D1557)

OVEREXCAVATION CUT LOT



CUT-FILL LOT (TRANSITION)



*NOTE ALL BUILDING PADS SHALL BE OVER EXCAVATED TO A MINIMUM OF ⅓ OF THE MAXIMUM DEPTH OF FILL BELOW THE BUILDING PAD TO A MAXIMUM OF 17 FEET (SEE PLATE G-16)

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PLATE G-5

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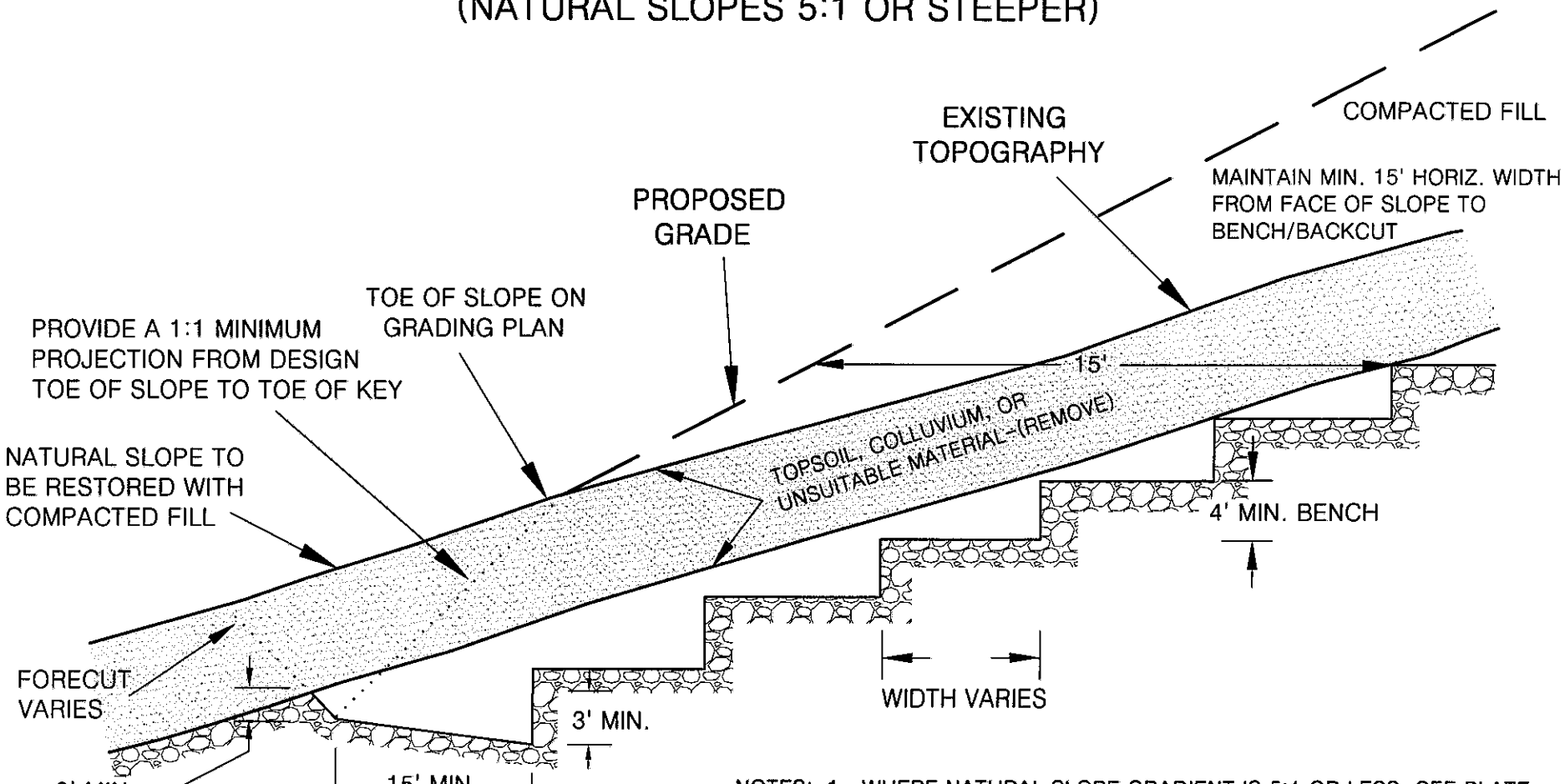
SIDE HILL SLOPE FILL DETAIL

(NATURAL SLOPES 5:1 OR STEEPER)



NOTES:

1. WHERE NATURAL SLOPE GRADIENT IS 5:1 OR LESS, SEE PLATE G-1. WHERE THE NATURAL SLOPE APPROACHES OR EXCEEDS THE DESIGN SLOPE RATIO, SPECIAL RECOMMENDATIONS WILL BE PROVIDED BY THE GEOTECHNICAL ENGINEER.
2. THE NEED FOR AND PLACEMENT OF DRAINS WILL BE DETERMINED BY THE GEOTECHNICAL ENGINEER OR GEOLOGIST BASED UPON EXPOSED FIELD CONDITIONS.

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PLATE G-6

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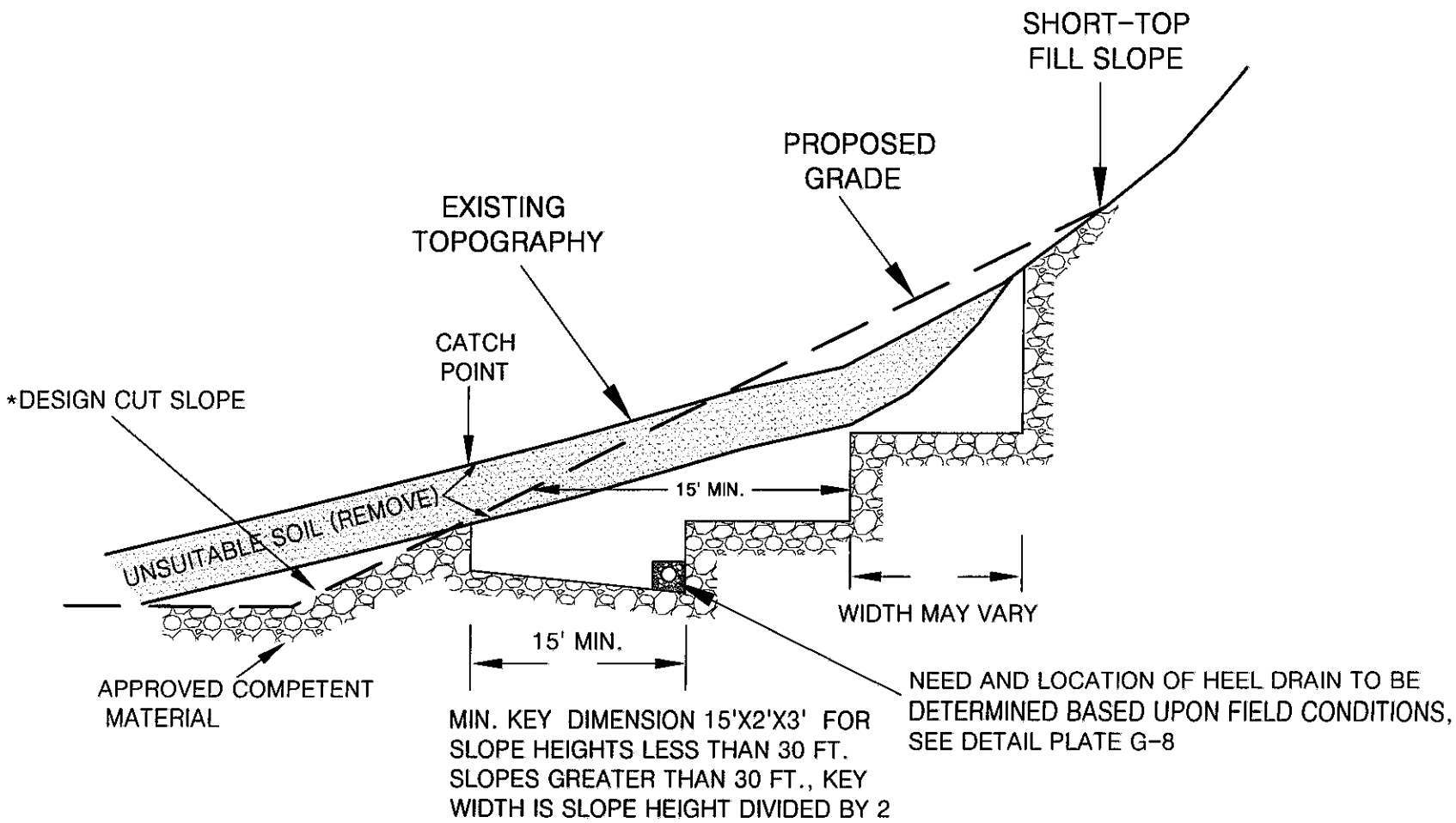
FILL OVER CUT SLOPE DETAIL



*THE CUT PORTION OF THE SLOPE SHOULD BE EXCAVATED AND EVALUATED BY THE ENGINEERING GEOLOGIST/GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTING THE FILL SLOPE

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PLATE G-7

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STABILIZATION/BUTTRESS FILL BACKDRAIN

NOTE:

1. ASTM D2751, SDR 35, OR ASTM D3034 OR ASTM D1527, SCHD. 40 ASTM D1785, SCHD. 40
2. SOLID PIPE OUTLETS TO BE PROVIDED EVERY 100 FT. AND JOINED TO PERFORATED BACKDRAIN PIPE WITH "L" OR "T"s. MIN. 2% GRADIENT.
3. GRAVEL TRENCH TO BE FILLED WITH 3/4 IN. MAXIMUM ROCK
4. THE NECESSITY FOR UPPER TIER BACKDRAINS SHALL BE DETERMINED IN THE FIELD BY THE GEOTECHNICAL ENGINEER OR GEOLOGIST. UPPER TIER OUTLETS SHOULD DRAIN INTO PAVED TERRACE DRAINS.
5. ENGINEERED FILL PLACED BELOW DRAINS SHALL BE COMPACTED TO 93% OF THE LABORATORY MAXIMUM DRY DENSITY (ASTM:D1557)

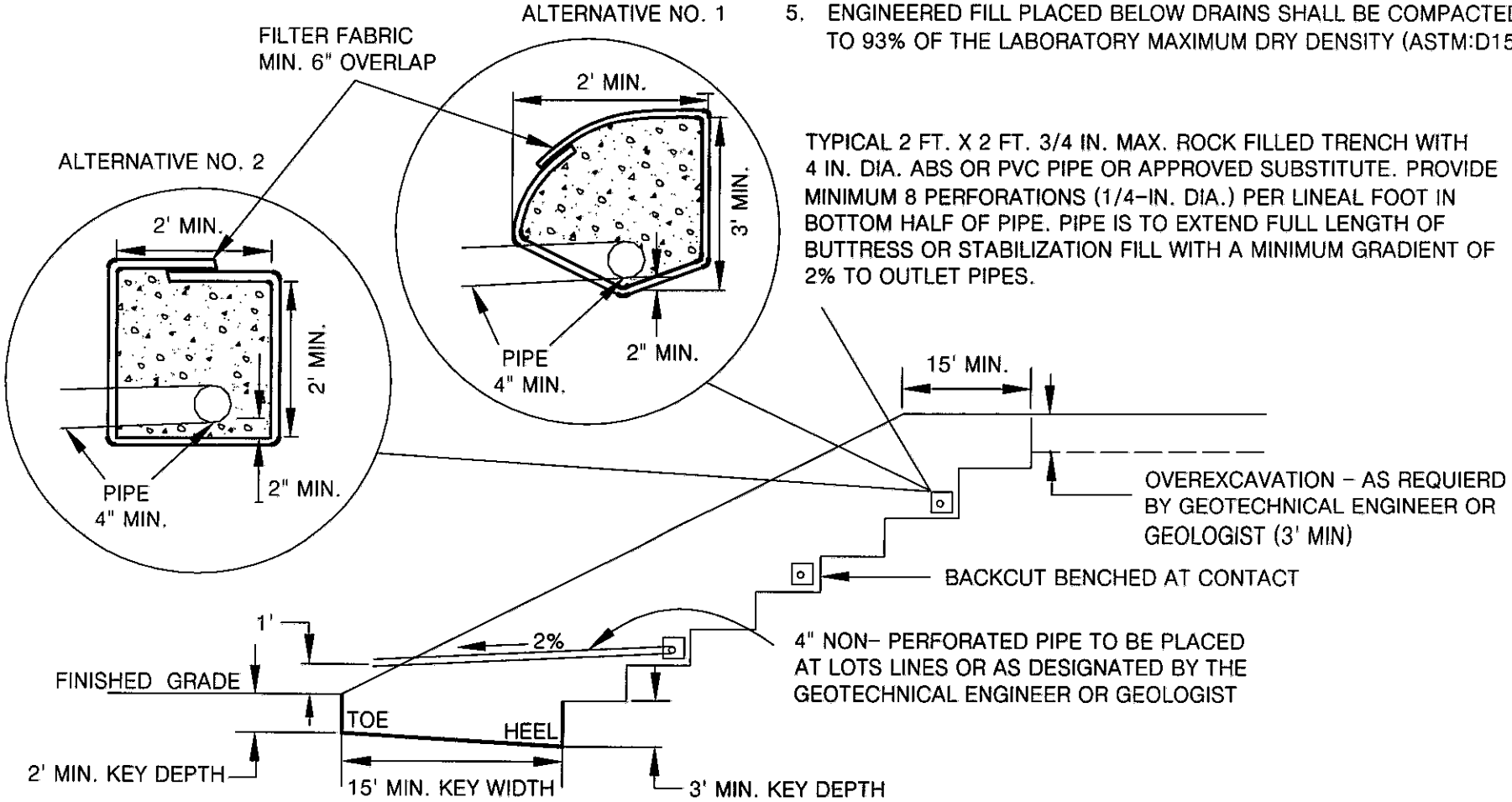

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PLATE G-8

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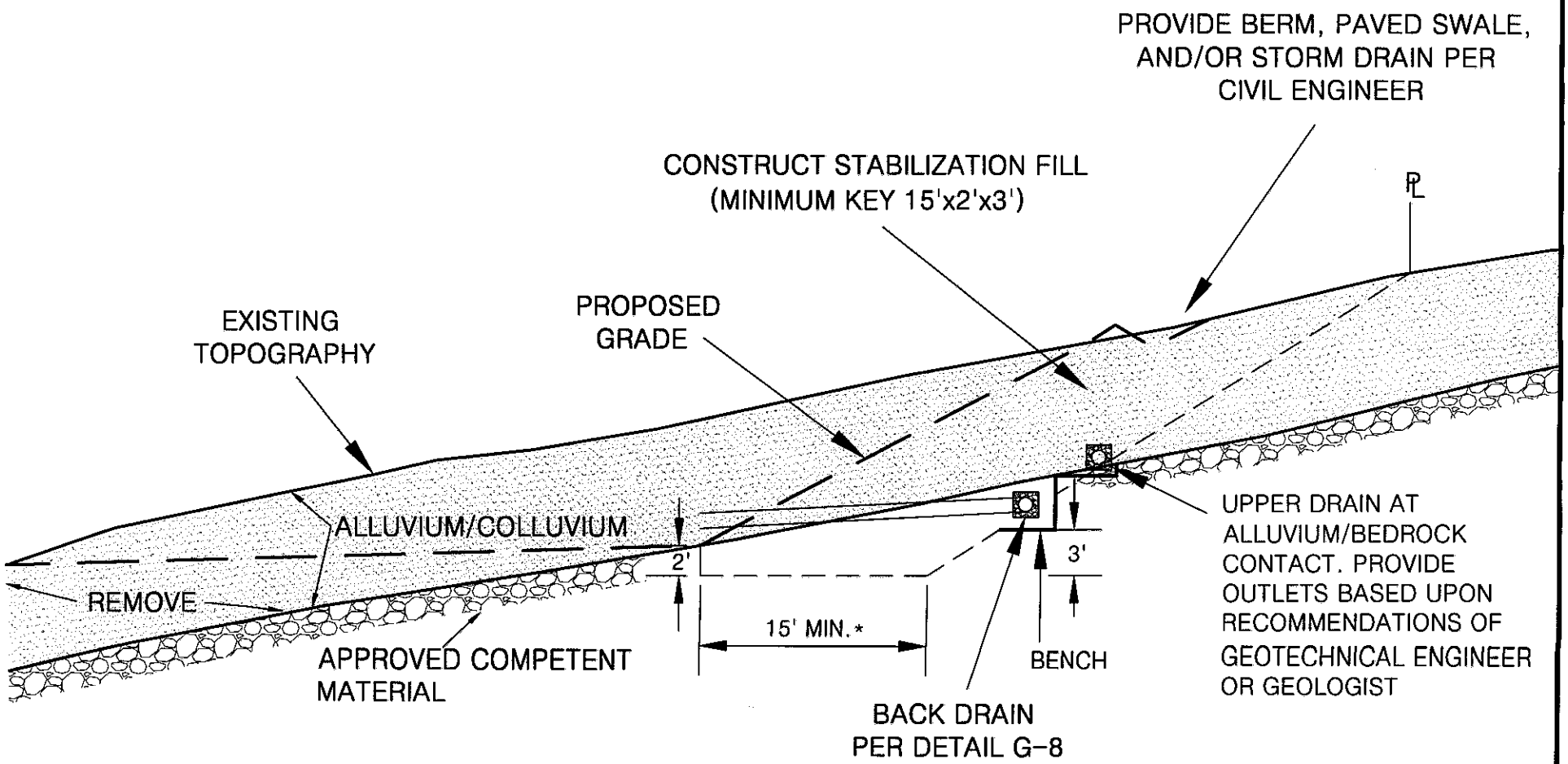
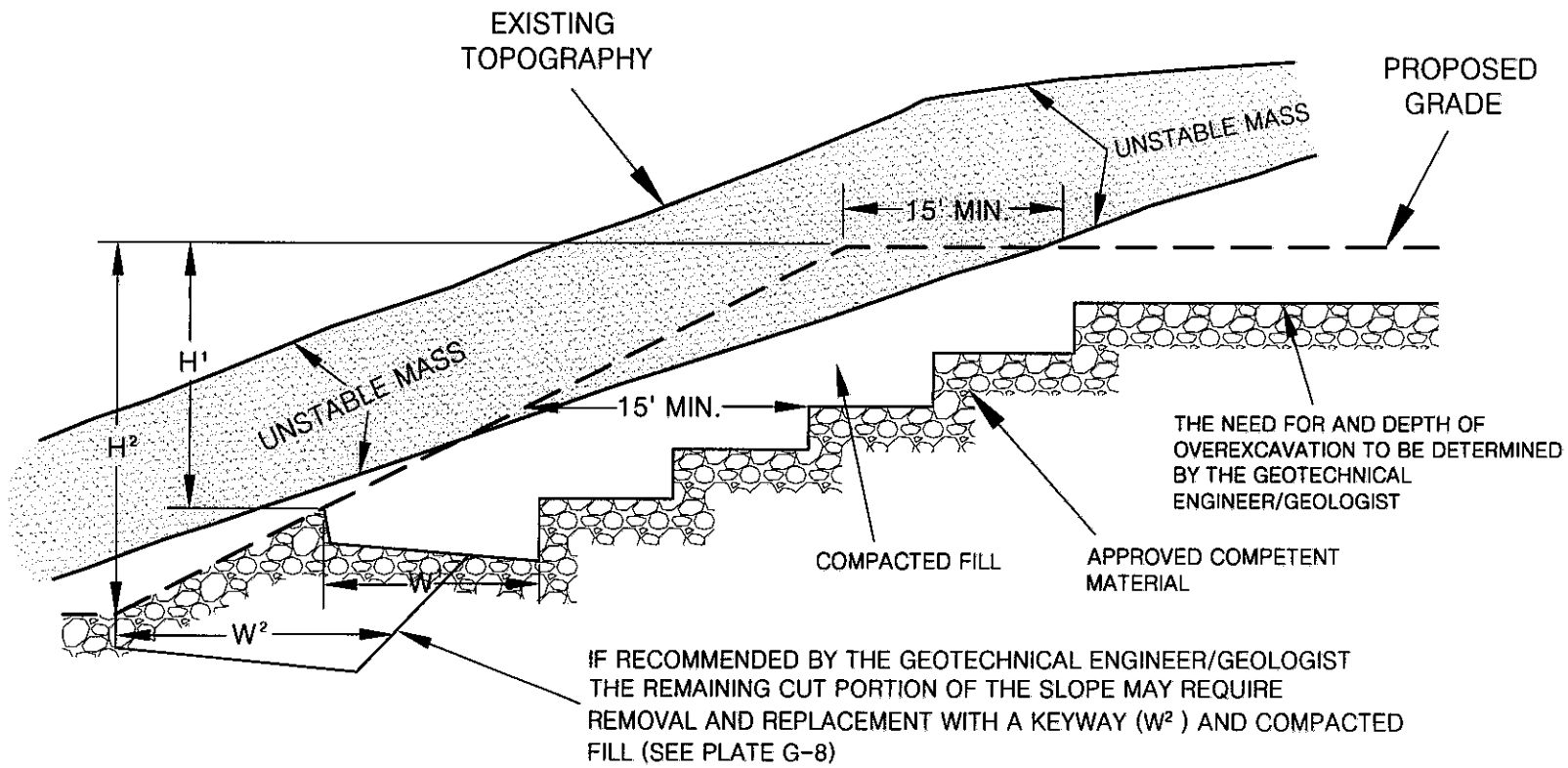
STABILIZATION FILL

(UPSLOPE ALLUVIATED AREA)



* FOR SLOPE HEIGHTS LESS THAN 30 FT. SLOPES GREATER THAN 30 FT., KEY WIDTH IS SLOPE HEIGHT DIVIDED BY 2

SELECTIVE GRADING DETAIL FOR STABILIZATION FILL
UNSTABLE MATERIAL EXPOSED IN PORTION OF CUT SLOPE



NOTES: 1. BACKDRAINS ARE NOT REQUIRED UNLESS SPECIFIED.

2. "W" SHALL BE EQUIPMENT WIDTH (15') FOR SLOPE HEIGHT LESS THAN 25 FEET. FOR SLOPES GREATER THAN 25 FEET, "W" SHALL BE DETERMINED BY THE PROJECT GEOTECHNICAL ENGINEER/GEOLOGIST. AT NO TIME SHALL "W" BE LESS THAN H/2.

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PLATE G-10

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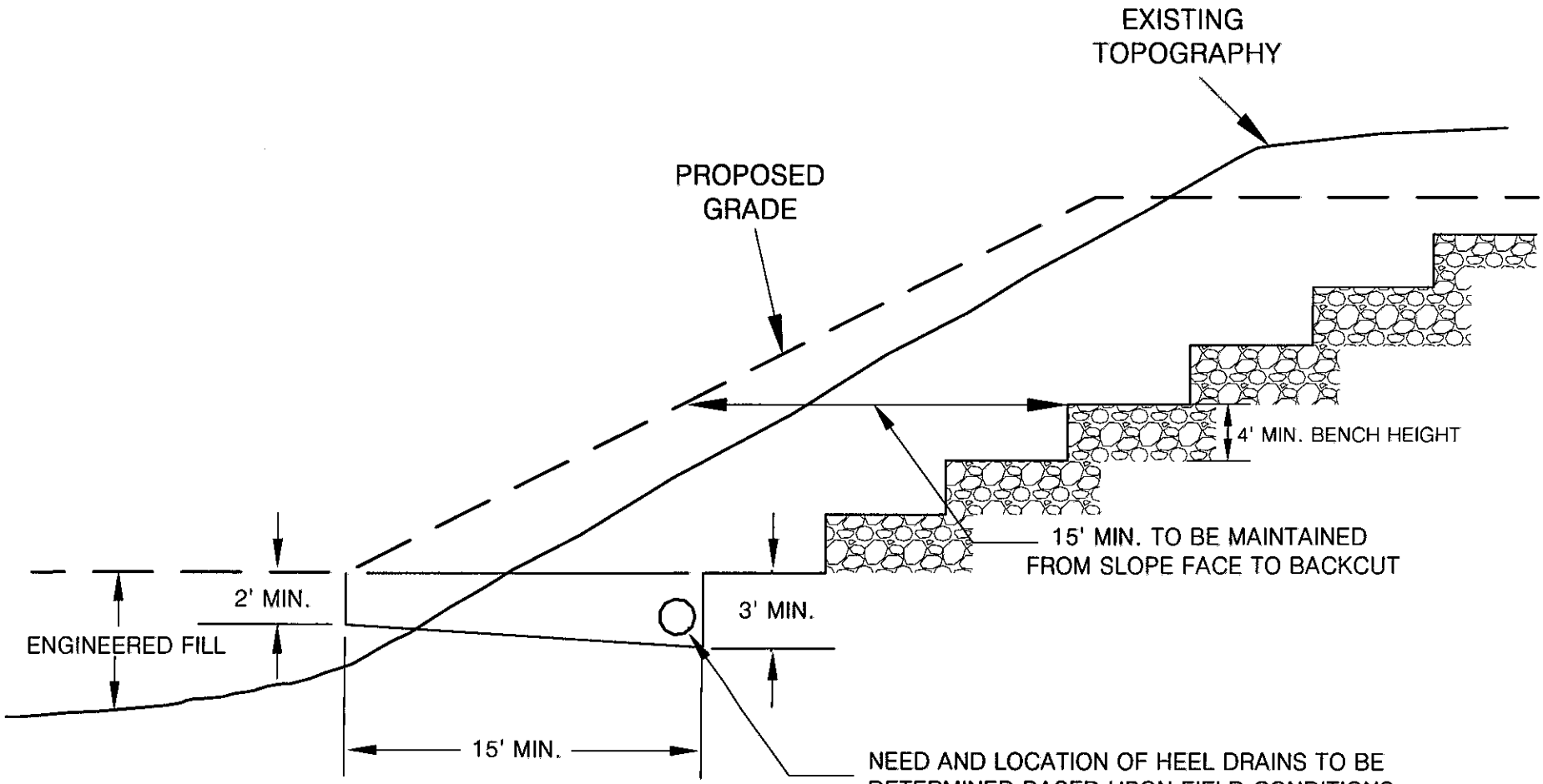
SKIN FILL SLOPE OVER NATURAL GROUND



MIN. KEY DIMENSIONS 15'X2'X3' FOR
SLOPE HEIGHTS LESS THAN 30 FT.
SLOPES GREATER THAN 30 FT., KEY
WIDTH IS SLOPE HEIGHT DIVIDED BY 2

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PLATE G-11

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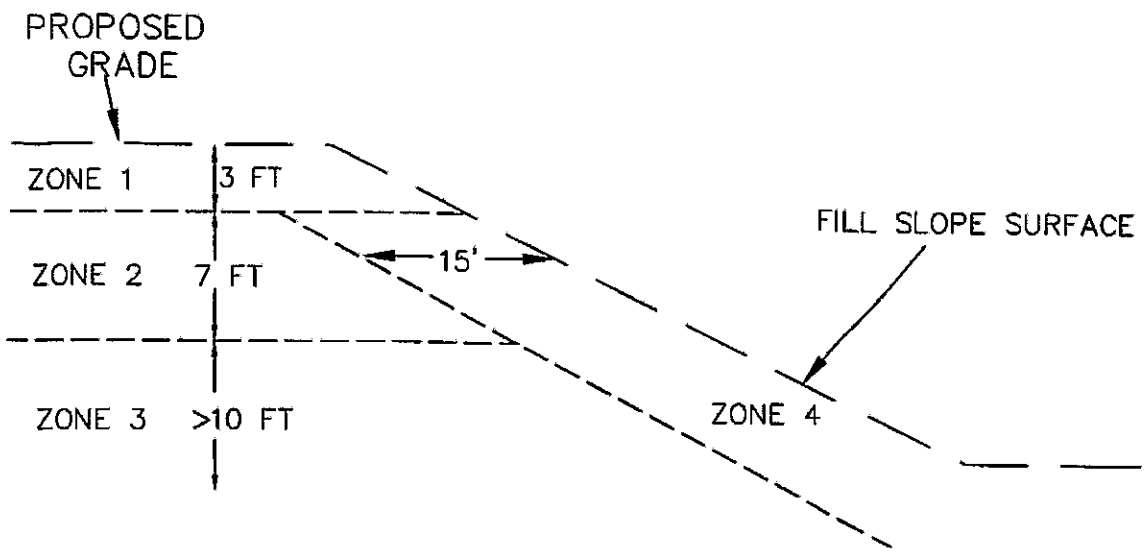
DETAIL FOR MAXIMUM PARTICLE DIMENSION



ZONE	DEPTH	PARTICLE MAX. DIMENSION	PLACEMENT METHOD
1	0-3 ft.	≤1.0 ft.	STANDARD OR CONVENTIONAL COMPACTION METHODS (SEE EARTHWORK SPECIFICATIONS)
2	3-10 ft.	≤2.0 ft.	ROCK BLANKETS (SEE PLATE G-13)
3	>10 ft.	≤8.0 ft.	ROCK BLANKETS (PLATE G-13) ROCK WINDROW (PLATE G-14) INDIVIDUAL ROCK BURIED (PLATE G-15)
4	15 HORIZONTAL FEET FROM FILL SLOPE FACE	≤1.0 ft.	STANDARD OR CONVENTIONAL COMPACTION METHODS (SEE EARTHWORK SPECIFICATIONS)

ALTA CALIFORNIA GEOTECHNICAL, INC.
VER. 2/15

PLATE G-12

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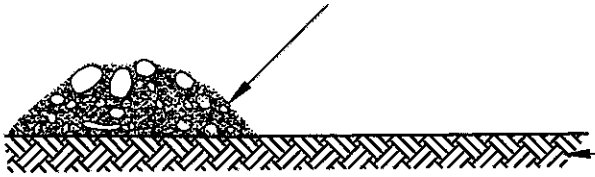
ROCK BLANKET DETAILS

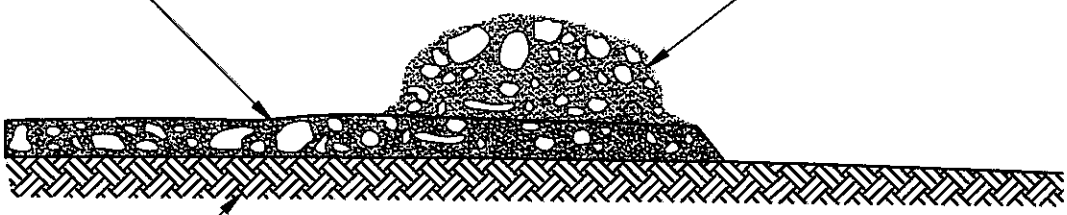
LOOSE PILE 1
LOOSE, DUMPED ROCK, GRAVEL AND SAND MIXTURE REMOVE FRAGMENTS LARGER THAT 2 FEET FOR ISOLATED BURIAL (PLATE G-15) OR WINDROW (PLATE G-10)



APPROVED BOTTOM, OR TOP OF PREVIOUSLY APPROVED BLANKET FILL

COMPACT PILE 1
SPREAD LOOSE PILE FORWARD WITH HEAVY TRACKED DOZER (D-8 OR LARGER). HEAVILY WATER, TRACK, AND APPLY ADDITIONAL SAND AND GRAVEL AS NECESSARY TO FILL VOIDS AND CREATE A DENSE MATRIX OF ROCK, COBBLES, GRAVEL AND SAND (2 FOOT MAXIMUM THICKNESS)

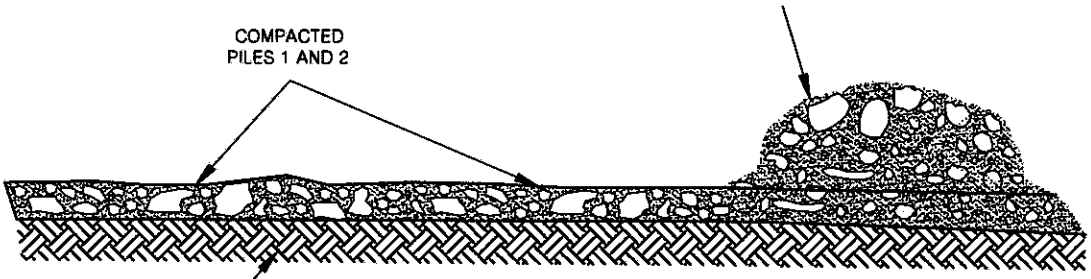
LOOSE PILE 2
DUMP SUCCESSIVE PILES OF LOOSE ROCK, GRAVEL AND SAND MIXTURE ON FORWARD EDGE OF PREVIOUSLY COMPACTED LIFT WITH TRUCKS AND/OR SCRAPERS. USE PREVIOUS LIFT TO ACCESS AND FURTHER COMPACT PILE 1.



APPROVED BOTTOM, OR TOP OF PREVIOUSLY APPROVED BLANKET FILL

LOOSE PILE 3
DUMP SUCCESSIVE PILES OF LOOSE ROCK, GRAVEL AND SAND MIXTURE ON FORWARD EDGE OF PREVIOUSLY COMPACTED LIFT WITH TRUCKS AND/OR SCRAPERS. USE PREVIOUS LIFT TO ACCESS AND FURTHER COMPACT EXISTING BLANKET.

COMPACTED PILES 1 AND 2

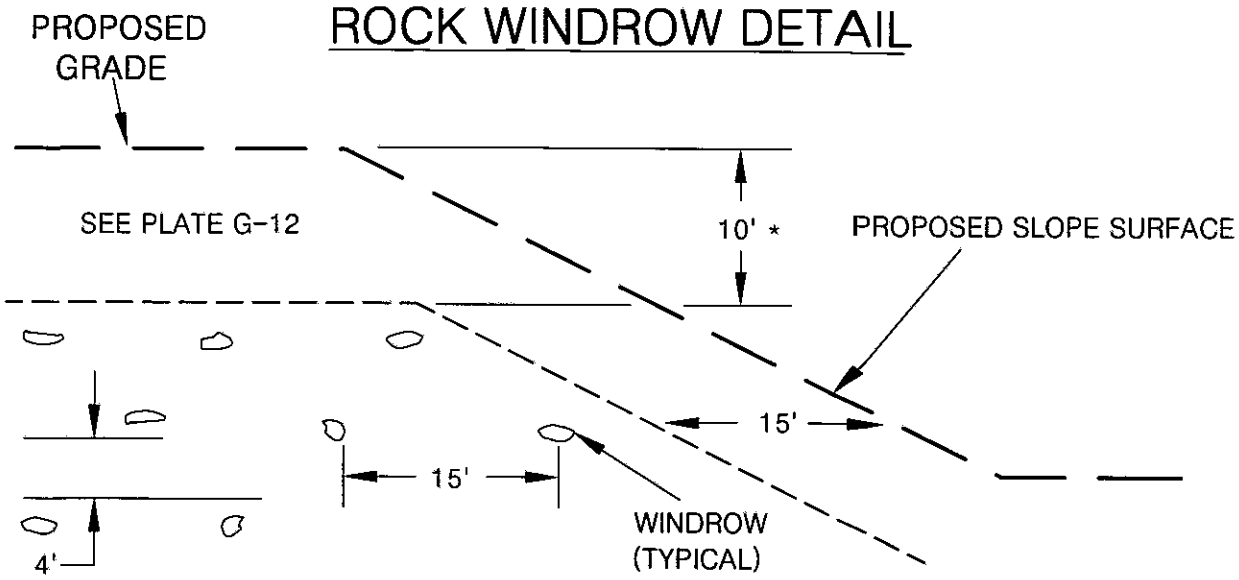


APPROVED BOTTOM, OR TOP OF PREVIOUSLY APPROVED BLANKET FILL

OBSERVATION TESTING AND APPROVAL PROCEDURES

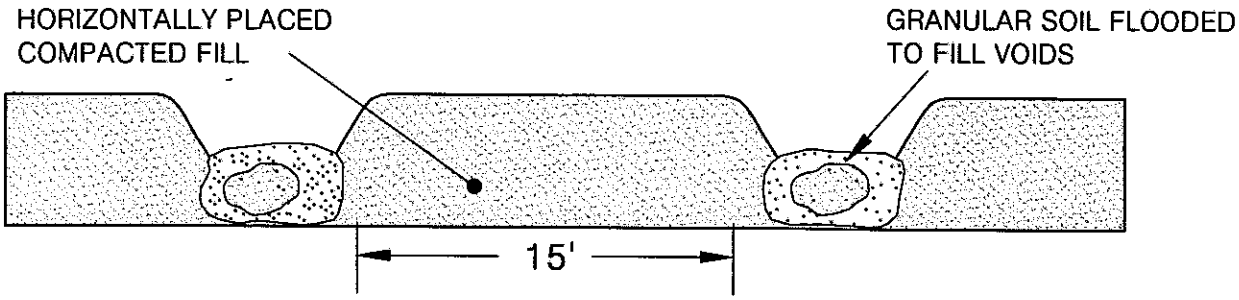
OBSERVE EQUIPMENT. SCRAPERS AND TRUCKS SHOULD BE FULLY SUPPORTED ON BLANKET WITHOUT SIGNIFICANT YIELDING. EXCAVATE TEST/OBSERVATION PITS TO CONFIRM EXISTENCE OF MIXTURE OF VARIOUS PARTICLE SIZES, WITHOUT SIGNIFICANT VOIDS, AND FORMING A DENSE, COMPACTED FILL MATRIX. TEST BY ASTM D1556, D2922 AND/OR D3017 WHEN APPROPRIATE. RECORD LIMITS AND ELEVATION OF BLANKET. ALL FILL AND COMPACTION OPERATIONS TO BE CONDUCTED UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER. SUBSEQUENT LIFTS TO BE APPLIED ONLY AFTER OBSERVATION AND CONFIRMATION OF SUITABILITY OF FILL AND RELEASE BY THE GEOTECHNICAL ENGINEER. BLANKETS TO BE CONSTRUCTED IN ACCORDANCE WITH PLATE G-12.

ROCK WINDROW DETAIL



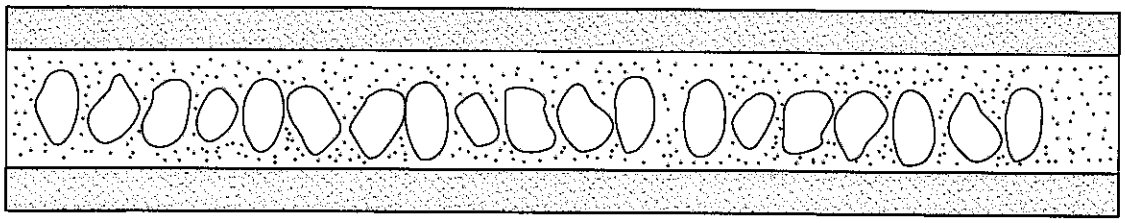
NOTE: OVERSIZED MATERIAL SHOULD BE REMOVED FROM THE 15' CLEAR ZONES WITH SPECIAL EQUIPMENT, SUCH AS A ROCK RAKE, PRIOR TO PLACING THE NEXT FILL LIFT.
*VARIANCES TO THE ABOVE ROCK HOLD DOWN MAY BE GRANTED SUBJECT TO APPROVAL BY THE OWNER, GEOTECHNICAL ENGINEER, AND GOVERNING AGENCY

TYPICAL WINDROW DETAIL (END VIEW)

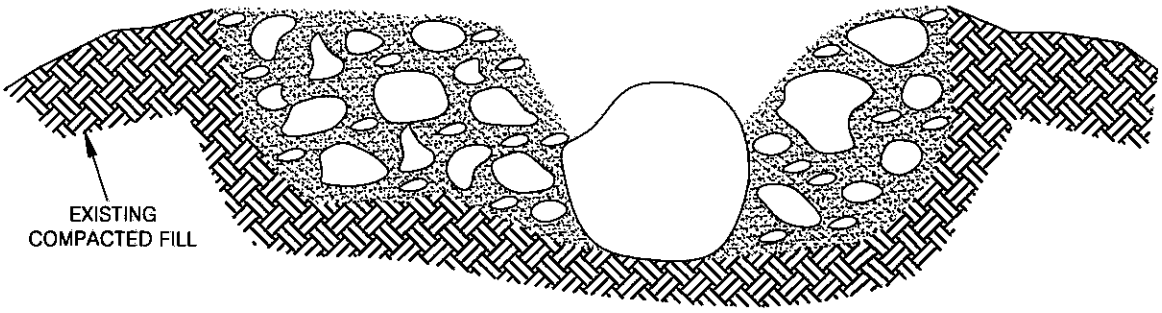


NOTE: COMPACTED FILL SHALL BE BROUGHT UP TO A HIGHER ELEVATION ALONG EACH WINDROW SO GRANULAR SOIL CAN BE FLOODED IN A "TRENCH CONDITION".

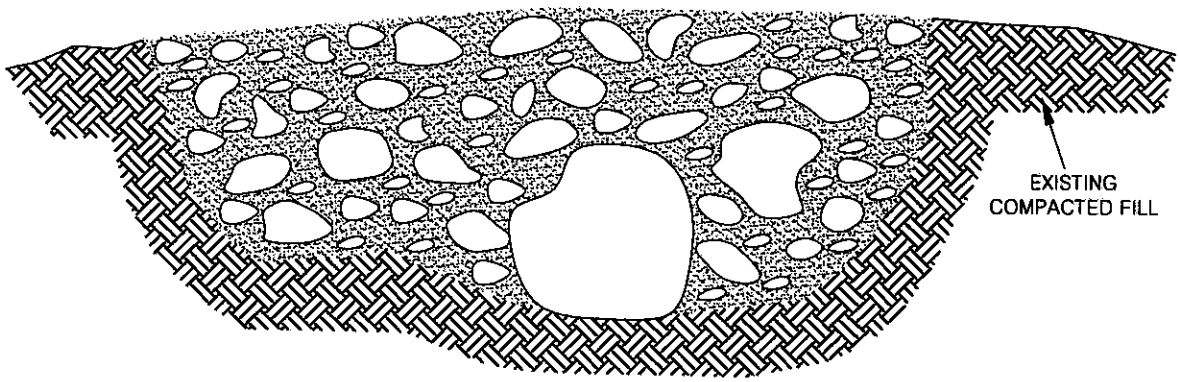
PROFILE VIEW



ISOLATED ROCK BURIAL DETAILS

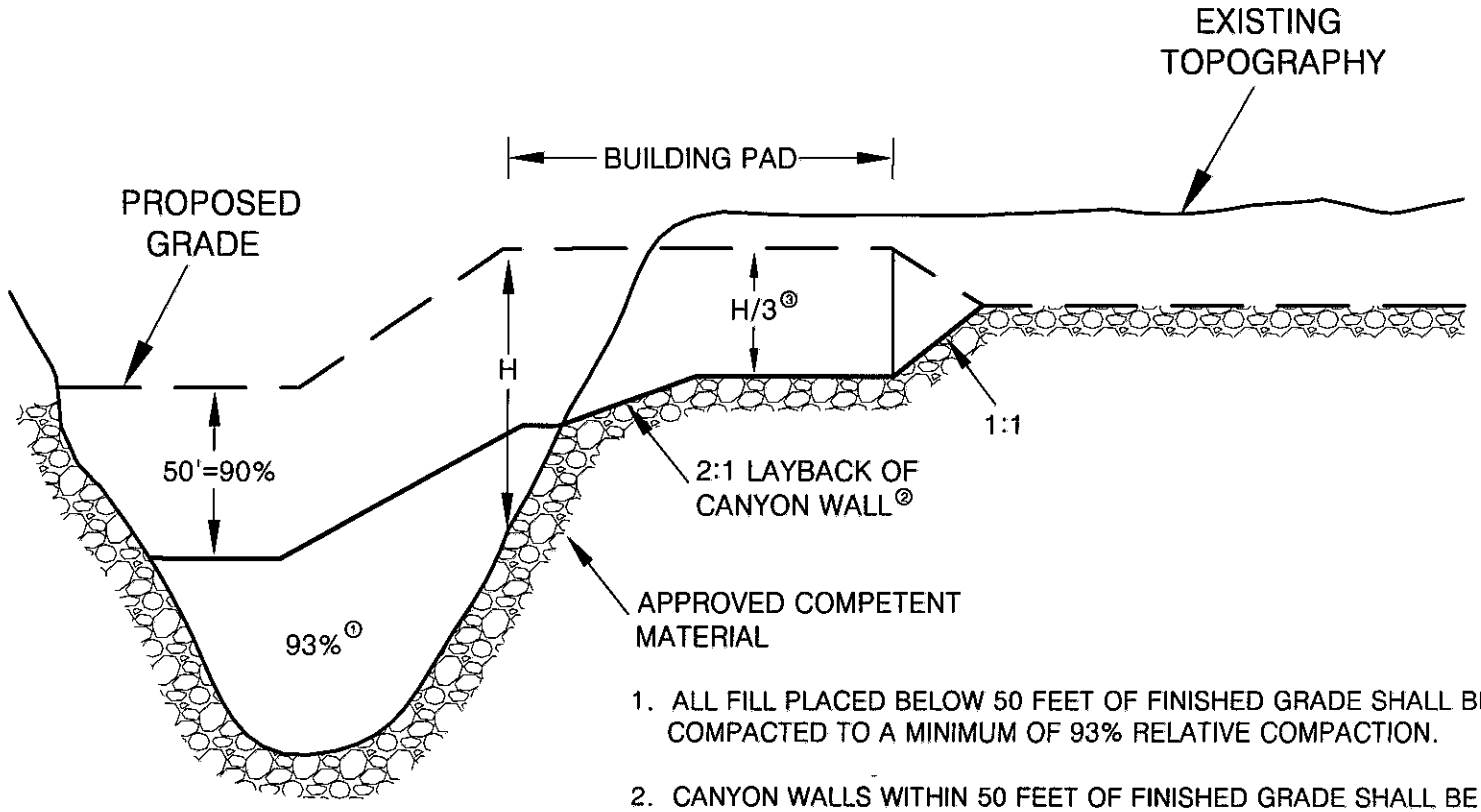


EXCAVATE HOLE INTO EXISTING FILL PRISM, PLACE BOULDER (< 8 feet in maximum dimension) INTO EXISTING COMPACTED FILL. SURROUND WITH SAND, GRAVEL, COBBLES AND WATER HEAVILY. TRACK WITH D8 OR LARGER EQUIPMENT UNTIL RESULTING FILL FULLY SUPPORTS EQUIPMENT. OBSERVE AND/OR TEST IN ACCORDANCE WITH ASTM D1556, D2922 OR D3017. ROCKS LARGER THAN 8 FEET SHALL BE FURTHER REDUCED IN SIZE BY SECONDARY BREAKING.



RELATIVE COMPACTION VS. DEPTH

CANYON WALL LAY BACK
DIFFERENTIAL FILL OVEREXCAVATION DETAILS



1. ALL FILL PLACED BELOW 50 FEET OF FINISHED GRADE SHALL BE COMPACTED TO A MINIMUM OF 93% RELATIVE COMPACTION.

2. CANYON WALLS WITHIN 50 FEET OF FINISHED GRADE SHALL BE LAID BACK TO A SLOPE RATIO OF 2:1 OR FLATTER.

3. ALL BUILDING PADS SHALL BE OVER EXCAVATED TO A MINIMUM OF 1/3 OF THE MAXIMUM DEPTH OF FILL BELOW THE BUILDING PAD TO A MAXIMUM OF 17 FEET.

4. IF THE 2:1 LAY BACK OF THE CANYON WALL IS IMPRACTICAL, THEN AS AN ALTERNATIVE THE INCREASED COMPACTION STANDARDS IN NOTE 1 SHOULD BE EXTENDED UP TO H/3 AND THE LAY BACK WILL NOT BE REQUIRED.

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VER. 3/12

PLATE G-16

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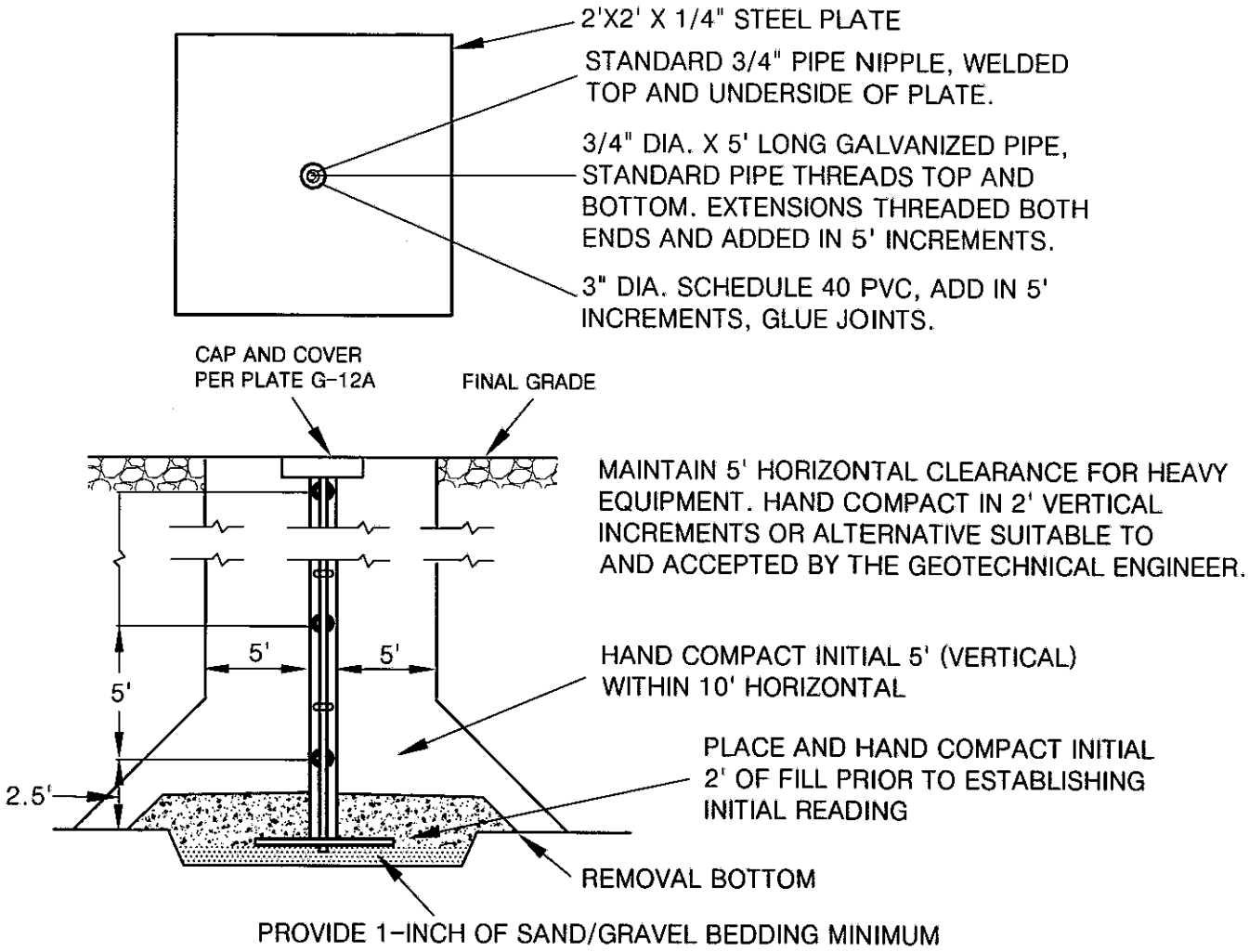
SETTLEMENT PLATE DETAIL



NOTES:

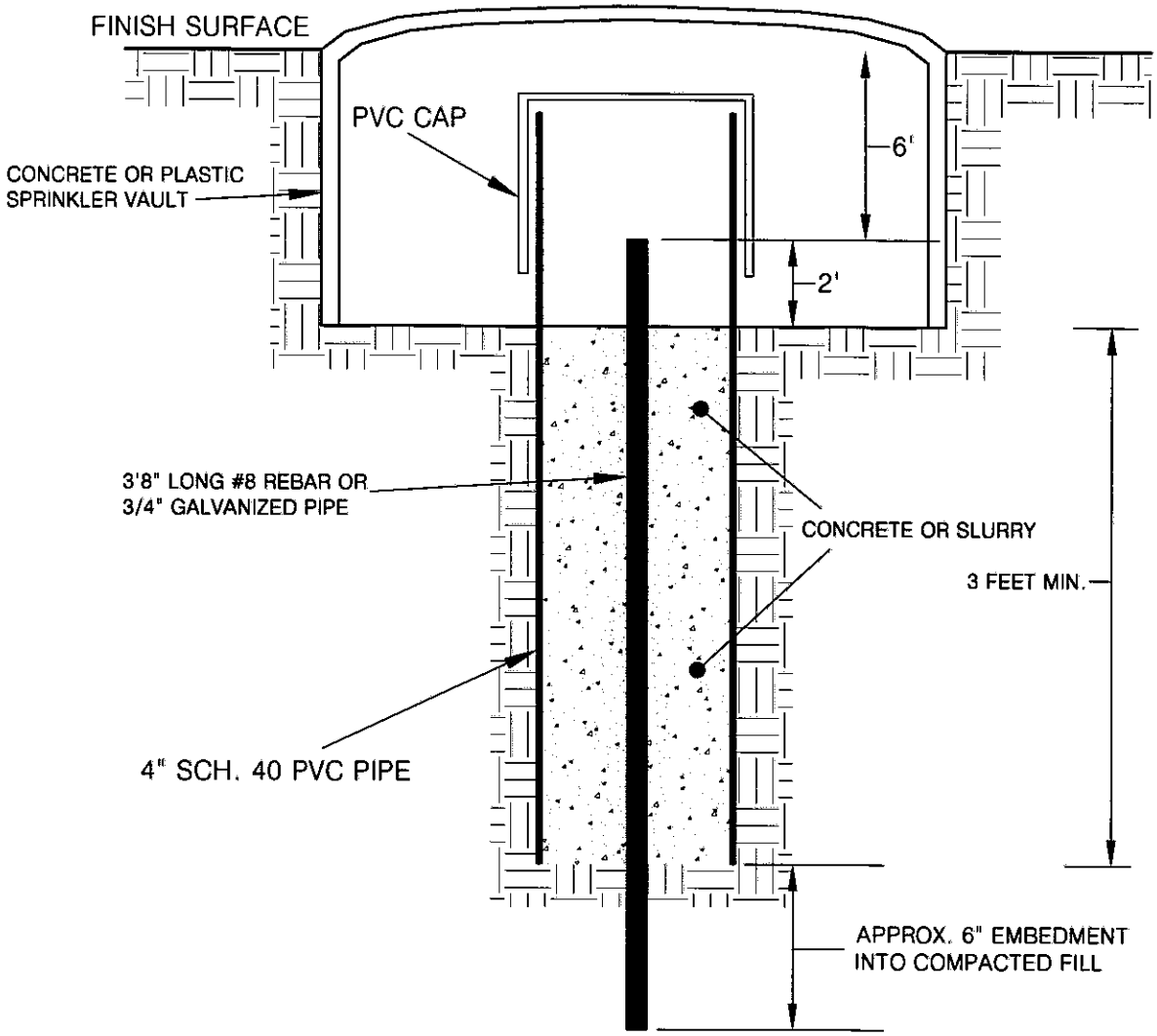
1) LOCATIONS OF SETTLEMENT PLATES SHALL BE CLEARLY MARKED AND READILY VISIBLE (RED FLAGGED) TO EQUIPMENT OPERATORS.

2) CONTRACTOR SHALL MAINTAIN 10' HORIZONTAL CLEARANCE FOR HEAVY EQUIPMENT WITHIN 5' (VERTICAL) OF PLATE BASE. FILL WITHIN CLEARANCE AREA SHALL BE HAND COMPACTED TO PROJECT SPECIFICATIONS OR COMPACTED BY ALTERNATIVE APPROVED BY THE GEOTECHNICAL ENGINEER.

3) AFTER 5' (VERTICAL) OF FILL IS IN PLACE, CONTRACTOR SHALL MAINTAIN 5' HORIZONTAL EQUIPMENT CLEARANCE. FILL IN CLEARANCE AREA SHALL BE HAND COMPACTED (OR APPROVED ALTERNATIVE) IN VERTICAL INCREMENTS NOT TO EXCEED 2 FEET.

4) IN THE EVENT OF DAMAGE TO SETTLEMENT PLATE OR EXTENSION RESULTING FROM EQUIPMENT OPERATING WITHIN PRESCRIBED CLEARANCE AREA, CONTRACTOR SHALL IMMEDIATELY NOTIFY GEOTECHNICAL ENGINEER AND SHALL BE RESPONSIBLE FOR RESTORING THE SETTLEMENT PLATE AND EXTENSION RODS TO WORKING ORDER.

SURFACE SETTLEMENT MONUMENT DETAIL



ALTA CALIFORNIA GEOTECHNICAL, INC.
VER. 3/12

PLATE G-18

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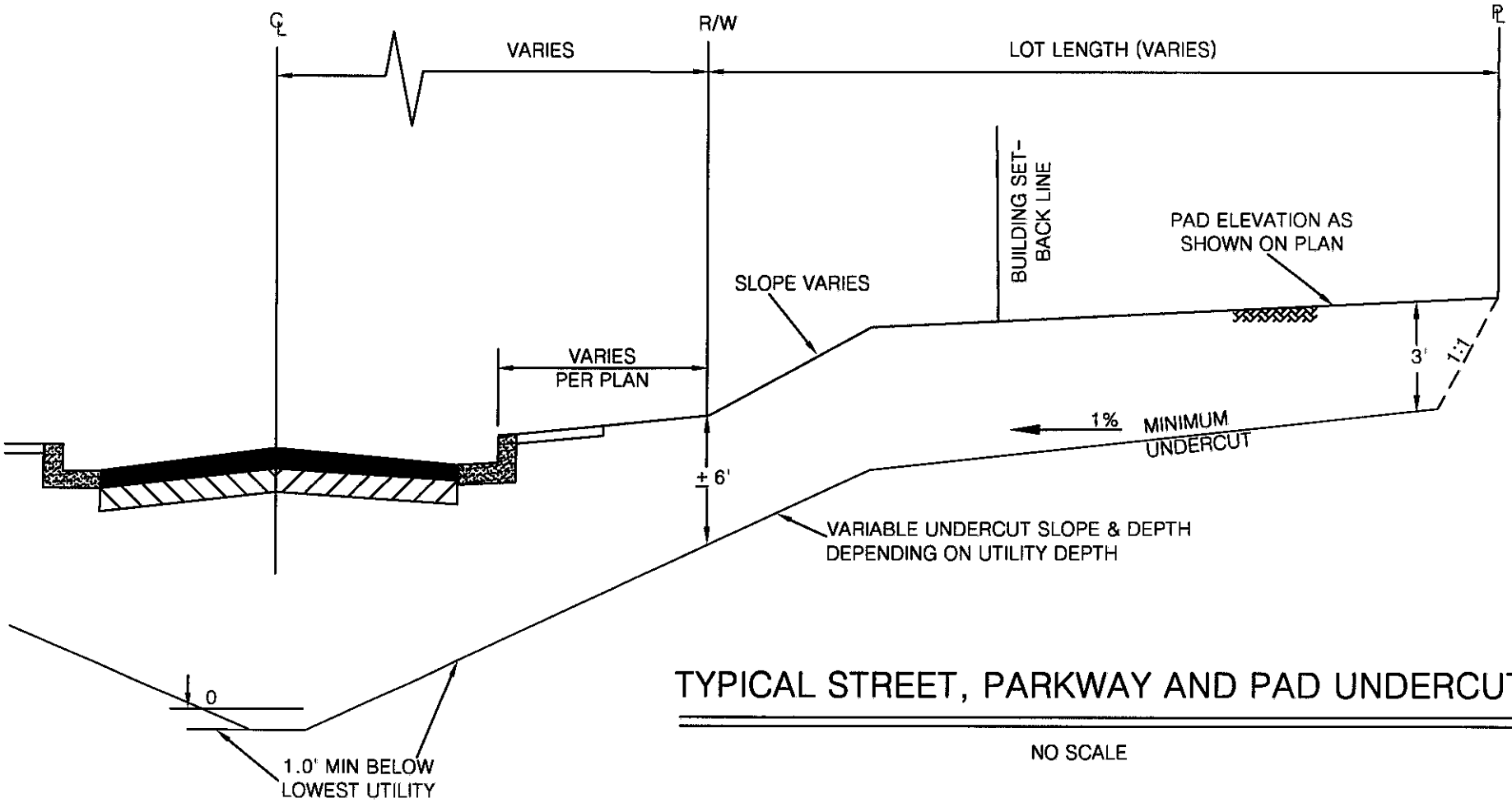

TYPICAL STREET, PARKWAY AND PAD UNDERCUT

NO SCALE

ALTA CALIFORNIA GEOTECHNICAL, INC .
VER. 3/13

PLATE G-19

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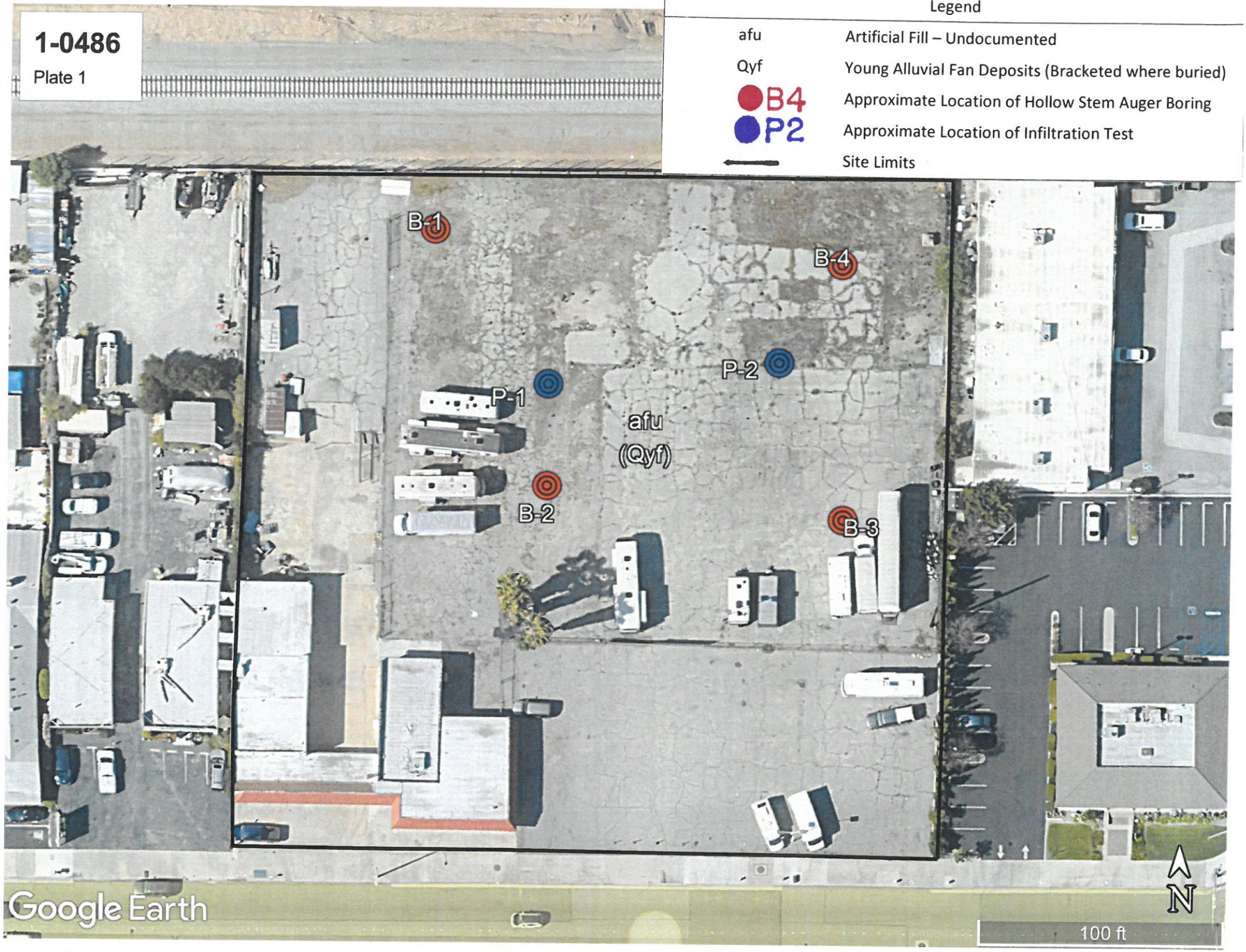
1-0486

Plate 1



APPENDIX F

Proposed Design Plans

E.1 – Vesting Tentative Tract No. 84292

VTTM NO. 84292

LOT 1 FOR CONDOMINIUM PURPOSES
723–731 E. ROUTE 66
GLENDORA, CALIFORNIA

TITLE INFORMATION:

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO.: OSA–6933916 DATED AUGUST 1, 2023 AT 7:30 A.M.

(#) DENOTES PLOTTED ITEM.

4 AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES, RECORDED DECEMBER 12, 1945 AS BOOK 22617, PAGE 22 OF OFFICIAL RECORDS. IN FAVOR OF: MABELLE H. CHARKBERLAIN, ET AL.
(THE LOCATION OF SAID EASEMENT IS INDETERMINATE FROM RECORD)

VESTED OWNER:

SVPP PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: 8646–029–009)
THE EASTERLY 60 FEET OF THE WESTERLY 275 FEET OF LOT 29 OF JAMES F. WASHBURN'S SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGE 68 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ANY PORTION INCLUDED WITHIN THE BOUNDARY LINES OF A STREET.

PARCEL 2: (APN: 8646–029–014)
PARCEL 1, IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 80 PAGE 88 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DATUM STATEMENT

ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (2017.50 EPOCH), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801–8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. A COMBINATION SCALE FACTOR OF 0.99994832 WAS USED FOR THIS PROJECT AT NORTHING 1869547.536, EASTING 6605927.963. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

STA	NORTHING	EASTING
AZU1:	1868258.225	6592997.736
LORS:	1870992.789	6636093.050

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 86°22'09.2" EAST BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRC, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "AZU1" AND "LORS".

BENCHMARK STATEMENT:

COUNTY OF LOS ANGELES BENCHMARK NO. NG3462
ELEV: 770.810 (NAVD88)
DESCRIBED AS: L&BN IN S CB 1FT E/O BCR @ SE COR ALOSTA AVE & LE MAR PARK DR (LEVELED 2013).

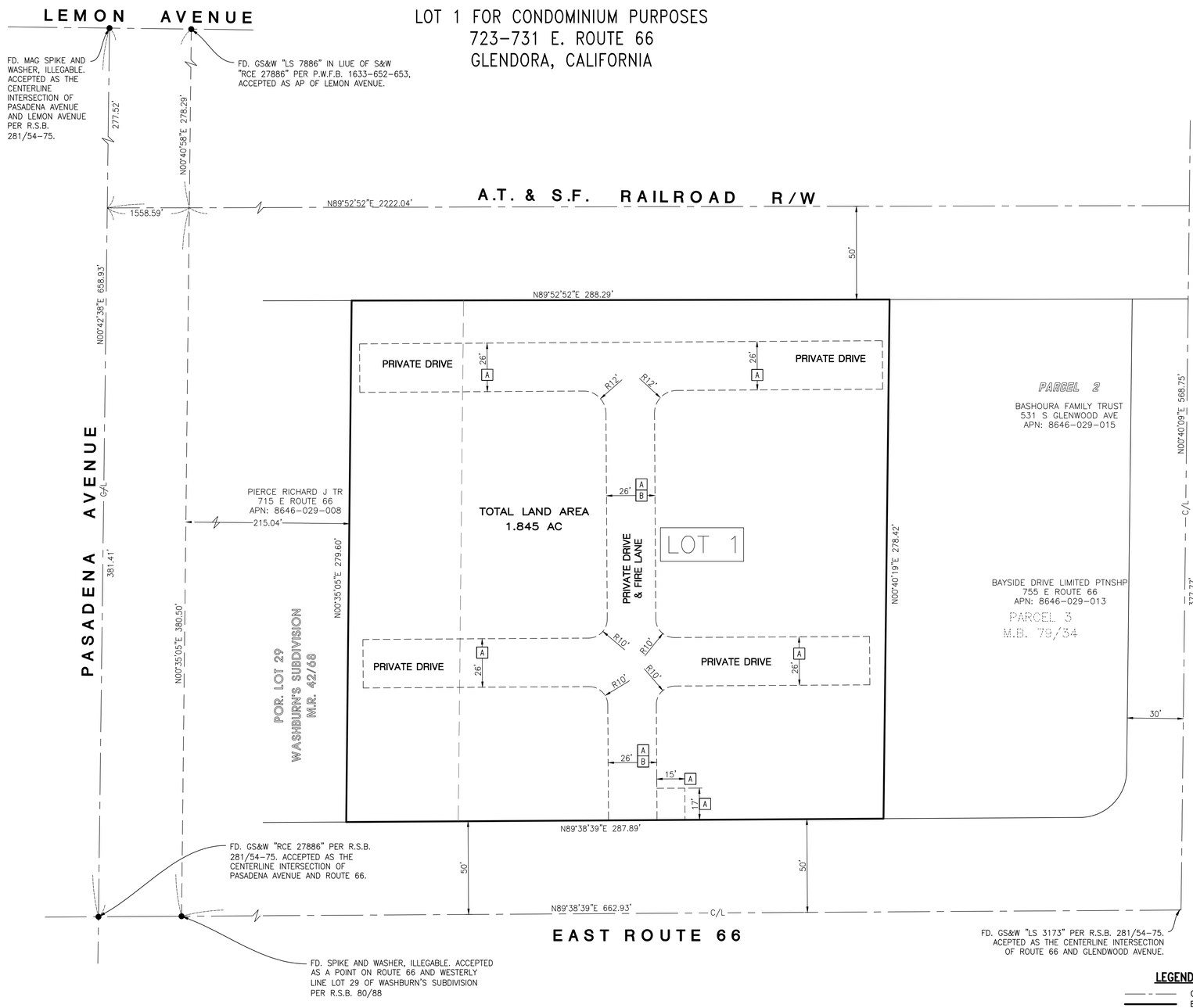
FLOOD NOTE:

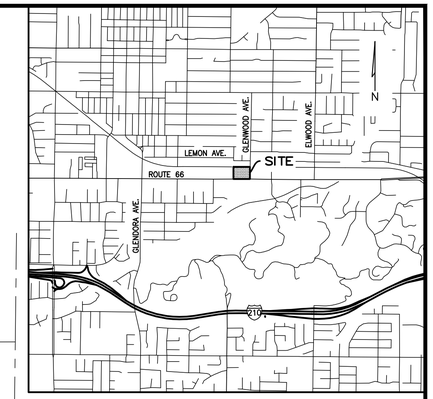
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FEMA MAP NO. 06037C1440F, A PRINTED PANEL, EFFECTIVE SEPTEMBER 26, 2008.

PROPOSED EASEMENTS:

[A] INDICATES A NON–EXCLUSIVE EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSE DEDICATED TO THE CITY OF GLENDORA.

[B] PROPOSED EASEMENT FOR EMERGENCY VEHICLE ACCESS TO THE CITY OF GLENDORA.





VICINITY MAP
N.T.S.

OWNER

SVPP PROPERTIES
610 NORTH SANTA ANITA AVENUE
ARCADIA, CA 91006

DEVELOPER/SUBDIVIDER

BRANDYWINE HOMES
16580 ASTON STREET
IRVINE, CA 92606
(949) 392–2078
CHRIS COURTNEY

CIVIL ENGINEER:

C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
(949) 916–3800
DANE MCDOUGALL, P.E., PRINCIPAL

ARCHITECT:

KTGY ARCHITECTURE
17911 VON KARMAN, SUITE #200
IRVINE, CA 92614
(949) 851–2133
BRYAN, SEVY

UTILITY PURVEYORS & SERVICES:

WATER
CITY OF GLENDORA WATER DIVISION
(626) 852–4838

SEWER
LOS ANGELES COUNTY SANITATION DISTRICT
(562) 699–7411

ELECTRICITY
SOUTHERN CALIFORNIA EDISON
(800) 655–4555

GAS
SOUTHERN CALIFORNIA GAS COMPANY
(800) 427–2000

PHONE/INTERNET
SPECTRUM
(877) 687–8922

LAND USE SUMMARY:

1 FOR CONDOMINIUM PURPOSES, 39 RESIDENTIAL UNITS
GROSS AND NET AREA: 1.85 ACRES
TOTAL PROPOSED LOTS: 1 (NUMBERED)
APN: 8646–029–014
TOTAL PROPOSED DWELLINGS: 39 RESIDENTIAL CONDOMINIUMS
OCCUPANCY: R–2
CONSTRUCTION TYPE: VB
PARKING SPACES REQUIRED: 98
PARKING SPACES PROVIDED: 98

SHEET INDEX

1 VESTING TENTATIVE TRACT MAP
2 PRELIMINARY GRADING PLAN
3 PRELIMINARY UTILITY PLAN
4 PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN

LEGEND:

ASPH	ASPHALT PAVEMENT
BO	BLOW–OFF VALVE
BLDG	BUILDING
CB	CATCH BASIN
CF	CURB FACE
CLF	CHAIN LINK FENCE
CONC	CONCRETE PAVEMENT
DW	DOMESTIC WATER
DWY	DRIVEWAY
EX.	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
GM	GAS METER
HP	HIGH POINT
Hr	HEIGHT RETAINING
LP	LOW POINT
LS	LANDSCAPING
M	METER
MH	MANHOLE
PKWY	PARKWAY
PB	PULL BOX
PED	PEDASTAL
PIV	POST INDICATOR VALVE
PROP.	PROPOSED
PL	PROPERTY LINE
RET	RETAINING
R/W	RIGHT–OF–WAY
RR	RAILROAD
SD	STORM DRAIN
SS	SANITARY SEWER
STLT	STREET LIGHT
TE	TRASH ENCLOSURE
TEL	TELECOMMUNICATIONS
TEMP	TEMPORARY
TF	TRANSFORMER
UGCV	UNDERGROUND CHECK VALVE
UKN	UNKNOWN
WM	WATER METER
V	VALVE
VN	VENT

SYMBOLS:

BO	BLOW–OFF VALVE
DI	DRAIN INLET
FH	FIRE HYDRANT
	LIGHT STANDARD
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	SIGN POST
GM	GAS METER
WM	WATER METER
V	UTILITY VALVE
	UTILITY/POWER POLE
	BLOCK/RETAINING SCREEN WALL
	BLOCK/RETAINING LOW WALL
	PLANTER/DECORATIVE WALL
OH–E	OVERHEAD WIRE
	EDGE OF ASPHALT PAVEMENT
	WOOD/WROUGHT IRON FENCE
X	CHAIN LINK FENCE
	DIRECTION OF FLOW
93	MINOR CONTOUR (1' INTERVAL)
100	MAJOR CONTOUR (5' INTERVAL)
×91.5	SPOT ELEVATION

LEGEND:

	CENTERLINE
	EX. BOUNDARY
	PROP. BOUNDARY
	EASEMENT
	EX. LOT LINE
	EX. LOT LINE TO MAP OVER

SCALE: 1" = 30'
0 15 30 60

BUILDING OVERHANG NOTE:

ALL BUILDING LINES SHOWN HEREON ARE REFLECTIVE OF THE BUILDING ROOF LINES AND OVERHANGS AS OBSERVED FROM AERIAL PHOTOGRAMMETRY AND MAY NOT REPRESENT A BUILDING LOCATION AT GROUND LEVEL.

ENGINEER'S STATEMENT:

THIS VESTING TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON SEPTEMBER 25, 2023.

DANE P . MCDOUGALL, R.C.E. 80705

SURVEYOR'S STATEMENT:

THE SURVEY ON WHICH THIS VESTING TENTATIVE MAP IS BASED WAS DONE BY ME, OR UNDER MY DIRECTION. FIELDWORK WAS COMPLETED ON [SURVEY DATE].

DANE P. MCDOUGALL, L.S. 9297

PREPARED FOR:

BRANDYWINE HOMES
16580 ASTON
IRVINE, CA 92606
(949) 296–2400

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

REGISTERED PROFESSIONAL ENGINEER
DANE P. MCDOUGALL
C 80705
CIVIL
STATE OF CALIFORNIA

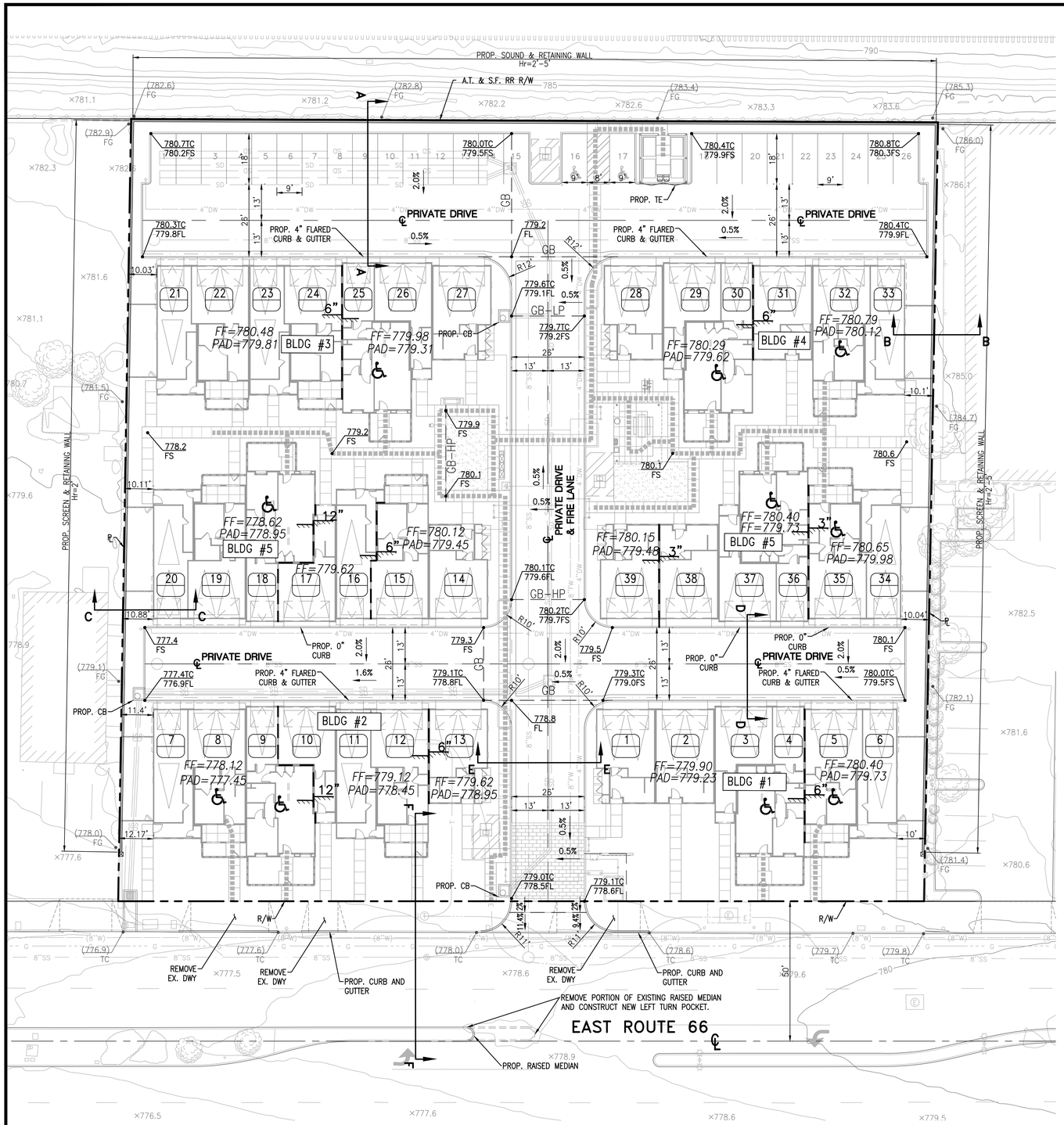
CITY OF GLENDORA
COMMUNITY DEVELOPMENT DEPARTMENT

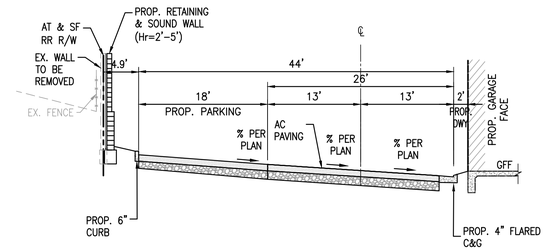
VTTM NO. 84292
VESTING TENTATIVE TRACT MAP
723-731 E. ROUTE 66
GLENDORA

PROJECT NO. BWHX-047

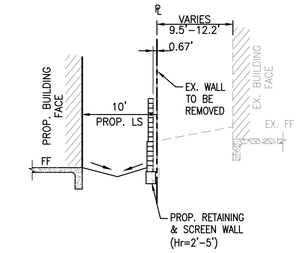
SHEET 1 OF 4

PLAN SET: PSD1
DATE: 9/25/23
P:\BWHX-047\DWG\SET01\VTM\VTM-01-TS.DWG
BY: DAN DAUDO

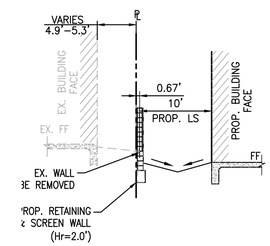




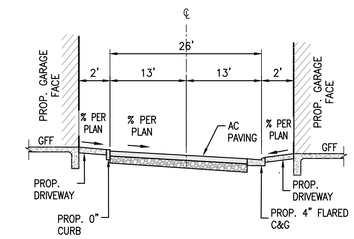
SECTION 'A–A'
NORTHERN PROPERTY LINE
N.T.S.



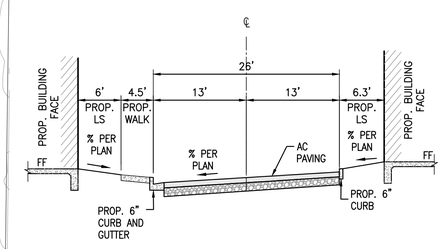
SECTION 'B–B'
EASTERN PROPERTY LINE
N.T.S.



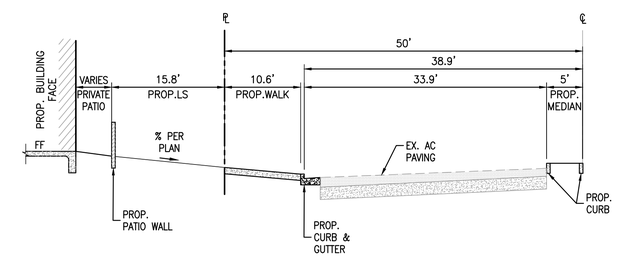
SECTION 'C–C'
WESTERN PROPERTY LINE
N.T.S.



SECTION 'D–D'
PRIVATE DRIVE
N.T.S.



SECTION 'E–E'
PRIVATE DRIVE
N.T.S.



SECTION 'F–F'
EAST ROUTE 66
N.T.S.

1" = 20'

0 10 20 40

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IRVINE, CA 92606
(949) 296–2400

PREPARED BY:

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REGISTERED PROFESSIONAL ENGINEER
DANIEL P. McDOUGALL
C 80705
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STATE OF CALIFORNIA

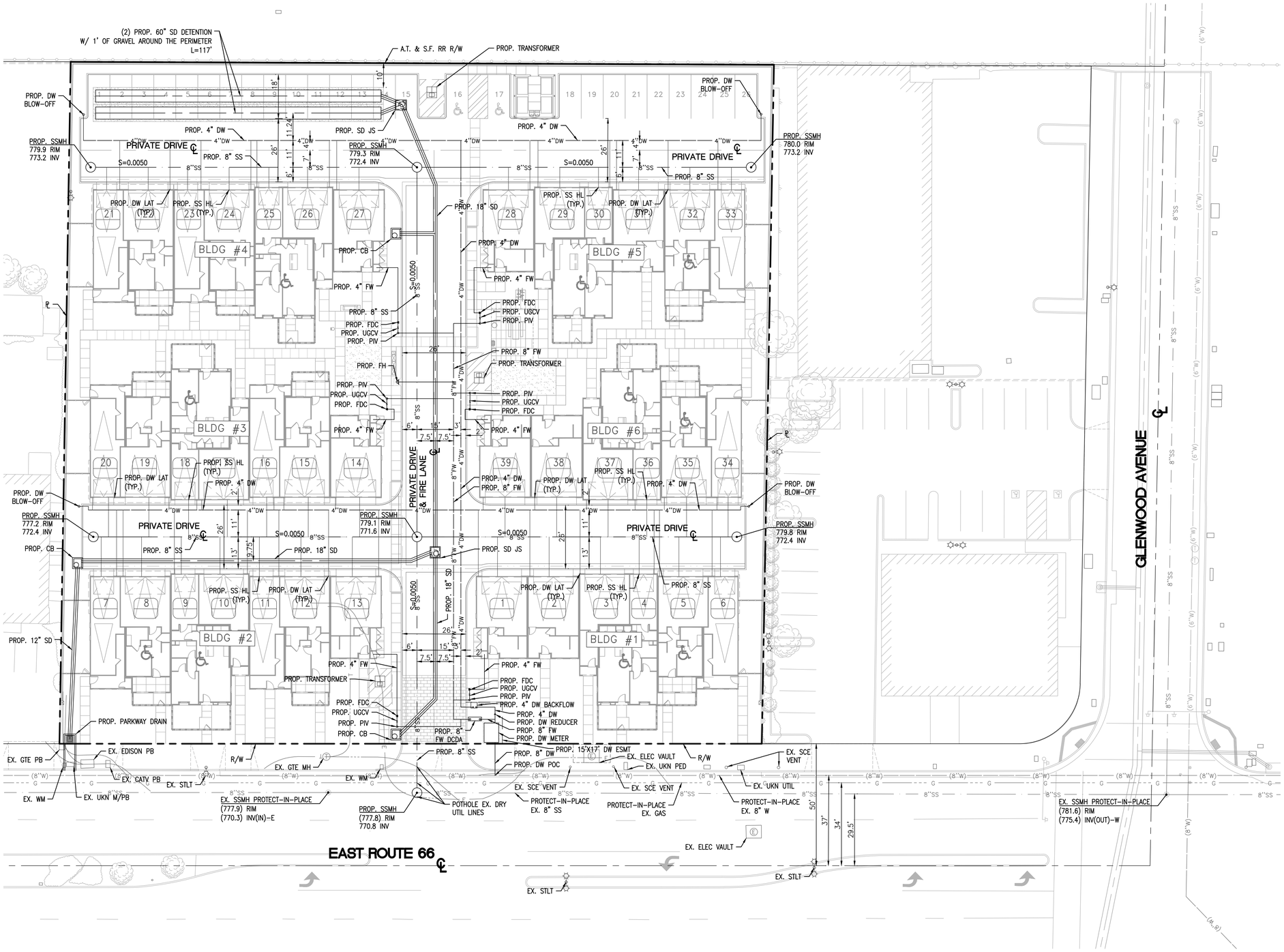
CITY OF GLENDORA
COMMUNITY DEVELOPMENT DEPARTMENT

VTTM NO. 84292
PRELIMINARY GRADING PLAN
723-731 E. ROUTE 66
GLENDORA

PROJECT NO. BWHX-047

SHEET 2 OF 4

PLAN SET: PGD1
DATE: 9/25/23
BY: DAN DALGIO



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CITY OF GLENDORA
COMMUNITY DEVELOPMENT DEPARTMENT

VTTM NO. 84292
PRELIMINARY UTILITY PLAN

723-731 E. ROUTE 66
GLENDORA

PROJECT NO. BWHX-047

SHEET 3 OF 4

PLAN SET: PSD1
DATE: 9/25/23
P:\PLANS-CAT\PROJECTS\BWHX-03-05.DWG
BY: DAN SALDO

PROJECT GENERAL NOTES:

1. ALL FIRE ACCESS LANES MEET LACoFD MINIMUM REQUIREMENTS 19' & 45' RADII.
2. THIS PROJECT DOES NOT HAVE ANY FUEL MODIFICATION OR WILD LAND EXPOSURES AND IS NOT IN A VERY HIGH FIRE HAZARD ZONE.
3. THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC, 2022 EDITION.
4. ALL FIRE ACCESS ROADS SHALL BE ALL WEATHER, MEET THE CRITERIA OF AN ALL WEATHER DRIVING SURFACE AND COMPLY WITH LACoFD GUIDELINE FOR FIRE APPARATUS ROADS.
5. THE BUILDING HEIGHTS ARE APPROXIMATELY 39'-9" FEET MAX.
6. ALL BUILDINGS ON THE SITE WILL BE SPRINKLERED PER FULL NFPA-13.
7. APPROVEED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMBERS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH AND A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
8. A KEY BOX SHALL BE PROVIDED AT THE MAIN ENTRANCE, IN ACCORDANCE WITH FIRE CODE 902.4, AND AS SET FORTH IN FIRE DEPARTMENT REGULATION 5.
9. THE REQUIRED FIRE FLOW FOR THE FIRE HYDRANTS AT THIS LOCATION IS ___ GALLONS PER MINUTE, AT __ PSI RESIDUAL PRESSURE, FOR A DURATION OF __ HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.
10. ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X2-1/12", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL; AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1
11. ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 1001.4
12. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 1001.4

FIRE ACCESS PLAN NOTES:

1. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4.
2. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING – FIRE LANE". SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR.
3. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 26 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6. (NO ENTRY GATE PROPOSED ON THIS PROJECT.)
4. ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X2-1/12", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL; AND SHALL BE INSTALLED IN COMPLIANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1.
5. PROVIDE AN AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.3.
6. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3.
7. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.2.

CONSTRUCTION NOTES:

1. INSTALL "FIRE LANE" SIGN PER DETAIL 1 HEREON.
2. FIRE LANE IDENTIFICATION–RED CURBS PER DETAIL 2 HEREON.
3. INSTALL "FIRE LANE" SIGN BEGIN OR END PER DETAIL 3 HEREON.
4. PROPOSED FIRE HYDRANT LOCATION

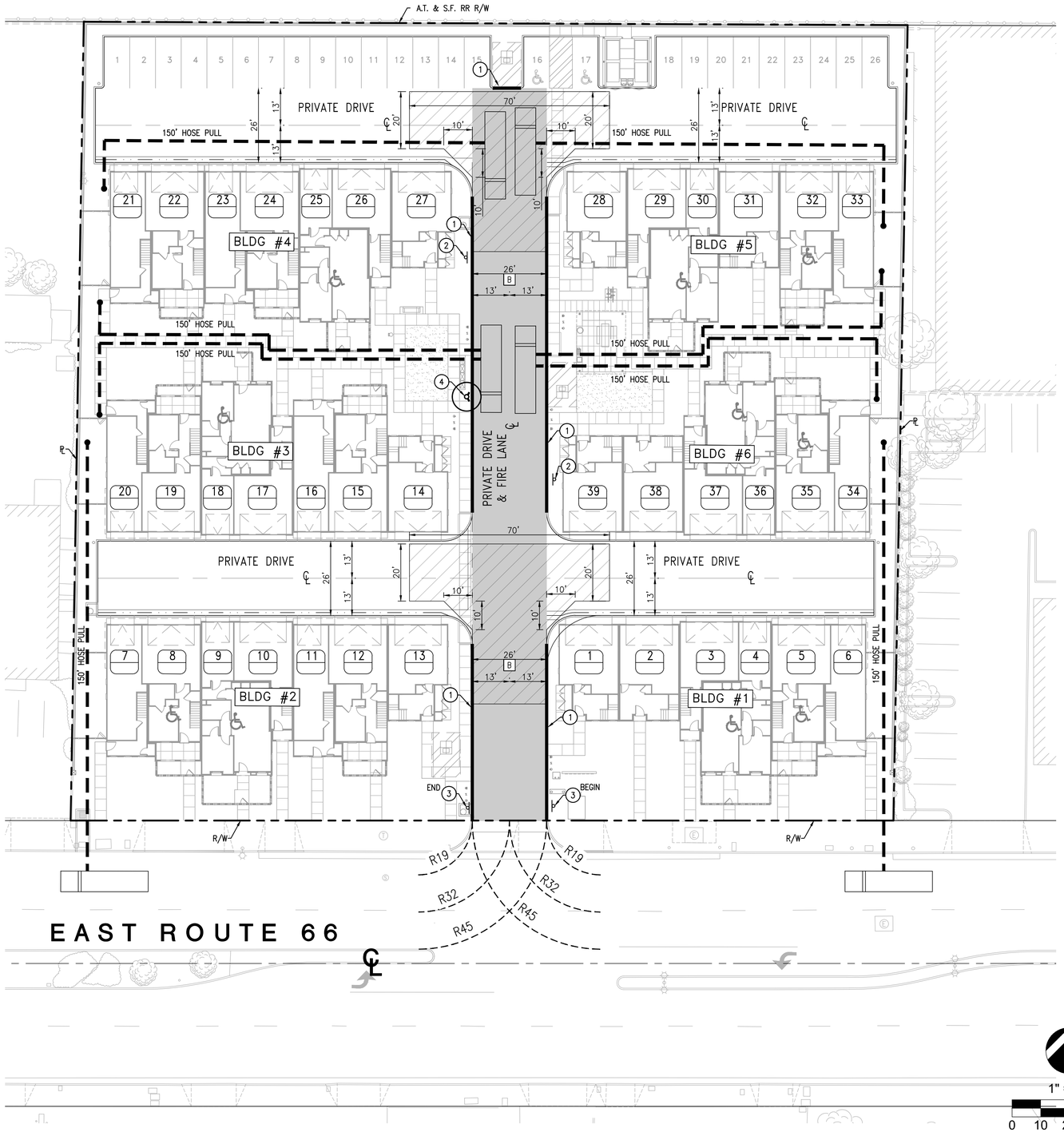
LEGEND

- EXISTING STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SIGN
- HOSE PULL
- PROPERTY LINE
- FIRE TRUCK
- XX UNIT NUMBER
- FIRE LANE

FH	FIRE HYDRANT
PROP.	PROPOSED
EX.	EXISTING
℄	PROPERTY LINE
R/W	RIGHT OF WAY

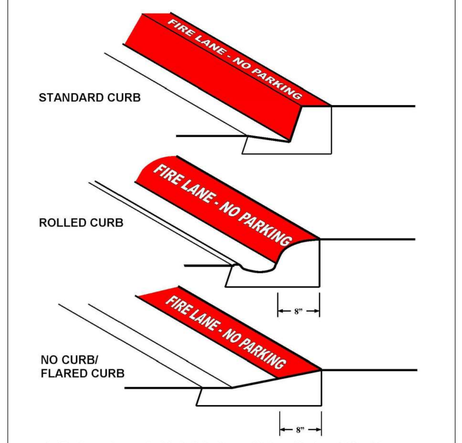
PROPOSED EASEMENTS:

B PROPOSED EASEMENT FOR EMERGENCY VEHICLE ACCESS TO THE CITY OF GLENDORA.



ATTACHMENT 9

Fire Lane Identification – Red Curbs

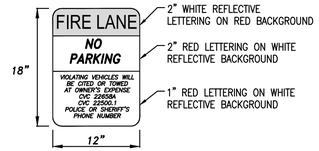


1. Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
2. Curbs shall be painted OSHA safety red.
3. "FIRE LANE – NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.

1. CURBS SHALL BE PAINTED RED
2. "FIRE LANE – NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN 3' WHITE LETTERING AT A SPACING OF 30' ON CENTER OR PORTION THEREOF.

2 RED CURB PAVEMENT MARKING

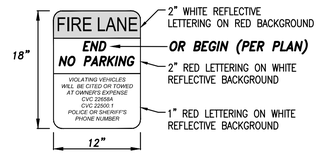
NOT TO SCALE



ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

1 NO PARKING SIGN



ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

3 BEGIN & END NO PARKING SIGN

BUILDING CODE INFORMATION:

BUILDING CODE OCCUPANCY TYPE: R-2

BUILDING CODE CONSTRUCTION TYPE: VB (FULLY SPRINKLERED)

PREPARED FOR:

BRANDYWINE HOMES
16580 ASTON
IRVINE, CA 92606
(949) 296-2400

PREPARED BY:

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REGISTERED PROFESSIONAL ENGINEER DANE P. MCDONALD C 80705 CIVIL STATE OF CALIFORNIA

CITY OF GLENDORA
COMMUNITY DEVELOPMENT DEPARTMENT

VTTM NO. 84292
PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN

723-731 E. ROUTE 66
GLENDORA

PROJECT NO. BWHX-047

SHEET 4 OF 4

PLAN SET: P201
DATE: 9/25/23
P:\BWHX-047\DWG\SHEETS\VTTM\VTTM-04-FLOR0
BY: DAN SACOO

Appendix I

Preliminary Low Impact Development (LID) Plan

C&V Consulting, Inc.

September 2023 (revised December 2023)

Preliminary Low Impact Development (LID) Plan

Property:
VTTM No. 84292
APN: 8646-029-009, 8646-029-014
723-745 E. Route 66
Glendora, CA 91740

Prepared for:
Brandywine Homes
16580 Aston
Irvine, CA 92606
Contact: Chris Courtney

Prepared by:
C&V Consulting, Inc.
9830 Irvine Center Drive
Irvine, CA 92618
(949) 916-3800
Contact: Dane P. McDougall, P.E.

Prepared Date: September 2023
Revised Date: December 2023

Receipt of WDID

REPLACE THIS SHEET

To be provided prior to final approval

Notice of Intent

REPLACE THIS SHEET

To be provided prior to final approval

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Project Owner's Certification of the Preliminary Low Impact Development (LID) Plan

Project Name: ***VTTM NO. 84292***

Project Number: **APN 8646-029-009, 8646-029-014**

Project Address: **723-745 E. Route 66**
Glendora, CA 90740

This Preliminary Low Impact Development (LID) Plan for the ***VTTM NO. 84292*** project has been prepared for Brandywine Homes by C&V Consulting, Inc. It is intended to comply with the requirements of the City of Glendora's Conditions of Approval.

The undersigned is authorized to approve implementation of provisions of this plan as appropriate and will strive to have the plan carried out by successors consistent with the County of Los Angeles LID Manual and the intent of the NPDES storm water requirements.

"I certify under penalty of law that this document and all attachments were prepared under my jurisdiction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathered 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:	Chris Courtney		
Owner's Title:			
Company:	Brandywine Homes		
Address:	16580 Aston, Irvine, CA 92606		
Email:			
Telephone No.:			
Signature:		Date:	

Engineer Certification

Engineer's Name:	Dane P. McDougall		
Engineer's Title:	President		
Company:	C&V Consulting, Inc.		
Address:	9830 Irvine Center Drive, Irvine, CA 92618		
Email:	dmcdougall@cvc-inc.net		
Telephone No.	(949) 916-3800		
I hereby certify that this Low Impact Development Plan is in compliance with, and meets the requirements set forth in, Order No. R4-2021-0105, of the Los Angeles Regional Water Quality Control Board.			
Engineer's Signature		Date	
Place Stamp Here			

Section 200

A. Contact Information/List of Responsible Parties

The property contact information is:

Chris Courtney
Brandywine Homes
16580 Aston
Irvine, CA 92606

The property owner shall have primary responsibility and significant authority for the implementation, maintenance, and inspection of the property BMPs. Duties of the Owner include but are not limited to:

- Implementing all elements of the LID, including but not limited to:
  - Implementation of prompt and effective erosion and sediment control measures
  - Implementing all non-storm water management, and materials and waste management activities, such as: monitoring, discharges, general site clean-up; vehicle and equipment cleaning, spill control; good construction housekeeping to ensure that no materials other than storm water are discharged which may have an adverse effect on receiving waters or storm drain systems, etc.
- Inspections and Maintenance.
- Routine inspections as described in the Low Impact Development Plan.
- Ensuring elimination of all unauthorized discharges
- The Owner shall be assigned authority to mobilize crews in order to make immediate repairs to the control measures.
- Coordinate all of the necessary corrections/repairs are made immediately, and that the project complies with the LID at all times.
- Managing and report any Illicit Connections or Illegal Discharges.

Section 300

A. References

The following documents are made a part of this LID by reference:

- Project plans and specifications for the City of Glendora to support the project, prepared by C&V Consulting, Inc., 9830 Irvine Center Drive, Irvine, California 92618.
- Los Angeles Resources Water Quality Control Board (LARWQCB) Order R4-2021-0105 effective September 10, 2021
- State Water Resources Control Board (SWRCB) National Pollutant Discharge Elimination System (NPDES) No. CAS000002, Waste Discharge Requirements (WDRs) for Discharges of Storm Water Runoff Associated with Construction Activity, adopted on September 8, 2022.
- California Stormwater BMP Handbook – Construction, November 2009.
- California Stormwater BMP Handbook – New Development and Redevelopment, January 2003.
- County of Los Angeles Department of Public Works L.I.D. Standards Manual, February 2014

Section 400 – Body of LID

A. Objectives /Methodology

This Low Impact Development (LID) Plan has the following main objectives:

1) Identify all pollutant sources, including sources of sediment that may affect the quality of storm water discharges associated with daily use / activity (storm water discharges) from the property site.
2) Identify, construct, implement and maintain Best Management Practices (BMPs) to reduce or eliminate pollutants in storm water discharges and authorized non-storm water discharges from the property site.
3) Develop a maintenance schedule for BMPs designed to reduce or eliminate pollutants.

The method of quantifying stormwater design capture volume was to utilize the Los Angeles County Public Works' HydroCalc program for the project site. Since the 85th percentile rainfall depth was determined to be greater than the 0.75-in rainfall depth, the 85th percentile rainfall depth was applied to the analysis to obtain the 24-hr clear runoff volume.

B. Project Site Background and Description

The proposed project site comprises two parcels with a total land area of 1.845 acres. It is located at 723-745 East Route 66, City of Glendora, County of Los Angeles. (APN:8646-029-009, 8646-029-014). The site is bounded by E. Route 66 to the south, A.T. & S.F. Railroad to the north, commercial buildings to the east and west.

The site is currently a vacant auto center building structure with a paved covered lot area. The perimeter of the site is bounded by block walls and chain linked fencing. Vegetation within the site is minimal per geographic observation matching its commercial land use.

The project proposes the construction of six (6) residential buildings consisting of thirty-nine (39) dwelling units with private garages, private drive aisles, sidewalks, and common landscaped areas. The project site will be accessible with an entrance/ exit along E. Route 66. Drive aisles and parking areas will be composed of asphalt concrete pavement. Proposed development imperviousness is assumed to be 86% per Los Angeles County Hydrology Manual recommended value based on development type.

Refer to Figure 1 for the project location shown in the Vicinity Map within the LID Exhibit.

C. Existing Site Drainage Condition

The existing drainage condition of the site generally surface sheet flows south-westerly towards E. Route 66 with elevations ranging between approximately 785.5 and 777.6

feet above mean sea level. There is no offsite stormwater run-on due to perimeter control with existing walls along the boundary of the site. Adjacent properties' drainage slopes away from the proposed site. The outflow of the proposed site continues westerly downstream along E. Route 66 eventually enters existing Los Angeles County Flood Control District's (LACFCD) catch basin inlets at S. Pasadena Avenue. The runoff continues through LACFCD's 54-inch reinforced concrete pipe to Big Dalton Wash. All flow ultimately discharges to the San Gabriel River which drains to the Pacific Ocean at San Pedro Bay. Water bodies downstream of the project site are listed on the most current 303(d) list as follows:

- San Gabriel River Reach 3 (Whittier Narrows to Ramona)
    - Indicator Bacteria
- San Gabriel River Reach 2 (Firestone to Whittier Narrows)
    - Coliform Bacteria
    - Cyanide
    - Lead
- San Gabriel River Reach 1 (Estuary to Firestone)
    - Coliform Bacteria
- San Gabriel River Estuary
    - Copper
    - Dioxin
    - Nickel
    - Oxygen, Dissolved
- San Pedro Bay
    - Chlordane
    - DDT (tissue & sediment)
    - PCBs (Polychlorinated biphenyls)
    - Sediment Toxicity

The MS4 facilities downstream of the project site are engineered, therefore the project is exempt from Hydromodification Control requirements per LACPW LID Manual as stated below:

"Projects that discharge directly or through a storm drain into concrete or otherwise engineered channel (i.e., channelized or armored with rip-rap, shotcrete), which, in turn, discharge into receiving water that is not susceptible to hydromodification impacts."

Refer to Figure 2, Drainage Map for additional drainage information.

D. <u>Proposed Site Drainage Conditions</u>

The onsite residential development drainage management area is analyzed as a single subarea as design stormwater mitigation intends to be routed to a single outlet at the south-west corner of the site. There are three (3) onsite inlets that collect and direct runoffs into the proposed interconnected underground infiltration / detention system for water quality treatment sized for the 85th percentile rain event in conformance with water quality treatment standards.

During the design storm event when the infiltration/ detention system reaches full capacity, excess runoff is routed to the parkway drain connection to the public right of way. In cases of a larger storm event beyond the design storm, runoff will pond at the localized inlets and the grading design ensures runoff overflow towards E. Route 66 following historical drainage pattern.

Per Geotechnical Investigation, prepared by Alta California Geotechnical, Inc. dated June 22, 2023, the historic high groundwater is approximately 100-feet below the ground surface (CDMG, 1998). Infiltration Testing was undertaken using two ten (10) foot-deep borings. The testing was performed in general conformance with the County of Los Angeles Technical Guidance Document Standards. The data was then adjusted to provide a tested infiltration rates of 13.4 and 10.8 inches per hour utilizing the Porchet Method. The results do not include the factor of safety; therefore, a safety factor of 3 was applied to obtain the design infiltration rate within the infiltration system analysis.

Refer to Appendix G, Geotechnical Report for additional infiltration information.

E. LID Project Types, Characteristics, & Activities

Per the California Regional Water Quality Control Board Los Angeles Region MS4 Order R2021-0105 Part VIII.F, the proposed project is classified as a “Priority Development Project”.

Par VIII.F.1.i.(a) of the 2021 LARWQCB MS4 NPDES Permit defines “Priority Development Projects”, requiring Low Impact Development (LID) planning, to include “Projects equal to 1 acre or greater of disturbed area and adding more than 10,000 square feet or more of impervious surface area (collectively over the entire project site).

F. Pollutant Source Identification

The following is a list of materials to be used in the daily construction activities at the project site, which will potentially contribute to pollutants, other than sediment, to storm water runoff. Control Practices for each activity are identified below:

- Vehicle fluids, including oil, grease, petroleum, and coolants from personal vehicles.
- Landscaping materials and wastes (topsoil, plant materials, herbicides, fertilizers, mulch, pesticides)
- General trash debris and litter
- Pet waste (bacteria/ fecal coliforms)

Project proponents shall implement Site Design concepts that achieve each of the following:

- Minimize Urban Runoff
- Minimize Impervious Footprint
- Conserve Natural Areas
- Minimize Directly Connected Impervious Areas (DCIAs)

The Best Management Practices (BMPs) that have been selected for implementation on this project are detailed in the following sections.

G. Non-Structural BMPs

Non-structural BMPs are generally managerial, educational, inspection and/ or maintenance oriented. These items consist of educating employees and occupants, developing, and implementing HOA guidelines, implementing BMPs and enforcing Code requirements.

Table-1: Non-Structural Source Control BMPs

BMP	TECHNIQUE	INCLUDED?		NOTES
		YES	NO	
N1	Education for Property Owners, Tenants and Occupants	X		HOA to comply
N2	Activity Restrictions	X		HOA to comply
N3	Common Area Landscape Management	X		HOA to comply
N4	BMP Maintenance	X		HOA to maintain
N5	Title 22 CCR Compliance (How development will comply)		X	HOA to comply
N6	Local Industrial Permit Compliance		X	Not Applicable
N7	Spill Contingency Plan		X	Not Applicable
N8	Underground Storage Tank Compliance		X	Not Applicable
N9	Hazardous Materials Disclosure Compliance		X	Not Applicable
N10	Uniform Fire Code Implementation		X	Not Applicable
N11	Common Area Litter Control	X		HOA to comply
N12	Employee Training	X		HOA to comply
N13	Housekeeping of Loading Docks		X	Not Applicable
N14	Common Area Catch Basin Inspection	X		HOA to comply
N15	Street Sweeping Private Streets and Parking Lots	X		HOA to comply
N16	Retail Gasoline Outlets		X	Not Applicable

Education for Employees and Occupants

Practical informational materials will be provided to homeowners, HOA and employees on general good housekeeping practices that contribute to protection of storm water

quality. Among other things, these materials will describe the use of chemicals (including household type) that should be limited to the property, with no discharge of specified wastes via hosing or other direct discharge to gutters, catch basins and storm drains. Initially, the Owner will provide these materials. Thereafter, such materials will be available through the HOA education program.

This program must be maintained, enforced, and updated periodically by the HOA. Educational materials including, but not limited to, the materials included in the Appendix E of this plan will be made available to the employees and contractors of the HOA.

Activity Restrictions

Activities on this site will be limited to activities related to residential living. The project's Conditions, Covenants, and Restrictions (CC&Rs) will outline the activities that are restricted on the property. Such activities related to the LID include car washing, car maintenance and disposal of used motor fluids, pet waste cleanup, and trash container areas.

Community Car Wash Racks

No community car wash rack or area will be provided, therefore, vehicle washing by residents on the property will not be allowed per the CC&Rs.

Self-Contained Washing

Self-contained washing of vehicles by residents or owners on the property will not be allowed per the CC&Rs.

Outdoor Material Storage Areas

Outdoor material storage areas refer to storage areas or storage facilities solely for the storage of materials. Improper storage of materials outdoors may provide an opportunity for toxic compounds, oil and grease, heavy metals, nutrients, suspended solids, and other pollutants to enter the storm water conveyance system. Outdoor Storage by residents or owners on the property will not be allowed per the CC&Rs.

Common Area Landscaped Management

Identify on-going landscape maintenance requirements that are consistent with those in the County Water Conservation Resolution (or city equivalent) that include fertilizer and/or pesticide usage consistent with Management Guidelines for Use of Fertilizers

Runoff-Minimizing Landscape Design

As part of the design of all common area landscape areas, similar planting material with similar water requirements will be used in order to reduce excess irrigation runoff and promote surface filtration. Such common areas will be maintained by the HOA.

BMP Maintenance
The HOA will implement maintenance of each non-structural BMP and scheduled cleaning and/or maintenance of all structural BMP facilities.

Common Area Litter Control
The HOA must implement trash management and litter control procedures in common areas aimed at reducing pollution of drainage water. The HOA may contract a landscape maintenance company to provide this service during regularly scheduled maintenance which will consist of litter patrol and noting trash disposal violations and reporting the violations to the HOA for investigation.

Employee Training
A training program will be established as it would apply to future employees, contractors, and homeowners of the HOA to inform and train in maintenance activities regarding the impact of dumping oil, paints, solvents, or other potentially harmful chemicals into storm drains; the proper use of fertilizers and pesticides in landscaping maintenance practices; and the impacts of littering and improper water disposal.

The HOA (or a hired firm) will conduct the training program which will include targeted training sessions with specific construction disciplines (landscaping, concrete finishers, painters, etc.). See Appendix E for examples of educational materials that will be provided to the Employees.

The project's CC&Rs will include provisions for future employee training programs conducted on a yearly basis prior to the rainy season.

Drainage Facility Inspection & Maintenance
The HOA will be responsible for implementing each of the BMPs detailed in this plan. The HOA will also be responsible for cleaning and maintaining the BMPs on a regular basis. Refer to Appendix G for the Operation and Maintenance Plan. Refer to Appendix C for site specific drainage BMP information.

Catch Basin Inspection
The HOA will maintain the drainage systems, including catch basins and culverts. The HOA is required to have catch basins inspected and, if necessary, cleaned prior to the storm season, no later than October 15th each year or prior to the first 24-hour storm event, whichever occurs first. These duties may be contracted out to the landscape maintenance firm hired by the HOA.
Refer to Appendix D for additional inspection Information.

Street Sweeping in Private Streets and Parking Lots
The HOA shall have all streets and parking lots swept on a weekly basis. This procedure will be intensified around October 15th of each year prior to and throughout rain storm period.

H. Structural BMPs

Table-2 and Table-3 identifies the structural source control BMPs for Design and how each is implemented to achieve each Site Design concept. BMP fact sheets are provided by the LACDPW *Low Impact Development Standards Manual* and the California Stormwater Quality Association.

Table-2: LACDPW Source Control BMPs

BMP	TECHNIQUE	INCLUDED?		NOTES
		YES	NO	
S-1	Storm Drain Message and Signage	X		Catch basins will be appropriately marked
S-2	Outdoor Material Storage Area		X	Not Applicable
S-3	Outdoor Trash Storage and Waste Handling Area		X	Not Applicable
S-4	Outdoor Loading/Unloading Dock Area		X	No Loading Dock Areas
S-5	Outdoor Repair/Maintenance Area		X	No Maintenance Bays
S-6	Outdoor Vehicle/Equipment's/Accessory Washing Area		X	No Wash Areas
S-7	Fueling Area		X	No Fueling Areas
S-8	Landscape Irrigation Practices	X		HOA CC&Rs
S-9	Building Materials Selection	X		HOA CC&Rs
S-10	Animal Care and Handling Facilities		X	No Animal Care Facility
S-11	Outdoor Horticulture Areas		X	Not Applicable

Table-3: CASQA Source Control BMPs for Design

BMP	TECHNIQUE	INCLUDED? YES	INCLUDED? NO	NOTES
SE-7	Street Sweeping and Vacuuming	X		Pet waste collection stations, HOA
SD-10	Site Design & Landscape Planning	X		Common Landscape Area Design, HOA
SD-11	Roof Runoff Controls	X		Roof drains will be disconnected from the MS4
SD-12	Efficient Irrigation	X		Landscape design will implement efficient irrigation
SD-13	Storm Drain Signage	X		Catch basins will be appropriately marked
SD-20	Pervious Pavements		X	Site design does not allow for this BMP.
SD-21	Alternative Building Materials		X	Not Applicable
SD-30	Fueling Areas		X	Not Applicable
SD-31	Maintenance Bays & Docks		X	Not Applicable
SD-32	Trash Storage Areas		X	Not Applicable
SD-33	Vehicle Washing Areas		X	Not Applicable
SD-34	Outdoor Material Storage Areas		X	Not Applicable
SD-35	Outdoor Work Areas		X	Not Applicable
SD-36	Outdoor Processing Areas		X	Not Applicable

Storm Drain Stenciling/ Signage
Phrase "No Dumping – Drains to Ocean" or equally effective phrase to be stenciled on catch basins to alert the public to the destination of pollutants discharged into storm water. This stenciling will be inspected and re-stenciled on a periodic basis by the HOA. Refer to Appendix D for stenciling example.

Landscape & Irrigation System Design
As part of the design of all common area landscape irrigation shall employ water conservation principles, including, but not limited to, such provisions as water sensors, programmable irrigation times (for short cycles), etc. will be used. Such common areas will be maintained by the HOA.

Efficient Landscape System & Landscape Maintenance
Management programs will be designed and established by the HOA, who will maintain the common areas within the project site. These programs will include how to mitigate

the potential dangers of fertilizer and pesticide usage (refer to the Maintenance and Frequency Table). Ongoing maintenance will be consistent with the State of California Model- Water Efficient Landscape Ordinance. Fertilizer and pesticide usage shall be consistent with County Management Guidelines for use of Fertilizers and Pesticides.

Building Materials Selection
Material selection will minimize the use of copper, galvanized metals and other materials that could add significant amounts of harmful pollutants to stormwater runoff.

Street Sweeping and Vacuuming
The HOA shall have all streets and parking lots swept on a weekly basis. This procedure will be intensified around October 15th of each year prior to and throughout rain storm period.

I. LID and Treatment BMPs

Treatment BMPs shall be installed by the developer, through the construction and development of the project, for instance; landscaping and irrigation systems shall be designed by licensed landscape architects and installed by qualified contractors to specifications and standards of the City of Glendora. The structural BMPs used for this project are summarized below:

Expected pollutants associated with this development include vehicle discharge fluids, landscaping materials and waste, litter, and pet waste. To mitigate these pollutants, the structural best management practices are summarized below.

Table-4: Treatment BMPs

BMP	NAME	INCLUDED?		IF NOT APPLICABLE, STATE BRIEF REASON
		YES	NO	
RET-1	Bioretention		X	Alternative BMP selected
RET-2	Infiltration Basin		X	Alternative BMP selected
RET-3	Infiltration Trench	X		Proposed Infiltration BMP will be utilized in the proposed development and provide full treatment of the SWQDV.
RET-4	Dry Well		X	Alternative BMP selected
RET-5	Permeable Pavement without an Underdrain		X	Alternative BMP selected
RET-6	Rain Barrel/Cistern		X	Alternative BMP selected
BIO-1	Biofiltration		X	Alternative BMP selected
VEG-1	Green Roof		X	Space not available for BMP
VEG-2	Stormwater Planter		X	Space not available for BMP
VEG-3	Tree-Well Filter		X	Space not available for BMP

BMP	NAME	INCLUDED?		IF NOT APPLICABLE, STATE BRIEF REASON
		YES	NO	
VEG-4	Vegetated Swale		X	Space not available for BMP
VEG-5	Vegetated Filter Strip		X	Alternative BMP selected
T-1	Sand Filter		X	Alternative BMP selected
T-2	Constructed Wetland		X	Alternative BMP selected
T-3	Extended Detention Basin		X	Alternative BMP selected
T-4	Wet Pond		X	Alternative BMP selected
T-5	Permeable Pavement with an Underdrain		X	Alternative BMP selected
T-6	Proprietary Treatment Control Measures		X	Alternative BMP selected
PRE-2	Drain Inserts	X		Drain inserts will be utilized in the proposed development as pre-treatment for the infiltration system.

Infiltration Trench System

Catch basin inlets with drain inserts are proposed to intercept site generated runoff and be routed to the infiltration trench system. The inlets are designed to intercept the majority of the first flows during a rain event and drain inserts are to reduce the impact of sediment and debris into the infiltration system. The infiltration system will also be utilized as the detention system which overflow will be mitigated to the proposed parkway at the low point of the site for flows greater than the 85th percentile storm event runoff volume following historical drainage pattern.

The proposed system will treat the required volume within target drawdown duration of 48 hours. The treatment capacity of the system is determined by the drawdown duration and the design infiltration rate. The calculation is copies below for reference:

Drainage Management Area (DMA)	Size (ac)	SWQDV (cf)*	Detention Capacity (cf)	48-hr Treatment Capacity (cf)
A-1	1.845	5,248.1	5,255.4	26,652.3

*Los Angeles County Department of Public Works (LACDPW) HydroCalc Software was utilized to calculate stormwater quality design volume (SWQDV). The governing flowrate per the 85th Percentile storm event was utilized for design. Refer to Appendix A for HydroCalc outputs.

The Infiltration systems will address the pollutants of concern associated with the development type. Refer to Appendix C for more information on Infiltration Trench System sizing. Treatment Volumes are to be verified with proposed perviousness per final site plan during Final Engineering.

J. BMP Maintenance, Inspection, and Repair

Inspections will be conducted as follows:

- Annually and prior to the start of the rainy season
- Every (1) month during rainy season
- At any other time(s) or intervals of time specified in the contract documents

Repairs and/ or maintenance procedures shall be carried out at the soonest possible time.

K. Inspection, Maintenance, and Responsibility for BMPs

Table-5 and Table-6 show the lists of the post-construction BMPs (routine non-structural and structural), the required ongoing maintenance, the inspection and maintenance frequency, the inspection criteria, and the entity or party responsible for implementation, maintenance, and/or inspection.

Table-5: Non-Structural BMP Maintenance Responsibility/Frequency Matrix

BMP	RESPONSIBILITY	FREQUENCY
Homeowner/ Business owner Education, Activity Restrictions	HOA will provide educational materials. Those materials and responsibilities must be passed onto subsequent property owners.	Continuous. CC&Rs to be provided to homeowners at the time they purchase the property and updates provided by the HOA as they occur.
Common Area Landscape Management	HOA will appoint a landscape maintenance contractor	Monthly during regular maintenance and use with management guidelines for use of fertilizers and pesticides.
Parking Areas and Drive Aisle Management	HOA	The Drives Aisles are to be swept on a routine scheduled basis to facilitate the pickup of trash and debris (plant or otherwise) and to remove excessive oil, grease and build-up. During sweeping, debris is to be removed from the parking areas and drives and then scrubbed and rinsed. This sweeping schedule will be at a minimum occurrence of once a week and as necessary to rid / reduce active pollutants from the pavement areas. This maintenance requirement will be listed in the Convent, Conditions and Restrictions (CC&Rs) of this project. These CC&Rs will be recorded to the property at the County Recorder's Office and be included on the final Title report of these properties.
Litter Control by Sweeping	HOA	Weekly inspection of trash receptacles to ensure that lids are closed and pick up any excess trash on the ground, noting trash disposal violations to the HOA for remediation.
Employee Training	HOA	Monthly for maintenance personnel and employees to include the educational materials contained in the approved LID. Refer to Appendix E.
Common Area Catch Basin Inspection & Cleaning	HOA will appoint a landscape maintenance contractor for common areas and storm drain facilities.	Inspect basins once a month. Clean debris and silt in bottom of catch basins as needed. Intensified on or about October 15th each year or prior to the first 24-hour storm event, whichever occurs first.

Table-6: Structural BMP Maintenance Responsibility/ Frequency Matrix

BMP	RESPONSIBILITY	FREQUENCY
Common Area Efficient Irrigation	HOA will appoint a landscape contractor after construction	Once a week, in conjunction with maintenance activities. Verify that runoff minimizing landscape design continues to function by checking that water sensors are functioning properly, that irrigation heads are adjusted properly to eliminate overspray to hardscape areas, and to verify that irrigation timing and cycle lengths are adjusted in accordance with water demands, given time of year, weather and day or night time temperatures.
Common Area Runoff Efficient Landscape Design	HOA will appoint a landscaping contractor	Once a week in conjunction with maintenance activities and prior to finalizing any replanting schemes. Verify that plants continue to be grouped according to similar water requirements in order to reduce excess irrigation runoff.
Infiltration Trench	HOA	Infiltration Trench maintenance will conform to pipe manufacturer's specifications. Additional information to be provided during final engineering in Appendix C.
Drain Inserts	HOA	Drain inserts maintenance will conform to manufacturer's specifications. Additional information to be provided during final engineering in Appendix C.

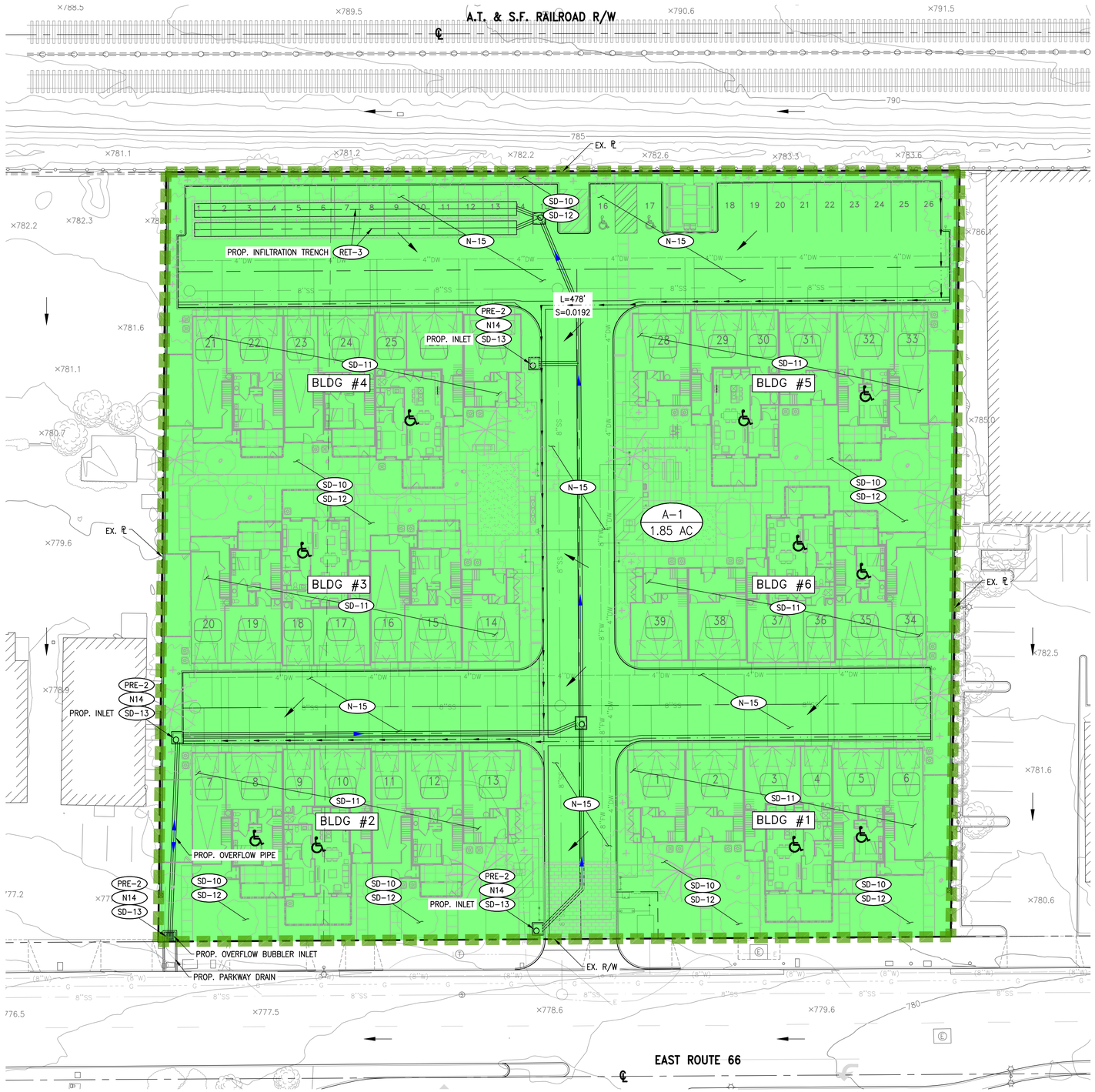
L. Operation/Maintenance Funding after Project Completion

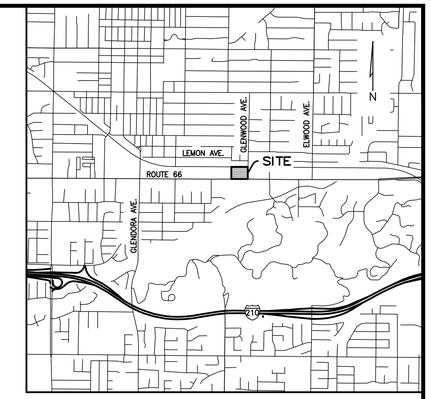
The post-construction BMPs as described above will be funded and maintained by:

Chris Courtney
Brandywine Homes
16580 Aston
Irvine, CA 92606

Maintenance and requirements of the maintenance for the properties will be listed in the Convent, Conditions and Restrictions (CC&Rs) of this project and will be the responsibility of the property owner at all times. These CC&Rs will be recorded to the property at the County Recorder's Office and be included on the Title report of these properties.

Figure 1:
BMP Exhibit





VICINITY MAP

N.T.S.

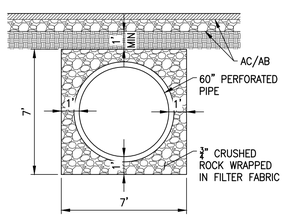
BEST MANAGEMENT PRACTICE (BMPs)	
IDENTIFIER	DESCIPTION
*N1	EDUCATION FOR PROPERTY OWNERS, TENANTS, & OCCUPANTS
*N2	ACTIVITY RESTRICTIONS
*N3/SD-10	SITE DESIGN AND LANDSCAPE PLANNING
*N4	BMP MAINTAINANCE
*N11	COMMON AREA LITTER CONTROL
*N12	EMPLOYEE TRAINING
*N14	COMMON AREA CATCH BASIN INSPECTION
*N15/SE-7	PRIVATE STREET/ PARKING LOT SWEEPING AND VACUUMING
SD-11	ROOF RUNOFF CONTROLS
*S8/SD-12	EFFICIENT IRRIGATION
*S-9	BUILDING MATERIALS SELECTION
S1/SD-13	STORM DRAIN SYSTEM SIGNAGE
RET-3	INFILTRATION TRENCH SYSTEM
PRE-2	CATCH BASIN DRAIN INSERTS

*NOTE: GENERALLY APPLICABLE THROUGHOUT THE SITE

LEGEND:

- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- DMA SUBAREA BOUNDARY
- SITE BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- SURFACE FLOW DIRECTION
- PIPE FLOW DIRECTION
- FLOW LINE
- PERVIOUS AREA

PROPOSED CONDITIONS 85TH PERCENTILE STORM EVENT RUNOFF		
DMA	REQUIRED TREATMENT VOLUME	PROPOSED DETENTION VOLUME
TOTAL OUTLET GENERATED RUNOFF	5,248.1	5,255.4



INFILTRATION TRENCH DETAIL

N.T.S.

SCALE: 1" = 20'

0 10 20 40

DMA	COLOR	LANDUSE	AREA (SF)	AREA (AC)	IMPERVIOUS %
A-1		RESIDENTIAL	80,370.8	1.845	86%

NOTE: PROPOSED DEVELOPMENT IMPERVIOUS COVERS ARE ASSUMED BASED ON DEVELOPMENT TYPE PER LOS ANGELES COUNTY HYDROLOGY MANUAL.

PREPARED FOR:

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CITY OF GLENDORA
COMMUNITY DEVELOPMENT DEPARTMENT

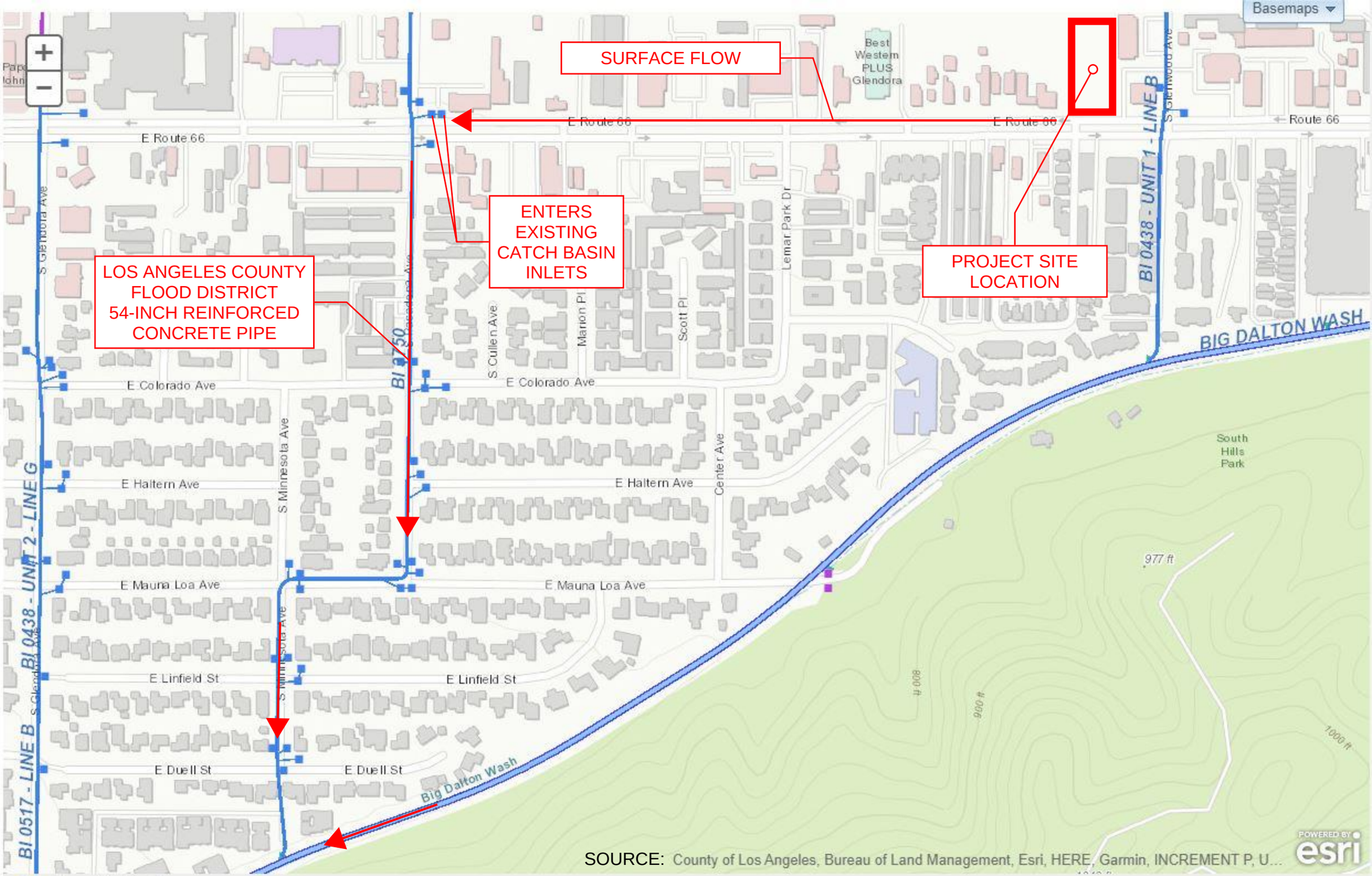
VTTM NO. 84292
PRELIMINARY LID EXHIBIT
723-731 E. ROUTE 66
GLENDORA

PROJECT NO. BWHX-047

SHEET 1 OF 1

PLAN SET: PS01
DATE: 9/26/23

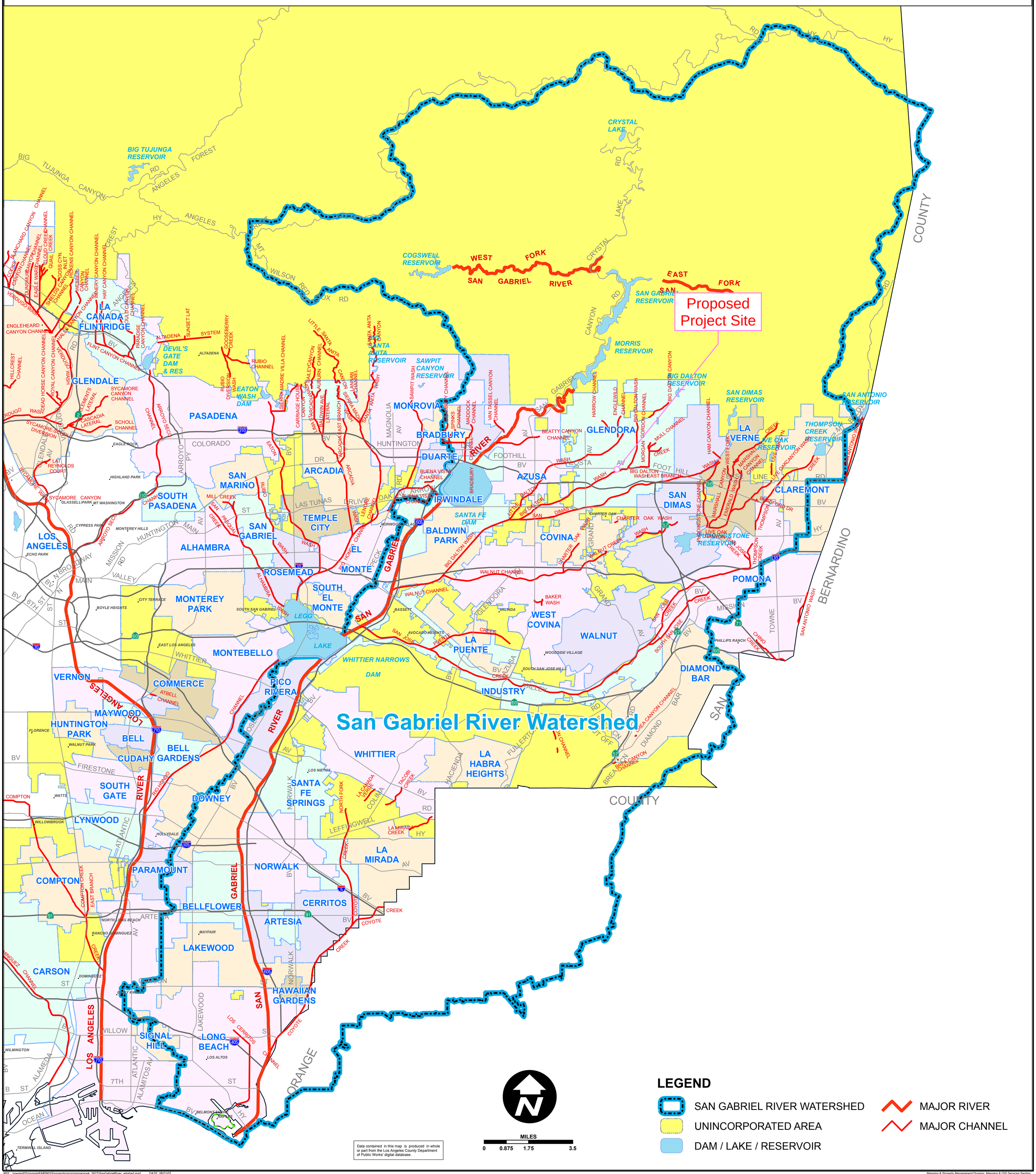
Figure 2:
Impaired Waters



SOURCE: County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, U...

COUNTY OF LOS ANGELES

SAN GABRIEL RIVER WATERSHED



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Mapping & Property Management Division, Mapping & GIS Services Section

Appendix A:
Volume and Flowrate Calculations & Hydrologic Report

The proposed development was analyzed for the 85th Percentile storm event using the LACDPW HydroCalc software. The governing design storm event is determined to be 85th percentile as it is greater than the 0.75 in storm event in accordance with the LA County BMP Design Manual. Below is a summary of the HydroCalc outputs:

85th Percentile Storm Event
1.00 in

DMA	85th Percentile Storm ✓	
	Volume (cf)	Flowrate (cfs)
A-1	0.4335	5,248.1122

Refer to LACDPW HydroCalc Output Data within this Appendix for Volume and Flowrate Calculations.

Peak Flow Hydrologic Analysis

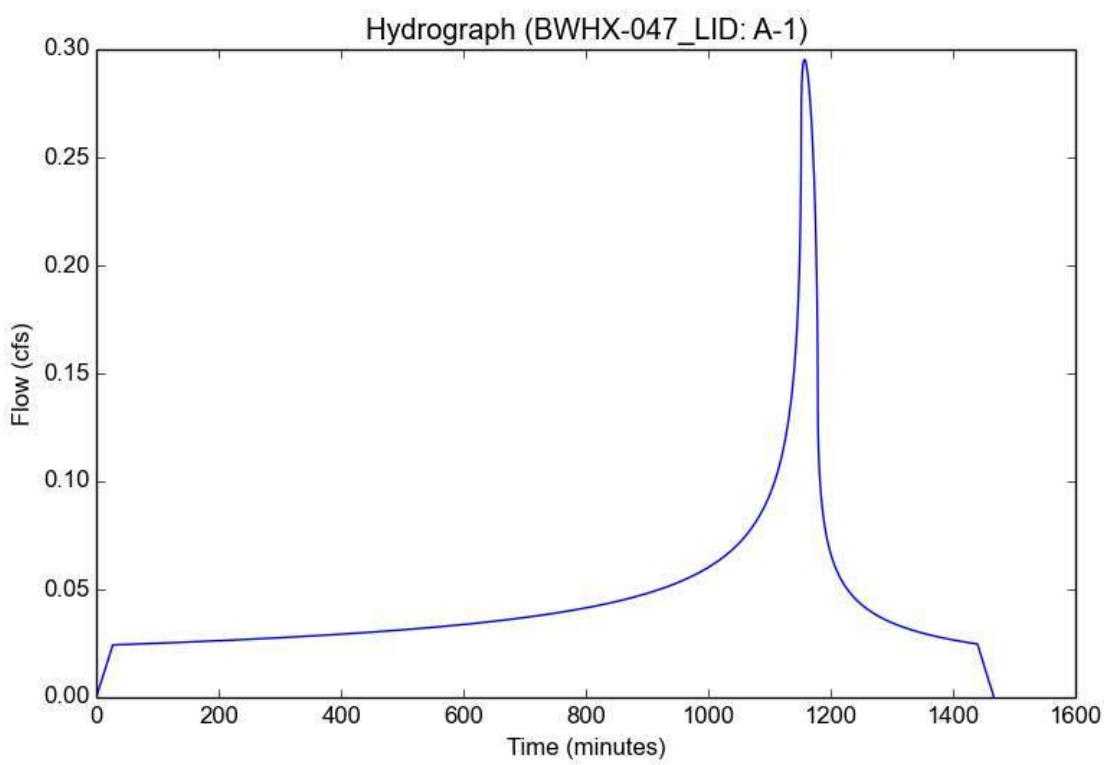
File location: P:/B/BWHX-047/Admin/Reports/Hydrology/Preliminary/Appendix B - Hydrology/BWHX-047 Report.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	BWHX-047_LID
Subarea ID	A-1
Area (ac)	1.85
Flow Path Length (ft)	478.0
Flow Path Slope (vft/hft)	0.0192
0.75-inch Rainfall Depth (in)	0.75
Percent Impervious	0.86
Soil Type	7
Design Storm Frequency	0.75 inch storm
Fire Factor	0
LID	True

Output Results

Modeled (0.75 inch storm) Rainfall Depth (in)	0.75
Peak Intensity (in/hr)	0.2026
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.788
Time of Concentration (min)	27.0
Clear Peak Flow Rate (cfs)	0.2953
Burned Peak Flow Rate (cfs)	0.2953
24-Hr Clear Runoff Volume (ac-ft)	0.0904
24-Hr Clear Runoff Volume (cu-ft)	3936.0965



Peak Flow Hydrologic Analysis

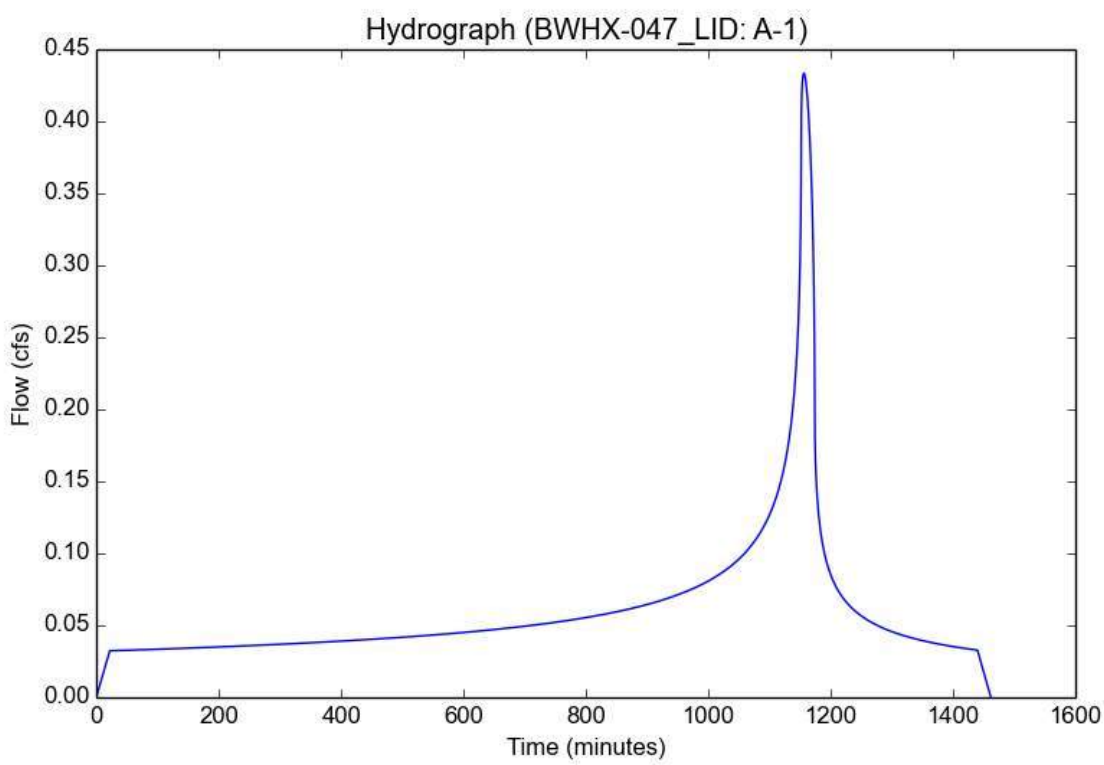
File location: P:/B/BWHX-047/Admin/Reports/Hydrology/Preliminary/Appendix B - Hydrology/BWHX-047 Report.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	BWHX-047_LID
Subarea ID	A-1
Area (ac)	1.85
Flow Path Length (ft)	478.0
Flow Path Slope (vft/hft)	0.0192
85th Percentile Rainfall Depth (in)	1.0
Percent Impervious	0.86
Soil Type	7
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.0
Peak Intensity (in/hr)	0.2974
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.788
Time of Concentration (min)	22.0
Clear Peak Flow Rate (cfs)	0.4335
Burned Peak Flow Rate (cfs)	0.4335
24-Hr Clear Runoff Volume (ac-ft)	0.1205
24-Hr Clear Runoff Volume (cu-ft)	5248.1122



Appendix B:
Site BMPs

S-1: Storm Drain Message and Signage

Purpose

Waste material dumped into storm drain inlets can adversely impact surface and ground waters. In fact, any material discharged into the storm drain system has the potential to significantly impact downstream receiving waters. Storm drain messages have become a popular method of alerting and reminding the public about the effects of and the prohibitions against waste disposal into the storm drain system. The signs are typically stenciled or affixed near the storm drain inlet or catch basin. The message simply informs the public that dumping of wastes into storm drain inlets is prohibited and/or that the drain ultimately discharges into receiving waters.

General Guidance

- The signs must be placed so they are easily visible to the public.
- Be aware that signs placed on sidewalk will be worn by foot traffic.

Design Specifications

- Signs with language and/or graphical icons that prohibit illegal dumping, must be posted at designated public access points along channels and streams within the project area. Consult with Los Angeles County Department of Public Works (LACDPW) staff to determine specific signage requirements for channels and streams.
- Storm drain message markers, placards, concrete stamps, or stenciled language/icons (e.g., “No Dumping – Drains to the Ocean”) are required at all storm drain inlets and catch basins within the project area to discourage illegal or inadvertent dumping. Signs should be placed in clear sight facing anyone approaching the storm drain inlet or catch basin from either side (see Figure D-1 and Figure D-2). LACDPW staff should be contacted to determine specific requirements for types of signs and methods of application. A stencil can be purchased for a nominal fee from LACDPW Building and Safety Office by calling (626) 458-3171. All storm drain inlet and catch basin locations must be identified on the project site map.

Maintenance Requirements

Legibility and visibility of markers and signs should be maintained (e.g., signs should be repainted or replaced as necessary). If required by LACDPW, the owner/operator or homeowner’s association shall enter into a maintenance agreement with the agency or record a deed restriction upon the property title to maintain the legibility of placards and signs.

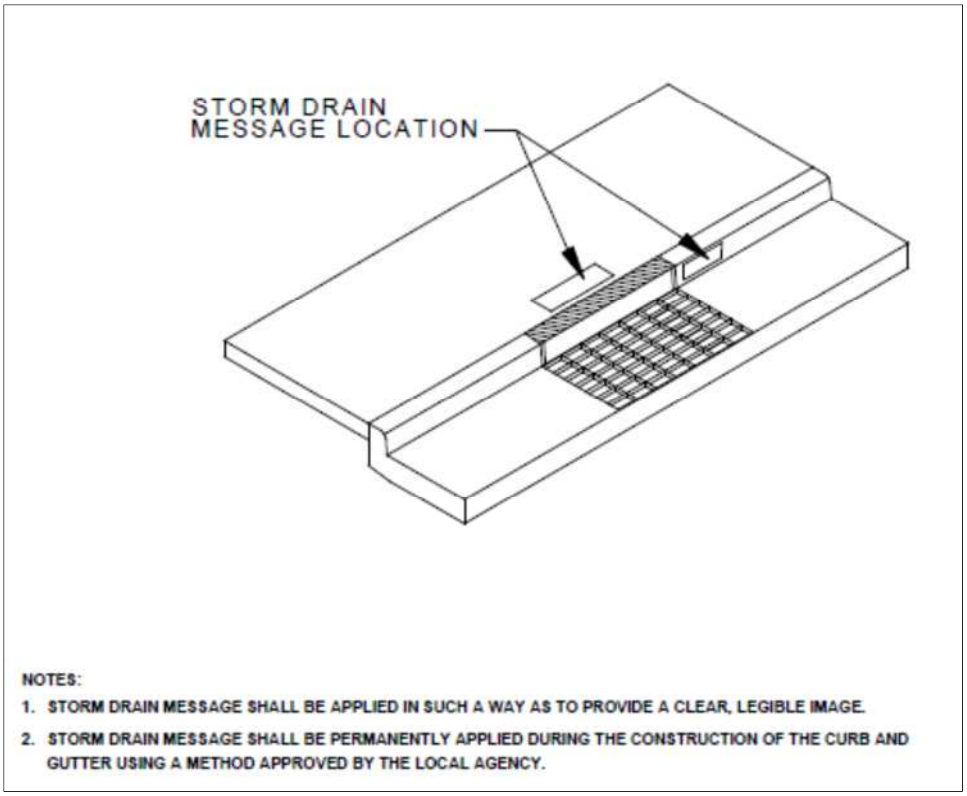


Figure D-1. Storm Drain Message Location – Curb Type Inlet

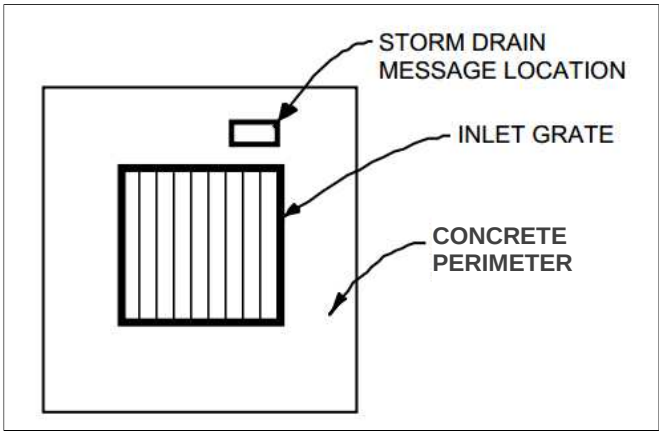


Figure D-2. Storm Drain Message Location – Catch Basin/Area Type Inlet

S-8: Landscape Irrigation Practices

Purpose

Irrigation runoff provides a pathway for pollutants (i.e., nutrients, bacteria, organics, sediment) to enter the storm drain system. By effectively irrigating, less runoff is produced resulting in less potential for pollutants to enter the storm drain system.

General Guidance

- Do not allow irrigation runoff from the landscaped area to drain directly to storm drain system.
- Minimize use of fertilizer, pesticides, and herbicides on landscaped areas.
- Plan sites with sufficient landscaped area and dispersal capacity (e.g., ability to receive irrigation water without generating runoff).
- Consult a landscape professional regarding appropriate plants, fertilizer, mulching applications, and irrigation requirements (if any) to ensure healthy vegetation growth.

Design Specifications

- Choose plants that minimize the need for fertilizer and pesticides.
- Group plants with similar water requirements and water accordingly.
- Use mulch to minimize evaporation and erosion.
- Include a vegetative boundary around project site to act as a filter.
- Design the irrigation system to only water areas that need it.
- Install an approved subsurface drip, pop-up, or other irrigation system.[1] The irrigation system should employ effective energy dissipation and uniform flow spreading methods to prevent erosion and facilitate efficient dispersion.
- Install rain sensors to shut off the irrigation system during and after storm events.
- Include pressure sensors to shut off flow-through system in case of sudden pressure drop. A sudden pressure drop may indicate a broken irrigation head or water line.
- If the hydraulic conductivity in the soil is not sufficient for the necessary water application rate, implement soil amendments to avoid potential geotechnical hazards (i.e., liquefaction, landslide, collapsible soils, and expansive soils).

---

[1] If alternative distribution systems (e.g., spray irrigation) are approved, the County will establish guidelines to implement these new systems.

- For sites located on or within 50 feet of a steep slope (15% or greater), do not irrigate landscape within three days of a storm event to avoid potential geotechnical instability.[2]
- Implement Integrated Pest Management practices.

For additional guidelines and requirements, refer to the Los Angeles County Department of Health Services.

Maintenance Requirements

Maintain irrigation areas to remove trash and debris and loose vegetation. Rehabilitate areas of bare soil. If a rain or pressure sensor is installed, it should be checked periodically to ensure proper function. Inspect and maintain irrigation equipment and components to ensure proper functionality. Clean equipment as necessary to prevent algae growth and vector breeding. Maintenance agreements between LACDPW and the owner/operator may be required. Failure to properly maintain building and property may subject the property owner to citation.

[2] As determined by the City of Los Angeles, Building and Safety Division

S-9: Building Materials Selection

Purpose

Building materials can potentially contribute pollutants of concern to stormwater runoff through leaching. For example, metal buildings, roofing, and fencing materials may be significant sources of metals in stormwater runoff, especially due to acidic precipitation. The use of alternative building materials can reduce pollutant sources in stormwater runoff by eliminating compounds that can leach into stormwater runoff. Alternative building materials may also reduce the need to perform maintenance activities (i.e., painting) that involve pollutants of concern, and may reduce the volume of stormwater runoff. Alternative materials are available to replace lumber and paving.

Design Specifications

Lumber

Decks and other house components constructed using pressure-treated wood that is typically treated using arsenate, copper, and chromium compounds are hazardous to the environment. Pressure-treated wood may be replaced with cement-fiber or vinyl.

Roofs, Fencing, and Metals

Minimizing the use of copper and galvanized (zinc-coated) metals on buildings and fencing can reduce leaching of these pollutants into stormwater runoff. The following building materials are conventionally made of galvanized metals:

- Metal roofs;
- Chain-link fencing and siding; and
- Metal downspouts, vents, flashing, and trim on roofs.

Architectural use of copper for roofs and gutters should be avoided. As an alternative to copper and galvanized materials, coated metal products are available for both roofing and gutter application. Vinyl-coated fencing is an alternative to traditional galvanized chain-link fences. These products eliminate contact of bare metal with precipitation or stormwater runoff, and reduce the potential for stormwater runoff contamination. Roofing materials are also made of recycled rubber and plastic.

Green roofs may be an option. Green roofs use vegetation such as grasses and other plants as an exterior surface. The plants reduce the velocity of stormwater runoff and absorb water to reduce the volume of stormwater runoff. One potential problem with using green roofs in the Los Angeles County area is the long, hot and dry summers, which may kill the plants if they are not watered. See the Green Roof Fact Sheet (RET-7) in Appendix E.

Pesticides

The use of pesticides around foundations can be reduced through the use of alternative barriers. Sand barriers can be applied around foundations to deter termites, as they cannot tunnel through sand. Metal shields also block termites from tunneling. Additionally, diatomaceous earth can be used to repel or kill a wide variety of other pests.

Maintenance Requirements

The integrity of structural elements that are subject to damage (e.g., signs) must be maintained by the owner/operator as required by local codes and ordinances. Maintenance agreements between LACDPW and the owner/operator may be required. Failure to properly maintain building and property may subject the property owner to citation.

Street Sweeping and Vacuuming SE-7

Categories

EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	☑
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

Description and Purpose

Street sweeping and vacuuming includes use of self-propelled and walk-behind equipment to remove sediment from streets and roadways, and to clean paved surfaces in preparation for final paving. Sweeping and vacuuming prevents sediment from the project site from entering storm drains or receiving waters.

Suitable Applications

Sweeping and vacuuming are suitable anywhere sediment is tracked from the project site onto public or private paved streets and roads, typically at points of egress. Sweeping and vacuuming are also applicable during preparation of paved surfaces for final paving.

Limitations

Sweeping and vacuuming may not be effective when sediment is wet or when tracked soil is caked (caked soil may need to be scraped loose).

Implementation

- Controlling the number of points where vehicles can leave the site will allow sweeping and vacuuming efforts to be focused, and perhaps save money.
- Inspect potential sediment tracking locations daily.
- Visible sediment tracking should be swept or vacuumed on a daily basis.
- Do not use kick brooms or sweeper attachments. These tend to spread the dirt rather than remove it.

- If not mixed with debris or trash, consider incorporating the removed sediment back into the project

Costs

Rental rates for self-propelled sweepers vary depending on hopper size and duration of rental. Expect rental rates from $58/hour (3 yd^3 hopper) to $88/hour (9 yd^3 hopper), plus operator costs. Hourly production rates vary with the amount of area to be swept and amount of sediment. Match the hopper size to the area and expect sediment load to minimize time spent dumping.

Inspection and Maintenance

- Inspect BMPs prior to forecast rain, daily during extended rain events, after rain events, weekly during the rainy season, and at two-week intervals during the non-rainy season.
- When actively in use, points of ingress and egress must be inspected daily.
- When tracked or spilled sediment is observed outside the construction limits, it must be removed at least daily. More frequent removal, even continuous removal, may be required in some jurisdictions.
- Be careful not to sweep up any unknown substance or any object that may be potentially hazardous.
- Adjust brooms frequently; maximize efficiency of sweeping operations.
- After sweeping is finished, properly dispose of sweeper wastes at an approved dumpsite.

References

Stormwater Quality Handbooks - Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), November 2000.

Labor Surcharge and Equipment Rental Rates, State of California Department of Transportation (Caltrans), April 1, 2002 – March 31, 2003.

Site Design & Landscape Planning SD-10

Design Objectives

- ☑ Maximize Infiltration
- ☑ Provide Retention
- ☑ Slow Runoff
- ☑ Minimize Impervious Land Coverage
- Prohibit Dumping of Improper Materials
- Contain Pollutants
- Collect and Convey

Description

Each project site possesses unique topographic, hydrologic, and vegetative features, some of which are more suitable for development than others. Integrating and incorporating appropriate landscape planning methodologies into the project design is the most effective action that can be done to minimize surface and groundwater contamination from stormwater.

Approach

Landscape planning should couple consideration of land suitability for urban uses with consideration of community goals and projected growth. Project plan designs should conserve natural areas to the extent possible, maximize natural water storage and infiltration opportunities, and protect slopes and channels.

Suitable Applications

Appropriate applications include residential, commercial and industrial areas planned for development or redevelopment.

Design Considerations

Design requirements for site design and landscapes planning should conform to applicable standards and specifications of agencies with jurisdiction and be consistent with applicable General Plan and Local Area Plan policies.

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Designing New Installations

Begin the development of a plan for the landscape unit with attention to the following general principles:

- Formulate the plan on the basis of clearly articulated community goals. Carefully identify conflicts and choices between retaining and protecting desired resources and community growth.

- Map and assess land suitability for urban uses. Include the following landscape features in the assessment: wooded land, open unwooded land, steep slopes, erosion-prone soils, foundation suitability, soil suitability for waste disposal, aquifers, aquifer recharge areas, wetlands, floodplains, surface waters, agricultural lands, and various categories of urban land use. When appropriate, the assessment can highlight outstanding local or regional resources that the community determines should be protected (e.g., a scenic area, recreational area, threatened species habitat, farmland, fish run). Mapping and assessment should recognize not only these resources but also additional areas needed for their sustenance.

Project plan designs should conserve natural areas to the extent possible, maximize natural water storage and infiltration opportunities, and protect slopes and channels.

Conserve Natural Areas during Landscape Planning

If applicable, the following items are required and must be implemented in the site layout during the subdivision design and approval process, consistent with applicable General Plan and Local Area Plan policies:

- Cluster development on least-sensitive portions of a site while leaving the remaining land in a natural undisturbed condition.

- Limit clearing and grading of native vegetation at a site to the minimum amount needed to build lots, allow access, and provide fire protection.

- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.

- Promote natural vegetation by using parking lot islands and other landscaped areas.

- Preserve riparian areas and wetlands.

Maximize Natural Water Storage and Infiltration Opportunities Within the Landscape Unit

- Promote the conservation of forest cover. Building on land that is already deforested affects basin hydrology to a lesser extent than converting forested land. Loss of forest cover reduces interception storage, detention in the organic forest floor layer, and water losses by evapotranspiration, resulting in large peak runoff increases and either their negative effects or the expense of countering them with structural solutions.

- Maintain natural storage reservoirs and drainage corridors, including depressions, areas of permeable soils, swales, and intermittent streams. Develop and implement policies and

regulations to discourage the clearing, filling, and channelization of these features. Utilize them in drainage networks in preference to pipes, culverts, and engineered ditches.

- Evaluating infiltration opportunities by referring to the stormwater management manual for the jurisdiction and pay particular attention to the selection criteria for avoiding groundwater contamination, poor soils, and hydrogeological conditions that cause these facilities to fail. If necessary, locate developments with large amounts of impervious surfaces or a potential to produce relatively contaminated runoff away from groundwater recharge areas.

Protection of Slopes and Channels during Landscape Design

- Convey runoff safely from the tops of slopes.
- Avoid disturbing steep or unstable slopes.
- Avoid disturbing natural channels.
- Stabilize disturbed slopes as quickly as possible.
- Vegetate slopes with native or drought tolerant vegetation.
- Control and treat flows in landscaping and/or other controls prior to reaching existing natural drainage systems.
- Stabilize temporary and permanent channel crossings as quickly as possible, and ensure that increases in run-off velocity and frequency caused by the project do not erode the channel.
- Install energy dissipaters, such as riprap, at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels in accordance with applicable specifications to minimize erosion. Energy dissipaters shall be installed in such a way as to minimize impacts to receiving waters.
- Line on-site conveyance channels where appropriate, to reduce erosion caused by increased flow velocity due to increases in tributary impervious area. The first choice for linings should be grass or some other vegetative surface, since these materials not only reduce runoff velocities, but also provide water quality benefits from filtration and infiltration. If velocities in the channel are high enough to erode grass or other vegetative linings, riprap, concrete, soil cement, or geo-grid stabilization are other alternatives.
- Consider other design principles that are comparable and equally effective.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. The definition of " redevelopment" must be consulted to determine whether or not the requirements for new development apply to areas intended for redevelopment. If the definition applies, the steps outlined under "designing new installations" above should be followed.

Redevelopment may present significant opportunity to add features which had not previously been implemented. Examples include incorporation of depressions, areas of permeable soils, and swales in newly redeveloped areas. While some site constraints may exist due to the status of already existing infrastructure, opportunities should not be missed to maximize infiltration, slow runoff, reduce impervious areas, disconnect directly connected impervious areas.

Other Resources

A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Stormwater Management Manual for Western Washington, Washington State Department of Ecology, August 2001.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.

Roof Runoff Controls SD-11

Rain Garden

Design Objectives

- ☑ Maximize Infiltration
- ☑ Provide Retention
- ☑ Slow Runoff
- Minimize Impervious Land Coverage
- Prohibit Dumping of Improper Materials
- ☑ Contain Pollutants
- Collect and Convey

Description

Various roof runoff controls are available to address stormwater that drains off rooftops. The objective is to reduce the total volume and rate of runoff from individual lots, and retain the pollutants on site that may be picked up from roofing materials and atmospheric deposition. Roof runoff controls consist of directing the roof runoff away from paved areas and mitigating flow to the storm drain system through one of several general approaches: cisterns or rain barrels; dry wells or infiltration trenches; pop-up emitters, and foundation planting. The first three approaches require the roof runoff to be contained in a gutter and downspout system. Foundation planting provides a vegetated strip under the drip line of the roof.

Approach

Design of individual lots for single-family homes as well as lots for higher density residential and commercial structures should consider site design provisions for containing and infiltrating roof runoff or directing roof runoff to vegetative swales or buffer areas. Retained water can be reused for watering gardens, lawns, and trees. Benefits to the environment include reduced demand for potable water used for irrigation, improved stormwater quality, increased groundwater recharge, decreased runoff volume and peak flows, and decreased flooding potential.

Suitable Applications

Appropriate applications include residential, commercial and industrial areas planned for development or redevelopment.

Design Considerations

Designing New Installations

Cisterns or Rain Barrels

One method of addressing roof runoff is to direct roof downspouts to cisterns or rain barrels. A cistern is an above ground storage vessel with either a manually operated valve or a permanently open outlet. Roof runoff is temporarily stored and then released for irrigation or infiltration between storms. The number of rain

barrels needed is a function of the rooftop area. Some low impact developers recommend that every house have at least 2 rain barrels, with a minimum storage capacity of 1000 liters. Roof barrels serve several purposes including mitigating the first flush from the roof which has a high volume, amount of contaminants, and thermal load. Several types of rain barrels are commercially available. Consideration must be given to selecting rain barrels that are vector proof and childproof. In addition, some barrels are designed with a bypass valve that filters out grit and other contaminants and routes overflow to a soak-away pit or rain garden.

If the cistern has an operable valve, the valve can be closed to store stormwater for irrigation or infiltration between storms. This system requires continual monitoring by the resident or grounds crews, but provides greater flexibility in water storage and metering. If a cistern is provided with an operable valve and water is stored inside for long periods, the cistern must be covered to prevent mosquitoes from breeding.

A cistern system with a permanently open outlet can also provide for metering stormwater runoff. If the cistern outlet is significantly smaller than the size of the downspout inlet (say ¼ to ½ inch diameter), runoff will build up inside the cistern during storms, and will empty out slowly after peak intensities subside. This is a feasible way to mitigate the peak flow increases caused by rooftop impervious land coverage, especially for the frequent, small storms.

Dry wells and Infiltration Trenches

Roof downspouts can be directed to dry wells or infiltration trenches. A dry well is constructed by excavating a hole in the ground and filling it with an open graded aggregate, and allowing the water to fill the dry well and infiltrate after the storm event. An underground connection from the downspout conveys water into the dry well, allowing it to be stored in the voids. To minimize sedimentation from lateral soil movement, the sides and top of the stone storage matrix can be wrapped in a permeable filter fabric, though the bottom may remain open. A perforated observation pipe can be inserted vertically into the dry well to allow for inspection and maintenance.

In practice, dry wells receiving runoff from single roof downspouts have been successful over long periods because they contain very little sediment. They must be sized according to the amount of rooftop runoff received, but are typically 4 to 5 feet square, and 2 to 3 feet deep, with a minimum of 1-foot soil cover over the top (maximum depth of 10 feet).

To protect the foundation, dry wells must be set away from the building at least 10 feet. They must be installed in solids that accommodate infiltration. In poorly drained soils, dry wells have very limited feasibility.

Infiltration trenches function in a similar manner and would be particularly effective for larger roof areas. An infiltration trench is a long, narrow, rock-filled trench with no outlet that receives stormwater runoff. These are described under Treatment Controls.

Pop-up Drainage Emitter

Roof downspouts can be directed to an underground pipe that daylights some distance from the building foundation, releasing the roof runoff through a pop-up emitter. Similar to a pop-up irrigation head, the emitter only opens when there is flow from the roof. The emitter remains flush to the ground during dry periods, for ease of lawn or landscape maintenance.

Foundation Planting

Landscape planting can be provided around the base to allow increased opportunities for stormwater infiltration and protect the soil from erosion caused by concentrated sheet flow coming off the roof. Foundation plantings can reduce the physical impact of water on the soil and provide a subsurface matrix of roots that encourage infiltration. These plantings must be sturdy enough to tolerate the heavy runoff sheet flows, and periodic soil saturation.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. The definition of " redevelopment" must be consulted to determine whether or not the requirements for new development apply to areas intended for redevelopment. If the definition applies, the steps outlined under "designing new installations" above should be followed.

Supplemental Information

Examples

- City of Ottawa's Water Links Surface –Water Quality Protection Program
- City of Toronto Downspout Disconnection Program
- City of Boston, MA, Rain Barrel Demonstration Program

Other Resources

Hager, Marty Catherine, Stormwater, "Low-Impact Development", January/February 2003. www.stormh2o.com

Low Impact Urban Design Tools, Low Impact Development Design Center, Beltsville, MD. www.lid-stormwater.net

Start at the Source, Bay Area Stormwater Management Agencies Association, 1999 Edition

Efficient Irrigation SD-12

Design Objectives

- ☑ Maximize Infiltration
- ☑ Provide Retention
- ☑ Slow Runoff
- Minimize Impervious Land Coverage
- Prohibit Dumping of Improper Materials
- Contain Pollutants
- Collect and Convey

Description

Irrigation water provided to landscaped areas may result in excess irrigation water being conveyed into stormwater drainage systems.

Approach

Project plan designs for development and redevelopment should include application methods of irrigation water that minimize runoff of excess irrigation water into the stormwater conveyance system.

Suitable Applications

Appropriate applications include residential, commercial and industrial areas planned for development or redevelopment. (Detached residential single-family homes are typically excluded from this requirement.)

Design Considerations

Designing New Installations

The following methods to reduce excessive irrigation runoff should be considered, and incorporated and implemented where determined applicable and feasible by the Permittee:

- Employ rain-triggered shutoff devices to prevent irrigation after precipitation.
- Design irrigation systems to each landscape area's specific water requirements.
- Include design featuring flow reducers or shutoff valves triggered by a pressure drop to control water loss in the event of broken sprinkler heads or lines.
- Implement landscape plans consistent with County or City water conservation resolutions, which may include provision of water sensors, programmable irrigation times (for short cycles), etc.

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- Design timing and application methods of irrigation water to minimize the runoff of excess irrigation water into the storm water drainage system.
- Group plants with similar water requirements in order to reduce excess irrigation runoff and promote surface filtration. Choose plants with low irrigation requirements (for example, native or drought tolerant species). Consider design features such as:
  - Using mulches (such as wood chips or bar) in planter areas without ground cover to minimize sediment in runoff
  - Installing appropriate plant materials for the location, in accordance with amount of sunlight and climate, and use native plant materials where possible and/or as recommended by the landscape architect
  - Leaving a vegetative barrier along the property boundary and interior watercourses, to act as a pollutant filter, where appropriate and feasible
  - Choosing plants that minimize or eliminate the use of fertilizer or pesticides to sustain growth
- Employ other comparable, equally effective methods to reduce irrigation water runoff.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. The definition of " redevelopment" must be consulted to determine whether or not the requirements for new development apply to areas intended for redevelopment. If the definition applies, the steps outlined under "designing new installations" above should be followed.

Other Resources

A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.

Storm Drain Signage SD-13

Design Objectives

- Maximize Infiltration
- Provide Retention
- Slow Runoff
- Minimize Impervious Land Coverage
- ☑ Prohibit Dumping of Improper Materials
- Contain Pollutants
- Collect and Convey

Description

Waste materials dumped into storm drain inlets can have severe impacts on receiving and ground waters. Posting notices regarding discharge prohibitions at storm drain inlets can prevent waste dumping. Storm drain signs and stencils are highly visible source controls that are typically placed directly adjacent to storm drain inlets.

Approach

The stencil or affixed sign contains a brief statement that prohibits dumping of improper materials into the urban runoff conveyance system. Storm drain messages have become a popular method of alerting the public about the effects of and the prohibitions against waste disposal.

Suitable Applications

Stencils and signs alert the public to the destination of pollutants discharged to the storm drain. Signs are appropriate in residential, commercial, and industrial areas, as well as any other area where contributions or dumping to storm drains is likely.

Design Considerations

Storm drain message markers or placards are recommended at all storm drain inlets within the boundary of a development project. The marker should be placed in clear sight facing toward anyone approaching the inlet from either side. All storm drain inlet locations should be identified on the development site map.

Designing New Installations

The following methods should be considered for inclusion in the project design and show on project plans:

- Provide stenciling or labeling of all storm drain inlets and catch basins, constructed or modified, within the project area with prohibitive language. Examples include "NO DUMPING

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– DRAINS TO OCEAN" and/or other graphical icons to discourage illegal dumping.

- Post signs with prohibitive language and/or graphical icons, which prohibit illegal dumping at public access points along channels and creeks within the project area.

Note - Some local agencies have approved specific signage and/or storm drain message placards for use. Consult local agency stormwater staff to determine specific requirements for placard types and methods of application.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. If the project meets the definition of "redevelopment", then the requirements stated under " designing new installations" above should be included in all project design plans.

Additional Information

Maintenance Considerations

- Legibility of markers and signs should be maintained. If required by the agency with jurisdiction over the project, the owner/operator or homeowner's association should enter into a maintenance agreement with the agency or record a deed restriction upon the property title to maintain the legibility of placards or signs.

Placement

- Signage on top of curbs tends to weather and fade.

- Signage on face of curbs tends to be worn by contact with vehicle tires and sweeper brooms.

Supplemental Information

Examples

- Most MS4 programs have storm drain signage programs. Some MS4 programs will provide stencils, or arrange for volunteers to stencil storm drains as part of their outreach program.

Other Resources

A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.

RET-3: Infiltration Trench

Description

An infiltration trench is a narrow trench constructed in naturally pervious soils designed for retaining and infiltrating stormwater runoff into the underlying native soils and groundwater table. Infiltration trenches are typically filled with gravel and sand, although use of manufactured percolation tank modules may be considered in place of gravel fill. Infiltration trenches provide stormwater runoff treatment through a variety of natural mechanisms (i.e., filtration, adsorption, biological degradation) as water flows through the soil profile.

Infiltration trenches differ from infiltration basins in that the former are used for small drainage areas and stores stormwater runoff out of sight underground within the void spaces of rocks or stones or percolation tank modules. Infiltration basins are used for larger drainage areas and stormwater is stored within a visible ponded surface.

Infiltration vaults and infiltration leach fields are subsurface variations of the infiltration trench concept in which stormwater runoff is distributed to the upper zone of the subsurface gravel bed by means of perforated pipes.

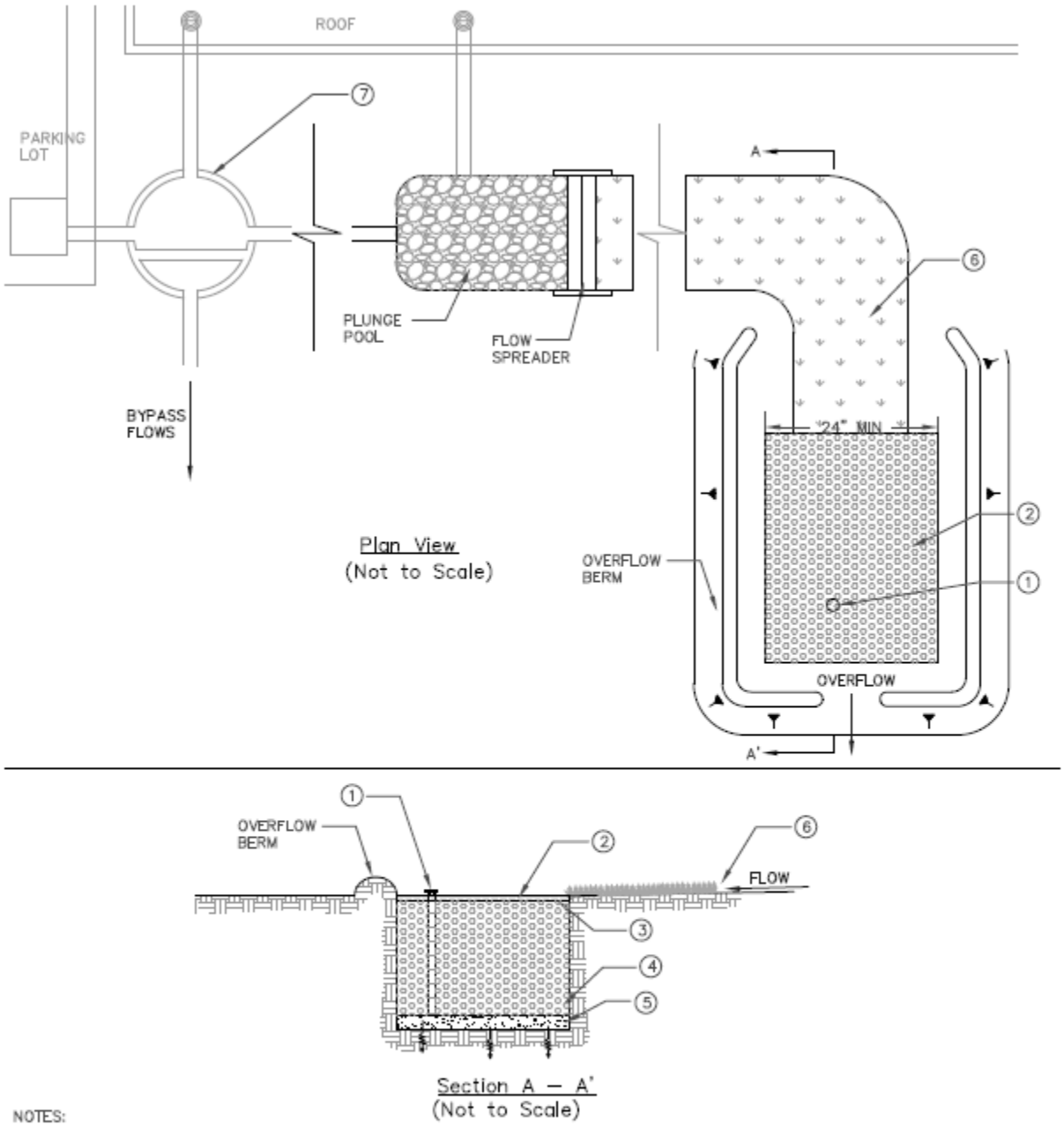
A schematic of a typical infiltration trench is presented in Figure E-3.

LID Ordinance Requirements

Infiltration trenches can be used to meet the on-site retention requirements of the LID Ordinance. Infiltration trenches will prevent pollutants in the SWQDv from being discharged off-site.

Advantages

- Reduces or eliminates stormwater runoff discharge to receiving water for most storm events
- Reduces peak stormwater runoff, which provides erosion control
- Provides groundwater recharge
- Provides effective treatment through settling and filtering while requiring relatively small space.
- Fits in narrow areas and unused areas of a development site.
- Is suitable for use when water is not available for irrigation or base flow.



NOTES:

1. OBSERVATION WELL WITH LOCKABLE ABOVE-GROUND CAP
2. 2" PEA GRAVEL FILTER LAYER
3. PROVIDE FILTER FABRIC IF NO PRETREATMENT IS PROVIDED
4. 3' – 5' DEEP TRENCH FILLED WITH 2" – 6" DIAMETER CLEAN STONE WITH 30% – 40% VOIDS
5. 6" DEEP SAND FILTER LAYER (OR FABRIC EQUIVALENT)
6. RUNOFF FILTERS THROUGH GRASS FILTER STRIP OR VEGETATED SWALE
7. OPTIONAL FLOW CONTROL DEVICE FOR OFF-LINE CONFIGURATIONS

Figure E-3. Infiltration Trench Schematic

Disadvantages

- Is not appropriate for areas with too low or too high permeability soils
- May not be appropriate for industrial sites or locations with contaminated soils or where spills may occur because of the potential threat to groundwater contamination
- Must be protected from high sediment loads
- May result in standing water, which may allow vector breeding
- Is not appropriate on fill or sites with steep slopes

General Constraints and Implementation Considerations

- Infiltration trenches can be integrated into open space buffers and other landscape areas.
- The potential for groundwater contamination must be carefully considered,. Infiltration trenches are not suitable for sites that:
    - Use or store chemicals or hazardous materials, unless they are prevented from entering the trench; or
    - Un-remediated “brownfield sites” where there is known groundwater or soil contamination.
- Infiltration trenches should be sited away from tree drip lines and kept free of vegetation.
- If the corrected in-situ infiltration rate exceed 2.4 in/hr, then stormwater runoff may need to be fully-treated with an upstream stormwater quality control measure prior to infiltration to protect groundwater quality.
- Infiltration trenches cannot be located on sites with a slope greater than 15 percent.
- Pretreatment to remove sediment is required to protect infiltration trench from high sediment loads.
- If possible, the entire tributary area of the infiltration trench should be stabilized before construction begins. If this is not possible, all flows should be diverted around the infiltration trench to protect it from sediment loads during construction or the top two inches of soil from the infiltration trench floor should be removed after the site has been stabilized. Excavated material should be stored such that it cannot be washed back into the infiltration trench if a storm occurs during construction.
- The equipment used to construct the infiltration trench should have extra wide low-pressure tires. Construction traffic should not enter the infiltration trench because it can compact soil, which reduces infiltration capacity. If heavy equipment is used on the base of the infiltration trench, the infiltrative capacity may be restored by tilling or aerating prior to placing the infiltrative bed.

- Clean, washed gravel should be placed in the excavated trench in lifts and lightly compacted with a plate compactor. Use of unwashed gravel can result in clogging.
- A geomembrane liner should be installed generously with overlapping seams on sides, bottom, and one foot below the surface of the infiltration trench.
- After construction is completed, the entire tributary area of the infiltration trench should be stabilized before allowing stormwater runoff to enter it.
- An observation well must be installed to check water levels, detention time, and evidence of clogging. An access road along the entire length of the infiltration trench is required unless it is located along an existing road or parking lot that can be safely used for maintenance access.

Design Specifications

The following sections provide design specifications for infiltration trenches.

Geotechnical

Due to the potential to contaminate groundwater, cause slope instability, impact surrounding structures, and potential for insufficient infiltration capacity, an extensive geotechnical site investigation must be conducted during the site planning process to verify site suitability for an infiltration trench. All geotechnical investigations must be performed according to the most recent GMED Policy GS 200.1. Soil infiltration rates and the groundwater table depth must be evaluated to ensure that conditions are satisfactory for proper operation of an infiltration trench. The project applicant must demonstrate through infiltration testing, soil logs, and the written opinion of a licensed civil engineer that sufficiently permeable soils exist on-site to allow the construction of a properly functioning infiltration trench.

Infiltration trenches are appropriate for soils with a minimum corrected in-situ infiltration rate of 0.3 in/hr. The geotechnical report must determine if the proposed project site is suitable for an infiltration trench and must recommend a design infiltration rate (see “Design Infiltration Rate” under the “Sizing” section). The geotechnical investigation should be such that a good understanding is gained as to how the stormwater runoff will move through the soil (horizontally or vertically) and if there are any geological conditions that could inhibit the movement of water.

Pretreatment

Pretreatment is important for all structural stormwater quality control measures, but it is particularly important for retention facilities. Pretreatment refers to design features that provide settling of large particles before stormwater runoff enters a stormwater quality control measure in order to reduce the long-term maintenance burden. Pretreatment should be provided to reduce the sediment load entering an infiltration trench in order to maintain the infiltration rate of the infiltration trench. To ensure that infiltration trenches are effective, the project applicant must incorporate pretreatment devices that provide

sediment reduction (e.g., vegetated swales, vegetated filter strips, sedimentation manholes, and proprietary devices).

Setbacks

Infiltration trenches must be sited following the setbacks from the most recent GMED Policy GS 200.1.

Geometry

- Infiltration trenches must be designed and constructed to be at least 24 inches wide and 3 to 5 feet deep.
- The longitudinal slope of the trench should not exceed three percent.
- The filter bed media layers must have the following composition and thickness:
    - Top layer: 2 inches of pea gravel
    - Middle layer: 3 to 5 feet of washed 2- to 6-inch gravel; void spaces should be approximately 30 to 40 percent
    - Bottom layer: 6 inches of sand or geomembrane liner equivalent.

Sizing

Infiltration trenches are sized a simple sizing method where the SWQDv must be completely infiltrated within 96 hours. Infiltration trenches provide stormwater runoff storage in the voids of the rock fill or percolation tank modules.

<u>Step 1: Determine the SWQDv</u>

Infiltration trenches must be designed to capture and retain the SWQDv (see Section 6 for SWQDv calculation procedures).

<u>Step 2: Determine the design infiltration rate</u>

Determine the corrected in-situ infiltration rate (f_{design}) of the native soil using the procedures described in the most recent GMED Policy GS 200.1.

<u>Step 3: Calculate the surface area</u>

Determine the size of the required infiltration surface by assuming the SWQDv will fill the available void spaces of the gravel storage layer. The maximum depth of stormwater runoff that can be infiltrated within the maximum retention time (96 hrs) is calculated using the following equation:

$$d_{max} = \frac{f_{design}}{12} \times t$$

Where:

d_{max} = Maximum depth of water that can be infiltrated within the maximum retention time [ft];
f_{design} = Design infiltration rate [in/hr]; and
t = Maximum retention time (max 96 hrs) [hr].

Select the infiltration trench depth (d_t) such that:

$$d_t \leq \frac{d_{max}}{n_t}$$

Where:

d_t = Depth of infiltration trench [ft];
d_{max} = Maximum depth of water that can be infiltrated within the maximum retention time [ft]; and
n_t = Infiltration trench fill porosity.

Calculate the infiltrating surface area (bottom of the infiltration trench) required:

$$A = \frac{SWQDv}{d_t \times n_t}$$

Where:

A = Surface area of the bottom of the infiltration trench [ft^2];
SWQDv = Stormwater quality design volume [ft^3];
d_t = Depth of infiltration trench fill [ft]; and
n_t = Infiltration trench porosity.

Flow Entrance and Energy Dissipation

Energy dissipation controls, constructed of sound materials such as stones, concrete, or proprietary devices that are rated to withstand the energy of the influent flow, must be installed at the inlet to the infiltration trench. Flow velocity at the inlet must be 4 ft/s or less. Consult with LACDPW for the type and design of energy dissipation structure.

Drainage

The specifications for designing drainage systems for infiltration trenches are presented below:

- The bottom of infiltration trench must be native soil that is over-excavated at least one foot in depth with the soil replaced uniformly without compaction. Amending the excavated soil with two to four inches (~15 to 30 percent) of coarse sand is recommended.

- The use of vertical piping, either for distribution or infiltration enhancement, is prohibited. This application may be classified as a Class V Injection Well per 40 CFR Part 146.5(e)(4).
- The infiltration capacity of the subsurface layers should be sufficient to ensure a maximum detention time of 96 hours. An observation well must be installed to allow observation of detention time.

Hydraulic Restriction Layer

The entire infiltrative area, including the side slopes must lined with a geomembrane liner to prevent soil from migrating into the top layer and reducing the infiltration capacity. The specifications of the geomembrane liner are presented in Table E-5. The entire trench area, including the sides, must be lined with a geomembrane liner prior to placing the media bed. Provide generous overlap at the seams.

Table E-5. Geomembrane Liner Specifications for Infiltration Trenches

Parameter	Test Method	Specifications
Material		Nonwoven geomembrane liner
Unit weight		8 oz/yd^3 (minimum)
Filtration rate		0.08 in/sec (minimum)
Puncture strength	ASTM D-751 (Modified)	125 lbs (minimum)
Mullen burst strength	ASTM D-751	400 lb/in^2 (minimum)
Tensile strength	AST D-1682	300 lbs (minimum)
Equiv. opening size	US Standard Sieve	No. 80 (minimum)

Observation Well

The observation well is a vertical section of perforated PVC pipe, four- to six-inch diameter, installed flush with the top of the infiltration trench on a footplate and with a locking, removable cap. The observation well is needed to monitor the infiltration rate in infiltration trench and is useful for marking the location of the infiltration trench.

Vegetation

- Infiltration trenches must be kept free of vegetation.
- Trees and other large vegetation should be planted away from infiltration trenches such that drip lines do not overhang the infiltration area.

Restricted Construction Materials

Use of pressure-treated wood or galvanized metal at or around an infiltration trench is prohibited.

Overflow Device

An overflow device must be provided in the event that stormwater runoff overtops the infiltration trench or if the infiltration trench becomes clogged. The overflow device must be able to convey stormwater runoff to a downstream conveyance system or other acceptable discharge point.

Maintenance Access

The infiltration trench must be safely accessible during wet and dry weather conditions if it is publicly-maintained. An access road along the entire length of the infiltration trench is required unless the trench is located along an existing road or parking lot that can be safely used for maintenance access. If the infiltration trench becomes plugged and fails, access is needed to excavate the infiltration trench and replace the filter bed media. All dimensions of the infiltration trench should also be increased by two inches to provide a fresh surface for infiltration. To prevent damage and compaction, access must able to accommodate a backhoe working at “arm’s length” from the infiltration trench.

Maintenance Requirements

Maintenance and regular inspections are important for proper function of infiltration trenches. The following are general maintenance requirements:

- Conduct regular inspection and routine maintenance for pretreatment devices.
- Inspect infiltration trench and its observation well frequently to ensure that water infiltrates into the subsurface completely within the maximum detention time of 96 hours. If water is present in the observation well more than 96 hours after a major storm, the infiltration trench may be clogged. Maintenance activities triggered by a potentially clogged facility include:
    - Check for debris/sediment accumulation, rake surface and remove sediment (if any), and evaluate potential sources of sediment and vegetative or other debris (i.e., embankment erosion, channel scour, overhanging trees). If suspected upstream sources are outside of the County's jurisdiction, additional pretreatment (i.e., trash racks, vegetated swales) may be necessary.
    - Assess the condition of the top aggregate layer for sediment buildup and crusting. Remove the top layer of pea gravel and replace. If slow draining conditions persist, the entire infiltration trench may need to be excavated and replaced.
- Eliminate standing water to prevent vector breeding.
- Inspect infiltration trenches annually. Remove and dispose of trash and debris as needed, but at least prior to the beginning of the wet season.
- Inspect overflow devices for obstructions or debris, which should be removed immediately. Repair or replace damaged pipes upon discovery.

A summary of potential problems that may need to be addressed by maintenance activities is presented in Table E-6.

The County requires execution of a maintenance agreement to be recorded by the property owner for the on-going maintenance of any privately-maintained stormwater quality control measures. The property owner is responsible for compliance with the maintenance agreement. A sample maintenance agreement is presented in Appendix H.

Table E-6. Infiltration Trench Troubleshooting Summary

Problem	Conditions When Maintenance Is Needed	Maintenance Required
Trash and Debris	Trash and debris > 5 ft^3/1,000 ft^2	Remove and dispose of trash and debris.
Contaminants and Pollution	Any evidence of oil, gasoline, contaminants, or other pollutants	Remove any evidence of visual contamination.
Erosion/Sediment Accumulation	Undercut or eroded areas at inlet structures	Repair eroded areas and re-grade if necessary.
	Accumulation of sediment, debris, and oil/grease in pretreatment devices	Remove sediment, debris, and/or oil/grease.
	Accumulation of sediment, debris, and oil/grease on surface, inlet or overflow structures	Remove sediment, debris, and/or oil/grease.
Water Drainage Rate	Standing water, or by inspection of observation wells	Remove the top layer of the infiltration trench bottom and replace if necessary.

PRE-2: Catch Basin Insert Fact Sheet

Catch basin inserts are manufactured filters or fabric placed in a drop inlet to remove sediment and debris and may include sorbent media (oil absorbent pouches) to remove floating oils and grease. Catch basin inserts are selected specifically based upon the orientation of the inlet and the expected sediment and debris loading.

Also known as:

- *Drop Inlet Filters*
- *Catch Basin Filters*

Catch Basin Insert (DrainPac™)

Opportunity Criteria

- Catch basin inserts come in such a wide range of configurations that it is practically impossible to generalize the expected performance. Inserts should mainly be used for catching coarse sediments and floatable trash and are effective as pretreatment in combination with other types of structures that are recognized as water quality treatment BMPs. Trash and large objects can greatly reduce the effectiveness of catch basin inserts with respect to sediment and hydrocarbon capture.
- Catch basin inserts are applicable for drainage area that include parking lots, vehicle maintenance areas, and roadways with catch basins that discharge directly to a receiving water.

OC-Specific Design Criteria and Considerations

- ✓ Frequent maintenance and the use of screens and grates to keep trash out may decrease the likelihood of clogging and prevent obstruction and bypass of incoming flows.
- ✓ Consult proprietors for specific criteria concerning the design of catch basin inserts.
- ✓ Catch basin inserts can be installed with specific media for pollutants of concern.

Proprietary Manufacturer / Supplier Websites

- **Table XIV.2** is a list of manufacturers that provide catch basin inserts. The inclusion of these manufacturers does not represent an endorse of their products. Other devices and manufacturers may be acceptable for pretreatment.

Table XIV.2: Proprietary Catch Basin Insert Manufacturer Websites

Device	Manufacturer	Website
AbTech Industries Ultra-Urban Filter™	AbTech Industries	www.abtechindustries.com
Aquashield Aqua-Guardian™ Catch Basin Insert	Aquashield™ Inc.	www.aquashieldinc.com
Bowhead StreamGuard™	Bowhead Environmental & Safety, Inc.	http://www.shopbowhead.com/
Contech® Triton Catch Basin Filter™	Contech® Construction Products Inc.	www.contech-cpi.com
Contech® Triton Curb Inlet Filter™	Contech® Construction Products Inc.	www.contech-cpi.com

Table XIV.2: Proprietary Catch Basin Insert Manufacturer Websites

Device	Manufacturer	Website
Contech® Triton Basin StormFilter™	Contech® Construction Products Inc.	www.contech-cpi.com
Contech® Curb Inlet StormFilter™	Contech® Construction Products Inc.	www.contech-cpi.com
Curb Inlet Basket	SunTree Technologies Inc.	www.suntreetech.com
Curb Inlet Grates	EcoSense International™	http://www.ecosenseint.com/
DrainPac™	United Storm Water, Inc.	http://www.unitedstormwater.com
Grate Inlet Skimmer Box	SunTree Technologies Inc.	www.suntreetech.com
KriStar FloGard+PLUS®	KriStar Enterprises Inc.	www.kristar.com
KriStar FloGard®	KriStar Enterprises Inc.	www.kristar.com
KriStar FloGard LoPro Matrix Filter®	KriStar Enterprises Inc.	www.kristar.com
Nyloplast Storm-PURE Catch Basin Insert	Nyloplast Engineered Surface Drainage Products	www.nyloplast-us.com
StormBasin®	FabCo® Industries Inc.	www.fabco-industries.com
Stormdrain Solutions Interceptor	FabCo® Industries Inc.	www.fabco-industries.com
Stormdrain Solutions Inceptor®	Stormdrain Solutions	www.stormdrains.com
StormPod®	FabCo® Industries Inc.	www.fabco-industries.com
Stormwater Filtration Systems	EcoSense International™	http://www.ecosenseint.com/
Ultra-CurbGuard®	UltraTech International Inc.	www.spillcontainment.com
Ultra-DrainGuard®	UltraTech International Inc.	www.spillcontainment.com
Ultra-GrateGuard®	UltraTech International Inc.	www.spillcontainment.com
Ultra-GutterGuard®	UltraTech International Inc.	www.spillcontainment.com
Ultra-InletGuard®	UltraTech International Inc.	www.spillcontainment.com

Appendix C:
Infiltration System Storage Analysis/ Treatment BMPs Details

(Project specific details and treatment system detail to be provided prior to final approval.)

INFILTRATION TRENCH VOLUME CALCULATIONS

Infiltration and Storage System Parameters:

V_{BMP} = 5,248.1 cubic feet (cf)
$K_{MEASURED}$ = 13.4 and 10.8 inches per hour (in/hr), per Geotechnical Report prepared by ALTA California Geotechnical, Inc. dated June 22, 2023)
K_{DESIGN} (design infiltration rate) = 4.03 in/hr (safety factor of 3 applied)
n_T (porosity of trench fill) = 0.40 (unitless)
d_T (depth and width of trench fill) = 7 ft
d_P (ponding trench fill depth below perforated pipe) = 1 ft
SACF (Surface Area Correction Factor- 1.0 does not account for sides for conservativeness) = 1

Static Volume Calculation:

234 linear feet (lf) of 60-inch perforated pipes (trench length = 236 ft)

$$V_{pipe} = \pi \times (2.5\ ft)^2 \times (234 ft) = 4{,}594.6\ cf$$

$$V_{gravel} = (234\ ft + 2\ ft) \times (7\ ft) \times (1\ ft) \times 0.40 = 660.8\ cf$$

$$\sum V = 4{,}594.6\ cf + 660.8\ cf = 5{,}255.4\ cf;$$

Drawdown Calculation:

$$Surface\ Area = (234\ ft + 2\ ft) \times (7\ ft) = 1{,}652.0\ sf$$

$$V_{48-hr} = \left(\frac{1}{12}\right)\left(4.03\frac{in}{hr}\right)(1{,}652.0\ sf)(48\ hrs) = \mathbf{26{,}652.3\ cf > 5{,}248.1\ cf} \checkmark$$

$$Drawdown\ Time\ of\ DCV = \left(\frac{1}{12}\right)\left(4.03\frac{in}{hr}\right)(1{,}652.0\ sf)(x\ hrs) = 5{,}248.1\ cf$$

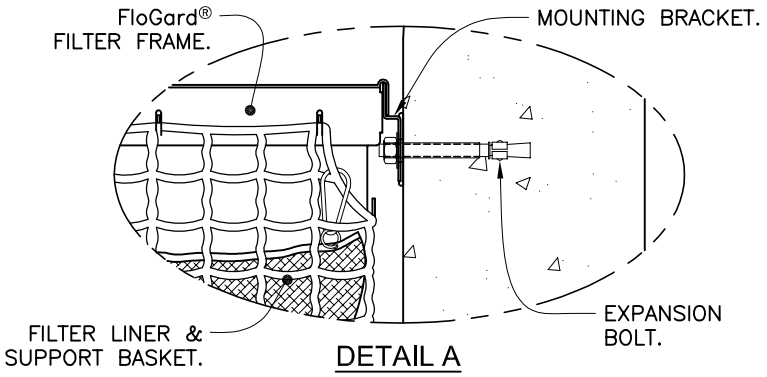
$$\mathbf{9.5\ hrs\ < 48\ hrs} \checkmark$$

Summary Table

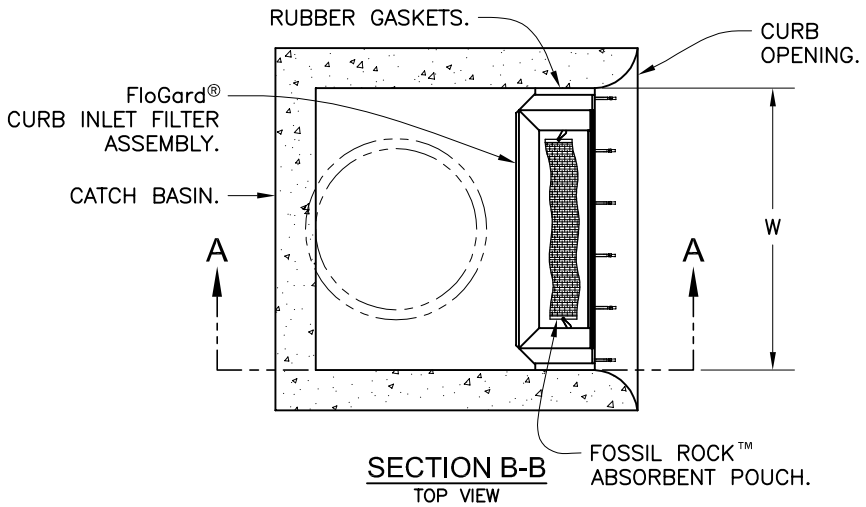
(DMA)	Required DCV (cf)	Underground Trench with Perforated Pipe Length (lf)	Provided Volume in Pipe and Trench Only	Required DCV (cf)
Whole Site	5,248.1	234 lf of 60-inch pipe	5,255.4 cft	7,923

The proposed underground infiltration trench can statically store 5,255.4 cubic feet of stormwater which ensures the required design capture volume of 5,248.1 cubic feet are fully infiltrated prior to any storm runoff exiting the project site. Per drawdown calculation above, the infiltration trench can infiltrate a total of 26,652.3 cubic feet within a 48-hour time period, hence, the required design capture volume will be infiltrated within the 48-hour period.

FGP-0002

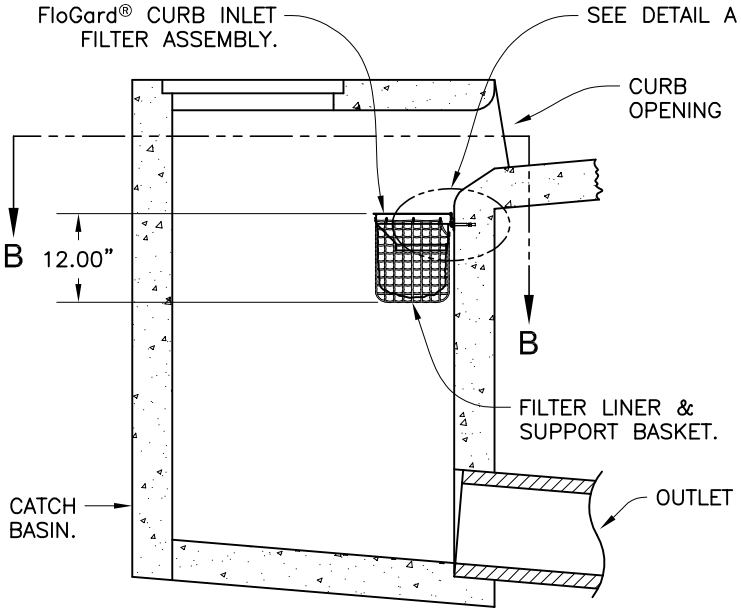


DETAIL A
MOUNTING BRACKET & EXPANSION BOLTS
SEE NOTE 2
SCALE: 6X



SECTION B-B
TOP VIEW
SCALE: 1X

SPECIFIER CHART				
MODEL NO.	Curb Opening Width - W -	Storage Capacity - Cu. Ft. -	Filtered Flow Rate - GPM/CFS -	Bypass Flow Rate - GPM/CFS -
FGP-24CI	2.0' (24")	.95	338 / .75	2,513 / 5.6
FGP-30CI	2.5' (30")	1.20	450 / 1.00	3,008 / 6.7
FGP-36CI	3.0' (36")	1.50	563 / 1.25	3,547 / 7.9
FGP-42CI	3.5' (42")	1.80	675 / 1.50	3,951 / 8.8
FGP-48CI	4.0' (48")	2.10	768 / 1.76	4,445 / 9.9
FGP-5.0CI	5.0' (60")	2.40	900 / 2.00	5,208 / 11.6
FGP-6.0CI	6.0' (72")	3.05	1,126 / 2.51	6,196 / 13.8
FGP-7.0CI	7.0' (84")	3.65	1,350 / 3.01	7,139 / 15.9
FGP-8.0CI	8.0' (96")	4.25	1,576 / 3.51	8,082 / 18.0
FGP-10.0CI	10.0' (120")	4.85	1,800 / 4.01	9,833 / 21.9
FGP-12.0CI	12.0' (144")	6.10	2,252 / 5.02	11,764 / 26.2
FGP-14.0CI	14.0' (168")	7.30	2,700 / 6.02	13,515 / 30.1
FGP-16.0CI	16.0' (192")	8.55	3.152 / 7.02	15,446 / 34.4
FGP-18.0CI	18.0' (216")	9.45	3,490 / 7.78	17,152 / 38.2
FGP-21.0CI	21.0' (252")	10.95	4,050 / 9.02	19,891 / 44.3
FGP-28.0CI	28.0 (336")	14.60	5,400 / 12.03	26,311 / 58.6



SECTION A-A
SIDE VIEW
SCALE: 1X

NOTES:

1. Filter insert shall have a high flow bypass feature.
2. Filter support frame shall be constructed from stainless steel Type 304.
3. Filter medium shall be *Fossil Rock* ™, installed and maintained in accordance with manufacturer specifications.
4. Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

Inlet Filtration

FloGard®

Catch Basin Insert Filter

Curb Inlet Style

Oldcastle®
Stormwater Solutions
7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

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DRAWING NO.	REV	ECO	DATE	
FGP-0002	E	ECO-0127 JPR 5/18/15	JPR 1/3/06	SHEET 1 OF 1

Appendix D:
EPA Catch Basing Cleaning/ Stencil Examples

United States Environmental Protection Agency
Office of Water Washington, D.C.
EPA 832-F-99-011 September 1999

EPA

Storm Water O&M Fact Sheet Catch Basin Cleaning

DESCRIPTION

Catch basins are chambers or sumps, usually built at the curb line, which allow surface water runoff to enter the storm water conveyance system. Many catch basins have a low area below the invert of the outlet pipe intended to retain coarse sediment. By trapping sediment, the catch basin prevents solids from clogging the storm sewer and being washed into receiving waters. Catch basins must be cleaned periodically to maintain their ability to trap sediment, and consequently their ability to prevent flooding. The removal of sediment, decaying debris, and highly polluted water from catch basins has aesthetic and water quality benefits, including reducing foul odors, reducing suspended solids, and reducing the load of oxygen-demanding substances that reach receiving waters.

APPLICABILITY

Catch basin cleaning should be performed at any facility that has an on-site storm sewer system that includes catch basins and manholes.

Although catch basin cleaning is easily implemented, it is often overlooked in an overall storm water management plan. In addition, many of the catch basin cleaning programs that have been implemented focus only on removal of debris from grate openings; full implementation of the catch basin cleaning BMP should also include removal of debris from the catch basin itself.

ADVANTAGES AND DISADVANTAGES

Catch basin cleaning is an efficient and cost-effective method for preventing the transport of sediment and pollutants to receiving water bodies. This improves both the aesthetics and the quality of the receiving water body.

Limitations associated with cleaning catch basins include:

- Catch basin debris usually contains appreciable amounts of water and offensive organic material which must be properly disposed.
- Catch basins may be difficult to clean in areas with poor accessibility and in areas with traffic congestion and parking problems.
- Cleaning is difficult during the winter when snow and ice are present.

Sediment and debris removed from catch basins can potentially be classified as hazardous waste. As a result, the materials must be disposed in a proper manner to avoid negative environmental impacts.

PERFORMANCE

Based on current data, it is not possible to quantify the water quality benefits to receiving waters resulting from catch basin cleaning. The rate at which catch basins fill with debris, as well as the total amount of material which can be removed by different frequencies of cleaning, are highly variable and cannot be readily predicted. Past studies have estimated that typical catch basins retain up to 57 percent of coarse solids and 17 percent of equivalent biological oxygen demand (BOD).

In addition, data collected as part of a Nationwide Urban Runoff Program (NURP) project in Castro Valley Creek, California, indicated that catch basins, cleaned on an average of once every year and a half, contained approximately 60 pounds of material each at the time of the cleaning.

OPERATION AND MAINTENANCE

Catch basins should be inspected at least annually to determine if they need to be cleaned. Typically, a catch basin should be cleaned if the depth of deposits is greater than or equal to one-third the depth from the basin to the invert of the lowest pipe or opening into or out of the basin. If a catch basin significantly exceeds the one-third depth standard during the annual inspection, then it should be cleaned more frequently. If woody debris or trash accumulates in a catch basin, then it should be cleaned on at least a weekly basis.

Catch basins can be cleaned either manually or by specially designed equipment. This equipment may include bucket loaders and vacuum pumps. Material removed from catch basins is usually disposed in conventional landfills. Before any materials can be disposed, it is necessary to perform a detailed chemical analysis to determine if the materials meet the EPA criteria for hazardous waste. This will help determine how the materials should be stored, treated, and disposed.

COSTS

Catch basin cleaning costs will vary depending upon the method used, the required cleaning frequency, the amount of debris removed, and debris disposal costs.

Cleaning costs for catch basins were estimated in three NURP program studies (Midwest Research Institute, 1982). These estimates are summarized in Table 1.

In communities equipped with vacuum street sweepers, a cleaning cost of $8 per basin cleaned is recommended for budgetary purposes (Southeastern Wisconsin Regional Planning Commission, 1991.) Cleaning catch basins manually costs approximately twice as much as cleaning the basins with a vacuum attached to a sweeper. Therefore, a cost estimate of $16 per catch basin cleaned may be used for manual cleaning. It should be noted that costs vary depending on local market conditions.

TABLE 1 CLEANING COST PER CATCH BASIN

Location	Method	Cost
Castro Valley, CA	Vacuum attached to street sweeper	$7.70
Salt Lake County, UT	Vacuum attached to street sweeper	$10.30
Winston-Salem, NC	Vacuum attached to street sweeper	$6.30

Source: MRI, 1982.

REFERENCES

1. Midwest Research Institute, 1982. *Collection of Economic Data from Nationwide Urban Runoff Program Projects-Final Report.* Report to U.S. Environmental Protection Agency.

2. Minnesota Pollution Control Agency, 1989. *Protecting Water Quality in Urban Areas.*

3. Southeastern Wisconsin Regional Planning Commission, 1991. *Cost of Urban Nonpoint Source Water Pollution Control Measures,* Technical Report No. 31.

4. U.S. EPA, 1983. *Final Report of the Nationwide Urban Runoff Program.* EPA 841/583109.

5. U.S. EPA, 1977. *Catch Basin Technology Overview and Assessment.* EPA-600/2-77-051.

6. Washington State Department of Ecology, 1992. *Storm Water Management Manual for Puget Sound.*

ADDITIONAL INFORMATION

Alameda County, California
Jim Scanlin
Alameda Countywide Clean Water Program
951 Turner Court, Room 300
Hayward, CA 94545

King County, Washington
Dave Hancock
Department of Natural Resources, Water and Land Resources Division, Drainage Services Section
700 5th Avenue, Suite 2200
Seattle, WA 98104

Salt Lake County, Utah
Terry Way
Salt Lake County Engineering Division
2001 South State Street, Suite N3300
Salt Lake City, UT 84190

Southeastern Wisconsin Regional Planning Commission
Bob Biebel
916 N. East Avenue, P.O. Box 1607
Waukesha, WI 53187

City of Winston Salem, North Carolina
Terry Cornett
Department of Public Works, Streets Division
P.O. Box 2511
Winston Salem, NC 27106

The mention of trade names or commercial products does not constitute endorsement or recommendation for the use by the U.S. Environmental Protection Agency.

For more information contact:

Municipal Technology Branch
U.S. EPA
Mail Code 4204
401 M St., S.W.
Washington, D.C., 20460

OWM MTB
Excellence in compliance through optimal technical solutions
MUNICIPAL TECHNOLOGY BRANCH

Sample Stencil 1

Sample Stencil 2

Appendix E:
General Education Materials

Storm Drains are for Rain...

Stormdrains take runoff directly to creeks and the ocean without treatment. Pool chemicals can harm our natural creeks and waterways. Anything going into our stormdrains that isn't rainwater contributes to stormwater pollution, which contaminates our creeks and ocean, kills marine life and causes beach closures.

...not pool chemicals

LOS ANGELES COUNTY PUBLIC WORKS Public Service That Works

PROJECT Pollution PREVENTION

Swimming Pool Tips

Follow these simple steps to prevent stormwater pollution...

- Make sure all chemicals are dissipated before draining a pool or spa
- Do not drain pools within 5 days of adding chemicals
- Never backwash a filter into the street or stormdrain
- Cleanup chemical spills with absorbent, don't wash it down the drain
- Dispose of leftover chemicals and paints through a licensed hazardous waste disposal provider

PROJECT Pollution PREVENTION

Storm Drains are for Rain...

More than 50% of the automotive oil sold to do-it-yourself oil changers is not recycled. There are more than 600 State-certified used oil collection centers within Los Angeles County.

Never dispose of automotive fluids, recyclable products, or household hazardous wastes into the street or gutter. Take them to your local auto repair station, recycling center or a household hazardous waste roundup.

1(888)CLEAN LA
www.888CleanLA.com

...they're not recycling centers.

PROJECT Pollution PREVENTION

Recycling Tips:

You can help keep your community clean, protect our area waterways and make the beaches safe for ocean swimmers by putting recyclable materials where they belong — at a recycling center or household hazardous waste roundup. Never throw or pour anything into the streets or gutters...

- When changing vehicle fluids – transmission, hydraulic and motor oil, brake and radiator fluid – drain them into a drip pan to avoid spills. Do not combine these fluids. Do not dispose of them in the street, gutter or in the garbage. It is illegal.
- Recycle all used vehicle fluids. Call 1(888)CLEAN LA or visit www.888CleanLA.com for the location of a center that recycles these fluids, or for the location of a local household hazardous waste Roundup.
- Other materials that should be taken to a household hazardous waste Roundup are: paint and paint-related materials, household cleaners, batteries, pesticides and fertilizers, pool chemicals, and aerosol products.
- Aluminum, glass, plastic and newspapers should be placed in your curbside recycling bin or taken to a local recycling center.

Printed on recycled paper

PROJECT Pollution PREVENTION

Storm Drains are for Rain...

More than 50% of the automotive oil sold to do-it-yourself oil changers is not recycled. There are more than 600 State-certified used oil collection centers within Los Angeles County.

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...they're not recycling centers.

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- Aluminum, glass, plastic and newspapers should be placed in your curbside recycling bin or taken to a local recycling center.

Printed on recycled paper

PROJECT Pollution PREVENTION

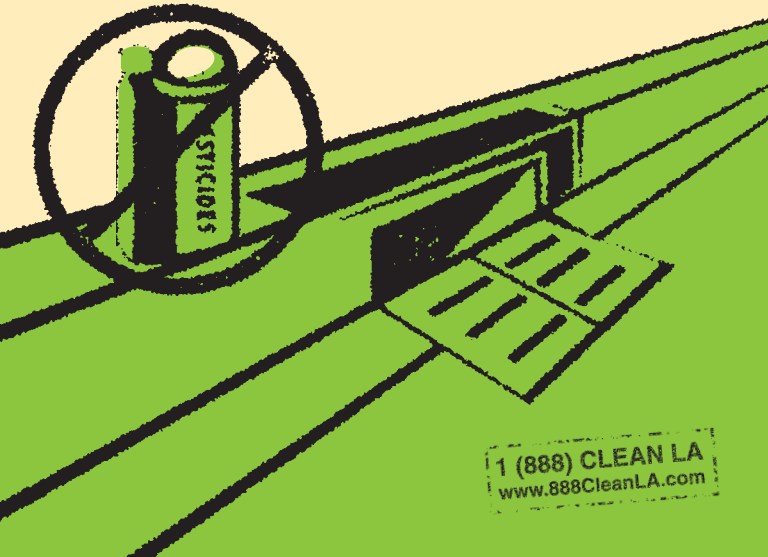
A Yard is a Terrible Thing to Waste!

Storm drains are for rain…**not yard waste.**

Residential yard waste represents about **13 percent** of the total waste generated in L.A. County.

Pesticides, fertilizer and yard waste such as leaves and mowed grass wash from the ground and streets into storm drains and flow straight to the ocean — **untreated**.

Remember to use pesticides and fertilizer wisely and pick-up yard waste.



Tips For Yard Care:

L.A. County residents can help solve the stormwater pollution problem by taking these easy steps…

- Do not over-fertilize and do not use fertilizer or pesticides near ditches, gutters or storm drains.
- Do not use fertilizer or pesticides before a rain.
- Follow the directions on the label carefully.
- Use pesticides sparingly — more is not better. "Spot" apply, rather than "blanket" apply.
- When watering your lawn, use the least amount of water possible so it doesn't run into the street carrying pesticides and other chemicals with it.
- Use non-toxic products for your garden and lawn whenever possible.
- If you must store pesticides or fertilizer, make sure they are in a sealed, water-proof container in a covered area to prevent runoff.
- Do not blow, sweep, hose or rake leaves or other yard trimmings into the street, gutter or storm drain.

PROJECT Pollution PREVENTION

A message from the County of Los Angeles Department of Public Works.
Printed on recycled paper.

Storm Drains are for Rain...

More than 50% of the automotive oil sold to do-it-yourself oil changers is not recycled. There are more than 600 State-certified used oil collection centers within Los Angeles County.

Never dispose of automotive fluids in the street or gutter. Take them to your local auto parts store, gas station or repair shop, or a household hazardous waste Roundup for recycling.

1(888)CLEAN LA
www.888CleanLA.com

...not automotive fluids.

Car Care Tips:

You can keep your car running smoothly and efficiently, and at the same time help prevent stormwater pollution by taking these easy steps...

- When changing vehicle fluids — motor oil, transmission, brake and radiator fluids — drain them into separate drip pans to avoid spills. Do not combine these fluids. Do not dispose of these fluids in the street, gutter or garbage. It is illegal.
- If a spill occurs, use kitty litter, sawdust or cornmeal for cleanup. Do not hose or rinse with water.
- Recycle all used vehicle fluids. Call 1(888)CLEAN LA or visitwww.888CleanLA.com for the location of an auto parts store or gas station that recycles these fluids, or for the location of a local household hazardous waste Roundup.
- Regularly check and maintain your car to keep it running safely and efficiently. Water runoff from streets, parking lots and driveways picks up oil and grease drippings, asbestos from brake linings, zinc from tires and organic compounds and metals from spilled fuels and carries them to the ocean.

Printed on recycled paper

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Printed on recycled paper

PROJECT Pollution PREVENTION

Don't Paint the Town Red!

Storm drains are for rain…
they're not for paint disposal.

More than **197,000** times each month, L.A. County residents wash their dirty paint brushes under an outdoor faucet.

This dirty rinse water flows into the street, down the storm drain and straight to the ocean — **untreated**.

Remember to clean water-based paint brushes in the sink, rinse oil-based paint brushes with paint thinner, and take old paint and paint-related products to a Household Hazardous Waste/E-Waste collection event.

1 (888) CLEAN LA
www.888CleanLA.com

Tips for Paint Clean-Up:

L.A. County residents can help solve the stormwater pollution problem by taking these easy steps when working with paint and paint-related products…

- Never dispose of paint or paint-related products in the gutters or storm drains. This is called illegal dumping. Take them to a Household Hazardous Waste/E-Waste collection event. Call 1 (888) CLEAN LA or visit www.888CleanLA.com to locate an event near you.
- Buy only what you need. Reuse leftover paint for touch-ups or donate it to a local graffiti abatement program. Recycle or use excess paint.
- Clean water-based paint brushes in the sink.
- Oil-based paints should be cleaned with paint thinner. Filter and reuse paint thinner. Set the used thinner aside in a closed jar to settle-out paint particles.
- Store paints and paint-related products in rigid, durable and watertight containers with tight-fitting covers.

PROJECT Pollution PREVENTION

A message from the County of Los Angeles Department of Public Works.
Printed on recycled paper.

Storm Drains are for Rain...

More than 200,000 times each month, lawns and gardens throughout LA County are sprayed with pesticides. Overwatering or rain causes pesticides on leaves and grass to flow into the storm drain and to the ocean — untreated.

Please use pesticides wisely, not before a rain, and water carefully.

...not pesticides.

1(888)CLEAN LA
www.888CleanLA.com

PROJECT Pollution PREVENTION

Pesticide Tips:

You can keep your lawn and garden green and at the same time solve the pollution problem by taking these easy steps...

- Never dispose of lawn or garden chemicals in storm drains. This is called illegal dumping. Take them to a household hazardous waste roundup. Call 1(888)CLEAN LA or visit www.888CleanLA.com to locate a roundup or collection facility near you.
- More is not better. Use pesticides sparingly. "Spot" apply, rather than "blanket" apply.
- Read labels! Use only as directed.
- Use non-toxic products for your garden and lawn whenever possible.
- If you must store pesticides, make sure they are in a sealed, water-proof container that cannot leak.
- When watering your lawn, use the least amount of water possible so it doesn't run into the street and carry pesticide chemicals with it. Don't use pesticides before a rain storm. You will not only lose the pesticide, but also will be harming the environment.

PROJECT Pollution PREVENTION

Printed on recycled paper

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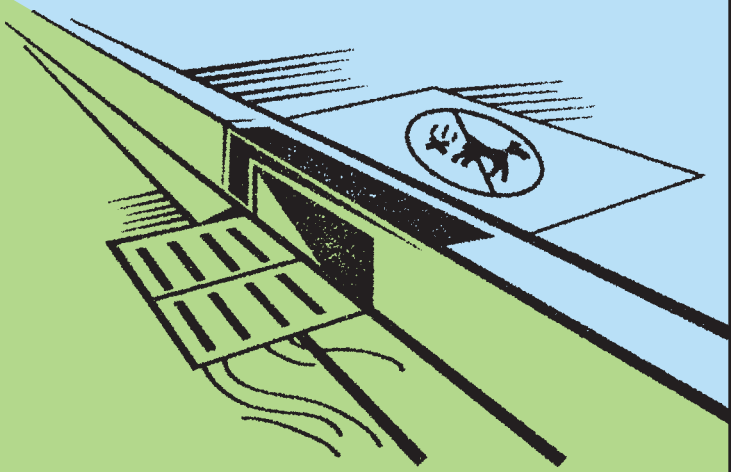
PROJECT Pollution PREVENTION

Printed on recycled paper

Pick Up After Your Pooch!



Storm drains are for rain…
they're not pooper scoopers.

L.A. County residents walk a dog without picking up the droppings more than **62,000** times per month.

Disease-causing dog waste washes from the ground and streets into storm drains and flows straight to the ocean — untreated.

Remember to bring a bag and clean up after your dog.

1 (888) CLEAN LA
www.888CleanLA.com

Tips for Dog Owners:

Dog owners can help solve the stormwater pollution problem by taking these easy steps…

- Clean up after your dog every single time.
- Take advantage of the complimentary waste bags offered in dispensers at local parks.
- Ensure you always have extra bags in your car so you are prepared when you travel with your dog.
- Carry extra bags when walking your dog and make them available to other pet owners who are without.
- Teach children how to properly clean up after a pet. Encourage them to throw the used bags in the nearest trash receptacle if they are away from home.
- Put a friendly message on the bulletin board at the local dog park to remind pet owners to clean up after their dogs.
- Tell friends and neighbors about the ill effects of animal waste on the environment. Encourage them to clean up after their pets as well.

PROJECT Pollution PREVENTION

Are You a Litter Bug and Don't Know It?

Take our quiz!

Have you ever...

- Dropped a cigarette butt or trash on the ground?
- Failed to pick up after your dog while out on a walk?
- Overwatered your lawn after applying fertilizers/pesticides?
- Disposed of used motor oil in the street, gutter or garbage?

If you answered **yes** to any of these actions, then **YOU ARE A LITTER BUG**!

Each of these behaviors contribute to stormwater pollution, which contaminates our ocean and waterways, kills marine life and causes beach closures.

You can become part of the solution!
To find out how, flip this card over.

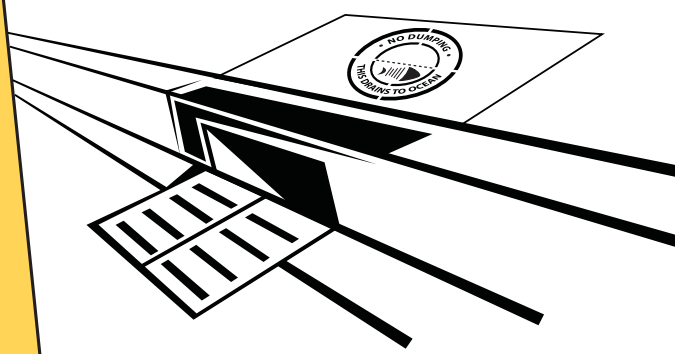
For more information, call or visit:

1 (888) CLEAN LA
www.888CleanLA.com

PROJECT Pollution PREVENTION

Follow these simple steps to prevent stormwater pollution:

- Put your garbage where it belongs — in the trash can.
- Pick up after your dog when out on a walk.
- Reduce pesticide and fertilizer use; don't overwater after application or apply if rain is forecast.
- Dispose of used motor oil at an oil recycling center or at a free Household Hazardous Waste/E-Waste collection event.



A message from the County of Los Angeles Department of Public Works.
Printed on recycled paper.

Appendix F:
Operation and Maintenance Plan

(Operation and Maintenance Plan to be provided during Final Engineering)

Appendix G:
Geotechnical Investigation

ALTA CALIFORNIA
GEOTECHNICAL INC.

170 North Maple Street, Suite 108
Corona, CA 92880
www.altageotechnical.com

BRANDYWINE HOMESS
16580 Aston Street
Irvine, CA 92606

June 22, 2023
Project No. 1-0486

Attention: Mr. Stephen Edwards

Subject: **PRELIMINARY GEOTECHNICAL INVESTIGATION**
APN: 8646-029-009 and -014
723-731 East Route 66, City of Glendora
County of Los Angeles, California

References: See Appendix A

Dear Mr. Edwards:

Alta California Geotechnical, Inc. (Alta) is pleased to present this Preliminary Geotechnical Investigation for APN: 8646-029-009 and -014, located at 723-731 East Route 66 in the City of Glendora, Los Angeles County, California. This report is based on Alta's recent subsurface investigation, laboratory testing, engineering analyses, and a review of the referenced reports.

Alta's review of the geotechnical data indicates that the proposed development is feasible, from a geotechnical perspective, provided that the recommendations presented in this report are incorporated into the grading and improvement plans and implemented during site development.

Included in this report are:

- Discussion of the site geotechnical conditions.
- Recommendations for remedial and site grading, including unsuitable soil removals.
- Geotechnical site construction recommendations.
- Preliminary foundation design parameters.

If you have any questions or should you require any additional information, please contact the undersigned at (951) 509-7090. Alta appreciates the opportunity to provide geotechnical consulting services for your project.

Sincerely,
Alta California Geotechnical, Inc.

LOGAN A. MARQUETTE
Civil Engineering Associate
Project Manager

Reviewed By:

SCOTT A. GRAY/RGE 2857
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Registered Geotechnical Engineer
President

THOMAS J. MCCARTHY/CEG 2080
Reg. Exp.: 9-30-24
Certified Engineering Geologist
Vice President

Distribution: (1) Addressee

JBC:SAG 1-0486, June 22, 2023 (Preliminary Geotechnical Investigation, Glendora)

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1.0 INTRODUCTION

This report presents Alta's findings, conclusions, and geotechnical recommendations for the proposed residential development of APN: 8646-029-009 and -014 located at 723-731 East Route 66, in the City of Glendora, Los Angeles County, California.

1.1 Purpose

The purpose of this report is to examine the existing onsite geotechnical conditions and assess their impact on the proposed development. The property is depicted on the enclosed Plate 1. This report is suitable for use in developing grading plans and preliminary construction cost estimates.

1.2 Scope of Work

Alta's Scope of Work for this geotechnical investigation included the following:

- Reviewing the referenced reports and air photos (Appendix A).
- Site geologic mapping.
- Excavating, logging, and sampling four (4) hollow-stem auger borings to a maximum depth of 26-feet below the existing ground surface (Appendix B).
- Conducting laboratory testing on samples obtained during our investigation (Appendix C).
- Performing an infiltration study and providing a preliminary assessment of the infiltration characteristics of the onsite soils and their impact on storm water disposal.
- Evaluating engineering geologic and geotechnical engineering data, including laboratory data, to develop recommendations for site remedial grading including specialized grading techniques for unsuitable soil removals along the property boundary, import soil, foundations, and utilities.
- Preparing this report and accompanying exhibits.

1.3 Report Limitations

The conclusions and recommendations presented in this report are based on the field and laboratory information generated during this investigation, and a review of the referenced reports. The information contained in this report is intended to be used for development of grading plans and preliminary construction cost estimates.

2.0 PROJECT DESCRIPTION

2.1 Site Location and Existing Conditions

The rectangular shaped approximately ±1.8-acre, site is relatively flat and consists of a paved parking lot, a dirt field, and a single commercial structure with associated concrete flatwork. The dirt field has remnants of previously placed asphaltic concrete, however, much has been eroded away. The site is bounded to the north by a railroad easement, to the east and west by commercial properties, and to the south by Route 66.

Historic aerial images are available as far back as 1948 and indicate that the site was originally utilized for agricultural purposes. By 1964, the site was cleared and three structures were constructed, one in the southwest corner of the property and two in the southeast corner of the property. The southwestern structure was expanded to its current configuration and the two southeastern structures were demolished by 1974. The dirt field was paved with asphaltic concrete by 1980 and the site has remained largely unchanged since. (Historic Aerials, 2023).

2.2 Proposed Development

It is our understanding that the site is to be developed to support multifamily residential structures and associated improvements. It is Alta's understanding that conventional cut-and-fill grading techniques will be used to develop the site for the support of wood-frame and stucco construction with shallow foundations and reinforced concrete slabs-on-grade, and associated improvements.

3.0 SITE INVESTIGATION

3.1 Subsurface Investigation and Laboratory Testing

Alta conducted a subsurface investigation on May 24th, 2023, consisting of the excavation, logging, and select sampling of four (4) hollow-stem auger borings to a maximum depth of 26-feet below the existing ground surface. The locations of the borings are shown on Plate 1 and the boring logs are presented in Appendix B.

Laboratory testing was performed on bulk and ring samples obtained during the field investigation. A brief description of the laboratory test procedures and the test results are presented in Appendix C.

3.2 Infiltration Testing

It is Alta's understanding that the site may utilize infiltration systems for storm water disposal. Details of the systems are not known at this time.

Infiltration testing was undertaken using two ten (10) foot-deep borings (P-1 and P-2) as shown on Plate 1. The testing was performed on May 25, 2023 in general conformance with the County of Los Angeles Technical Guidance Document Standards. The test wells were presoaked for 24 hours, and then water level readings were recorded every 10 minutes until the readings stabilized.

The data was then adjusted to provide an infiltration rate utilizing the Porchet Method. The resulting infiltration rate is presented in Table 3-1. The results do not include a Factor of Safety. Recommendations for infiltration BMP design are presented in Section 6.3.

Table 3-1-Summary of Infiltration Testing (No Factor of Safety)		
Test Designation	P-1	P-2
Approximate Depth of Test	10 ft	10 ft
Time Interval	10 minutes	10 minutes
Radius of Test Hole	4 inches	4 inches
Tested Infiltration Rate	13.4 (in/hr)	10.8 (in/hr)

4.0 GEOLOGIC CONDITIONS

4.1 Geologic and Geomorphic Setting

Regionally, the subject site is located in the Peninsular Ranges geomorphic province, which characterizes the southwest portion of southern California where major right lateral active fault zones predominately trend northwest-southeast. The Peninsular Ranges province is composed of plutonic and metamorphic rock, with lesser amounts of Tertiary volcanic and sedimentary rock, Quaternary drainage in-fills and sedimentary veneers.

4.2 Stratigraphy

Based on our literature review and subsurface investigation the site is underlain by undocumented artificial fill and young alluvial fan deposits. These geologic units are briefly described below.

4.2.1 Undocumented Artificial Fill (Map symbol afu)

The undocumented artificial fill encountered at the site consists primarily of tannish brown and brown silty sand and gravelly sand in a slightly moist and medium dense condition. The unit was logged to depths ranging from two and a half (2.5) to five (5) feet below the ground surface.

4.2.2 Young Alluvial Fan Deposits (Map symbol Qyf)

The artificial fill is underlain by young alluvial fan deposits consisting of brown and dark brown to reddish brown and orange brown gravelly sand and silty sand/clayey sand in a dry to slightly moist, medium dense to very dense condition. Gravel/cobble lenses are common. The unit was logged to a depth of 26.0 feet below the ground surface.

4.3 Geologic Structure

4.3.1 Tectonic Framework

Jennings (1985) defined eight structural provinces within California that have been classified by predominant regional fault trends and similar fold structure. These provinces are in turn divided into blocks and sub-blocks that are defined by "major Quaternary faults." These blocks and sub-blocks exhibit similar structural features. Within this framework, the site is located within Structural Province I, which is controlled by the dominant northwest trend of the San Andreas Fault and is divided into two blocks, the Coast Range Block, and the Peninsular Range Block. The Peninsular Range Block, on which this site is located, is characterized by a series of parallel, northwest trending faults that exhibit right lateral dip-slip movement. These faults are terminated by the Transverse Range block to the north and extend southward to the Baja Peninsula. These northwest trending faults divide the Peninsular Range block into eight sub-blocks. The site is located on the extreme northern portion of the Riverside Sub-block, one of the eight sub-blocks, which is bound on the west by the Elsinore fault zone and on the east by the San Jacinto fault zone.

4.3.2 Regionally Mapped Active Faults

Several large, active fault systems including the Sierra Madre, Elsinore-Whittier, San Jacinto, and the San Andreas occur in the region surrounding the site. These fault systems have been studied extensively and in a large part control the geologic structure of southern California.

4.3.3 Geologic Structure

Based upon our site investigation and literature review, the onsite alluvial sediments are of Holocene age, and are not folded or faulted.

4.4 Groundwater

Our subsurface investigation did not encounter groundwater to the depth of twenty (26) feet below the ground surface. The historic high groundwater depth approximately 100-feet below the ground surface (CDMG, 1998).

4.5 Earthquake Hazards

The subject site is located in southern California, which is a tectonically active area. The type and magnitude of seismic hazards affecting a site are dependent on the distance to the causative fault and the intensity and magnitude of the seismic event. The seismic hazard may be primary, such as surface rupture and/or ground shaking, or secondary, such as liquefaction and/or ground lurching.

4.5.1 Local and Regional Faulting

The nearest known active faults (movement occurring ≤ 11,700 years ago) are the: Sierra Madre fault, San Jose fault, Clamshell-Sawpit fault, Cucamonga fault, Raymond fault, Chino fault, and Elsinore fault located 1.4, 4.8, 6.6, 7.1, 8.2, 9.1, and 13.0 miles from the site (USGS, 2008).

4.5.2 Seismicity

Ground shaking hazards caused by earthquakes along other active regional faults exist. The 2022 California Building Code requires use-modified spectral accelerations and velocities for most structural designs. Seismic design parameters using soil profile types identified in the 2022 California Building Code are presented in Section 7.3.

4.5.3 Surface Rupture

Active faults are not known to exist within the project and a review of Special Publication 42 indicates the site is not within a California State designated earthquake Fault Rupture Hazard Zone (CGS, 2018). Accordingly, the potential for fault surface rupture on the subject site is very low.

4.5.4 Liquefaction

Seismic agitation of relatively loose saturated sands, silty sands, and some silts can result in a buildup of pore pressure. If the pore pressure exceeds the overburden stresses, a temporary quick condition known as liquefaction can occur. Liquefaction effects can manifest in several ways including: 1) loss of bearing; 2) lateral spread; 3) dynamic settlement; and 4) flow failure. Lateral spreading has typically been the most damaging mode of failure.

In general, the more recent that a sediment has been deposited, the more likely it will be susceptible to liquefaction. Other factors that must be considered are: groundwater, confining stresses, relative density, and the intensity and duration of seismically-induced ground shaking.

The site is not within a State-identified zone of required investigation for liquefaction (CGS, 1999). Groundwater was not encountered during the

subsurface investigation which extended to a depth of 26 feet. The nearest groundwater well indicates that groundwater is 519-ft. below the ground surface.

Based on the depth of groundwater, it is our opinion that the potential for liquefaction is minimal at the site.

4.5.5 Dry Sand Settlement

Dry sand settlement is the process of non-uniform settlement of the ground surface during a seismic event. Based on our subsurface investigation and our removal/recompaction recommendations, the potential for dry sand settlement is anticipated to be low and within foundation design tolerances.

5.0 ENGINEERING PROPERTIES AND ANALYSIS

5.1 Materials Properties

Presented herein is a general discussion of the engineering properties of the onsite materials that will be encountered during construction of the proposed project. Descriptions of the soil (Unified Soil Classification System) are presented on the boring logs in Appendix B.

5.1.1 Excavation Characteristics

Based on the data provided from the subsurface investigation, it is our opinion that the onsite materials possess favorable excavation characteristics such that conventional earth moving equipment can be utilized. Gravel and cobbles will be encountered during the excavations in the young alluvial fan deposits.

5.1.2 Compressibility

The undocumented artificial fill and upper portions of young alluvial fan deposits onsite are considered compressible and unsuitable to support the proposed improvements. Recommended removal depths are presented in Section 6.1.2.

5.1.3 Moisture

The moisture content of the undocumented artificial fill and young alluvial fan deposits that will require removal and recompaction as discussed in Section 6.1.2 are typically under-optimum and will require moisture conditioning for compaction.

5.1.4 Hydro-Consolidation

Hydro-consolidation is the effect of introducing water into soil that is prone to collapse. Upon loading and initial wetting, the soil structure and apparent strength are altered resulting in almost immediate settlement. That settlement can have adverse impacts on engineered structures, particularly in areas where it is manifested differentially. Differential settlements are typically associated with differential wetting, irregularities in the subsurface soil conditions, or irregular loading patterns.

Based on soil type and gravel content of the soils encountered, the potential for hydro-collapse in the underlying young alluvial fan deposits is minimal and should be within foundation tolerances upon the completion of the recommended unsuitable soil removals.

5.1.5 Expansion Potential

Expansion index testing was performed on samples taken during our subsurface investigation. Based on the results, it is anticipated that the majority of materials onsite are "very low" to "low" in expansion potential (0≤EI≤50, Appendix C) when tested per ASTM D: 4829.

5.1.6 Earthwork Adjustments

The values presented in Table 5-1 are deemed appropriate for estimating purposes and may be used in an effort to balance earthwork quantities. As is the case with every project, contingencies should be made to adjust the earthwork balance when grading is in-progress and actual conditions are better defined.

TABLE 5-1
Earthwork Adjustment Factors

Geologic Unit	Adjustment Factor Range	Average
Undocumented Artificial Fill/ Young Alluvial Fan Deposits	Shrink 6% to 10%	8%

5.1.7 Chemical Analyses

Chemical testing was performed on samples of material underlying the proposed site. Soluble sulfate test results indicate that the soluble sulfate concentrations of the soils tested are classified as negligible (Class S0) per ACI 318-14.

Negligible chloride levels were detected in the onsite soils. Resistivity testing conducted as part of this investigation, indicates that the soils are "slightly corrosive" to buried metals (per Romanoff, 1989). Additional discussions on corrosion are presented in Section 7.10. Corrosion tests results are presented in Appendix C.

5.2 Engineering Analysis

Presented below is a general discussion of the engineering analysis methods that were utilized to develop the conclusions and recommendations presented in this report.

5.2.1 Bearing Capacity and Lateral Earth Pressures

Ultimate bearing capacity values were obtained using the graphs and formula presented in NAVFAC DM-7.1. Allowable bearing was determined by applying a factor of safety of at least 3 to the ultimate bearing capacity. Static lateral earth pressures were calculated using Rankine methods for active and passive cases. If it is desired to use Coulomb forces, a separate analysis specific to the application can be conducted.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on Alta's findings during our subsurface investigation, the laboratory test results, and our staff's previous experience in the area, it is Alta's opinion that the development of the site is feasible from a geotechnical perspective. Presented below are Alta's recommendations that should be incorporated into site development and construction plans.

6.1 General Earthwork Recommendations

All grading shall be accomplished under the observation and testing of the project geotechnical consultant in accordance with the recommendations contained herein and the City of Glendora criteria.

6.1.1 Site Preparation

Vegetation, construction debris, and other deleterious materials are unsuitable as structural fill material and should be disposed of offsite prior to commencing grading/construction. Any septic tanks, seepage pits

or wells should be abandoned as per the County of Los Angeles Department of Health Services.

Existing concrete should be removed prior to the placement of engineered fill. The demolished concrete may be incorporated into compacted, engineered fills after it is crushed to a maximum size of six (6) inches. Prior to placement as engineered fill any protruding steel rebar should be cut from the concrete pieces and disposed of offsite.

Existing asphaltic concrete should be removed prior to the placement of engineered fill. From a geotechnical perspective, this material may be incorporated into compacted, engineered fills after it is crushed to a maximum size of six (6) inches. The crushed asphalt should not be placed under residential structures, but rather, it can be placed in approved non-residential areas, such as streets, parking areas or open space. These recommendations should be verified by the environmental consultant.

6.1.2 Unsuitable Soil Removals

The artificial fill and the upper portions of the young alluvial fan deposits near the surface are compressible and as such, are not suitable to support the proposed structures. Accordingly, it is recommended to completely remove the undocumented artificial fills and highly weathered portions of the underlying young alluvial fan deposits across the site and as close to the property boundaries as possible.

As such, it is anticipated that, on average, the upper three (3) to five (5) feet of existing soils will require removal and recompaction, extending at a minimum 1:1 projection horizontally outside the structures. This recommended removal combined with the foundation recommendations

presented in Section 7.1 should provide suitable support for the proposed structures.

The Project Geotechnical Consultant should observe the removal bottom prior to placing fill. If unsuitable soils such as undocumented artificial fill are exposed upon the completion of the removals recommended above, additional removals will be required.

For streets, in general, a minimum removal and recompaction of the upper two (2) feet of soil is recommended, although deeper removals may be required if undocumented fill is exposed at that depth. Removal bottoms in parking lot areas should be tested to determine that the exposed soils have a minimum relative compaction of 85% of the laboratory maximum density (per ASTM test method D-1557).

Material removed as part of the unsuitable soil removals can be used as artificial fill, provided it is free of deleterious materials.

6.1.3 Over-excavation of Building Pads

Footings for structures should be underlain by a minimum of two (2) feet of compacted fill. As such, for building pads where unsuitable soil removals do not provide the minimum depth of compacted fill, or where design grades and/or remedial grading activities create cut/fill transitions, the cut and shallow fill portions of the building pads should be over-excavated to provide the required depth of fill below the footings.

6.2 General Earthwork Recommendations

6.2.1 Compaction Standards

All fill and processed natural ground shall be compacted to a minimum relative compaction of 90 percent, as determined by ASTM Test Method: D-1557. Fill material should be moisture conditioned to optimum moisture or above, and as generally discussed in Alta's Earthwork Specification Section presented in Appendix E. Compaction shall be achieved with the use of sheepsfoot rollers or similar kneading type equipment.

6.2.2 Groundwater/Seepage

It is anticipated that groundwater will not be encountered during construction. It is possible that perched water conditions could be encountered depending on the time of year construction occurs.

6.2.3 Documentation of Removals

All removal/over-excavation bottoms should be observed and approved by the project Geotechnical Consultant prior to fill placement. Consideration should be given to surveying the removal bottoms and undercuts after approval by the geotechnical consultant and prior to the placement of fill. Staking should be provided in order to verify undercut locations and depths.

6.2.4 Treatment of Removal Bottoms

At the completion of removals/over-excavation, the exposed removal bottom should be ripped to a minimum depth of eight (8) inches, moisture-conditioned to above optimum moisture content and compacted in-place to the project standards.

6.2.5 Fill Placement

After removals, scarification, and compaction of in-place materials are completed, additional fill may be placed. Fill should be placed in eight-inch bulk maximum lifts, moisture conditioned to optimum moisture content or above, compacted and tested as grading/construction progresses until final grades are attained.

6.2.6 Moisture Content

The moisture content of the upper in-situ soils is primarily below optimum, as shown on the boring logs in Appendix B. These soils will require moisture conditioning prior to placement as engineered fill.

6.2.7 Mixing

Mixing of materials may be necessary to prevent layering of different soil types and/or different moisture contents. Mixing should be accomplished prior to and as part of the compaction of each fill lift.

6.2.8 Import Soils

Import soils, if necessary, should consist of clean, low expansive, structural quality, compactable materials similar to the on-site soils and should be free of trash, debris, or other objectionable materials. The project Geotechnical Consultant should be notified not less than 72 hours in advance of the locations of any soils proposed for import. Import sources should be sampled, tested, and approved by the project Geotechnical Consultant at the source prior to the importation of the soils to the site. The project Civil Engineer should include these requirements on plans and specifications for the project.

6.2.9 Utility Trenches

6.2.9.1 Excavation

Utility trenches should be supported, either by laying back excavations or shoring, in accordance with applicable OSHA standards. In general, existing site soils are classified as Soil Types "B" and “C” per OSHA standards. Upon completion of the recommended removals and re-compaction, the artificial fill will be classified as Soil Type "B". The Project Geotechnical Consulting should be consulted if geologic conditions vary from what is presented in this report.

6.2.9.2 Backfill

Trench backfill should be compacted to at least 90 percent of maximum dry density as determined by ASTM D-1557. Onsite soils will not be suitable for use as bedding material but will be suitable for use in backfill provided oversized materials are removed. No surcharge loads should be imposed above excavations. This includes spoil piles, lumber, concrete trucks, or other construction materials and equipment. Drainage above excavations should be directed away from the banks. Care should be taken to avoid saturation of the soils. Compaction should be accomplished by mechanical means. Jetting of native soils will not be acceptable.

Under-slab trenches should also be compacted to project specifications. If select granular backfill (SE > 30) is used, compaction by flooding will be acceptable.

6.2.10 Backcut Stability

Temporary backcuts, if required during unsuitable soil removals, should be made no steeper than 1:1 without review and approval of the geotechnical consultant. Flatter backcuts may be necessary where geologic conditions dictate and where minimum width dimensions are to be maintained.

Care should be taken during remedial grading operations in order to minimize the risk of failure. Should failure occur, complete removal of the disturbed material will be required.

In consideration of the inherent instability created by temporary construction backcuts for removals, it is imperative that grading schedules are coordinated to minimize the unsupported exposure time of these excavations. Once started, these excavations and subsequent fill operations should be maintained to completion without intervening delays imposed by avoidable circumstances. In cases where five-day workweeks comprise a normal schedule, grading should be planned to avoid exposing at-grade or near-grade excavations through a non-work weekend. Where improvements may be affected by temporary instability, either on or offsite, further restrictions such as slot cutting, extending workdays, implementing weekend schedules, and/or other requirements considered critical to serving specific circumstances may be imposed.

6.3 Storm Water Infiltration Systems

From a geotechnical perspective, allowing storm water to infiltrate the onsite soil in concentrated areas increases the potential for settlement, liquefaction, and water-related damage to structures/improvements, such as wet slabs or pumping subgrade, and should be avoided where possible. If infiltration systems are

required on this site, care should be taken in designing systems that control the storm water as much as possible.

Preliminary infiltration testing was conducted at the site as part of this investigation, and the methodology is discussed in 3.2. The resulting infiltration rates for P-1 and P-2 was calculated to be 13.4 and 10.8-inches per hour, respectively. The results do not include a factor of safety.

Groundwater was not encountered during our investigation to a maximum depth of 26.0 feet below the ground surface. The historic high groundwater depth approximately 100-feet below the ground surface (CDMG, 1998).

The Project Geotechnical Consultant should review the final WQMP design prior to construction.

6.4 Boundary Conditions

The site is bounded to the north by a railroad easement, to the east and west by commercial properties, and to the south by Route 66. Construction of retaining/screen walls along these boundaries will require additional geotechnical recommendations concerning unsuitable soil removals and foundation design parameters. Boundary conditions for the project should be reviewed by the Project Geotechnical Consultant as the design progresses.

7.0 DESIGN CONSIDERATIONS

7.1 Structural Design

It is anticipated that multi-story, wood-frame residential structures with slab on-grade and shallow foundations will be constructed. Upon the completion of rough grading, finish grade samples should be collected and tested in order to provide specific recommendations as they relate to the individual building pads. These test results and corresponding design recommendations should be presented in a final rough grading report. Final slab and foundation design recommendations

should be made based upon specific structure sitings, loading conditions, and as-graded soil conditions.

It is anticipated that the majority of onsite soils will possess “very low” to “low” expansion potential when tested in general accordance with ASTM Test Method D: 4829. For budgeting purposes, the following foundation design requirements for a range of potential expansion characteristics are presented.

7.1.1 Foundations

Foundations may be preliminary designed based on the values presented in Table 7-1 below.

Table 7-1

Foundation Design Parameters*

Allowable Bearing	2000 lbs/ft^2 assuming a minimum footing width and embedment of 12 inches.
Lateral Bearing	250 lbs/ft^2 at a depth of 12 inches plus 250 lbs/ft^2 for each additional 12 inches of embedment to a maximum of 2000 lbs/ft^2
Sliding Coefficient	0.35
Differential Settlement	Dynamic: Differential = 0.5-inches in 40 feet Static: Differential = 0.5-inch in 40 feet

*These values may be increased as allowed by Code to resist transient loads such as wind or seismic. Building code and structural design considerations may govern depth and reinforcement requirements and should be evaluated.

7.1.2 Conventional Slab/Foundation Systems

Based on the onsite soils conditions and information supplied by the 2022 CBC, conventional slab/foundation systems may be designed in accordance with Tables 7-1 and 7-2.

TABLE 7-2 CONVENTIONAL FOUNDATION DESIGN PARAMETERS	
Expansion Potential	***Very Low to Low***
Soil Category	I
Design Plasticity Index	10
Minimum Footing Embedment	12 inches*
*The minimum footing embedments presented herein are based on expansion indexes. The structural engineer should determine minimum embedments based on the number of floors supported by the footings, the structural loading, and the requirements of the latest California Building Code.	
Minimum Footing Width	12-inches-The structural engineer should determine the minimum footing width based on loading and the latest California Building Code.
Footing Reinforcement	No. 4 rebar, one (1) on top, one (1) on bottom
Slab Thickness	4 inches (actual)
Slab Reinforcement*	No. 3 rebar spaced 18 inches on center, each way
Under-Slab Requirement	See Section 7.2
Slab Subgrade Moisture	Minimum of 110 percent of optimum moisture to a depth of 12 inches prior to placing concrete.
Footing Embedment Adjacent to Swales and Slopes	If exterior footings adjacent to drainage swales are to exist within five (5) feet horizontally of the swale, the footing should be embedded sufficiently to assure embedment below the swale bottom is maintained. Footings adjacent to slopes should be embedded such that at least five- (5) feet is provided horizontally from edge of the footing to the face of the slope.

7.1.3 Post-Tensioned Slabs/Foundation Design Recommendations

Post-tensioned slabs for the project may be preliminarily designed utilizing the parameters presented in Tables 7-1 and 7-3. The parameters presented herein are based on methodology provided in the Design of Post-Tensioned Slabs-On-Ground, Third Edition, by the Post-Tensioning Institute, in accordance with the 2022 CBC.

TABLE 7-3 POST-TENSION SLAB DESIGN PARAMETERS						
Category	**Expansion Potential**	**Minimum Embedment**	**Edge Lift**		**Center Lift**	
			Em (ft)	**Ym (inch)**	**Em (ft)**	**Ym (inch)**
I	Very Low to Low	12 inches*	5.4	0.61	9.0	0.26
Slab Subgrade Moisture						
Category I	Minimum 110% of optimum moisture to a depth of 12 inches prior to pouring concrete					
Embedment*						
The minimum outer footing embedment presented herein are based on expansion indexes. The structural engineer should verify the minimum embedment based on the number of floors supported by the footings, the structural loading, and the requirements of the latest California Building Code. If mat slabs are utilized, alternate embedment depths can be provided.						
Moisture Barrier						
A moisture barrier should be provided in accordance with the recommendations presented in Section 7.2						
The parameters presented herein are based on procedures presented in the Design of Post-Tensioned Slabs-On-Ground, Third Edition. No corrections for vertical barriers at the edge of the slab, or for adjacent vegetation have been assumed. The design parameters are based on a Constant Suction Value of 3.9 pF.						

7.2 Moisture Barrier

A moisture and vapor retarding system should be placed below the slabs-on-grade in portions of the structure considered to be moisture sensitive and should be capable of effectively preventing the migration of water and reducing the transmission of water vapor to acceptable levels. Historically, a 10-mil plastic membrane, such as Visqueen, placed between one to four inches of clean sand, has been used for this purpose. The use of this system or other systems can be considered, at the discretion of the designer, provided the system reduces the vapor transmission rates to acceptable levels.

7.3 Seismic Design

The site classes were determined based on the referenced reports and published geologic maps in the area in general conformance with Chapter 20 of ASCE 7-16. Based on the density of the underlying soils, a Site Class of D (shear wave velocity of 259 m/s) was selected. The seismic design parameters were calculated using a program based on the USGS website and ASCE 7-16 procedures. It is our understanding that based on the proposed structures, code allows or the use of an alternate method to calculate S_{D1}, assuming the structure has a fundamental period that does not exceed 0.5s. The resulting values are presented in Table 7-4. If the structures have fundamental periods exceeding 0.5s, then a site-specific strong motion analysis shall be performed.

TABLE 7-4 Seismic Ground Motion Values
2022 CBC and ASCE 7-16

Parameter	*Value*
Site Class	D
Site Latitude	34.1294
Site Longitude	-117.8538
Spectral Response Acceleration Parameter, S_S	1.667
Spectral Response Acceleration Parameter, S_1	0.631
Site Coefficient, F_a	1.0
Site Coefficient, F_v	1.7
MCE Spectral Response Acceleration Parameter, S_{MS}	1.667
MCE Spectral Response Acceleration Parameter, S_{M1}	1.073
Design Spectral Response Acceleration Parameter, S_{DS}	1.111
Design Spectral Response Acceleration Parameter, S_{D1}	0.715
Peak Ground Acceleration, PGA_M	0.78

7.4 Block Walls

Block walls, if used, should be embedded a minimum of 2 feet below the lowest adjacent grade. Construction joints (not more than 20 feet apart) should be included in the block wall construction. Side yard walls should be structurally separated from the rear yard wall.

7.5 Footing Excavations

Soils from the footing excavations should not be placed in slab-on-grade areas unless properly compacted and tested. The excavations should be cleaned of all loose/sloughed materials and be neatly trimmed at the time of concrete placement. The Project Geotechnical Consultant should observe the footing excavations prior to the placement of concrete to determine that the excavations are founded in suitably compacted material.

7.6 Retaining Walls

Retaining walls should be founded on engineered fill and should be backfilled with granular soils that allow for drainage behind the wall. Foundations may be designed in accordance with the recommendations presented in Table 7-1, above. Unrestrained walls, free to horizontally move 0.0005H (for dense cohesionless backfill), may be designed to resist lateral pressures imposed by a fluid with a unit weight determined in accordance with the Table 7-5 below. The table also presents design parameters for restrained (at-rest) retaining walls. These parameters may be used to design retaining walls that may be considered as restrained due to the method of construction or location (corner sections of unrestrained retaining walls).

TABLE 7-5
Equivalent Fluid Pressures for 90% Compacted Fill (Select Material)

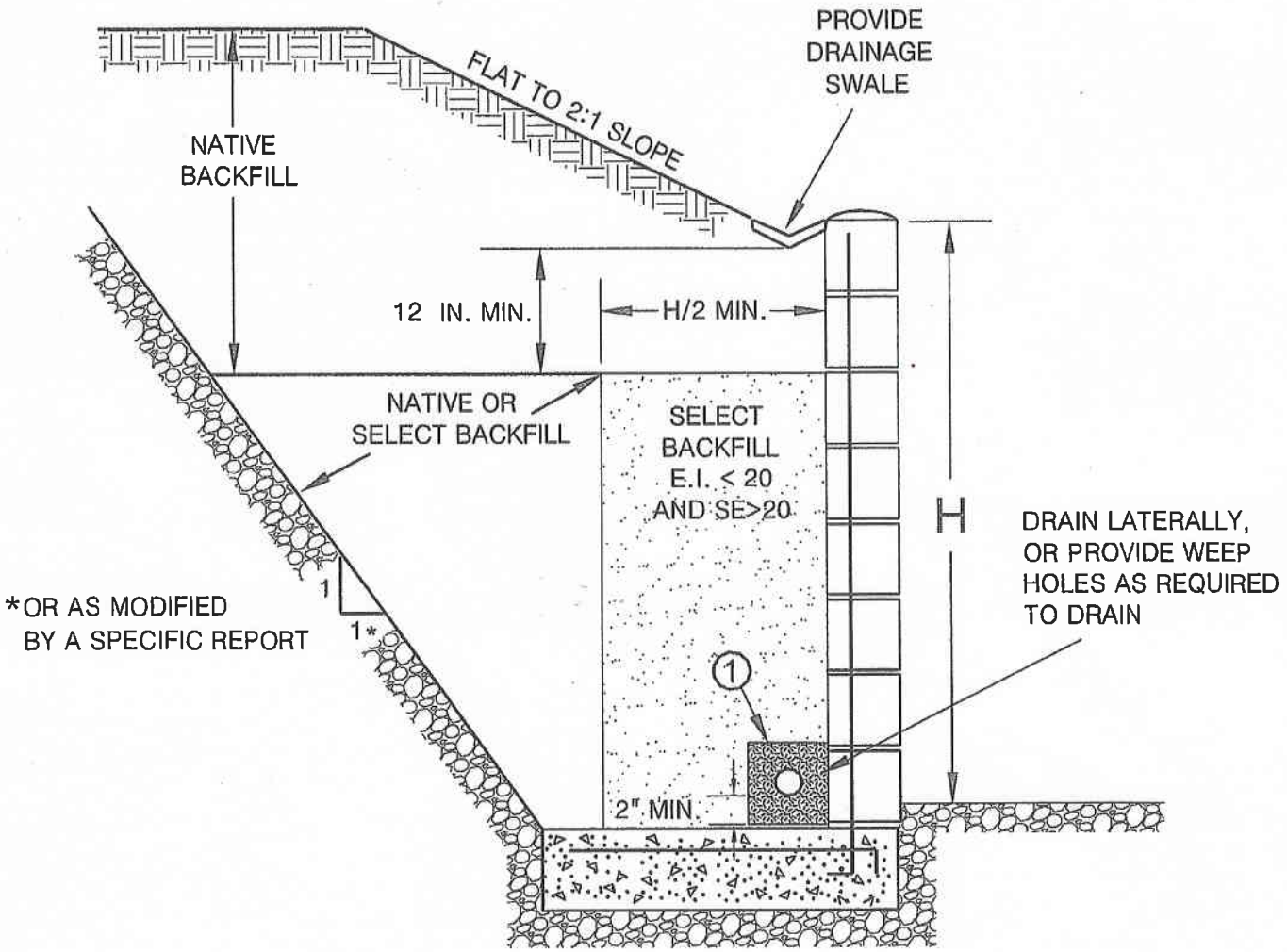
Backfill	Active Pressure (psf/ft)	At-Rest Pressure (psf/ft)
Level	35	55

Per the requirements of the 2022 CBC, the seismic force acting on the retaining walls with backfill exceeding 6-feet in height may be resolved utilizing the formula $15.5H^2$ lb/lineal ft (H=height of the wall). This force acts at approximately 0.6H above the base of the wall (inverted triangle). The seismic value can be converted as required by the retaining wall engineer. Retaining walls should be designed in general accordance with Section 1807A.2 of the 2022 CBC.

- Restrained retaining walls should be designed for "at-rest" conditions.
- The design loads presented in the above table are to be applied on the retaining wall in a horizontal fashion and as such friction between wall and retained soils should not be allowed in the retaining wall analyses.
- Additional allowances should be made in the retaining wall design to account for the influence of construction loads, temporary loads, and possible nearby structural footing loads.
- Select backfill should be granular, structural quality backfill with a Sand Equivalent of 20 or better and an ASCE Expansion Index of 20 or less. The backfill must encompass the full active wedge area. The upper one foot of backfill should be comprised of native on-site soils (see Plate A).
- The wall design should include waterproofing (where appropriate) and backdrains or weep holes for relieving possible hydrostatic pressures. The backdrain should be comprised of a 4-inch perforated PVC pipe in a 1 ft. by 1 ft., ¾-inch gravel matrix, wrapped with a geofabric. The backdrain should be installed with a minimum gradient of 2 percent and should be outletted to an appropriate location. For subterranean walls this may include drainage by sump pumps.
- No backfill should be placed against concrete until minimum design strengths are achieved.

It should be noted that the allowable bearing and lateral bearing values presented in Table 7-1 are based on level conditions at the toe. Modified design parameters can be presented for retaining walls with sloping condition at the toe. Other conditions should be evaluated on a case-by-case basis.

RETAINING WALL BACKFILL DETAIL



(1)

PIPE: 4-INCH PERFORATED PVC, SCHEDULE 40, SDR35 OR APPROVED ALTERNATE MINIMUM 8 PERFORATIONS (1/4-IN. DIA.) PER LINEAL FT. IN BOTTOM HALF OF PIPE

ROCK: MINIMUM VOLUME OF 1 CU. FT. OF 3/4-IN. MAX. ROCK PER. LINEAL FOOT OF PIPE, OR APPROVED ALTERNATE

FILTER FABRIC: MIRAFI 140 FILTER FABRIC OR APPROVED EQUIVALENT

ALTA CALIFORNIA GEOTECHNICAL, INC.
VER. 1/10

PLATE A

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7.7 Exterior Slabs and Walkways

Exterior concrete slabs and walkways should be designed and constructed in consideration of the following recommendations.

7.7.1 Subgrade Compaction

The subgrade below exterior concrete slabs should be compacted to a minimum of 90 percent relative compaction as determined by ASTM Test Method: D 1557.

7.7.2 Subgrade Moisture

The subgrade below concrete slabs should be moisture conditioned to a minimum of 110 percent of optimum moisture (low expansion) prior to concrete placement.

7.7.3 Concrete Slab Thickness

Concrete flatwork and driveways should be designed utilizing four-inch minimum thickness.

7.7.4 Concrete Slab Reinforcement

Utilization of reinforcement for flatwork and driveways is subject to a cost/benefit analysis. Reinforcement will decrease the amount of cracking that may occur in flatwork, however, planning for occasional repairs may be more cost effective. Utilizing closely spaced control joints is likely more cost-effective than utilizing reinforcement. The majority of the soils onsite are classified as very low in expansion potential. Consideration should be given to reinforcing flatwork with irregular (non-square/rectangular) shapes.

7.7.5 Control Joints

Weakened plane joints should be installed on walkways at intervals of approximately eight feet (maximum) or less. Exterior slabs should be designed to withstand shrinkage of the concrete.

7.8 Concrete Design

As stated in Section 5.1.7, negligible concentrations of sulfates were detected in the onsite soils. Therefore, the use of sulfate resistant concrete is not required per ACI 318-14 at this time. Post-grading conditions should be evaluated, and final recommendations made at that time.

7.9 Corrosion

Based on preliminary testing, the onsite soils are mildly corrosive to buried metal objects. Consideration should be given to protecting buried metals from corrosion. Typical measures may include using non-corrosive backfill, protective coatings, wrapping, plastic pipes, or a combination of these methods. A corrosion engineer should be consulted if specific design recommendations are required by the improvement designer.

Per ACI 318-14, an exposure class of C1 would be applicable to metals encased in concrete (rebar in footings) due to being exposed to moisture from surrounding soils. Per Table 19.3.2.1 of ACI 318-14, the requirements for concrete with an exposure class of C1 are a minimum compressive strength of 2500 psi and a maximum water-soluble chloride ion content in concrete of 0.30 (percent by weight of cement).

7.10 Site Drainage

Positive drainage away from the proposed structures should be provided and maintained. Roof, pad, and lot drainage should be collected and directed away from the structures toward approved disposal areas through drainage terraces, gutters, down drains, and other devices. Design fine grade elevations should be maintained through the life of the structure or if design fine grade elevations are altered, adequate area drains should be installed in order to provide rapid discharge of water, away from structures. Residents or Homeowner Associations should be made aware that they are responsible for maintenance and cleaning of

all drainage terraces, down drains, and other devices that have been installed to promote site and structure drainage.

7.11 Pavement Design

Pavement sections for the proposed streets shall be designed based on laboratory testing conducted on samples taken from the soil subgrade. Preliminarily, based on an assumed R-Value of 30, the pavement may be designed utilizing the sections presented in Table 7-6. These sections should be verified upon the completion of grading, based on R-Value testing.

Table 7-6
Preliminary Pavement Sections

Traffic Index	Pavement Section Options OR	
5.0	3-inch AC on 5.5-inch AB	4-inch AC on 4-inch AB
5.5	3-inch AC on 7-inch AB	4-inch AC on 5-inch AB
6.0	3.5-inch AC on 7.5-inch AB	4-inch AC on 6.5-inch AB

AC-Asphalt Concrete
AB-Caltrans Class II Base

The underlying subgrade soil should be suitably moisture conditioned, processed and compacted to a minimum of 90 percent of the laboratory maximum density (ASTM: D 1557) to at least twelve (12) inches below subgrade. After subgrade compaction, the exposed grade should then be "proof"-rolled with heavy equipment to ensure the grade does not "pump" and is verified as non-yielding. Aggregate base should consist of Class 2 (Caltrans) aggregate base and should be compacted to at least 95 percent of the maximum laboratory dry density as determined in accordance with ASTM Test Method: D 1557.

Preparation for compaction operations and pavement construction operations should be accomplished in accordance with the current requirements of the City of Glendora and under the observation and testing of the project geotechnical consultant.

8.0 LOT MAINTENANCE

Ongoing maintenance of the improvements is essential to the long-term performance of structures. As such, the owners must implement certain maintenance procedures. The attached " Maintenance and Improvement Considerations" presented in the Appendix E may be included as part of the sales packet to educate the owners in issues related to drainage, maintenance, backyard improvements, etc. The following recommendations should also be implemented.

8.1 Lot Drainage

Roof, pad, and lot drainage should be collected and directed away from structures and slopes and toward approved disposal areas. Design fine grade elevations should be maintained through the life of the structure or if design fine grade elevations are altered, adequate area drains should be installed in order to provide rapid discharge of water, away from structures and slopes. Residents should be made aware that they are responsible for maintenance and cleaning of all drainage terraces, down drains, and other devices that have been installed to promote structure and slope stability.

8.2 Burrowing Animals

Residents or owners should undertake a program for the elimination of burrowing animals.

9.0 FUTURE PLAN REVIEWS

This report represents a geotechnical review of the site. As the project design for the project progresses, site specific geologic and geotechnical issues should be considered in the design and construction of the project. Consequently, future plan reviews may be necessary. These reviews may include reviews of:

- Grading Plans
- Foundation Plans
- Utility Plans

These plans should be forwarded to the project Geotechnical Consultant for review.

10.0 CLOSURE

10.1 Geotechnical Review

For the purposes of this report, multiple working hypotheses were established for the project, utilizing the available data and the most probable model is used for the analysis. Future information collected during the proposed grading operations is intended to evaluate the hypothesis and as such, some of the assumptions summarized in this report may need to be changed. Some modifications of the grading recommendations may become necessary, should the conditions encountered in the field differ from the conditions hypothesized in this report.

Plans and sections of the project specifications should be reviewed by Alta to evaluate conformance with the intent of the recommendations contained in this report. If the project description or final design varies from that described in herein, Alta must be consulted regarding the applicability of the recommendations contained herein and whether any changes are required. Alta accepts no liability for any use of its recommendations if the project description or final design varies and Alta is not consulted regarding the alterations.

10.2 Limitations

This report is based on the following: 1) the project as presented on the attached plan; 2) the information obtained from Alta's laboratory testing included herein; and 3) from the information presented in the referenced reports. The findings and recommendations are based on the results of the subsurface investigation, laboratory testing, and office analysis combined with an interpolation and extrapolation of conditions between and beyond the subsurface excavation locations. However, the materials adjacent to or beneath those observed may have different characteristics than those observed, and no precise

representations are made as to the quality or extent of the materials not observed. The results reflect an interpretation of the direct evidence obtained. Work performed by Alta has been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the geotechnical profession currently practicing in the same locality under similar conditions. The methods used to develop the recommendations do not comprise an exact science and are not a guarantee that the interaction between the soils and proposed structures shall perform as planned. No other representation, either expressed or implied, and no warranty or guarantee is included or intended.

The recommendations presented in this report are based on the assumption that an appropriate level of field review will be provided by a geotechnical consultant who is familiar with the design and site geologic conditions. That field review shall be sufficient to confirm that geotechnical and geologic conditions exposed during grading are consistent with the geologic representations and corresponding recommendations presented in this report.

The conclusions and recommendations included in this report are applicable to the specific design of this project as discussed in this report. They have no applicability to any other project or to any other location and any and all subsequent users accept any and all liability resulting from any use or reuse of the data, opinions, and recommendations without the prior written consent of Alta.

Alta has no responsibility for construction means, methods, techniques, sequences, procedures, safety precautions, programs in connection with the construction, acts or omissions of the CONTRACTOR or any other person performing any of the construction, or for the failure of any of them to carry out the construction in accordance with the final design drawings and specifications.

APPENDIX A

REFERENCES

APPENDIX A

Selected References

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APPENDIX B

Subsurface Investigation

APPENDIX B

Subsurface Investigation

Alta's subsurface investigation consisted of excavating, logging, and sampling four (4) hollow-stem auger borings. Details of the subsurface investigation are presented in Table B. The approximate location of the exploratory excavation is shown on the accompanying Plate 1 and the Geotechnical Logs are attached.

TABLE B
SURFACE INVESTIGATION DETAILS

Equipment	Range of Depths	Sampling Methods	Sample Locations
Hollow-stem auger	Up to 26 feet	1. Bulk 2. Ring Samples	1. Bulk-Select Depth 2. Every 2.5 to 5-feet

UNIFIED SOIL CLASSIFICATION SYSTEM

Major Divisions		grf	ltr	Description
Coarse Grained Soils More than 50% retained on No. 200 sieve	Gravel and Gravelly Soils More than 50% of coarse fraction retained on No. 4 sieve		GW	Well-graded gravels or gravel sand mixtures, little or no fines
			GP	Poorly-graded gravels or gravel sand mixture, little or no fines
			GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand-clay mixtures
	Sand and Sandy Soils More than 50% of coarse fraction passes on No. 4 sieve		SW	Well-graded sands or gravelly sands, little or no fines
			SP	Poorly-graded sands or gravelly sands, little or no fines
			SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, and-clay mixtures

Major Divisions		grf	ltr	
Fine Grained Soils More than 50% passes on No. 200 sieve	Silts And Clays LL,<50		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL	Organic silts and organic silt-clays of low plasticity
	Silts And Clays LL,<50		MH	Inorganic silts, micaceous or diatomaceous fine or silty soils, elastic silts
			VH	Inorganic clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
Highly Organic Soils			PT	Peat and other highly organic soils

BOUNDARY CLASSIFICATION: Soils possessing characteristics of two groups are designated by combinations of group symbols.

PARTICLE SIZE LIMITS

U.S. STANDARD SERIES SIEVE: 200, 40, 10, 4

CLEAR SQUARE SIEVE OPENINGS: 3/4", 3", 12"

Silts and Clays	Sand			Gravel		Cobbles	Boulders
	Fine	Medium	Coarse	Fine	Coarse		

RELATIVE DENSITY

Sands and Gravels	Blows/Foot (SPT)
Very Loose	<4
Loose	4-10
Medium Dense	11-30
Dense	31-50
Very Dense	>50

CONSISTENCY CLASSIFICATION

Silts and Clays	Criteria
Very Soft	Thumb penetrates soil >1 in.
Soft	Thumb penetrates soil 1 in.
Firm	Thumb penetrates soil 1/4 in.
Stiff	Readily indented with thumbnail
Very Stiff	Thumbnail will not indent soil

HARDNESS

Bedrock
Soft
Moderately Hard
Hard
Very Hard

LABORATORY TESTS

Symbol	Test
DS	Direct Shear
DSR	Direct Shear (Remolded)
CON	
SA	Sieve Analysis
MAX	Maximum Density
RV	Resistance (R) Value
EI	Expansion Index
SE	Sand Equivalent
AL	Atterberg Limits
CHEM	Chemical Analysis
HY	Hydrometer Analysis

SOIL MOISTURE

Increasing Visual Moisture Content

Dry - Dry to touch

Moist - Damp, but no visible free water

wet - Visible free water

SIZE PROPORTIONS

Trace - <5%

Few - 5 to 10%

Some - 15 to 25%

KEY TO EXPLORATORY BORING LOGS

ALTA CALIFORNIA GEOTECHNICAL INC.

PLATE B

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0486	PROJECT NAME	723-731 E. Route 66		
DATE STARTED	5/24/23	GROUND ELEV.	783	BORING DESIG.	B-1
DATE FINISHED	5/24/23	GW DEPTH (FT)		LOGGED BY	LM
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs.	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in.		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
					SM	**ARTIFICIAL FILL-UNDOCUMENTED** (afu): SILTY SAND, very fine to fine grained, brown, slightly moist, medium dense.				
	780	R	39		SP	@2.5ft.: GRAVELLY SAND, fine to coarse grained, brown, slightly moist, dense, fine to coarse gravel < 1".	2.1	117	13	
5		R	65		SP	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): GRAVELLY SAND, fine to coarse grained, dense, coarse gravel < 3".	2.9	112	16	
	775									
10		R	59			@10.0ft.: dark brown, very dense.	4.2			
	770									
15		R	50 for 6"			@15.0ft.: greyish brown,	2.9	118	19	
	765									
20		R	18		SM/SC	@20.0ft.: SILTY SAND/CLAYEY SAND, very fine to fine grained, slightly moist, reddish brown, medium dense.	13.6	116	85	
	760									
25		R	50 for 6"		SP	@25.0ft.: GRAVELLY SAND, fine to coarse grained, dark brown, slightly moist, fine to coarse gravel < 1".	2.6			
						TOTAL DEPTH: 26 FEET. NO GROUNDWATER ENCOUNTERED.				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0486 PLATE B-1

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0486	PROJECT NAME	723-731 E. Route 66		
DATE STARTED	5/24/23	GROUND ELEV.	781	BORING DESIG.	B-2
DATE FINISHED	5/24/23	GW DEPTH (FT)		LOGGED BY	LM
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs.	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in.		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	780				SP	**ASPHALT**: 1 inch of asphaltic concrete over no aggregate base.				
						ARTIFICIAL FILL - UNDOCUMENTED: (afu): GRAVELLY SAND, fine to coarse grained, tannish brown, slightly moist, some fine to coarse gravel < 1".				
		R	40		SP	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): GRAVELLY SAND, fine to coarse grained, brown, slightly moist, some gravel < 1".	2.5	108	12	
5	775	R	23				8.5	115	51	
10	770	R	61			@ 10.0ft.: dark brown, gravel < 3/4".	2.3	109	12	
15	765	R	50 for 5.5"			@15.0ft.: no recovery.				
20	760	R	50 for 4"			@20.0ft.: no recovery.				
25	755	R	50 for 4"			@25.0ft.: orange brown, slightly moist, dense, gravel < 1/2".	3.1	111	17	
						TOTAL DEPTH: 26 FEET. NO GROUNDWATER ENCOUNTERED.				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0486 PLATE B-2

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0486	PROJECT NAME	723-731 E. Route 66		
DATE STARTED	5/24/23	GROUND ELEV.	782	BORING DESIG.	B-3
DATE FINISHED	5/24/23	GW DEPTH (FT)		LOGGED BY	LM
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs.	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in.		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
					SP	**ASPHALT**: 1 inch of asphaltic concrete over no aggregate base.				
	780	R	54			**ARTIFICIAL FILL - UNDOCUMENTED** (afu): GRAVELLY SAND, fine to medium grained, tannish brown, slightly moist, gravel < 3". @2.5ft.: no recovery.				
5		R	50 for 6"		SP	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): GRAVELLY SAND, fine to coarse grained, brown, dry, fine to coarse gravel < 3".	2.6	96	10	
	775									
10		R	38			@10.0ft.: medium to coarse grained, fine gravel < 3/4".	2.4	97	9	
	770									
15		R	81			@15.0ft.: no recovery.				
	765									
20		R	66			@20.0ft.: reddish brown.	3.7	97	14	
	760					@22.0ft.: GRAVEL/COBBLE LAYER ENCOUNTERED.				
25		R	50 for 6"				3.6	113	21	
						TOTAL DEPTH: 26 FEET. NO GROUNDWATER ENCOUNTERED.				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0486 PLATE B-3

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0486	PROJECT NAME	723-731 E. Route 66		
DATE STARTED	5/24/23	GROUND ELEV.	784	BORING DESIG.	B-4
DATE FINISHED	5/24/23	GW DEPTH (FT)		LOGGED BY	LM
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs.	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in.		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
					SM	**ARTIFICIAL FILL - UNDOCUMENTED** (afu): SILTY SAND, very fine to fine grained, tannish brown, slightly moist, medium dense, some fine gravel< 3/4".				
		R	50 for 6"		SP	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): GRAVELLY SAND, fine to coarse gravel, brown, slightly moist, dense, cobble <6".				
	780									
5		R	44			@5.0ft.: no recovery				
						@7.0ft.: GRAVEL/COBBLE LAYER ENCOUNTERED.				
	775									
10		R	50 for 6"			@10.0ft.: no recovery.				
						@13.0ft.: GRAVEL/COBBLE LAYER ENCOUNTERED.				
	770									
15		R	50 for 3"			@15.0ft.: no recovery.				
						@17.0ft.: REFUSAL.				
						TOTAL DEPTH: 17 FEET. NO GROUNDWATER ENCOUNTERED.				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0486 PLATE B-4

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0486	PROJECT NAME	723-731 E. Route 66		
DATE STARTED	5/24/23	GROUND ELEV.	782	BORING DESIG.	P-1
DATE FINISHED	5/24/23	GW DEPTH (FT)		LOGGED BY	LM
DRILLER	2R Drilling Inc.	DRIVE WT.	N/A	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	N/A		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
					SM	**ARTIFICIAL FILL-UNDOCUMENTED** (afu): SILTY SAND, very fine to fine grained, brown, slightly moist, medium dense.				
	780				SP	@2.5ft.: GRAVELLY SAND, fine to coarse grained, brown, slightly moist, dense, fine to coarse gravel < 1".				
5					SP	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): GRAVELLY SAND, fine to coarse grained, dense, coarse gravel < 3".				
	775									
10						TOTAL DEPTH: 10 FEET. NO GROUNDWATER ENCOUNTERED.				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0486 PLATE B-5

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0486	PROJECT NAME	723-731 E. Route 66		
DATE STARTED	5/24/23	GROUND ELEV.	784	BORING DESIG.	P-2
DATE FINISHED	5/24/23	GW DEPTH (FT)		LOGGED BY	LM
DRILLER	2R Drilling Inc.	DRIVE WT.	N/A	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	N/A		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
					SP	**ASPHALT**: 1 inch of asphaltic concrete over no aggregate base.				
						ARTIFICIAL FILL - UNDOCUMENTED (afu): GRAVELLY SAND, fine to medium grained, tannish brown, slightly moist, gravel < 3".				
	780									
5					SP	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): GRAVELLY SAND, fine to coarse grained, brown, dry, fine to coarse gravel < 3".				
	775									
10						TOTAL DEPTH: 10 FEET. NO GROUNDWATER ENCOUNTERED.				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0486 PLATE B-6

APPENDIX C

Laboratory Testing

LABORATORY TESTING

The following laboratory tests were performed on a representative sample in accordance with the applicable latest standards or methods from the ASTM, California Building Code (CBC) and California Department of Transportation.

Classification

Soils were classified with respect to the Unified Soil Classification System (USCS) in accordance with ASTM D-2487 and D-2488.

Particle Size Analysis

Modified hydrometer testing was conducted to aid in classification of the soil. The results of the particle size analysis are presented in Table C.

Maximum Density/Optimum Moisture

The maximum dry density and optimum moisture content of one representative bulk sample was evaluated in accordance with ASTM D-1557. The results are summarized in Table C.

Expansion Index Tests

One (1) expansion index test were performed to evaluate the expansion potential of typical on-site soil. Testing was carried out in general conformance with ASTM Test Method D-4829. The results are presented in Table C.

Consolidation Tests

Consolidation testing was performed on two (2) relatively “undisturbed” soil samples at their natural moisture content in accordance with procedures outlined in ASTM D-2435. The samples were placed in a consolidometer and loads were applied incrementally in geometric progression. The samples (2.42-inches in diameter and 1-inch in height) were permitted to consolidate under each load increment until the slope of the characteristic linear secondary compression portion of the thickness versus log of time plot was apparent. The percent

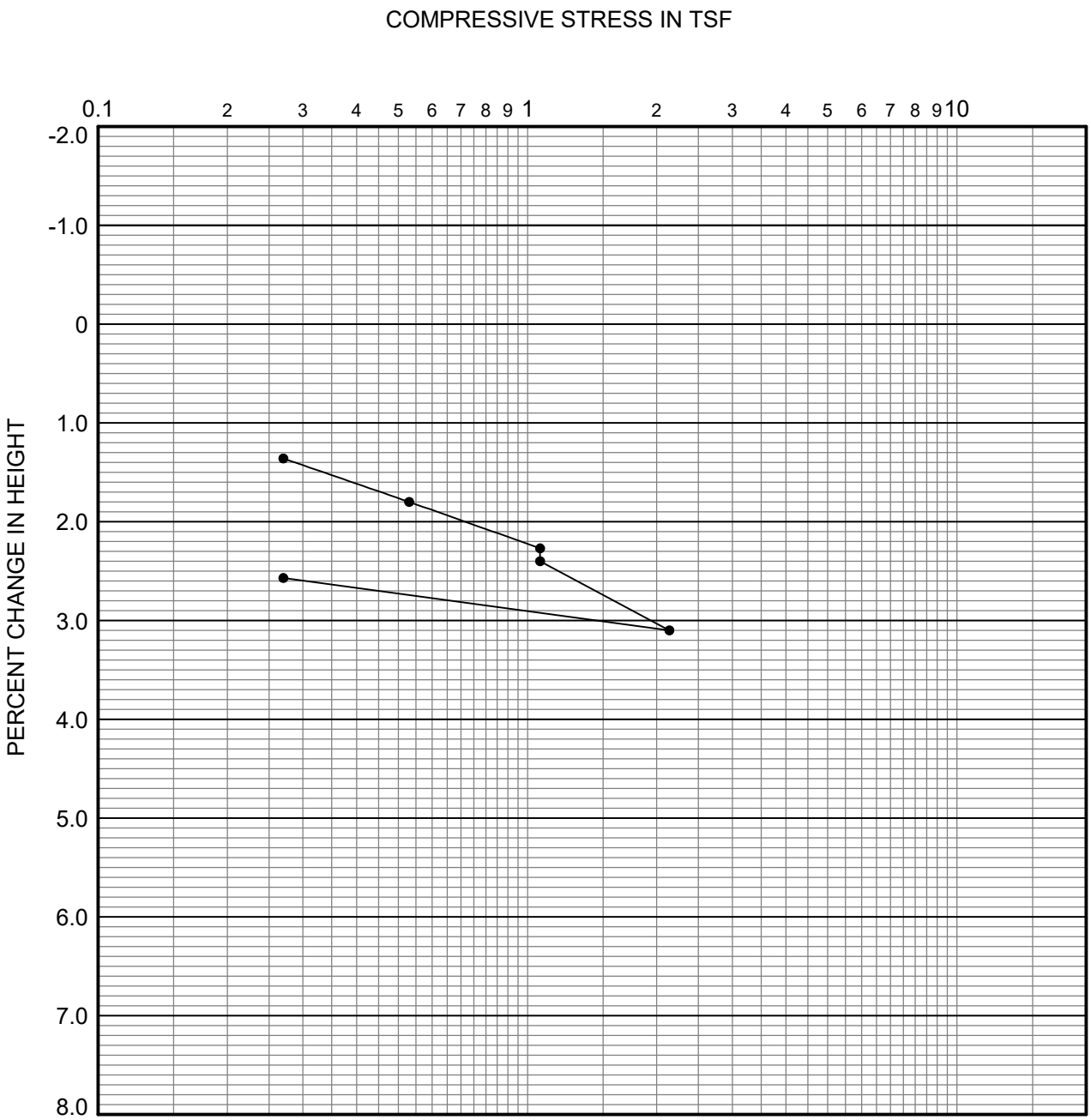
consolidation for each load cycle was recorded as the ratio of the amount of vertical compression to the original 1-inch height. The consolidation test results are shown on Plates C-1 and C-2.

Chemical Analyses

Chemical testing was performed on one select sample by Alta. The results of these tests (sulfate content, resistivity, chloride content and pH) are presented on Table C.

TABLE C
SUMMARY OF LABORATORY TEST DATA
P.N. 1-0486

BORING	DEPTH (FEET)	SOIL DESCRIPTION	GROUP SYMBOL	MAXIMUM DENSITY (PCF)	OPTIMUM MOISTURE CONTENT (%)	DIRECT SHEAR	PLUS NO.4 SEIVE (plus 4.76mm) (%)	SAND (4.76mm-0.075mm) (%)	SILT (0.075mm-0.005mm) (%)	CLAY (minus 0.005mm) (%)	EXPANSION INDEX UBC 18-2	CONSOL	OTHER TESTS REMARKS
B-2	5	Gravelly Sand (Qyf)	SP				10	78	9	3		SEE PLATE C-1	
B-3	2.5	Gravelly Sand (afu)	SP	125.3	8.7		15	78	4	3	0		MinResist:13,860-OHMCM pH:8.8,Chl:115ppm,So4:<0.01%
B-3	5	Gravelly Sand (Qyf)	SP				3	95	1	1		SEE PLATE C-2	



boring	depth (ft.)	dry density (pcf)	in situ moist. (%)	in situ satur. (%)	-200 sieve (%)	group symbol	typical names
B-2	5.0	115	8.5	51	12	SP	Gravelly Sand (Qyf)

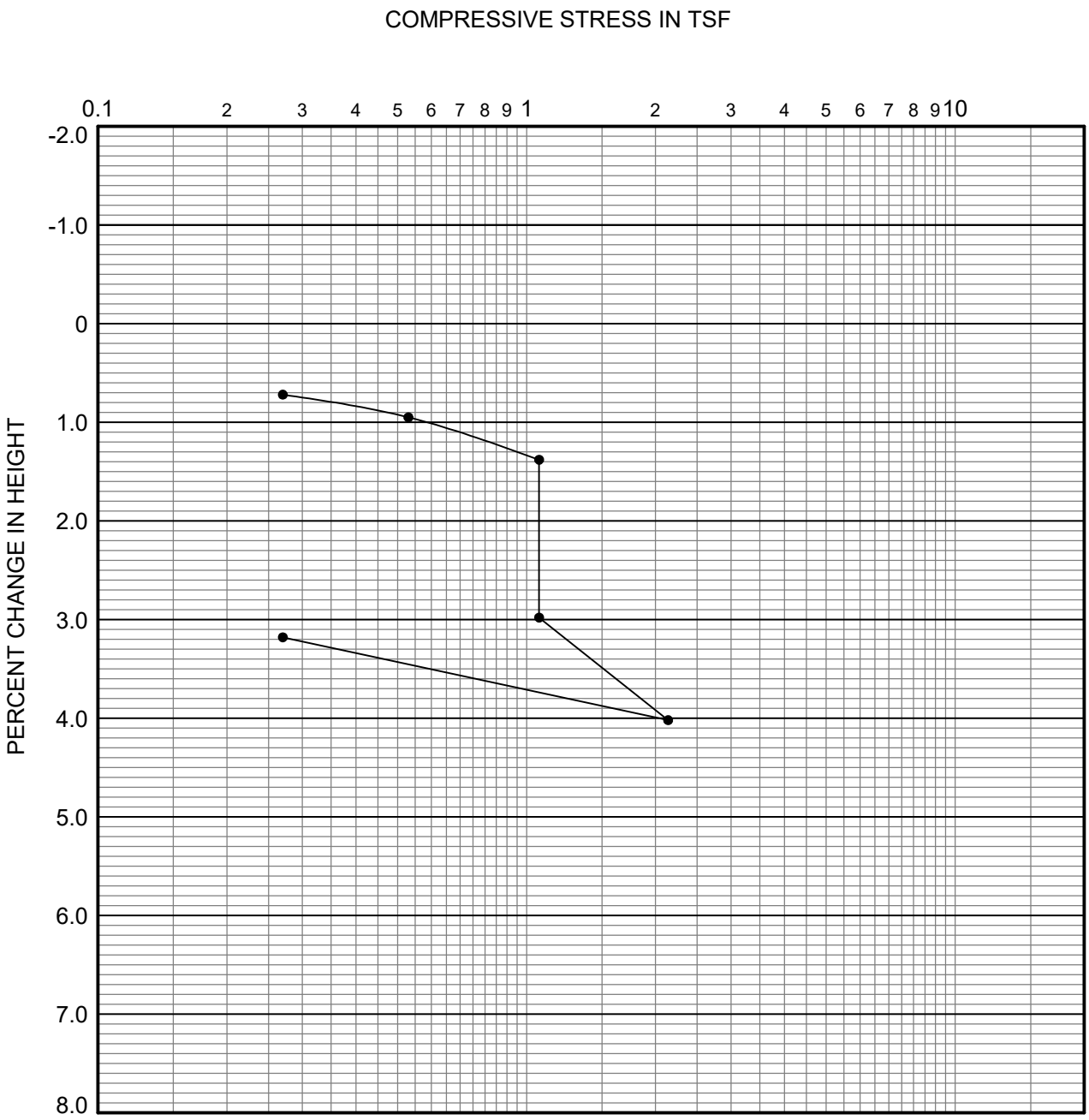
REMARKS: WATER ADDED AT 1.07 TSF

CONSOLIDATION CURVE

Alta California Geotechnical, Inc.

P.N. 1-0486

PLATE C-1



boring	depth (ft.)	dry density (pcf)	in situ moist. (%)	in situ satur. (%)	-200 sieve (%)	group symbol	typical names
B-3	5.0	96	2.6	10	2	SP	Gravelly Sand (Qyf)

REMARKS: WATER ADDED AT 1.07 TSF

CONSOLIDATION CURVE

Alta California Geotechnical, Inc.

P.N. 1-0486

PLATE C-2

APPENDIX D

Maintenance and Improvement Considerations

MAINTENANCE AND IMPROVEMENT CONSIDERATIONS

General

Owners purchasing property must assume a certain degree of responsibility for improvements and for maintaining conditions around their home. Of primary importance from a geotechnical standpoint are maintaining drainage patterns and minimizing the soil moisture variation below all improvements. Such design, construction and owner maintenance provisions may include:

- Employing contractors for improvements who design and build in recognition of local building codes and specific site soils conditions.
- Establishing and maintaining positive drainage away from all foundations, walkways, driveways, patios, and other improvements.
- Avoiding the construction of planters adjacent to structural improvements. Alternatively, planter sides/bottoms can be sealed with an impermeable membrane and drained away from the improvements via subdrains into approved disposal areas.
- Sealing and maintaining construction/control joints within concrete slabs and walkways to reduce the potential for moisture infiltration into the subgrade soils.
- Utilizing landscaping schemes with vegetation that requires minimal watering. Watering should be done in a uniform manner, as equally as possible on all sides of the foundation, keeping the soil "moist" but not allowing the soil to become saturated.
- Maintaining positive drainage away from structures and providing roof gutters on all structures with downspouts that are designed to carry roof runoff directly into area drains or discharged well away from the foundation areas.
- Avoiding the placement of trees closer to the proposed structures than a distance of one-half the mature height of the tree.
- Observation of the soil conditions around the perimeter of the structure during extremely hot/dry or unusually wet weather conditions so that modifications can be made in irrigation programs to maintain relatively uniform moisture conditions.

Sulfates

Owners should be cautioned against the import and use of certain inorganic fertilizers, soil amendments, and/or other soils from offsite sources in the absence of specific information relating to their chemical composition. Some fertilizers have been known to leach sulfate compounds into soils and increase the sulfate concentrations to potentially detrimental levels.

Site Drainage

- The owners should be made aware of the potential problems that may develop when drainage is altered through construction of hardscape improvements. Ponded water, drainage over the slope face, leaking irrigation systems, overwatering, or other conditions which could lead to ground saturation must be avoided.
- No water should be allowed to flow over the slopes. No alteration of pad gradients should be allowed that would prevent pad and roof runoff from being directed to approved disposal areas.
- Drainage patterns have been established at the time of the fine grading should be maintained throughout the life of the structure. No alterations to these drainage patterns should be made unless designed by qualified professionals in compliance with local code requirements and site-specific soils conditions.

Slope Drainage

- Residents should be made aware of the importance of maintaining and cleaning all interceptor ditches, drainage terraces, down drains, and any other drainage devices, which have been installed to promote slope stability.
- Subsurface drainage pipe outlets may protrude through slope surfaces and/or wall faces. These pipes, in conjunction with the graded features, are essential to slope and wall stability and must be protected in-place. They should not be altered or damaged in any way.

Planting and Irrigation of Slopes

- Seeding and planting of the slopes should be planned to achieve, as rapidly as possible, a well-established and deep-rooted vegetal cover requiring minimal watering.
- It is the responsibility of the landscape architect to provide such plants initially and of the residents to maintain such planting. Alteration of such a planting scheme is at the resident's risk.
- The resident is responsible for proper irrigation and for maintenance and repair of properly installed irrigation systems. Leaks should be fixed immediately.

- Sprinklers should be adjusted to provide maximum uniform coverage with a minimum of water usage and overlap. Overwatering with consequent wasteful runoff and serious ground saturation must be avoided.
- If automatic sprinkler systems are installed, their use must be adjusted to account for seasonal and natural rainfall conditions.

Burrowing Animals

- Residents must undertake a program to eliminate burrowing animals. This must be an ongoing program in order to promote slope stability.

Owner Improvement

Owner improvements (pools, spas, patio slabs, retaining walls, planters, etc.) should be designed to account for the terrain of the project, as well as expansive soil conditions and chemical characteristics. Design considerations on any given lot may need to include provisions for differential bearing materials, ascending/descending slope conditions, bedrock structure, perched (irrigation) water, special geologic surcharge loading conditions, expansive soil stresses, and long-term creep/settlement.

All owner improvements should be designed and constructed by qualified professionals utilizing appropriate design methodologies, which account for the on-site soils and geologic conditions. Each lot and proposed improvement should be evaluated on an individual basis.

Setback Zones

Manufactured slopes may be subject to long-term settlement and creep that can manifest itself in the form of both horizontal and vertical movement. These movements typically are produced as a result of weathering, erosion, gravity forces, and other natural phenomenon. A setback adjacent to slopes is required by most building codes, including the California Building Code. This zone is intended to locate and support the residential structures away from these slopes and onto soils that are not subject to the potential adverse effects of these natural phenomena.

The owner may wish to construct patios, walls, walkways, planters, swimming pools, spas, etc. within this zone. Such facilities may be sensitive to settlement and creep and should not be constructed within the setback zone unless properly engineered. It is suggested that plans for

such improvements be designed by a professional engineer who is familiar with grading ordinances and design and construction requirements. In addition, we recommend that the designer and contractor familiarize themselves with the site specific geologic and geotechnical conditions on the specific lot.

APPENDIX E

Earthwork Specifications

ALTA CALIFORNIA GEOTECHNICAL, INC.
EARTHWORK SPECIFICATIONS

These specifications present the generally accepted standards and minimum earthwork requirements for the development of the project. These specifications shall be the project guidelines for earthwork except where specifically superseded in preliminary geology and soils reports, grading plan review reports or by the prevailing grading codes or ordinances of the controlling agency.

A. GENERAL

1. The Contractor shall be responsible for the satisfactory completion of all earthwork in accordance with the project plans and specifications.

2. The project Geotechnical Engineer and Engineering Geologist, or their representatives, shall provide observation and testing services, and Geotechnical consultation for the duration of the project.

3. All clearing, grubbing, stripping and site preparation for the project shall be accomplished by the Contractor to the satisfaction of the Geotechnical Engineer/Engineering Geologist.

4. It is the Contractor's responsibility to prepare the ground surface to receive fill to the satisfaction of the Geotechnical Engineer and to place, spread, mix, moisture condition, and compact the fill in accordance with the job specifications and as required by the Geotechnical Engineer. The Contractor shall also remove all material considered by the Geotechnical Engineer to be unsuitable for use in the construction of engineered fills.

5. The Contractor shall have suitable and sufficient equipment in operation to handle the amount of fill being placed. When necessary, equipment will be shut down temporarily in order to permit the proper preparation of fills.

B. PREPARATION OF FILL AREAS

1. Excessive vegetation and all deleterious material should be disposed of offsite as required by the Geotechnical Engineer.

   Existing fill, soil, alluvium or rock materials determined by the Geotechnical Engineer as being unsuitable for placement in compacted fills shall be removed and hauled from the site. Where applicable, the Contractor may obtain the

approval of the Soils Engineer and the controlling authorities for the project to dispose of the above described materials, or a portion thereof, in designated areas onsite.

After removal of the deleterious materials have been accomplished, earth materials deemed unsuitable in their natural, in-place condition, shall be removed as recommended by the Geotechnical Engineer/Engineering Geologist.

2. Upon achieving a suitable bottom for fill placement, the exposed removal bottom shall be disced or bladed by the Contractor to the satisfaction of the Geotechnical Engineer. The prepared ground surfaces shall then be brought to the specified moisture content mixed as required, and compacted and tested as specified. In localities where it is necessary to obtain the approval of the controlling agency prior to placing fill, it will be the Contractor's responsibility to contact the proper authorities to visit the site.

3. Any underground structure such as cesspools, cisterns, mining shafts, tunnels, septic tanks, wells, pipelines or other structures not located prior to grading are to be removed or treated in a manner prescribed by the Geotechnical Engineer and/or the controlling agency for the project.

C. ENGINEERED FILLS

1. Any material imported or excavated on the property may be utilized as fill, provided the material has been determined to be suitable by the Geotechnical Engineer. Deleterious materials shall be removed from the fill as directed by the Geotechnical Engineer.

2. Rock or rock fragments less than twelve inches in the largest dimension may be utilized in the fill, provided they are not placed in concentrated pockets and the distribution of the rocks is approved by the Geotechnical Engineer.

3. Rocks greater than twelve inches in the largest dimension shall be taken offsite, or placed in accordance with the recommendations of the Geotechnical Engineer in areas designated as suitable for rock disposal.

4. All materials to be used as fill, shall be tested in the laboratory by the Geotechnical Engineer. Proposed import materials shall be approved by the Geotechnical Engineer 48 hours prior to importation.

5. The fill materials shall be placed by the Contractor in lifts, that when compacted, shall not exceed six inches. Each lift shall be spread evenly and shall be

thoroughly mixed to achieve a near uniform moisture condition and a uniform blend of materials.

All compaction shall be achieved at or above the optimum moisture content, as determined by the applicable laboratory standard. The Contractor will be notified if the fill materials are too wet or too dry to achieve the required compaction standard.

6. When the moisture content of the fill material is below the limit specified by the Geotechnical Engineer, water shall be added and the materials shall be blended until a uniform moisture content, within specified limits, is achieved. When the moisture content of the fill material is above the limits specified by the Geotechnical Engineer, the fill materials shall be aerated by discing, blading, mixed with dryer fill materials, or other satisfactory methods until the moisture content is within the specified limits.

7. Each fill lift shall be compacted to the minimum project standards, in compliance with the testing methods specified by the controlling governmental agency, and in accordance with recommendations of the Geotechnical Engineer.

   In the absence of specific recommendations by the Geotechnical Engineer to the contrary, the compaction standard shall be the most recent version of ASTM:D 1557.

8. Where a slope receiving fill exceeds a ratio of five-horizontal to one-vertical, the fill shall be keyed and benched through all unsuitable materials into sound bedrock or firm material, in accordance with the recommendations and approval of the Geotechnical Engineer.

9. Side hill fills shall have a minimum key width of 15 feet into bedrock or firm materials, unless otherwise specified in the soil report and approved by the Geotechnical Engineer in the field.

10. Drainage terraces and subdrainage devices shall be constructed in compliance with the ordinances of the controlling governmental agency and/or with the recommendations of the Geotechnical Engineer and Engineering Geologist.

11. The Contractor shall be required to maintain the specified minimum relative compaction out to the finish slope face of fill slopes, buttresses, and stabilization fills as directed by the Geotechnical Engineer and/or the governing agency for the project. This may be achieved by either overbuilding the slope and cutting

back to the compacted core; by direct compaction of the slope face with suitable equipment; or by any other procedure which produces the required result.

12. The fill portion of fill-over-cut slopes shall be properly keyed into rock or firm material; and the fill area shall be stripped of all soil or unsuitable materials prior to placing fill.

    The design cut portion of the slope should be made first and evaluated for suitability by the Engineering Geologist prior to placement of fill in the keyway above the cut slope.

13. Pad areas in cut or natural ground shall be approved by the Geotechnical Engineer. Finished surfaces of these pads may require scarification and recompaction, or over excavation as determined by the Geotechnical Engineer.

D. CUT SLOPES

1. The Engineering Geologist shall observe all cut slopes and shall be notified by the Contractor when cut slopes are to be started.

2. If, during the course of grading, unforeseen adverse or potentially adverse geologic conditions are encountered, the Engineering Geologist and Soil Engineer shall investigate, analyze and make recommendations to remediate these problems.

3. Non-erodible interceptor swales shall be placed at the top of cut slopes that face the same direction as the superjacent, prevailing drainage.

4. Unless otherwise specified in specific geotechnical reports, no cut slopes shall be excavated higher or steeper than that allowed by the ordinances of controlling governmental agencies.

5. Drainage terraces shall be constructed in compliance with the ordinances of the controlling governmental agencies, and/or in accordance with the recommendations of the Geotechnical Engineer or Engineering Geologist.

E. GRADING CONTROL

1. Fill placement shall be observed and tested by the Geotechnical Engineer and/or his representative during grading.

   Field density tests shall be made by the Geotechnical Engineer and/or his representative to evaluate the compaction and moisture compliance of each fill lift. Density tests shall be conducted at intervals not to exceed two feet of fill

height. Where sheepsfoot rollers are used, the fill may be disturbed to a depth of several inches. Density determinations shall be taken in the compacted material below the disturbed surface at a depth determined by the Geotechnical Engineer or his representative.

2. Where tests indicate that the density of any layer of fill, or portion thereof, is below the required relative compaction, or improper moisture content is in evidence, that particular layer or portion thereof shall be reworked until the required density and/or moisture content has been attained. Additional fills shall not be placed over an area until the previous lift of fill has been tested and found to meet the density and moisture requirements for the project and the previous lift is approved by the Geotechnical Engineer.

3. When grading activities are interrupted by heavy rains, fill operations shall not be resumed until field observations and tests by the Geotechnical Engineer indicate the moisture content and density of the fill are within the specified limits.

4. During construction, the Contractor shall properly grade all surfaces to maintain good drainage and prevent the ponding of water. The Contractor shall take remedial action to control surface water and to prevent erosion of graded areas until such time as a permanent drainage and erosion devices have been installed.

5. Observation and testing by the Geotechnical Engineer and/or his representative shall be conducted during filling and compacting operations in order that he will be able to state in his opinion that all cut and filled areas are graded in accordance with the approved specifications.

6. Upon the completion of grading activities and after the Geotechnical Engineer and Engineering Geologist have finished their observations of the work, final reports shall be submitted. No further excavation or fill placement shall be undertaken without prior notification of the Geotechnical Engineer and/or Engineering Geologist.

F. FINISHED SLOPES

All finished cut and fill slopes shall be planted and irrigated and/or protected from erosion in accordance with the project specifications, governing agencies, and/or as recommended by a landscape architect.

APPENDIX F

Grading Details

DETAIL FOR FILL SLOPE TOEING OUT ON FLAT ALLUVIATED CANYON

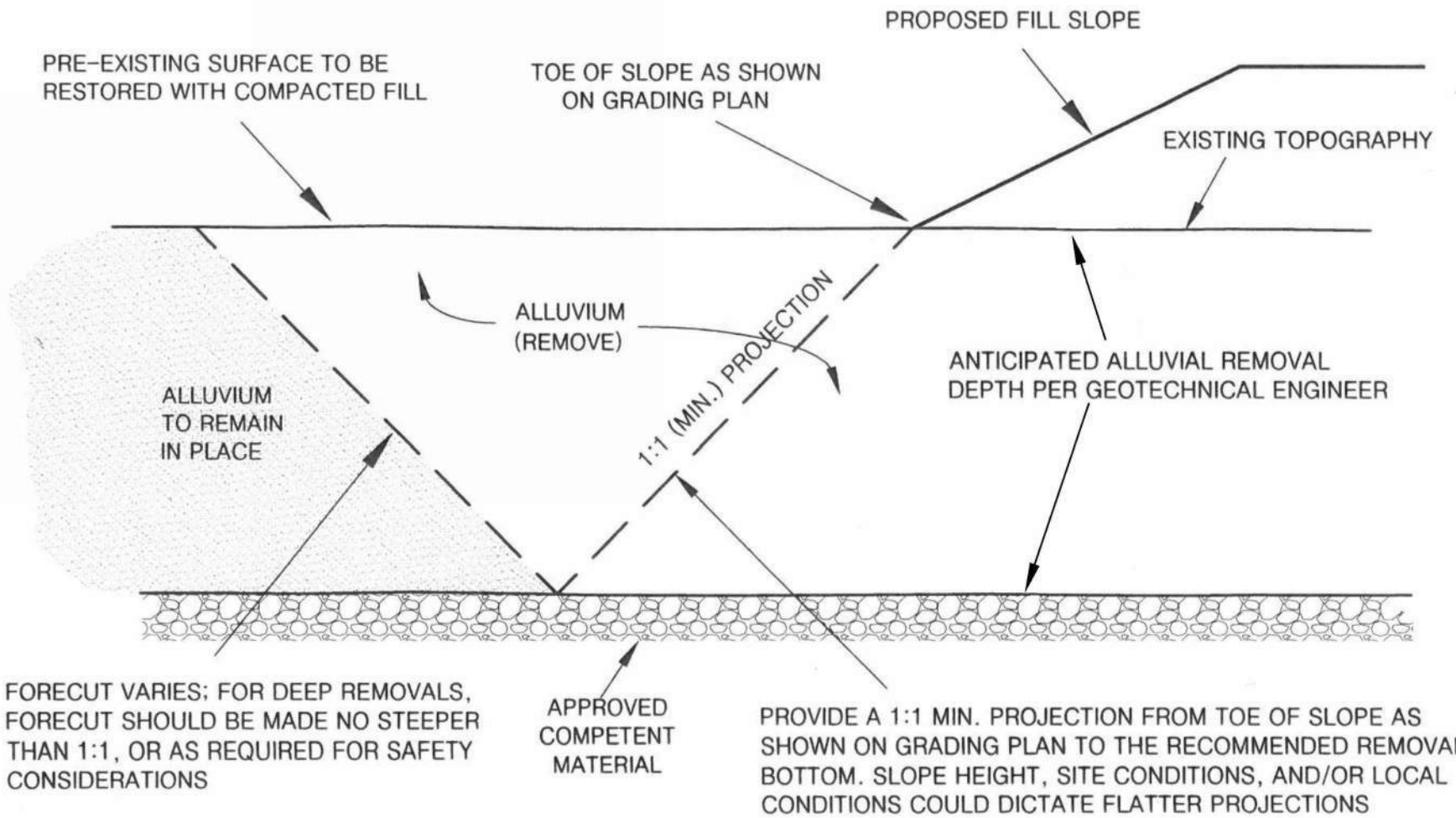


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PLATE G-1

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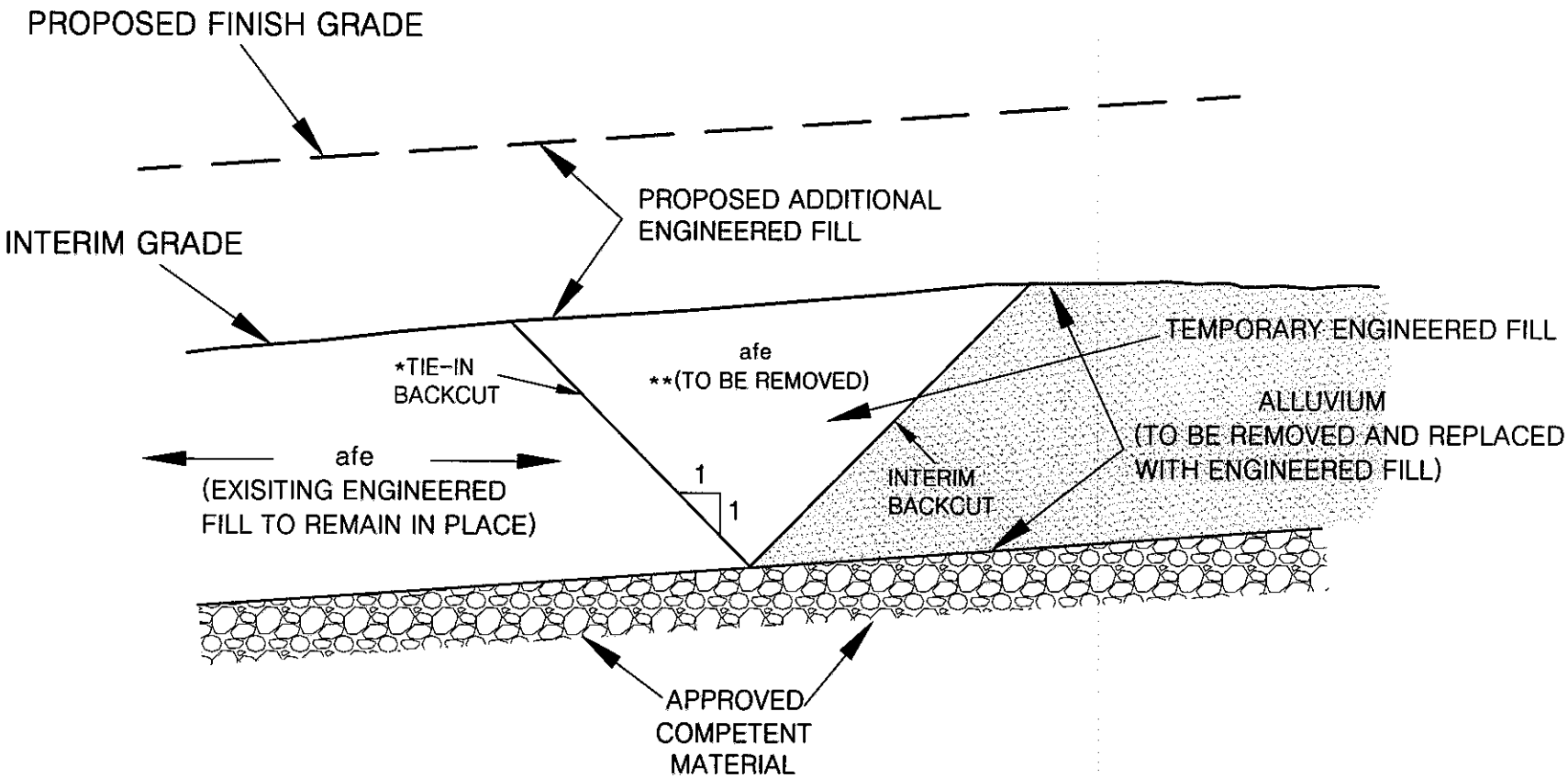
REMOVAL ADJACENT TO EXISTING FILL



*INITIATE 1:1 TIE-IN BACKCUT TO INTERCEPT TOE OF INTERIM BACKCUT

**AS PART OF TIE-IN FOR ADDITIONAL ENGINEERED FILL

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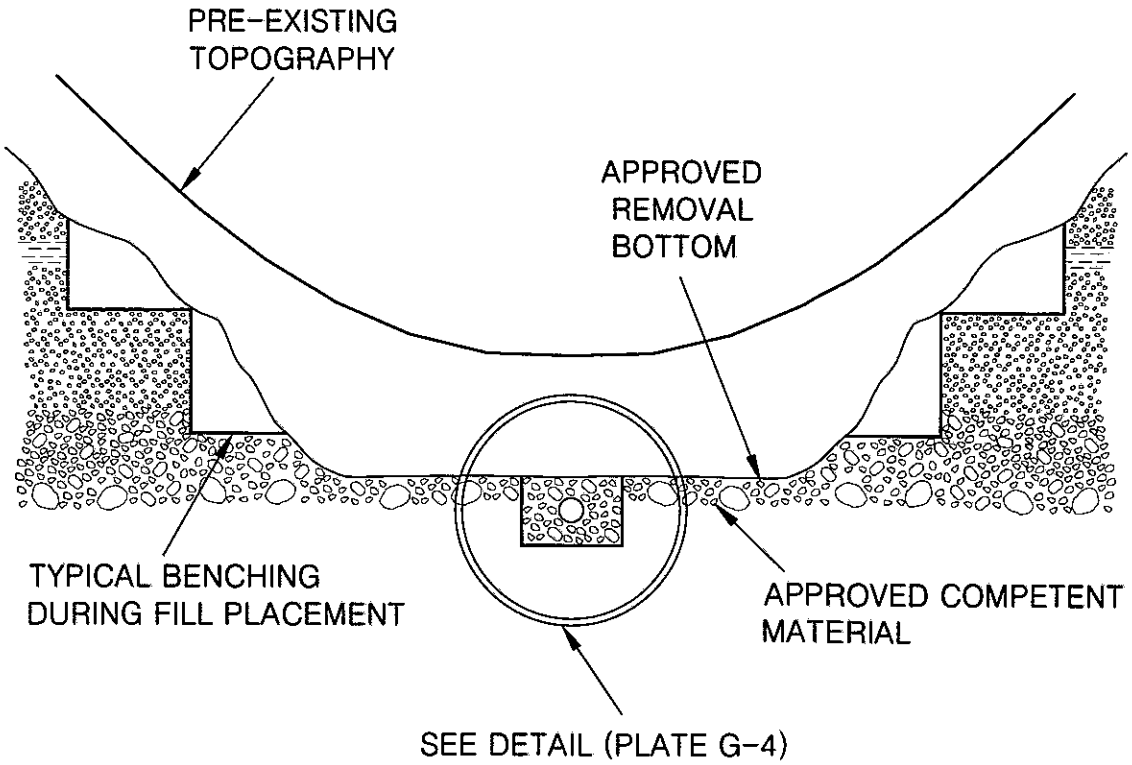
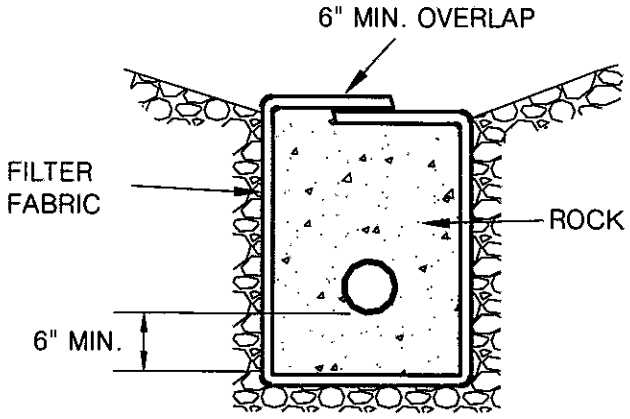
PLATE G-2

PATH: C:\Users\Jlnks\Desktop\Drafting\GRADING DETAILS\G-2.dwg

CANYON SUBDRAIN



CANYON SUBDRAIN DETAIL

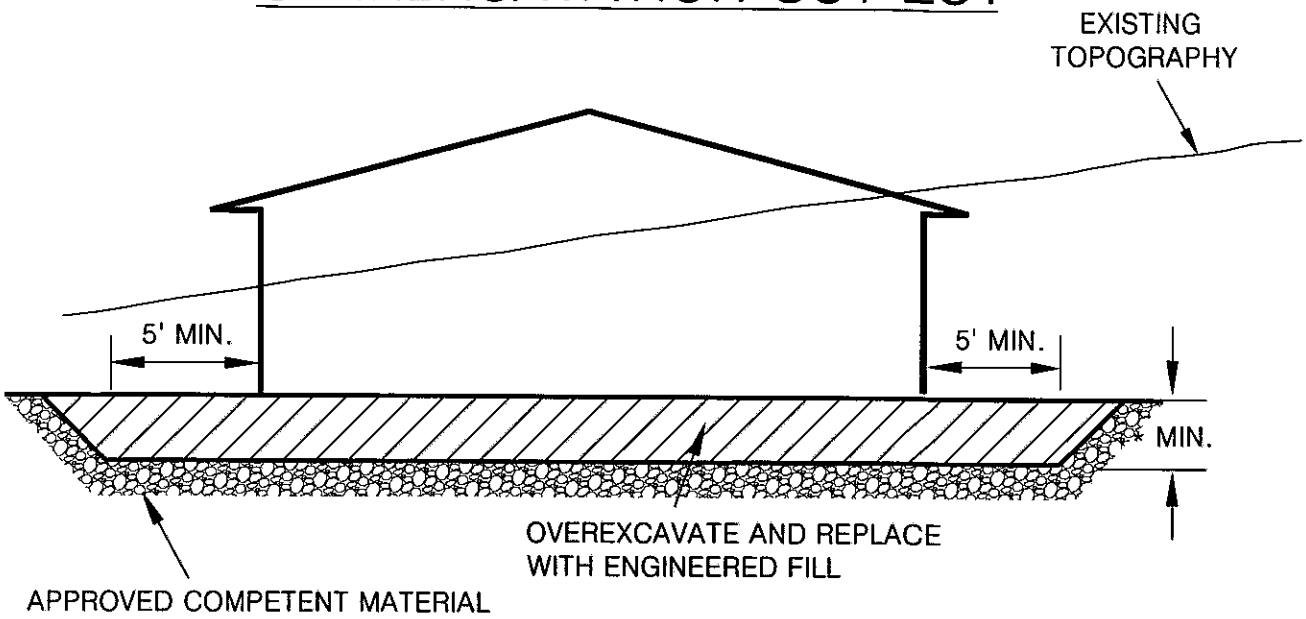


PERFORATED PIPE SURROUNDED WITH ROCK AND FILTER FABRIC

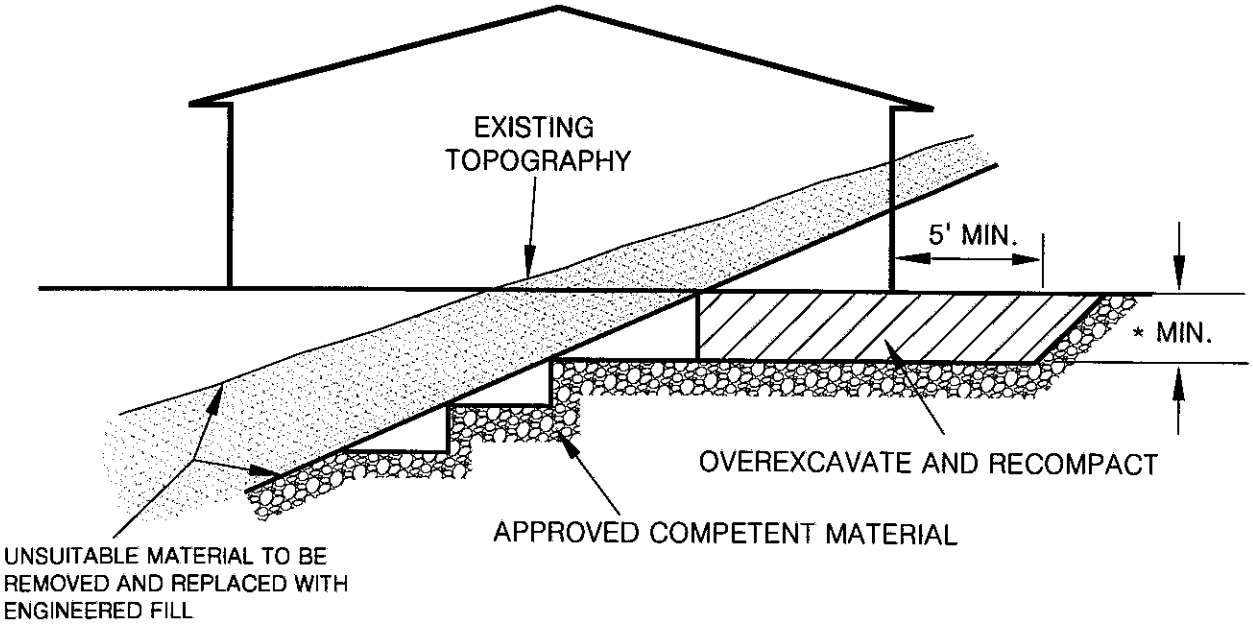
ROCK: MIN. VOLUME OF 9 CU.FT. PER LINEAR FT. OF 3/4 IN. MAX. ROCK
PIPE: 6 IN. ABS OR PVC PIPE WITH A MINIMUM OF 8 PERFORATIONS (1/4-IN. DIA.) PER LINEAL FT. IN BOTTOM HALF OF PIPE ASTM D2751, SDR 35, OR ASTM D3034 OR ASTM D1527, SCHD. 40 ASTM D1785, SCHD. 40
FILTER FABRIC: MIRAFI 140 FILTER FABRIC OR APPROVED EQUIVALENT

NOTES:
1. FOR CONTINUOUS RUN IN EXCESS OF 500. FT USE 8 IN. DIA. PIPE
2. ENGINEERED FILL PLACED BELOW DRAINS SHALL BE COMPACTED TO 93% OF THE LABORATORY MAXIMUM DRY DENSITY (ASTM:D1557)

OVEREXCAVATION CUT LOT



CUT-FILL LOT (TRANSITION)



*NOTE ALL BUILDING PADS SHALL BE OVER EXCAVATED TO A MINIMUM OF ⅓ OF THE MAXIMUM DEPTH OF FILL BELOW THE BUILDING PAD TO A MAXIMUM OF 17 FEET (SEE PLATE G-16)

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PLATE G-5

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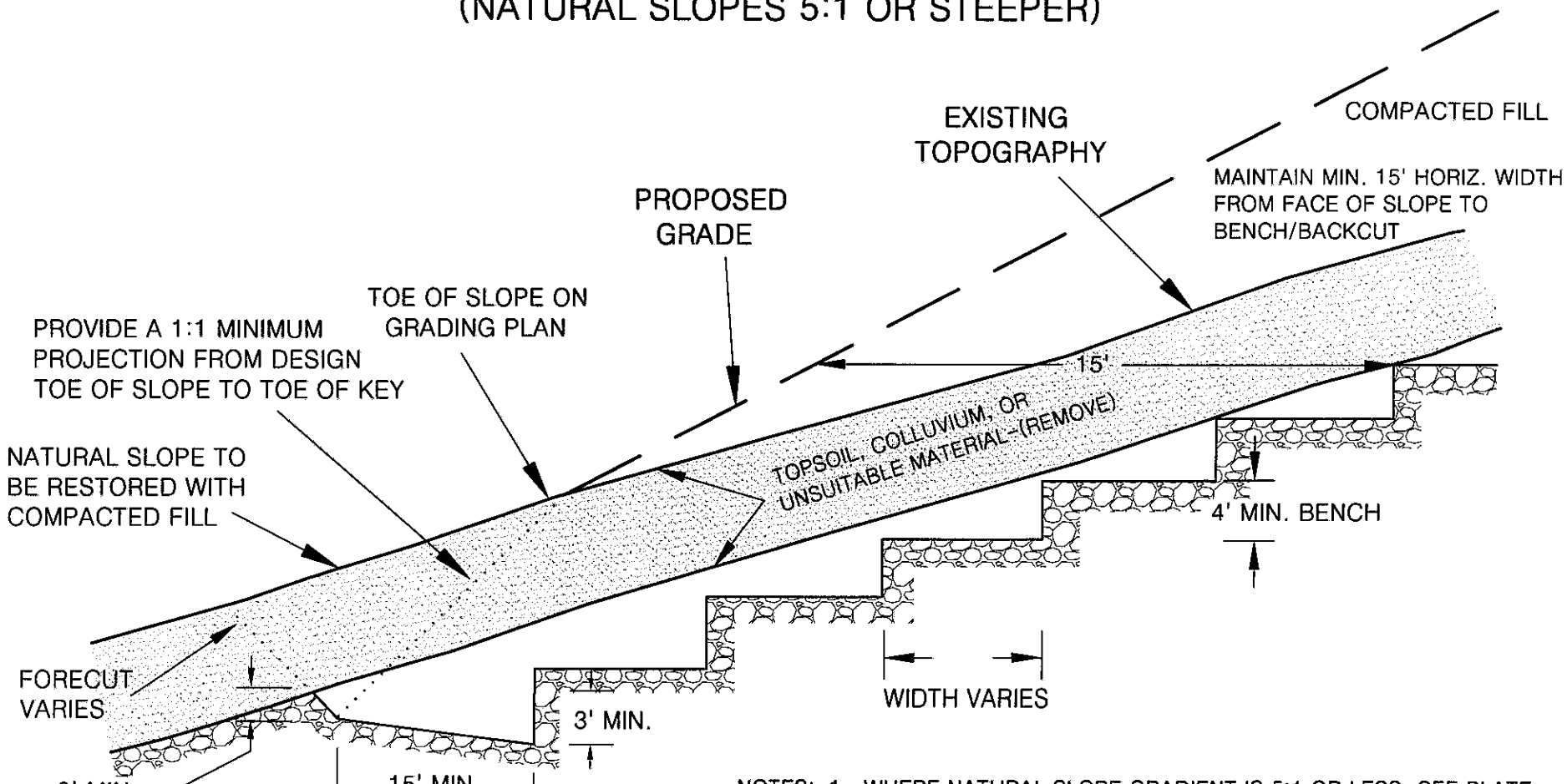
SIDE HILL SLOPE FILL DETAIL

(NATURAL SLOPES 5:1 OR STEEPER)



NOTES:

1. WHERE NATURAL SLOPE GRADIENT IS 5:1 OR LESS, SEE PLATE G-1. WHERE THE NATURAL SLOPE APPROACHES OR EXCEEDS THE DESIGN SLOPE RATIO, SPECIAL RECOMMENDATIONS WILL BE PROVIDED BY THE GEOTECHNICAL ENGINEER.
2. THE NEED FOR AND PLACEMENT OF DRAINS WILL BE DETERMINED BY THE GEOTECHNICAL ENGINEER OR GEOLOGIST BASED UPON EXPOSED FIELD CONDITIONS.

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PLATE G-6

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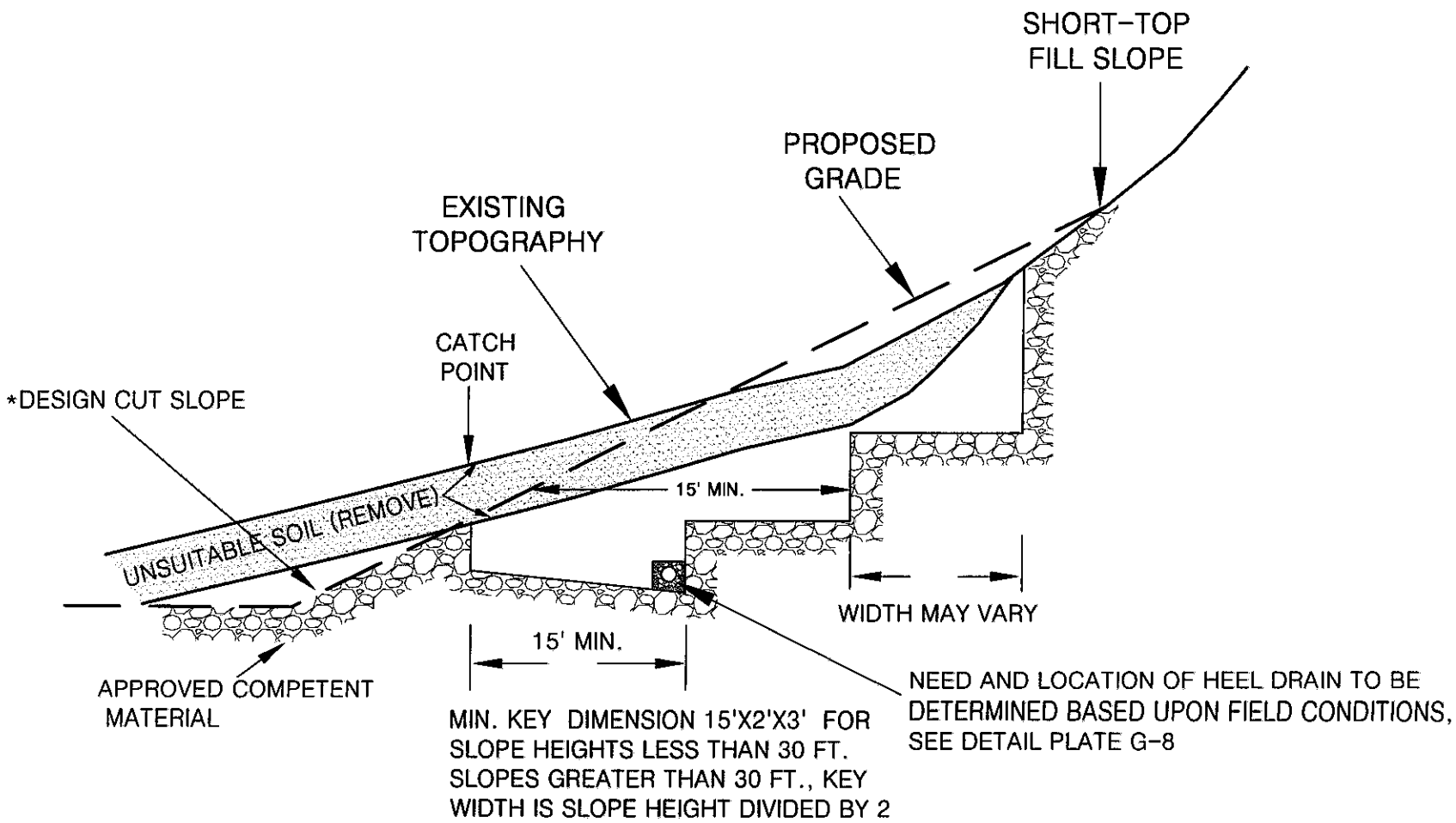
FILL OVER CUT SLOPE DETAIL



*THE CUT PORTION OF THE SLOPE SHOULD BE EXCAVATED AND EVALUATED BY THE ENGINEERING GEOLOGIST/GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTING THE FILL SLOPE

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PLATE G-7

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STABILIZATION/BUTTRESS FILL BACKDRAIN

NOTE:

1. ASTM D2751, SDR 35, OR ASTM D3034 OR ASTM D1527, SCHD. 40 ASTM D1785, SCHD. 40
2. SOLID PIPE OUTLETS TO BE PROVIDED EVERY 100 FT. AND JOINED TO PERFORATED BACKDRAIN PIPE WITH "L" OR "T"s. MIN. 2% GRADIENT.
3. GRAVEL TRENCH TO BE FILLED WITH 3/4 IN. MAXIMUM ROCK
4. THE NECESSITY FOR UPPER TIER BACKDRAINS SHALL BE DETERMINED IN THE FIELD BY THE GEOTECHNICAL ENGINEER OR GEOLOGIST. UPPER TIER OUTLETS SHOULD DRAIN INTO PAVED TERRACE DRAINS.
5. ENGINEERED FILL PLACED BELOW DRAINS SHALL BE COMPACTED TO 93% OF THE LABORATORY MAXIMUM DRY DENSITY (ASTM:D1557)

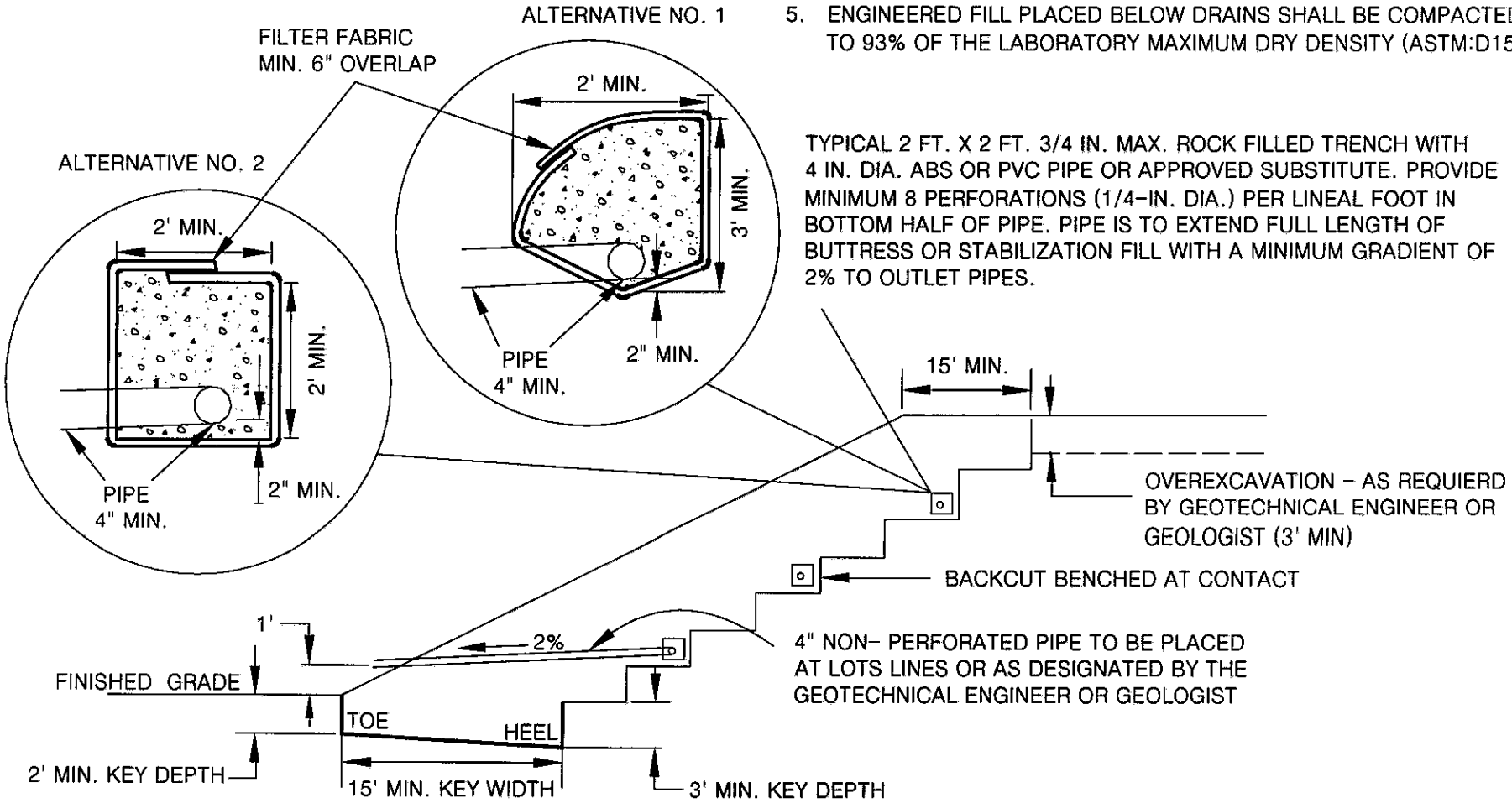

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PLATE G-8

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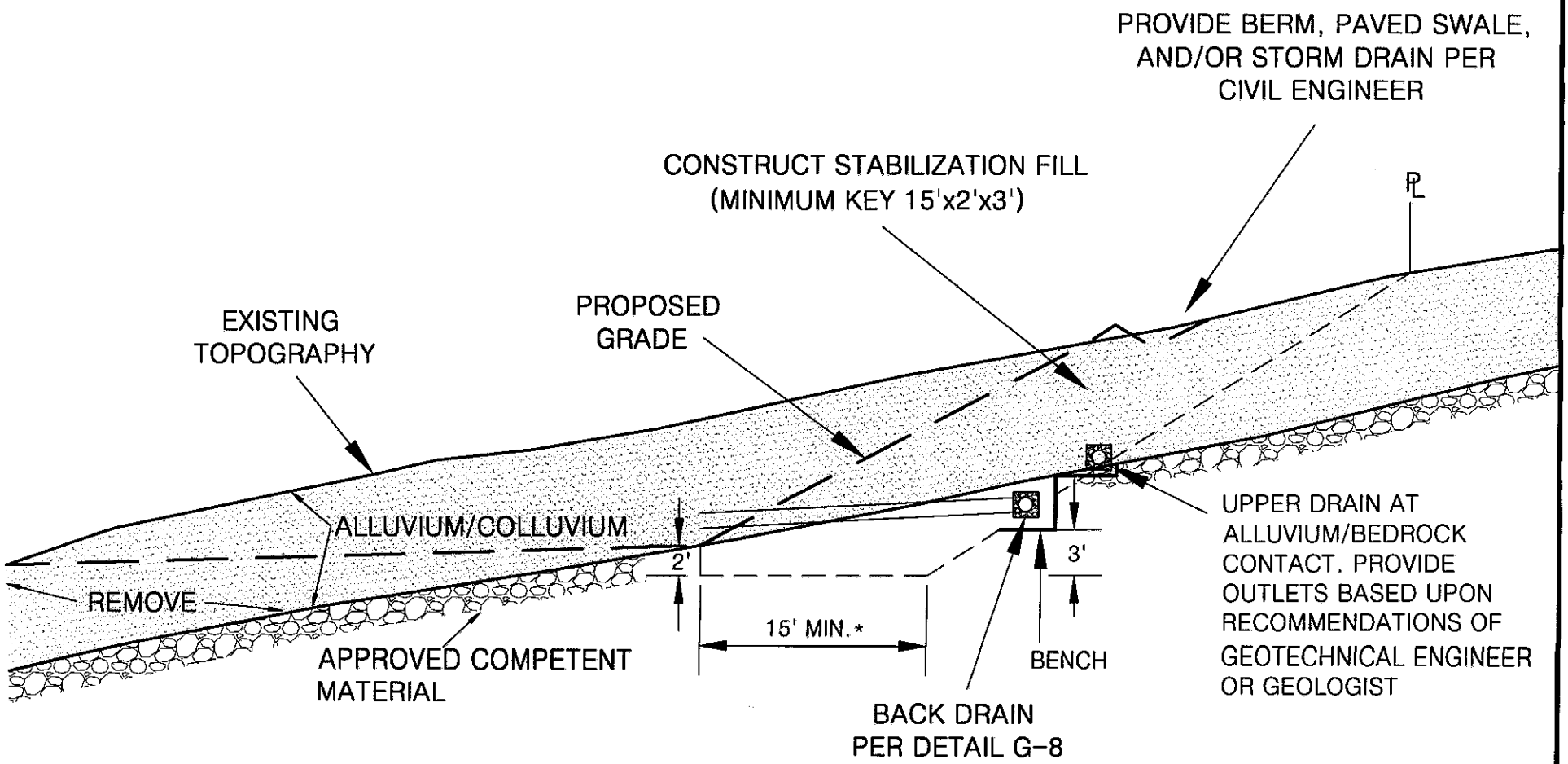
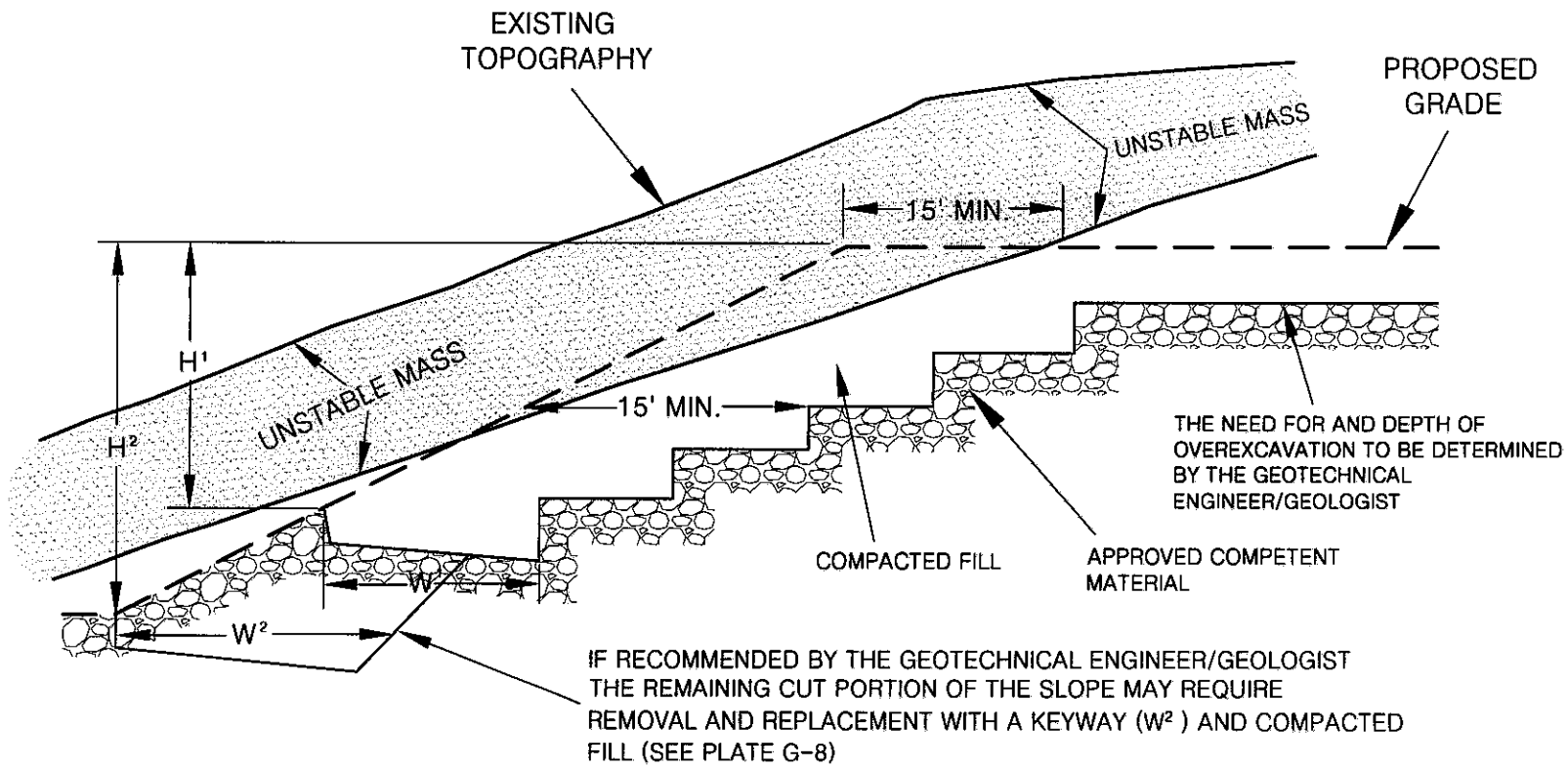
STABILIZATION FILL

(UPSLOPE ALLUVIATED AREA)



* FOR SLOPE HEIGHTS LESS THAN 30 FT. SLOPES GREATER THAN 30 FT., KEY WIDTH IS SLOPE HEIGHT DIVIDED BY 2

SELECTIVE GRADING DETAIL FOR STABILIZATION FILL
UNSTABLE MATERIAL EXPOSED IN PORTION OF CUT SLOPE



NOTES: 1. BACKDRAINS ARE NOT REQUIRED UNLESS SPECIFIED.

2. "W" SHALL BE EQUIPMENT WIDTH (15') FOR SLOPE HEIGHT LESS THAN 25 FEET. FOR SLOPES GREATER THAN 25 FEET, "W" SHALL BE DETERMINED BY THE PROJECT GEOTECHNICAL ENGINEER/GEOLOGIST. AT NO TIME SHALL "W" BE LESS THAN H/2.

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VER. 3/12

PLATE G-10

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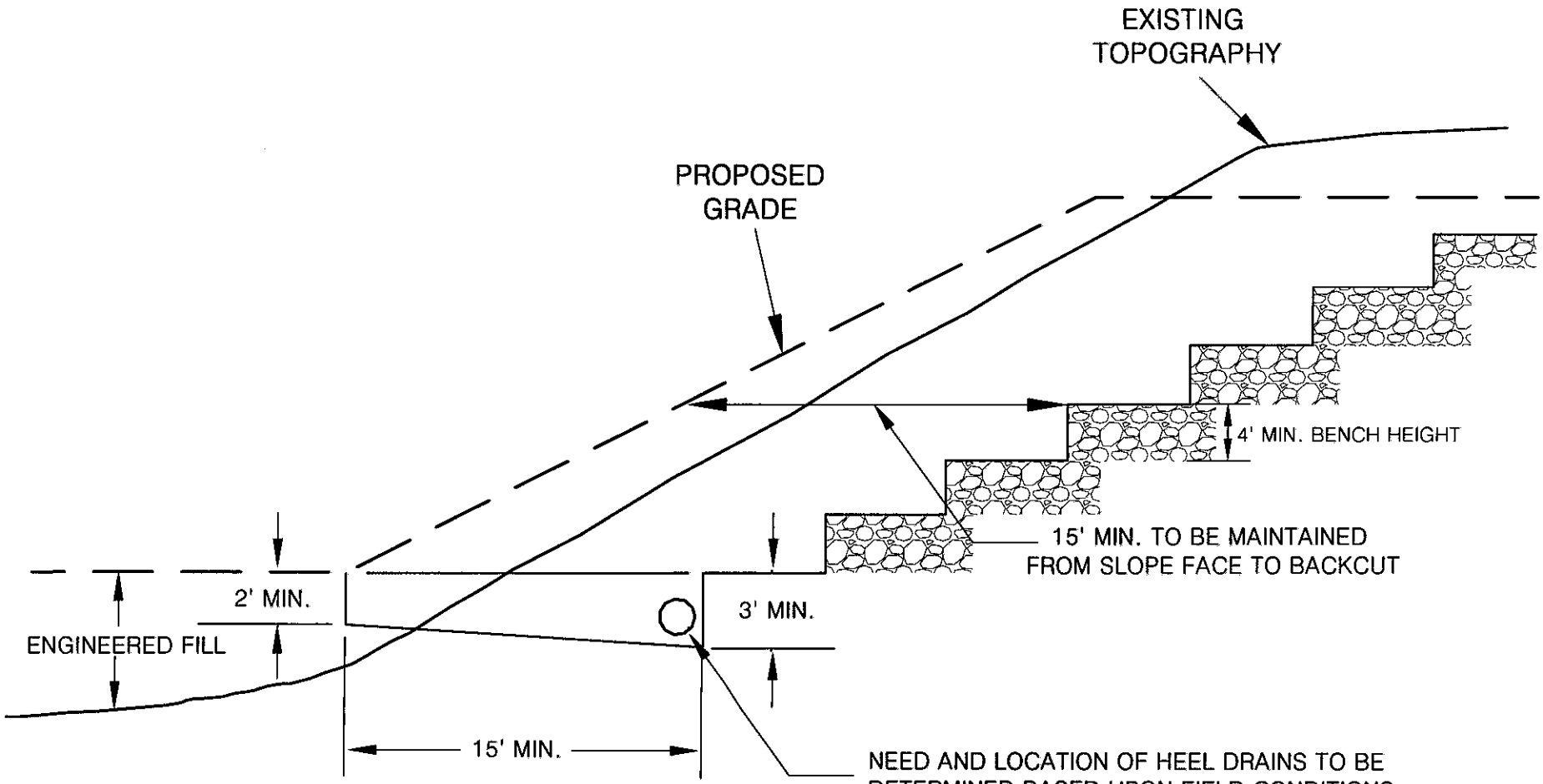
SKIN FILL SLOPE OVER NATURAL GROUND



MIN. KEY DIMENSIONS 15'X2'X3' FOR
SLOPE HEIGHTS LESS THAN 30 FT.
SLOPES GREATER THAN 30 FT., KEY
WIDTH IS SLOPE HEIGHT DIVIDED BY 2

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PLATE G-11

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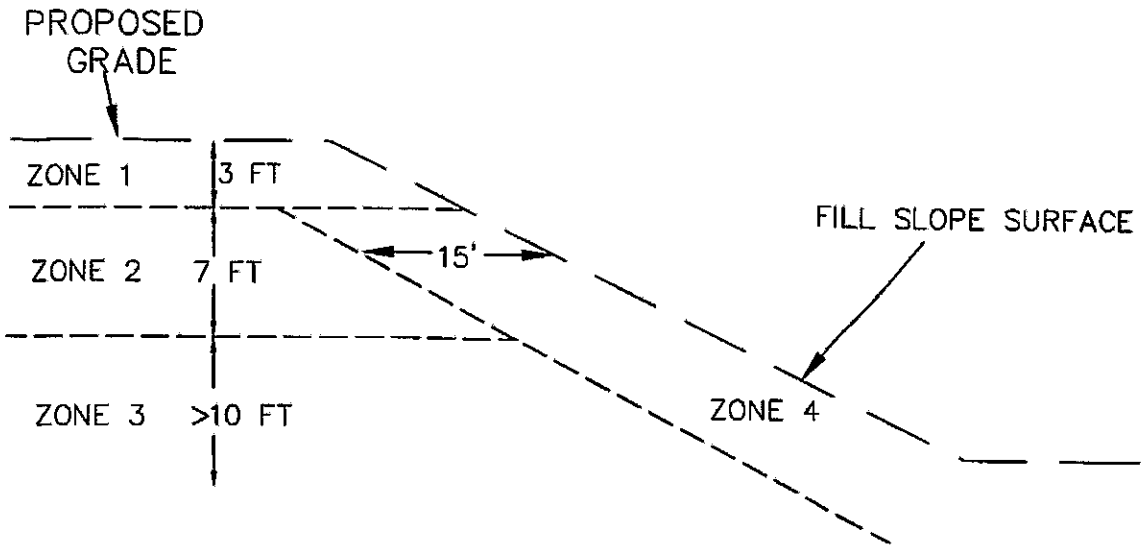
DETAIL FOR MAXIMUM PARTICLE DIMENSION



ZONE	DEPTH	PARTICLE MAX. DIMENSION	PLACEMENT METHOD
1	0-3 ft.	≤1.0 ft.	STANDARD OR CONVENTIONAL COMPACTION METHODS (SEE EARTHWORK SPECIFICATIONS)
2	3-10 ft.	≤2.0 ft.	ROCK BLANKETS (SEE PLATE G-13)
3	>10 ft.	≤8.0 ft.	ROCK BLANKETS (PLATE G-13) ROCK WINDROW (PLATE G-14) INDIVIDUAL ROCK BURIED (PLATE G-15)
4	15 HORIZONTAL FEET FROM FILL SLOPE FACE	≤1.0 ft.	STANDARD OR CONVENTIONAL COMPACTION METHODS (SEE EARTHWORK SPECIFICATIONS)

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PLATE G-12

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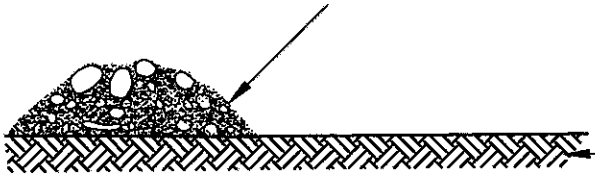
ROCK BLANKET DETAILS

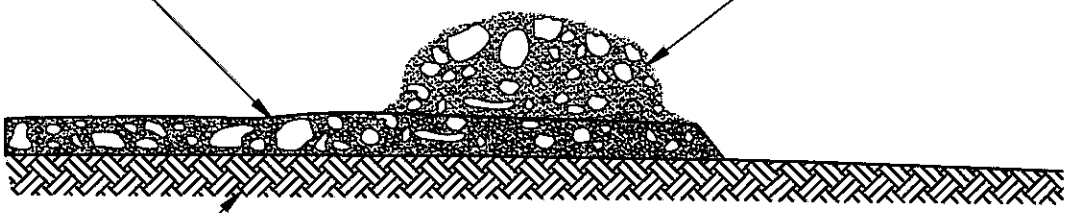
LOOSE PILE 1
LOOSE, DUMPED ROCK, GRAVEL AND SAND MIXTURE REMOVE FRAGMENTS LARGER THAT 2 FEET FOR ISOLATED BURIAL (PLATE G-15) OR WINDROW (PLATE G-10)



APPROVED BOTTOM, OR TOP OF PREVIOUSLY APPROVED BLANKET FILL

COMPACT PILE 1
SPREAD LOOSE PILE FORWARD WITH HEAVY TRACKED DOZER (D-8 OR LARGER). HEAVILY WATER, TRACK, AND APPLY ADDITIONAL SAND AND GRAVEL AS NECESSARY TO FILL VOIDS AND CREATE A DENSE MATRIX OF ROCK, COBBLES, GRAVEL AND SAND (2 FOOT MAXIMUM THICKNESS)

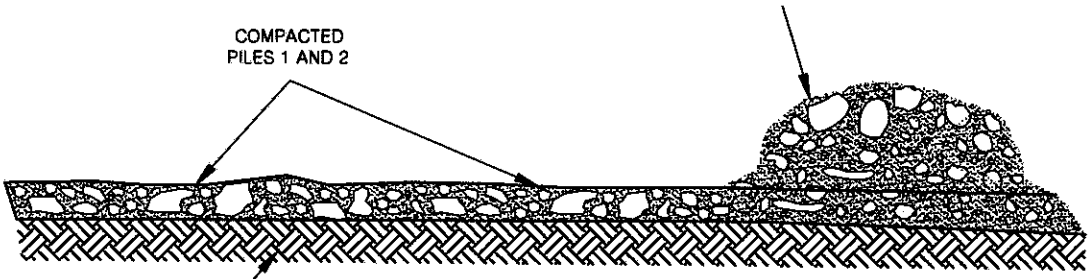
LOOSE PILE 2
DUMP SUCCESSIVE PILES OF LOOSE ROCK, GRAVEL AND SAND MIXTURE ON FORWARD EDGE OF PREVIOUSLY COMPACTED LIFT WITH TRUCKS AND/OR SCRAPERS. USE PREVIOUS LIFT TO ACCESS AND FURTHER COMPACT PILE 1.



APPROVED BOTTOM, OR TOP OF PREVIOUSLY APPROVED BLANKET FILL

LOOSE PILE 3
DUMP SUCCESSIVE PILES OF LOOSE ROCK, GRAVEL AND SAND MIXTURE ON FORWARD EDGE OF PREVIOUSLY COMPACTED LIFT WITH TRUCKS AND/OR SCRAPERS. USE PREVIOUS LIFT TO ACCESS AND FURTHER COMPACT EXISTING BLANKET.

COMPACTED PILES 1 AND 2

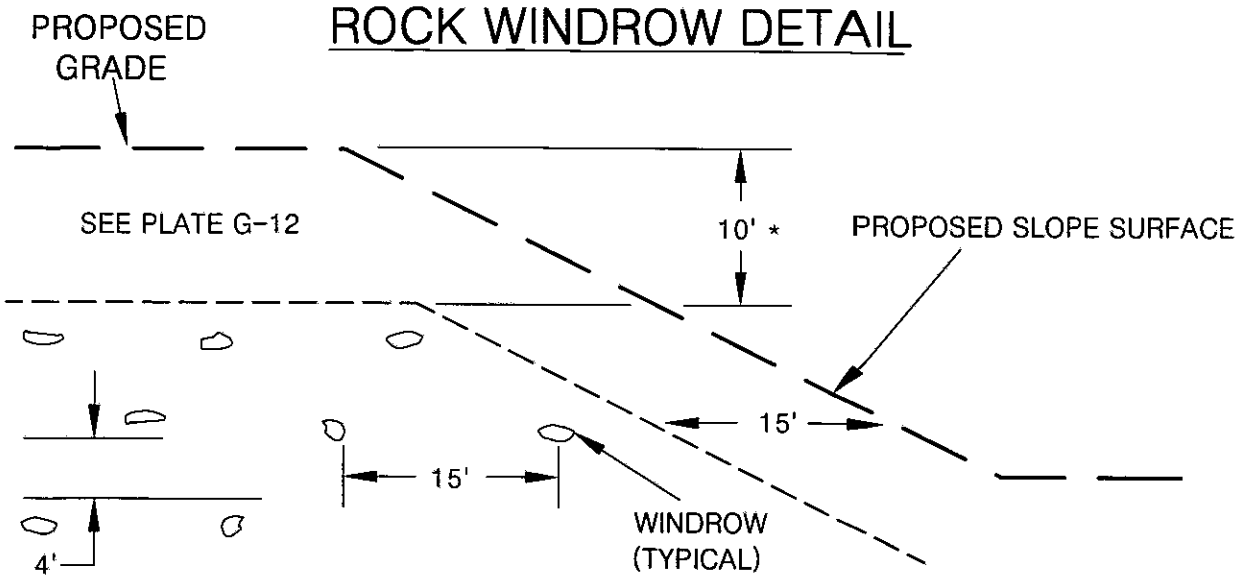


APPROVED BOTTOM, OR TOP OF PREVIOUSLY APPROVED BLANKET FILL

OBSERVATION TESTING AND APPROVAL PROCEDURES

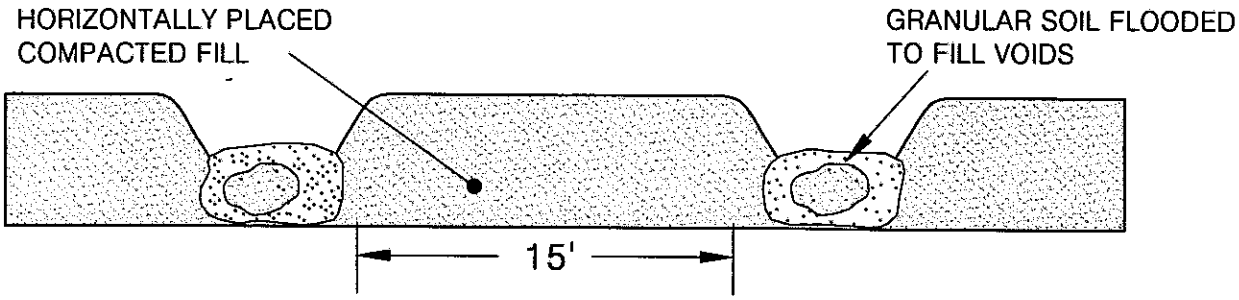
OBSERVE EQUIPMENT. SCRAPERS AND TRUCKS SHOULD BE FULLY SUPPORTED ON BLANKET WITHOUT SIGNIFICANT YIELDING. EXCAVATE TEST/OBSERVATION PITS TO CONFIRM EXISTENCE OF MIXTURE OF VARIOUS PARTICLE SIZES, WITHOUT SIGNIFICANT VOIDS, AND FORMING A DENSE, COMPACTED FILL MATRIX. TEST BY ASTM D1556, D2922 AND/OR D3017 WHEN APPROPRIATE. RECORD LIMITS AND ELEVATION OF BLANKET. ALL FILL AND COMPACTION OPERATIONS TO BE CONDUCTED UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER. SUBSEQUENT LIFTS TO BE APPLIED ONLY AFTER OBSERVATION AND CONFIRMATION OF SUITABILITY OF FILL AND RELEASE BY THE GEOTECHNICAL ENGINEER. BLANKETS TO BE CONSTRUCTED IN ACCORDANCE WITH PLATE G-12.

ROCK WINDROW DETAIL



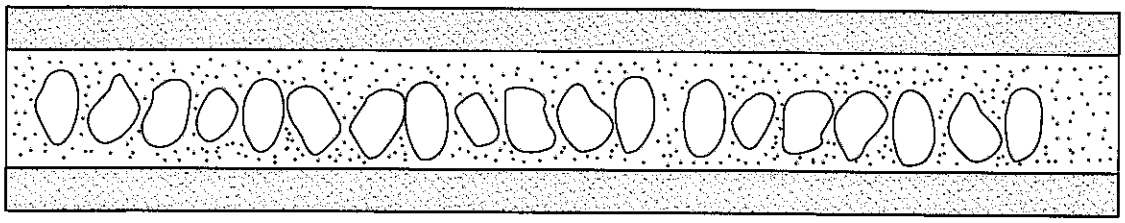
NOTE: OVERSIZED MATERIAL SHOULD BE REMOVED FROM THE 15' CLEAR ZONES WITH SPECIAL EQUIPMENT, SUCH AS A ROCK RAKE, PRIOR TO PLACING THE NEXT FILL LIFT.
*VARIANCES TO THE ABOVE ROCK HOLD DOWN MAY BE GRANTED SUBJECT TO APPROVAL BY THE OWNER, GEOTECHNICAL ENGINEER, AND GOVERNING AGENCY

TYPICAL WINDROW DETAIL (END VIEW)

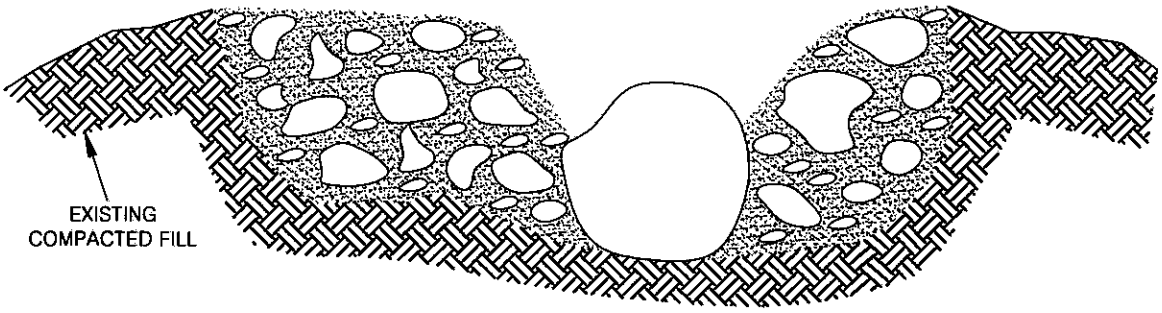


NOTE: COMPACTED FILL SHALL BE BROUGHT UP TO A HIGHER ELEVATION ALONG EACH WINDROW SO GRANULAR SOIL CAN BE FLOODED IN A "TRENCH CONDITION".

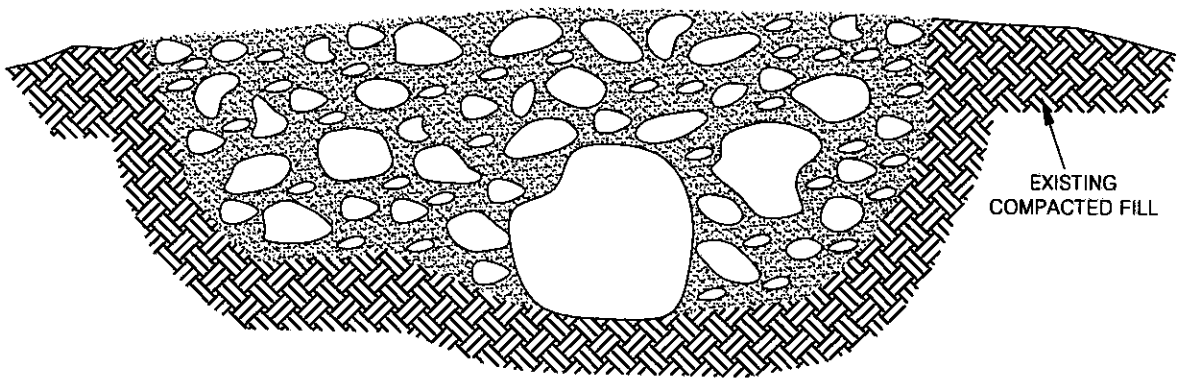
PROFILE VIEW



ISOLATED ROCK BURIAL DETAILS

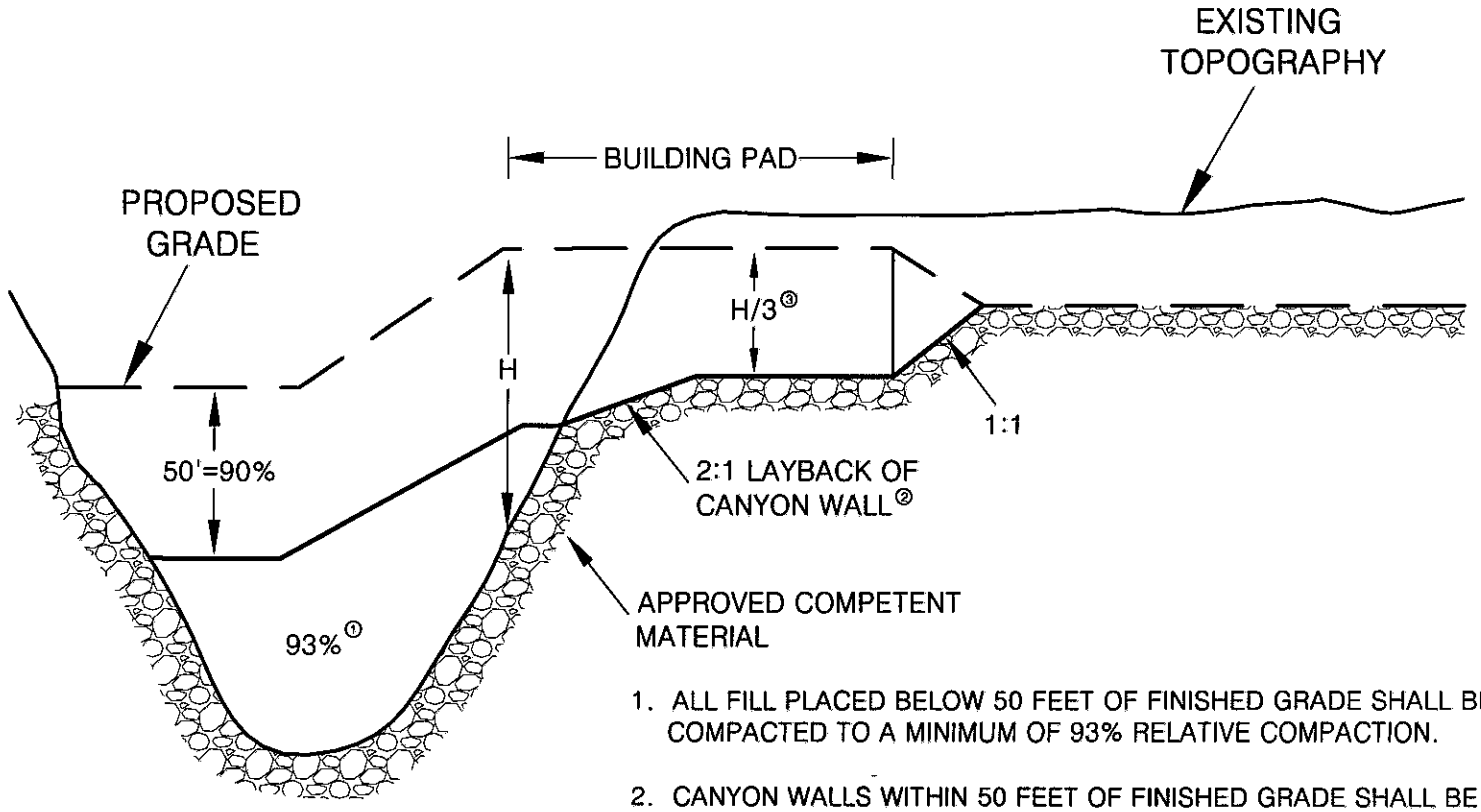


EXCAVATE HOLE INTO EXISTING FILL PRISM, PLACE BOULDER (< 8 feet in maximum dimension) INTO EXISTING COMPACTED FILL. SURROUND WITH SAND, GRAVEL, COBBLES AND WATER HEAVILY. TRACK WITH D8 OR LARGER EQUIPMENT UNTIL RESULTING FILL FULLY SUPPORTS EQUIPMENT. OBSERVE AND/OR TEST IN ACCORDANCE WITH ASTM D1556, D2922 OR D3017. ROCKS LARGER THAN 8 FEET SHALL BE FURTHER REDUCED IN SIZE BY SECONDARY BREAKING.



RELATIVE COMPACTION VS. DEPTH

CANYON WALL LAY BACK
DIFFERENTIAL FILL OVEREXCAVATION DETAILS



1. ALL FILL PLACED BELOW 50 FEET OF FINISHED GRADE SHALL BE COMPACTED TO A MINIMUM OF 93% RELATIVE COMPACTION.

2. CANYON WALLS WITHIN 50 FEET OF FINISHED GRADE SHALL BE LAID BACK TO A SLOPE RATIO OF 2:1 OR FLATTER.

3. ALL BUILDING PADS SHALL BE OVER EXCAVATED TO A MINIMUM OF 1/3 OF THE MAXIMUM DEPTH OF FILL BELOW THE BUILDING PAD TO A MAXIMUM OF 17 FEET.

4. IF THE 2:1 LAY BACK OF THE CANYON WALL IS IMPRACTICAL, THEN AS AN ALTERNATIVE THE INCREASED COMPACTION STANDARDS IN NOTE 1 SHOULD BE EXTENDED UP TO H/3 AND THE LAY BACK WILL NOT BE REQUIRED.

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PLATE G-16

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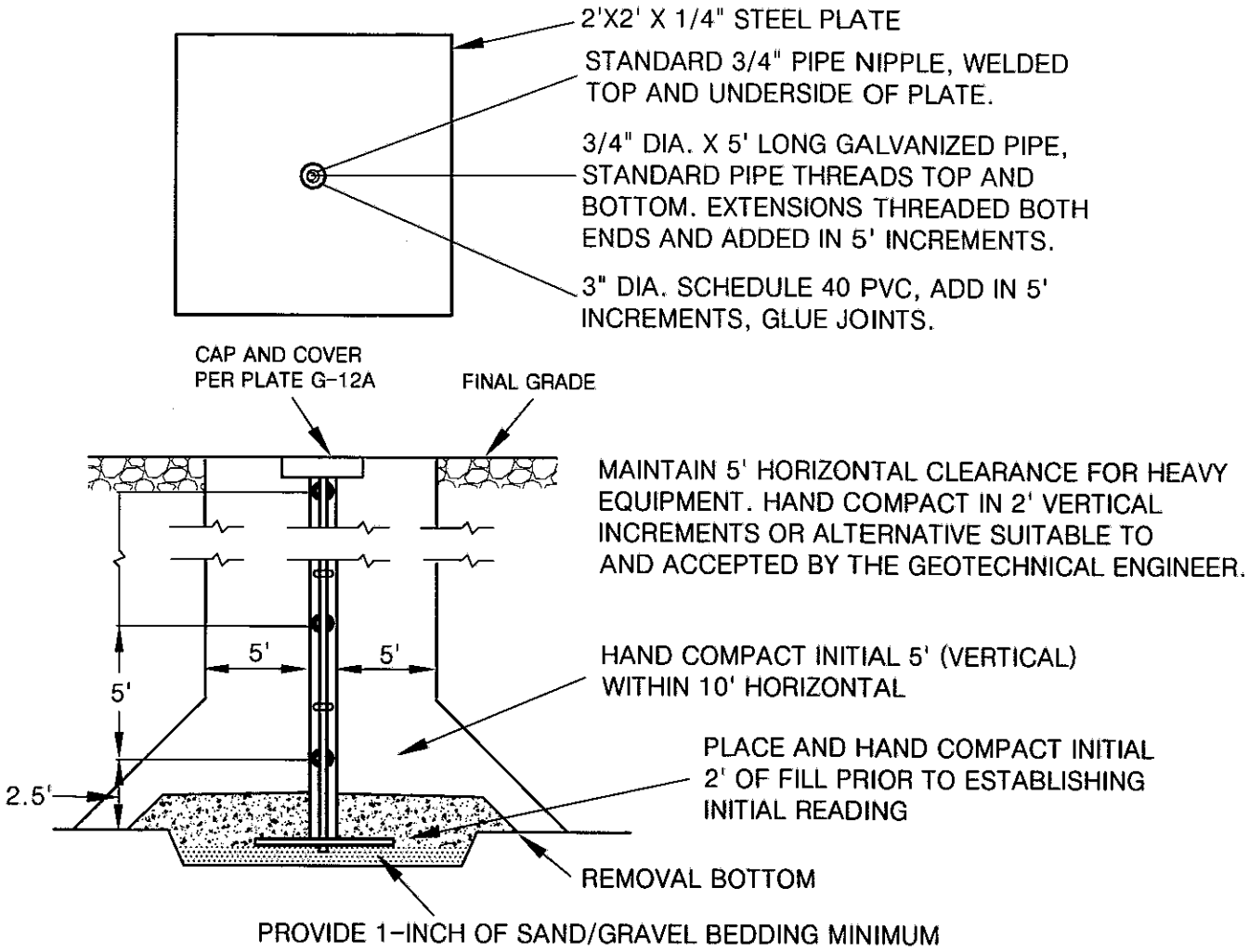
SETTLEMENT PLATE DETAIL



NOTES:

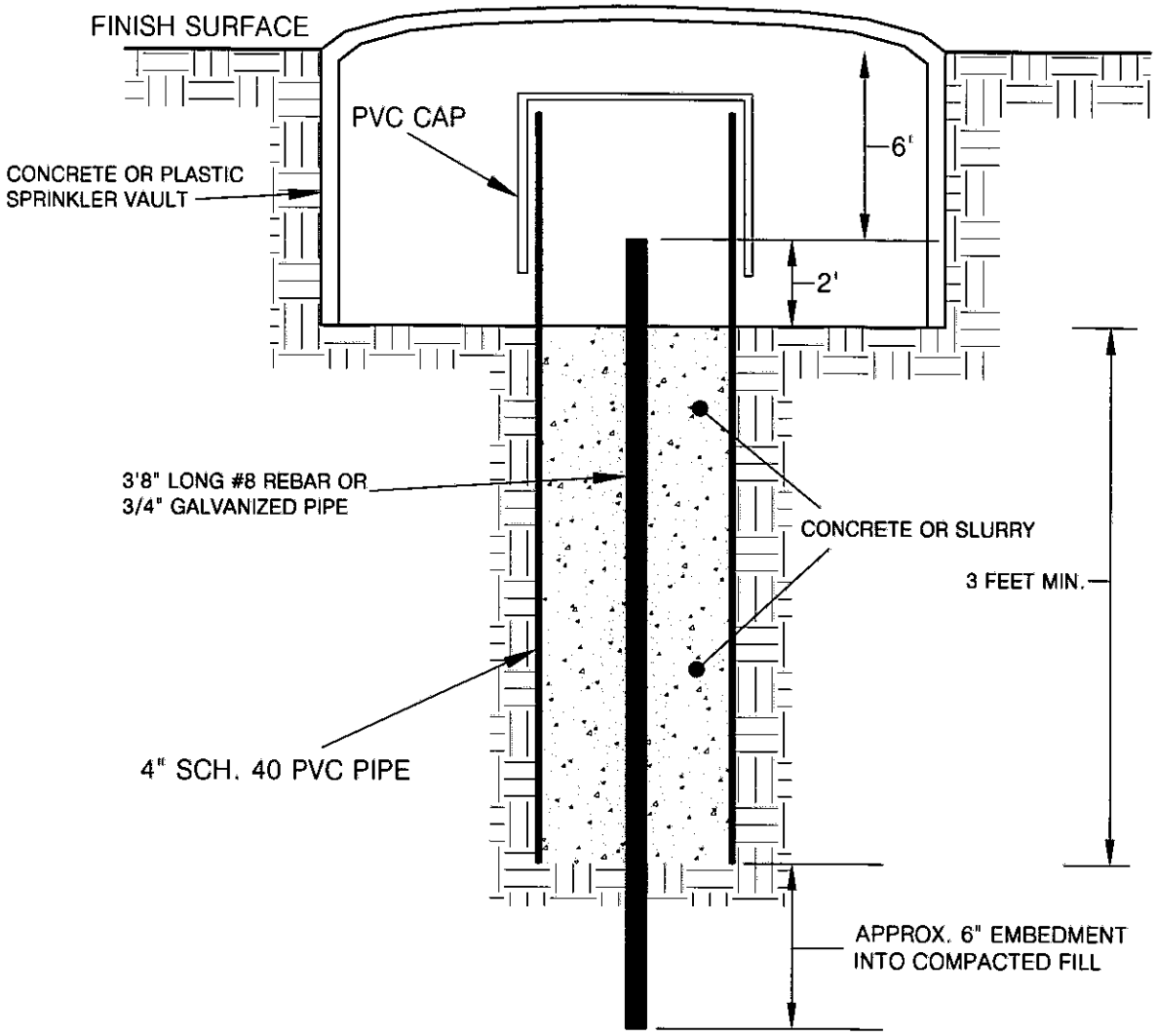
1) LOCATIONS OF SETTLEMENT PLATES SHALL BE CLEARLY MARKED AND READILY VISIBLE (RED FLAGGED) TO EQUIPMENT OPERATORS.

2) CONTRACTOR SHALL MAINTAIN 10' HORIZONTAL CLEARANCE FOR HEAVY EQUIPMENT WITHIN 5' (VERTICAL) OF PLATE BASE. FILL WITHIN CLEARANCE AREA SHALL BE HAND COMPACTED TO PROJECT SPECIFICATIONS OR COMPACTED BY ALTERNATIVE APPROVED BY THE GEOTECHNICAL ENGINEER.

3) AFTER 5' (VERTICAL) OF FILL IS IN PLACE, CONTRACTOR SHALL MAINTAIN 5' HORIZONTAL EQUIPMENT CLEARANCE. FILL IN CLEARANCE AREA SHALL BE HAND COMPACTED (OR APPROVED ALTERNATIVE) IN VERTICAL INCREMENTS NOT TO EXCEED 2 FEET.

4) IN THE EVENT OF DAMAGE TO SETTLEMENT PLATE OR EXTENSION RESULTING FROM EQUIPMENT OPERATING WITHIN PRESCRIBED CLEARANCE AREA, CONTRACTOR SHALL IMMEDIATELY NOTIFY GEOTECHNICAL ENGINEER AND SHALL BE RESPONSIBLE FOR RESTORING THE SETTLEMENT PLATE AND EXTENSION RODS TO WORKING ORDER.

SURFACE SETTLEMENT MONUMENT DETAIL



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VER. 3/12

PLATE G-18

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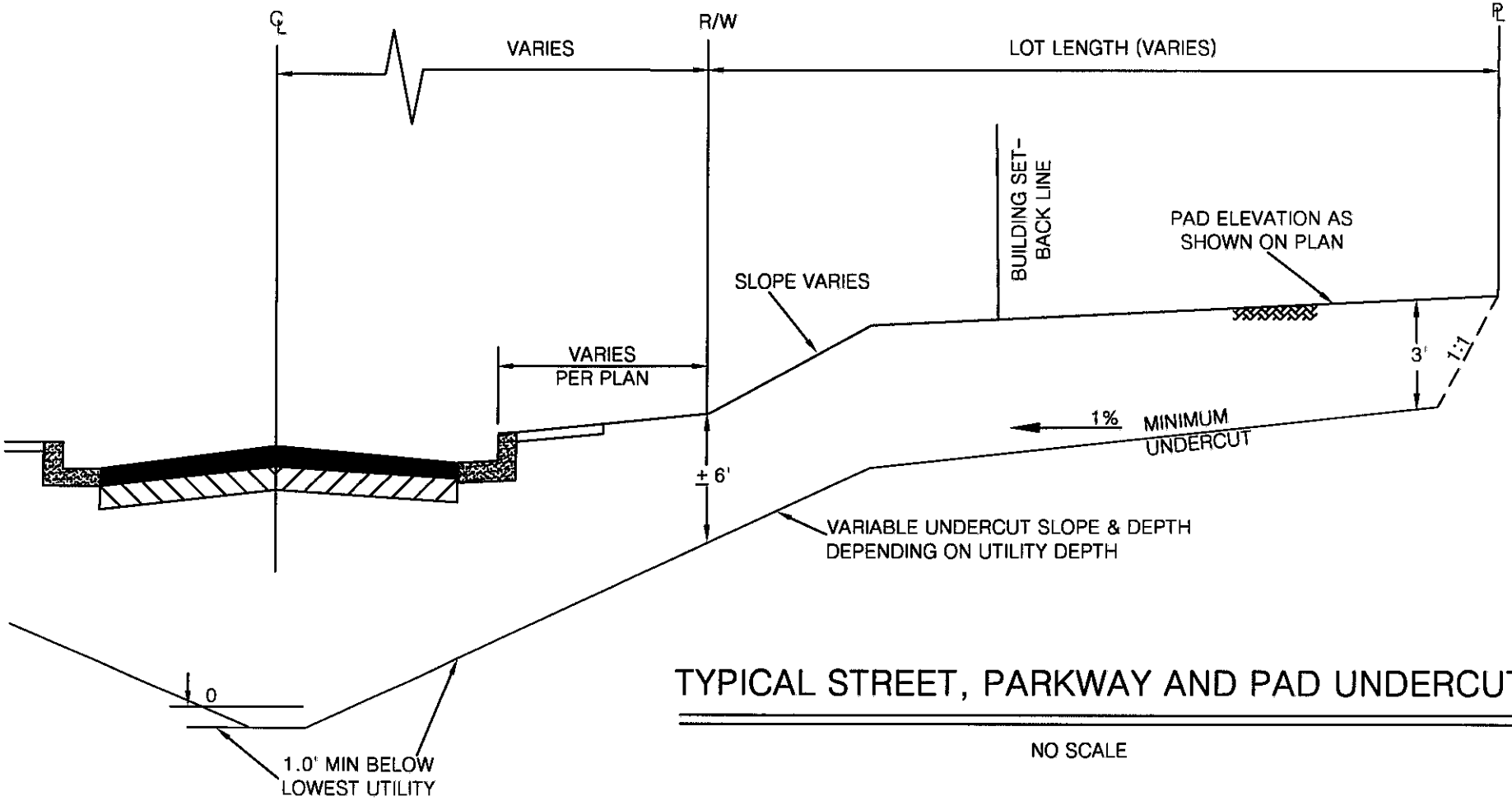

TYPICAL STREET, PARKWAY AND PAD UNDERCUT

NO SCALE

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PLATE G-19

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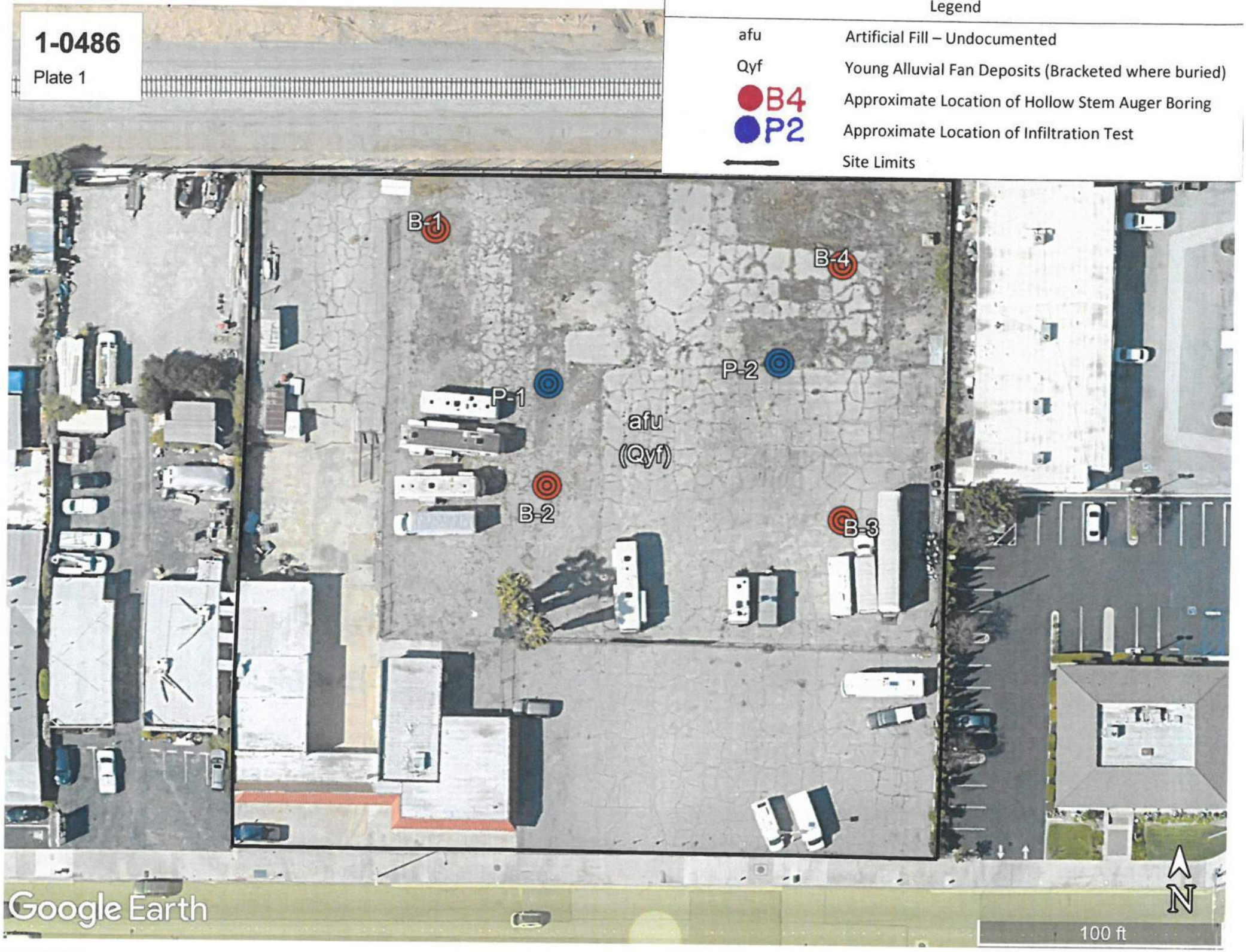
Plate 1



Appendix J

Noise Assessment, 723-731 East Route 66 Development Project, City of Glendora, CA

Ldn Consulting, Inc.

February 9, 2024

NOISE ASSESSMENT

723-745 Route 66 Development Project
City of Glendora, CA

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February 9, 2024

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GLOSSARY OF COMMON TERMS

Sound Pressure Level (SPL): a ratio of one sound pressure to a reference pressure (L_{ref}) of 20 µPa. Because of the dynamic range of the human ear, the ratio is calculated logarithmically by 20 log (L/L_{ref}).

A-weighted Sound Pressure Level (dBA): Some frequencies of noise are more noticeable than others. To compensate for this fact, different sound frequencies are weighted more.

Minimum Sound Level (L_{min}): Minimum SPL or the lowest SPL measured over the time interval using the A-weighted network and slow time weighting.

Maximum Sound Level (L_{max}): Maximum SPL or the highest SPL measured over the time interval the A-weighted network and slow time weighting.

Equivalent sound level (L_{eq}): the true equivalent sound level measured over the run time. Leq is the A-weighted steady sound level that contains the same total acoustical energy as the actual fluctuating sound level.

Day Night Sound Level (Ldn): Representing the Day/Night sound level, this measurement is a 24 –hour average sound level where 10 dB is added to all the readings that occur between 10 pm and 7 am. This is primarily used in community noise regulations where there is a 10 dB "Penalty" for nighttime noise. Typically, Ldn's are measured using A weighting.

Community Noise Exposure Level (CNEL): The accumulated exposure to sound measured in a 24-hour sampling interval and artificially boosted during certain hours. For CNEL, samples taken between 7 pm and 10 pm are boosted by 5 dB; samples taken between 10 pm and 7 am are boosted by 10 dB.

Octave Band: An octave band is defined as a frequency band whose upper band-edge frequency is twice the lower band frequency.

Third-Octave Band: A third-octave band is defined as a frequency band whose upper band-edge frequency is 1.26 times the lower band frequency.

Response Time (F,S,I): The response time is a standardized exponential time weighting of the input signal according to fast (F), slow (S) or impulse (I) time response relationships. Time response can be described with a time constant. The time constants for fast, slow and impulse responses are 1.0 seconds, 0.125 seconds and 0.35 milliseconds, respectively.

EXECUTIVE SUMMARY

This noise study has been completed to determine the noise impacts to and from the proposed multi-family residential project. The project proposes the construction of six 3-story multi-family residential buildings consisting of 39 townhomes/flats. The project is located at 723-745 East Route 66 in the City of Glendora within the San Gabriel Valley in the County of Los Angeles.

Construction Noise and Vibration

Project construction noise levels are considered exempt if activities occur within the hours specified in the City of Glendora Municipal Code, Section 9.44.110 of 7:00 a.m. and 9:00 p.m., if located within a residential zone or within a radius of five hundred feet therefrom unless approval is obtained from the City Building Official or City Engineer.

Nonetheless, in addition to complying with the City's noise standards regarding construction working hours and noise levels, construction noise should be minimized through the implementation of best management practices (BMPs) that may include, but are not limited to, the following:

- Proper maintenance and tuning of all construction equipment engines to minimize noise emissions.
- Proper maintenance and functioning of the mufflers on all internal combustion and equipment engine.
- Locate fixed and/or stationary equipment as far as possible from noise-sensitive receptors.
- Appoint a public liaison for Project construction that would be responsible for addressing public concerns about construction activities, including excessive noise. As needed, the liaison would determine the cause of concern (e.g., starting too early, bad muffler) and implement measures to address the concern. These BMPs would further reduce construction noise levels.

Construction activities would generate levels of vibration that would not exceed the FTA or City criteria for nuisance for nearby residential uses. Therefore, vibration impacts would be less than significant.

Transportation Noise

The results of this analysis indicate that future vehicle noise from Route 66 to the south and train noise from the Foothill Gold Line extension to the north are the principal sources of community noise that could impact the site. Based upon the findings, the outdoor use areas were determined to be below the City's Noise compatibility threshold of 70 dBA CNEL without attenuation measures. Therefore, no impacts are anticipated and no mitigation (i.e., noise walls) are required.

The City of Glendora noise guidelines also state, consistent with Title 24 of the California Code of Regulations (CCR), that a project is required to perform an interior assessment on the portions of a project site where building façade noise levels are above the normally compatible noise level in order to ensure that acceptable interior noise levels can be achieved. The buildings would be exposed to noise levels up to 69 dBA CNEL at the facades; thus, the proposed project would be required to prepare an interior noise study for all units to reduce interior noise levels to 45 dBA CNEL.

Basic calculations show that a windows open condition will typically reduce the interior noise levels 10-15 dBA CNEL and not provide adequate interior noise mitigation. To meet the 45 dBA CNEL interior noise standard, an overall minimum interior noise level reduction of 24 dBA CNEL is needed for the proposed project. Therefore, a closed window condition with an STC rating of 28 or better is required to reduce interior noise levels to comply with CCR Title 24 and City of Glendora requirements.

Additionally, ground mounted mechanical ventilation units (HVAC) will be installed at the proposed residential units and could potentially be located near windows. Typically, 3 to 5-ton HVAC units could generate noise levels between 70 to 74 dBA, therefore, upgraded windows would be required to mitigate the noise levels from the HVAC units. Depending on the type and where the HVAC units are located near a window, upgraded glass assemblies of up to STC 33 could be required to reduce the interior noise levels to below the 45 dBA CNEL noise standard. Once the final site plans showing the locations of the HVAC units and final architectural plans are available, a final interior noise study should be conducted to ensure interior noise reductions.

Transportation Vibration

According to the Metro Gold Line Foothill Extension EIR, the Metro Gold Foothill Extension project is proposing the use of floating slab, ballast mat, TDC, and reduced speeds to reduce vibration levels to less than significant levels. Based on the Metro Gold Foothill Extension design features and the setbacks from the rail alignment, no additional project related mitigation measures are required.

Due to the close proximity to the railroad, special consideration should be taken to minimize effects of vibration on the existing buildings. The use of vibration dampening materials such as carpeting as well as upgraded windows and doors can significantly reduce the effects of groundborne vibration within the buildings.

1.0 PROJECT INTRODUCTION

1.1 Purpose of this Study

The purpose of this Noise study is to determine noise impacts, if any, to the Project from off-site sources (i.e., traffic, train) and from the project (i.e., construction, operational) onto surrounding uses. Should impacts be determined, the intent of this study would be to recommend suitable mitigation measures to bring those impacts to a level that would be considered less than significant.

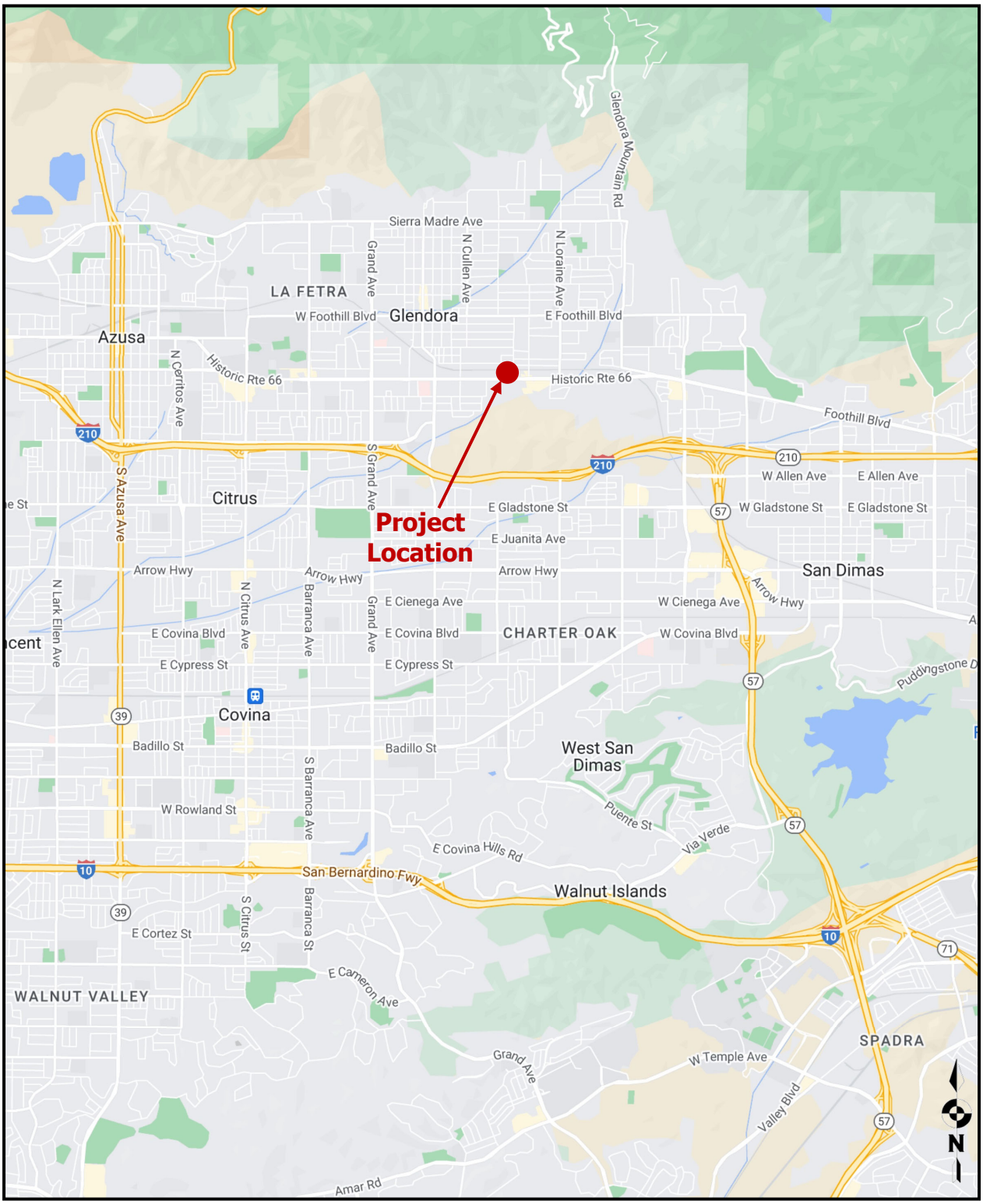
1.2 Project Location

The proposed 723-745 Route 66 Multi-Family Residential development is located on an approximate 1.85-acre project site located at 723-745 East Route 66 in the City of Glendora, CA. The project is generally located north of Interstate 210 (I-210) and east of State Route 39 (SR-39) between Glendora Avenue and Lone Hill Avenue. Glendora Avenue and Lone Hill Avenue provide regional access to the project site via I-210 to the south. The project site is surrounded by existing retail uses to the east and west, existing single-family residences to the north, and East Route 66 to the south. Existing multi-family residential uses are located across Route 66 to the south. The Foothill Gold Line within the Los Angeles Metro Rail system is located adjacent to the project to the north and is currently under construction to build an extension to the light rail system. A project vicinity map and location map are shown in Figure 1-A.

1.3 Project Description and Purpose

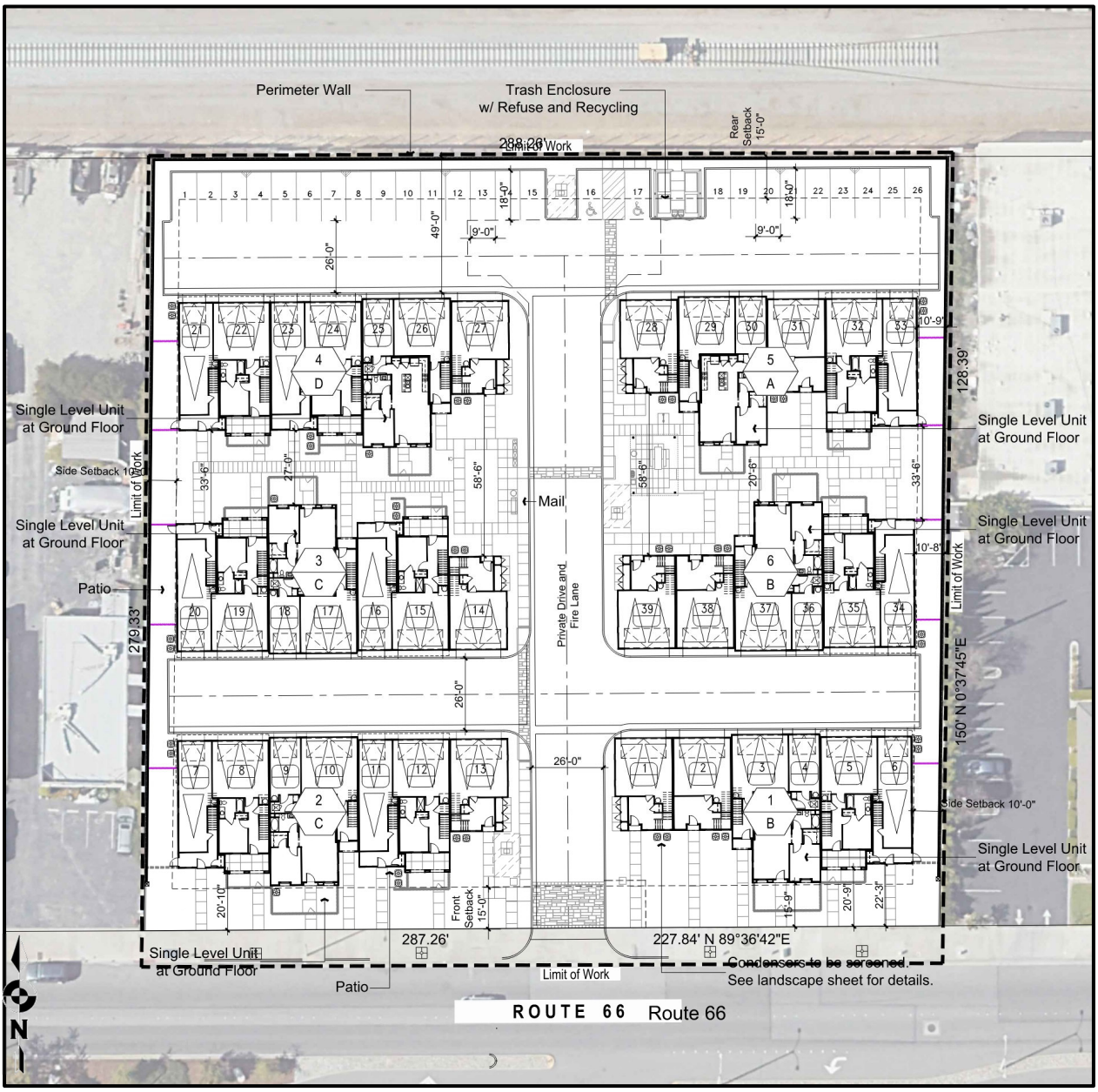
The project proposes the construction of six 3-story multi-family residential buildings consisting of 39 townhomes/flats. The residential units will consist of one, two, and three-bedroom floor plans. The conceptual site plan is shown on Figure 1-B of this report.

Figure 1-A: Project Vicinity Map



Source: (Google, 2023)

Figure 1-B: Conceptual Site Plan



Source: (KTGY Architecture + Planning, 2023)

2.0 FUNDAMENTALS

2.1 Acoustical Fundamentals

Noise is defined as unwanted or annoying sound which interferes with or disrupts normal activities. Exposure to high noise levels has been demonstrated to cause hearing loss. The individual human response to environmental noise is based on the sensitivity of that individual, the type of noise that occurs and when the noise occurs.

Sound is measured on a logarithmic scale consisting of sound pressure levels known as a decibel (dB). The sounds heard by humans typically do not consist of a single frequency but of a broadband of frequencies having different sound pressure levels. The method for evaluating all the frequencies of the sound is to apply an A-weighting to reflect how the human ear responds to the different sound levels at different frequencies. The A-weighted sound level adequately describes the instantaneous noise whereas the equivalent sound level depicted as Leq represents a steady sound level containing the same total acoustical energy as the actual fluctuating sound level over a given time interval.

The U.S. Environmental Protection Agency (U.S. EPA) has compiled data regarding the noise generating characteristics of specific types of construction equipment. Noise levels generated by heavy construction equipment can range from 60 dBA to in excess of 100 dBA when measured at 50 feet. However, these noise levels diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. For example, a noise level of 75 dBA measured at 50 feet from the noise source to the receptor would be reduced to 69 dBA at 100 feet from the source to the receptor and reduced to 63 dBA at 200 feet from the source. The most effective noise reduction methods consist of controlling the noise at the source, blocking the noise transmission with barriers or relocating the receiver. Any or all of these methods may be required to reduce noise levels to an acceptable level.

The most effective noise reduction methods consist of controlling the noise at the source, blocking the noise transmission with barriers or relocating the receiver. Any or all of these methods may be required to reduce noise levels to an acceptable level.

2.2 Vibration Fundamentals

Vibration is a trembling or oscillating motion of the ground. Like noise, vibration is transmitted in waves, but in this case through the ground or solid objects. Unlike noise, vibration is typically felt rather than heard. Vibration can be either natural as in the form of earthquakes, volcanic eruptions, or manmade as from explosions, heavy machinery, or trains. Both natural and

manmade vibration may be continuous, such as from operating machinery; or infrequent, as from an explosion.

As with noise, vibration can be described by both its amplitude and frequency. Amplitude may be characterized in three ways: displacement, velocity, and acceleration. Particle displacement is a measure of the distance that a vibrated particle travels from its original position and for the purposes of soil displacement is typically measured in inches or millimeters. Particle velocity is the rate of speed at which soil particles move in inches per second or millimeters per second. Particle acceleration is the rate of change in velocity with respect to time and is measured in inches per second or millimeters per second. Typically, particle velocity (measured in inches or millimeters per second) and/or acceleration (measured in gravities) are used to describe vibration. Table 2-1 shows the human reaction to various levels of peak particle velocity.

Vibrations also vary in frequency and this affects perception. Typical construction vibrations fall in the 10 to 30 Hz range and usually occurring around 15 Hz. Traffic vibrations exhibit a similar range of frequencies; however, due to their suspension systems, it is less common, to measure traffic frequencies above 30 Hz.

Propagation of ground-borne vibrations is complicated and difficult to predict because of the endless variations in the soil through which the waves travel. There are three main types of vibration propagation: surface, compression, and shear waves. Surface waves, or Rayleigh 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 dropping an object into water. P-waves, or compression waves, are waves that carry their energy along an expanding spherical wave front. The particle motion in these waves is longitudinal. S-waves, or shear 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 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 special voids. The amount of attenuation provided by material damping varies with soil type and condition as well as the frequency of the wave.

Table 2-1: Human Reaction to Typical Vibration Levels

Vibration Level Peak Particle Velocity (in/sec)	Human Reaction	Effect on Buildings
0.006–0.019	Threshold of perception, possibility of intrusion	Vibrations unlikely to cause damage of any type
0.08	Vibrations readily perceptible	Recommended upper level of vibration to which ruins and ancient monuments should be subjected
0.10	Level at which continuous vibration begins to annoy people	Virtually no risk of "architectural" (i.e., not structural) damage to normal buildings
0.20	Vibrations annoying to people in buildings	Threshold at which there is a risk to "architectural" damage to normal dwelling – houses with plastered walls and ceilings
0.4–0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage
Source: Caltrans, Division of Environmental Analysis, *Transportation Related Earthborne Vibration, Caltrans Experiences*, Technical Advisory, Vibration, TAV-02-01-R9601, 2020 (Caltrans, 2020).		

3.0 SIGNIFICANCE THRESHOLDS AND STANDARDS

To limit population exposure to physically and/or psychologically damaging as well as intrusive noise levels, the federal government, the State of California, various county governments, and most municipalities in the state have established standards and ordinances to control noise. Roadway, Air and rail traffic, and commercial and industrial activities are typically the major sources of noise in some areas. Federal, state, and local agencies regulate different aspects of environmental noise. Federal and state agencies generally set noise standards for mobile sources such as aircraft and motor vehicles. Local agencies generally set noise standards or regulations of stationary sources.

3.1 Federal

Federal Transit Administration (FTA)

No federal regulations apply to noise or vibration from the proposed project, but the United States Department of Transportation Federal Transit Administration (FTA) provides criteria for acceptable levels of groundborne vibration for various types of special buildings that are sensitive to vibration (Federal Transit Administration, 2018). For purposes of identifying potential project-related vibration impacts, the FTA criteria will be used. The human reaction to various levels of vibration is highly subjective. The upper end of the range shown for the threshold of perception, or roughly 65 VdB, may be considered annoying by some people. Vibration below 65 VdB may also cause secondary audible effects, such as a slight rattling of doors, suspended ceilings/fixtures, windows, and dishes, any of which may result in additional annoyance. Table 3-1 on the following page, shows the FTA groundborne vibration and noise impact criteria for human annoyance.

In addition to the vibration annoyance standards presented above, the FTA also applies the following standards for construction vibration damage. As shown in Table 3-2 on the following page, structural damage is possible for typical residential construction when the peak particle velocity (PPV) exceeds 0.2 inch per second (in/sec). This criterion is the threshold at which there is a risk of damage to normal dwellings.

In the context of this analysis, the noise and vibration impacts associated with the construction operations will be conditioned to comply with the thresholds stated above. The potential noise and vibration impacts are analyzed separately below.

Table 3-1: Groundborne Vibration and Noise Impact Criteria (Human Annoyance)

Category	Groundborne Vibration Impact Levels (VdB re 1 microinch/second)			Groundborne Noise Impact Levels (dB re 20 micropascals)		
	Frequent Events[1]	Occasional Events[2]	Infrequent Events[3]	Frequent Events[1]	Occasional Events[2]	Infrequent Events[3]
Category 1: Buildings where low ambient vibration is essential for interior operations.	65 VdB[4]	65 VdB[4]	65 VdB[4]	N/A[4]	N/A[4]	N/A[4]
Category 2: Residences and buildings where people normally sleep.	72 VdB	75 VdB	80 VdB	35 dBA	38 dBA	43 dBA
Category 3: Institutional land uses with primarily daytime use.	75 VdB	78 VdB	83 VdB	40 dBA	43 dBA	48 dBA

Source: (Federal Transit Administration, 2018)

[1] "Frequent Events" are defined as more than 70 vibration events per day. Most rapid transit projects fall into this category.

[2] "Occasional Events" are defined as between 30 and 70 vibration events of the same source per day. Most commuter truck lines have this many operations.

[3] "Infrequent Events" are defined as fewer than 30 vibration events of the same kind per day. This category includes most commuter rail branch lines.

[4] This criterion limit is based on levels that are acceptable for most moderately sensitive equipment such as optical microscopes. Vibration-sensitive manufacturing or research will require detailed evaluation to define the acceptable vibration levels. Ensuring lower vibration levels in a building often requires special design of the HVAC systems and stiffened floors.

[5] Vibration-sensitive equipment is not sensitive to groundborne noise.

Table 3-2: Groundborne Vibration Impact Criteria (Structural Damage)

Building Category	PPV (in/sec)	VdB
I. Reinforced-concrete, steel, or timber (no plaster)	0.5	102
II. Engineered concrete and masonry (no plaster)	0.3	98
III. Non-engineered timber and masonry buildings	0.2	94
IV. Buildings extremely susceptible to vibration damage	0.12	90

Source: (Federal Transit Administration, 2018)
Notes: RMS velocity calculated from vibration level (VdB) using the reference of one microinch/second.

3.2 State of California

Community Noise Assessment Criteria

The following significance criteria are based on guidance provided by Appendix G of the California Environmental Quality Act (CEQA) Guidelines. For the purposes of this report, noise impacts would be potentially significant if the proposed Project is determined to result in or cause:

- Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
- A substantial permanent increase in ambient noise levels in the Project vicinity above existing levels without the proposed Project; or
- A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above noise levels existing without the proposed Project.

While the CEQA Guidelines and City of Glendora noise standards provide direction on noise compatibility and establish noise standards by land use type, they do not define the levels at which increases above the ambient noise levels are considered substantial. However, the Federal Highway Administration and Caltrans both identify changes in noise levels of greater than 3 dBA as "barely perceptible," while changes of 5 dBA are considered "readily perceptible." This is consistent with the community response to noise characteristics described in Section 3.3 below.

In a community situation, the noise exposure is extended over a long time period, and changes in noise levels occur over years rather than the immediate comparison made in a laboratory situation. The level at which changes in community noise levels become discernible is likely to be some value greater than 1 dBA, and 3 dBA appears to be appropriate for most people. On this basis, and for the purposes of this study, a substantial increase in noise levels attributable to operations of the Project would occur if:

1. Ambient conditions are below applicable standards, and project-generated noise at receptor land uses would result in:
    - An exceedance of the suggested land uses/noise compatibility guidelines for surface transportation sources presented in the City of Glendora Noise Element (mobile sources); or
    - An exceedance of the exterior noise standards defined in the City of Glendora Noise Ordinance (area/stationary sources);
2. If ambient noise conditions exceed applicable Noise Ordinance Standards and project-generated noise would create a "barely perceptible" 3 dBA or greater permanent increase in ambient exterior noise levels.
3. For construction noise, a substantial increase in noise would occur if project-related construction activities occur outside the hours of 7:00 a.m. and 9:00 p.m.

California Building Standards Code

The California Building Standards Code is contained in Title 24 of the California Code of Regulations and consists of 11 different parts that set various construction and building

requirements. Part 2, California Building Code, Section 1207, Sound Transmission, establishes sound transmission standards for interior walls, partitions, and floor/ceiling assemblies. Specifically, Section 1207.4 establishes that interior noise levels attributable to exterior noise sources shall not exceed 45 dBA DNL or CNEL (as set by the local General Plan) in any habitable room.

California Green Building Standards Code

The California Green Building Standards Code is Part 11 to the California Building Standards Code. Chapter 5, Nonresidential Mandatory Standards, Section 5.507 establishes the following requirements for non-residential development that may be applicable to the proposed project.

- 5.507.4.1.1 sets forth that buildings exposed to a noise level of 65 dB Leq (1-hour) during any hour of operation shall have exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composting sound transmission class (STC) rating of at least 45 (or an outdoor indoor transmission class (OITC) of 35), with exterior windows of a minimum STC of 40.
- Section 5.507.4.2 sets forth that wall and roof assemblies for buildings exposed to a 65 dBA Leq pursuant to Section 5.507.4.1.1, shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed 50 dBA Leq in occupied areas during any hour of operation. This requirement shall be documented by preparing an acoustical analysis documenting interior sound levels prepared by personnel approved by the architect or engineer of record.

Caltrans

The California Department of Transportation's (Caltrans) Transportation and Construction Vibration Guidance Manual provides a summary of vibration criteria that have been reported by researchers, organizations, and governmental agencies (Caltrans, 2020). Chapters Six and Seven of this manual summarize vibration detection and annoyance criteria from various agencies and provide Caltrans recommended guidelines and thresholds for evaluating potential vibration impacts on buildings and humans from transportation and construction projects. These thresholds are summarized in Table 3-3 and Table 3-4.

Table 3-3: Caltrans Vibration Threshold Criteria for Building Damage

Structural Integrity	Maximum PPV (in/sec)	
	Transient	Continuous
Extremely Fragile buildings, ruins, monuments	0.12	0.08
Fragile Buildings	0.2	0.1
Historic and some older buildings	0.50	0.25
Older residential structures	0.50	0.30
New residential structures	1.00	0.50
Modern industrial and commercial buildings	2.00	0.50
Source: (Caltrans, 2020) Note: PPV = peak particle velocity		

Table 3-4: Caltrans Vibration Threshold Criteria for Human Response

Human Response	Maximum PPV (in/sec)	
	Transient	Continuous
Barely perceptible	0.035	0.012
Distinctly perceptible	0.24	0.035
Strongly perceptible	0.90	0.10
Severely perceptible	2.00	0.40
Source: (Caltrans, 2020) Note: PPV = peak particle velocity		

3.3 Local Regulations

The City of Glendora General Plan and Municipal Code establishes the following applicable policies related to noise and vibration.

City of Glendora General Plan Noise Element

The City of Glendora Community Plan Noise Element states that the Noise and Land Use Compatibility Guidelines, (shown in Table N-1 of the Noise Element and provided below in Figure 3-A in this report) and the accompanying discussion should set forth the criteria for siting new development in the City of Glendora (City of Glendora, 2008). These guidelines state that any project which would be located in a normally unacceptable noise exposure area, based on the Land Use Compatibility Guidelines, shall require an acoustical analysis. Noise mitigation in the future shall be incorporated in the project as needed. As a condition of approval of a project, the City may require post-construction noise monitoring and sign off by an acoustician to ensure that City requirements have been met.

Pursuant to the Noise and Land Use Compatibility Guidelines (Figure 3-A below), exterior noise levels ranging up to 65 dBA CNEL are classified as "normally acceptable" for multi-family residential development based upon the assumption that the homes are built with normal conventional construction. Noise levels ranging from 60 to 70 dBA CNEL are "conditionally acceptable". "Conditionally acceptable" means that noise levels are acceptable only when a detailed noise analysis is conducted and needed noise insulation features are included in the design.

Conventional construction with closed windows and a fresh air supply system or air conditioning will normally suffice as "acceptable noise insulation" features. Noise levels in the 70 to 75 dBA Ldn range are classified as "normally unacceptable" and new construction or development is discouraged but may proceed if a detailed noise analysis is conducted and needed noise insulation features included in the design. Noise levels between 75-85 dBA CNEL are clearly unacceptable and development of these land uses should generally not be undertaken.

Figure 3-A: Land Use – Noise Compatibility Guidelines

Land Use Category	Community Noise Exposure (L_{dn} or CNEL, dBA)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential - Low Density, Single-Family, Duplex, Mobile Homes	50 - 60	55 - 70	70-75	75-85
Residential - Multiple Family	50 - 65	60 - 70	70 - 75	70 - 85
Transient Lodging - Motel, Hotels	50 - 65	60 - 70	70 - 80	80 - 85
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 - 70	60 - 70	70 - 80	80 - 85
Auditoriums, Concert Halls, Amphitheaters	NA	50 - 70	NA	65 - 85
Sports Arenas, Outdoor Spectator Sports	NA	50 - 75	NA	70 - 85
Playgrounds, Neighborhood Parks	50 - 70	NA	67.5 - 75	72.5 - 85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 - 70	NA	70 - 80	80 - 85
Office Buildings, Business Commercial and Professional	50 - 70	67.5 - 77.5	75 - 85	NA
Industrial, Manufacturing, Utilities, Agriculture	50 - 75	70 - 80	75 - 85	NA

NA: Not Applicable

Source: *General Plan Guidelines*, Office of Planning and Research, California, October 2003.

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 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.

Interior noise levels should be mitigated to a maximum of 45 dBA CNEL in all habitual rooms when the exterior of the residences are exposed to levels of 60 dBA CNEL or more. If windows and doors are required to be closed to meet the interior noise standard, then mechanical ventilation shall be provided per City requirements.

City of Glendora Municipal Code

Construction Noise

Section 9.44.110 of the City of Glendora Noise Ordinance states that it is unlawful for any person within a residential zone, or within a radius of five hundred feet therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist or any other construction type device (between the hours of nine p.m. of one day and seven a.m. of the next day) in such a manner that a reasonable person of normal sensitiveness residing in the area is caused discomfort or annoyance unless beforehand a permit therefor has been duly obtained from the city. No permit shall be required to perform emergency work as defined in Section 9.44.020(c).

4.0 ENVIRONMENTAL SETTINGS & EXISTING CONDITIONS

4.1 Settings & Locations

The project is located within the Route 66 Corridor Specific Plan which was established to improve the economic vitality and livability of the corridor through the establishment of a comprehensive strategy to retain existing business and attract additional commercial, industrial, office, retail, and residential opportunities. The residential aspect of the specific plan is intended to contribute to the mix of housing choices offered to Glendora residents and provide consistency with the Glendora General Plan 2013-2021 Housing Element.

The surrounding land uses to the east and west are zoned Commercial and the land uses to the north across the railroad tracks are zoned single-family residential (R-1). The apartments to the south across Route 66 are zoned multi-family residential (R-3). The Foothill Gold Line within the Los Angeles Metro Rail system is located adjacent to the project to the north and is currently under construction to build an extension to the light rail system.

4.2 Existing Noise Conditions

The project is adjacent to existing commercial uses to the east and west. The primary source of noise to the project site will be transportation noise from Route 66 to the south and the future commuter train noise from the Foothill Gold Line to the north.

4.3 Noise Measuring Methodology and Procedures

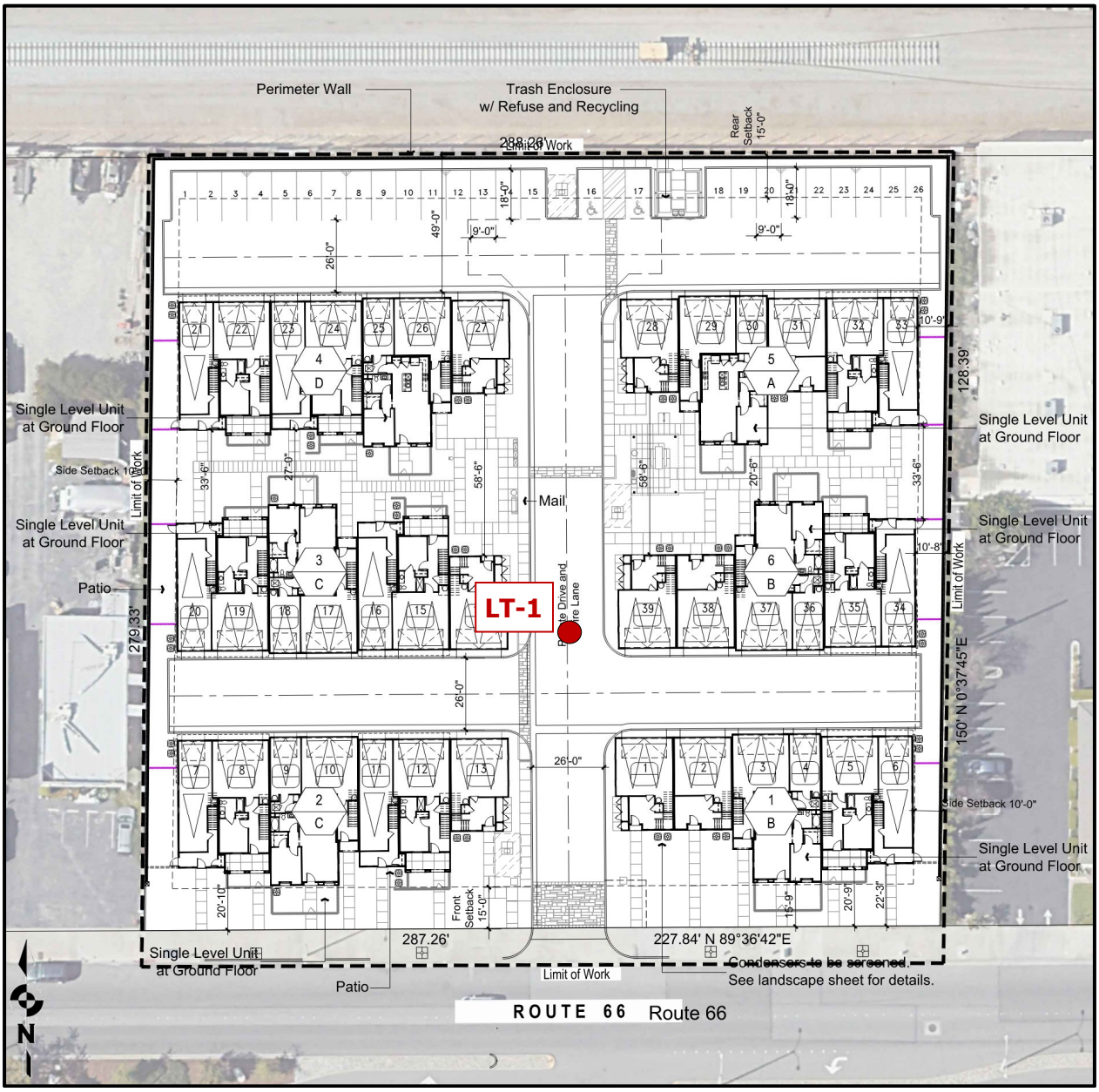
Long-term 24-hour measurements were taken at the project site having a relatively flat terrain and no obstruction from trees or structures. The noise measurements were recorded on Tuesday September 19th to Wednesday September 20th, 2023 by Ldn Consulting between approximately 1:00 p.m. and 1:00 p.m. the following day. Noise measurements were taken using a Larson-Davis Spark Model 706 Type 2 precision sound level meter, programmed, in "slow" mode, to record noise levels in "A" weighted form. The sound level meter and microphone were mounted on a tripod, five feet above the ground and equipped with a windscreen during all measurements. The sound level meter was calibrated before and after the monitoring using a Larson-Davis calibrator, Model CAL 200.

Table 4-1 provides the hourly noise levels along with the average and CNEL values. The noise measurement locations were determined based on site access and noise impact potential to the proposed sensitive uses. Long-term monitoring location 1 (LT-1) was located at the central portion of the project site. The noise monitoring locations are provided graphically in Figure 4-A.

Table 4-1: Long-Term Noise Level Summary

	LT-1 (Leq)	LT-1 (CNEL)
2:00 PM	53.2	53.2
3:00 PM	53.7	53.7
4:00 PM	54.4	54.4
5:00 PM	53.5	53.5
6:00 PM	56.6	56.6
7:00 PM	56.3	56.3
8:00 PM	53.8	53.8
9:00 PM	53.3	53.3
10:00 PM	53.0	53.0
11:00 PM	52.2	62.2
12:00 AM	49.2	59.2
1:00 AM	46.1	56.1
2:00 AM	45.4	55.4
3:00 AM	45.4	55.4
4:00 AM	45.2	55.2
5:00 AM	45.4	55.4
6:00 AM	49.5	59.5
7:00 AM	54.4	64.4
8:00 AM	55.3	55.3
9:00 AM	55.6	55.6
10:00 AM	54.0	54.0
11:00 AM	53.7	53.7
12:00 PM	53.6	53.6
1:00 PM	52.7	52.7
Overall	**53.1**	**57.0**

Figure 4-A: Noise Measurement Locations



5.0 CONSTRUCTION NOISE

5.1 Construction Noise Prediction Methodology

Construction noise represents a short-term impact on the ambient noise levels. Noise generated by construction equipment includes haul trucks, water trucks, graders, dozers, loaders and scrapers can reach relatively high levels. Grading activities typically represent one of the highest potential sources for noise impacts. The most effective method of controlling construction noise is through local control of construction hours and by limiting the hours of construction to normal weekday working hours.

The U.S. Environmental Protection Agency (U.S. EPA) has compiled data regarding the noise generating characteristics of specific types of construction equipment. Noise levels generated by heavy construction equipment can range from 60 dBA to in excess of 100 dBA when measured at 50 feet. However, these noise levels diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. For example, a noise level of 75 dBA measured at 50 feet from the noise source to the receptor would be reduced to 69 dBA at 100 feet from the source to the receptor and reduced to 63 dBA at 200 feet from the source.

The project site is generally flat with an existing retail structure on site. Therefore, no significant grading activities are anticipated. Grading activities would be limited to minor grade adjustments required for the preparation of paving activities for the internal parking areas and drive aisles.

5.2 Construction Noise Findings

Construction of the proposed Project will require equipment such as loaders, pick-up trucks, backhoes, and an asphalt paver. Construction activities will take place between the hours of 7:00 a.m. and 9:00 p.m. in accordance with the City's Noise Ordinance.

The development construction will consist of grading, building construction, and paving. The building construction activities will consist of trenching, paving, and building construction. Noise would typically occur during this phase due to the operation of backhoes, and front-end loaders as well as air compressors and hand-held power tools. The nearest residences to be impacted by construction are the single-family homes located to the north across the proposed train tracks and the existing apartments to the south across Route 66. Noise monitoring was conducted during the construction at a larger construction site to determine the noise levels from the associated equipment (Campus Park Multi-Family, LDN Consulting, 2017). A list of the anticipated noise levels for each phase of construction is shown in Table 5-1.

Table 5-1: Construction Phases and Noise Levels

Construction Phase	Source Level @ 50′ (dBA)	Distance from Property Line (Feet)	Noise Reduction from distance (dBA)	Noise Reduction from Duty Cycle (dBA)	Resultant Noise Level (dBA)
Site Grading	75.7	60	-1.6	-3.0	71.1
Building Construction	68.2	60	-1.6	-3.0	63.6
Architectural Coating	62.3	60	-1.6	-3.0	57.7
Paving Equipment	71.6	60	-1.6	-3.0	67.0

Due to the smaller site area, less equipment will be utilized compared to the previously referenced project. Due to the site constraints, the construction equipment would not be running continuously and would be moving near the property line to other portions of the project site for an average distance of 60-feet. Utilizing a duty-cycle of 30 minutes of any given hour that the equipment would be operating at a single location would reduce the noise levels a minimum of 3 dBA hourly.

Based on the EPA noise emissions, empirical data and the amount of equipment needed, worst-case noise levels from the construction equipment operations would occur during the base operations (grading/site preparation). The construction schedule identifies that grading activities will occur in a single phase all at the same time, with anticipated equipment including an excavator, a grader, a rubber tire dozer, and two tractors/backhoes. Due to physical constraints and normal site preparation operations, most of the equipment will be spread out over the site. A list of equipment used during grading is summarized in Table 5-2.

Table 5-2: Construction Noise Levels

Construction Equipment	Quantity	Source Level @ 50-Feet (dBA)*	Cumulative Noise Level @ 100-Feet (dBA)
Tractor/Loader/Backhoe	3	72	70.8
Rubber Tire Dozer	1	74	68.0
Grader	1	73	67.0
Excavator	1	79	73.0
*Source: U.S. Environmental Protection Agency (U.S. EPA), 1971 and Empirical Data			

At any given time, a piece of construction equipment would only be within 100 feet of a sensitive receptor for a very short duration, after which it would move to another part of the project site, further from existing sensitive receptors. Construction activity noise levels are only expected to near 75 dBA at residential property lines when activity is taking place in close proximity to the property

line, and at all other times will be less than 75 dBA. Due to the area of the site, this scenario is only expected to take place for very brief periods of time throughout the day, and for this reason, construction limited to the allowable hours of operation established within the code will comply with City of Glendora noise regulations. At the time of this analysis, no Project construction activity is planned outside of the specified hours, therefore, no impacts are anticipated.

At the time of this analysis, no Project construction activity is planned outside of the specified hours. Therefore, no impacts are anticipated and no mitigation is required during construction of the proposed Project. Additionally, all equipment should be properly fitted with mufflers and all staging and maintenance should be conducted as far away from the existing residence as possible.

5.3 Construction Vibration Findings

The nearest vibration-sensitive uses are the existing single-family homes to the north and the multi-family residential uses to the south located 200 feet or more from the center of the proposed construction. Table 6-3 lists the average vibration levels that would be experienced at the nearest vibration sensitive land uses from the temporary construction activities.

Table 5-3: Vibration Levels from Construction Activities (Residential Receptors)

Equipment	Approximate Velocity Level at 25 Feet (VdB)	Approximate RMS Velocity at 25 Feet (in/sec)	Approximate Velocity Level at 200 Feet (VdB)	Approximate RMS Velocity at 200 Feet (in/sec)
Large Dozer	87	0.089	59.9	0.0039
Backhoe Ram	87	0.089	59.9	0.0039
Jackhammer	79	0.035	51.9	0.0015
Loaded Trucks	86	0.076	58.9	0.0034
Criteria			80	0.05
		Significant Impact?	**No**	**No**

[1] PPV at Distance D = PPVref x $(25/D)^{1.5}$

The FTA has determined vibration levels that would cause annoyance to a substantial number of people and potential damage to building structures. The FTA criterion for infrequent vibration induced annoyance is 80 Vibration Velocity (VdB) for residential uses. For the purpose of this section of the municipal code, the perception threshold shall be presumed to be more than 0.05 inch per second RMS vertical velocity. Construction activities would generate levels of vibration that would not exceed the FTA or City criteria for nuisance for nearby residential uses. Therefore, vibration impacts would be less than significant.

6.0 TRANSPORTATION NOISE LEVELS

6.1 Guidelines for the Determination of Significance

The Noise Element includes standards for land use compatibility for community noise exposure. For the purposes of this project, the noise impacts associated with traffic are controlled by the Community Plan 2025. For noise sensitive multi-family residential areas, the exterior noise levels should remain below 70 dBA CNEL to be considered "conditionally acceptable" and the interior noise levels should remain below 45 dBA CNEL.

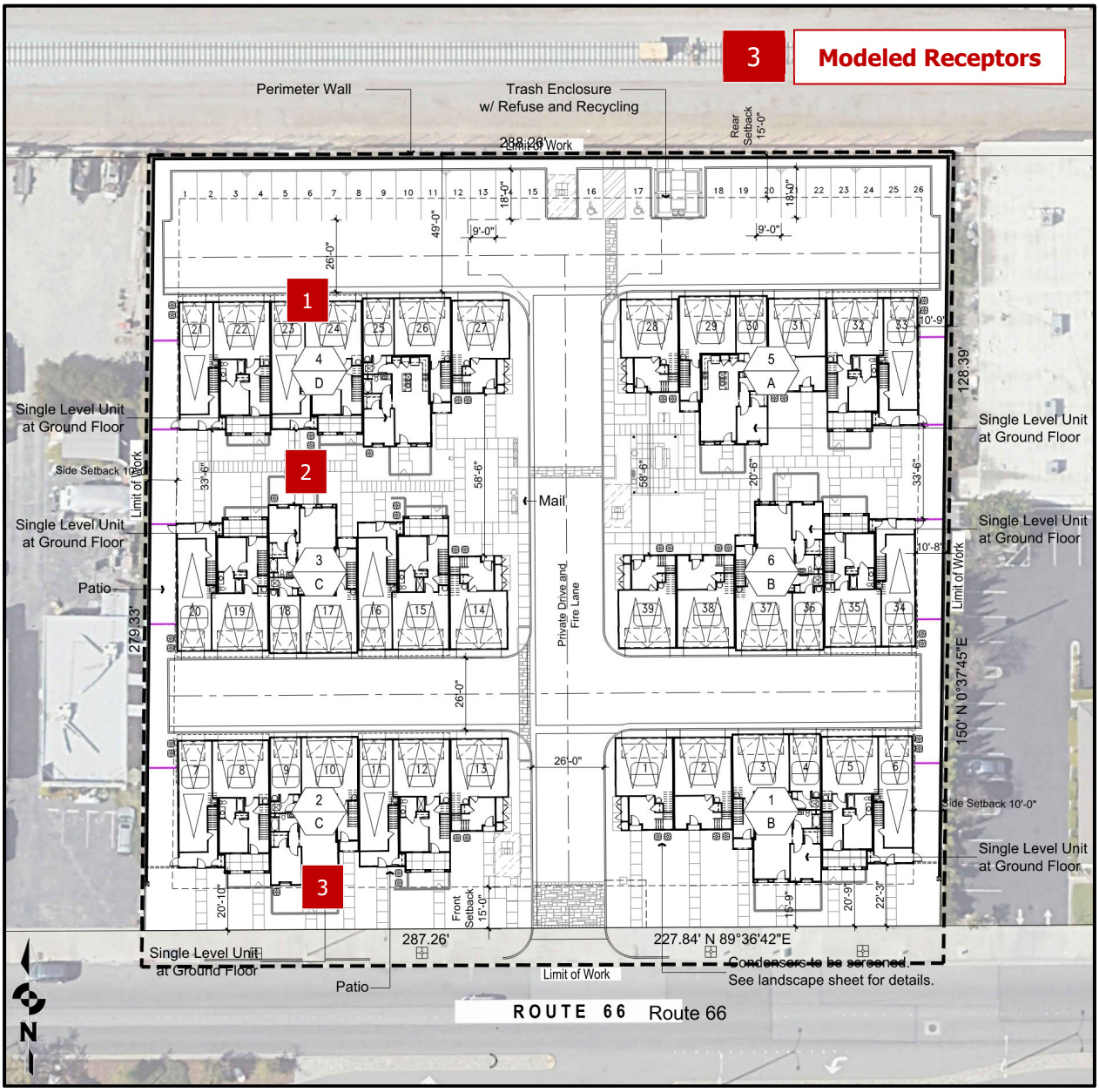
6.2 Future Onsite Roadway Noise

The primary source of roadway noise to the project site will be from vehicular traffic from adjacent Route 66 to the south. According to the City's General Plan Projected Buildout Noise Contours, the 70 dBA CNEL noise contour of Route 66 is located 47-feet from the centerline of the roadway. Therefore, at a distance of 66-feet, the patios and building facades of the front units adjacent to Route 66 are expected to be as high as 67.8 dBA CNEL. The modeled observer locations for the outdoor use areas are presented in Figure 6-A.

6.3 Onsite Rail Line Noise

The nearest building façade of the proposed Project is located approximately 86 feet from the centerline of the future light rail extension of the Foothill Gold Line of the Los Angeles Metro Rail system. According to the Metro Gold Line Foothill Extension EIR, noise levels in the vicinity of the project are expected to be as high as 67 dBA Ldn at a distance of 34-feet (ATS Consulting, 2013). Noise levels would therefore be reduced to approximately 61.0 dBA CNEL at the nearest building façade due to the setback from the rail alignment. According to the EIR, the noise levels account for both light rail transit (LRT) trains and freight trains with horn noise. Additionally, outdoor usable space is provided by a central courtyard area that will be shielded from the future rail line by the proposed buildings that would provide additional noise reductions.

Figure 6-A: Modeled Receptor Locations



6.4 Cumulative Onsite Noise Levels

The noise levels determined for the roadway and train activities were combined to determine the overall cumulative noise levels at the proposed receptors. Sound levels are logarithmic and so cannot be manipulated without being converted back to a linear scale. You must first antilog each number, add or subtract and then log them again in the following way.

$$L = 10 * Log \sum_i^n 10^{\frac{Li}{10}} \; or \; L = 10 * Log\,[10^{\frac{54}{10}} + 10^{\frac{59}{10}}] = 60 \text{ dBA CNEL}$$

A spreadsheet calculation was used which computes equivalent noise levels for each of the time periods used in the calculation of CNEL. Weighting these equivalent noise levels and summing them gives the CNEL for the traffic projections. The modeling results for Route 66 and the cumulative noise levels from the train noise are provided in Figure 6-B.

Figure 6-B: Future Unmitigated Exterior Noise Levels

Source Noise Levels

Propagation Rule Soft

Noise Source	**CNEL**	**Distance**
Route 66	70.0	47
Gold Line	67.0	34

Noise Reduction due to Distance

Receptor 1

	Distance	**Reduction**	**Resultant Level**
Route 66	276	-11.53	58.5
Gold Line	86	-6.05	61.0
Cumulative Noise level			**62.9**

Receptor 2 Open Space

	Distance	**Reduction**	**Resultant Level**
Route 66	212	-9.81	60.2
Gold Line	146	-9.49	57.5
Cumulative Noise level			**62.1**

Receptor 3

	Distance	**Reduction**	**Resultant Level**
Route 66	66	-2.21	67.8
Gold Line	296	-14.10	52.9
Cumulative Noise level			**67.9**

Based upon these findings, the outdoor use and open space areas would meet the City's 70 dBA CNEL noise threshold to be considered "conditionally acceptable" without mitigation. Additionally, three decibels of attenuation is allowed for the first row of buildings when they block 40 to 65% of the line of sight to the noise source, and five decibels of attenuation is allowed when the buildings obstruct more than 65% of the line of sight (Source: (Caltrans, 2006)). The line of sight to the roadway and the rail line from the outdoor courtyard areas between the buildings are blocked by the proposed structures therefore it is anticipated that the cumulative noise levels from these sources will be lower than what is shown in Figure 6-B.

Additional noise modeling was done to determine the noise levels at the nearest building facades. It was determined that the building facades with line of sight to Route 66 would experience noise levels as high as 69 dBA CNEL. Units with line of sight to the rail line would be exposed to noise levels as of 66 dBA CNEL.

6.5 Interior Noise

The City of Glendora noise guidelines also state, consistent with Title 24 of the California Code of Regulations (CCR), that a project is required to perform an interior assessment on the portions of a project site where building façade noise levels are above the normally compatible noise level in order to ensure that acceptable interior noise levels can be achieved. The buildings would be exposed to noise levels up to 69 dBA CNEL at the facades; thus, the proposed project would be required to prepare interior noise studies for all units.

Basic calculations show that a windows open condition will typically reduce the interior noise levels 10-15 dBA CNEL and not provide adequate interior noise mitigation. To meet the 45 dBA CNEL interior noise standard, an overall minimum interior noise level reduction of 24 dBA CNEL is needed for the proposed project. Therefore, a closed window condition with an STC rating of 28 or better is required to reduce interior noise levels to comply with CCR Title 24 and City of Glendora requirements.

Additionally, ground mounted mechanical ventilation units (HVAC) will be installed at the proposed residential units and could potentially be located near windows. Typically, 3 to 5-ton HVAC units could generate noise levels between 70 to 74 dBA, therefore, upgraded windows would be required to mitigate the noise levels from the HVAC units. Depending on the type and where the HVAC units are located near a window, upgraded glass assemblies of up to STC 33 could be required to reduce the interior noise levels to below the 45 dBA CNEL noise standard.

The windows/doors closed condition does not require the windows or doors to be non-operable but does requires that mechanical ventilation is installed to move air within the structure and control temperatures when the windows are closed. The mechanical ventilation must meet the jurisdictional

requirements for these dwelling units. Once the final site plans showing the locations of the HVAC units and final architectural plans are available, a final interior noise study should be conducted to ensure interior noise reductions.

6.6 Train Vibration

The project site is located approximately 90 feet south of the future light rail extension of the Foothill Gold Line of the Los Angeles Metro Rail system. Rail-related noise comes from several potential sources. A locomotive engine's propulsion system generates noise from mechanical and electrical systems. The interaction of wheels with the track produces various noises, particularly where the wheel encounters a flaw or defect along smooth wheel/track surfaces. Finally, train horn or bells and railroad crossing warning devices generate short but loud alerts pursuant to federal safety regulations.

According to the Metro Gold Line Foothill Extension EIR, vibration levels in the vicinity of the project are expected to be as high as 73 VdB at a distance of 86-feet and accounts for both LRT trains and freight trains (ATS Consulting, 2013). The nearest building is located approximately 90-feet from the centerline of the railroad and therefore could experience vibration levels in excess of the FTA's vibration threshold of 72 VdB. The mitigate the potential impacts of train vibration, the Metro Gold Foothill Extension project is proposing the use of floating slab, ballast mat, TDC, and reduced speeds to reduce vibration levels to less than significant levels. Based on the Metro Gold Foothill Extension design features and the setbacks from the rail alignment, no additional project related mitigation measures are required.

Due to the close proximity to the railroad, special consideration should be taken to minimize effects of vibration on the existing buildings. The use of vibration dampening materials such as carpeting as well as upgraded windows and doors can significantly reduce the effects of groundborne vibration within the buildings.

7.0 REFERENCES

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Appendix K

731 East Route 66 Townhomes Project Vehicle Miles Traveled Analysis Screening and Trip Generation Memorandum

Ldn Consulting, Inc.

April 16, 2024

CARLSBAD
CLOVIS
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

MEMORANDUM

DATE: April 16, 2024

TO: Chris Courtney, Senior Project Manager, Brandywine Homes

FROM: Ambarish Mukherjee, P.E., AICP, Principal

SUBJECT: 731 E Route 66 Townhomes Project Vehicle Miles Traveled Analysis Screening and Trip Generation Memorandum (LSA Project No. 20231358)

LSA Associates, Inc. (LSA) has prepared this Trip Generation and Vehicle Miles Traveled (VMT) Memorandum (Memo) for the 731 E Route 66 Townhomes Project (project) located at the northwest corner of S Glenwood Avenue and E Historic Route 66 in the City of Glendora (City). The proposed project consists of 39 townhomes. The project site is located between the future Los Angeles Metro A Line (previously Gold Line) Foothill Extension light rail tracks to the north and Historic Route 66 to the south. Figure 1 illustrates the regional and project location (All figures and tables attached). Figure 2 illustrates a conceptual site plan for the project.

BACKGROUND

On December 28, 2018, the California Office of Administrative Law cleared the revised California Environmental Quality Act (CEQA) guidelines for use. Among the changes to the guidelines was removal of vehicle delay and level of service (LOS) from consideration under CEQA. With the adopted guidelines, transportation impacts are to be evaluated based on a project's effect on vehicle miles traveled (VMT).

As mentioned above, the project is located within the jurisdiction of City of Glendora, which is within the South Los Angeles County region. The city has adopted its own VMT policy and has its own tool to determine VMT impacts. Therefore, as recommended by the City staff, the *CEQA Transportation Analysis Screening Tool for Development Projects* (VMT calculator) was used to calculate the project VMT.

METHODOLOGY

Senate Bill 743 (SB 743) required changes be made to CEQA regulations introducing VMT as the new metric for determining project traffic impacts. As previously mentioned, the VMT analysis has been prepared based on the results from the city's VMT Calculator tool.

Project VMT Analysis

The first step for preparing a VMT analysis is to evaluate whether a development is eligible to be screened out from preparing a detailed VMT analysis. The VMT calculator requires the user to enter the address and Assessor's Parcel Number (APN) of the proposed project followed by the number of units based on the type of project. The Project falls under the category of "Residential –

Townhouse" and consists of 39 dwelling units. The VMT calculator requires an input of the number of affordable housing units which in this case is zero. The VMT calculator also requires other inputs such as, if the project belongs to certain category of land-uses (Library, School, Park, Community Center, or Local Serving Project). Since the project is a residential project, these categories do not apply.

Upon entering all required inputs in the city's VMT calculator, it was determined that the project is screened out from a detailed VMT analysis and presumed to have a less than significant VMT impact. The results of this analysis using the VMT Calculator is included in Appendix A.

Active Transportation and Public Transit Analysis

The project was examined for any conflicts with adopted plans, policies, or programs regarding active transportation or public transit facilities, or otherwise decreases the performance or safety of such facilities in Glendora's General Plan, known as "Community Plan 2025".

Currently, there are no existing bicycle facilities within the project vicinity. Based on the Community Plan 2025 Circulation Element, there are no bike lanes proposed along the project roadways.

The existence of sidewalks provides more transportation choices for non-work trips, which can replace some auto trips, reducing growth in congestion and air pollution. Within the project vicinity, paved sidewalks are present along Route 66 located on the south of the project site. According to the Community Plan 2025 Circulation Element, the project will not affect any existing sidewalks and will add sidewalks along the project frontage on Route 66.

The City of Glendora is well served by public transit systems. The Foothill Transit (FTA) and the Glendora Mini-Bus both operate routes that extend into or through the City of Glendora. While the Glendora Mini-Bus offers curb-to-curb transportation services for senior citizens and permanently disabled persons, the operates several routes in the City. FTA fixed bus route 187 operates within the project vicinity. Service is provided every day with a frequency of one bus every twenty minutes in each direction, except that the frequency is decreased to one bus every one-half hour during the weekends and holidays.

In addition, the project site is located about 2.3 miles from APU/Citrus College Station which is a light rail station of Los Angeles Metro Rail system station located on the A Line. As per the City's General Plan Community Circulation Element, Foothill Extension of the Metro Gold Line is proposed to follow an alignment from its current terminus in Pasadena to its proposed eastern terminus in the City of Montclair, passing through many Foothill cities, including Glendora. But this does not fall in the project vicinity.

The project does not conflict with existing or proposed bicycle, pedestrian, and public transit facilities. Therefore, it can be considered to conform to all adopted policies, plans, or programs concerning these facilities and will not have a significant impact.

TRIP GENERATION ANALYSIS

This trip generation analysis has been prepared consistent with the City of Glendora *Traffic Impact Analysis Guidelines*, revised October 2015 (TIA Guidelines). The City's TIA Guidelines states Traffic Impact Analysis (TIA) will not be required for a project if it adds less than 50 peak hour net project trips to roadways, or if it adds less than 150 peak hour net project trips to freeways.

The trip generation for the project was developed using rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition) for Land Use 220 – "Multifamily Housing (Low-Rise) Not Close to Rail Transit". Table A summarizes the project trip generation and shows that the proposed project is anticipated to generate 16 trips in the a.m. peak hour, 19 trips in the p.m. peak hour, and 263 daily trips. Since the proposed project is anticipated to generate less than 50 peak hour trips during either the a.m. or p.m. peak hours, a TIA is not required for this project.

ATTACHMENTS

Tables

Table A: Project Trip Generation

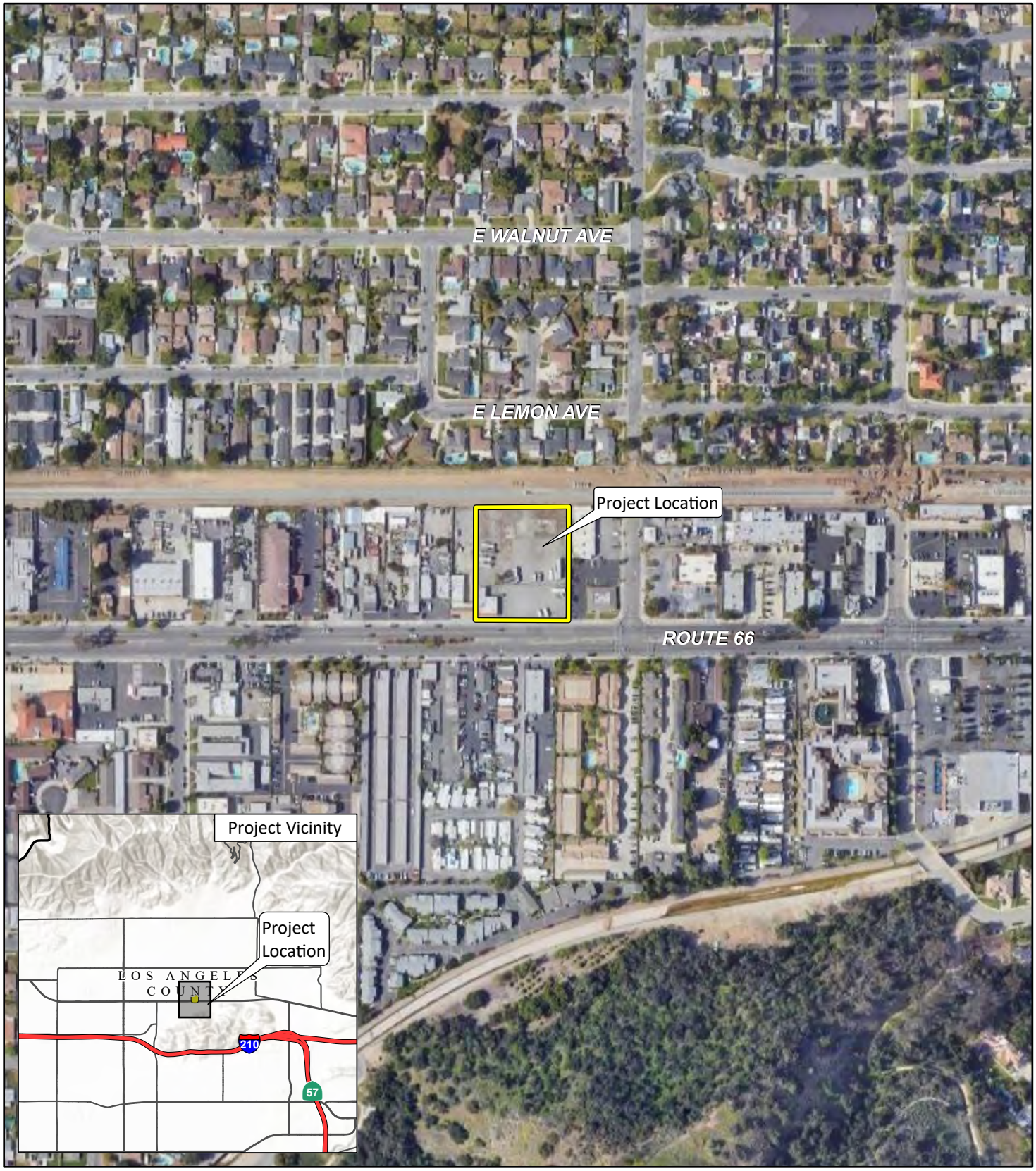
Figures

Figure 1: Regional and Project Location
Figure 2: Conceptual Site Plan

Appendix

Appendix A: VMT Calculator Tool Results

FIGURES



LSA

LEGEND

Project Location

FIGURE 1

N

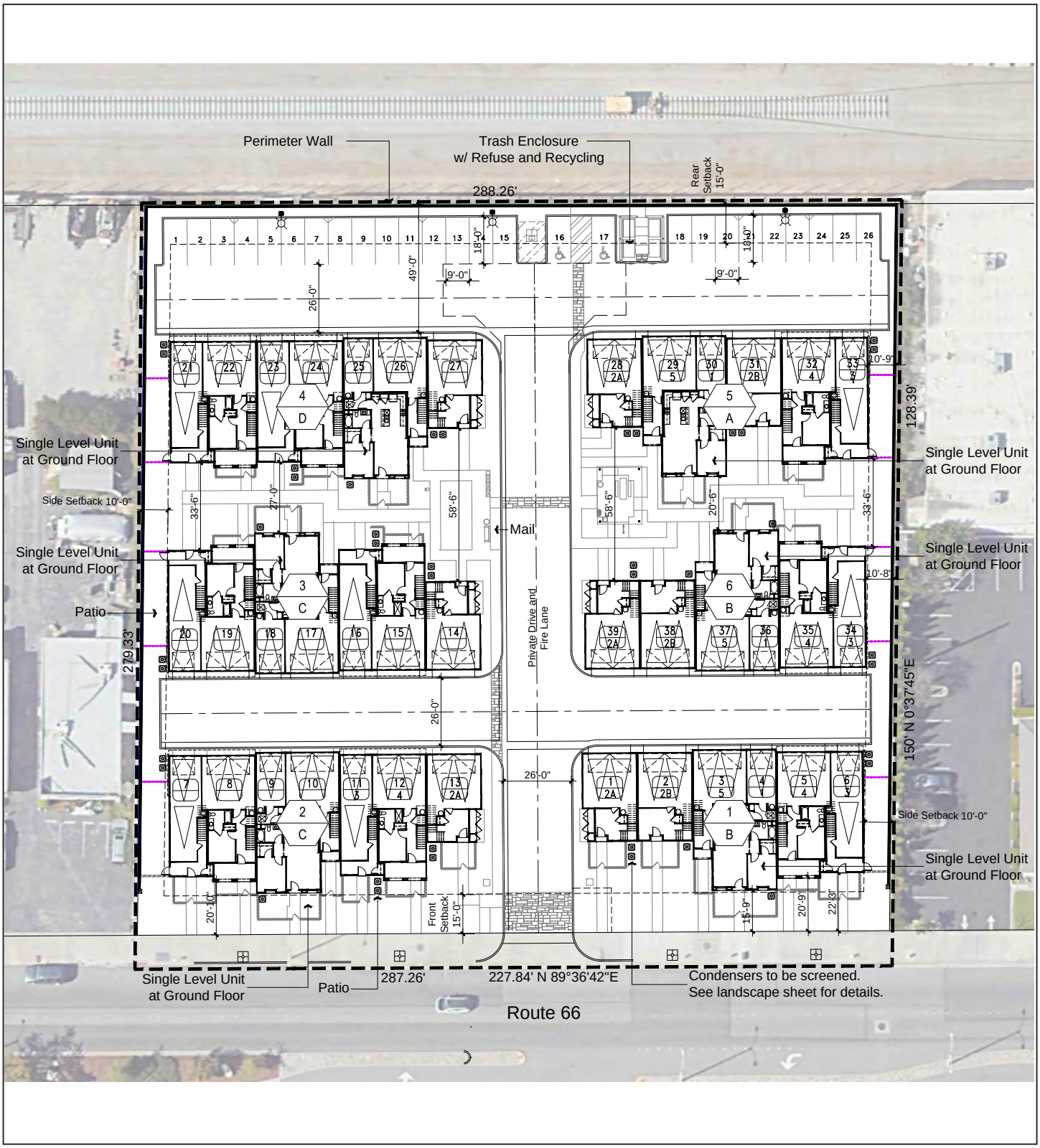
0 100 200 300
FEET

Glendora Route 66 Townhomes Project
Vehicle Miles Traveled Analysis and Trip Generation Memorandum

Regional and Project Location

SOURCE: Google Earth, 2022.

P:\20231358 Glendora Rte 66 Townhomes\Traffic\Google Earth\Glendora.aprx (1/8/2024)



LSA

FIGURE 2

N

0 20 40

FEET

Glendora Route 66 Townhomes Project

Vehicle Miles Traveled Analysis and Trip Generation Memorandum

Conceptual Site Plan

SOURCE: Brandywine Homes, January, 2024.

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TABLES

LSA

Table A - Project Trip Generation

Land Use	Units		A.M. Peak Hour In	A.M. Peak Hour Out	A.M. Peak Hour Total	P.M. Peak Hour In	P.M. Peak Hour Out	P.M. Peak Hour Total	Daily
Multifamily Housing (Low-Rise) Not Close to Rail Transit	39	DU							
Trips/Unit[1]			0.10	0.30	0.40	0.32	0.19	0.51	6.74
Trip Generation			4	12	16	12	7	19	263

Notes:

DU = Dwelling Unit

[1] Rates from Institute of Transportation Engineers (ITE) *Trip Generation Manual,* (11th Edition) Land Use 220 - "Multifamily Housing (Low-Rise) Not Close to Rail Transit", Setting/Location - 'General Urban/Suburban'.

APPENDIX A

CEQA Transportation Analysis Screening Tool for Development Projects

This tool is to estimate the potential of a land use development project, where the City of Glendora is the CEQA lead agency

Legend	
User Input	xxxx
Calculated Value	xxxx

1 Project Information

Applicant Name	Brandywine Homes
Project Name	731 E Route 66 Townhomes Project

	Number	Street (no street suffix, e.g. Ave., Blvd.)
Address	731	ROUTE 66

2 Project Description

Type	Unit	Existing	Project	Change
Emploment - Office Building	1000s Sq Feet			-
Employment - Hospital	1000s Sq Feet			-
Employment - Medical/Dental Office	1000s Sq Feet			-
Employment - Movie Theater	1000s Sq Feet			-
Hotel	Rooms			-
Industrial - Heavy	1000s Sq Feet			-
Industrial - Light	1000s Sq Feet			-
Industrial - Warehouse	1000s Sq Feet			-
Retail - Store	1000s Sq Feet	5.303		(5)
Retail - Restaurant	1000s Sq Feet			-
Residential - Apartment	Units			-
Residential - Assisted Living	Beds			-
Residential - Single Family	Units			-
Residential - Townhouse	Units	0	39	39
Number of Affordable Housing Units	Units	0	0	-

Is this project a:	
Library	No
School	No
Park	No
Community Center	No
Other locally serving	No

3 Checklist Screening

Screened to be Presumed as Less Than Significant? **Yes** *Project Below Size Threshold*

5

Appendix L

Will Serve Letters

Southern California Gas Company
1981 West Lugonia Avenue
Redlands, CA 92374
Mailing Address:
PO Box 3003
Redlands. CA 92373-0306

12/5/2023

John Koser
Koser Consulting, LLC on behalf of Brandywine
31805 Temecula Pkwy, #737
Temecula, CA 92592

RE: Will Serve Letter Request for Job I.D.#41-2023-11-00137
Location: ***AREA WEST OF ROUTE 66 & GLENWOOD AVE, CITY OF GLENDORA***

Dear *John Koser:*

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 (Commission) 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.

Sincerely,

Randolph Darnell
Randolph Darnell
Technical GIS Supervisor

RD/SV
enc.

City of Glendora | Public Works

116 E. Foothill Blvd., Glendora, CA 91741-3380
(626) 914-8246 | (626) 914-9053 Fax | CityOfGlendora.org

September 21, 2023

Chris Courtney-Project Manager Brandywine Homes

Subject: Will Serve Letter: 723-731, Glendora, CA 91741

The City of Glendora Water Division has determined that the existing water system is adequate to facilitate the residential water demand of the proposed property . As long as the approved plans and design are used to provide water to the development, the Water Division agrees to provide water at the point of connection shown in the approved plans.

The conditions to this will serve letter are as follows:

1. Owner/developer MUST follow approved plans
2. Owner/ Developer MUST abide by any preconditions noted in plan checks, approved plans or within the planning commission report for this project.
3. The City or its representative shall not be liable for the design and installation of said private water system.

This letter does not dismiss the developer from any other City fees or Los Angeles County Fire Department (LACFD) requirements related to this development.

Should you have any additional questions, please contact me at (626) 914-8256 or DWert@cityofglendora.org

Sincerely,

Dale D. Wert
City of Glendora
Water Division Manager

Should you have any additional questions, please contact me at (626) 914-8256 or DWert@cityofglendora.org

CC: Maliha Ansari, Engineering Manager
Chisom Obegolu, Assistant Director -Water Division

LOS ANGELES COUNTY
SANITATION DISTRICTS
Converting Waste Into Resources

Robert C. Ferrante
Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

June 26, 2023

Ref. DOC 6941926

Mr. Michael Reyes
Design Engineer
C&V Consulting, Inc.
9830 Irvine Center Drive
Irvine, CA 92618

Dear Mr. Reyes:

Will Serve Letter for BWHX-047

The Los Angeles County Sanitation Districts (Districts) received your will serve letter request for the subject project located in the City of Glendora on June 6, 2023. The proposed project is located within the jurisdictional boundary of District No. 22. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Base Line Trunk Sewer, located in Grand Avenue at Route 66. The Districts' 15-inch diameter trunk sewer has a capacity of 4.4 million gallons per day (mgd) and conveyed a peak flow of 1.5 mgd when last measured in 2015.

2. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a capacity of 100 mgd and currently processes an average recycled flow of 62.7 mgd. All biosolids and wastewater flows that exceed the capacity of the San Jose Creek WRP are diverted to and treated at the Joint Water Pollution Control Plant in the City of Carson.

3. The expected increase in average wastewater flow from the project, described in the application as 43 attached townhomes, is 7,856 gallons per day, after all structures on the project site are demolished. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits and select Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.

4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family Home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, please contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the applicant that the Districts intend to provide this service up to the levels that are legally permitted and to inform the applicant of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2708 or at dcurry@lacsd.org.

Very truly yours,

Donna J. Curry

Donna J. Curry
Customer Service Specialist
Facilities Planning Department

DC:sw

Appendix B

SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

December 18, 2023

Brandywine Homes

Glendora MFU

As your Southern California Edison (SCE) Design Representative for this project, I am committed to providing you with excellent customer service. The following information is intended to help explain SCE's planning and permitting process for the electric infrastructure needed to serve your Project.

Depending on the scope of work necessary to serve your project (electric facility installation, removal, relocation, rearrangement and/or replacement), it may be necessary for you to submit an Advanced Engineering Fee. This Fee will be applied to certain expenses associated with preliminary design and engineering work required to estimate the cost for SCE to perform the electric work associated with your project. Please note: Depending on factors such as resource constraints, construction or relocation of SCE facilities requirements, the need for environmental review, and so forth, delays in meeting your projected completion date may occur. To help minimize the potential for delays it is imperative that you provide all requested information as early as possible.

If the project results in the need for SCE to perform work on SCE electrical facilities that operate at between 50 and 200 kilovolts (kV), please be advised these facilities are subject to the California Public Utilities Commission's (CPUC's) General Order 131-D (GO 131-D) Permit to Construct (PTC) requirements. For the CPUC PTC review, the CPUC acts as the lead agency under the California Environmental Quality Act (CEQA). Depending on the scope of SCE's work, certain exemptions to the PTC requirements may be available. If no exemptions are available, the PTC application preparation and environmental approval process could take a minimum of 24 - 48 months.

If you anticipate that your project will require work to be performed on SCE electrical facilities operated at between 50 kV and 200 kV, please inform me at your earliest possible convenience for further assistance to determine the potential G.O.131-D permitting requirements and/or permitting exemption(s).

In order for SCE to determine the required electrical utility work necessary to support your project, and to determine any permitting requirements and costs associated with constructing these facilities, project plans and a completed Customer Project Information Sheet will need to be submitted.

If you have any additional questions, please feel free to call me at (562) 448-4698.

Sincerely,

SCE Design Representative

Appendix M

Sewer System Analysis, TTM No. 84292, Sewer Plan Assessment District No. 4, SMD Index E-2298 and E-2341

C&V Consulting, Inc

June 2024

SEWER SYSTEM ANALYSIS

TTM No. 84292
Sewer Plan Assessment District No. 4
SMD Index E-2298 and E-2341

Prepared for:
Brandywine Homes
16580 Aston St.
Irvine, CA 92606
Contact: Chris Courtney
(949) 336-2298

Property:
723-731 E. Route 66
Glendora, CA 91740
Tract No. 84292
APN: 8646-029-024

Prepared by:
C&V Consulting, Inc.
9830 Irvine Center Drive
Irvine, CA 92618
(949) 916-3800
Contact: Dane McDougall, P.E., P.L.S.

Dane P. McDougall R.C.E. 80705

Prepared: June 2024

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PROJECT DESCRIPTION	5
METHODOLOGY	6
SEWER PIPE CAPACITY ANALYSIS	7
CONCLUSION	8

Appendices

A. **SEWER MONITORING STUDY EXHIBIT**

B. **SEWER MONITORING STUDY TABLE & DEPTH OF FLOW CALCULATIONS**

C. **FLOW MONITORING DATA**

D. **SEWER AS-BUILTS**

E. **REFERENCES**

INTRODUCTION

The following study has been prepared by C&V Consulting, Inc. to determine and illustrate:

- ***A.*** The capacity of the existing sewer segments from the proposed development site to the flow monitored City maintained 10" sewer main in E. Route 66.
- ***B.*** If the existing sewer facilities will adequately service the proposed development.

This study utilizes a sewer monitoring method to determine the depth results of the existing conditions with the addition of the proposed site. The existing sewer system was analyzed to determine the sewer capacity and its ability to adequately service the proposed development. The analysis includes all existing tributary flows to the sewer system and future flow from the proposed development to the existing system, located at MH 314 in E. Route 66.

SITE DESCRIPTION

The project is located at 723-731 E. Route 66., in the City of Glendora, California. The site is bounded by E. Rout 66 to the south, A.T. & S.F. Railroad to the north, and commercial buildings to the east and west. The existing project site is comprised of an existing abandoned commercial building along with a parking lot.

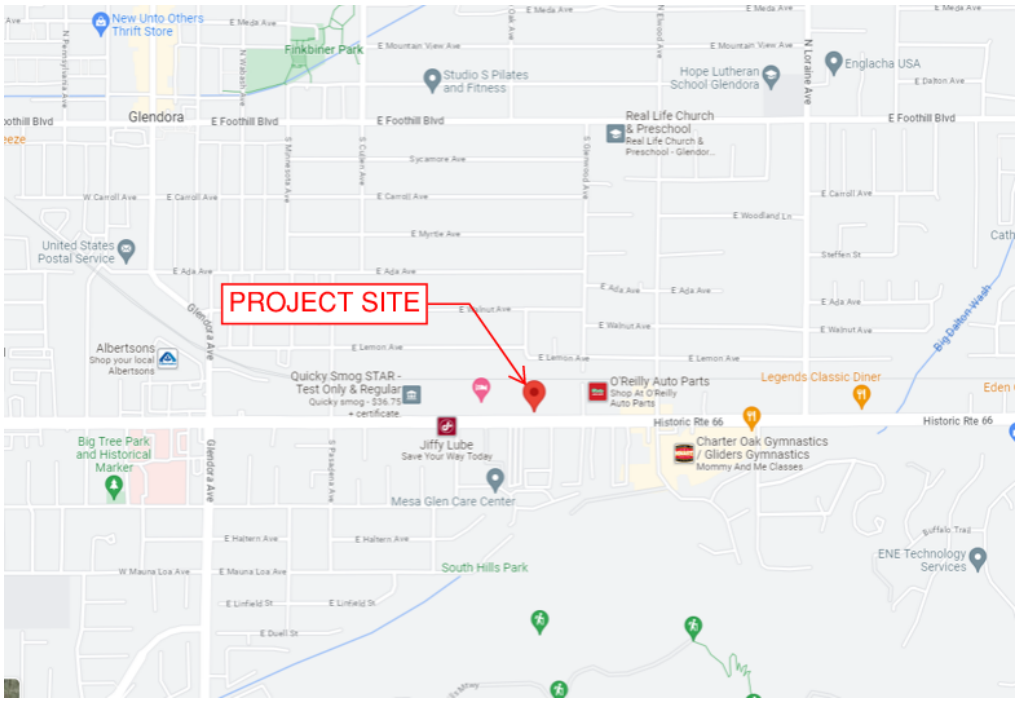


Figure 1: Source (Google Maps)

PROJECT DESCRIPTION

The proposed development has an area approximately 1.845 acres. The project proposes the construction of thirty-nine (39) dwelling units, private garages, private drive aisles, hardscape, associated landscaping, and guest parking areas. The private drive aisle provides access to the residences via one driveway entrance/exit along E Route 66. Drive aisles and parking areas will be composed of asphalt concrete pavement, and landscaping will be incorporated in open space areas. The proposed sewer system will be gravity fed and flow will be towards a local sewer line located along E. Route 66, which conveys and connects to the 15” LACSD Base Line Trunk Sewer located in Grand Avenue at E. Route 66.

METHODOLOGY/EXISTING CONDITIONS

The study will investigate the sewerage discharge route along E. Route 66 from the proposed development (TTM No. 84292) to the existing 10" sewer main at MH 314.

Sewer Monitoring Method

As part of this study for the sewer monitoring analysis, the project was conditioned to flow monitor the existing conditions at Manhole #314 on the 10" local main, located in E. Route 66 by US3. The sewer segment upstream of MH 314 was analyzed because it was flow monitored per the US3 report. The upstream segment also has a flatter slope than the downstream segment so this will provide a more conservative analysis. The City of Glendora selected this manhole to be flow-monitored which is +/- 5,400 feet away from the project site. The flow monitoring took place from 5/31/2024 to 6/18/2024. Proposed peak project flows were calculated and added to the existing site peak flows to obtain the proposed development conditions using LACPW standards; see Appendix E. See Appendix C for the as-built provided by the City which shows the analyzed segment's pipe size and slope. See appendix A for Sanitary Sewer Analysis Exhibit for reference.

SEWER PIPE CAPACITY ANALYSIS

Sewer Monitoring Method

The existing sewer pipes were analyzed per LA County Standard S-C4 for a maximum design depth at half-full for pipes less than 15" and three-fourths full for pipes 15" and greater; see Appendix E. Based on the monitoring data collected by US3, existing peak flow for MH 314 was measured at .229 mgd (0.3543 cfs), with a peak depth flow of 2.010 inches (d/D = 0.2010). The data shows that the 10" sewer pipe system capacity is capable of maintaining an adequate flow well below 50% of its flow depth capacity with the additional flow from the proposed development. Refer to the field data enclosed in Appendix C.

The "Loadings for each Class of Land Use" per the Los Angeles County Department of Public Works was utilized for this method to obtain the peak flow generated from the proposed residential project site. Condominiums are 0.001 cfs/unit; see Appendix E. The project will produce 0.039 cfs of effluent for the 39 proposed condominium units.

To approximate the real-world conditions of the pipe, a new Manning's n-value was calculated based on the existing max flow rate and depth of flow observed. This new Manning's n-value was used to calculate the depth of flow for the combined proposed flow rate and the existing flow rate.

The project site will contribute 0.039 cfs to the trunk main, which results in a 4.8% increase to the sewer main with a total flowrate of 0.3933 cfs. The existing 10" sewer main will then flow with a projected d/D =0.2112, which is below the d/D=0.50 criteria and indicates that the proposed development will not have a significant impact on the existing condition of its' capacity. Refer to the Sewer Monitoring Study Table in Appendix B for calculation details.

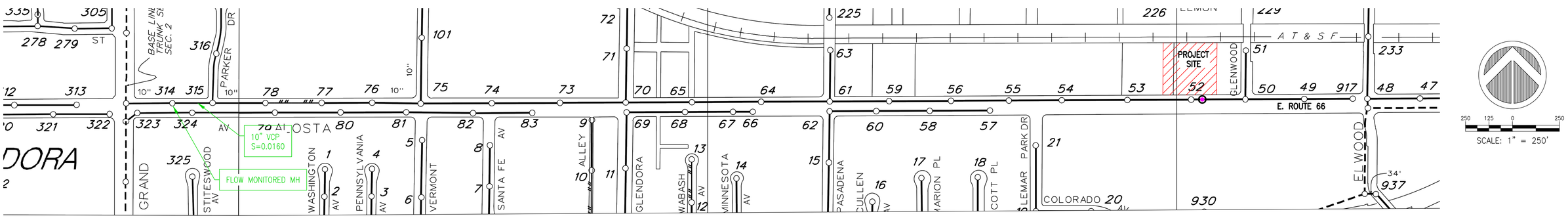
CONCLUSION

The results from this study using methods provided by the US3, Los Angeles Department of Public Works, and Manning's equation demonstrate that the proposed flows, in addition to the observed flows, create a proposed depth of flow that does not impact the existing surrounding sanitary sewer systems. Based on sewer monitoring data collected by US3, the sewer systems located in E. Route 66 indicated good flow, along with hydraulics and relatively low depths. Refer to Appendix B for calculations and tabulated results.

The proposed residential development project onsite system flows will increase the overall downstream system of the local main by approximately 4.8% at peak flow and the volume of flow does not exceed 50% of the capacity of the pipes ($d/D<0.50$). Based on the analysis above, we conclude that effluent volumes produced by the proposed development should not significantly impact or exceed the existing sewer capacity in the public system, and that the existing sewer system along E. Route 66 has adequate capacity for the proposed development.

Appendix A

SEWER MONITORING STUDY EXHIBIT



LEGEND:

- PROJECT SITE (MULTI-FAMILY CONDOMINIUMS)
- PROPOSED MANHOLE; POC
- EXISTING MANHOLE
- EXISTING SEWER MAIN
- LOT LINE

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

TR 84292
723–731 E. ROUTE 66, GLENDORA

SANITARY SEWER ANALYSIS

SCALE: 1"=250'	DATE: 6/2024	DRAWN BY: ES	SHEET 1 OF 1 SHEETS

Appendix B

SEWER MONITORING STUDY TABLE & DEPTH OF FLOW CALCULATIONS

Sewer Monitoring Study Table

TTM 84292

723-731 E. Route 66

	Existing Monitored Peak Flow		Upstream Pipeline		Existing Peak Flow Depth		Calculated	With Project Peak Flow (cfs)				% Increase
Monitored MH	**Metered (MGD)**	**Calc (cfs)**	**Diameter (in)**	**Slope (ft/ft)**	**Metered (in)**	**d/D**	**Manning's n**	***Delta (cfs)**	**Future (cfs)**	**Calc (in)**	**d/D**	
MH 314	0.2290	0.3543	10	0.0160	**2.01**	0.2010	0.009	0.039	0.3933	2.112	**0.2112**	**4.8%**

*Use 0.001 (cfs/unit) for condominiums per Estimated Average Daily Sewage Flows for Various Occupancies

Appendix C

FLOW MONITORING DATA

Methods & Procedures & Equipment

Methods and Procedures

Utility Systems Science & Software provided C&V Consulting, Inc with an off the shelf, non-proprietary flow monitoring solution that included one state of the art Hach Flo-Dar® AV Sensor system and one CCTV inspection from manhole (MH) 52 to MH 50. The project course of action is listed below. The US^3 team:

- Assessed permitting and traffic control at the site on Rte 66, Glendora, CA.
- Prepared the traffic control plan and obtained a City Encroachment Permit.
- Installed and removed traffic control in accord with site-specific California Temporary Traffic Control Handbook (CATTCH) requirements for the installation, calibration and removal of equipment
- Coordinated with the Los Angeles County Department of Public Works and the East Maintenance Yard Supervisor for installation and removal of equipment.
- On 05/31/2024, Innerline Engineering performed the CCTV inspection of one length of pipe from MH 52 to MH 50.
    - High-water marks between MH 52 and MH 50 were at a constant 5% of the pipe's depth.
    - No blockages, debris or build up was observed during the CCTV inspection.
- Validated the sites for suitability for sewer flow monitoring.
    - The Rte 66 MH 341 had no laterals with moderate to rapid open channel hydraulics. Monitoring began on the upstream line as it provided the best hydraulics during inspection.
- Installed and calibrated the flow monitoring equipment at the site per manufacturer recommendations on 5/31/2024.
    - Follow-up on the installation confirmed equipment was reading properly.
    - Collect 15-minute interval depth and velocity data points over the entire monitoring period.
- Removed the equipment on 6/18/2024 and validated the data.
    - All of the equipment went through diagnostic testing before and after the study with less than a 1% deviation between manual and meter level readings and less than a 5% deviation between manual and meter velocity readings.
    - Equipment calibration was verified in accordance with manufacturer specifications.
- Prepared the data reports.
    - The table below contains a summary of the average (Avg) and maximum (Max) velocities (Vel) and levels (Lev) collected during this study as well as the calculated flow rates (Flow) and depth versus diameter ratios (d/D).

MH	Pipe Size (in)	Avg Vel (fps)	Max Vel (fps)	Avg Lev (in)	Max Lev (in)	Avg Flow (gpm)	Max Flow (gpm)	Avg d/D	Max d/D
341	10	3.66	4.52	1.66	2.01	101.11	158.86	0.17	0.20

Equipment

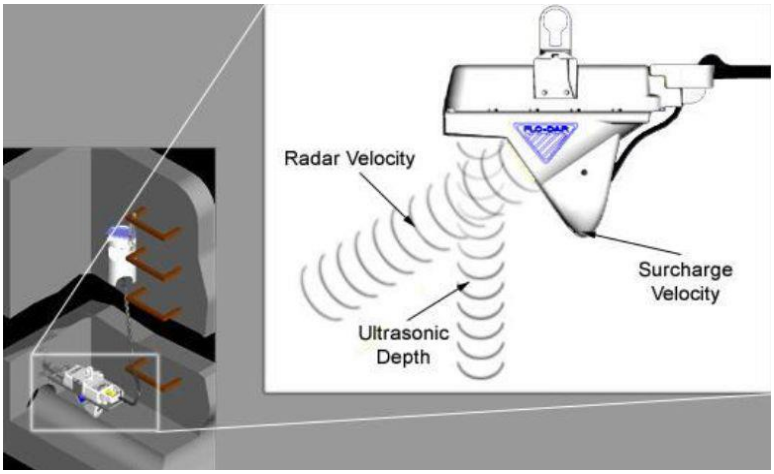


Figure above: Equipment installed for the Sewer Flow Monitoring Study

Figure above: Web-Enabled Flo-Dar® AV Sensor, Radar-Based Velocity/Area Flow Meter

FloDar® AV Sensor Specifications:

- **Enclosure**
  - IP68 Waterproof rating, Polystyrene
- **Dimensions**
  - 160.5 W x 432.2 L x 297 D mm (6.32 x 16.66 x 11.7 in.),
  - With SVS, D = 387 mm (15.2 in.)
- **Weight**
  - 4.8 kg (10.5 lbs.)
- **Operating Temperature**
  - -10 to 50°C (14 to 122°F)
- **Storage Temperature**
  - -40 to 60°C (-40 to 140°F)
- **Power Requirements**
  - Supplied by FL900 Flow Logger, Flo-Logger, or Flo-Station
- **Interconnecting Cable**
  - Disconnect available at both sensor and logger or Flo-Station
  - Polyurethane, 0.400 (±0.015) in. diameter; IP68
  - Standard length 9 m (30 ft), maximum 305 m (1000 ft)
- **Cables – available in two styles:**
  - connectors at both ends
  - connector from sensor with open leads to desiccant hub, desiccant hub with connector to logger. A potting/sealant kit will be included. This can be used to run the cable through conduit.
- **Certification**
  - Certified to: FCC Part 15.245: FCC ID: VIC-FLODAR24
  - Industry Canada Spec. RSS210. v7: IC No.: 6149A-FLODAR24

SURCHARGE DEPTH MEASUREMENT

  - Auto zero function maintains zero error below 0.5 cm (0.2 in.)
- **Method**
  - Piezo-resistive pressure transducer with stainless steel diaphragm
- **Range**
  - 3.5 m (138 in.), overpressure rating 2.5 x full scale

VELOCITY MEASUREMENT

- **Method**
  - Radar
- **Range**
  - 0.23 to 6.10 m/s (0.75 to 20 ft/s)

- **Frequency Range**
  - 24.075 to 24.175 GHz, 15.2 mW (max.)
- **Accuracy**
  - ±0.5%; ±0.03 m/s (±0.1 ft/s)

DEPTH MEASUREMENT

- **Method**
  - Ultrasonic
- **Standard Operating Range from Flo-Dar® Housing to Liquid**
  - 0 to 152.4 cm (0 to 60 in.)
- **Optional Extended Level Operating Range from Transducer Face to Liquid**
  - 0 to 6.1 m (0 to 20 ft.) with 43.18 cm (17 in.) dead band, temperature compensated.
- **Accuracy**
  - ±1%; ±0.25 cm (±0.1 in.)

FLOW MEASUREMENT

- **Method**
  - Based on Continuity Equation
- **Accuracy**
  - ±5% of reading typical where flow is in a channel with uniform flow conditions and is not surcharged, ±1% full scale max.

SURCHARGE CONDITIONS DEPTH/VELOCITY DEPTH (Std with Flo-Dar® Sensor)

- **Surcharge depth supplied by Flo-Dar® sensor.**

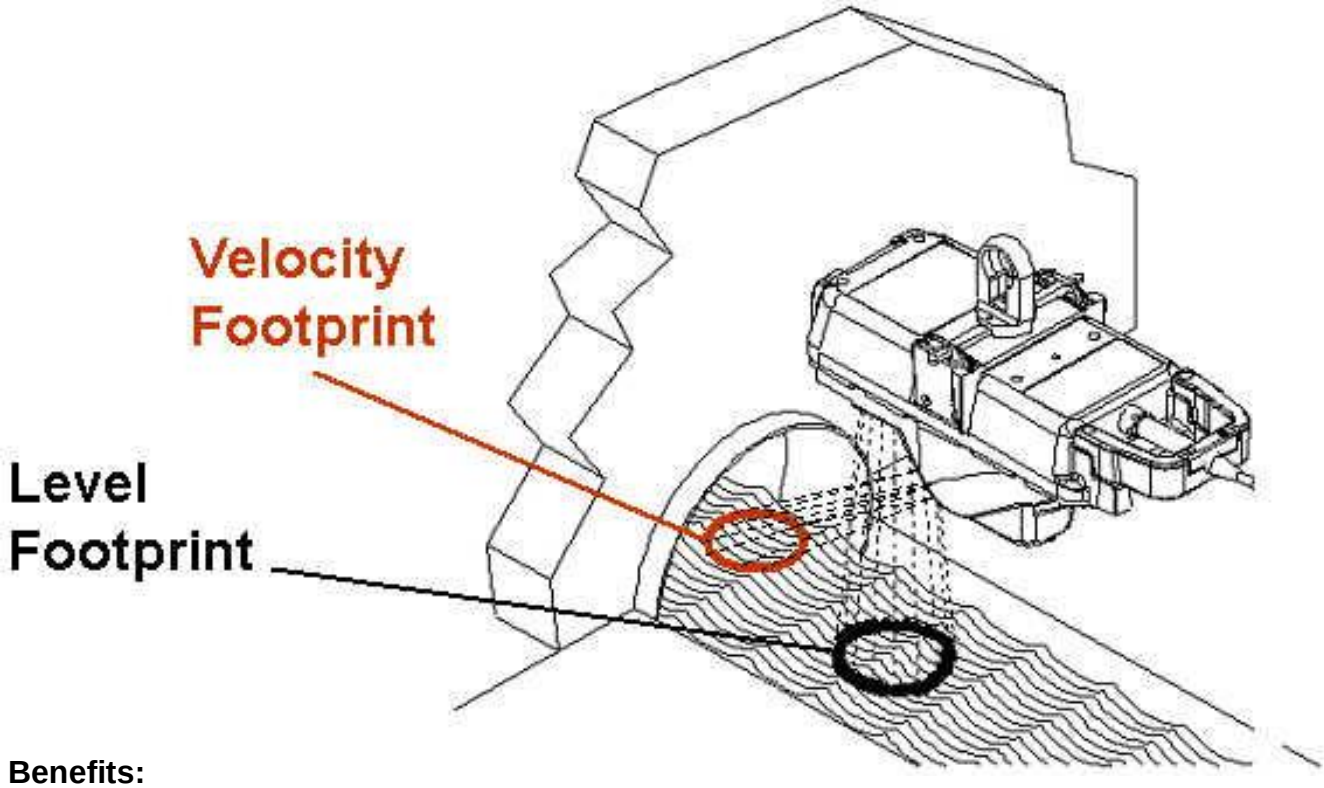
VELOCITY (Optional Surcharge Velocity Sensor)

- **Method**
  - Electromagnetic
- **Range**
  - ±4.8 m/s (±16 ft/s)
- **Accuracy**
  - ±0.15 ft/s or 4% of reading, whichever is greater.
- **Zero Stability**
  - ±0.05 ft/s

The Flo-Dar® Open Channel Flow Meters provide an innovative approach to open channel flow monitoring. Combining digital Doppler radar velocity sensing with ultrasonic pulse echo level sensing Flo-Dar® provides accurate open channel flow monitoring without the fouling problems associated with submerged sensors.

Perfect Solution for Difficult Flow Conditions:

- Flows with High Solids Content
- High Temperature Flows
- Caustic Flows
- Large Man-Made Channel
- High Velocities
- Shallow Flows



Benefits:

1. Personnel have no contact with the flow during installation.
2. Maintenance caused by sensor fouling is eliminated
3. Field Replaceable/Interchangeable Sensors and Monitors

How It Works

Flo-Dar® transmits a digital Doppler radar beam that interacts with the fluid and reflects back signals at a different frequency than that which was transmitted. These reflected signals are compared with the transmitted frequency. The resulting frequency shift provides an accurate measure of the velocity and the direction of the flow. Level is detected by ultrasonic pulse echo. Flow is then calculated based on the Continuity Equation:

Q = V x A, Where Q = Flow, V = Average Velocity and A = Area

Accurate Flow Measurements

Flo-Dar® provides the user with highly accurate flow measurements under a wide range of flows and site conditions. By measuring the velocity of the fluid from above, Flo-Dar® eliminates accuracy problems inherent with submerged sensors including sensor disturbances, high solids content and distribution of reflectors.

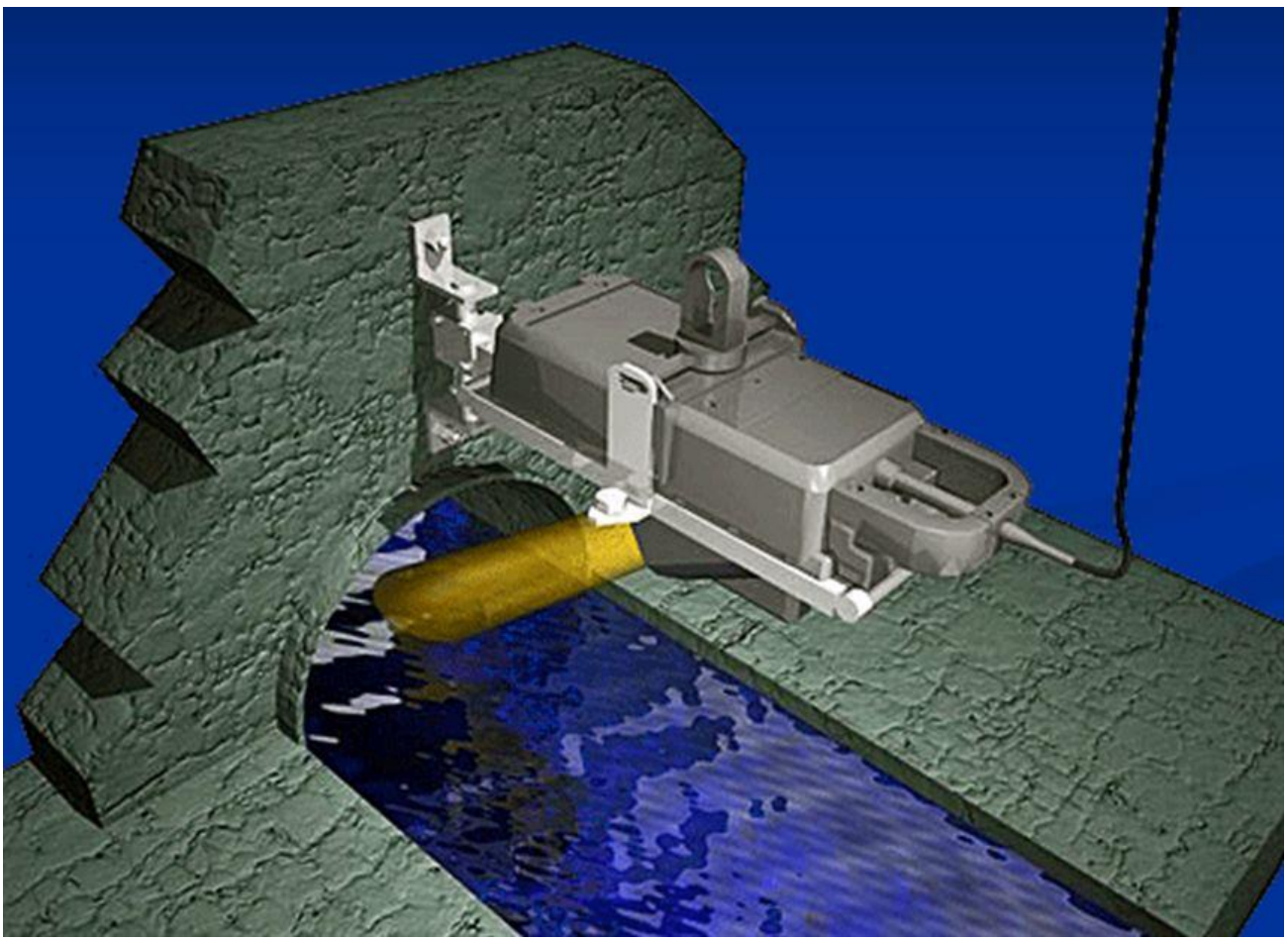


Figure above: US^3 utilizes exclusively Hach March-McBirney Flo-Dar® Meters

US^3 Company Information

US^3 is a California Corporation **Federal ID No. 33-0729605** and qualifies as a Minority Business Enterprise. US^3 has certified as an MBE with the California Public Utility Commission's authorized clearinghouse, **Verification Number: 97ES0008.**

US^3 is a specialty service company for the Water & Waste Water industry, providing monitoring and control for Utilities since 1996. US^3 is in the forefront of this industry by taking the proven technological approaches developed in other high-tech industries and applying them to protect one of our most precious natural resources - our water.

US^3 engineers and technical personnel have applied advanced instrumentation system technology to water/wastewater open channel flow monitoring, pipeline evaluation, engineering, and data analysis, all coupled to the power of the Internet. This unique integrated systems approach allows the company to bring greater insight and intelligence to gathering information about water/wastewater system performance of our clients, and in turn, to support the fulfillment of their commitments to manage and cost effectively design, operate, and maintain these systems.

Moreover, ***US^3*** supports Municipalities, Consulting Engineering firms and other water/waste water systems integrators by providing temporary technical services for engineering, software programming and technical site maintenance and calibration site support work, primarily in the Water and Waste Water industries.

Figure at right: All US^3 technicians are certified for Confined Space Entry.

Key Personnel Assigned

US³ provided the necessary resources to fully implement this project. Primary in support of this effort were the following personnel:

Mr. Mark Serres: Mr. Serres is a degreed electrical engineer with over 30 years of experience with fresh/wastewater systems, project management, and systems integration in relation to complex industrial systems. This includes experience in industrial automation and water/wastewater industries. Mr. Serres is responsible for assuring client satisfaction and marshalling the required resources to meet the project requirements.

Mr. Thomas Williams: Mr. Williams is an Engineering Manager with over 25 years of experience in complex systems development for wastewater monitoring. This experience includes hydraulic compatibility, instrumentation, communications and analysis. Mr. Williams is responsible for assuring that the required equipment is designed and calibrated to meet the project requirements.

Darlene Szczublewski, PE: Mrs. Szczublewski is a licensed Civil Engineer in multiple states. She has over 20 years of engineering experience with stormwater/wastewater related projects. She assisted in the completion of several Sanitary Sewer Evaluation Surveys and Capacity Analysis projects to meet Consent Decrees as well as completing numerous Infiltration and Inflow (I&I) studies for other clients. Mrs. Szczublewski has developed numerous flow data analysis techniques to present a clear informative picture of flow in a monitored system. Her work also includes the development of training programs for clients describing I&I and capacity analysis methodologies. Mrs. Szczublewski is responsible for analyzing the data as well as the data collection process and assuring that the reports meet the project requirements.

Name, title, address and telephone number of persons to contact regarding this US³ project.

Darlene Szczublewski, PE
Senior Civil Engineer
darlene.szczublewski@uscubed.com

1300 Hill Street
El Cajon, CA 92020
619-546-4281 (work)
619-246-5304 (cell)

Tom Williams
Engineering Manager
tom.williams@uscubed.com

1300 Hill Street
El Cajon, CA 92020
619-546-4281 (work)
619-398-7799 (cell)

Site Report

6/18/2024

Confidential Proprietary Information

C&V Consulting

2024.06 Rte 66 MH 314

MH at ~535 W. Rte 66
Glendora, CA 91740
MH # 314

Access:
MH SE of address in WB lanes of Historic Rte 66.

System Type:
Sanitary [X] Storm [ ]

Install Date: 5/31/2024

Map

Sewer Map

Flow Meter			
Meter Depth: 77.69"			
MH Coordinates: 34.128832, -117.871836			
Moderate to rapid open channel hydraulics.			
Avg Velocity	Avg Measured Level		Multiplier
3.66 fps	1.66"		1.0
Gas			
O2	H2S	CO	LEL
20.9	0	0	0
Notes			
No laterals; monitored the upstream line as it provided the best hydraulics during inspection.			
Traffic Safety			
Used arrow board, cones & signs in accord w/approved TCP per site-specific CATTCH requirements.			
Land Use			
Residential	Commercial	Industrial	Trunk
	X		

Manhole Depth	94"
Monitored Pipe Size	10"
Inner Pipe Size (In/Out)	10"/10"
Pipe Shape	Round
Pipe Condition	Good
Manhole Material	Concrete
Silt	None observed
Velocity Profile Data	Passed
Velocity Profile Taken	0.4 2-D
Sensor Offset	16.31"
Sensor Dist. to Crown	6.31"
Sensor Direction	Upstream
Flow Heading	West

Meter Site Document

2024.06 Rte 66 MH 314

MH at ~535 W. Rte 66

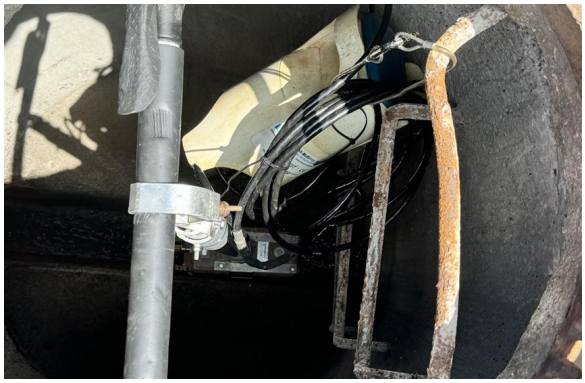
Glendora, CA 91740

Site

Manhole Before Install

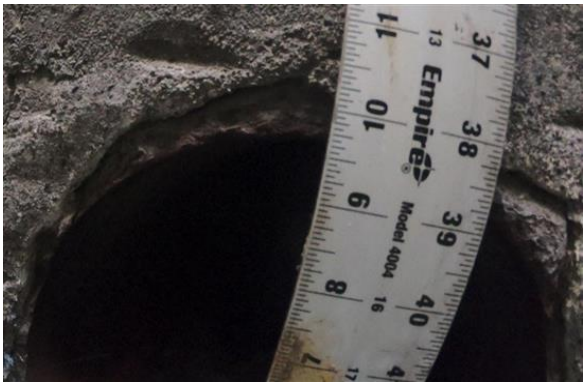
Installation Process

Installed



Upstream

Upstream Pipe Size



Temporary Flow Study

C&V Consulting

2024.06 Rte 66 MH 314

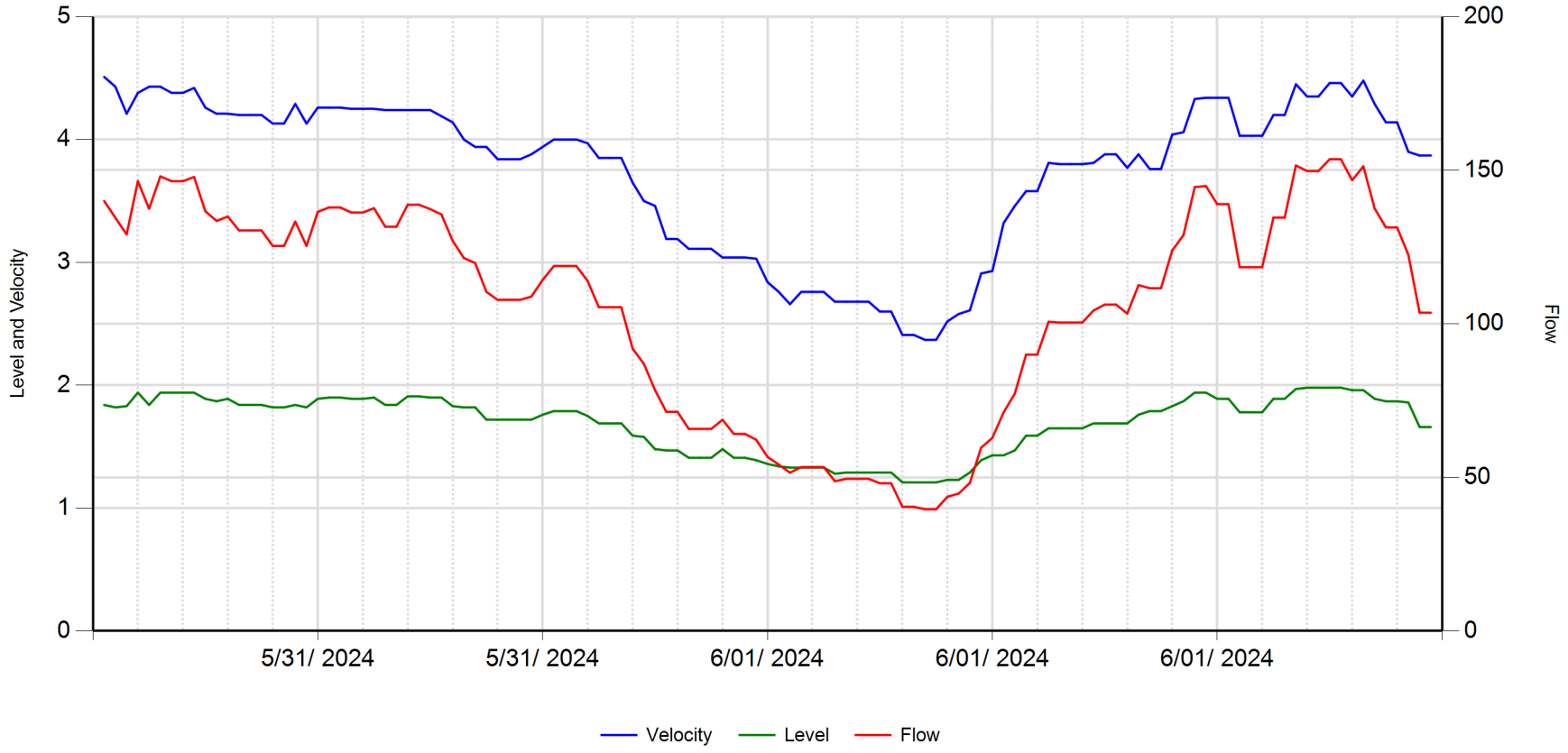
Meter Start Date		From	5/31/2024
Meter Stop Date		To	6/18/2024
Velocity (fps)		Level (in)	Flow (mgd)
Average	3.669	1.662	0.146
Maximum	4.520	2.010	0.229
Minimum	2.170	1.190	0.052
Pipe Size		10.000	
Estimated Capacity (mgd)		Not Calculated	
Capacity Used		Not Calculated	
Sensor Type		Hach - Flodar	

Utility Systems, Science and Software

1300 Hill St
El Cajon, CA 92020

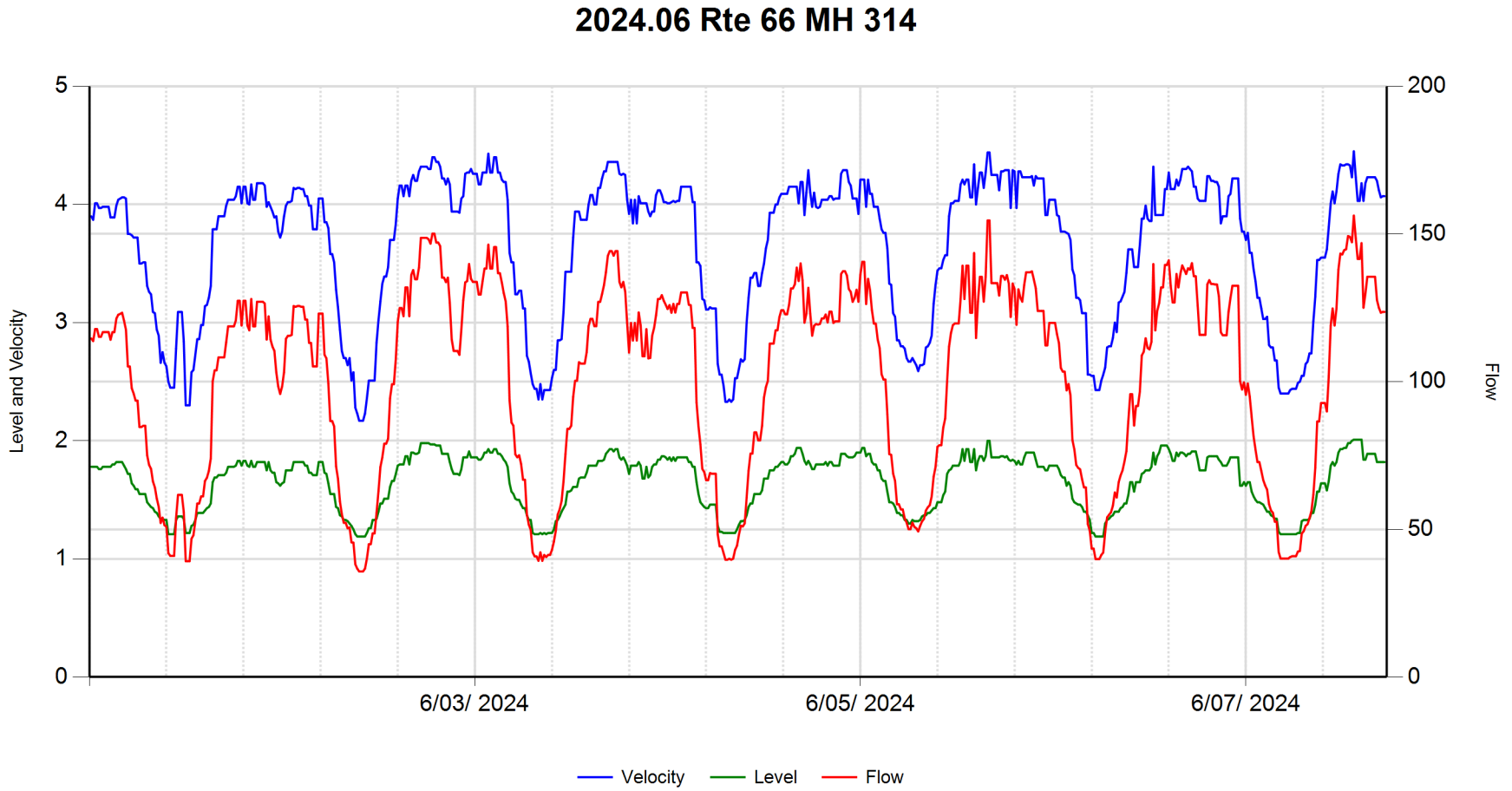
601 N. Parkcenter Dr, Suite 209
Santa Ana, CA 92705

2024.06 Rte 66 MH 314



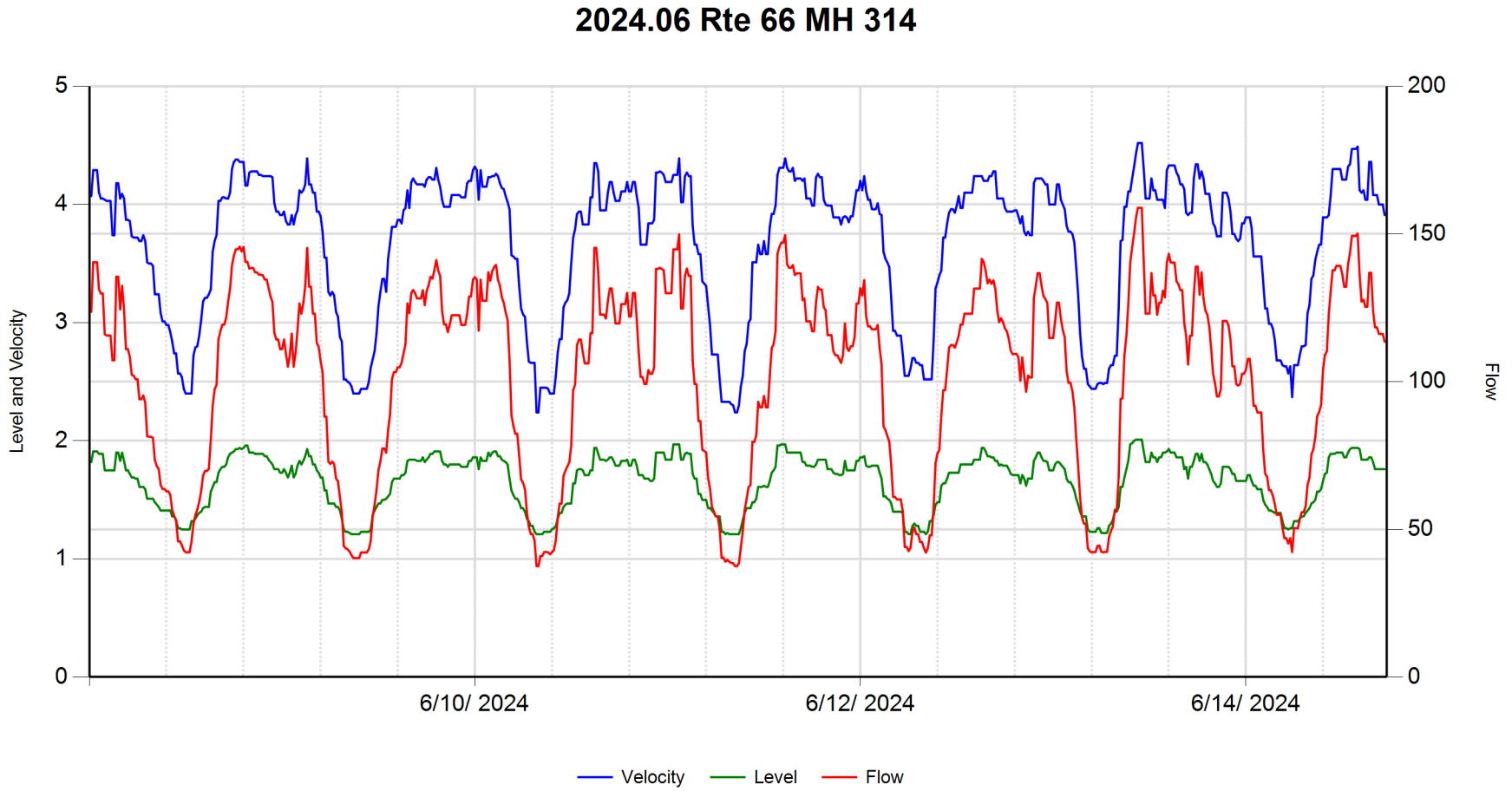
	Velocity (fps)	Level (in)	Flow (gpm)		
Average	3.751	1.687	106.213	**RainFall**	Inches
Maximum	4.510	1.980	153.580		
Minimum	2.370	1.210	39.640		

6/18/2024



	Velocity (fps)	Level (in)	Flow (gpm)		
Average	3.657	1.659	101.139	**RainFall**	Inches
Maximum	4.450	2.010	156.240		
Minimum	2.170	1.190	35.780		

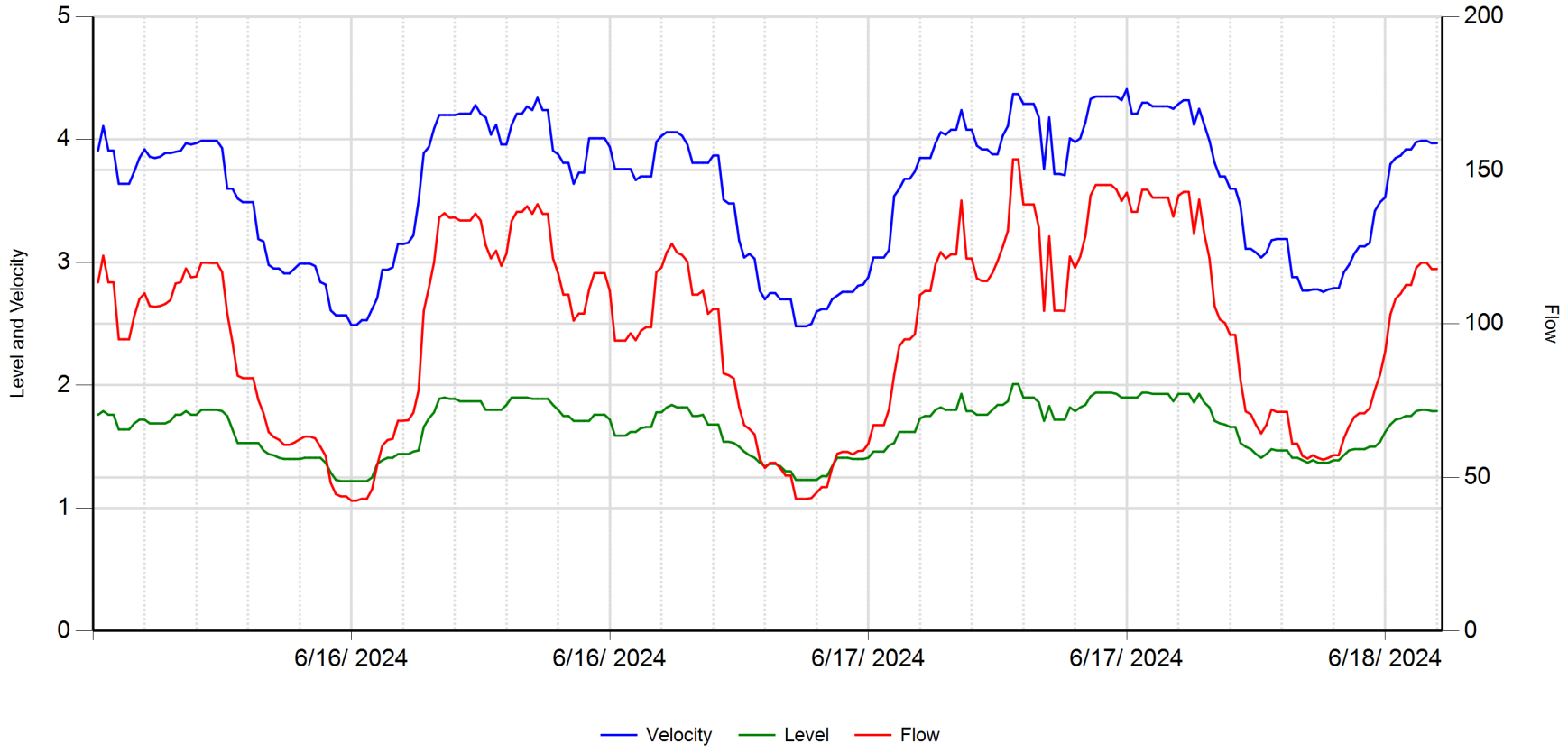
6/18/2024



	Velocity (fps)	Level (in)	Flow (gpm)		
Average	3.670	1.659	101.466	**RainFall**	Inches
Maximum	4.520	2.010	158.860		
Minimum	2.240	1.210	37.570		

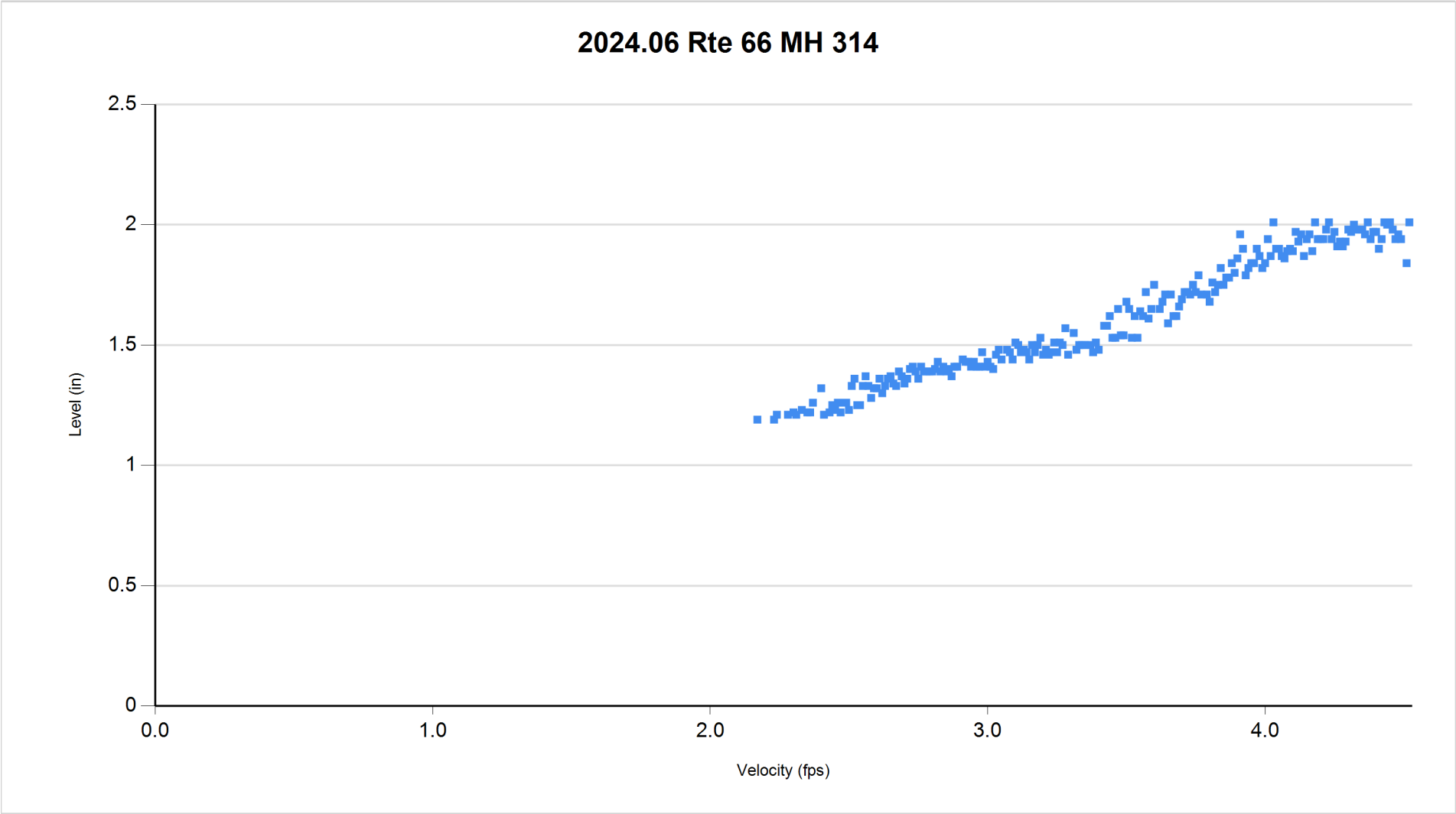
6/18/2024

2024.06 Rte 66 MH 314



	Velocity (fps)	Level (in)	Flow (gpm)		
Average	3.600	1.644	97.787	**RainFall**	Inches
Maximum	4.410	2.010	153.560		
Minimum	2.480	1.220	42.420		

6/18/2024

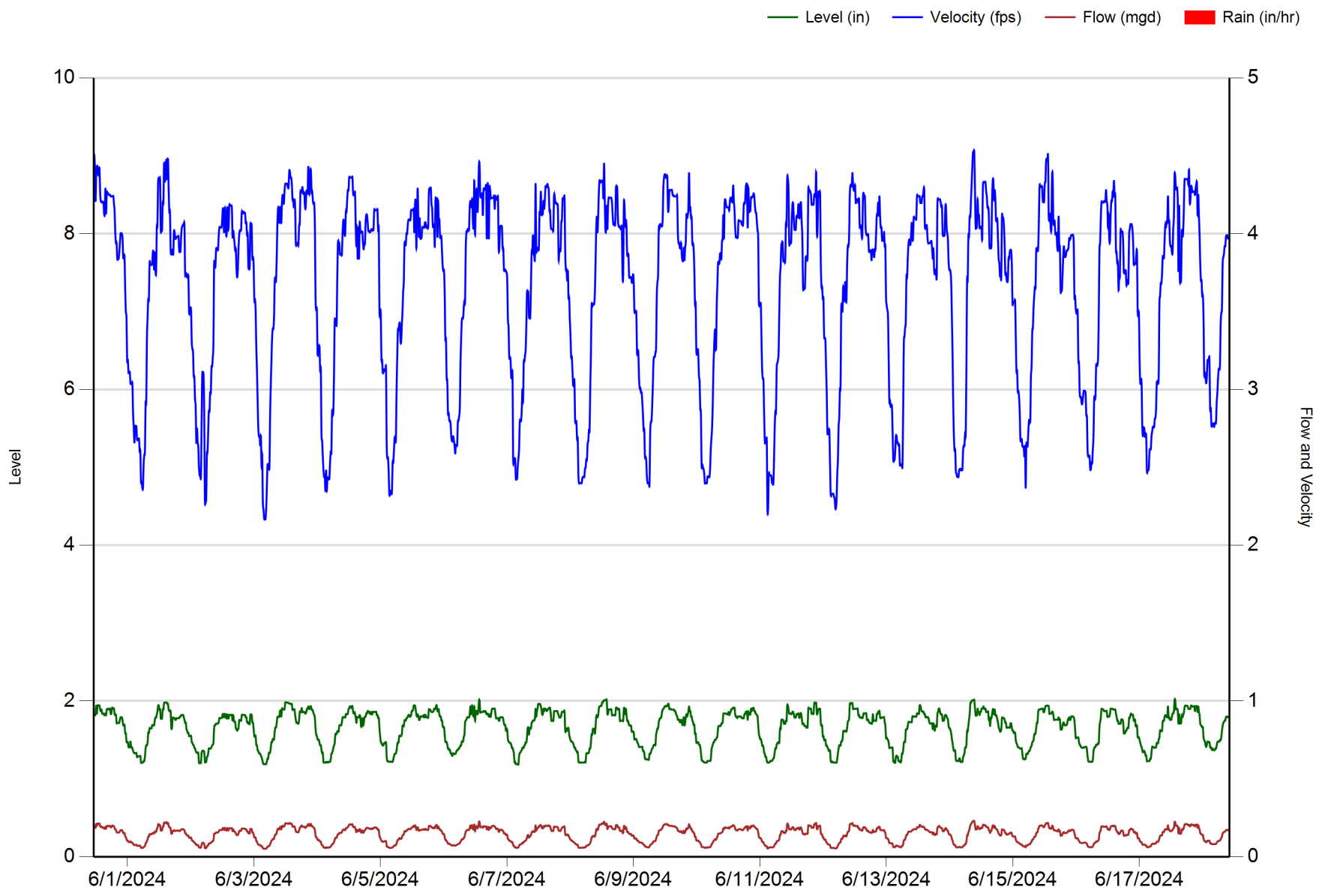


5/31/2024 thru 6/18/2024

6/18/2024 1:44:39 PM

Report Date: 06/18/2024
Customer: C&V Consulting
Group: 723-745 E. Route 66
Site: 2024.06 Rte 66 MH 314

2024.06 Rte 66 MH 314:
05/31/2024 thru 6/18/2024



Appendix D

SEWER AS-BUILTS

U-90
U-91
U-92
U-96
U-97
U-100

THIS MAP IS INTENDED FOR USE ONLY AS OPERATIONS MAP BY LOS ANGELES COUNTY SEWER MAINTENANCE DISTRICTS. LOS ANGELES COUNTY EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY INACCURACIES WHICH MAY BE PRESENT IN THIS MAP.

AUTOMATED GRAPHICS

METERS
0 50 100 200 250
0 200 400 600 800
FEET

LEGEND

- CLAY SEWERS MAINTAINED BY SMD, 8" UNLESS OTHERWISE NOTED
- PLASTIC SEWERS
- CONCRETE SEWERS
- CLAY SEWERS, LINED
- CEMENT SEWERS, LINED
- FORCE MAINS
- SEWERS NOT MAINTAINED BY SMD
- TRUNK SEWERS
- CITY BOUNDARY
- STANDARD MANHOLE
- DROP MANHOLE
- SHALLOW MANHOLE
- TRAP MANHOLE
- WEIR MANHOLE
- C.O. CLEANOUT
- L.H. LAMP HOLE
- PUMP STATION

TOTAL MH'S THIS MAP: 948

MAP REV
02-23-15

DATA BASE REV
06-01-95

E-2341

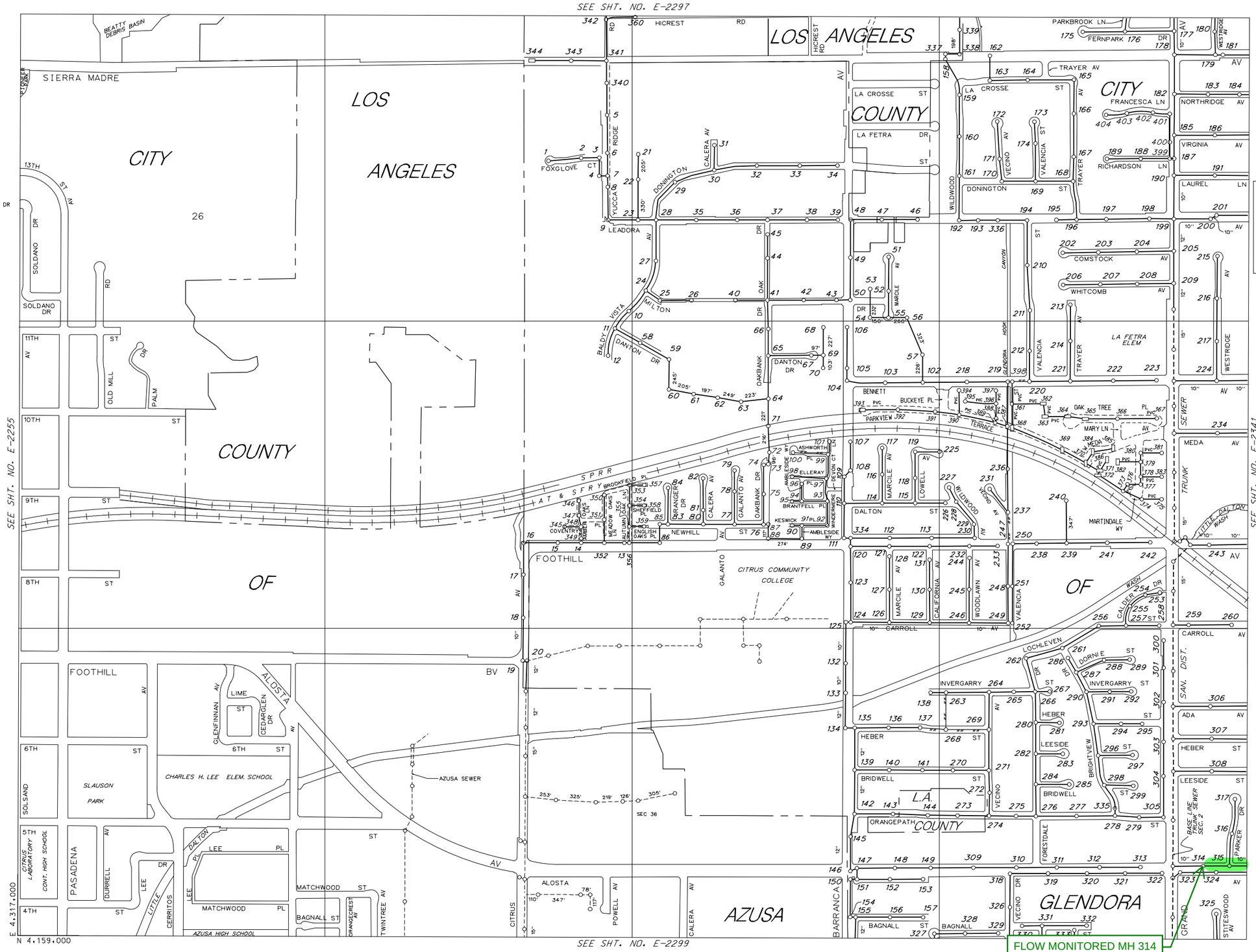
CONSOLIDATED S.M.D.

E-2341

T:569:E5

1431.1531.2341

U-60
U-61
U-62
U-91
U-92



THIS MAP IS INTENDED FOR USE ONLY AS OPERATIONS MAP BY LOS ANGELES COUNTY SEWER MAINTENANCE DISTRICTS. LOS ANGELES COUNTY EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY INACCURACIES WHICH MAY BE PRESENT IN THIS MAP.

AUTOMATED GRAPHICS

METERS
0 50 100 200 250
0 200 400 600 800
FEET

LEGEND

- CLAY SEWERS MAINTAINED BY SMD - 8" UNLESS OTHERWISE NOTED
- PLASTIC SEWERS
- CONCRETE SEWERS
- CLAY SEWERS, LINED
- CEMENT SEWERS, LINED
- FORCE MAINS
- SEWERS NOT MAINTAINED BY SMD
- TRUNK SEWERS
- CITY BOUNDARY
- STANDARD MANHOLE
- DROP MANHOLE
- SHALLOW MANHOLE
- TRAP MANHOLE
- WEIR MANHOLE
- C.O. CLEANOUT
- L.H. LAMP HOLE
- PUMP STATION

TOTAL MH'S THIS MAP: 403

FLOW MONITORED MH 314

MAP REV
02-28-18

DATA BASE REV
12-08-16

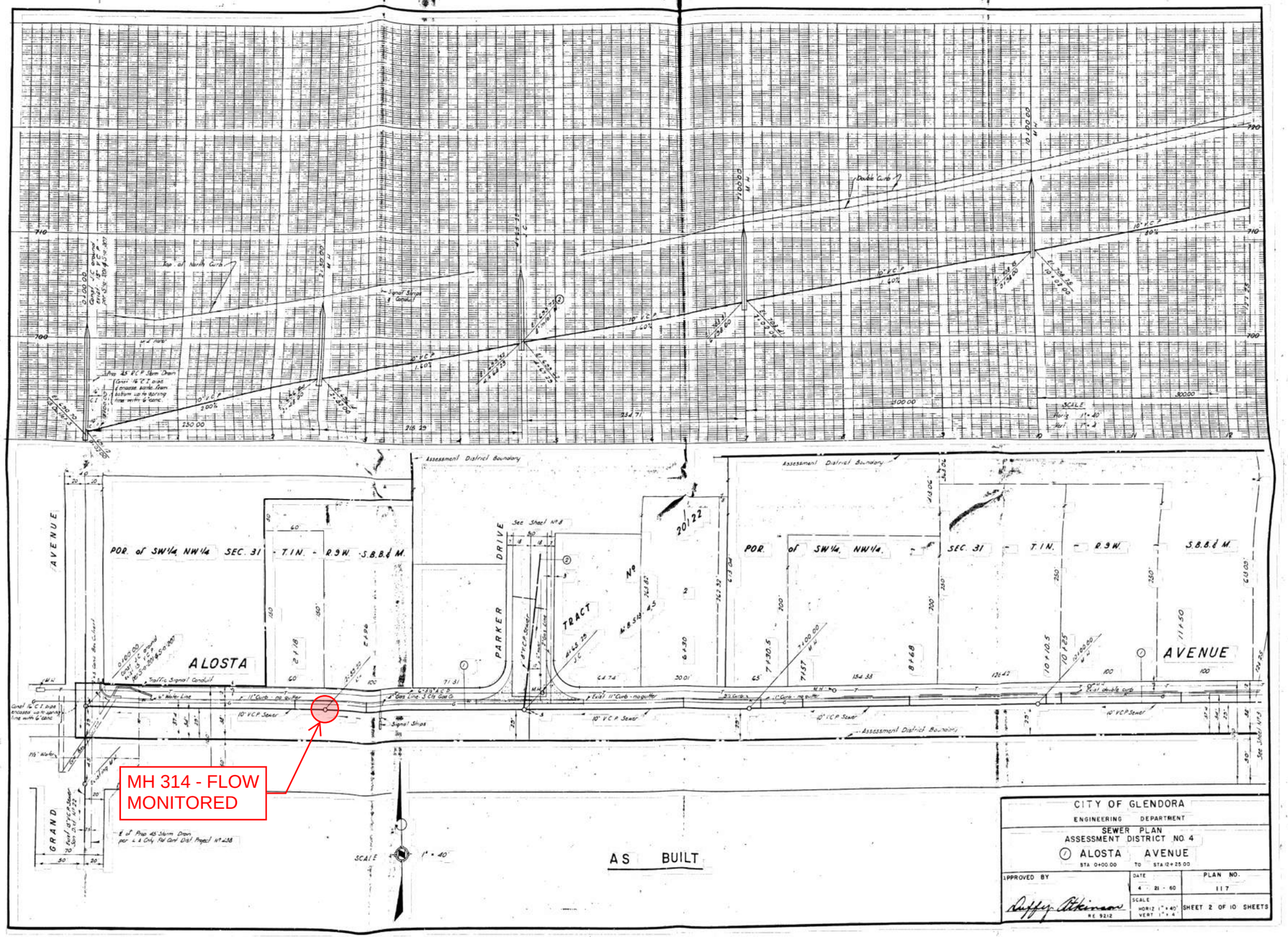
E-2298

CONSOLIDATED S.M.D.

E-2298

T:569:B5

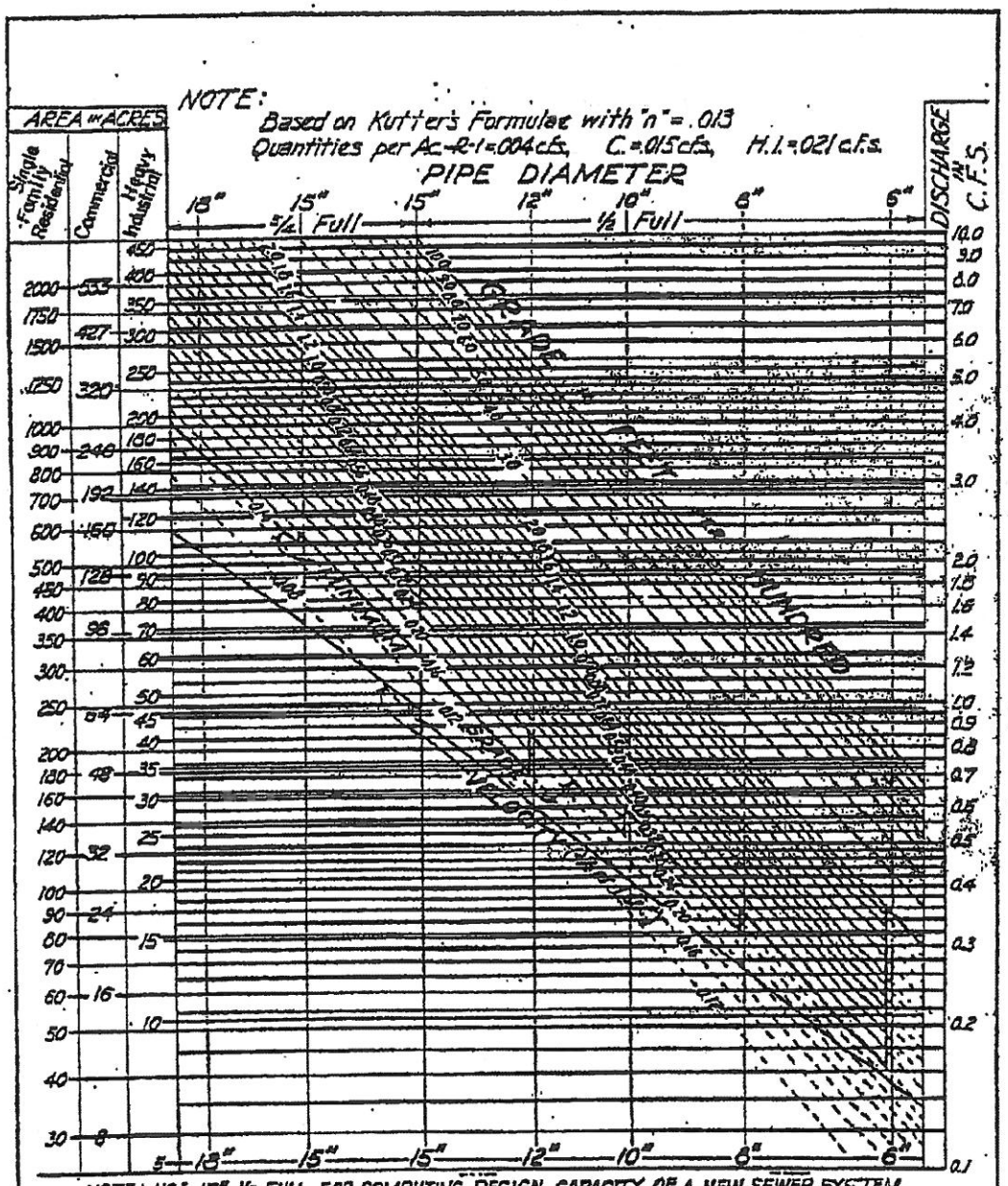
1431.1531.2298



MH 314 - FLOW MONITORED
ALOSTA
AVENUE
PARKER DRIVE
GRAND
POR. of SW¼ NW¼ SEC. 31 - T.1N. - R.9W. - S.B.B.& M.
TRACT No 20122
Assessment District Boundary
Double Curb
Top of North Curb
Signal Strips & Conduit
10" V.C.P.
SCALE 1" = 40'
AS BUILT
CITY OF GLENDORA
ENGINEERING DEPARTMENT
SEWER PLAN
ASSESSMENT DISTRICT NO. 4
ALOSTA AVENUE
STA 0+00.00 TO STA 12+25.00
APPROVED BY
Duffy Atkinson
RE 9212
DATE 4 - 21 - 60
PLAN NO. 117
SCALE HORIZ 1" = 40' VERT 1" = 4'
SHEET 2 OF 10 SHEETS

Appendix E

REFERENCES



FLOW DIAGRAM FOR THE DESIGN
OF CIRCULAR SANITARY SEWERS

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

ASSISTANT DEPUTY

COUNTY ENGINEER

COUNTY ENGINEER
STANDARD
S-C4

DATE: 3/80

DESIGN

RCE

SOURCE LINK:
https://dpw.lacounty.gov/ldd/lddservices/sewerAreaStudy/docs/Estimated%20Average%20Daily%20Sewage%20Flow%20for%20Various%20Occupancies.pdf

Estimated Average Daily Sewage Flows for Various Occupancies

Occupancy	Abbreviation	*Average daily flow	
Apartment Buildings:			
Bachelor or Single dwelling units	Apt	150	gal/D.U.
1 bedroom dwelling units	Apt	200	gal/D.U.
2 bedroom dwelling units	Apt	250	gal/D.U.
3 bedroom or more dwelling units	Apt	300	gal/D.U.
Auditoriums, churches, etc.	Aud	5	gal/seat
Automobile parking	P	25	gal/1000 sq ft gross floor area
Bars, cocktails lounges, etc.	Bar	20	gal/seat
Commercial Shops & Stores	CS	100	gal/1000 sq ft gross floor area
Hospitals (surgical)	HS	500	gal/bed
Hospitals (convalescent)	HC	85	gal/bed
Hotels	H	150	gal/room
Medical Buildings	MB	300	gal/1000 sq ft gross floor area
Motels	MB	150	gal/unit
Office Buildings	Off	200	gal/1000 sq ft gross floor area
Restaurants, cafeterias, etc.	R	50	gal/seat
Schools:			
Elementary or Jr. High	S	10	gal/student
High Schools	HS	15	gal/student
Universities or Colleges	U	20	gal/student
College Dormitories	CD	85	gal/student

*Multiply the average daily flow by 2.5 to obtain the peak flow

Zoning Coefficients

Zone	Coefficient (cfs/Acre)
Agriculture ----------	0.001
Residential*:	
R-1 ----------	0.004
R-2 ----------	0.008
R-3 ----------	0.012
R-4 ----------	0.016*
Commercial:	
C-1 through C-4 ----------	0.015*
Heavy Industrial:	
M-1 through M-4 ----------	0.021*

* Individual building, commercial or industrial plant capacities shall be the determining factor when they exceed the coefficients shown

* Use 0.001 (cfs/unit) for condominiums only

Appendix N

Draft Mitigation Monitoring and Reporting Program

Terms and Definitions:

1. **Property Owner/Developer –** Owner or developer of Brandywine Route 66 Residential.

2. **Environmental Equivalent/Timing** – Any mitigation measure and timing thereof, subject to the approval of the City, which will have the same or superior result and will have the same or superior effect on the environment. The Planning Department, in conjunction with any appropriate agencies or City departments, shall determine the adequacy of any proposed "environmental equivalent/timing" and, if determined necessary, may refer said determination to the Board of Supervisors. Any costs associated with information required in order to make a determination of environmental equivalency/timing shall be done by the property owner/developer. Staff time for reviews will be charged on a time and materials basis at the rate in the City's adopted Fee Schedule.

3. **Implementation Timing –** This is the point where a mitigation measure must be monitored for compliance. In the case where multiple action items are indicated, it is the first point where compliance associated with the mitigation measure must be monitored. Once the initial action item has been complied with, no additional monitoring pursuant to the Mitigation Monitoring Plan will occur, as routine City practices and procedures will ensure that the intent of the measure has been complied with. For example, if the timing is "to be shown on approved building plans" subsequent to issuance of the building permit consistent with the approved plans will be final building and zoning inspections pursuant to the building permit to ensure compliance.

4. **Responsibility Monitoring Party –** Shall mean that compliance with the subject mitigation measure(s) shall be reviewed and determined adequate by all departments listed for each mitigation measure. Outside public agency review is limited to those public agencies specified in the Mitigation Monitoring Plan which have permit authority in conjunction with the mitigation measure.

5. **Ongoing Mitigation Measures –** The mitigation measures that are designated to occur on an ongoing basis as part of this Mitigation Monitoring Plan will be monitored in the form of an annual letter from the property owner/developer in January of each year demonstrating how compliance with the subject measure(s) has been achieved. When compliance with a measure has been demonstrated for a period of one year, monitoring of the measure will be deemed to be satisfied and no further monitoring will occur. For measures that are to be monitored "Ongoing During Construction", the annual letter will review those measures only while construction is occurring; monitoring will be discontinued after construction is complete. A final annual letter will be provided at the close of construction.

6. **Building Permit –** For purposes of this Mitigation Monitoring Plan, a building permit shall be defined as any permit issued for construction of a new building or structural expansion or modification of any existing building but shall not include any permits required for interior tenant improvements or minor additions to an existing structure or building.

Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure/Design Feauture	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Air Quality	**PDF-AQ-1** - Project-related construction equipment shall use 100% precent Tier 3 construction equipment with diesel particulate filters (DPF) or better as defined by United States Environmental Protection Agency (EPA) / California Air Resources Board (CARB) standards. The grading contractor shall submit a letter to the City of Glendora committing to this requirement.	**Prior to issuance of Grading Permits**	**Building Division**	**Confirming that this requirement is included in Contractor Specifications**
Biological Resources	**MM BIO-1:** In order to avoid violation of the MBTA and the California Fish and Game Code, site preparation activities (ground disturbance, construction activities, staging equipment, and/or removal of trees and vegetation) for the Project shall be avoided, to the greatest extent possible, during the nesting season of potentially occurring native and migratory bird species. For many birds native to California, the nesting season is February through August. If site-preparation activities are proposed during the nesting/breeding season, the Project proponent shall retain a qualified biologist to conduct a pre-activity field survey prior to the issuance of grading permits for the Project to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone. If active nests are not located within the Project Site and an appropriate buffer of 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), or 100 feet of sensitive or protected songbird nests, construction may be conducted during the nesting/breeding season. However, if active nests are located during the pre-activity field survey, the Biologist shall immediately establish a conservative avoidance buffer surrounding the nest based on their best professional judgement and experience. The Biologist shall monitor the nest at the onset of project activities, and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change	**Mitigation measure required only between February 1 and August 31, the state nesting season for birds** **Pre-construction survey to be conducted no more than 30 days prior to issuance of a grading permit**	**Planning Division**	**Review of pre-activity field survey report**

Impact Category	Mitigation Measure/Design Feauture	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	in equipment usage, etc.) to determine the efficacy of the buffer. If the Biologist determines that such project activities may be causing an adverse reaction, the Biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The on-site qualified biologist will review and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found. Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to the City of Banning for mitigation monitoring compliance record keeping.			
Cultural Resources and Tribal Cultural Resources	**MM CR-1:** In the event of an unanticipated discovery, all work must be suspended within 50-feet of the find until a qualified archaeologist evaluates it. Full-time cultural resources and Native American monitoring shall be required should the cultural sensitivity of the Project Area be enhanced by the results of government-to-government Native American consultation.	**During construction**	**Planning Division**	**Confirming of coroner and NAHC contact and submittal of Report of Findings when applicable.**
Cultural Resources and Tribal Cultural Resources	**MM CR-2:** In the unlikely event that human remains are encountered during Project development, all work must cease near the find immediately. In accordance with California Health and Safety Code Section 7050.5, the Los Angeles County Coroner must be notified if potentially human bone is discovered. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner determines that the remains are of Native American origin, the Coroner will notify the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC § 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then will recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave	**During construction**	**Planning Division**	**Confirmation of coroner and NAHC contact and submittal of Report of Findings, if applicable**

Impact Category	Mitigation Measure/Design Feauture	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	foods. In the event that there is a disagreement regarding the disposition of the remains, State law will apply and a mediation with the NAHC will make the applicable determination (PRC § 5097.98(e) and 5097.94(k)). Work may not resume in the vicinity of the find until all requirements of the Health and Safety Code have been met.			
Noise	**PDF-NOI-1**: The property owner/developer shall submit a construction-related noise mitigation plan to the City for review and approval. The plan shall depict the locations of where construction equipment would operate on the Project Site and how the noise from the construction equipment would be mitigated during construction of the project, through use of such methods as: 1. Temporary noise attenuation fences; 2. Preferential location of equipment; and 3. Use of current noise suppression technology and equipment.	**Prior to issuance of grading permit**	**Building Division**	**Confirming that this requirement is submitted owner application**
Noise	**PDF-NOI-2**: The property owner/developer shall demonstrate on building plans that the proposed multi-family homes will utilize a "windows closed" condition, which requires a means of mechanical ventilation per Chapter 12, §1205 of the Uniform Building Code. This shall be achieved with a standard forced air conditioning and heating system with a filtered outside air intake vent for each residential unit.	**Prior to issuance of building permit**	**Building Division**	**Confirming that this requirement is included in Contractor Specifications**
Noise	**PDF-NOI-3**: The property owner/developer shall demonstrate on building plans that the proposed homes will utilize standard dual pane windows with a minimum Sound Transmission Class (STC) rating of 28 STC for all conditioned rooms.	**Prior to issuance of building permit**	**Building Division**	**Confirming that this requirement is included in Contractor Specifications**
Noise	**PDF_NOI-4**: The property owner/developer shall submit a final interior noise study based on final locations of HVAC units to ensure interior noise reductions. Building plans shall demonstrate that units located near HVAC equipment shall have upgraded glass assemblies of up to STC 33 based on the findings of the final interior noise study.	**Prior to issuance of building permit**	**Building Division**	**Complete an interior noise study to ensure interior noise reductions with implementation of design feature**