

Attachment 6 - Initial Study/Mitigated Negative Declaration and Response to Comments Received During the CEQA Public Review Period, is Under Separate Cover

FINAL
Initial Study and Mitigated Negative Declaration
And Mitigation Monitoring and Reporting Program

AUDI FLETCHER JONES AUTOMOTIVE CENTER PROJECT

DRAFT

July 2019

Lead Agency:



City of Costa Mesa
77 Fair Drive
Costa Mesa, California 92626

Prepared by:



1801 E. Park Court Place, Building B-103
Santa Ana, CA 92701

**Audi Fletcher Jones Automotive Center Project
Final Initial Study/Mitigated Negative Declaration**

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AUDI FLETCHER JONES AUTOMOTIVE CENTER PROJECT

**Final
Initial Study/Mitigated Negative Declaration and
Mitigation Monitoring and Reporting Program**

JULY 2019

**Audi Fletcher Jones Automotive Center Project
Final Initial Study/Mitigated Negative Declaration**

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FINAL MITIGATED NEGATIVE DECLARATION

Audi Fletcher Jones Automotive Center Project

Lead Agency: City of Costa Mesa

Project Proponent: Fletcher Jones Management Group
 3300 Jamboree Road
 Newport Beach, California 92660

Project Location: 1275 Bristol Street
 Costa Mesa, California 92626

Project Description:

The Audi Fletcher Jones Automotive Center Project (Proposed Project) proposes the construction of a 50,971 square foot (SF) automotive center, including a ground-up two-story (33,807 SF first floor and 17,164 SF second floor) sales and service center for Audi. The project site would be located on 4.896 acres at 1275 Bristol Street in the City of Costa Mesa, currently occupied by a retail building (former Ganahl Lumber facility) within a General Business (C2) zone.

Table 1. Project Site Characteristics

Site Area	
Acreage	4.896 Acres
Square Footage	213,251 SF
Max Floor Area Ratio (FAR)	0.3 (63,976 SF)
Level 1	
Gross Area	33,807 SF
FAR	0.15
Level 2	
Gross Area	17,164 SF
FAR	0.08
Net Floor Area	50,971 SF
Total FAR	0.23

The Proposed Project consists of the demolition of an existing retail use/building and replacing it with a two-story auto dealership that would include an auto display area, service garage with parking bays, and parking. The proposed two-story building would consist of a sales/office and service operation area with a parked roof above the service operation. The sales/office spaces would consist of the following departments: sales, finance and insurance, delivery, showroom, service write-up, and administrative offices. The Proposed Project would include service spaces including 35 service bays, two alignment bays, a car wash area, employee facilities (lockers and breakroom), a parts department, and 339 spaces for customer/employee/parking/vehicle

display/vehicle inventory spaces. The Proposed Project would employ sustainable landscape design practices to minimize water use.

Public Review Period: June 25, 2019 to July 15, 2019

Mitigation Measures Incorporated into the Project to Avoid Significant Effects:

Biological Resources

BIO-1: If construction activities occur within the bird breeding season (February 1st – August 31st), then the Project Proponent shall retain a qualified biologist to conduct a pre-construction nesting bird survey no more than 30 days prior to the start of construction. The nest survey shall include the Project site and areas immediately adjacent to the site that could potentially be affected by Project activities such as noise, human activity, dust, etc. If active bird nests are found on or immediately adjacent to the Project site, then the qualified biologist will establish an appropriate buffer zone around the active nests, typically a 250-foot radius for songbirds and a 500-foot radius for raptors. Project activities shall be avoided within the buffer zone until the nest is deemed no longer active by the biologist. Weekly nesting surveys and biological monitoring may be necessary if nesting birds are found on the Project site.

BIO-2: Fencing, guarding, or framing shall be placed within a 5-foot minimum distance of the tree trunk of protected trees within and adjacent to the limits of disturbance such that no work occurs within the protected area.

If this is unfeasible because work cannot be avoided within the protected zone, a permit or exemption shall be obtained from the City's Department of Building and Safety. Trees removed under a permit will be replaced at a ratio up to 3:1. The Project Proponent shall comply with the Street Tree Master Plan and all City codes applicable to the proposed landscaping of the Proposed Project.

Cultural Resources

CUL-1: Archaeological Monitoring and Accidental Discovery. Prior to issuance of grading permits, and in adherence to the recommendations of the cultural resources records search, the Applicant shall retain a qualified archaeological monitor and, if interested pending conclusion of the tribal cultural resources consultation, a Native American monitor. Monitoring by a qualified archaeologist should be conducted under the supervision of an Orange County Certified archaeologist and, if interested, by a Native American monitor from one of the Gabrieleno groups recognized by the Native American Heritage Commission (NAHC). The monitor shall be present on the Project site to monitor rough and finish grading, excavation, and other ground-disturbing activities in any native soils (i.e. non-previously engineered soils). Because no cultural resources were identified on the Project site, archaeological monitors are not required to be present on a full-time basis but shall spot check ground-disturbing activities to ensure that no cultural resources are impacted during construction activities. The precise timing of monitoring activities shall be consistent with the provisions established in the Monitoring Plan.

The Monitoring Plan shall be prepared by a qualified archaeologist and shall be reviewed by the City Development Services Director, or designee. The Monitoring Plan should include at a minimum: (1) a list of personnel involved in the monitoring activities; (2) a description of how the monitoring shall occur; (3) a description of the frequency of monitoring (e.g., full-time, part-time, spot checking); (4) a description of what resources may be encountered; (5) a description of circumstances that would result in the halting of work at the project site (e.g., what is considered a "significant" archaeological site); (6) a description of procedures for halting work on site and notification procedures; and (7) a description of monitoring reporting procedures. If any significant historical resources, archaeological resources, tribal cultural resources or human remains are found during monitoring, work shall be stopped within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist. If the deposits are culturally significant, adverse effects on the deposits must be avoided, or such effects must be mitigated. Mitigation can include, but is not necessarily limited to: leaving the deposits in place, excavation of the deposit in accordance with a data recovery plan (see California Code of Regulations Title 4(3) Section 5126.4(b)(3)(C)) and standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; production of a report detailing the methods, findings, and significance of the archaeological site and associated materials; curation of archaeological materials at an appropriate facility for future research and/or display; an interpretive display of recovered archaeological materials at a local school, museum, or library.

Upon completion of all monitoring/mitigation activities, the consulting archaeologist shall submit a monitoring report to the City Development Services Director, or designee, and to the South-Central Coastal Information Center summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

CUL-2: If human remains of any kind are found during construction, the requirements of California Environmental Quality Act Guidelines Section 15064.5(e) and Assembly Bill 2641 shall be followed. According to these requirements, all construction activities must cease immediately, and the Orange County Coroner and a qualified archaeologist must be notified. The Coroner will examine the remains and determine the next appropriate action based on his or her findings. If the coroner determines the remains to be of Native American origin, he or she will notify the NAHC. The NAHC will then identify the most likely descendant (MLD) to be consulted regarding treatment and/or reburial of the remains. If an MLD cannot be identified, or the MLD fails to make a recommendation regarding the treatment of the remains within 48 hours after gaining access to them, the Native American human remains and associated grave goods shall be buried with appropriate dignity on the property in a location not subject to further subsurface disturbance.

Geology and Soils

GEO-1: If project excavation extends below 10 feet, the Project Proponent shall retain a qualified paleontologist to determine if the older Quaternary deposits are being disturbed. If so, the

paleontologist shall establish a monitoring program to recover any significant fossils that may be encountered.

Hazards and Hazardous Materials

HAZ-1: Prior to construction the Project Proponent shall conduct a limited Phase II subsurface investigation (inclusive of Ground Penetrating Radar or similar geophysical survey) to determine if the subject property has been adversely impacted by long-term use as a lumber facility, including the use of at least one underground storage tank.

HAZ-2: Prior to the disturbance of any suspect asbestos-containing material (ACM) in this facility, a comprehensive asbestos survey, designed to determine if the suspect ACM is a regulated material shall be conducted. If such materials are identified and need to be disturbed, repaired or removed, a licensed abatement contractor shall be consulted. Suspect ACM can also be managed under the auspices of an Operations & Management Plan.

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SECTION 1. INTRODUCTION

This document is the Final Initial Study/Mitigated Negative Declaration (Final IS/MND) including the the Mitigation Monitoring and Reporting Plan (MMRP) for the Audi Fletcher Jones Automotive Center Project (Proposed Project). This Final IS/MND has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resource Code Section 21000 et. seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.), as amended. This Final IS/MND supplements and updates the Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) released for public review on June 25, 2019. The Draft IS/MND is incorporated into this Final IS/MND by reference.

The City of Costa Mesa is the Lead Agency for the Proposed Project. On June 25, 2019 the City of Costa Mesa distributed the Draft IS/MND for the Proposed Project to the general public for review and comment. The document was not sent to the State Clearinghouse as there were no state approvals required. The 20-day review period ended on July 15, 2019. (A late letter was received on July 16, 2019.) During the public review period, five comment letters were received. A public hearing will be held on August 12, 2019 at Costa Mesa City Hall.

This Final IS/MND and MMRP document is organized as follows:

- Section 1 provides a discussion of the purpose and structure of the document;
- Section 2 contains a summary of the project description;
- Section 3 includes the comment letters received and the City's responses;
- Section 4 summarizes updates and additions to the IS/MND; and
- Section 5 includes the Mitigation Monitoring and Reporting Plan (MMRP).

This Final IS/MND and MMRP document and the Draft IS/MND together constitute the environmental document for the Proposed Project.

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SECTION 2. PROJECT OVERVIEW

2.1 Project Location

The Project site is located at 1275 South Bristol Street in the City of Costa Mesa on the south side of the juncture of SR-55 and SR-73. The property totals 4.896 acres and is currently occupied by a retail building (former Ganahl Lumber facility). The Santa Ana Delhi Channel runs underground along the northwest boundary of the Project site. The Project site is zoned C-2 (General Business District). Bristol Street is a major arterial tying in major cultural, commercial office, and shopping districts throughout the community. Surrounding land uses include: the Ganahl Lumber facility, SR-73 and SR-55 interchange to the northwest and north; SR-73 to the east; commercial (storage facility, restaurant) and multi-family residential land uses to the south; and commercial (offices) along Bristol Street to the west. Single-family residential and recreational (Santa Ana Country Club) uses are located further to the west.

2.2 Project Description

The Proposed Project proposes the construction of a 50,971 square foot (SF) automotive center, including a ground-up two-story (33,807 SF first floor and 17,164 SF second floor) sales and service center for Audi. The project site would be located on 4.896 acres at 1275 Bristol Street in the City of Costa Mesa, currently occupied by a retail building (former Ganahl Lumber facility) within a zone of C2 General Business District (See Table 1).

Table 2.2-1. Project Site Characteristics

Site Area	
Acreage	4.896 Acres
Square Footage	213,251 SF
Max Floor Area Ratio (FAR)	0.3 (63,976 SF)
Level 1	
Gross Area	33,807 SF
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The Proposed Project would employ sustainable landscape design practices to minimize water use. The Proposed Project would incorporate the following sustainable landscape design measures:

-
- Drought tolerant shrubs and shade trees within the perimeter and parking lot areas;
 - Groundcover consisting of rock cobble would be placed in landscaped areas to reduce water use;
 - A drip irrigation system incorporating a weather-based controller would be installed for all landscaped areas; and
 - Planters incorporating permeable rock and overflow discharge mechanisms to capture runoff from the site.

Required approvals by the City of Costa Mesa include the following:

- Conditional Use Permit (CUP) for Automobile Dealership.
- Variance for building height from 30 feet to 39 feet and 44 feet for rooftop heating, ventilation, and air conditioning screen in the middle of the building, projecting above the building parapet.
- Variance for front landscaping setback requirement (20 feet required, 10 feet proposed).

The Proposed Project proposes a 14-month construction timeframe starting in Fall 2019 through 2020.

SECTION 3. COMMENTS AND RESPONSES

This section contains copies of the Audi Fletcher Jones Automotive Center Project comment letters received during the 20-day local public review period, which began on June 25, 2019 and ended on July 15, 2019. In conformance with Section 15088(a) of the State CEQA Guidelines, the City of Costa Mesa has considered comments on environmental issues from reviewers of the Draft IS/MND and has prepared written responses. Six letters were received, commenting on the Draft IS/MND. The comments received do not raise substantial environmental issues as to the adequacy of the Draft IS/MND. A public meeting to consider approval of the Proposed Project and Initial Study/Mitigated Negative Declaration has been scheduled for August 12, 2019 at Costa Mesa City Hall.

The letters received and the responses to the comments contained in the letters are provided in this section.

3.1 List of Comment Letters

A list of public agencies, organizations, and individuals that provided comments on the Draft IS/MND is presented below. The letters and the responses to the comments follow this page.

Letter Number	Sender	Date Received
1	Orange County Transportation Authority	7/9/2019
2	South Coast Air Quality Management District	7/12/2019
3	Airport Land Use Commissions	7/15/2019
4	County of Orange	7/15/2019
5	City of Newport Beach	7/15/2019
6	SoCalGas	7/16/2019

Letter 1 – Orange County Transportation Authority, received July 9, 2019



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July 9, 2019

Ms. Mel Lee
Senior Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

**Subject: Fletcher Jones Audi Automotive Dealership Initial Study/
Mitigated Negative Declaration**

Dear Ms. Lee:

Thank you for providing the Orange County Transportation Authority (OCTA) with the Initial Study/Mitigated Negative Declaration (IS/MND) for the Fletcher Jones Audi Automotive Dealership (Project). The following active transportation comments are provided for your consideration:

- Page 4-56 of the Draft IS/MND indicates a less than significant impact related to potential conflict with bicycle facilities. OCTA understands that the City of Costa Mesa Active Transportation Plan includes a future Class IV cycle track bikeway along Bristol Street adjacent to the Project site. Please clarify if the Project property line has been adjusted to account for future potential bikeway improvements along Bristol Street.
- OCTA coordinated with local jurisdictions and community members to develop regional bikeway corridors as shown in the Districts 1 and 2 Bikeways Strategy (December 2013). The Districts 1 and 2 Bikeways Strategy identified Corridor B as a regional bikeway corridor within the Project area. OCTA recommends the proposed Project consider opportunities to support enhanced local and regional bikeways in the Project area. Refer to the following link for the Districts 1 and 2 Bikeways Strategy: <http://octa.net/pdf/OCTAD12%20Report12-31-2013.pdf>
- New workplace construction provides an opportunity to encourage a variety of travel mode choices. The availability of showers is often noted as the top feature limiting bicycle commuting by employees. OCTA encourages consideration of Transportation Demand Management

Orange County Transportation Authority
550 South Main Street / P.O. Box 14184 / Orange / California 92863-1584 / (714) 560-OCTA (6282)

Ms. Mel Lee
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Page 2

measures such as employee access to showers, changing rooms, and long-term bicycle parking to encourage multi-modal transportation.

Throughout the development of this project, we encourage communication with OCTA on any matters discussed herein. If you have any questions or comments, please contact me at (714) 560-5907 or at dphu@octa.net.

Sincerely,



Dan Phu
Manager, Environmental Programs

Letter 1 Response to Comments

The City of Costa Mesa Active Transportation Plan (ATP) (Draft 2017) identifies a proposed, future Class IV cycle track bikeway along Bristol Street between Newport Boulevard and Santa Ana Avenue. Class IV bikeways are separated, or protected bikeways located within the road right-of-way. There are no plans to adjust the Proposed Project property line to implement this potential future bikeway improvement along Bristol Street.

OCTA's recommendation to consider opportunities to support enhanced local and regional bikeways in the project area is noted. Corridor B, a proposed regional bikeway corridor in the District 1 and District 2 Bikeways Strategy, is identified in the City's ATP as running north-to-south within Costa Mesa, and is proposed to use Bristol Street to cross under the SR-55 freeway. A specific alignment for this proposed corridor at the approach to SR 55 in the project vicinity will be determined with future detailed bikeway implementation planning.

Project plans include provisions for locker rooms and bicycle parking. However, the Proposed Project is not anticipated to be a major employer and the project site is not identified as a top employer in the City's ATP (Figure 4-14).



SENT VIA E-MAIL AND USPS:

Mel.lee@costamesaca.gov

Mel Lee, AICP, Senior Planner
City of Costa Mesa, Planning Division
77 Fair Drive
Costa Mesa, CA 92626

July 12, 2019

**Mitigated Negative Declaration (MND) for the Proposed
Fletcher Jones Audi Automotive Dealership Project**

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated into the Final MND.

South Coast AQMD Staff's Summary of Project Description

The Lead Agency proposes to demolish an existing 55,540-square-foot retail building and construct a 68,282-square-foot automotive center on 4.9 acres (Proposed Project). The Proposed Project is located at 1275 Bristol Street near the northwest corner of Bristol Street and Red Hill Avenue within the City of Costa Mesa. Construction of the Proposed Project is anticipated to occur over 14 months, beginning in September 2019 and will be completed by November 2020¹. During construction 1,034 haul trips are anticipated to occur². Due to the historical site usage, the Lead Agency conducted a Phase I Environmental Site Assessment (Phase I ESA) and found that the Proposed Project site may be adversely impacted by previous site usage as a lumber facility³.

South Coast AQMD Staff's Summary of the Air Quality Analysis

In the Air Quality Analysis section, the Lead Agency quantified the Proposed Project's construction and operational emissions and compared those emissions to South Coast AQMD's recommended regional and localized air quality CEQA significance thresholds. Based on the analysis, the Lead Agency found that the Proposed Project's construction and operational air quality impacts would be less than significant, without the implementation of any air quality mitigation measures⁴. The Lead Agency also included a discussion to demonstrate compliance with South Coast AQMD's Rules applicable to the Proposed Project including, but not limited to, Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities⁵.

South Coast AQMD Staff's Comments

Upon review of Appendix A: *Air Quality and Greenhouse Gas Assessment* South Coast AQMD staff found that the Lead Agency will require a limited Phase II ESA subsurface investigation to determine if the subject property has been adversely impacted by the previous site usage, including the use of at least one 8,000-gallon diesel unground storage tank (UST)⁶. However, it did not appear to South Coast AQMD staff that emissions from the subsurface investigation activities were included in the Air Quality Analysis.

¹ MND, Appendix A: *Air Quality and Greenhouse Gas Assessment*, Page 1.

² MND, Appendix A: *Air Quality and Greenhouse Gas Assessment*, CalEEMod Summer Run, 3.0 Construction Detail, Trips and VMT, PDF Page 85.

³ MND, Appendix C: *Phase I Environmental Site Assessment*, Pages 30 through 31.

⁴ MND, Section 4 Air Quality, Pages 4-1 through 4-17.

⁵ South Coast AQMD Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/reg-xiv/rule-1403.pdf>

⁶ MND, Appendix C: *Phase I Environmental Site Assessment*, Pages ii through iii.

Mel Lee

July 12, 2019

Additionally, South Coast AQMD staff found that the Lead Agency quantified the Proposed Project's construction emissions based on the modeling assumptions that Tier 3, Tier 4 Interim, and Tier 4 Final construction equipment will be used⁷. However, the Lead Agency did not require the Proposed Project to use Tier 3, Tier 4 Interim, or Tier 4 Final construction equipment in the MND. To be consistent with the modeling assumptions, and to further reduce the Proposed Project's construction emissions, South Coast AQMD staff recommends that the Lead Agency require the use of Tier 4 Final construction equipment and include this as either a project requirement or mitigation measure in the Final MND. Please see the attachment for more information. The attachment includes a discussion of potentially applicable South Coast AQMD Rules. Additionally, South Coast AQMD staff recommends mitigation measures as resources to further reduce the Proposed Project's construction emissions that the Lead Agency should consider and incorporate in the Final MND.

Conclusion

Pursuant to CEQA Guidelines Section 15074, prior to approving the Proposed Project, the Lead Agency shall consider the MND for adoption together with any comments received during the public review process. Please provide South Coast AQMD with written responses to all comments contained herein prior to the adoption of the Final MND. When responding to issues raised in the comments, responses should provide sufficient details giving reasons why specific comments and suggestions are not accepted. There should be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful, informative, or useful to decision makers and the public who are interested in the Proposed Project. Further, if the Lead Agency makes a finding that additional recommended mitigation measures are not feasible, the Lead Agency should describe the specific reasons for rejecting or substituting these mitigation measures in the Final MND (CEQA Guidelines Section 15074.1).

South Coast AQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact Alina Mullins, Assistant Air Quality Specialist, at amullins@aqmd.gov or (909) 396-2402, should you have any questions.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

Attachment
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Control Number

⁷ MND, Appendix A: *Air Quality and Greenhouse Gas Assessment*, CalEEMod Summer Run, 1.3 User Entered Comments & Non-Default Data, PDF Pages 45 through 48.

ATTACHMENT

Air Quality Analysis

1. The Air Quality Analysis did not describe soil sampling activities that would be carried as part of a limited Phase II ESA subsurface investigation or quantify associated emissions. For example, a limited Phase II subsurface investigation may include, but is not limited to, drilling equipment. This may have likely led to an under-estimation of the Proposed Project's construction air quality impacts. Although these activities may be short term in nature, CEQA requires that the Lead Agency use its best efforts to disclose all reasonably foreseeable and potentially significant environmental impacts. Therefore, South Coast AQMD staff recommends that the Lead Agency revise the Air Quality Analysis to describe the scope of activities for a limited Phase II subsurface investigation, quantify emissions, and include the emissions in the Proposed Project's construction emissions to be compared to South Coast AQMD's air quality CEQA significance thresholds for construction to determine the level of significance in the Final MND. Alternatively, the Lead Agency should include a new air quality mitigation measure in the Air Quality Section of the Final MND to commit to evaluating the limited Phase II subsurface investigation through CEQA prior to commencing the investigation activities.

Project Requirement or Mitigation Measure – Tier 4 Construction Equipment

2. Upon review of Appendix A: *Air Quality/Greenhouse Gas Modeling Results*, South Coast AQMD staff found that the Lead Agency relied on the full implementation and use of Tier 3, Tier 4 Interim, and Tier 4 Final construction equipment as air quality modeling assumptions⁸ to mitigate the Proposed Project's construction NO_x emissions from 113 pounds/day (lbs/day) to 76 lbs/day⁹. However, it did not appear that the Lead Agency included this as a project requirement or mitigation measure in the main body of the MND. To further reduce the Proposed Project's NO_x emissions during construction, South Coast AQMD staff recommends that the Lead Agency require the use of Tier 4 Final construction equipment in the Final MND. To ensure that off-road construction equipment used will meet or exceed Tier 4 Final off-road engine emission standards during construction, South Coast AQMD staff recommends that the Lead Agency incorporate the following language as a project requirement or mitigation measure as a condition of approval for the Proposed Project in the Air Quality Section of the Final MND rather than mere modeling assumptions in CalEEMod.

Tier 4 Off-Road Diesel-Powered Construction Equipment and Enforceability

- a. Require the use of off-road diesel-powered construction equipment that meets or exceeds the California Air Resources Board (CARB) and U.S. Environmental Protection Agency (USEPA) Tier 4 Final off-road emissions standards for equipment rated at 50 horsepower or greater during construction of the Proposed Project. Such equipment will be outfitted with Best Available Control Technology (BACT) devices including a CARB certified Level 3 Diesel Particulate Filters (DPFs). Level 3 DPFs are capable of achieving at least 85 percent reduction in particulate matter emissions¹⁰. A list of CARB verified DPFs are available on the CARB website¹¹.

⁸ MND, Appendix A: *Air Quality and Greenhouse Gas Assessment*. CalEEMod Summer Run, 1.3 User Entered Comments & Non-Default Data. PDF Pages 45 through 48.

⁹ *Ibid.* 2.1 Overall Construction (Maximum Daily Emissions) Unmitigated Construction and Mitigated Construction. PDF Page 81.

¹⁰ California Air Resources Board. November 16-17, 2004. *Diesel Off-Road Equipment Measure – Workshop*. Page 17. Accessed at: https://www.arb.ca.gov/msprog/ordiesel/presentations/nov16-04_workshop.pdf

¹¹ *Ibid.* Page 18.

- b. To ensure that Tier 4 Final construction equipment or better will be used during the Proposed Project's construction, South Coast AQMD staff recommends that the Lead Agency include this requirement in applicable bid documents, purchase orders, and contracts. Successful contractor(s) must demonstrate the ability to supply the compliant construction equipment for use prior to any ground disturbing and construction activities. A copy of each unit's certified tier specification or model year specification and CARB or South Coast AQMD operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment. Additionally, the Lead Agency should require periodic reporting and provision of written construction documents by construction contractor(s) to ensure compliance, and conduct regular inspections to the maximum extent feasible to ensure compliance.
- c. In the event that construction equipment cannot meet the Tier 4 Final engine certification, the Project representative or contractor must demonstrate through future study with written findings supported by substantial evidence that is approved by the Lead Agency before using other technologies/strategies. Alternative applicable strategies may include, but would not be limited to, construction equipment with Tier 4 Interim or Tier 3 emission standards that the Lead Agency has already included in the air quality modeling, reduction in the number and/or horsepower rating of construction equipment, limiting the number of daily construction haul truck trips to and from the Proposed Project, using cleaner vehicle fuel, and/or limiting the number of individual construction project phases occurring simultaneously. If alternative strategies are going to be used to mitigate the Proposed Project's construction emissions, they should be included as project requirements or mitigation measures in the Final MND, rather than mere modeling assumptions or parameters.

South Coast AQMD Rules and Regulations

3. In the Phase 1 ESA, the Lead Agency found that due to the historical site usage, there is evidence of recognized environmental conditions and environmental issues at the Proposed Project. Based on the results of the assessment, the Lead Agency has committed to Hazards and Hazardous Materials Mitigation Measure 1 (HAZ-1), which requires that the Lead Agency conduct a limited Phase II ESA subsurface investigation to determine if the subject property has been adversely impacted by the previous site usage, including the use of at least one 8,000-gallon diesel underground storage tank (UST)¹².

If the subsurface investigation shows any subsequent removal or remedial cleanup measures would be required for the Proposed Project, the Lead Agency should commit to re-evaluating the environmental impacts of the cleanup measures through CEQA prior to commencement of any cleanup measures.

It is important to note that disturbing and excavated soils that may contain petroleum hydrocarbons are subject to the requirements of South Coast AQMD Rule 1166 – Volatile Organic Compound Emissions from Decontamination of Soil¹³. Since the subsurface investigation is reasonable foreseeable pursuant to HAZ-1, the Lead Agency should include a discussion on South Coast AQMD Rule 1166 in the Air Quality Section of the Final MND. Additionally, the Final MND should discuss how the subsurface investigation will comply with South Coast AQMD Rule 402 – Nuisance¹⁴, in the event that the volatile organic compounds (VOCs) and/or odors are emitted during the investigation.

It is also important to note that if the subsurface investigation involves equipment or operations which either emits or controls air pollution, South Coast AQMD staff should be consulted in advance to

¹² MND, Appendix C: *Phase 1 Environmental Site Assessment*, Pages ii through iii.

¹³ South Coast AQMD, Rule 1166 – Volatile Organic Compound Emissions from Decontamination of Soil. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/reg-xi/rule-1166.pdf>

¹⁴ South Coast AQMD, Rule 402. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-402.pdf>

Mel Lee

July 12, 2019

determine whether or not any permits or plans are required to be filed and approved by South Coast AQMD prior to start of the investigation. In the event that a permit from South Coast AQMD will be required, the Lead Agency should identify South Coast AQMD as a Responsible Agency for the Proposed Project in the Final MND. The assumptions in the Air Quality Analysis in the MND will be the basis for permit conditions and limits.

If there is any information in the permitting process suggesting that the Proposed Project would result in significant adverse air quality impacts not analyzed in the Final MND or substantially more severe air quality impacts than those analyzed in the Final MND, the Lead Agency should commit to reevaluating the Proposed Project's air quality impacts through a CEQA process (CEQA Guidelines Section 15162). For more information on permits, please visit South Coast AQMD's webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to South Coast AQMD's Engineering and Permitting staff at (909) 396-3385.

Letter 2 Response to Comments

Limited Phase II Subsurface Investigation. The requirement for a limited Phase II subsurface investigation referenced in SCAQMD's comment is embodied in Hazards and Hazardous Materials Mitigation Measure HAZ-1 (IS/MND page 4), which reads as follows:

HAZ-1: Prior to construction the Project Proponent shall conduct a limited Phase II subsurface investigation (inclusive of Ground Penetrating Radar or similar geophysical survey) to determine if the subject property has been adversely impacted by long-term use as a lumber facility, including the use of at least one underground storage tank.

A Phase II Subsurface Investigation Report for 1275 Bristol Street (Partner 6/4/19) was recently completed in compliance with this mitigation measure. The findings of this report, which has been added to Appendix C of the Initial Study/Mitigated Negative Declaration, are summarized below.

Partner conducted this Phase II Subsurface Investigation at the subject property to identify the location of on-site USTs, former tankholds, and/or other associated features and to investigate the potential impact of petroleum hydrocarbons and/or VOCs to soil and/or groundwater as a consequence of a release or releases from the on-site lumber yard and fueling activities. The scope of the Phase II Subsurface Investigation included a geophysical survey and seven soil and/or groundwater borings. Seven soil samples and one groundwater sample were analyzed for TPH-cc and VOCs. The soil samples were collected from three borings at depths of 5, 10, 15, 20, 25, 30, 35 and 40 feet below ground surface (bgs) and from four borings at depths of 2, 5, and 10 feet bgs.

The geophysical survey identified one backfilled excavation in the northeastern area of the subject property which is likely the location of the former diesel UST on site; no metallic features were identified which confirms the Phase 1 ESA reporting that the tank has been removed.

Soil samples did not contain detectable concentrations of TPH-cc or VOCs in excess of applicable RSLs. Groundwater samples did not contain detectable concentrations of TPH-cc or VOCs in excess of applicable ESLs and/or MCLs. There is no evidence of a release of hazardous materials from the subject property and no further investigation is recommended with respect to the historical former on-site lumber yard and fueling activities.

Based on the limited nature of the subsurface Investigation, there has been no significant emissions impact associated with the implementation of Mitigation Measure HAZ-1. None of the activities conducted during the Phase II Subsurface Investigation would have produced emissions approaching those associated with proposed demolition, site preparation, or building construction activities, all of which were found to emit air pollutant levels below the applicable SCAQMD significance thresholds. The emissions associated with these subsurface investigations are not considered significant.

Tier 3, Tier 4 Construction Equipment. As stated in a footnote to Table 2-6 on page 18 of the Air Quality and Greenhouse Gas Emissions Assessment, construction-generated emission estimates account for equipment engine tier information provided by Project Applicant. During the preparation of the Emissions Assessment, the Project Applicant was requested to provide information on the construction equipment fleet

to be employed during construction to the Project. The Project Applicant provided a detailed list of the specific equipment available to construction the Project, including equipment types and model years.

As shown in Table 2-6 of the Emissions Assessment, emissions generated during Project construction would not exceed the SCAQMD's regional thresholds of significance. Similarly, Table 2-7 on page 19 of the Emissions Assessment shows that Project construction would not exceed the SCAQMD's localized significance thresholds. The SCAQMD thresholds of significance illustrate the extent of an impact and are a basis from which to apply mitigation measures. Since no aspect of Project construction would exceed a significance threshold, no mitigation is necessary.

The Project would be constructed with a fleet that includes ten individual pieces of equipment employing Tier 3 and/or Tier 4 engines. By way of background, the first federal standards (Tier 1) for new off-road diesel engines were adopted in 1994 for engines over 50 horsepower and were phased in from 1996 to 2000. In 1996, a Statement of Principles pertaining to off-road diesel engines was signed between the EPA, CARB, and engine makers (including Caterpillar, Cummins, Deere, Detroit Diesel, Deutz, Isuzu, Komatsu, Kubota, Mitsubishi, Navistar, New Holland, Wis-Con, and Yanmar). On August 27, 1998, the EPA signed the final rule reflecting the provisions of the Statement of Principles. The 1998 regulation introduced Tier 1 standards for equipment under 50 horsepower and increasingly more stringent Tier 2 and Tier 3 standards for all equipment with phase-in schedules from 2000 to 2008. As a result, all off-road, diesel-fueled construction equipment manufactured in 2006 or later has been manufactured to Tier 3 standards. Tier 3 engine standards reduce precursor and subset GHG emissions such as nitrogen oxide by as much as 60 percent. On May 11, 2004, the EPA signed the final rule introducing Tier 4 emission standards, which are currently phased-in over the period of 2008-2015. The Tier 4 standards require that emissions of nitrogen oxide be further reduced by about 90 percent. All off-road, diesel-fueled construction equipment manufactured in 2015 or later are manufactured to Tier 4 standards.

South Coast AQMD Rules and Regulations. The subject property has not been adversely impacted by the previous site usage and the need for any subsequent removals or remedial cleanup measures is not apparent. The Proposed Project will comply with adopted SCAQMD rules and regulations during project construction. The foregoing new information associated with implementation of HAZ-1 merely clarifies, amplifies, or makes insignificant modifications to the Initial Study/Mitigated Negative Declaration, and a recirculation of the MND is not required (CEQA Section 15073.5).



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

July 15, 2019

Mel Lee, Senior Planner
City of Costa Mesa/Development Services Department
77 Fair Drive
Costa Mesa, CA 92628

Subject: NOI to Adopt a MND for Fletcher Jones Audi Automotive Dealership

Dear Mr. Lee:

Thank you for the opportunity to review the Draft Mitigated Negative Declaration (MND) for the Fletcher Jones Audi Automotive Dealership located at 1275 Bristol Street, Costa Mesa, CA, in the context of the Airport Land Use Commission's *Airport Environs Land Use Plan for John Wayne Airport (JWA AELUP)*. The proposed project includes demolition of the former Ganahl Lumber retail building and construction and operation of an automotive center, including a ground-up two-story sales and service center for Fletcher Jones Audi Automotive Dealership.

The proposed project is located within the Federal Aviation Regulation (FAR) Part 77 Notification Area for JWA. We suggest that the MND discuss the height at which the notification surface would be penetrated compared to the proposed building heights. We recommend that the project proponent utilize the Notice of Proposed Construction or Alteration (NOC) tool on the Federal Aviation Administration (FAA) website <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> to determine if the proposed project penetrates the notification surface and requires filing Form 7460-1 Notice of Proposed Construction or Alteration with the FAA.

Thank you again for the opportunity to comment on the MND. Please contact Lea Choum at (949) 252-5123 or via email at lchoum@ocair.com should you have any questions related to the future referral of your project.

Sincerely,

Lea U. Choum
Executive Officer

Letter 3 Response to Comments

This comment requests that the Final IS/MND include a discussion of the proposed building height relative to the notification surface. As discussed in the Hazards and Hazardous Materials section of the Draft IS/MND, the project site is located approximately 0.5 mile west of John Wayne Airport (JWA) and is within the airport's land use planning area managed by the Airport Environs Land Use Plan for John Wayne Airport. The Proposed Project is within the FAR Part 77 Notification Area for JWA.

The project site is located approximately 2,700 to 2,800 feet west of the nearest John Wayne Airport runway (2L-20R). The JWA field elevation at the runway is identified as 56 feet above mean sea level (amsl). Based on the imaginary surface extending outward and upward at a 100:1 from the runway at this point, the notification surface at the nearest point on the Proposed Project site is estimated at 83-84 feet amsl. According to project plans, the finished floor elevation (FFE) of the proposed project showroom is 47.19 feet. The project showroom building roof height is 36 feet, the parapet height is 39 feet, and the maximum height with roof equipment screen is 44 feet. Adding the FFE to the proposed building heights yields proposed building elevations ranging from approximately 83 feet to 91 feet. Therefore, the Proposed Project has the potential to penetrate the notification surface and it is recommended that the Project file a Form 7460-1 Notice of Proposed Construction of Alteration with the Federal Aviation Administration.

Letter 4 – County of Orange, Received July 15, 2019



July 15, 2019

NCL-19-023

Mel Lee, AICP, Senior Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Subject: Notice of Intent to Adopt a Mitigated Negative Declaration for the Fletcher Jones Audi Automotive Dealership

Dear Mel Lee,

Thank you for the opportunity to comment on the Fletcher Jones Audi Automotive Dealership project. The County of Orange offers the following comments for your consideration.

North OC Watershed Management Area

1. The discussion on hydrology and water quality (Section 4.10, page 4-40) should clarify whether or not the project qualifies as a *Priority Development Project* under the city's municipal stormwater permit (Board Order R8-2009-0030), thereby requiring preparation of a *Project Water Quality Management Plan*, or is instead a *Non-Priority Project*, which would require preparation of a *Non-Priority Water Quality Project Plan*.

Thank you for the opportunity to review this document. If you require any additional information, please contact Matt Tucker at (714) 955-0669 in North OC Watershed Management Area or Cindy Salazar at (714) 667-8870 in OC Development Services.

Sincerely,

for 
 Richard Vuong, Manager, Planning Division
 OC Public Works Service Area/OC Development Services
 300 North Flower Street
 Santa Ana, California 92702-4048
Richard.Vuong@ocpw.ocgov.com

cc: Matt Tucker, North OC Watershed Management Area

300 N. Flower Street, Santa Ana, CA 92703
P.O. Box 4046, Santa Ana, CA 92702-4046

www.ocpublicworks.com
(714) 667-8800 | Info@OCPW.ocgov.com

Letter 4 Response to Comments

In response to this comment, page 4-40 at 4.10.2(a) of the Initial Study/ Mitigated Negative Declaration is modified to identify the Water Quality Management Plan (WQMP) for the Project as having been prepared for a *Priority Project*, with italicized text added as follows:

"A Priority Project Water Quality Management Plan (WQMP) has been prepared for the Proposed Project to comply with the requirements of the local NPDES Stormwater Program (CaliChi Design Group 2019)."

This report is identified as a Priority Project WQMP in Section 6.0 Bibliography of the Initial Study/Mitigated Negative Declaration.

Letter 5 – City of Newport Beach, Received July 15, 2019



CITY OF NEWPORT BEACH
100 Civic Center Drive
Newport Beach, California 92660
949 644-3200
newportbeachca.gov/communitydevelopment

July 15, 2019

Mel Lee, AICP, Senior Planner
City of Costa Mesa
Mel.lee@cosfamesaca.gov

Dear Mr. Lee,

Thank you for the opportunity to review the proposed Fletcher Jones Audi Automotive Dealership project located at 1275 Bristol Street in Costa Mesa. The City of Newport Beach Planning Division (along with the City Traffic Engineer) have reviewed the IS-MND and would like to provide the following comments.

Transportation and Traffic

1. The trip generation rates used in the study were based on counts collected at similar auto dealerships. The locations of these dealerships are in outlying suburbs in Southern California (e.g. Ontario and Temecula). More accurate count locations would be similar auto dealerships in Orange County (higher population area). We believe the most appropriate trip generation rate to use for this project would be the ITE trip generation rate (840) using 27.84 trips per 1,000 SF.
2. The traffic study shows a trip distribution on Bristol Street east of the project site as 30%. The traffic study should add the intersections of Campus Drive @ Bristol Street North and Irvine Avenue @ Bristol Street South in the project analysis.

Land Use and Planning

3. Planning staff would like to respectfully request that the applicant provide a "test drive circulation plan" or similar documentation to evaluate any potential impacts to neighboring streets. Although not specifically a CEQA concern, staff asks that this be considered and evaluated as part of the entitlement process. We have concerns regarding potential test driving on residential streets such as Santa Ana Avenue, Mesa Drive, and Irvine Avenue south of Bristol Street. Perhaps this requirement could be included as a condition of approval for the Conditional Use Permit.

Community Development Department

Aesthetics

4. Staff is concerned about the quantity and the intensity of lighting fixtures after business is hours and potential impacts to the night sky. Staff requests that all outdoor lighting fixtures be designed, shielded, aimed, located, and maintained to shield adjacent properties and to not produce glare onto adjacent properties or roadways. Parking lot light fixtures and light fixtures on buildings should be full cut-off fixtures.

Thank you for your consideration of our comments. Please feel free to contact us directly with any questions or comments.

Best Regards,



LIZ WESTMORELAND
Community Development Department
Assistant Planner
westmoreland@newportbeachcs.gov
949-644-3234

CITY OF NEWPORT BEACH
100 Civic Center Drive, First Floor Bay B, Newport Beach, California 92660 | newportbeachca.gov

Letter 5 Response to Comments

Transportation and Traffic. Trip generation rates drawn from similar Audi Dealerships in Southern California are considered representative of rates that can be expected from the Proposed Project. It follows that auto sales are projected based on market areas that may be larger or smaller based on population density, but that overall trip generation for similarly sized dealerships would not vary substantially. Moreover, for conservative analysis purposes, no existing trip credits were applied to the Proposed Project calculations.

The traffic study shows a trip distribution on Bristol Street east of the project site as 30%. However, the total number of project trips would be less than 50 trips (37 trips) during the AM or PM peak hour, which is generally regarded by local agencies as the threshold for including an intersection for analysis. Therefore, no additional intersections east of the project site are included in the analysis.

Land Use and Planning. This comment correctly notes that vehicle test driving is not specifically a CEQA issue. The comment will be forwarded to City decisionmakers and the Project Proponent for consideration.

Aesthetics. The potential for significant Project night lighting spillover effects is addressed in Section 4.1.2 d) of the Initial Study/Mitigated Negative Declaration. Compliance with the Lighting Plan Condition of Approval on page 4-3 of the IS/MND would reduce impacts from lighting to less than significant levels.

Letter 6 – SoCalGas, Received July 16, 2019



Mike Campisi
Pipeline Planning Assistant

9400 Oakdale Ave
Chatsworth, CA 91311

Tel: 213-231-6081

July 16, 2019

Mel Lee
City of Costa Mesa
mel.lee@costamesaca.gov

Subject: Fletcher Jones Audi Automotive Dealership - PA 19-10

DCF: 1430-19NC

The Transmission Department of SoCalGas does not operate any facilities within your proposed improvement. However, the Distribution Department of SoCalGas may maintain and operate facilities within your project scope.

To assure no conflict with the Distribution's pipeline system, please e-mail them at:

AtlasRequests/WillServeAnaheim@semprautilities.com

Sincerely,

Mike Campisi
Pipeline Planning Assistant
SoCalGas Transmission Technical Services
SoCalGasTransmissionUtilityRequest@semprautilities.com

July 16, 2019

1 of 1

Letter 6 Response to Comments

This comment was received after the close of the comment period and does not address the content of the Initial Study/Mitigated Negative Declaration.

SECTION 4. ADDITIONS TO THE DRAFT IS/MND

The Draft Initial Study/Mitigated Negative Declaration is updated to reflect results of the tribal cultural resource consultation with the Gabrieleno Mission Band of Indians – Kizh Nation. The following update is added to Section 4.10.3 Summary of AB 52 Consultation:

“The City of Costa Mesa and ECORP Consulting participated in tribal consultation with Andrew Salas and other tribal representatives of the Kizh Nation via conference call on June 26, 2019. Following a review of the project description, site history and current condition, tribal representatives indicated the project site is within the broad ancestral territory of the Gabrielino Indians and expressed concern with the potential for undiscovered, buried tribal cultural resources in native, non-engineered soils on the site. No known tribal cultural resources were identified for the project site,”

In response to the consultation, the City has modified mitigation measure CUL-1 in the Initial Study/Mitigated Negative Declaration to focus Native American monitoring interest on previously non-engineered soils at the site. No other changes to Tribal Cultural Resources mitigation measures have been made. The full text of CUL-1 as revised is provided below.

Cultural Resources (Revision to CUL-1)

CUL-1: Archaeological Monitoring and Accidental Discovery. Prior to issuance of grading permits, and in adherence to the recommendations of the cultural resources records search, the Applicant shall retain a qualified archaeological monitor and, if interested pending conclusion of the tribal cultural resources consultation, a Native American monitor. Monitoring by a qualified archaeologist should be conducted under the supervision of an Orange County Certified archaeologist and, if interested, by a Native American monitor from one of the Gabrieleno groups recognized by the Native American Heritage Commission (NAHC). The monitor shall be present on the Project site to monitor rough and finish grading, excavation, and other ground-disturbing activities in any native soils (*i.e. non-previously engineered soils*). Because no cultural resources were identified on the Project site, archaeological monitors are not required to be present on a full-time basis but shall spot check ground-disturbing activities to ensure that no cultural resources are impacted during construction activities. The precise timing of monitoring activities shall be consistent with the provisions established in the Monitoring Plan.

The Monitoring Plan shall be prepared by a qualified archaeologist and shall be reviewed by the City Development Services Director, or designee. The Monitoring Plan should include at a minimum: (1) a list of personnel involved in the monitoring activities; (2) a description of how the monitoring shall occur; (3) a description of the frequency of monitoring (e.g., full-time, part-time, spot checking); (4) a description of what resources may be encountered; (5) a description of circumstances that would result in the halting of work at the project site (e.g., what is considered a “significant” archaeological site); (6) a description of procedures for halting work on site and notification procedures; and (7) a description of monitoring reporting procedures. If any significant historical resources, archaeological resources, tribal cultural resources or human remains are found during monitoring, work shall be stopped within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist. If the deposits are culturally significant, adverse effects on the deposits must be avoided, or such effects must be mitigated. Mitigation can include, but is not necessarily limited to: leaving the deposits in

place, excavation of the deposit in accordance with a data recovery plan (see California Code of Regulations Title 4(3) Section 5126.4(b)(3)(C)) and standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; production of a report detailing the methods, findings, and significance of the archaeological site and associated materials; curation of archaeological materials at an appropriate facility for future research and/or display; an interpretive display of recovered archaeological materials at a local school, museum, or library.

Upon completion of all monitoring/mitigation activities, the consulting archaeologist shall submit a monitoring report to the City Development Services Director, or designee, and to the South-Central Coastal Information Center summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Mitigation Measure HAZ-1.

A Phase II Subsurface Investigation Report for 1275 Bristol Street (Partner 6/4/19) has been completed in compliance with this mitigation measure and has been added to Appendix C. The Phase II investigation indicates the subject property has not been adversely impacted by the previous site usage and there is no apparent need for any subsequent removals or remedial cleanup measures at the site. The results of implementation of Mitigation Measure HAZ-1 merely clarify, amplify, or make insignificant modifications to the Initial Study/Mitigated Negative Declaration (CEQA Section 15073.5).

SECTION 5. MITIGATION MONITORING AND REPORTING PROGRAM

5.1 Mitigation Monitoring and Reporting Requirements

Public Resources Code (PRC) Section 21081.6 (enacted by the passage of Assembly Bill [AB] 3180) mandates that the following requirements shall apply to all reporting or mitigation monitoring programs:

- The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a Responsible Agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the Lead Agency or a Responsible Agency, prepare and submit a proposed reporting or monitoring program.
- The Lead Agency shall specify the location and custodian of the documents or other material, which constitute the record of proceedings upon which its decision is based. A public agency shall provide the measures to mitigate or avoid significant effects on the environment that are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or in the case of the adoption of a plan, policy, regulation, or other project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
- Prior to the close of the public review period for a draft Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND), a Responsible Agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the Lead Agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the Responsible Agency or agency having jurisdiction over natural resources affected by the project, or refer the Lead Agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a Lead Agency by a Responsible Agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures that mitigate impacts to resources, which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a Responsible Agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit that authority of the Responsible Agency or agency having jurisdiction over natural resources affected by a project, or the authority of the Lead Agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

5.2 Mitigation Monitoring and Reporting Procedures

The Mitigation Monitoring and Reporting Program (MMRP) has been prepared in compliance with PRC Section 21081.6. It describes the requirements and procedures to be followed by the City of Costa Mesa to ensure that all mitigation measures adopted as part of the proposed project will be carried out as described in this IS/MND. Table 5.2-1 lists each of the mitigation measures specified in this document and identifies the party or parties responsible for implementation and monitoring of each measure.

**Table 5.2-1
Audi Fletcher Jones Automotive Center Project
Mitigation Monitoring and Reporting Program**

Mitigation Measures	Responsible Party	Timing for Standard Condition or Mitigation Measure	Compliance Verification (Date and Signature Required)
4.1 Aesthetics			
The proposed project would not result in significant adverse impacts related to aesthetics. No mitigation would be required.			
4.2 Agricultural & Forest Resources			
The proposed project would not result in significant adverse impacts related to agriculture and forest resources. No mitigation would be required.			
4.3 Air Quality			
The proposed project would not result in significant adverse impacts related to air quality. No mitigation would be required.			
4.4 Biological Resources			
BIO-1: If construction activities occur within the bird breeding season (February 1 st – August 31 st), then the Project Proponent shall retain a	City of Costa Mesa Development	In the event that construction activities	

Mitigation Measures	Responsible Party	Timing for Standard Condition or Mitigation Measure	Compliance Verification (Date and Signature Required)
<p>qualified biologist to conduct a pre-construction nesting bird survey no more than 30 days prior to the start of construction. The nest survey shall include the Project site and areas immediately adjacent to the site that could potentially be affected by Project activities such as noise, human activity, dust, etc. If active bird nests are found on or immediately adjacent to the Project site, then the qualified biologist will establish an appropriate buffer zone around the active nests, typically a 250-foot radius for songbirds and a 500-foot radius for raptors. Project activities shall be avoided within the buffer zone until the nest is deemed no longer active by the biologist. Weekly nesting surveys and biological monitoring may be necessary if nesting birds are found on the Project site.</p>	<p>Services Director, or designee</p>	<p>occur during the breeding season (February 1–August 31)/ Prior to commencement of grading activities and issuance of any building permits.</p>	
<p>BIO-2: Fencing, guarding, or framing shall be placed within a 5-foot minimum distance of the tree trunk of protected trees within and adjacent to the limits of disturbance such that no work occurs within the protected area.</p> <p>If this is unfeasible because work cannot be avoided within the protected zone, a permit or exemption shall be obtained from the City's Department of Building and Safety. Trees removed under a permit will be replaced at a ratio up to 3:1. The Project Proponent shall comply with the Street Tree Master Plan and all City codes applicable to the proposed landscaping of the Proposed Project.</p>	<p>City of Costa Mesa Development Services Director, or designee</p>	<p>Prior to issuance of grading permits</p>	
<p>4.5 Cultural Resources</p>			

Mitigation Measures	Responsible Party	Timing for Standard Condition or Mitigation Measure	Compliance Verification (Date and Signature Required)
<p>CUL-1: Archaeological Monitoring and Accidental Discovery. Prior to issuance of grading permits, and in adherence to the recommendations of the cultural resources records search, the Applicant shall retain a qualified archaeological monitor and, if interested pending conclusion of the tribal resources consultation, a Native American monitor. Monitoring by a qualified archaeologist should be conducted under the supervision of an Orange County Certified archaeologist and, if interested, by a Native American monitor from one of the Gabrieleno groups recognized by the Native American Heritage Commission (NAHC). The monitor shall be present on the Project site during ground-disturbing activities to monitor rough and finish grading, excavation, and other ground-disturbing activities in any native soils (i.e. non-previously engineered soils). Because no cultural resources were identified on the Project site, archaeological monitors are not required to be present on a full-time basis but shall spot check ground-disturbing activities to ensure that no cultural resources are impacted during construction activities. The precise timing of monitoring activities shall be consistent with the provisions established in the Monitoring Plan.</p> <p>The Monitoring Plan shall be prepared by a qualified archaeologist and shall be reviewed by the City Development Services Director, or designee. The Monitoring Plan should include at a minimum: (1) a list of personnel involved in the monitoring activities; (2) a description of how the monitoring shall occur; (3) a description of the frequency of monitoring (e.g., full-time, part-time, spot checking); (4) a description of what resources may be encountered; (5) a description of circumstances that would result in the halting of work at the project site (e.g., what is considered a "significant" archaeological site); (6) a description of</p>	<p>City of Costa Mesa Development Services Director, or designee</p>	<p>Prior to commencement of any grading activities on site/During project excavation and grading activities</p>	

Mitigation Measures	Responsible Party	Timing for Standard Condition or Mitigation Measure	Compliance Verification (Date and Signature Required)
<p>procedures for halting work on site and notification procedures; and (7) a description of monitoring reporting procedures. If any significant historical resources, archaeological resources, tribal cultural resources, or human remains are found during monitoring, work shall be stopped within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist. If the deposits are culturally significant, adverse effects on the deposits must be avoided, or such effects must be mitigated. Mitigation can include, but is not necessarily limited to: leaving the deposits in place, excavation of the deposit in accordance with a data recovery plan (see CCR Title 4(3) Section 5126.4(b)(3)(C)) and standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; production of a report detailing the methods, findings, and significance of the archaeological site and associated materials; curation of archaeological materials at an appropriate facility for future research and/or display; and an interpretive display of recovered archaeological materials at a local school, museum, or library.</p> <p>Upon completion of all monitoring/mitigation activities, the consulting archaeologist shall submit a monitoring report to the City Development Services Director, or designee, and to the South-Central Coastal Information Center summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.</p>			
<p>CUL-2: Human Remains. If human remains of any kind are found during construction, the requirements of CEQA Guidelines Section 15064.5(e) and Assembly Bill 2641 shall be followed. According to these</p>	<p>City of Costa Mesa Development</p>	<p>If human remains are encountered during site disturbance,</p>	

Mitigation Measures	Responsible Party	Timing for Standard Condition or Mitigation Measure	Compliance Verification (Date and Signature Required)
<p>requirements, all construction activities must cease immediately, and the Orange County Coroner and a qualified archaeologist must be notified. The Coroner will examine the remains and determine the next appropriate action based on his or her findings. If the coroner determines the remains to be of Native American origin, he or she will notify the NAHC. The NAHC will then identify the MLD to be consulted regarding treatment and/or reburial of the remains. If an MLD cannot be identified, or the MLD fails to make a recommendation regarding the treatment of the remains within 48 hours after gaining access to them, the Native American human remains and associated grave goods shall be buried with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p>	<p>Services Director, or designee</p>	<p>grading, or other construction activities on the project site</p>	
<p>4.6 Energy</p>			
<p>The proposed project would not result in significant adverse impacts related to energy. No mitigation is required.</p>			
<p>4.7 Geology and Soils</p>			
<p>GEO-1: If project excavation extends below 10 feet, the Project Proponent shall retain a qualified paleontologist to determine if the older Quaternary deposits are being disturbed. If so, the paleontologist shall establish a monitoring program to recover any significant fossils that may be encountered.</p>	<p>City of Costa Mesa Engineer, or designee</p>	<p>Prior to issuance of grading permits</p>	

Mitigation Measures	Responsible Party	Timing for Standard Condition or Mitigation Measure	Compliance Verification (Date and Signature Required)
4.8 Greenhouse Gas Emissions			
The proposed project would not result in significant adverse impacts related to greenhouse gas emissions. No mitigation would be required.			
4.9 Hazards and Hazardous Materials			
HAZ-1: Prior to the construction the Project Proponent shall conduct limited Phase II subsurface investigation (inclusive of Ground Penetrating Radar (GPR) or similar geophysical survey) to determine if the subject property has been adversely impacted by long-term use as a lumber facility, including the use of at least one UST.	City of Costa Mesa Development Services Director, or designee	Prior to construction	
HAZ-2: Prior to the disturbance of any suspect ACM in this facility, a comprehensive asbestos survey, designed to determine if the suspect ACM is a regulated material shall be conducted. If such materials are identified and need to be disturbed, repaired or removed, a licensed abatement contractor shall be consulted. Suspect ACM can also be managed under the auspices of an Operations & Management Plan.	City of Costa Mesa Development Services Director, or designee	Prior to any building or structural demolition and removals	
4.10 Hydrology and Water Quality			

Mitigation Measures	Responsible Party	Timing for Standard Condition or Mitigation Measure	Compliance Verification (Date and Signature Required)
The proposed project would not result in significant adverse impacts related to Hydrology and Water Quality. No mitigation would be required.			
4.11 Land Use/Plan			
The proposed project would not result in significant adverse impacts related to Land Use and Planning. No mitigation would be required.			
4.12 Mineral Resources			
The proposed project would not result in significant adverse impacts related to mineral resources. No mitigation would be required.			
4.13 Noise			
The proposed project would not result in significant adverse impacts related to noise. No mitigation would be required.			
4.14 Population and Housing			
The proposed project would not result in significant adverse impacts related to population and housing. No mitigation would be required.			

Mitigation Measures	Responsible Party	Timing for Standard Condition or Mitigation Measure	Compliance Verification (Date and Signature Required)
4.15 Public Services and Utilities			
The proposed project would not result in significant adverse impacts related to public services and utilities. No mitigation would be required.			
4.16 Recreation			
The proposed project would not result in significant adverse impacts related to recreation. No mitigation would be required.			
4.17 Transportation/Traffic			
The proposed project would not result in significant adverse impacts related to transportation/traffic. No mitigation would be required			
4.18 Tribal Cultural Resources			
TCR-1. (See Mitigation Measures CUL-1 and CUL-2 under 4.5 Cultural Resources above.)	Director of the City of Costa Mesa Community Development Department, or designee	Prior to commencement of any ground disturbing activities	

Mitigation Measures	Responsible Party	Timing for Standard Condition or Mitigation Measure	Compliance Verification (Date and Signature Required)
4.19 Utilities/Service System			
The proposed project would not result in significant adverse impacts related to Utilities/Service Systems. No mitigation would be required.			
4.20 Wildfire			
The proposed project would not result in significant adverse impacts related to wildfire. No mitigation would be required.			

APPENDIX A

Air Quality/Greenhouse Gases Assessment

Audi Fletcher Jones Automotive Center Project

Air Quality & Greenhouse Gas Assessment

Costa Mesa, California

Prepared For:
Fletcher Jones Management Group
3300 Jamboree Road
Newport Beach, CA 92660
May 2019



ECORP Consulting, Inc. has assisted public and private land owners with environmental regulation compliance since 1987. We offer full service capability, from initial baseline environmental studies through environmental planning review, permitting negotiation, liaison to obtain legal agreements, mitigation design, construction monitoring, and compliance reporting.

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ATTACHMENTS

Attachment A – CalEEMod Output File for Air Quality Emissions

Attachment B – CalEEMod Output File for Greenhouse Gas Emissions

1.0 INTRODUCTION

This report documents the results of an assessment of both air quality and greenhouse gas emissions (GHG) completed for the Audi Fletcher Jones Automotive Center Project (Project), which includes the demolition of an existing retail use building in order to make way for the construction of a new vehicle dealership with automobile sales, service, display, and storage. This assessment was prepared using methodologies and assumptions recommended in the rules and regulations of the South Coast Air Quality Management District (SCAQMD). Regional and local existing conditions are presented, along with pertinent emissions standards and regulations. The purpose of this assessment is to estimate Project-generated criteria air pollutants and GHG emissions and to determine the level of impact the Project would have on the environment.

1.1 Project Location and Description

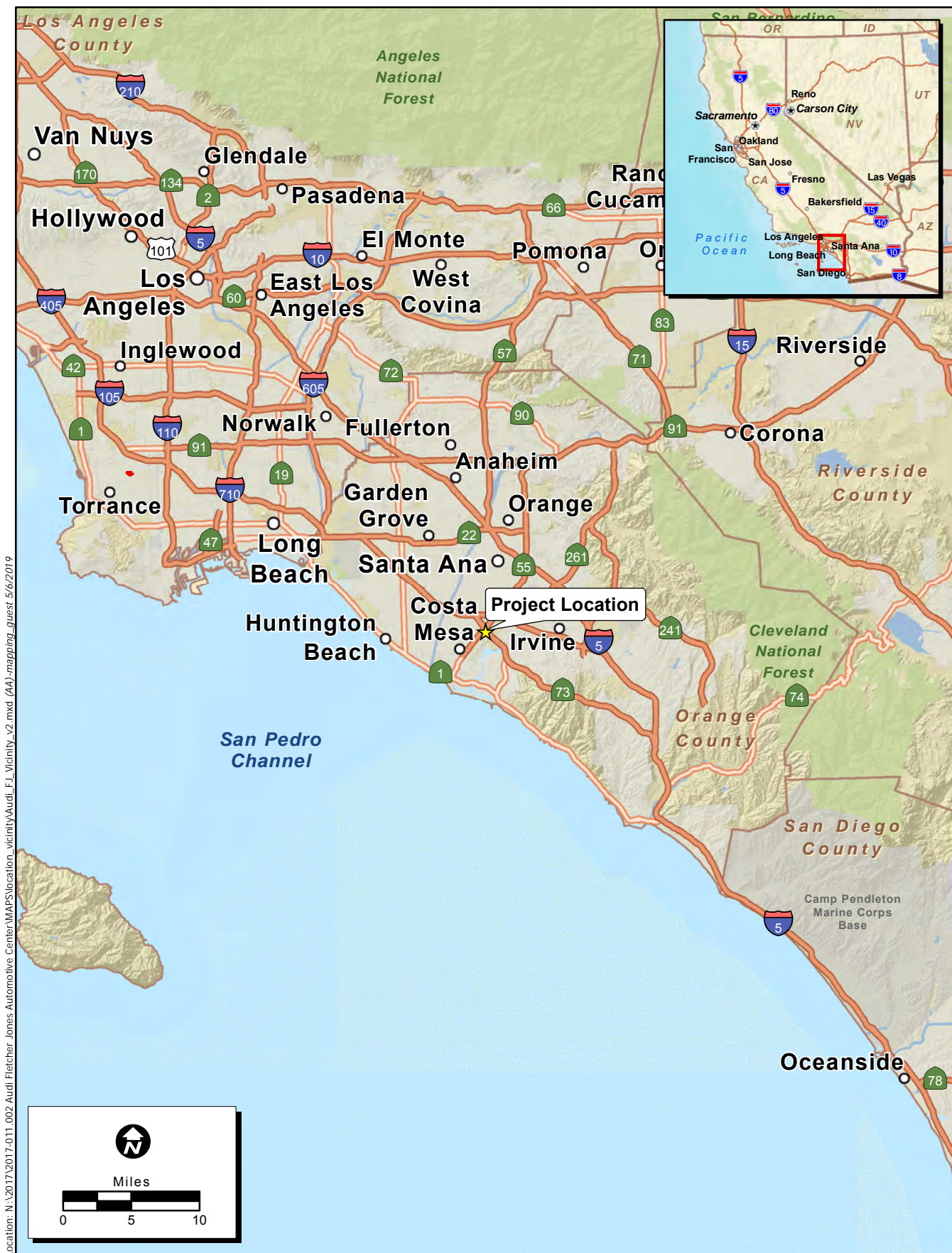
The Project site is located in the City of Costa Mesa (**Figure 1**). The site is approximately 5.14 acres and located on the south side of the juncture of State Route 55 (SR-55) and State Route 73 (SR-73) at 1275 Bristol Street, the previous site of the Costa Mesa Ganahl Lumber Facility. Surrounding land uses include the SR-73 and SR-55 interchange to the north, SR-73 to the east, commercial (storage facility, restaurant) and multi-family residential land uses to the south, and commercial (offices), single-family residential, and recreation (Santa Ana Country Club) land uses to the west (**Figure 2**). The Project site currently contains 55,540 square feet of building/shed area that accommodated the recently closed Ganahl Lumber Facility.

The site is designated as General Commercial in the City of Costa Mesa 2015-2035 General Plan. The General Commercial designation is intended to permit a wide range of commercial uses that serve both local and regional needs. According to the General Plan, General Commercial lands have exposure and access to major transportation routes since significant traffic can be generated. General Commercial areas are insulated from the most sensitive land uses either through buffers of less-sensitive uses or on-site design features. Appropriate uses include markets, drug stores, retail shops, financial institutions, service establishments, support office uses, smaller retail stores, theaters, restaurants, hotels and motels, and automobile sales and service establishments.

The Project proposes to demolish the existing 55,540 square feet of building space on the site and construct a 68,282-square foot automotive center, including a ground-up two (2)-story sales and service center for Audi. The 2-story auto dealership would include an auto display area, service garage with parking bays, and a sales/office and service operation area with a parked roof above the service operation. The sales/office spaces would consist of the following departments: Sales, Finance and Insurance, Delivery, Showroom, Service Write-up, and Administrative offices. The Proposed Project would include service spaces including 36 service bays, 1 alignment bay, a car wash area, employee facilities (lockers and breakroom), and a parts department. The Project proposes 343 parking spaces.

The Project proposes a 14-month construction time frame starting in September/October 2019 through November/December 2020.

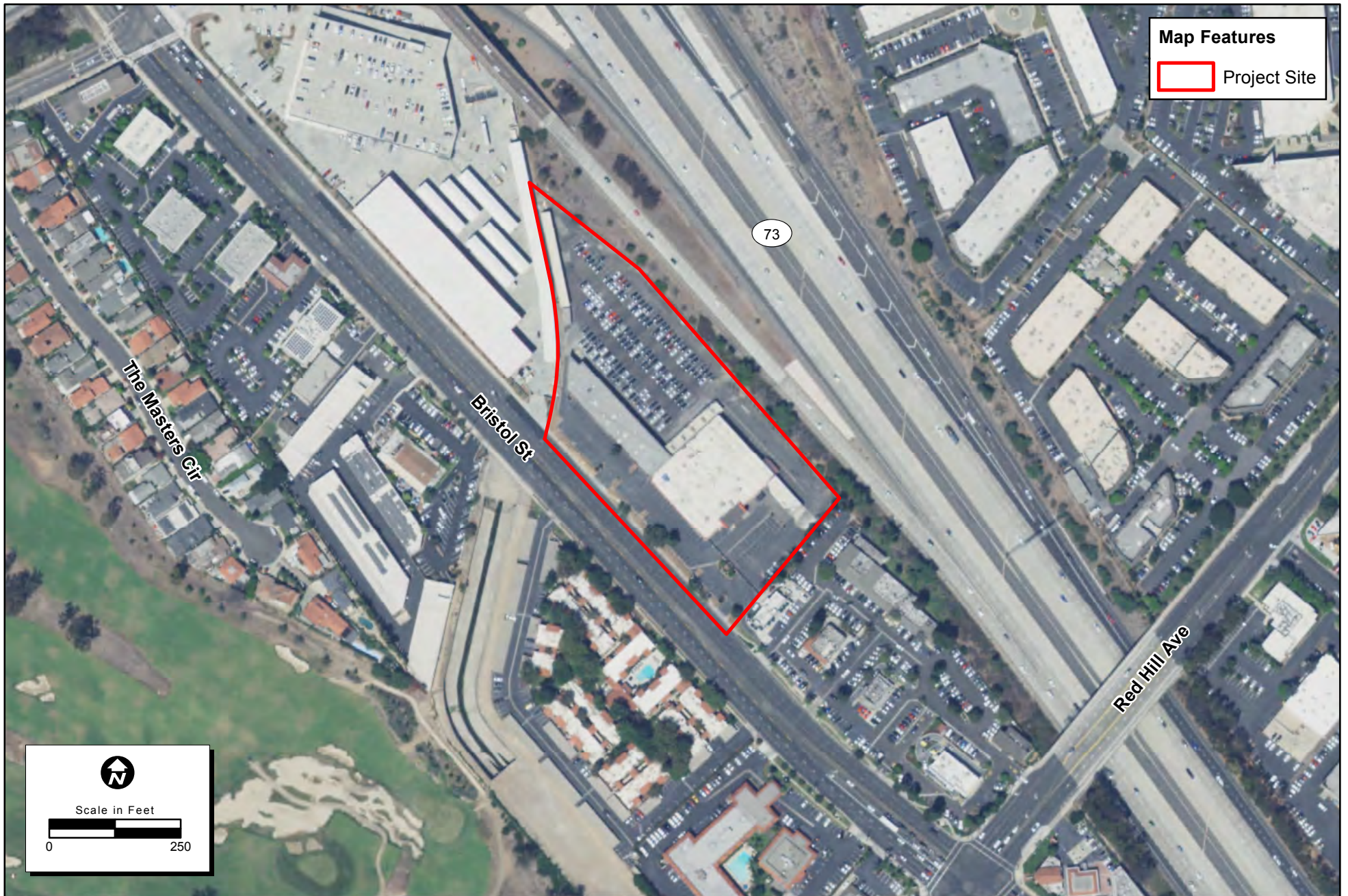
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Location: N:\2017\2017-011_002 Audi Fletcher Jones Automotive Center\WAPS\location_vicinity\Audi_FJ_Vicinity_v2.mxd (4A)-mapp\fg_guest 5/6/2019
 Map Date: 5/6/2019
 Service Layer Credits: Sources: Esri, USGS, NOAA

Figure 1. Project Vicinity

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Map Date: 5/6/2019
Photo Source: 2018 NAIP

Location: N:\2017\2017-011.002 Audi Fletcher Jones Automotive Center\MAPS\location_vicinity\Audi_FL_Location.mxd (AA, 5/6/2019) - mapping_guest

Figure 2. Project Location

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2.0 AIR QUALITY

2.1 Air Quality Setting

Air quality in a region is determined by its topography, meteorology, and existing air pollutant sources. These factors are discussed below, along with the current regulatory structure that applies to the South Coast Air Basin (SoCAB), which encompasses the Project site, pursuant to the regulatory authority of the South Coast Air Quality Management District (SCAQMD).

Ambient air quality is commonly characterized by climate conditions, the meteorological influences on air quality, and the quantity and type of pollutants released. The air basin is subject to a combination of topographical and climatic factors that reduce the potential for high levels of regional and local air pollutants. The following section describes the pertinent characteristics of the air basin and provides an overview of the physical conditions affecting pollutant dispersion in the Project area.

South Coast Air Basin

The California Air Resources Board (CARB) divides the state into air basins that share similar meteorological and topographical features. The Project area lies in the SoCAB, which includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties and all of Orange County. The air basin is on a coastal plain with connecting broad valleys and low hills and is bounded by the Pacific Ocean on the southwest, with high mountains forming the remainder of the perimeter (SCAQMD 1993).

Temperature and Precipitation

The air basin is part of a semi-permanent high-pressure zone in the eastern Pacific. As a result, the climate is mild, tempered by cool sea breezes. This usually mild weather pattern is interrupted infrequently by periods of extremely hot weather, winter storms, and Santa Ana winds. The annual average temperature varies little throughout the 6,645-square-mile SoCAB, ranging from the low 60s to the high 80s, measured in degrees Fahrenheit (°F). With a more pronounced oceanic influence, coastal areas show less variability in annual minimum and maximum temperatures than inland areas (SCAQMD 1993).

In contrast to a very steady pattern of temperature, rainfall is seasonally and annually highly variable. Almost all annual rains fall between November and April. Summer rainfall is normally restricted to widely scattered thundershowers near the coast, with slightly heavier shower activity in the east and over the mountains.

Humidity

Although the SoCAB has a semiarid climate, the air near the earth's surface is typically moist because of the presence of a shallow marine layer. Except for infrequent periods when dry, continental air is brought into the SoCAB by offshore winds, the "ocean effect" is dominant. Periods of heavy fog, especially along the coast, are frequent, and low clouds, often referred to as high fog, are a characteristic climatic feature. Annual average humidity is 70 percent at the coast and 57 percent in the eastern portions of the SoCAB (SCAQMD 1993).

Wind

Wind patterns across the south coastal region are characterized by westerly or southwesterly onshore winds during the day and by easterly or northeasterly breezes at night. Wind speed is higher during the dry summer months than during the rainy winter.

Between periods of wind, air stagnation may occur in both the morning and evening hours. Air stagnation is one of the critical determinants of air quality conditions on any given day. During the winter and fall, surface high-pressure systems over the SoCAB, combined with other meteorological conditions, can result in very strong, downslope Santa Ana winds. These winds normally continue a few days before predominant meteorological conditions are reestablished.

The mountain ranges to the east affect the diffusion of pollutants by inhibiting the eastward transport of pollutants. Air quality in the SoCAB generally ranges from fair to poor and is similar to air quality in most of coastal Southern California. The entire region experiences heavy concentrations of air pollutants during prolonged periods of stable atmospheric conditions (SCAQMD 1993).

Inversions

In conjunction with the two characteristic wind patterns that affect the rate and orientation of horizontal pollutant transport, two similarly distinct types of temperature inversions control the vertical depth through which pollutants are mixed. These inversions are the marine/subsidence inversion and the radiation inversion. The height of the base of the inversion at any given time is known as the "mixing height." The combination of winds and inversions is a critical determinant leading to highly degraded air quality in the summer and generally good air quality in the winter in Riverside County (SCAQMD 1993).

Criteria Air Pollutants

Criteria air pollutants are defined as those pollutants for which the federal and state governments have established air quality standards for outdoor or ambient concentrations to protect public health with a determined margin of safety. Ozone (O₃), coarse particulate matter (PM₁₀), and fine particulate matter (PM_{2.5}) are generally considered to be regional pollutants because they or their precursors affect air quality on a regional scale. Pollutants such as carbon monoxide (CO), nitrogen dioxide (NO₂), and sulfur dioxide (SO₂) are considered to be local pollutants because they tend to accumulate in the air locally. PM is also considered a local pollutant. Health effects commonly associated with criteria pollutants are summarized in **Table 2-1**.

Table 2-1. Criteria Air Pollutants- Summary of Common Sources and Effects		
Pollutant	Major Man-Made Sources	Human Health & Welfare Effects
CO	An odorless, colorless gas formed when carbon in fuel is not burned completely; a component of motor vehicle exhaust.	Reduces the ability of blood to deliver oxygen to vital tissues, effecting the cardiovascular and nervous system. Impairs vision, causes dizziness, and can lead to unconsciousness or death.
NO ₂	A reddish-brown gas formed during fuel combustion for motor vehicles, energy utilities and industrial sources.	Respiratory irritant; aggravates lung and heart problems. Precursor to ozone and acid rain. Causes brown discoloration of the atmosphere.
O ₃	Formed by a chemical reaction between reactive organic gases (ROGs) and nitrous oxides (NOx) in the presence of sunlight. Common sources of these precursor pollutants include motor vehicle exhaust, industrial emissions, solvents, paints and landfills.	Irritates and causes inflammation of the mucous membranes and lung airways; causes wheezing, coughing and pain when inhaling deeply; decreases lung capacity; aggravates lung and heart problems. Damages plants; reduces crop yield.
PM ₁₀ & PM _{2.5}	Power plants, steel mills, chemical plants, unpaved roads and parking lots, wood-burning stoves and fireplaces, automobiles and others.	Increased respiratory symptoms, such as irritation of the airways, coughing, or difficulty breathing; aggravated asthma; development of chronic bronchitis; irregular heartbeat; nonfatal heart attacks; and premature death in people with heart or lung disease. Impairs visibility (haze).
SO ₂	A colorless, nonflammable gas formed when fuel containing sulfur is burned. Examples are refineries, cement manufacturing, and locomotives.	Respiratory irritant. Aggravates lung and heart problems. Can damage crops and natural vegetation. Impairs visibility.

Source: CAPCOA 2013

Toxic Air Contaminants

In addition to the criteria pollutants discussed above, toxic air contaminants (TACs) are another group of pollutants of concern. TACs are considered either carcinogenic or noncarcinogenic based on the nature of the health effects associated with exposure to the pollutant. For regulatory purposes, carcinogenic TACs are assumed to have no safe threshold below which health impacts would not occur, and cancer risk is expressed as excess cancer cases per one million exposed individuals. Noncarcinogenic TACs differ in that there is generally assumed to be a safe level of exposure below which no negative health impact is believed to occur. These levels are determined on a pollutant-by-pollutant basis.

There are many different types of TACs, with varying degrees of toxicity. Sources of TACs include industrial processes such as petroleum refining and chrome plating operations, commercial operations such as gasoline stations and dry cleaners, and motor vehicle exhaust. Public exposure to TACs can result from emissions from normal operations, as well as from accidental releases of hazardous materials during upset conditions. The health effects of TACs include cancer, birth defects, neurological damage, and death.

Ambient Air Quality

Ambient air quality at the Project site can be inferred from ambient air quality measurements conducted at nearby air quality monitoring stations. CARB maintains over 60 monitoring stations throughout California. O₃, PM₁₀ and PM_{2.5} are the pollutant species most potently affecting the Project region. The Mesa Verde Drive air quality monitoring station in Costa Mesa, located approximately 2.6 miles west of the development site, monitors ambient concentrations of O₃. The Pampas Lane air quality monitoring station in Anaheim, located approximately 11 miles north of the development site, monitors ambient concentrations of PM₁₀ and PM_{2.5}. Ambient emission concentrations will vary due to localized variations in emission sources and climate and should be considered “generally” representative of ambient concentrations in the development area.

Table 2-2 summarizes the published data concerning O₃, PM_{2.5}, and PM₁₀ since 2015 for each year that the monitoring data is provided.

Table 2-2. Summary of Ambient Air Quality Data			
Pollutant Standards	2015	2016	2017
O₃ (Costa Mesa - Mesa Verde Drive Air Quality Monitoring Station)			
Max 1-hour concentration (ppm)	0.099	0.090	0.088
Max 8-hour concentration (ppm) (state/federal)	0.080 / 0.079	0.069 / 0.069	0.080 / 0.080
Number of days above 1-hour standard (state/federal)	1 / 0	0 / 0	0 / 0
Number of days above 8-hour standard (state/federal)	2 / 2	0 / 0	5 / 4
PM₁₀ (Anaheim Pampas Lane Air Quality Monitoring Station)			
Max 24-hour concentration (µg/m ³) (state/federal)	59.0 / 59.0	74.0 / 74.0	95.7 / 95.7
Number of days above 24-hour standard (state/federal)	12.1 / 0	18.4 / 0	32.8 / 0
PM_{2.5} (Anaheim – Pampas Lane Air Quality Monitoring Station)			
Max 24-hour concentration (µg/m ³) (state/federal)	53.8 / 45.8	45.5 / 44.4	56.2 / 53.9
Number of days above federal 24-hour standard	*	1.1	*

Source: CARB 2018
 µg/m³ = micrograms per cubic meter; ppm = parts per million
 * = Insufficient data available

The U.S. Environment Protection Agency (EPA) and CARB designate air basins or portions of air basins and counties as being in “attainment” or “nonattainment” for each of the criteria pollutants. Areas that do not meet the standards are classified as nonattainment areas. The National Ambient Air Quality Standards (NAAQS) (other than O₃, PM₁₀, PM_{2.5}, and those based on annual averages or arithmetic mean) are not to be exceeded more than once per year. The NAAQS for O₃, PM₁₀, and PM_{2.5} are based on statistical calculations over one- to three-year periods, depending on the pollutant. The California Ambient Air

Quality Standards (CAAQS) are not to be exceeded during a three-year period. The attainment status for the SoCAB is included in **Table 2-3**.

The determination of whether an area meets the state and federal standards is based on air quality monitoring data. Some areas are unclassified, which means there is insufficient monitoring data for determining attainment or nonattainment. Unclassified areas are typically treated as being in attainment. Because the attainment/nonattainment designation is pollutant specific, an area may be classified as nonattainment for one pollutant and attainment for another. Similarly, because the state and federal standards differ, an area could be classified as attainment for the federal standards of a pollutant and as nonattainment for the state standards of the same pollutant. The region is designated as a nonattainment area for the federal O₃ and PM_{2.5} standards and is also a nonattainment area for the state standards for O₃, PM₁₀, and PM_{2.5} (CARB 2017a).

Table 2-3. Attainment Status of Criteria Pollutants in the South Coast Air Basin		
Pollutant	State Designation	Federal Designation
O ₃	Nonattainment	Nonattainment
PM ₁₀	Nonattainment	Attainment
PM _{2.5}	Nonattainment	Nonattainment
CO	Attainment	Unclassified/Attainment
NO ₂	Attainment	Unclassified/Attainment
SO ₂	Attainment	Unclassified/Attainment

Source: CARB 2017a

2.2 Regulatory Framework

Federal

Clean Air Act

The Clean Air Act (CAA) of 1970 and the CAA Amendments of 1971 required the EPA to establish the NAAQS, with states retaining the option to adopt more stringent standards or to include other specific pollutants. On April 2, 2007, the Supreme Court found that carbon dioxide is an air pollutant covered by the CAA; however, no NAAQS have been established for carbon dioxide.

These standards are the levels of air quality considered safe, with an adequate margin of safety, to protect the public health and welfare. They are designed to protect those “sensitive receptors” most susceptible to further respiratory distress such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed.

The EPA has classified air basins (or portions thereof) as being in attainment, nonattainment, or unclassified for each criteria air pollutant, based on whether or not the NAAQS have been achieved. If an area is designated unclassified, it is because inadequate air quality data were available as a basis for a nonattainment or attainment designation. **Table 2-3** lists the federal attainment status of the SoCAB for the criteria pollutants.

State

California Clean Air Act

The California Clean Air Act (CCAA) allows states to adopt ambient air quality standards and other regulations provided that they are at least as stringent as federal standards. CARB, 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, including setting the CAAQS. CARB also conducts research, compiles emission inventories, develops suggested control measures, and provides oversight of local programs. CARB establishes emissions standards for motor vehicles sold in California, consumer products (such as hairspray, aerosol paints, and barbecue lighter fluid), and various types of commercial equipment. It also sets fuel specifications to further reduce vehicular emissions. CARB also has primary responsibility for the development of California's State Implementation Plan (SIP), for which it works closely with the federal government and the local air districts.

California State Implementation Plan

The federal Clean Air Act (and its subsequent amendments) requires each state to prepare an air quality control plan referred to as the SIP. The SIP is a living document that is periodically modified to reflect the latest emissions inventories, plans, and rules and regulations of air basins as reported by the agencies with jurisdiction over them. The CAA Amendments dictate that states containing areas violating the national ambient air quality standards revise their SIPs to include extra control measures to reduce air pollution. The SIP includes strategies and control measures to attain the NAAQS by deadlines established by the Clean Air Act. The EPA has the responsibility to review all SIPs to determine if they conform to the requirements of the CAA.

State law makes CARB the lead agency for all purposes related to the SIP. Local air districts and other agencies prepare SIP elements and submit them to CARB for review and approval. CARB then forwards SIP revisions to the EPA for approval and publication in the Federal Register. The *2016 Air Quality Management Plan* (2016 AQMP) is the SIP for the SoCAB. The 2016 AQMP is a regional blueprint for achieving air quality standards and healthful air in the SoCAB and those portions of the Salton Sea Air Basin (SSAB) that are under SCAQMD's jurisdiction. The 2016 AQMP represents a new approach, focusing on available, proven, and cost-effective alternatives to traditional strategies, while seeking to achieve multiple goals in partnership with other entities promoting reductions in greenhouse gases and toxic risk, as well as efficiencies in energy use, transportation, and goods movement. The most effective way to reduce air pollution impacts is to reduce emissions from mobile sources. The AQMP relies on a regional and multi-level partnership of governmental agencies at the federal, state, regional, and local level. These agencies (EPA, CARB, local governments, Southern California Association of Governments [SCAG] and the

SCAQMD) are the primary agencies that implement the AQMP programs. The 2016 AQMP incorporates the latest scientific and technical information and planning assumptions, including SCAG's latest Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. The 2016 AQMP includes integrated strategies and measures to meet the NAAQS.

Local

South Coast Air Quality Management District

The SCAQMD is the air pollution control agency for Orange County and the urban portions of Los Angeles, Riverside, and San Bernardino counties, including the Project site. The agency's primary responsibility is ensuring that the federal and state ambient air quality standards are attained and maintained in the SoCAB. The SCAQMD is also responsible for adopting and enforcing rules and regulations concerning air pollutant sources, issuing permits for stationary sources of air pollutants, inspecting stationary sources of air pollutants, responding to citizen complaints, monitoring ambient air quality and meteorological conditions, awarding grants to reduce motor vehicle emissions, and conducting public education campaigns, as well as many other activities. All projects are subject to SCAQMD rules and regulations in effect at the time of construction.

The following is a list of noteworthy SCAQMD rules that are required of construction activities associated with the Proposed Project:

- **Rule 201 & Rule 203 (Permit to Construct & Permit to Operate)** – Rule 201 requires a "Permit to Construct" prior to the installation of any equipment "the use of which may cause the issuance of air contaminants . . ." and Regulation II provides the requirements for the application for a Permit to Construct. Rule 203 similarly requires a Permit to Operate.
- **Rule 402 (Nuisance)** – This rule prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.
- **Rule 403 (Fugitive Dust)** – This rule requires fugitive dust sources to implement best available control measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. This rule is intended to reduce PM₁₀ emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. PM₁₀ suppression techniques are summarized below.
 - a) Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.

- b) All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.
 - c) All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.
 - d) The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.
 - e) Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface.
- **Rule 1113 (Architectural Coatings)** – This rule requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce reactive organic gas (ROG) emissions from the use of these coatings, primarily by placing limits on the ROG content of various coating categories.
 - **Rule 1401 (New Source Review of Toxic Air Contaminants)** – This rule requires new source review of any new, relocated, or modified permit units that emit TACs. The rule establishes allowable risks for permit units requiring permits pursuant to Rules 201 and 203 discussed above.
 - **Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities)** – This rule specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM). All operators are required to maintain records, including waste shipment records, and are required to use appropriate warning labels, signs, and markings.

2.3 Air Quality Emissions Impact Assessment

Thresholds of Significance

The impact analysis provided below is based on the following California Environmental Quality Act (CEQA) Guidelines Appendix G thresholds of significance. The Project would result in a significant impact to air quality if it would:

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

SCAQMD Thresholds

The significance criteria established by the applicable air quality management or air pollution control district (SCAQMD) may be relied upon to make the above determinations. According to the SCAQMD, an air quality impact is considered significant if the Proposed Project would violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations. The SCAQMD has established thresholds of significance for air quality for construction and operational activities of land use development projects such as that proposed, as shown in **Table 2-4**.

Air Pollutant	Construction Activities	Operations
Reactive Organic Gas	75	55
Carbon Monoxide	550	550
Nitrogen Oxide	100	55
Sulfur Oxide	150	150
Coarse Particulate Matter	150	150
Fine Particulate Matter	55	55

Source: SCAQMD 1993 (PM_{2.5} threshold adopted June 1, 2007)

By its very nature, air pollution is largely a cumulative impact. No single project is sufficient in size, by itself, to result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's individual emissions exceed its identified significance thresholds, the project would be cumulatively considerable. Projects that do not exceed significance thresholds would not be considered cumulative considerable.

Localized Significance Thresholds

In addition to regional significance thresholds, the SCAQMD developed localized significance thresholds (LSTs) for emissions of NO₂, CO, PM₁₀, and PM_{2.5} generated at new development sites (off-site mobile source emissions are not included in the LST analysis protocol). LSTs represent the maximum emissions that can be generated at a Project site without expecting to cause or substantially contribute to an exceedance of the most stringent national or state ambient air quality standards. LSTs are based on the ambient concentrations of that pollutant within the Project source receptor area (SRA), as demarcated by the SCAQMD, and the distance to the nearest sensitive receptor. LST analysis for construction is applicable for all projects that disturb 5 acres or less on a single day. Costa Mesa, including the Project area, is located within SCAQMD SRA 18 (North Coastal Orange County). **Table 2-5** shows the LSTs for a 1-acre, 2-acre, and 5-acre project site in SRA 18 with sensitive receptors located within 25 meters of the Project site.

Table 2-5. Local Significance Thresholds (Construction / Operations)				
Project Size	Pollutant (pounds per day)			
	NO₂	CO	PM₁₀	PM_{2.5}
	Construction/ Operations	Construction/ Operations	Construction/ Operations	Construction/ Operations
1 Acre	92 / 92	647 / 647	4 / 1	3 / 1
2 Acres	131 / 131	962 / 962	7 / 2	5 / 2
5 Acres	197 / 197	1,711 / 1,711	14 / 4	9 / 2

Source: SCAQMD 2009

Toxic Air Contaminant Thresholds

The SCAQMD regulates levels of air toxics through a permitting process that covers both construction and operation. The SCAQMD has adopted Rule 1401 for both new and modified sources that use materials classified as air toxics. The SCAQMD CEQA Guidelines for permit processing consider the following types of projects significant:

- Any project involving the emission of a carcinogenic or toxic air contaminant identified in SCAQMD Rule 1401 that exceeds the maximum individual cancer risk of 10 in one million if the project is constructed with best available control strategy for toxics (T-BACT) using the procedures in SCAQMD Rule 1401.
- Any project that could accidentally release an acutely hazardous material or routinely release a toxic air contaminant posing an acute health hazard.
- Any project that could emit an air contaminant not currently regulated by a SCAQMD rule, but that is on the federal or state air toxics list.

Methodology

Air quality impacts were assessed in accordance with methodologies recommended by CARB and the SCAQMD. Where criteria air pollutant quantification was required, emissions were modeled using the California Emissions Estimator Model (CalEEMod), version 2016.3.2. CalEEMod is a statewide land use emissions computer model designed to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. Project construction-generated air pollutant emissions were calculated using information provided by the Project applicant, such as the anticipated duration of construction, the specific construction equipment to be used including make and model, the anticipated amount of demolition debris to be hauled off site, and the amount of soil material that would need to be hauled off site. Operational air pollutant emissions were based on the Project site plans. Automobile trip rates and distances were calculated by the traffic engineering firm, KOA, which are included in the Traffic Impact Analysis prepared for the Project (KOA 2019).

Impact Analysis

PROJECT CONSTRUCTION-GENERATED CRITERIA AIR QUALITY EMISSIONS

Regional Construction Significance Analysis

Construction-generated emissions are temporary and short term but have the potential to represent a significant air quality impact. Three basic sources of short-term emissions will be generated through construction of the Proposed Project: operation of the construction vehicles (i.e., excavators, trenchers, dump trucks), the creation of fugitive dust during clearing and grading, and the use of asphalt or other oil-based substances during paving activities. Construction activities such as excavation and grading operations, construction vehicle traffic, and wind blowing over exposed soils would generate exhaust emissions and fugitive particulate matter emissions that affect local air quality at various times during construction. Effects would be variable depending on the weather, soil conditions, the amount of activity taking place, and the nature of dust control efforts. The dry climate of the area during the summer months creates a high potential for dust generation. Construction activities would be subject to SCAQMD Rule 403, which requires taking reasonable precautions to prevent the emissions of fugitive dust, such as using water or chemicals, where possible, for control of dust during the clearing of land and other construction activities.

Construction-generated emissions associated with the Proposed Project were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements. As previously described, construction is anticipated to last 14 months. Emissions modeling accounts for the demolition and hauling of 8,233 tons of debris, as well as the movement of 4,509 cubic yards of soil material, 1,759 of which would be hauled off site. See **Attachment A** for more information regarding the construction assumptions, including construction equipment and duration, used in this analysis.

Predicted maximum daily construction-generated emissions for the Proposed Project are summarized in **Table 2-6**. Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance.

Table 2-6. Construction-Related Emissions (Regional Significance Analysis)						
Construction Year	Pollutant (pounds per day)					
	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Construction in 2019	4.70	46.71	82.71	0.15	6.15	3.54
Construction in 2020	54.11	76.09	67.91	0.15	6.57	3.57
<i>SCAQMD Regional Significance Threshold</i>	<i>75</i>	<i>100</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
Exceed SCAQMD Threshold?	No	No	No	No	No	No

Source: CalEEMod version 2016.3.2. Refer to **Attachment A** for Model Data Outputs.

Notes: Emission reduction/credits for construction emissions are applied based on the required implementation of SCAQMD Rule 403. The specific Rule 403 measures applied in CalEEMod include the following: sweeping/cleaning adjacent roadway access areas daily; washing equipment tires before leaving the construction site; water exposed surfaces three times daily; water all haul roads twice daily; and limit speeds on unpaved roads to 15 miles per hour. Reductions percentages from the SCAQMD CEQA Handbook (Tables XI-A through XI-E) were applied.

Emission estimates account for equipment engine tier provided by Project Applicant.

Emissions estimates account for the site preparation and grading of 5.14 acres, movement of 4,509 cubic yards of soil material, 1,759 of which would be hauled off site, and demolition and hauling of 8,233 tons of building debris.

As shown in **Table 2-6**, emissions generated during Project construction would not exceed the SCAQMD's regional thresholds of significance.

Localized Construction Significance Analysis

The nearest sensitive receptor to the Project site is a multi-family residential building located 130 feet (± 40 meters) to the west. In order to identify impacts to sensitive receptors, the SCAQMD recommends addressing LSTs for construction. LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAQMD provided the *Final Localized Significance Threshold Methodology* (dated June 2003 [revised 2008]) for guidance. The LST methodology assists lead agencies in analyzing localized impacts associated with Project-specific level proposed projects.

For this Project, the appropriate SRA for the localized significance thresholds is the North Coastal Orange County source receptor area (SRA 18) as this source receptor area includes the Project site. The Proposed Project would disturb approximately 5 acres total during construction. As previously described, the SCAQMD has produced look-up tables for projects that disturb less than or equal to 5 acres daily. The entire Project site is just over 5 acres and thus Project construction can be expected to disturb less than 5 acres daily. Therefore, the LST threshold value for a 5.0-acre site from the LST lookup tables was employed. LST thresholds are provided for distances to sensitive receptors of 25, 50, 100, 200, and 500 meters. The nearest sensitive receptor is approximately 40 meters away; thus, LSTs for receptors located at 25 meters were utilized in order to provide a conservative analysis.

The SCAQMD's methodology clearly states that "off-site mobile emissions from a project should not be included in the emissions compared to LSTs." Therefore, for purposes of the construction LST analysis,

only emissions included in the CalEEMod “on-site” emissions outputs were considered. **Table 2-7** presents the results of localized emissions during Project demolition, site preparation, and grading. Site preparation and grading activities are anticipated to overlap with building construction and therefore building construction emissions are included.

Table 2-7. Construction-Related Emissions (Localized Significance Analysis)				
Activity	Pollutant (pounds per day)			
	NO_x	CO	PM₁₀	PM_{2.5}
Project Demolition	16.89	37.54	1.78	0.78
Project Site Preparation & Building Construction	42.35	58.59	4.78	3.24
Project Site Grading & Building Construction	66.20	59.81	4.11	2.72
<i>SCAQMD Localized Significance Threshold</i>	<i>197</i>	<i>1,711</i>	<i>14</i>	<i>9</i>
Exceed SCAQMD Threshold?	No	No	No	No

Source: CalEEMod version 2016.3.2. Refer to **Attachment A** for Model Data Outputs.

Notes: Emission reduction/credits for construction emissions are applied based on the required implementation of SCAQMD Rule 403. The specific Rule 403 measures applied in CalEEMod include the following: sweeping/cleaning adjacent roadway access areas daily; washing equipment tires before leaving the construction site; water exposed surfaces three times daily; water all haul roads twice daily; and limit speeds on unpaved roads to 15 miles per hour. Reductions percentages from the SCAQMD CEQA Handbook (Tables XI-A through XI-E) were applied.

Emission estimates account for equipment engine tier provided by Project Applicant.

Emissions estimates account for the movement of 4,509 cubic yards of soil material, 1,759 of which would be hauled off site, and demolition and hauling of 8,233 tons of building debris.

Table 2-7 shows that the emissions of these pollutants on the peak day of construction would not result in significant concentrations of pollutants at nearby sensitive receptors. Therefore, significant impacts would not occur concerning LSTs during construction activities.

PROJECT OPERATIONS CRITERIA AIR QUALITY EMISSIONS

Regional Operational Significance Analysis

Implementation of the Project would result in long-term operational emissions of criteria air pollutants such as PM₁₀, PM_{2.5}, CO, and SO₂ as well as ozone precursors such as ROG and NO_x. Project-generated increases in emissions would be predominantly associated with motor vehicle use.

Long-term operational emissions attributable to the Project are identified in **Table 2-8** and compared to the regional operational significance thresholds promulgated by the SCAQMD.

Table 2-8. Operational-Related Emissions (Regional Significance Analysis)						
Emission Source	Pollutant (pounds per day)					
	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Summer Emissions						
Area	1.20	0.00	0.04	0.00	0.00	0.00
Energy	0.03	0.28	0.24	0.00	0.02	0.02
Mobile	1.93	6.46	17.29	0.05	4.36	1.20
Total	3.17	6.75	17.57	0.05	4.38	1.22
<i>SCAQMD Regional Significance Threshold</i>	<i>55</i>	<i>55</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
Exceed SCAQMD Threshold?	No	No	No	No	No	No
Winter Emissions						
Area	1.20	0.00	0.04	0.00	0.00	0.00
Energy	0.03	0.28	0.24	0.00	0.02	0.02
Mobile	1.91	6.56	17.29	0.05	4.36	1.20
Total	3.15	6.85	17.57	0.05	4.38	1.22
<i>SCAQMD Regional Significance Threshold</i>	<i>55</i>	<i>55</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
Exceed SCAQMD Threshold?	No	No	No	No	No	No

Source: CalEEMod version 2016.3.2. Refer to **Attachment A** for Model Data Outputs.

As shown in **Table 2-8**, the Project's emissions would not exceed any SCAQMD thresholds for any criteria air pollutants.

As identified in **Table 2-3**, the Basin is listed as a nonattainment area for federal O₃ and PM_{2.5} standards and is also a nonattainment area for the state standards for O₃, PM₁₀, and PM_{2.5}. O₃ is a health threat to persons who already suffer from respiratory diseases and can cause severe ear, nose and throat irritation and increases susceptibility to respiratory infections. Particulate matter can adversely affect the human respiratory system. As shown in **Table 2-8**, the Proposed Project would result in increased emissions of the O₃ precursor pollutants ROG and NO_x, PM₁₀, and PM_{2.5}, however, the correlation between a project's emissions and increases in nonattainment days, or frequency or severity of related illnesses, cannot be accurately quantified. The overall strategy for reducing air pollution and related health effects in the air basin is contained in the SCAQMD 2016 AQMP. The AQMP provides control measures that reduce emissions to attain federal ambient air quality standards by their applicable deadlines such as the application of available cleaner technologies, best management practices, incentive programs, as well as development

and implementation of zero and near-zero technologies and control methods. The CEQA thresholds of significance established by the SCAQMD are designed to meet the objectives of the AQMP and in doing so achieve attainment status with state and federal standards. As noted above, the Project would increase the emission of these pollutants, but would not exceed the thresholds of significance established by the SCAQMD for purposes of reducing air pollution and its deleterious health effects.

Localized Operational Significance Analysis

According to the SCAQMD localized significance threshold methodology, LSTs would apply to the operations of a proposed project only if the project includes stationary sources or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., warehouse or transfer facilities). The Proposed Project does not include such uses. Therefore, in the case of the Proposed Project, the operational LST protocol is not applied.

CONFLICT WITH THE 2016 AIR QUALITY MANAGEMENT PLAN

As part of its enforcement responsibilities, the EPA requires each state with nonattainment areas to prepare and submit a State Implementation Plan that demonstrates the means to attain the federal standards. The SIP must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution in nonattainment areas, using a combination of performance standards and market-based programs. Similarly, under state law, the California Clean Air Act requires an air quality attainment plan to be prepared for areas designated as nonattainment with regard to the federal and state ambient air quality standards. Air quality attainment plans outline emissions limits and control measures to achieve and maintain these standards by the earliest practical date.

As previously mentioned, the Project site is located within the SoCAB, which is under the jurisdiction of the SCAQMD. The SCAQMD is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the SoCAB is in nonattainment. In order to reduce such emissions, the SCAQMD drafted the 2016 Air Quality Management Plan. The 2016 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving state (California) and national air quality standards. The 2016 AQMP is a regional and multi-agency effort including the SCAQMD, CARB, SCAG, and the US EPA. The plan's pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's 2016 Regional Transportation Plan/Sustainable Communities Strategy, updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. (SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans.) The Project is subject to the SCAQMD's Air Quality Management Plan.

According to the SCAQMD, in order to determine consistency with SCAQMD's air quality planning two main criteria must be addressed.

Criterion 1:

With respect to the first criterion, SCAQMD methodologies require that an air quality analysis for a project include forecasts of project emissions in relation to contributing to air quality violations and delay of attainment.

- a) *Would the project result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new air quality violations?*

As shown in **Table 2-6**, **Table 2-7**, and **Table 2-8**, the Proposed Project would result in emissions that would be below the SCAQMD regional and localized thresholds during both construction and operations. Therefore, the Proposed Project would not result in an increase in the frequency or severity of existing air quality violations and would not have the potential to cause or affect a violation of the ambient air quality standards.

- b) *Would the project delay timely attainment of air quality standards or the interim emissions reductions specified in the AQMP?*

As shown in **Table 2-6** and **Table 2-8** the Proposed Project would be below the SCAQMD regional thresholds for construction and operations. Because the Project would result in less than significant regional emission impacts, it would not delay the timely attainment of air quality standards or AQMP emissions reductions.

Criterion 2:

With respect to the second criterion for determining consistency with SCAQMD and SCAG air quality policies, it is important to recognize that air quality planning within the SoCAB focuses on attainment of ambient air quality standards at the earliest feasible date. Projections for achieving air quality goals are based on assumptions regarding population, housing, and growth trends. Thus, the SCAQMD's second criterion for determining Project consistency focuses on whether or not the Proposed Project exceeds the assumptions utilized in preparing the forecasts presented its air quality planning documents. Determining whether or not a project exceeds the assumptions reflected in the 2016 AQMP involves the evaluation of the three criteria outlined below. The following discussion provides an analysis of each of these criteria.

- a) *Would the project be consistent with the population, housing, and employment growth projections utilized in the preparation of the 2016 AQMP?*

A project is consistent with regional air quality planning efforts in part if it is consistent with the population, housing, and employment assumptions that were used in the development of the SCAQMD air quality plans. Generally, three sources of data form the basis for the projections of air pollutant emissions in Costa Mesa. Specifically, SCAG's *Growth Management* Chapter of the *Regional Comprehensive Plan and Guide (RCPG)* provides regional population forecasts for the region and SCAG's *2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)* provides socioeconomic forecast projections of regional population growth. The Costa Mesa 2015-2035 General Plan is referenced by SCAG in order to assist forecasting future growth in Costa Mesa.

The Proposed Project is consistent with the land use designation and development density presented in the Costa Mesa 2015-2035 General Plan. The Project site is designated by the Costa Mesa 2015-2035 General Plan as "General Commercial". The General Commercial designation is intended to permit a wide range of commercial uses that serve both local and regional needs. According to the General Plan, General Commercial lands have exposure and access to major transportation routes since significant traffic can be generated. Appropriate uses include markets, drug stores, retail shops, financial institutions, service establishments, support office uses, smaller retail stores, theaters, restaurants, hotels and motels, and automobile sales and service establishments. Thus, the Project proposal to develop an automotive sales and service center is consistent with the 2015-2035 General Plan. Further, the Project does not involve any uses that would increase population beyond what is considered in the General Plan and, therefore, would not affect City-wide plans for population growth at the Project site. Thus, the Proposed Project is consistent with the types, intensity, and patterns of land use envisioned for the site vicinity in the General Plan and RCPG. As a result, the Project would not conflict with the land use assumptions or exceed the population or job growth projections used by SCAQMD to develop the 2016 AQMP. The City's population, housing, and employment forecasts, which are adopted by SCAG's Regional Council, are based on the local plans and policies applicable to the City; and these are used by SCAG in all phases of implementation and review. Additionally, as the SCAQMD has incorporated these same projections into their air quality planning efforts, it can be concluded that the Proposed Project would be consistent with the projections. (SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans.) Therefore, the Proposed Project would be considered consistent with the population, housing, and employment growth projections utilized in the preparation of SCAQMD's air quality plans.

b) Would the project implement all feasible air quality mitigation measures?

In order to further reduce emissions, the Project would be required to comply with emission reduction measures promulgated by the SCAQMD, such as SCAQMD Rules 402, 403, 1113, and 1403. SCAQMD Rule 402 prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. SCAQMD Rule 403 requires fugitive dust sources to implement Best Available Control Measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. SCAQMD Rule 403 is intended to reduce PM₁₀ emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. SCAQMD Rule 1113 requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce ROG emissions from the use of these coatings, primarily by placing limits on the ROG content of various coating categories. As such, the proposed Project meets this consistency criterion. Rule 1403 specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials. All operators are required to maintain records, including waste shipment records, and are required to use appropriate warning labels, signs, and markings.

- c) *Would the project be consistent with the land use planning strategies set forth by SCAQMD air quality planning efforts?*

The AQMP contains air pollutant reduction strategies based on SCAG's latest growth forecasts, and SCAG's growth forecasts were defined in consultation with local governments and with reference to local general plans. The Proposed Project is consistent with the land use designation and development density presented in the City's General Plan and therefore would not exceed the population or job growth projections used by the SCAQMD to develop the AQMP.

In conclusion, the determination of AQMP consistency is primarily concerned with the long-term influence of a project on air quality. The Proposed Project would not result in a long-term impact on the region's ability to meet State and Federal air quality standards. The Proposed Project's long-term influence would also be consistent with the goals and policies of the SCAQMD's 2016 AQMP.

EXPOSURE OF SENSITIVE RECEPTORS TO TOXIC AIR CONTAMINANTS

Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. CARB has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis.

Construction-Generated Air Contaminants

Construction-related activities would result in temporary, short-term Project-generated emissions of diesel particulate matter (DPM) from the exhaust of off-road, heavy-duty diesel equipment for site preparation (e.g., clearing, grading); soil hauling truck traffic; paving; application of architectural coatings; and other miscellaneous activities. For construction activity, DPM is the primary TAC of concern. Particulate exhaust emissions from diesel-fueled engines (i.e., DPM) were identified as a TAC by the CARB in 1998. The potential cancer risk from the inhalation of DPM, as discussed below, outweighs the potential for all other health impacts (i.e., non-cancer chronic risk, short-term acute risk) and health impacts from other TACs. Accordingly, DPM is the focus of this discussion.

Based on the emission modeling conducted, the maximum construction-related annual emissions of PM_{2.5} exhaust, considered a surrogate for DPM, would be 1.94 pounds per day during construction in the year 2019 and 2.79 pounds per day during construction activity occurring in 2020 (see **Attachment A**). (PM_{2.5} is considered a surrogate for DPM because more than 90 percent of DPM is less than 1 microgram in diameter and therefore is a subset of particulate matter under 2.5 microns in diameter (i.e., PM_{2.5}), according to CARB. Most PM_{2.5} derives from combustion, such as use of gasoline and diesel fuels by motor vehicles.) Furthermore, even during the most intense month of construction, emissions of DPM would be generated from different locations on the Project site, rather than a single location, because

different types of construction activities (e.g., demolition, site preparation, building construction) would not occur at the same place at the same time.

The dose to which receptors are exposed is the primary factor used to determine health risk (i.e., potential exposure to TAC emission levels that exceed applicable standards). Dose is a function of the concentration of a substance or substances in the environment and the duration of exposure to the substance. Dose is positively correlated with time, meaning that a longer exposure period would result in a higher exposure level for any exposed receptor. Thus, the risks estimated for an exposed individual are higher if a fixed exposure occurs over a longer period of time. According to the Office of Environmental Health Hazard Assessment (OEHHA), health risk assessments, which determine the exposure of sensitive receptors to TAC emissions, should be based on a 70-, 30-, or 9-year exposure period; however, such assessments should be limited to the period/duration of activities associated with the Proposed Project. Consequently, an important consideration is the fact that construction of the Proposed Project is anticipated to last approximately 14 months, which is far less than the minimum duration of exposure from which to calculate health risk (9 years), and that on a day-to-day basis construction activity generally spans eight hours as opposed to throughout the entire day.

Therefore, considering the relatively low mass of DPM emissions that would be generated during even the most intense season of construction and the relatively short duration of construction activities (14 months) required to develop the site, construction-related TAC emissions would not expose sensitive receptors to substantial amounts of air toxics.

Furthermore, the Project has been evaluated against the SCAQMD's LSTs for construction. As previously stated, LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4) and can be used to assist lead agencies in analyzing localized impacts associated with Project-specific level of proposed projects. As shown in **Table 2-7**, the emissions of pollutants on the peak day of construction would not result in significant concentrations of pollutants at nearby sensitive receptors.

Operational Air Contaminants

The Proposed Project involves the construction of an automotive sales and service center. According to the SCAQMD localized significance threshold methodology, LSTs would apply to the operational phase of a proposed project only if the project includes stationary sources or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., warehouse or transfer facilities). The Proposed Project does not include such uses. Therefore, in the case of the Proposed Project, the operational phase LST protocol does not need to be applied.

Carbon Monoxide Hot Spots

It has long been recognized that CO exceedances are caused by vehicular emissions, primarily when idling at intersections. Concentrations of CO are a direct function of the number of vehicles, length of delay, and traffic flow conditions. Under certain meteorological conditions, CO concentrations close to congested intersections that experience high levels of traffic and elevated background concentrations may reach unhealthy levels, affecting nearby sensitive receptors. Given the high traffic volume potential, areas of

high CO concentrations, or “hot spots,” are typically associated with intersections that are projected to operate at unacceptable levels of service during the peak commute hours. However, transport of this criteria pollutant is extremely limited, and CO disperses rapidly with distance from the source under normal meteorological conditions. Furthermore, vehicle emissions standards have become increasingly more stringent in the last 20 years. Currently, the CO standard in California is a maximum of 3.4 grams per mile for passenger cars (requirements for certain vehicles are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities, CO concentrations in the Project vicinity have steadily declined.

Accordingly, with the steadily decreasing CO emissions from vehicles, even very busy intersections do not result in exceedances of the CO standard. The analysis prepared for CO attainment in the South Coast Air Quality Management District *1992 Federal Attainment Plan for Carbon Monoxide* (1992 CO Plan) in Los Angeles County can be used to demonstrate the potential for CO exceedances. The SCAQMD CO hot spot analysis was conducted for four busy intersections in Los Angeles County during the peak morning and afternoon time periods. The intersections evaluated included Long Beach Boulevard and Imperial Highway (Lynwood), Wilshire Boulevard and Veteran Avenue (Westwood), Sunset Boulevard and Highland Avenue (Hollywood), and La Cienega Boulevard and Century Boulevard (Inglewood). The busiest intersection evaluated was at Wilshire Boulevard and Veteran Avenue, which has a traffic volume of approximately 100,000 vehicles per day. The Los Angeles County Metropolitan Transportation Authority evaluated the level of service in the vicinity of the Wilshire Boulevard/Veteran Avenue intersection and found it to be level of service (LOS) E at peak morning traffic and LOS F at peak afternoon traffic (LOS E and F are the two least efficient traffic LOS ratings). Even with the inefficient LOS and volume of traffic, the CO analysis concluded that there was no violation of CO standards (SCAQMD 1992).

According to the Traffic Impact Analysis prepared by KOA (2019), the Project is anticipated to generate 1,517 trips per day on average. Because the Proposed Project would not increase traffic volumes at any intersection to more than 100,000 vehicles per day, there is no likelihood of the Project traffic exceeding CO values.

ODORS

Typically, odors are regarded as an annoyance rather than a health hazard. However, manifestations of a person’s reaction to foul odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache).

With respect to odors, the human nose is the sole sensing device. The ability to detect odors varies considerably among the population and overall is quite subjective. Some individuals have the ability to smell minute quantities of specific substances; others may not have the same sensitivity but may have sensitivities to odors of other substances. In addition, people may have different reactions to the same odor; in fact, an odor that is offensive to one person (e.g., from a fast-food restaurant) may be perfectly acceptable to another. It is also important to note that an unfamiliar odor is more easily detected and is more likely to cause complaints than a familiar one. This is because of the phenomenon known as odor

fatigue, in which a person can become desensitized to almost any odor and recognition only occurs with an alteration in the intensity.

Quality and intensity are two properties present in any odor. The quality of an odor indicates the nature of the smell experience. For instance, if a person describes an odor as flowery or sweet, then the person is describing the quality of the odor. Intensity refers to the strength of the odor. For example, a person may use the word “strong” to describe the intensity of an odor. Odor intensity depends on the odorant concentration in the air. When an odorous sample is progressively diluted, the odorant concentration decreases. As this occurs, the odor intensity weakens and eventually becomes so low that the detection or recognition of the odor is quite difficult. At some point during dilution, the concentration of the odorant reaches a detection threshold. An odorant concentration below the detection threshold means that the concentration in the air is not detectable by the average human.

According to the SCAQMD, land uses commonly considered to be potential sources of obnoxious odorous emissions include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The Proposed Project does not include any uses identified by the SCAQMD as being associated with odors. No odor-related impact would occur.

CUMULATIVE AIR QUALITY IMPACTS

The cumulative setting for air quality includes Orange County and the SoCAB. The SoCAB is designated as a nonattainment area for state standards of O₃, PM₁₀, and PM_{2.5}. The region is also designated as a nonattainment area for federal standards of O₃ and PM_{2.5} (CARB 2017a). Cumulative growth in population, vehicle use, and industrial activity could inhibit efforts to improve regional air quality and attain the ambient air quality standards. Thus, the setting for this cumulative analysis consists of the SoCAB and associated growth and development anticipated in the air basin.

The SCAQMD’s approach to assessing cumulative impacts is based on the AQMP forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and California Clean Air Acts. As discussed earlier, the Proposed Project would be consistent with the 2016 AQMP, which is intended to bring the SoCAB into attainment for all criteria pollutants. In addition, the SCAQMD recommends that any given project’s potential contribution to cumulative impacts be assessed using the same significance criteria as for project-specific impacts. Therefore, individual projects that do not generate operational or construction emissions that exceed the SCAQMD’s daily thresholds for project-specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which the air basin is in nonattainment and therefore would not be considered to have a significant, adverse air quality impact. Alternatively, individual Project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable. As previously noted, the Project will not exceed the applicable SCAQMD regional thresholds for construction or operational-source emissions.

3.0 GREENHOUSE GAS EMISSIONS

3.1 Greenhouse Gas Setting

Certain gases in the earth's atmosphere, classified as GHGs, play a critical role in determining the earth's surface temperature. Solar radiation enters the earth's atmosphere from space. A portion of the radiation is absorbed by the earth's surface and a smaller portion of this radiation is reflected back toward space. This absorbed radiation is then emitted from the earth as low-frequency infrared radiation. The frequencies at which bodies emit radiation are proportional to temperature. Because the earth has a much lower temperature than the sun, it emits lower-frequency radiation. Most solar radiation passes through GHGs; however, infrared radiation is absorbed by these gases. As a result, radiation that otherwise would have escaped back into space is instead "trapped," resulting in a warming of the atmosphere. This phenomenon, known as the greenhouse effect, is responsible for maintaining a habitable climate on earth. Without the greenhouse effect, the earth would not be able to support life as we know it.

Prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Fluorinated gases also make up a small fraction of the GHGs that contribute to climate change. Fluorinated gases include chlorofluorocarbons, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride; however, it is noted that these gases are not associated with typical land use development. Human-caused emissions of these GHGs in excess of natural ambient concentrations are believed to be responsible for intensifying the greenhouse effect and leading to a trend of unnatural warming of the earth's climate, known as global climate change or global warming. It is "extremely likely" that more than half of the observed increase in global average surface temperature from 1951 to 2010 was caused by the anthropogenic increase in GHG concentrations and other anthropogenic factors together (IPCC 2014).

Table 3-1 describes the primary GHGs attributed to global climate change, including their physical properties, primary sources, and contributions to the greenhouse effect.

Each GHG differs in its ability to absorb heat in the atmosphere based on the lifetime, or persistence, of the gas molecule in the atmosphere. CH₄ traps over 25 times more heat per molecule than CO₂, and N₂O absorbs 298 times more heat per molecule than CO₂ (IPCC 2014). Often, estimates of GHG emissions are presented in carbon dioxide equivalents (CO₂e), which weight each gas by its global warming potential (GWP). Expressing GHG emissions in CO₂e takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO₂ were being emitted.

Climate change is a global problem. GHGs are global pollutants, unlike criteria air pollutants and toxic air contaminants, which are pollutants of regional and local concern. Whereas pollutants with localized air quality effects have relatively short atmospheric lifetimes (about one day), GHGs have long atmospheric lifetimes (one to several thousand years). GHGs persist in the atmosphere for long enough time periods to be dispersed around the globe. Although the exact lifetime of any particular GHG molecule is dependent on multiple variables and cannot be pinpointed, it is understood that more CO₂ is emitted into the atmosphere than is sequestered by ocean uptake, vegetation, or other forms. Of the total annual human-caused CO₂ emissions, approximately 55 percent is sequestered through ocean and land uptakes every

year, averaged over the last 50 years, whereas the remaining 45 percent of human-caused CO₂ emissions remains stored in the atmosphere (IPCC 2013).

Table 3-1. Greenhouse Gases	
Greenhouse Gas	Description
CO ₂	Carbon dioxide is a colorless, odorless gas. CO ₂ is emitted in a number of ways, both naturally and through human activities. The largest source of CO ₂ emissions globally is the combustion of fossil fuels such as coal, oil, and gas in power plants, automobiles, industrial facilities, and other sources. A number of specialized industrial production processes and product uses such as mineral production, metal production, and the use of petroleum-based products can also lead to CO ₂ emissions. The atmospheric lifetime of CO ₂ is variable because it is so readily exchanged in the atmosphere. ¹
CH ₄	Methane is a colorless, odorless gas and is the major component of natural gas, about 87 percent by volume. It is also formed and released to the atmosphere by biological processes occurring in anaerobic environments. Methane is emitted from a variety of both human-related and natural sources. Human-related sources include fossil fuel production, animal husbandry (intestinal fermentation in livestock and manure management), rice cultivation, biomass burning, and waste management. These activities release significant quantities of CH ₄ to the atmosphere. Natural sources of CH ₄ include wetlands, gas hydrates, permafrost, termites, oceans, freshwater bodies, non-wetland soils, and other sources such as wildfires. The atmospheric lifetime of CH ₄ is about 12 years. ²
N ₂ O	Nitrous oxide is a clear, colorless gas with a slightly sweet odor. Nitrous oxide is produced by both natural and human-related sources. Primary human-related sources of N ₂ O are agricultural soil management, animal manure management, sewage treatment, mobile and stationary combustion of fossil fuels, adipic acid production, and nitric acid production. N ₂ O is also produced naturally from a wide variety of biological sources in soil and water, particularly microbial action in wet tropical forests. The atmospheric lifetime of N ₂ O is approximately 120 years. ³

Sources: ¹ EPA 2016a, ² EPA 2016b, ³ EPA 2016c

The quantity of GHGs that it takes to ultimately result in climate change is not precisely known; suffice it to say the quantity is enormous, and no single project alone would measurably contribute to a noticeable incremental change in the global average temperature or to global, local, or microclimates. From the standpoint of CEQA, GHG impacts to global climate change are inherently cumulative.

Sources of Greenhouse Gas Emissions

In June 2017, CARB released the 2017 edition of the California GHG inventory covering calendar year 2015 emissions. In 2015, California emitted 440.4 million gross metric tons of CO₂e including from imported electricity. Combustion of fossil fuel in the transportation sector was the single largest source of California’s GHG emissions in 2015, accounting for approximately 37 percent of total GHG emissions in the state. This sector was followed by the industrial sector (21 percent) and the electric power sector (including both in-state and out-of-state sources) (19 percent) (CARB 2017b).

Emissions of CO₂ are by-products of fossil fuel combustion. CH₄, a highly potent GHG, primarily results from off-gassing (the release of chemicals from nonmetallic substances under ambient or greater pressure conditions) and is largely associated with agricultural practices and landfills. N₂O is also largely attributable to agricultural practices and soil management. Carbon dioxide sinks, or reservoirs, include vegetation and the ocean, which absorb CO₂ through sequestration and dissolution (CO₂ dissolving into the water), respectively, two of the most common processes for removing carbon dioxide from the atmosphere.

3.2 Regulatory Framework

State

Executive Order S-3-05

Executive Order (EO) S-3-05, signed by Governor Arnold Schwarzenegger in 2005, proclaims that California is vulnerable to the impacts of climate change. It declares that increased temperatures could reduce the Sierra Nevada snowpack, further exacerbate California’s air quality problems, and potentially cause a rise in sea levels. To combat those concerns, the executive order established total GHG emission targets for the state. Specifically, emissions are to be reduced to the 2000 level by 2010, the 1990 level by 2020, and to 80 percent below the 1990 level by 2050.

While dated, this executive order remains relevant because a more recent California Appellate Court decision, *Cleveland National Forest Foundation v. San Diego Association of Governments* (November 24, 2014) 231 Cal.App.4th 1056, examined whether it should be viewed as having the equivalent force of a legislative mandate for specific emissions reductions. While the California Supreme Court ruled that the San Diego Association of Governments did not abuse its discretion by declining “to adopt the 2050 goal as a measure of significance in light of the fact that the Executive Order does not specify any plan or implementation measures to achieve its goal, the decision also recognized that the goal of a 40 percent reduction in 1990 GHG levels by 2030 is “widely acknowledged” as a “necessary interim target to ensure that California meets its longer-range goal of reducing greenhouse gas emissions 80 percent below 1990 levels by the year 2050.

Assembly Bill 32 Climate Change Scoping Plan and Updates

In 2006, the California legislature passed Assembly Bill 32 (Health and Safety Code §38500 et seq., or AB 32), also known as the Global Warming Solutions Act. AB 32 requires CARB to design and implement feasible and cost-effective emission limits, regulations, and other measures, such that statewide GHG emissions are reduced to 1990 levels by 2020 (representing a 25 percent reduction in emissions). AB 32 anticipates that the GHG reduction goals will be met, in part, through local government actions. CARB has identified a GHG reduction target of 15 percent from current levels for local governments and notes that successful implementation relies on local governments’ land use planning and urban growth decisions.

Pursuant to AB 32, CARB adopted a Scoping Plan in December 2008, which was re-approved by CARB on August 24, 2011, that outlines measures to meet the 2020 GHG reduction goals. To meet these goals, California must reduce its GHG emissions by 30 percent below projected 2020 business-as-usual emissions levels or about 15 percent from today’s levels. The Scoping Plan recommends measures for further study and possible State implementation, such as new fuel regulations. It estimates that a reduction of 174 million metric tons of CO₂e (about 191 million U.S. tons) from the transportation, energy, agriculture, and forestry sectors and other sources could be achieved should the State implement all of the measures in the Scoping Plan.

The Scoping Plan is required by AB 32 to be updated at least every five years. The first update to the AB 32 Scoping Plan was approved on May 22, 2014 by CARB. The 2017 Scoping Plan Update was adopted on December 14, 2017. The Scoping Plan Update addresses the 2030 target established by Senate Bill 32 (SB

32) as discussed below and establishes a proposed framework of action for California to meet a 40 percent reduction in GHG emissions by 2030 compared to 1990 levels. The key programs that the Scoping Plan Update builds on include: increasing the use of renewable energy in the state, the Cap-and-Trade Regulation, the Low Carbon Fuel Standard, and reduction of methane emissions from agricultural and other wastes.

Executive Order B-30-15

On April 20, 2015 Governor Brown signed Executive Order B-30-15 to establish a California GHG reduction target of 40 percent below 1990 levels by 2030. The Governor's executive order aligns California's GHG reduction targets with those of leading international governments such as the 28-nation European Union, which adopted the same target in October 2014. California is on track to meet or exceed the target of reducing GHG emissions to 1990 levels by 2020, as established in the California Global Warming Solutions Act of 2006 (AB 32, discussed above). California's new emission reduction target of 40 percent below 1990 levels by 2030 will make it possible to reach the ultimate goal of reducing emissions 80 percent below 1990 levels by 2050. This is in line with the scientifically established levels needed in the U.S. to limit global warming below 2 degrees Celsius, the warming threshold at which major climate disruptions are projected, such as super droughts and rising sea levels.

Senate Bill 32 and Assembly Bill 197 of 2016

In August 2016, Governor Brown signed SB 32 and AB 197, which serve to extend California's GHG reduction programs beyond 2020. SB 32 amended the Health and Safety Code to include Section 38566, which contains language to authorize CARB to achieve a statewide GHG emission reduction of at least 40 percent below 1990 levels by no later than December 31, 2030. SB 32 codified the targets established by EO B-30-15 for 2030, which set the next interim step in the State's continuing efforts to pursue the long-term target expressed in EOs S-3-05 and B-30-15 of 80 percent below 1990 emissions levels by 2050.

Senate Bill X1-2 of 2011, Senate Bill 350 of 2015, and Senate Bill 100 of 2018

SB X1-2 of 2011 requires all California utilities to generate 33 percent of their electricity from renewables by 2020. SB X1-2 sets a three-stage compliance period requiring all California utilities, including independently-owned utilities, energy service providers, and community choice aggregators, to generate 20 percent of their electricity from renewables by December 31, 2013; 25 percent by December 31, 2016; and 33 percent by December 31, 2020. SB X1-2 also requires the renewable electricity standard to be met increasingly with renewable energy that is supplied to the California grid from sources within, or directly proximate to, California.

In October 2015, SB 350 was signed by Governor Brown, which requires retail sellers and publicly-owned utilities to procure 50 percent of their electricity from renewable resources by 2030. In 2018, SB 100 was signed by Governor Brown, codifying a goal of 60 percent renewable procurement by 2030 and 100 percent by 2045 RPS.

Local

South Coast Air Quality Management District

To provide guidance to local lead agencies on determining significance for GHG emissions in CEQA documents, SCAQMD staff is convening an ongoing GHG CEQA Significance Threshold Working Group. Members of the working group include government agencies implementing CEQA and representatives from various stakeholder groups that provide input to SCAQMD staff on developing the significance thresholds. On October 8, 2008, the SCAQMD released the Draft AQMD Staff CEQA GHG Significance Thresholds. These thresholds have not been finalized and continue to be developed through the working group.

On September 28, 2010, SCAQMD Working Group Meeting #15 provided further guidance, including an interim screening level numeric “bright-line” threshold of 3,000 metric tons of CO₂e annually and an efficiency-based threshold of 4.8 metric tons of CO₂e per service population (defined as the people that work, study, live, patronize and/or congregate on the Project site) per year in 2020 and 3.0 metric tons of CO₂e per service population per year in 2035. The SCAQMD has not announced when staff is expecting to present a finalized version of these thresholds to the governing board. The SCAQMD has also adopted Rules 2700, 2701, and 2702 that address GHG reductions; however, these rules are currently applicable only to boilers and process heaters, forestry, and manure management projects.

Southern California Association of Governments

On April 7, 2016, the SCAG Regional Council adopted the *2016-2040 Regional Transportation Plan/ Sustainable Communities Strategy* (2016 RTP/SCS). The 2016 RTP/SCS charts a course for closely integrating land use and transportation – so that the region can grow smartly and sustainably. It was prepared through a collaborative, continuous, and comprehensive process with input from local governments, county transportation commissions, tribal governments, non-profit organizations, businesses and local stakeholders within the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura. The 2016 RTP/SCS is a long-range visioning plan that balances future mobility and housing needs with economic, environmental and public health goals. The SCAG region strives toward sustainability through integrated land use and transportation planning. The SCAG region must achieve specific federal air quality standards and is required by state law to lower regional GHG emissions.

3.3 Greenhouse Gas Emissions Impact Assessment

Thresholds of Significance

The impact analysis provided below is based on the following CEQA Guidelines Appendix G thresholds of significance. The Project would result in a significant impact to greenhouse gas emissions if it would:

- 1) Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.
- 2) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

Thresholds

On September 28, 2010, the SCAQMD recommended an interim screening level numeric, bright-line threshold of 3,000 metric tons of CO₂e annually and an efficiency-based threshold of 4.8 metric tons of CO₂e per service population (Project employees + patrons + residents) per year in 2020 and 3.0 metric tons of CO₂e per service population per year in 2035. These thresholds were developed as part of the SCAQMD GHG CEQA Significance Threshold Working Group. The working group was formed to assist the SCAQMD's efforts to develop a GHG significance threshold and is composed of a wide variety of stakeholders including the state Office of Planning and Research (OPR), CARB, the Attorney General's Office, a variety of city and county planning departments in the SoCAB, various utilities such as sanitation and power companies throughout the basin, industry groups, and environmental and professional organizations. The numeric bright line and efficiency-based thresholds were developed to be consistent with CEQA requirements for developing significance thresholds, are supported by substantial evidence, and provide guidance to CEQA practitioners and lead agencies with regard to determining whether GHG emissions from a proposed project are significant.

For the purposes of this evaluation, the Proposed Project will first be compared to the SCAQMD interim screening level numeric bright-line threshold of 3,000 metric tons of CO₂e annually. If it is determined that the Proposed Project is estimated to exceed this screening threshold, it will then be compared to the SCAQMD-recommended efficiency-based threshold of 4.8 metric tons of CO₂e per service population per year in 2020, and 3.0 metric tons of CO₂e per service population per year in 2035.

Methodology

GHG impacts were assessed in accordance with methodologies recommended by CARB and the SCAQMD. Where quantification was required, GHG emissions were modeled using CalEEMod, version 2016.3.2. CalEEMod is a statewide land use emissions computer model designed to quantify potential GHG emissions associated with both construction and operations from a variety of land use projects. Project construction-generated air pollutant emissions were calculated using information provided by the Project applicant, such as the anticipated duration of construction, the specific construction equipment to be used including make and model, the anticipated amount of demolition debris to be hauled off site, and the amount of soil material that would need to be hauled off site. Operational air pollutant emissions were based on the Project site plans. Automobile trip rates and distances were calculated by the traffic engineering firm, KOA, which are included in the Traffic Impact Analysis prepared for the Project (KOA 2019).

Impact Analysis

CONTRIBUTION OF GREENHOUSE GAS EMISSIONS

Construction

Construction-related activities that would generate GHG emissions include worker commute trips, haul trucks carrying supplies and materials to and from the Project site, and off-road construction equipment (e.g., dozers, loaders, excavators). Construction-generated emissions associated with the Proposed

Project were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements. As previously described, construction is anticipated to last 14 months. Emissions modeling accounts for the demolition and hauling of 8,233 tons of debris, as well as the movement of 4,509 cubic yards of soil material, 1,759 of which would be hauled off site. See **Attachment B** for more information regarding the construction assumptions, including construction equipment and duration used in this analysis.

Table 3-2 illustrates the specific construction-generated GHG emissions that would result from construction of the Project.

Table 3-2. Construction-Related Greenhouse Gas Emissions	
Emissions Source	CO₂e (Metric Tons/ Year)
Construction in 2019	352
Construction in 2020	897
Total	1,249

*Source: CalEEMod version 2016.3.2. Refer to **Attachment B** for Model Data Outputs.*

Notes: Emission estimates account for equipment engine tier provided by Project Applicant.

Emissions estimates account for the site preparation and grading of 5.14 acres, movement of 4,509 cubic yards of soil material, 1,759 of which would be hauled off site, and demolition and hauling of 8,233 tons of building debris.

As shown in **Table 3-2**, Project construction would result in the generation of approximately 1,249 metric tons of CO₂e over the course of construction. Once construction is complete, the generation of these GHG emissions would cease. The amortized construction emissions are added to the annual average operational emissions (see **Table 3-3**).

Operations

Operation of the Project would result in GHG emissions predominantly associated with motor vehicle use. Long-term operational GHG emissions attributable to the Project are identified in **Table 3-3** and compared to SCAQMD's interim screening level numeric bright-line threshold of 3,000 metric tons of CO₂e annually.

Table 3-3. Operational-Related Greenhouse Gas Emissions	
Emissions Source	CO₂e (Metric Tons/ Year)
Construction Emissions (amortized over the 30-year life of the Project)	42
Area Source Emissions	0
Energy Source Emissions	168
Mobile Source Emissions	862
Solid Waste Emissions	99
Water Emissions	28
Total Emissions	1,199
<i>SCAQMD Screening Threshold</i>	<i>3,000</i>
Exceed SCAQMD Threshold?	No

Source: CalEEMod version 2016.3.2. Refer to **Attachment B** for Model Data Outputs.

As shown in **Table 3-3**, operational-generated emissions would not exceed the SCAQMD’s interim screening level numeric bright-line threshold of 3,000 metric tons of CO₂e annually. SCAQMD thresholds were developed based on substantial evidence that such thresholds represent quantitative levels of GHG emissions, compliance with which means that the environmental impact of the GHG emissions will normally not be cumulatively considerable under CEQA. These thresholds were developed as part of the SCAQMD GHG CEQA Significance Threshold Working Group. The working group was formed to assist the SCAQMD’s efforts to develop a GHG significance threshold and is composed of a wide variety of stakeholders including the state OPR, CARB, the Attorney General’s Office, a variety of city and county planning departments in the SoCAB, various utilities such as sanitation and power companies throughout the basin, industry groups, and environmental and professional organizations.

CONFLICT WITH ANY APPLICABLE PLAN, POLICY, OR REGULATION OF AN AGENCY ADOPTED FOR THE PURPOSE OF REDUCING THE EMISSIONS OF GREENHOUSE GASES

The City of Costa Mesa does not promulgate an adopted GHG-reduction plan. However, State policies and standards adopted for the purpose of reducing GHG emissions include Executive Order (EO) S-3-05, AB 32, and SB 375. The quantitative goal of these regulations is to reduce GHG emissions to 1990 levels by 2020, to 40 percent below 1990 levels by 2030, and to 80 percent below 1990 levels by 2050. Statewide plans and regulations (such as GHG emissions standards for vehicles, the Low Carbon Fuel Standard, Cap-and-Trade, and renewable energy) are being implemented at the statewide level, and compliance at a project level is not addressed. Therefore, the Proposed Project does not conflict with these plans and regulations. Additional State regulations, plans, and polices adopted for the purpose of reducing GHG emissions that are directly applicable to the Proposed Project include California Title 24 Energy Efficiency Standards for Nonresidential Buildings and the Title 24 California Green Building Standards Code (CALGreen Code). New construction associated with the Proposed Project would be executed in compliance with the requirements of these regulations, thereby supporting and not conflicting with these

regulations. The Proposed Project would not conflict with applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of greenhouse gases.

CUMULATIVE GHG IMPACTS

Climate change is a global problem. And GHGs are global pollutants, unlike criteria air pollutants and toxic air contaminants, which are pollutants of regional and local concern. Whereas pollutants with localized air quality effects have relatively short atmospheric lifetimes (about 1 day), GHGs have much longer atmospheric lifetimes of 1 year to several thousand years that allow them to be dispersed around the globe.

It is generally the case that an individual project of this size and nature is of insufficient magnitude by itself to influence climate change or result in a substantial contribution to the global GHG inventory. GHG impacts are recognized as exclusively cumulative impacts; there are no non-cumulative GHG emission impacts from a climate change perspective. The additive effect of Project-related GHGs would not result in a reasonably foreseeable cumulatively considerable contribution to global climate change. In addition, the Proposed Project as well as other cumulative related projects would also be subject to all applicable regulatory requirements, which would further reduce GHG emissions. As previously discussed, the Proposed Project would not exceed the SCAQMD significance threshold. Therefore, the Project's cumulative contribution of GHG emissions would be less than significant and the Project's cumulative GHG impacts would also be less than cumulatively considerable.

4.0 REFERENCES

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CalEEMod Output Files – Criteria Air Pollutants

Audi Fletcher Jones - Orange County, Summer

Audi Fletcher Jones
Orange County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Automobile Care Center	51.30	1000sqft	1.18	51,299.00	0
Parking Lot	343.00	Space	3.96	137,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	502.65	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

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Project Characteristics - SCE CO2 Intensity Factor

Land Use - Site = 5.14 acres

Construction Phase - Construction schedule per Project Applicant

Off-road Equipment - Equipment per Project applicant

Off-road Equipment - Ibid

Off-road Equipment - Ibid

Off-road Equipment - Ibid

Off-road Equipment - Ibid

Off-road Equipment - Ibid

Grading -

Demolition -

Trips and VMT - 60 On-Highway trucks

Vehicle Trips - Trip generation per Traffic Impact Analysis

Construction Off-road Equipment Mitigation - Engine Tier per Equipment list provided by applicant. SCAQMD Rule 403

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	40
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00

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tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Interim
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	230.00	274.00
tblConstructionPhase	NumDays	20.00	60.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	10.00	118.00
tblConstructionPhase	PhaseEndDate	8/5/2020	12/23/2020
tblConstructionPhase	PhaseEndDate	6/10/2020	12/18/2020
tblConstructionPhase	PhaseEndDate	6/12/2019	11/22/2019
tblConstructionPhase	PhaseEndDate	7/24/2019	6/2/2020
tblConstructionPhase	PhaseEndDate	7/8/2020	10/23/2020
tblConstructionPhase	PhaseEndDate	6/26/2019	5/5/2020
tblConstructionPhase	PhaseStartDate	7/9/2020	12/10/2020
tblConstructionPhase	PhaseStartDate	7/25/2019	12/3/2019
tblConstructionPhase	PhaseStartDate	5/16/2019	9/1/2019
tblConstructionPhase	PhaseStartDate	6/27/2019	5/6/2020
tblConstructionPhase	PhaseStartDate	6/11/2020	10/11/2020

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tblConstructionPhase	PhaseStartDate	6/13/2019	11/22/2019
tblGrading	MaterialExported	0.00	1,759.00
tblLandUse	LotAcreage	3.09	3.96
tblOffRoadEquipment	LoadFactor	0.43	0.43
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	LoadFactor	0.43	0.43
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.42	0.42
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	LoadFactor	0.48	0.48
tblOffRoadEquipment	LoadFactor	0.36	0.36
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.43	0.43
tblOffRoadEquipment	LoadFactor	0.42	0.42
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	LoadFactor	0.30	0.30
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentType		Crushing/Proc. Equipment
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Concrete/Industrial Saws
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentType		Crushing/Proc. Equipment
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Other Construction Equipment
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders

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tblOffRoadEquipment	OffRoadEquipmentType		Scrapers
tblOffRoadEquipment	OffRoadEquipmentType		Rubber Tired Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Rollers
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentType		Concrete/Industrial Saws
tblOffRoadEquipment	OffRoadEquipmentType		Other Construction Equipment
tblOffRoadEquipment	OffRoadEquipmentType		Tractors/Loaders/Backhoes
tblOffRoadEquipment	OffRoadEquipmentType		Surfacing Equipment
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
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tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	502.65
tblTripsAndVMT	VendorTripNumber	0.00	60.00
tblTripsAndVMT	WorkerTripNumber	33.00	23.00
tblTripsAndVMT	WorkerTripNumber	33.00	74.00
tblVehicleTrips	ST_TR	23.72	29.57
tblVehicleTrips	SU_TR	11.88	29.57
tblVehicleTrips	WD_TR	23.72	29.57

2.0 Emissions Summary

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2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.2089	3.7000e-004	0.0405	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0863	0.0863	2.3000e-004		0.0921
Energy	0.0317	0.2880	0.2419	1.7300e-003		0.0219	0.0219		0.0219	0.0219		345.5759	345.5759	6.6200e-003	6.3400e-003	347.6294
Mobile	1.9352	6.4634	17.2941	0.0531	4.3099	0.0543	4.3642	1.1525	0.0509	1.2034		5,389.3092	5,389.3092	0.2571		5,395.7370
Total	3.1758	6.7518	17.5766	0.0548	4.3099	0.0763	4.3863	1.1525	0.0729	1.2254		5,734.9714	5,734.9714	0.2640	6.3400e-003	5,743.4585

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.2089	3.7000e-004	0.0405	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0863	0.0863	2.3000e-004		0.0921
Energy	0.0317	0.2880	0.2419	1.7300e-003		0.0219	0.0219		0.0219	0.0219		345.5759	345.5759	6.6200e-003	6.3400e-003	347.6294
Mobile	1.9352	6.4634	17.2941	0.0531	4.3099	0.0543	4.3642	1.1525	0.0509	1.2034		5,389.3092	5,389.3092	0.2571		5,395.7370
Total	3.1758	6.7518	17.5766	0.0548	4.3099	0.0763	4.3863	1.1525	0.0729	1.2254		5,734.9714	5,734.9714	0.2640	6.3400e-003	5,743.4585

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2019	11/22/2019	5	60	
2	Site Preparation	Site Preparation	11/22/2019	5/5/2020	5	118	
3	Building Construction	Building Construction	12/3/2019	12/18/2020	5	274	
4	Grading	Grading	5/6/2020	6/2/2020	5	20	
5	Paving	Paving	10/11/2020	10/23/2020	5	10	
6	Architectural Coating	Architectural Coating	12/10/2020	12/23/2020	5	10	

Acres of Grading (Site Preparation Phase): 118

Acres of Grading (Grading Phase): 60

Acres of Paving: 3.96

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 76,949; Non-Residential Outdoor: 25,650; Striped Parking Area: 8,232 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	2	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	158	0.38

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Grading	Cranes	3	7.00	231	0.29
Grading	Forklifts	0	8.00	89	0.20
Grading	Generator Sets	0	8.00	84	0.74
Paving	Pavers	0	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Paving	Paving Equipment	1	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Welders	0	8.00	46	0.45
Demolition	Crawler Tractors	2	8.00	212	0.43
Demolition	Crushing/Proc. Equipment	3	8.00	85	0.78
Demolition	Skid Steer Loaders	2	8.00	65	0.37
Site Preparation	Concrete/Industrial Saws	1	8.00	81	0.73
Site Preparation	Crawler Tractors	2	8.00	212	0.43
Site Preparation	Crushing/Proc. Equipment	3	8.00	85	0.78
Site Preparation	Excavators	2	8.00	158	0.38
Site Preparation	Other Construction Equipment	1	8.00	172	0.42
Site Preparation	Skid Steer Loaders	2	8.00	65	0.37
Grading	Skid Steer Loaders	1	8.00	65	0.37
Grading	Scrapers	2	8.00	367	0.48
Grading	Rubber Tired Loaders	1	8.00	203	0.36
Grading	Rollers	1	8.00	80	0.38

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Grading	Crawler Tractors	1	8.00	212	0.43
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Paving	Other Construction Equipment	1	8.00	172	0.42
Paving	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Surfacing Equipment	1	6.00	263	0.30
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	11	28.00	0.00	814.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	12	30.00	0.00	220.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	13	23.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	13	74.00	60.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	74.00	31.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Clean Paved Roads

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3.2 Demolition - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.9363	0.0000	2.9363	0.4446	0.0000	0.4446			0.0000			0.0000
Off-Road	5.3244	51.6465	35.5430	0.0659		2.6263	2.6263		2.5022	2.5022		6,411.7296	6,411.7296	1.4134		6,447.0651
Total	5.3244	51.6465	35.5430	0.0659	2.9363	2.6263	5.5626	0.4446	2.5022	2.9468		6,411.7296	6,411.7296	1.4134		6,447.0651

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1128	4.0214	0.9641	0.0105	0.2362	0.0154	0.2517	0.0647	0.0148	0.0794		1,170.2235	1,170.2235	0.1222		1,173.2776
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1154	0.0757	0.9989	3.1600e-003	0.3130	2.0900e-003	0.3151	0.0830	1.9300e-003	0.0849		315.3193	315.3193	7.7500e-003		315.5131
Total	0.2282	4.0970	1.9629	0.0137	0.5492	0.0175	0.5667	0.1477	0.0167	0.1644		1,485.5428	1,485.5428	0.1299		1,488.7907

Audi Fletcher Jones - Orange County, Summer

3.2 Demolition - 2019

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.1452	0.0000	1.1452	0.1734	0.0000	0.1734			0.0000			0.0000
Off-Road	1.4759	16.9879	37.5427	0.0659		0.6369	0.6369		0.6081	0.6081	0.0000	6,411.7296	6,411.7296	1.4134		6,447.0651
Total	1.4759	16.9879	37.5427	0.0659	1.1452	0.6369	1.7821	0.1734	0.6081	0.7815	0.0000	6,411.7296	6,411.7296	1.4134		6,447.0651

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1128	4.0214	0.9641	0.0105	0.1645	0.0154	0.1799	0.0471	0.0148	0.0618		1,170.2235	1,170.2235	0.1222		1,173.2776
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1154	0.0757	0.9989	3.1600e-003	0.2041	2.0900e-003	0.2062	0.0563	1.9300e-003	0.0582		315.3193	315.3193	7.7500e-003		315.5131
Total	0.2282	4.0970	1.9629	0.0137	0.3686	0.0175	0.3862	0.1034	0.0167	0.1200		1,485.5428	1,485.5428	0.1299		1,488.7907

Audi Fletcher Jones - Orange County, Summer

3.3 Site Preparation - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0843	0.0000	7.0843	3.4250	0.0000	3.4250			0.0000			0.0000
Off-Road	5.8462	57.2597	39.6789	0.0721		2.9218	2.9218		2.7740	2.7740		7,022.2779	7,022.2779	1.6066		7,062.4427
Total	5.8462	57.2597	39.6789	0.0721	7.0843	2.9218	10.0061	3.4250	2.7740	6.1990		7,022.2779	7,022.2779	1.6066		7,062.4427

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0155	0.5526	0.1325	1.4500e-003	0.1117	2.1200e-003	0.1138	0.0283	2.0300e-003	0.0304		160.8186	160.8186	0.0168		161.2383
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1236	0.0811	1.0702	3.3900e-003	0.3353	2.2400e-003	0.3376	0.0889	2.0600e-003	0.0910		337.8421	337.8421	8.3100e-003		338.0497
Total	0.1391	0.6337	1.2027	4.8400e-003	0.4470	4.3600e-003	0.4514	0.1173	4.0900e-003	0.1214		498.6607	498.6607	0.0251		499.2881

Audi Fletcher Jones - Orange County, Summer

3.3 Site Preparation - 2019

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.7629	0.0000	2.7629	1.3358	0.0000	1.3358			0.0000			0.0000
Off-Road	1.9958	22.5770	41.6851	0.0721		0.9312	0.9312		0.8788	0.8788	0.0000	7,022.2779	7,022.2779	1.6066		7,062.4427
Total	1.9958	22.5770	41.6851	0.0721	2.7629	0.9312	3.6941	1.3358	0.8788	2.2146	0.0000	7,022.2779	7,022.2779	1.6066		7,062.4427

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0155	0.5526	0.1325	1.4500e-003	0.0701	2.1200e-003	0.0723	0.0181	2.0300e-003	0.0202		160.8186	160.8186	0.0168		161.2383
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1236	0.0811	1.0702	3.3900e-003	0.2187	2.2400e-003	0.2210	0.0603	2.0600e-003	0.0624		337.8421	337.8421	8.3100e-003		338.0497
Total	0.1391	0.6337	1.2027	4.8400e-003	0.2889	4.3600e-003	0.2932	0.0785	4.0900e-003	0.0825		498.6607	498.6607	0.0251		499.2881

Audi Fletcher Jones - Orange County, Summer

3.3 Site Preparation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0843	0.0000	7.0843	3.4250	0.0000	3.4250			0.0000			0.0000
Off-Road	5.4516	53.0294	39.2750	0.0721		2.6354	2.6354		2.4983	2.4983		6,926.3285	6,926.3285	1.5886		6,966.0422
Total	5.4516	53.0294	39.2750	0.0721	7.0843	2.6354	9.7197	3.4250	2.4983	5.9232		6,926.3285	6,926.3285	1.5886		6,966.0422

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0141	0.5127	0.1295	1.4300e-003	0.0401	1.6600e-003	0.0418	0.0108	1.5900e-003	0.0124		159.0447	159.0447	0.0165		159.4569
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1153	0.0726	0.9820	3.2800e-003	0.3353	2.2200e-003	0.3376	0.0889	2.0400e-003	0.0910		327.0131	327.0131	7.4500e-003		327.1995
Total	0.1294	0.5853	1.1115	4.7100e-003	0.3755	3.8800e-003	0.3793	0.0997	3.6300e-003	0.1033		486.0578	486.0578	0.0239		486.6563

Audi Fletcher Jones - Orange County, Summer

3.3 Site Preparation - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.7629	0.0000	2.7629	1.3358	0.0000	1.3358			0.0000			0.0000
Off-Road	1.9275	21.5185	41.5635	0.0721		0.8855	0.8855		0.8368	0.8368	0.0000	6,926.3285	6,926.3285	1.5886		6,966.0422
Total	1.9275	21.5185	41.5635	0.0721	2.7629	0.8855	3.6484	1.3358	0.8368	2.1726	0.0000	6,926.3285	6,926.3285	1.5886		6,966.0422

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0141	0.5127	0.1295	1.4300e-003	0.0272	1.6600e-003	0.0289	7.6000e-003	1.5900e-003	9.1800e-003		159.0447	159.0447	0.0165		159.4569
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1153	0.0726	0.9820	3.2800e-003	0.2187	2.2200e-003	0.2209	0.0603	2.0400e-003	0.0624		327.0131	327.0131	7.4500e-003		327.1995
Total	0.1294	0.5853	1.1115	4.7100e-003	0.2459	3.8800e-003	0.2498	0.0679	3.6300e-003	0.0715		486.0578	486.0578	0.0239		486.6563

Audi Fletcher Jones - Orange County, Summer

3.4 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127		2,591.580 2	2,591.580 2	0.6313		2,607.363 5
Total	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127		2,591.580 2	2,591.580 2	0.6313		2,607.363 5

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1162	3.5179	0.9299	7.7900e-003	0.1981	0.0238	0.2218	0.0570	0.0227	0.0797		846.2035	846.2035	0.0714		847.9894
Worker	0.3050	0.2000	2.6399	8.3600e-003	0.8272	5.5300e-003	0.8327	0.2194	5.0900e-003	0.2245		833.3438	833.3438	0.0205		833.8560
Total	0.4212	3.7178	3.5698	0.0162	1.0252	0.0293	1.0545	0.2764	0.0278	0.3042		1,679.547 3	1,679.547 3	0.0919		1,681.845 4

Audi Fletcher Jones - Orange County, Summer

3.4 Building Construction - 2019

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1470	19.7889	17.2155	0.0269		1.0917	1.0917		1.0309	1.0309	0.0000	2,591.580 2	2,591.580 2	0.6313		2,607.363 5
Total	2.1470	19.7889	17.2155	0.0269		1.0917	1.0917		1.0309	1.0309	0.0000	2,591.580 2	2,591.580 2	0.6313		2,607.363 5

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1162	3.5179	0.9299	7.7900e-003	0.1415	0.0238	0.1653	0.0431	0.0227	0.0659		846.2035	846.2035	0.0714		847.9894
Worker	0.3050	0.2000	2.6399	8.3600e-003	0.5395	5.5300e-003	0.5450	0.1488	5.0900e-003	0.1539		833.3438	833.3438	0.0205		833.8560
Total	0.4212	3.7178	3.5698	0.0162	0.6810	0.0293	0.7103	0.1919	0.0278	0.2197		1,679.547 3	1,679.547 3	0.0919		1,681.845 4

Audi Fletcher Jones - Orange County, Summer

3.4 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503		2,553.0631	2,553.0631	0.6229		2,568.6345
Total	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503		2,553.0631	2,553.0631	0.6229		2,568.6345

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0990	3.2295	0.8524	7.7200e-003	0.1981	0.0169	0.2149	0.0570	0.0161	0.0731		840.4997	840.4997	0.0680		842.1992
Worker	0.2844	0.1792	2.4222	8.0900e-003	0.8272	5.4700e-003	0.8326	0.2194	5.0400e-003	0.2244		806.6323	806.6323	0.0184		807.0920
Total	0.3834	3.4087	3.2746	0.0158	1.0252	0.0223	1.0475	0.2764	0.0212	0.2975		1,647.1320	1,647.1320	0.0864		1,649.2911

Audi Fletcher Jones - Orange County, Summer

3.4 Building Construction - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9363	18.2010	16.9304	0.0269		0.9490	0.9490		0.8962	0.8962	0.0000	2,553.0631	2,553.0631	0.6229		2,568.6345
Total	1.9363	18.2010	16.9304	0.0269		0.9490	0.9490		0.8962	0.8962	0.0000	2,553.0631	2,553.0631	0.6229		2,568.6345

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0990	3.2295	0.8524	7.7200e-003	0.1415	0.0169	0.1584	0.0431	0.0161	0.0592		840.4997	840.4997	0.0680		842.1992
Worker	0.2844	0.1792	2.4222	8.0900e-003	0.5395	5.4700e-003	0.5450	0.1488	5.0400e-003	0.1538		806.6323	806.6323	0.0184		807.0920
Total	0.3834	3.4087	3.2746	0.0158	0.6810	0.0223	0.7033	0.1919	0.0212	0.2130		1,647.1320	1,647.1320	0.0864		1,649.2911

Audi Fletcher Jones - Orange County, Summer

3.5 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.1815	0.0000	3.1815	0.3435	0.0000	0.3435			0.0000			0.0000
Off-Road	5.7727	66.8878	38.9836	0.0855		2.7589	2.7589		2.5541	2.5541		8,268.4599	8,268.4599	2.5201		8,331.4612
Total	5.7727	66.8878	38.9836	0.0855	3.1815	2.7589	5.9404	0.3435	2.5541	2.8976		8,268.4599	8,268.4599	2.5201		8,331.4612

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1917	6.2507	1.6498	0.0150	0.6570	0.0326	0.6897	0.1775	0.0312	0.2087		1,626.7736	1,626.7736	0.1316		1,630.0629
Worker	0.3728	0.2348	3.1751	0.0106	2.0268	7.1700e-003	2.0340	0.5189	6.6000e-003	0.5255		1,057.3423	1,057.3423	0.0241		1,057.9449
Total	0.5644	6.4855	4.8249	0.0256	2.6839	0.0398	2.7237	0.6964	0.0378	0.7342		2,684.1159	2,684.1159	0.1557		2,688.0077

Audi Fletcher Jones - Orange County, Summer

3.5 Grading - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.2408	0.0000	1.2408	0.1340	0.0000	0.1340			0.0000			0.0000
Off-Road	3.4624	48.0012	42.8807	0.0855		1.9308	1.9308		1.8387	1.8387	0.0000	8,268.4599	8,268.4599	2.5201		8,331.4612
Total	3.4624	48.0012	42.8807	0.0855	1.2408	1.9308	3.1716	0.1340	1.8387	1.9727	0.0000	8,268.4599	8,268.4599	2.5201		8,331.4612

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1917	6.2507	1.6498	0.0150	0.4381	0.0326	0.4707	0.1238	0.0312	0.1550		1,626.7736	1,626.7736	0.1316		1,630.0629
Worker	0.3728	0.2348	3.1751	0.0106	1.2728	7.1700e-003	1.2799	0.3338	6.6000e-003	0.3404		1,057.3423	1,057.3423	0.0241		1,057.9449
Total	0.5644	6.4855	4.8249	0.0256	1.7108	0.0398	1.7506	0.4576	0.0378	0.4954		2,684.1159	2,684.1159	0.1557		2,688.0077

Audi Fletcher Jones - Orange County, Summer

3.6 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5297	15.6786	14.9390	0.0216		0.9110	0.9110		0.8382	0.8382		2,094.005 2	2,094.005 2	0.6772		2,110.936 3
Paving	1.0375					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	2.5672	15.6786	14.9390	0.0216		0.9110	0.9110		0.8382	0.8382		2,094.005 2	2,094.005 2	0.6772		2,110.936 3

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0576	0.0363	0.4910	1.6400e-003	0.1677	1.1100e-003	0.1688	0.0445	1.0200e-003	0.0455		163.5065	163.5065	3.7300e-003		163.5997
Total	0.0576	0.0363	0.4910	1.6400e-003	0.1677	1.1100e-003	0.1688	0.0445	1.0200e-003	0.0455		163.5065	163.5065	3.7300e-003		163.5997

Audi Fletcher Jones - Orange County, Summer

3.6 Paving - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3904	14.9311	15.0011	0.0216		0.7835	0.7835		0.7212	0.7212	0.0000	2,094.005 2	2,094.005 2	0.6772		2,110.936 3
Paving	1.0375					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	2.4279	14.9311	15.0011	0.0216		0.7835	0.7835		0.7212	0.7212	0.0000	2,094.005 2	2,094.005 2	0.6772		2,110.936 3

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0576	0.0363	0.4910	1.6400e-003	0.1094	1.1100e-003	0.1105	0.0302	1.0200e-003	0.0312		163.5065	163.5065	3.7300e-003		163.5997
Total	0.0576	0.0363	0.4910	1.6400e-003	0.1094	1.1100e-003	0.1105	0.0302	1.0200e-003	0.0312		163.5065	163.5065	3.7300e-003		163.5997

Audi Fletcher Jones - Orange County, Summer

3.7 Architectural Coating - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	51.3702					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3948	3.6112	3.1100	8.0800e-003		0.1811	0.1811		0.1755	0.1755		776.1378	776.1378	0.1818		780.6824
Total	51.7650	3.6112	3.1100	8.0800e-003		0.1811	0.1811		0.1755	0.1755		776.1378	776.1378	0.1818		780.6824

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0576	0.0363	0.4910	1.6400e-003	0.1677	1.1100e-003	0.1688	0.0445	1.0200e-003	0.0455		163.5065	163.5065	3.7300e-003		163.5997
Total	0.0576	0.0363	0.4910	1.6400e-003	0.1677	1.1100e-003	0.1688	0.0445	1.0200e-003	0.0455		163.5065	163.5065	3.7300e-003		163.5997

Audi Fletcher Jones - Orange County, Summer

3.7 Architectural Coating - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	51.3702					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3680	4.1173	4.5585	8.0800e-003		0.2032	0.2032		0.2032	0.2032	0.0000	776.1378	776.1378	0.1818		780.6824
Total	51.7382	4.1173	4.5585	8.0800e-003		0.2032	0.2032		0.2032	0.2032	0.0000	776.1378	776.1378	0.1818		780.6824

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0576	0.0363	0.4910	1.6400e-003	0.1094	1.1100e-003	0.1105	0.0302	1.0200e-003	0.0312		163.5065	163.5065	3.7300e-003		163.5997
Total	0.0576	0.0363	0.4910	1.6400e-003	0.1094	1.1100e-003	0.1105	0.0302	1.0200e-003	0.0312		163.5065	163.5065	3.7300e-003		163.5997

4.0 Operational Detail - Mobile

Audi Fletcher Jones - Orange County, Summer

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.9352	6.4634	17.2941	0.0531	4.3099	0.0543	4.3642	1.1525	0.0509	1.2034		5,389.309 2	5,389.309 2	0.2571		5,395.737 0
Unmitigated	1.9352	6.4634	17.2941	0.0531	4.3099	0.0543	4.3642	1.1525	0.0509	1.2034		5,389.309 2	5,389.309 2	0.2571		5,395.737 0

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Automobile Care Center	1,516.91	1,516.91	1516.91	2,031,982	2,031,982
Parking Lot	0.00	0.00	0.00		
Total	1,516.91	1,516.91	1,516.91	2,031,982	2,031,982

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Automobile Care Center	16.60	8.40	6.90	33.00	48.00	19.00	21	51	28
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Audi Fletcher Jones - Orange County, Summer

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Automobile Care Center	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
Parking Lot	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.0317	0.2880	0.2419	1.7300e-003		0.0219	0.0219		0.0219	0.0219		345.5759	345.5759	6.6200e-003	6.3400e-003	347.6294
NaturalGas Unmitigated	0.0317	0.2880	0.2419	1.7300e-003		0.0219	0.0219		0.0219	0.0219		345.5759	345.5759	6.6200e-003	6.3400e-003	347.6294

Audi Fletcher Jones - Orange County, Summer

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Automobile Care Center	2937.39	0.0317	0.2880	0.2419	1.7300e-003		0.0219	0.0219		0.0219	0.0219		345.5759	345.5759	6.6200e-003	6.3400e-003	347.6294
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0317	0.2880	0.2419	1.7300e-003		0.0219	0.0219		0.0219	0.0219		345.5759	345.5759	6.6200e-003	6.3400e-003	347.6294

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Automobile Care Center	2.93739	0.0317	0.2880	0.2419	1.7300e-003		0.0219	0.0219		0.0219	0.0219		345.5759	345.5759	6.6200e-003	6.3400e-003	347.6294
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0317	0.2880	0.2419	1.7300e-003		0.0219	0.0219		0.0219	0.0219		345.5759	345.5759	6.6200e-003	6.3400e-003	347.6294

6.0 Area Detail

6.1 Mitigation Measures Area

Audi Fletcher Jones - Orange County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.2089	3.7000e-004	0.0405	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0863	0.0863	2.3000e-004		0.0921
Unmitigated	1.2089	3.7000e-004	0.0405	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0863	0.0863	2.3000e-004		0.0921

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1407					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.0643					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.8100e-003	3.7000e-004	0.0405	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0863	0.0863	2.3000e-004		0.0921
Total	1.2089	3.7000e-004	0.0405	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0863	0.0863	2.3000e-004		0.0921

Audi Fletcher Jones - Orange County, Summer

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1407					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.0643					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.8100e-003	3.7000e-004	0.0405	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0863	0.0863	2.3000e-004		0.0921
Total	1.2089	3.7000e-004	0.0405	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0863	0.0863	2.3000e-004		0.0921

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Audi Fletcher Jones - Orange County, Summer

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Audi Fletcher Jones - Orange County, Winter

**Audi Fletcher Jones
Orange County, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Automobile Care Center	51.30	1000sqft	1.18	51,299.00	0
Parking Lot	343.00	Space	3.96	137,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	502.65	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Audi Fletcher Jones - Orange County, Winter

Project Characteristics - SCE CO2 Intensity Factor

Land Use - Site = 5.14 acres

Construction Phase - Construction schedule per Project Applicant

Off-road Equipment - Equipment per Project applicant

Off-road Equipment - Ibid

Off-road Equipment - Ibid

Off-road Equipment - Ibid

Off-road Equipment - Ibid

Off-road Equipment - Ibid

Grading -

Demolition -

Trips and VMT - 60 On-Highway trucks

Vehicle Trips - Trip generation per Traffic Impact Analysis

Construction Off-road Equipment Mitigation - Engine Tier per Equipment list provided by applicant. SCAQMD Rule 403

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	40
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00

Audi Fletcher Jones - Orange County, Winter

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Interim
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	230.00	274.00
tblConstructionPhase	NumDays	20.00	60.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	10.00	118.00
tblConstructionPhase	PhaseEndDate	8/5/2020	12/23/2020
tblConstructionPhase	PhaseEndDate	6/10/2020	12/18/2020
tblConstructionPhase	PhaseEndDate	6/12/2019	11/22/2019
tblConstructionPhase	PhaseEndDate	7/24/2019	6/2/2020
tblConstructionPhase	PhaseEndDate	7/8/2020	10/23/2020
tblConstructionPhase	PhaseEndDate	6/26/2019	5/5/2020
tblConstructionPhase	PhaseStartDate	7/9/2020	12/10/2020
tblConstructionPhase	PhaseStartDate	7/25/2019	12/3/2019
tblConstructionPhase	PhaseStartDate	5/16/2019	9/1/2019
tblConstructionPhase	PhaseStartDate	6/27/2019	5/6/2020
tblConstructionPhase	PhaseStartDate	6/11/2020	10/11/2020

Audi Fletcher Jones - Orange County, Winter

tblConstructionPhase	PhaseStartDate	6/13/2019	11/22/2019
tblGrading	MaterialExported	0.00	1,759.00
tblLandUse	LotAcreage	3.09	3.96
tblOffRoadEquipment	LoadFactor	0.43	0.43
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	LoadFactor	0.43	0.43
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.42	0.42
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	LoadFactor	0.48	0.48
tblOffRoadEquipment	LoadFactor	0.36	0.36
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.43	0.43
tblOffRoadEquipment	LoadFactor	0.42	0.42
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	LoadFactor	0.30	0.30
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentType		Crushing/Proc. Equipment
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Concrete/Industrial Saws
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentType		Crushing/Proc. Equipment
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Other Construction Equipment
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders

Audi Fletcher Jones - Orange County, Winter

tblOffRoadEquipment	OffRoadEquipmentType		Scrapers
tblOffRoadEquipment	OffRoadEquipmentType		Rubber Tired Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Rollers
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentType		Concrete/Industrial Saws
tblOffRoadEquipment	OffRoadEquipmentType		Other Construction Equipment
tblOffRoadEquipment	OffRoadEquipmentType		Tractors/Loaders/Backhoes
tblOffRoadEquipment	OffRoadEquipmentType		Surfacing Equipment
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	502.65
tblTripsAndVMT	VendorTripNumber	0.00	60.00
tblTripsAndVMT	WorkerTripNumber	33.00	23.00
tblTripsAndVMT	WorkerTripNumber	33.00	74.00
tblVehicleTrips	ST_TR	23.72	29.57
tblVehicleTrips	SU_TR	11.88	29.57
tblVehicleTrips	WD_TR	23.72	29.57

2.0 Emissions Summary

Audi Fletcher Jones - Orange County, Winter

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.2089	3.7000e-004	0.0405	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0863	0.0863	2.3000e-004		0.0921
Energy	0.0317	0.2880	0.2419	1.7300e-003		0.0219	0.0219		0.0219	0.0219		345.5759	345.5759	6.6200e-003	6.3400e-003	347.6294
Mobile	1.9101	6.5648	17.2900	0.0507	4.3099	0.0548	4.3647	1.1525	0.0514	1.2039		5,141.4779	5,141.4779	0.2615		5,148.0156
Total	3.1506	6.8531	17.5724	0.0524	4.3099	0.0768	4.3868	1.1525	0.0734	1.2259		5,487.1401	5,487.1401	0.2684	6.3400e-003	5,495.7372

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.2089	3.7000e-004	0.0405	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0863	0.0863	2.3000e-004		0.0921
Energy	0.0317	0.2880	0.2419	1.7300e-003		0.0219	0.0219		0.0219	0.0219		345.5759	345.5759	6.6200e-003	6.3400e-003	347.6294
Mobile	1.9101	6.5648	17.2900	0.0507	4.3099	0.0548	4.3647	1.1525	0.0514	1.2039		5,141.4779	5,141.4779	0.2615		5,148.0156
Total	3.1506	6.8531	17.5724	0.0524	4.3099	0.0768	4.3868	1.1525	0.0734	1.2259		5,487.1401	5,487.1401	0.2684	6.3400e-003	5,495.7372

Audi Fletcher Jones - Orange County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2019	11/22/2019	5	60	
2	Site Preparation	Site Preparation	11/22/2019	5/5/2020	5	118	
3	Building Construction	Building Construction	12/3/2019	12/18/2020	5	274	
4	Grading	Grading	5/6/2020	6/2/2020	5	20	
5	Paving	Paving	10/11/2020	10/23/2020	5	10	
6	Architectural Coating	Architectural Coating	12/10/2020	12/23/2020	5	10	

Acres of Grading (Site Preparation Phase): 118

Acres of Grading (Grading Phase): 60

Acres of Paving: 3.96

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 76,949; Non-Residential Outdoor: 25,650; Striped Parking Area: 8,232 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	2	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	158	0.38

Audi Fletcher Jones - Orange County, Winter

Grading	Cranes	3	7.00	231	0.29
Grading	Forklifts	0	8.00	89	0.20
Grading	Generator Sets	0	8.00	84	0.74
Paving	Pavers	0	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Paving	Paving Equipment	1	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Welders	0	8.00	46	0.45
Demolition	Crawler Tractors	2	8.00	212	0.43
Demolition	Crushing/Proc. Equipment	3	8.00	85	0.78
Demolition	Skid Steer Loaders	2	8.00	65	0.37
Site Preparation	Concrete/Industrial Saws	1	8.00	81	0.73
Site Preparation	Crawler Tractors	2	8.00	212	0.43
Site Preparation	Crushing/Proc. Equipment	3	8.00	85	0.78
Site Preparation	Excavators	2	8.00	158	0.38
Site Preparation	Other Construction Equipment	1	8.00	172	0.42
Site Preparation	Skid Steer Loaders	2	8.00	65	0.37
Grading	Skid Steer Loaders	1	8.00	65	0.37
Grading	Scrapers	2	8.00	367	0.48
Grading	Rubber Tired Loaders	1	8.00	203	0.36
Grading	Rollers	1	8.00	80	0.38

Audi Fletcher Jones - Orange County, Winter

Grading	Crawler Tractors	1	8.00	212	0.43
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Paving	Other Construction Equipment	1	8.00	172	0.42
Paving	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Surfacing Equipment	1	6.00	263	0.30
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	11	28.00	0.00	814.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	12	30.00	0.00	220.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	13	23.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	13	74.00	60.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	74.00	31.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Clean Paved Roads

Audi Fletcher Jones - Orange County, Winter

3.2 Demolition - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.9363	0.0000	2.9363	0.4446	0.0000	0.4446			0.0000			0.0000
Off-Road	5.3244	51.6465	35.5430	0.0659		2.6263	2.6263		2.5022	2.5022		6,411.7296	6,411.7296	1.4134		6,447.0651
Total	5.3244	51.6465	35.5430	0.0659	2.9363	2.6263	5.5626	0.4446	2.5022	2.9468		6,411.7296	6,411.7296	1.4134		6,447.0651

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1157	4.0742	1.0206	0.0104	0.2362	0.0158	0.2520	0.0647	0.0151	0.0798		1,152.8824	1,152.8824	0.1253		1,156.0151
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1302	0.0832	0.9248	2.9900e-003	0.3130	2.0900e-003	0.3151	0.0830	1.9300e-003	0.0849		298.4166	298.4166	7.3500e-003		298.6004
Total	0.2459	4.1574	1.9454	0.0134	0.5492	0.0179	0.5671	0.1477	0.0170	0.1647		1,451.2990	1,451.2990	0.1327		1,454.6155

Audi Fletcher Jones - Orange County, Winter

3.2 Demolition - 2019

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.1452	0.0000	1.1452	0.1734	0.0000	0.1734			0.0000			0.0000
Off-Road	1.4759	16.9879	37.5427	0.0659		0.6369	0.6369		0.6081	0.6081	0.0000	6,411.7296	6,411.7296	1.4134		6,447.0651
Total	1.4759	16.9879	37.5427	0.0659	1.1452	0.6369	1.7821	0.1734	0.6081	0.7815	0.0000	6,411.7296	6,411.7296	1.4134		6,447.0651

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1157	4.0742	1.0206	0.0104	0.1645	0.0158	0.1803	0.0471	0.0151	0.0622		1,152.8824	1,152.8824	0.1253		1,156.0151
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1302	0.0832	0.9248	2.9900e-003	0.2041	2.0900e-003	0.2062	0.0563	1.9300e-003	0.0582		298.4166	298.4166	7.3500e-003		298.6004
Total	0.2459	4.1574	1.9454	0.0134	0.3686	0.0179	0.3865	0.1034	0.0170	0.1204		1,451.2990	1,451.2990	0.1327		1,454.6155

Audi Fletcher Jones - Orange County, Winter

3.3 Site Preparation - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0843	0.0000	7.0843	3.4250	0.0000	3.4250			0.0000			0.0000
Off-Road	5.8462	57.2597	39.6789	0.0721		2.9218	2.9218		2.7740	2.7740		7,022.2779	7,022.2779	1.6066		7,062.4427
Total	5.8462	57.2597	39.6789	0.0721	7.0843	2.9218	10.0061	3.4250	2.7740	6.1990		7,022.2779	7,022.2779	1.6066		7,062.4427

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0159	0.5599	0.1403	1.4300e-003	0.1117	2.1700e-003	0.1139	0.0283	2.0800e-003	0.0304		158.4355	158.4355	0.0172		158.8660
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1395	0.0891	0.9908	3.2100e-003	0.3353	2.2400e-003	0.3376	0.0889	2.0600e-003	0.0910		319.7321	319.7321	7.8800e-003		319.9290
Total	0.1554	0.6490	1.1311	4.6400e-003	0.4470	4.4100e-003	0.4514	0.1173	4.1400e-003	0.1214		478.1676	478.1676	0.0251		478.7951

Audi Fletcher Jones - Orange County, Winter

3.3 Site Preparation - 2019

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.7629	0.0000	2.7629	1.3358	0.0000	1.3358			0.0000			0.0000
Off-Road	1.9958	22.5770	41.6851	0.0721		0.9312	0.9312		0.8788	0.8788	0.0000	7,022.2779	7,022.2779	1.6066		7,062.4427
Total	1.9958	22.5770	41.6851	0.0721	2.7629	0.9312	3.6941	1.3358	0.8788	2.2146	0.0000	7,022.2779	7,022.2779	1.6066		7,062.4427

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0159	0.5599	0.1403	1.4300e-003	0.0701	2.1700e-003	0.0723	0.0181	2.0800e-003	0.0202		158.4355	158.4355	0.0172		158.8660
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1395	0.0891	0.9908	3.2100e-003	0.2187	2.2400e-003	0.2210	0.0603	2.0600e-003	0.0624		319.7321	319.7321	7.8800e-003		319.9290
Total	0.1554	0.6490	1.1311	4.6400e-003	0.2889	4.4100e-003	0.2933	0.0785	4.1400e-003	0.0826		478.1676	478.1676	0.0251		478.7951

Audi Fletcher Jones - Orange County, Winter

3.3 Site Preparation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0843	0.0000	7.0843	3.4250	0.0000	3.4250			0.0000			0.0000
Off-Road	5.4516	53.0294	39.2750	0.0721		2.6354	2.6354		2.4983	2.4983		6,926.3285	6,926.3285	1.5886		6,966.0422
Total	5.4516	53.0294	39.2750	0.0721	7.0843	2.6354	9.7197	3.4250	2.4983	5.9232		6,926.3285	6,926.3285	1.5886		6,966.0422

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0144	0.5191	0.1364	1.4100e-003	0.0401	1.6900e-003	0.0418	0.0108	1.6200e-003	0.0124		156.6437	156.6437	0.0169		157.0657
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1303	0.0798	0.9076	3.1000e-003	0.3353	2.2200e-003	0.3376	0.0889	2.0400e-003	0.0910		309.4863	309.4863	7.0600e-003		309.6629
Total	0.1447	0.5989	1.0440	4.5100e-003	0.3755	3.9100e-003	0.3794	0.0997	3.6600e-003	0.1034		466.1301	466.1301	0.0239		466.7285

Audi Fletcher Jones - Orange County, Winter

3.3 Site Preparation - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.7629	0.0000	2.7629	1.3358	0.0000	1.3358			0.0000			0.0000
Off-Road	1.9275	21.5185	41.5635	0.0721		0.8855	0.8855		0.8368	0.8368	0.0000	6,926.3285	6,926.3285	1.5886		6,966.0422
Total	1.9275	21.5185	41.5635	0.0721	2.7629	0.8855	3.6484	1.3358	0.8368	2.1726	0.0000	6,926.3285	6,926.3285	1.5886		6,966.0422

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0144	0.5191	0.1364	1.4100e-003	0.0272	1.6900e-003	0.0289	7.6000e-003	1.6200e-003	9.2100e-003		156.6437	156.6437	0.0169		157.0657
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1303	0.0798	0.9076	3.1000e-003	0.2187	2.2200e-003	0.2209	0.0603	2.0400e-003	0.0624		309.4863	309.4863	7.0600e-003		309.6629
Total	0.1447	0.5989	1.0440	4.5100e-003	0.2459	3.9100e-003	0.2498	0.0679	3.6600e-003	0.0716		466.1301	466.1301	0.0239		466.7285

Audi Fletcher Jones - Orange County, Winter

3.4 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127		2,591.580 2	2,591.580 2	0.6313		2,607.363 5
Total	2.3612	21.0788	17.1638	0.0269		1.2899	1.2899		1.2127	1.2127		2,591.580 2	2,591.580 2	0.6313		2,607.363 5

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1212	3.5216	1.0210	7.6000e-003	0.1981	0.0242	0.2223	0.0570	0.0232	0.0802		825.7009	825.7009	0.0752		827.5810
Worker	0.3441	0.2198	2.4441	7.9100e-003	0.8272	5.5300e-003	0.8327	0.2194	5.0900e-003	0.2245		788.6725	788.6725	0.0194		789.1583
Total	0.4653	3.7414	3.4651	0.0155	1.0252	0.0297	1.0550	0.2764	0.0283	0.3046		1,614.373 4	1,614.373 4	0.0946		1,616.739 3

Audi Fletcher Jones - Orange County, Winter

3.4 Building Construction - 2019

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1470	19.7889	17.2155	0.0269		1.0917	1.0917		1.0309	1.0309	0.0000	2,591.580 2	2,591.580 2	0.6313		2,607.363 5
Total	2.1470	19.7889	17.2155	0.0269		1.0917	1.0917		1.0309	1.0309	0.0000	2,591.580 2	2,591.580 2	0.6313		2,607.363 5

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1212	3.5216	1.0210	7.6000e-003	0.1415	0.0242	0.1657	0.0431	0.0232	0.0663		825.7009	825.7009	0.0752		827.5810
Worker	0.3441	0.2198	2.4441	7.9100e-003	0.5395	5.5300e-003	0.5450	0.1488	5.0900e-003	0.1539		788.6725	788.6725	0.0194		789.1583
Total	0.4653	3.7414	3.4651	0.0155	0.6810	0.0297	0.7108	0.1919	0.0283	0.2201		1,614.373 4	1,614.373 4	0.0946		1,616.739 3

Audi Fletcher Jones - Orange County, Winter

3.4 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503		2,553.0631	2,553.0631	0.6229		2,568.6345
Total	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503		2,553.0631	2,553.0631	0.6229		2,568.6345

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1034	3.2284	0.9343	7.5400e-003	0.1981	0.0171	0.2152	0.0570	0.0164	0.0734		819.8447	819.8447	0.0714		821.6299
Worker	0.3214	0.1969	2.2388	7.6600e-003	0.8272	5.4700e-003	0.8326	0.2194	5.0400e-003	0.2244		763.3997	763.3997	0.0174		763.8351
Total	0.4248	3.4253	3.1731	0.0152	1.0252	0.0226	1.0478	0.2764	0.0214	0.2978		1,583.2444	1,583.2444	0.0888		1,585.4650

Audi Fletcher Jones - Orange County, Winter

3.4 Building Construction - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9363	18.2010	16.9304	0.0269		0.9490	0.9490		0.8962	0.8962	0.0000	2,553.063 1	2,553.063 1	0.6229		2,568.634 5
Total	1.9363	18.2010	16.9304	0.0269		0.9490	0.9490		0.8962	0.8962	0.0000	2,553.063 1	2,553.063 1	0.6229		2,568.634 5

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1034	3.2284	0.9343	7.5400e-003	0.1415	0.0171	0.1587	0.0431	0.0164	0.0595		819.8447	819.8447	0.0714		821.6299
Worker	0.3214	0.1969	2.2388	7.6600e-003	0.5395	5.4700e-003	0.5450	0.1488	5.0400e-003	0.1538		763.3997	763.3997	0.0174		763.8351
Total	0.4248	3.4253	3.1731	0.0152	0.6810	0.0226	0.7036	0.1919	0.0214	0.2133		1,583.244 4	1,583.244 4	0.0888		1,585.465 0

Audi Fletcher Jones - Orange County, Winter

3.5 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.1815	0.0000	3.1815	0.3435	0.0000	0.3435			0.0000			0.0000
Off-Road	5.7727	66.8878	38.9836	0.0855		2.7589	2.7589		2.5541	2.5541		8,268.4599	8,268.4599	2.5201		8,331.4612
Total	5.7727	66.8878	38.9836	0.0855	3.1815	2.7589	5.9404	0.3435	2.5541	2.8976		8,268.4599	8,268.4599	2.5201		8,331.4612

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2002	6.2486	1.8083	0.0146	0.6570	0.0332	0.6902	0.1775	0.0317	0.2092		1,586.7962	1,586.7962	0.1382		1,590.2515
Worker	0.4213	0.2581	2.9346	0.0100	2.0268	7.1700e-003	2.0340	0.5189	6.6000e-003	0.5255		1,000.6725	1,000.6725	0.0228		1,001.2433
Total	0.6214	6.5067	4.7429	0.0246	2.6839	0.0403	2.7242	0.6964	0.0383	0.7347		2,587.4688	2,587.4688	0.1610		2,591.4948

Audi Fletcher Jones - Orange County, Winter

3.5 Grading - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.2408	0.0000	1.2408	0.1340	0.0000	0.1340			0.0000			0.0000
Off-Road	3.4624	48.0012	42.8807	0.0855		1.9308	1.9308		1.8387	1.8387	0.0000	8,268.4599	8,268.4599	2.5201		8,331.4612
Total	3.4624	48.0012	42.8807	0.0855	1.2408	1.9308	3.1716	0.1340	1.8387	1.9727	0.0000	8,268.4599	8,268.4599	2.5201		8,331.4612

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2002	6.2486	1.8083	0.0146	0.4381	0.0332	0.4713	0.1238	0.0317	0.1555		1,586.7962	1,586.7962	0.1382		1,590.2515
Worker	0.4213	0.2581	2.9346	0.0100	1.2728	7.1700e-003	1.2799	0.3338	6.6000e-003	0.3404		1,000.6725	1,000.6725	0.0228		1,001.2433
Total	0.6214	6.5067	4.7429	0.0246	1.7108	0.0403	1.7512	0.4576	0.0383	0.4959		2,587.4688	2,587.4688	0.1610		2,591.4948

Audi Fletcher Jones - Orange County, Winter

3.6 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5297	15.6786	14.9390	0.0216		0.9110	0.9110		0.8382	0.8382		2,094.005 2	2,094.005 2	0.6772		2,110.936 3
Paving	1.0375					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	2.5672	15.6786	14.9390	0.0216		0.9110	0.9110		0.8382	0.8382		2,094.005 2	2,094.005 2	0.6772		2,110.936 3

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0651	0.0399	0.4538	1.5500e-003	0.1677	1.1100e-003	0.1688	0.0445	1.0200e-003	0.0455		154.7432	154.7432	3.5300e-003		154.8314
Total	0.0651	0.0399	0.4538	1.5500e-003	0.1677	1.1100e-003	0.1688	0.0445	1.0200e-003	0.0455		154.7432	154.7432	3.5300e-003		154.8314

Audi Fletcher Jones - Orange County, Winter

3.6 Paving - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3904	14.9311	15.0011	0.0216		0.7835	0.7835		0.7212	0.7212	0.0000	2,094.005 2	2,094.005 2	0.6772		2,110.936 3
Paving	1.0375					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	2.4279	14.9311	15.0011	0.0216		0.7835	0.7835		0.7212	0.7212	0.0000	2,094.005 2	2,094.005 2	0.6772		2,110.936 3

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0651	0.0399	0.4538	1.5500e-003	0.1094	1.1100e-003	0.1105	0.0302	1.0200e-003	0.0312		154.7432	154.7432	3.5300e-003		154.8314
Total	0.0651	0.0399	0.4538	1.5500e-003	0.1094	1.1100e-003	0.1105	0.0302	1.0200e-003	0.0312		154.7432	154.7432	3.5300e-003		154.8314

Audi Fletcher Jones - Orange County, Winter

3.7 Architectural Coating - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	51.3702					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3948	3.6112	3.1100	8.0800e-003		0.1811	0.1811		0.1755	0.1755		776.1378	776.1378	0.1818		780.6824
Total	51.7650	3.6112	3.1100	8.0800e-003		0.1811	0.1811		0.1755	0.1755		776.1378	776.1378	0.1818		780.6824

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0651	0.0399	0.4538	1.5500e-003	0.1677	1.1100e-003	0.1688	0.0445	1.0200e-003	0.0455		154.7432	154.7432	3.5300e-003		154.8314
Total	0.0651	0.0399	0.4538	1.5500e-003	0.1677	1.1100e-003	0.1688	0.0445	1.0200e-003	0.0455		154.7432	154.7432	3.5300e-003		154.8314

Audi Fletcher Jones - Orange County, Winter

3.7 Architectural Coating - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	51.3702					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3680	4.1173	4.5585	8.0800e-003		0.2032	0.2032		0.2032	0.2032	0.0000	776.1378	776.1378	0.1818		780.6824
Total	51.7382	4.1173	4.5585	8.0800e-003		0.2032	0.2032		0.2032	0.2032	0.0000	776.1378	776.1378	0.1818		780.6824

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0651	0.0399	0.4538	1.5500e-003	0.1094	1.1100e-003	0.1105	0.0302	1.0200e-003	0.0312		154.7432	154.7432	3.5300e-003		154.8314
Total	0.0651	0.0399	0.4538	1.5500e-003	0.1094	1.1100e-003	0.1105	0.0302	1.0200e-003	0.0312		154.7432	154.7432	3.5300e-003		154.8314

4.0 Operational Detail - Mobile

Audi Fletcher Jones - Orange County, Winter

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.9101	6.5648	17.2900	0.0507	4.3099	0.0548	4.3647	1.1525	0.0514	1.2039		5,141.4779	5,141.4779	0.2615		5,148.0156
Unmitigated	1.9101	6.5648	17.2900	0.0507	4.3099	0.0548	4.3647	1.1525	0.0514	1.2039		5,141.4779	5,141.4779	0.2615		5,148.0156

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Automobile Care Center	1,516.91	1,516.91	1516.91	2,031,982	2,031,982
Parking Lot	0.00	0.00	0.00		
Total	1,516.91	1,516.91	1,516.91	2,031,982	2,031,982

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Automobile Care Center	16.60	8.40	6.90	33.00	48.00	19.00	21	51	28
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Audi Fletcher Jones - Orange County, Winter

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Automobile Care Center	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
Parking Lot	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0317	0.2880	0.2419	1.7300e-003		0.0219	0.0219		0.0219	0.0219		345.5759	345.5759	6.6200e-003	6.3400e-003	347.6294
NaturalGas Unmitigated	0.0317	0.2880	0.2419	1.7300e-003		0.0219	0.0219		0.0219	0.0219		345.5759	345.5759	6.6200e-003	6.3400e-003	347.6294

Audi Fletcher Jones - Orange County, Winter

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Automobile Care Center	2937.39	0.0317	0.2880	0.2419	1.7300e-003		0.0219	0.0219		0.0219	0.0219		345.5759	345.5759	6.6200e-003	6.3400e-003	347.6294
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0317	0.2880	0.2419	1.7300e-003		0.0219	0.0219		0.0219	0.0219		345.5759	345.5759	6.6200e-003	6.3400e-003	347.6294

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Automobile Care Center	2.93739	0.0317	0.2880	0.2419	1.7300e-003		0.0219	0.0219		0.0219	0.0219		345.5759	345.5759	6.6200e-003	6.3400e-003	347.6294
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0317	0.2880	0.2419	1.7300e-003		0.0219	0.0219		0.0219	0.0219		345.5759	345.5759	6.6200e-003	6.3400e-003	347.6294

6.0 Area Detail

6.1 Mitigation Measures Area

Audi Fletcher Jones - Orange County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Mitigated	1.2089	3.7000e-004	0.0405	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0863	0.0863	2.3000e-004			0.0921
Unmitigated	1.2089	3.7000e-004	0.0405	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0863	0.0863	2.3000e-004			0.0921

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
SubCategory	lb/day										lb/day						
Architectural Coating	0.1407					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000	
Consumer Products	1.0643					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000	
Landscaping	3.8100e-003	3.7000e-004	0.0405	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0863	0.0863	2.3000e-004			0.0921
Total	1.2089	3.7000e-004	0.0405	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0863	0.0863	2.3000e-004			0.0921

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6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1407					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.0643					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.8100e-003	3.7000e-004	0.0405	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0863	0.0863	2.3000e-004		0.0921
Total	1.2089	3.7000e-004	0.0405	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		0.0863	0.0863	2.3000e-004		0.0921

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

CalEEMod Output Files – Greenhouse Gas Emissions

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1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Automobile Care Center	51.30	1000sqft	1.18	51,299.00	0
Parking Lot	343.00	Space	3.96	137,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	502.65	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

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Project Characteristics - SCE CO2 Intensity Factor

Land Use - Site = 5.14 acres

Construction Phase - Construction schedule per Project Applicant

Off-road Equipment - Equipment per Project applicant

Off-road Equipment - Ibid

Off-road Equipment - Ibid

Off-road Equipment - Ibid

Off-road Equipment - Ibid

Off-road Equipment - Ibid

Grading -

Demolition -

Trips and VMT - 60 On-Highway trucks

Vehicle Trips - Trip generation per Traffic Impact Analysis

Construction Off-road Equipment Mitigation - Engine Tier per Equipment list provided by applicant. SCAQMD Rule 403

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	40
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00

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tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Interim
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	230.00	274.00
tblConstructionPhase	NumDays	20.00	60.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	10.00	118.00
tblConstructionPhase	PhaseEndDate	8/5/2020	12/23/2020
tblConstructionPhase	PhaseEndDate	6/10/2020	12/18/2020
tblConstructionPhase	PhaseEndDate	6/12/2019	11/22/2019
tblConstructionPhase	PhaseEndDate	7/24/2019	6/2/2020
tblConstructionPhase	PhaseEndDate	7/8/2020	10/23/2020
tblConstructionPhase	PhaseEndDate	6/26/2019	5/5/2020
tblConstructionPhase	PhaseStartDate	7/9/2020	12/10/2020
tblConstructionPhase	PhaseStartDate	7/25/2019	12/3/2019
tblConstructionPhase	PhaseStartDate	5/16/2019	9/1/2019
tblConstructionPhase	PhaseStartDate	6/27/2019	5/6/2020
tblConstructionPhase	PhaseStartDate	6/11/2020	10/11/2020

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tblConstructionPhase	PhaseStartDate	6/13/2019	11/22/2019
tblGrading	MaterialExported	0.00	1,759.00
tblLandUse	LotAcreage	3.09	3.96
tblOffRoadEquipment	LoadFactor	0.43	0.43
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	LoadFactor	0.43	0.43
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.42	0.42
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	LoadFactor	0.48	0.48
tblOffRoadEquipment	LoadFactor	0.36	0.36
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.43	0.43
tblOffRoadEquipment	LoadFactor	0.42	0.42
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	LoadFactor	0.30	0.30
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentType		Crushing/Proc. Equipment
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Concrete/Industrial Saws
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentType		Crushing/Proc. Equipment
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Other Construction Equipment
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders

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tblOffRoadEquipment	OffRoadEquipmentType		Scrapers
tblOffRoadEquipment	OffRoadEquipmentType		Rubber Tired Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Rollers
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentType		Concrete/Industrial Saws
tblOffRoadEquipment	OffRoadEquipmentType		Other Construction Equipment
tblOffRoadEquipment	OffRoadEquipmentType		Tractors/Loaders/Backhoes
tblOffRoadEquipment	OffRoadEquipmentType		Surfacing Equipment
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	502.65
tblTripsAndVMT	VendorTripNumber	0.00	60.00
tblTripsAndVMT	WorkerTripNumber	33.00	23.00
tblTripsAndVMT	WorkerTripNumber	33.00	74.00
tblVehicleTrips	ST_TR	23.72	29.57
tblVehicleTrips	SU_TR	11.88	29.57
tblVehicleTrips	WD_TR	23.72	29.57

2.0 Emissions Summary

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
2	8-16-2019	11-15-2019	1.6650	0.6198
3	11-16-2019	2-15-2020	2.7390	1.4819
4	2-16-2020	5-15-2020	2.7841	1.6698
5	5-16-2020	8-15-2020	1.3371	1.1624
6	8-16-2020	9-30-2020	0.4123	0.3931
		Highest	2.7841	1.6698

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2204	5.0000e-005	5.0600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7900e-003	9.7900e-003	3.0000e-005	0.0000	0.0104
Energy	5.7800e-003	0.0526	0.0442	3.2000e-004		3.9900e-003	3.9900e-003		3.9900e-003	3.9900e-003	0.0000	166.9943	166.9943	7.4300e-003	2.3600e-003	167.8832
Mobile	0.3337	1.2134	3.1550	9.3500e-003	0.7706	9.9100e-003	0.7805	0.2064	9.2800e-003	0.2157	0.0000	860.6246	860.6246	0.0427	0.0000	861.6929
Waste						0.0000	0.0000		0.0000	0.0000	39.7801	0.0000	39.7801	2.3509	0.0000	98.5536
Water						0.0000	0.0000		0.0000	0.0000	1.5312	21.8214	23.3525	0.1585	3.9700e-003	28.4999
Total	0.5599	1.2660	3.2042	9.6700e-003	0.7706	0.0139	0.7845	0.2064	0.0133	0.2197	41.3113	1,049.4501	1,090.7614	2.5597	6.3300e-003	1,156.6400

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2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2204	5.0000e-005	5.0600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7900e-003	9.7900e-003	3.0000e-005	0.0000	0.0104
Energy	5.7800e-003	0.0526	0.0442	3.2000e-004		3.9900e-003	3.9900e-003		3.9900e-003	3.9900e-003	0.0000	166.9943	166.9943	7.4300e-003	2.3600e-003	167.8832
Mobile	0.3337	1.2134	3.1550	9.3500e-003	0.7706	9.9100e-003	0.7805	0.2064	9.2800e-003	0.2157	0.0000	860.6246	860.6246	0.0427	0.0000	861.6929
Waste						0.0000	0.0000		0.0000	0.0000	39.7801	0.0000	39.7801	2.3509	0.0000	98.5536
Water						0.0000	0.0000		0.0000	0.0000	1.5312	21.8214	23.3525	0.1585	3.9700e-003	28.4999
Total	0.5599	1.2660	3.2042	9.6700e-003	0.7706	0.0139	0.7845	0.2064	0.0133	0.2197	41.3113	1,049.4501	1,090.7614	2.5597	6.3300e-003	1,156.6400

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2019	11/22/2019	5	60	
2	Site Preparation	Site Preparation	11/22/2019	5/5/2020	5	118	
3	Building Construction	Building Construction	12/3/2019	12/18/2020	5	274	
4	Grading	Grading	5/6/2020	6/2/2020	5	20	
5	Paving	Paving	10/11/2020	10/23/2020	5	10	
6	Architectural Coating	Architectural Coating	12/10/2020	12/23/2020	5	10	

Acres of Grading (Site Preparation Phase): 118

Acres of Grading (Grading Phase): 60

Acres of Paving: 3.96

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 76,949; Non-Residential Outdoor: 25,650; Striped Parking Area: 8,232 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	2	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	158	0.38
Grading	Cranes	3	7.00	231	0.29
Grading	Forklifts	0	8.00	89	0.20
Grading	Generator Sets	0	8.00	84	0.74
Paving	Pavers	0	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40

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Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Paving	Paving Equipment	1	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Welders	0	8.00	46	0.45
Demolition	Crawler Tractors	2	8.00	212	0.43
Demolition	Crushing/Proc. Equipment	3	8.00	85	0.78
Demolition	Skid Steer Loaders	2	8.00	65	0.37
Site Preparation	Concrete/Industrial Saws	1	8.00	81	0.73
Site Preparation	Crawler Tractors	2	8.00	212	0.43
Site Preparation	Crushing/Proc. Equipment	3	8.00	85	0.78
Site Preparation	Excavators	2	8.00	158	0.38
Site Preparation	Other Construction Equipment	1	8.00	172	0.42
Site Preparation	Skid Steer Loaders	2	8.00	65	0.37
Grading	Skid Steer Loaders	1	8.00	65	0.37
Grading	Scrapers	2	8.00	367	0.48
Grading	Rubber Tired Loaders	1	8.00	203	0.36
Grading	Rollers	1	8.00	80	0.38
Grading	Crawler Tractors	1	8.00	212	0.43
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Paving	Other Construction Equipment	1	8.00	172	0.42
Paving	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Surfacing Equipment	1	6.00	263	0.30
Building Construction	Cranes	1	7.00	231	0.29

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Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	11	28.00	0.00	814.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	12	30.00	0.00	220.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	13	23.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	13	74.00	60.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	74.00	31.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Clean Paved Roads

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3.2 Demolition - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0881	0.0000	0.0881	0.0133	0.0000	0.0133	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1597	1.5494	1.0663	1.9800e-003		0.0788	0.0788		0.0751	0.0751	0.0000	174.4987	174.4987	0.0385	0.0000	175.4604
Total	0.1597	1.5494	1.0663	1.9800e-003	0.0881	0.0788	0.1669	0.0133	0.0751	0.0884	0.0000	174.4987	174.4987	0.0385	0.0000	175.4604

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.4200e-003	0.1246	0.0297	3.1000e-004	6.9800e-003	4.7000e-004	7.4400e-003	1.9100e-003	4.5000e-004	2.3600e-003	0.0000	31.6501	31.6501	3.3600e-003	0.0000	31.7341
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.5100e-003	2.5600e-003	0.0284	9.0000e-005	9.2200e-003	6.0000e-005	9.2800e-003	2.4500e-003	6.0000e-005	2.5100e-003	0.0000	8.2456	8.2456	2.0000e-004	0.0000	8.2507
Total	6.9300e-003	0.1272	0.0581	4.0000e-004	0.0162	5.3000e-004	0.0167	4.3600e-003	5.1000e-004	4.8700e-003	0.0000	39.8957	39.8957	3.5600e-003	0.0000	39.9848

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3.2 Demolition - 2019

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0344	0.0000	0.0344	5.2000e-003	0.0000	5.2000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0443	0.5096	1.1263	1.9800e-003		0.0191	0.0191		0.0182	0.0182	0.0000	174.4985	174.4985	0.0385	0.0000	175.4602
Total	0.0443	0.5096	1.1263	1.9800e-003	0.0344	0.0191	0.0535	5.2000e-003	0.0182	0.0234	0.0000	174.4985	174.4985	0.0385	0.0000	175.4602

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.4200e-003	0.1246	0.0297	3.1000e-004	4.8700e-003	4.7000e-004	5.3400e-003	1.4000e-003	4.5000e-004	1.8400e-003	0.0000	31.6501	31.6501	3.3600e-003	0.0000	31.7341
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.5100e-003	2.5600e-003	0.0284	9.0000e-005	6.0200e-003	6.0000e-005	6.0900e-003	1.6600e-003	6.0000e-005	1.7200e-003	0.0000	8.2456	8.2456	2.0000e-004	0.0000	8.2507
Total	6.9300e-003	0.1272	0.0581	4.0000e-004	0.0109	5.3000e-004	0.0114	3.0600e-003	5.1000e-004	3.5600e-003	0.0000	39.8957	39.8957	3.5600e-003	0.0000	39.9848

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3.3 Site Preparation - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1470	0.0000	0.1470	0.0531	0.0000	0.0531	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0819	0.8016	0.5555	1.0100e-003		0.0409	0.0409		0.0388	0.0388	0.0000	89.1871	89.1871	0.0204	0.0000	89.6972
Total	0.0819	0.8016	0.5555	1.0100e-003	0.1470	0.0409	0.1879	0.0531	0.0388	0.0920	0.0000	89.1871	89.1871	0.0204	0.0000	89.6972

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.2000e-004	7.9900e-003	1.9000e-003	2.0000e-005	1.5300e-003	3.0000e-005	1.5600e-003	3.9000e-004	3.0000e-005	4.2000e-004	0.0000	2.0298	2.0298	2.2000e-004	0.0000	2.0352
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7500e-003	1.2800e-003	0.0142	5.0000e-005	4.6100e-003	3.0000e-005	4.6400e-003	1.2200e-003	3.0000e-005	1.2500e-003	0.0000	4.1228	4.1228	1.0000e-004	0.0000	4.1253
Total	1.9700e-003	9.2700e-003	0.0161	7.0000e-005	6.1400e-003	6.0000e-005	6.2000e-003	1.6100e-003	6.0000e-005	1.6700e-003	0.0000	6.1526	6.1526	3.2000e-004	0.0000	6.1605

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3.3 Site Preparation - 2019

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0573	0.0000	0.0573	0.0207	0.0000	0.0207	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0279	0.3161	0.5836	1.0100e-003		0.0130	0.0130		0.0123	0.0123	0.0000	89.1869	89.1869	0.0204	0.0000	89.6971
Total	0.0279	0.3161	0.5836	1.0100e-003	0.0573	0.0130	0.0704	0.0207	0.0123	0.0330	0.0000	89.1869	89.1869	0.0204	0.0000	89.6971

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.2000e-004	7.9900e-003	1.9000e-003	2.0000e-005	9.6000e-004	3.0000e-005	9.9000e-004	2.5000e-004	3.0000e-005	2.8000e-004	0.0000	2.0298	2.0298	2.2000e-004	0.0000	2.0352
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7500e-003	1.2800e-003	0.0142	5.0000e-005	3.0100e-003	3.0000e-005	3.0400e-003	8.3000e-004	3.0000e-005	8.6000e-004	0.0000	4.1228	4.1228	1.0000e-004	0.0000	4.1253
Total	1.9700e-003	9.2700e-003	0.0161	7.0000e-005	3.9700e-003	6.0000e-005	4.0300e-003	1.0800e-003	6.0000e-005	1.1400e-003	0.0000	6.1526	6.1526	3.2000e-004	0.0000	6.1605

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Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.3337	0.0000	0.3337	0.1557	0.0000	0.1557	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2453	2.3863	1.7674	3.2400e-003		0.1186	0.1186		0.1124	0.1124	0.0000	282.7557	282.7557	0.0649	0.0000	284.3769
Total	0.2453	2.3863	1.7674	3.2400e-003	0.3337	0.1186	0.4523	0.1557	0.1124	0.2682	0.0000	282.7557	282.7557	0.0649	0.0000	284.3769

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.4000e-004	0.0238	5.9600e-003	6.0000e-005	1.7800e-003	8.0000e-005	1.8500e-003	4.8000e-004	7.0000e-005	5.5000e-004	0.0000	6.4516	6.4516	6.8000e-004	0.0000	6.4686
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2600e-003	3.6900e-003	0.0419	1.4000e-004	0.0148	1.0000e-004	0.0149	3.9400e-003	9.0000e-005	4.0300e-003	0.0000	12.8272	12.8272	2.9000e-004	0.0000	12.8345
Total	5.9000e-003	0.0275	0.0478	2.0000e-004	0.0166	1.8000e-004	0.0168	4.4200e-003	1.6000e-004	4.5800e-003	0.0000	19.2787	19.2787	9.7000e-004	0.0000	19.3030

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1301	0.0000	0.1301	0.0607	0.0000	0.0607	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0867	0.9683	1.8704	3.2400e-003		0.0399	0.0399		0.0377	0.0377	0.0000	282.7553	282.7553	0.0649	0.0000	284.3766
Total	0.0867	0.9683	1.8704	3.2400e-003	0.1301	0.0399	0.1700	0.0607	0.0377	0.0984	0.0000	282.7553	282.7553	0.0649	0.0000	284.3766

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.4000e-004	0.0238	5.9600e-003	6.0000e-005	1.2100e-003	8.0000e-005	1.2800e-003	3.4000e-004	7.0000e-005	4.1000e-004	0.0000	6.4516	6.4516	6.8000e-004	0.0000	6.4686
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2600e-003	3.6900e-003	0.0419	1.4000e-004	9.6800e-003	1.0000e-004	9.7800e-003	2.6700e-003	9.0000e-005	2.7700e-003	0.0000	12.8272	12.8272	2.9000e-004	0.0000	12.8345
Total	5.9000e-003	0.0275	0.0478	2.0000e-004	0.0109	1.8000e-004	0.0111	3.0100e-003	1.6000e-004	3.1800e-003	0.0000	19.2787	19.2787	9.7000e-004	0.0000	19.3030

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Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0248	0.2213	0.1802	2.8000e-004		0.0135	0.0135		0.0127	0.0127	0.0000	24.6859	24.6859	6.0100e-003	0.0000	24.8363
Total	0.0248	0.2213	0.1802	2.8000e-004		0.0135	0.0135		0.0127	0.0127	0.0000	24.6859	24.6859	6.0100e-003	0.0000	24.8363

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2400e-003	0.0377	0.0103	8.0000e-005	2.0500e-003	2.5000e-004	2.3000e-003	5.9000e-004	2.4000e-004	8.3000e-004	0.0000	7.9784	7.9784	7.0000e-004	0.0000	7.9959
Worker	3.2500e-003	2.3700e-003	0.0263	8.0000e-005	8.5300e-003	6.0000e-005	8.5900e-003	2.2700e-003	5.0000e-005	2.3200e-003	0.0000	7.6272	7.6272	1.9000e-004	0.0000	7.6319
Total	4.4900e-003	0.0400	0.0365	1.6000e-004	0.0106	3.1000e-004	0.0109	2.8600e-003	2.9000e-004	3.1500e-003	0.0000	15.6056	15.6056	8.9000e-004	0.0000	15.6277

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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0225	0.2078	0.1808	2.8000e-004		0.0115	0.0115		0.0108	0.0108	0.0000	24.6859	24.6859	6.0100e-003	0.0000	24.8363
Total	0.0225	0.2078	0.1808	2.8000e-004		0.0115	0.0115		0.0108	0.0108	0.0000	24.6859	24.6859	6.0100e-003	0.0000	24.8363

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2400e-003	0.0377	0.0103	8.0000e-005	1.4700e-003	2.5000e-004	1.7200e-003	4.5000e-004	2.4000e-004	6.9000e-004	0.0000	7.9784	7.9784	7.0000e-004	0.0000	7.9959
Worker	3.2500e-003	2.3700e-003	0.0263	8.0000e-005	5.5700e-003	6.0000e-005	5.6300e-003	1.5400e-003	5.0000e-005	1.5900e-003	0.0000	7.6272	7.6272	1.9000e-004	0.0000	7.6319
Total	4.4900e-003	0.0400	0.0365	1.6000e-004	7.0400e-003	3.1000e-004	7.3500e-003	1.9900e-003	2.9000e-004	2.2800e-003	0.0000	15.6056	15.6056	8.9000e-004	0.0000	15.6277

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Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2682	2.4270	2.1313	3.4000e-003		0.1413	0.1413		0.1329	0.1329	0.0000	292.9866	292.9866	0.0715	0.0000	294.7736
Total	0.2682	2.4270	2.1313	3.4000e-003		0.1413	0.1413		0.1329	0.1329	0.0000	292.9866	292.9866	0.0715	0.0000	294.7736

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0128	0.4159	0.1131	9.7000e-004	0.0247	2.1500e-003	0.0268	7.1200e-003	2.0500e-003	9.1700e-003	0.0000	95.4593	95.4593	7.9800e-003	0.0000	95.6587
Worker	0.0365	0.0256	0.2902	9.8000e-004	0.1028	6.9000e-004	0.1035	0.0273	6.4000e-004	0.0279	0.0000	88.9445	88.9445	2.0300e-003	0.0000	88.9953
Total	0.0493	0.4415	0.4033	1.9500e-003	0.1275	2.8400e-003	0.1303	0.0344	2.6900e-003	0.0371	0.0000	184.4038	184.4038	0.0100	0.0000	184.6539

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3.4 Building Construction - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2449	2.3024	2.1417	3.4000e-003		0.1201	0.1201		0.1134	0.1134	0.0000	292.9863	292.9863	0.0715	0.0000	294.7732
Total	0.2449	2.3024	2.1417	3.4000e-003		0.1201	0.1201		0.1134	0.1134	0.0000	292.9863	292.9863	0.0715	0.0000	294.7732

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0128	0.4159	0.1131	9.7000e-004	0.0177	2.1500e-003	0.0198	5.4000e-003	2.0500e-003	7.4500e-003	0.0000	95.4593	95.4593	7.9800e-003	0.0000	95.6587
Worker	0.0365	0.0256	0.2902	9.8000e-004	0.0671	6.9000e-004	0.0678	0.0185	6.4000e-004	0.0192	0.0000	88.9445	88.9445	2.0300e-003	0.0000	88.9953
Total	0.0493	0.4415	0.4033	1.9500e-003	0.0848	2.8400e-003	0.0877	0.0239	2.6900e-003	0.0266	0.0000	184.4038	184.4038	0.0100	0.0000	184.6539

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3.5 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0318	0.0000	0.0318	3.4400e-003	0.0000	3.4400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0577	0.6689	0.3898	8.6000e-004		0.0276	0.0276		0.0255	0.0255	0.0000	75.0102	75.0102	0.0229	0.0000	75.5817
Total	0.0577	0.6689	0.3898	8.6000e-004	0.0318	0.0276	0.0594	3.4400e-003	0.0255	0.0290	0.0000	75.0102	75.0102	0.0229	0.0000	75.5817

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.9500e-003	0.0636	0.0173	1.5000e-004	6.4600e-003	3.3000e-004	6.7900e-003	1.7500e-003	3.1000e-004	2.0600e-003	0.0000	14.6055	14.6055	1.2200e-003	0.0000	14.6360
Worker	3.7800e-003	2.6500e-003	0.0301	1.0000e-004	0.0199	7.0000e-005	0.0200	5.0900e-003	7.0000e-005	5.1600e-003	0.0000	9.2166	9.2166	2.1000e-004	0.0000	9.2218
Total	5.7300e-003	0.0663	0.0474	2.5000e-004	0.0263	4.0000e-004	0.0267	6.8400e-003	3.8000e-004	7.2200e-003	0.0000	23.8221	23.8221	1.4300e-003	0.0000	23.8578

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3.5 Grading - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0124	0.0000	0.0124	1.3400e-003	0.0000	1.3400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0346	0.4800	0.4288	8.6000e-004		0.0193	0.0193		0.0184	0.0184	0.0000	75.0101	75.0101	0.0229	0.0000	75.5817
Total	0.0346	0.4800	0.4288	8.6000e-004	0.0124	0.0193	0.0317	1.3400e-003	0.0184	0.0197	0.0000	75.0101	75.0101	0.0229	0.0000	75.5817

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.9500e-003	0.0636	0.0173	1.5000e-004	4.3100e-003	3.3000e-004	4.6400e-003	1.2200e-003	3.1000e-004	1.5400e-003	0.0000	14.6055	14.6055	1.2200e-003	0.0000	14.6360
Worker	3.7800e-003	2.6500e-003	0.0301	1.0000e-004	0.0125	7.0000e-005	0.0126	3.2800e-003	7.0000e-005	3.3500e-003	0.0000	9.2166	9.2166	2.1000e-004	0.0000	9.2218
Total	5.7300e-003	0.0663	0.0474	2.5000e-004	0.0168	4.0000e-004	0.0172	4.5000e-003	3.8000e-004	4.8900e-003	0.0000	23.8221	23.8221	1.4300e-003	0.0000	23.8578

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3.6 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	7.6500e-003	0.0784	0.0747	1.1000e-004		4.5600e-003	4.5600e-003		4.1900e-003	4.1900e-003	0.0000	9.4983	9.4983	3.0700e-003	0.0000	9.5751
Paving	5.1900e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0128	0.0784	0.0747	1.1000e-004		4.5600e-003	4.5600e-003		4.1900e-003	4.1900e-003	0.0000	9.4983	9.4983	3.0700e-003	0.0000	9.5751

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9000e-004	2.0000e-004	2.3200e-003	1.0000e-005	8.2000e-004	1.0000e-005	8.3000e-004	2.2000e-004	1.0000e-005	2.2000e-004	0.0000	0.7126	0.7126	2.0000e-005	0.0000	0.7130
Total	2.9000e-004	2.0000e-004	2.3200e-003	1.0000e-005	8.2000e-004	1.0000e-005	8.3000e-004	2.2000e-004	1.0000e-005	2.2000e-004	0.0000	0.7126	0.7126	2.0000e-005	0.0000	0.7130

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3.6 Paving - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.9500e-003	0.0747	0.0750	1.1000e-004		3.9200e-003	3.9200e-003		3.6100e-003	3.6100e-003	0.0000	9.4982	9.4982	3.0700e-003	0.0000	9.5750
Paving	5.1900e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0121	0.0747	0.0750	1.1000e-004		3.9200e-003	3.9200e-003		3.6100e-003	3.6100e-003	0.0000	9.4982	9.4982	3.0700e-003	0.0000	9.5750

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9000e-004	2.0000e-004	2.3200e-003	1.0000e-005	5.4000e-004	1.0000e-005	5.4000e-004	1.5000e-004	1.0000e-005	1.5000e-004	0.0000	0.7126	0.7126	2.0000e-005	0.0000	0.7130
Total	2.9000e-004	2.0000e-004	2.3200e-003	1.0000e-005	5.4000e-004	1.0000e-005	5.4000e-004	1.5000e-004	1.0000e-005	1.5000e-004	0.0000	0.7126	0.7126	2.0000e-005	0.0000	0.7130

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3.7 Architectural Coating - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Archit. Coating	0.2569						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	1.9700e-003	0.0181	0.0156	4.0000e-005			9.1000e-004	9.1000e-004		8.8000e-004	8.8000e-004	0.0000	3.5205	3.5205	8.2000e-004	0.0000	3.5411
Total	0.2588	0.0181	0.0156	4.0000e-005			9.1000e-004	9.1000e-004		8.8000e-004	8.8000e-004	0.0000	3.5205	3.5205	8.2000e-004	0.0000	3.5411

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9000e-004	2.0000e-004	2.3200e-003	1.0000e-005	8.2000e-004	1.0000e-005	8.3000e-004	2.2000e-004	1.0000e-005	2.2000e-004	0.0000	0.7126	0.7126	2.0000e-005	0.0000	0.7130
Total	2.9000e-004	2.0000e-004	2.3200e-003	1.0000e-005	8.2000e-004	1.0000e-005	8.3000e-004	2.2000e-004	1.0000e-005	2.2000e-004	0.0000	0.7126	0.7126	2.0000e-005	0.0000	0.7130

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3.7 Architectural Coating - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2569					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.8400e-003	0.0206	0.0228	4.0000e-005		1.0200e-003	1.0200e-003		1.0200e-003	1.0200e-003	0.0000	3.5205	3.5205	8.2000e-004	0.0000	3.5411
Total	0.2587	0.0206	0.0228	4.0000e-005		1.0200e-003	1.0200e-003		1.0200e-003	1.0200e-003	0.0000	3.5205	3.5205	8.2000e-004	0.0000	3.5411

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9000e-004	2.0000e-004	2.3200e-003	1.0000e-005	5.4000e-004	1.0000e-005	5.4000e-004	1.5000e-004	1.0000e-005	1.5000e-004	0.0000	0.7126	0.7126	2.0000e-005	0.0000	0.7130
Total	2.9000e-004	2.0000e-004	2.3200e-003	1.0000e-005	5.4000e-004	1.0000e-005	5.4000e-004	1.5000e-004	1.0000e-005	1.5000e-004	0.0000	0.7126	0.7126	2.0000e-005	0.0000	0.7130

4.0 Operational Detail - Mobile

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4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3337	1.2134	3.1550	9.3500e-003	0.7706	9.9100e-003	0.7805	0.2064	9.2800e-003	0.2157	0.0000	860.6246	860.6246	0.0427	0.0000	861.6929
Unmitigated	0.3337	1.2134	3.1550	9.3500e-003	0.7706	9.9100e-003	0.7805	0.2064	9.2800e-003	0.2157	0.0000	860.6246	860.6246	0.0427	0.0000	861.6929

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Automobile Care Center	1,516.91	1,516.91	1516.91	2,031,982	2,031,982
Parking Lot	0.00	0.00	0.00		
Total	1,516.91	1,516.91	1,516.91	2,031,982	2,031,982

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Automobile Care Center	16.60	8.40	6.90	33.00	48.00	19.00	21	51	28
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

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Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Automobile Care Center	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
Parking Lot	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	109.7804	109.7804	6.3300e-003	1.3100e-003	110.3292
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	109.7804	109.7804	6.3300e-003	1.3100e-003	110.3292
NaturalGas Mitigated	5.7800e-003	0.0526	0.0442	3.2000e-004		3.9900e-003	3.9900e-003		3.9900e-003	3.9900e-003	0.0000	57.2140	57.2140	1.1000e-003	1.0500e-003	57.5540
NaturalGas Unmitigated	5.7800e-003	0.0526	0.0442	3.2000e-004		3.9900e-003	3.9900e-003		3.9900e-003	3.9900e-003	0.0000	57.2140	57.2140	1.1000e-003	1.0500e-003	57.5540

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5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Automobile Care Center	1.07215e+006	5.7800e-003	0.0526	0.0442	3.2000e-004		3.9900e-003	3.9900e-003		3.9900e-003	3.9900e-003	0.0000	57.2140	57.2140	1.1000e-003	1.0500e-003	57.5540
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		5.7800e-003	0.0526	0.0442	3.2000e-004		3.9900e-003	3.9900e-003		3.9900e-003	3.9900e-003	0.0000	57.2140	57.2140	1.1000e-003	1.0500e-003	57.5540

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Automobile Care Center	1.07215e+006	5.7800e-003	0.0526	0.0442	3.2000e-004		3.9900e-003	3.9900e-003		3.9900e-003	3.9900e-003	0.0000	57.2140	57.2140	1.1000e-003	1.0500e-003	57.5540
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		5.7800e-003	0.0526	0.0442	3.2000e-004		3.9900e-003	3.9900e-003		3.9900e-003	3.9900e-003	0.0000	57.2140	57.2140	1.1000e-003	1.0500e-003	57.5540

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5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Automobile Care Center	433477	98.8319	5.7000e-003	1.1800e-003	99.3260
Parking Lot	48020	10.9485	6.3000e-004	1.3000e-004	11.0032
Total		109.7804	6.3300e-003	1.3100e-003	110.3292

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Automobile Care Center	433477	98.8319	5.7000e-003	1.1800e-003	99.3260
Parking Lot	48020	10.9485	6.3000e-004	1.3000e-004	11.0032
Total		109.7804	6.3300e-003	1.3100e-003	110.3292

6.0 Area Detail

6.1 Mitigation Measures Area

Audi Fletcher Jones - Orange County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2204	5.0000e-005	5.0600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7900e-003	9.7900e-003	3.0000e-005	0.0000	0.0104
Unmitigated	0.2204	5.0000e-005	5.0600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7900e-003	9.7900e-003	3.0000e-005	0.0000	0.0104

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0257					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1942					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.8000e-004	5.0000e-005	5.0600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7900e-003	9.7900e-003	3.0000e-005	0.0000	0.0104
Total	0.2204	5.0000e-005	5.0600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7900e-003	9.7900e-003	3.0000e-005	0.0000	0.0104

Audi Fletcher Jones - Orange County, Annual

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0257					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1942					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.8000e-004	5.0000e-005	5.0600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7900e-003	9.7900e-003	3.0000e-005	0.0000	0.0104
Total	0.2204	5.0000e-005	5.0600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.7900e-003	9.7900e-003	3.0000e-005	0.0000	0.0104

7.0 Water Detail

7.1 Mitigation Measures Water

Audi Fletcher Jones - Orange County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	23.3525	0.1585	3.9700e-003	28.4999
Unmitigated	23.3525	0.1585	3.9700e-003	28.4999

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Automobile Care Center	4.82636 / 2.95809	23.3525	0.1585	3.9700e-003	28.4999
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		23.3525	0.1585	3.9700e-003	28.4999

Audi Fletcher Jones - Orange County, Annual

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Automobile Care Center	4.82636 / 2.95809	23.3525	0.1585	3.9700e-003	28.4999
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		23.3525	0.1585	3.9700e-003	28.4999

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	39.7801	2.3509	0.0000	98.5536
Unmitigated	39.7801	2.3509	0.0000	98.5536

Audi Fletcher Jones - Orange County, Annual

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Automobile Care Center	195.97	39.7801	2.3509	0.0000	98.5536
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		39.7801	2.3509	0.0000	98.5536

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Automobile Care Center	195.97	39.7801	2.3509	0.0000	98.5536
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		39.7801	2.3509	0.0000	98.5536

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

Audi Fletcher Jones - Orange County, Annual

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

APPENDIX B

Energy Consumption Analysis

Audi Fletcher Jones Automotive Center Project

Energy Consumption Analysis

Costa Mesa, California

Prepared For:
Fletcher Jones Management Group
3300 Jamboree Road
Newport Beach, CA 92660
May 2019



ECORP Consulting, Inc. has assisted public and private land owners with environmental regulation compliance since 1987. We offer full service capability, from initial baseline environmental studies through environmental planning review, permitting negotiation, liaison to obtain legal agreements, mitigation design, construction monitoring, and compliance reporting.

ECORP Consulting, Inc. 55 Hanover Lane, Suite A Chico, CA 95928

● *Phone: (530) 965-5925*

● *Web: www.ecorpconsulting.com*



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ATTACHMENTS

Attachment A – Project Automotive Fuel Consumption

1.0 INTRODUCTION

Energy consumption is analyzed due to the potential direct and indirect environmental impacts associated with the Project. Such impacts include the depletion of nonrenewable resources (oil, natural gas, coal, etc.) and emissions of pollutants during both the construction and long-term operational phases.

1.1 Project Description and Location

The Project site is located in the City of Costa Mesa. The site is approximately 5.14 acres and located on the south side of the juncture of State Route 55 (SR-55) and State Route 73 (SR-73) at 1275 Bristol Street, the previous site of the Costa Mesa Ganahl Lumber Facility. Surrounding land uses include the SR-73 and SR-55 interchange to the north, SR-73 to the east, commercial (storage facility, restaurant) and multi-family residential land uses to the south, and commercial (offices), single-family residential, and recreation (Santa Ana Country Club) land uses to the west. The Project site currently contains 55,540 square feet of building/shed area that accommodated the recently closed Ganahl Lumber Facility.

The site is designated as General Commercial in the City of Costa Mesa 2015-2035 General Plan. The General Commercial designation is intended to permit a wide range of commercial uses that serve both local and regional needs. According to the General Plan, General Commercial lands have exposure and access to major transportation routes since significant traffic can be generated. General Commercial areas are insulated from the most sensitive land uses either through buffers of less-sensitive uses or on-site design features. Appropriate uses include markets, drug stores, retail shops, financial institutions, service establishments, support office uses, smaller retail stores, theaters, restaurants, hotels and motels, and automobile sales and service establishments.

The Project proposes to demolish the existing 55,540 square feet of building space on the site and construct a 68,282-square foot automotive center, including a ground-up two (2)-story sales and service center for Audi. The 2-story auto dealership would include an auto display area, service garage with parking bays, and a sales/office and service operation area with a parked roof above the service operation. The sales/office spaces would consist of the following departments: Sales, Finance and Insurance, Delivery, Showroom, Service Write-up, and Administrative offices. The Proposed Project would include service spaces including 36 service bays, 1 alignment bay, a car wash area, employee facilities (lockers and breakroom), and a parts department. The Project proposes 343 parking spaces.

The Project proposes a 14-month construction time frame starting in September/October 2019 through November/December 2020.

2.0 ENERGY CONSUMPTION

To better integrate the energy analysis with the rest of CEQA, the Governor’s Office of Planning Research (OPR) has added relevant questions regarding potential energy impacts currently contained in CEQA Guidelines Appendix F to the sample environmental checklist in Appendix G, holding that CEQA-related environmental analysis must quantify energy use during construction and operations, including energy associated with transportation associated with the Project, and also consider the availability of measures to reduce reliance on fossil fuels.

2.1 Existing Setting

Electricity/Natural Gas Services

Southern California Edison (SCE) provides electrical services to Costa Mesa through State-regulated public utility contracts. SCE, the largest subsidiary of Edison International, is the primary electricity supply company for much of Southern California. It provides 14 million people with electricity across a service territory of approximately 50,000 square miles. SCE has met or exceeded all Renewable Portfolio Standard requirements to date, procuring renewable energy from diverse sources, including biomass, biowaste, geothermal, hydroelectric, solar and wind. This Standard requires all California utilities to generate 33 percent of their electricity from renewables by 2020, 50 percent of their electricity from renewables by 2030, and 100 percent by 2045.

The Southern California Gas Company provides natural gas services to the Project area. As the nation's largest natural gas distribution utility, the Southern California Gas Company delivers natural gas energy to 21.6 million consumers through 5.9 million meters in more than 500 communities. The Southern California Gas Company’s service territory encompasses approximately 20,000 square miles throughout Central and Southern California, from Visalia to the Mexican border.

Energy Consumption

Electricity use is measured in kilowatt-hours (kWh), and natural gas use is measured in therms. Vehicle fuel use is typically measured in gallons (e.g. of gasoline or diesel fuel), although energy use for electric vehicles is measured in kWh.

The electricity consumption attributable to non-residential land uses (commercial and industrial) in Orange County from 2013 to 2017 is shown in **Table 2-1**. As indicated, the demand has decreased since 2013.

Table 2-1. Non-Residential Electricity Consumption in Orange county 2013-2017	
Year	Non-Residential Electricity Consumption (kilowatt hours)
2017	13,285,465,398
2016	13,479,185,717
2015	13,799,566,708
2014	13,807,333,656
2013	13,571,280,615

Source: ECDMS 2018

The natural gas consumption attributable to non-residential land uses in Orange County from 2013 to 2017 is shown in **Table2- 2**. As shown, natural gas demand has declined slightly since 2013.

Table 2. Non-Residential Natural Gas Consumption in Orange County 2013-2017	
Year	Non-Residential Natural Gas Consumption (therms)
2017	232,285,127
2016	232,223,485
2015	227,551,930
2014	225,550,853
2013	237,982,223

Source: ECDMS 2018

Automotive fuel consumption in Orange County from 2013 to 2018 is shown in **Table 2-3**.

Year	On-Road Automotive Fuel Consumption (gallons)	Off-Road Equipment Fuel Consumption (gallons)
2018	1,398,074,830	15,744,768
2017	1,425,711,535	15,320,669
2016	1,437,461,980	14,905,956
2015	1,438,960,670	14,354,158
2014	1,441,593,050	13,799,890
2013	1,437,010,475	13,353,561

Source: CARB 2014

2.2 Regulatory Framework

California Energy Efficiency Standards for Residential & Nonresidential Buildings (Title 24)

Title 24, California’s energy efficiency standards for residential and nonresidential buildings, were established by the California Energy Commission (CEC) in 1978 in response to a legislative mandate to create uniform building codes to reduce California’s energy consumption and provide energy efficiency standards for residential and nonresidential buildings. California’s energy efficiency standards are updated on an approximate three-year cycle. In 2016, the CEC updated Nonresidential Title 24 standards with more stringent requirements. The 2016 standards, which went into effect on January 1, 2017, have substantially reduced the growth in electricity and natural gas use.

California Green Building Standards

The California Green Building Standards Code (California Code of Regulations, Title 24, Part 11), commonly referred to as the CALGreen Code, is a statewide mandatory construction code that was developed and adopted by the California Building Standards Commission and the California Department of Housing and Community Development. The CALGreen standards require new residential and commercial buildings to comply with mandatory measures under the topics of planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality. CALGreen also has voluntary tiers and measures that local governments may adopt which encourage or require additional measures in the five green building topics. The most recent update to the CALGreen Code was adopted in 2016 and went into effect January 1, 2017.

Senate Bill 1368

On September 29, 2006, Governor Arnold Schwarzenegger signed into law Senate Bill 1368 (Perata, Chapter 598, Statutes of 2006). The law limits long-term investments in baseload generation by the state’s utilities to those power plants that meet an emissions performance standard jointly established by the CEC and the California Public Utilities Commission (CPUC).

The CEC has designed regulations that:

- Establish a standard for baseload generation owned by, or under long-term contract to publicly owned utilities, of 1,100 pounds carbon dioxide per megawatt-hour. This would encourage the development of power plants that meet California's growing energy needs while minimizing their emissions of greenhouse gas emissions;
- Require posting of notices of public deliberations by publicly owned utilities on long-term investments on the CEC website. This would facilitate public awareness of utility efforts to meet customer needs for energy over the long-term while meeting the state's standards for environmental impact; and
- Establish a public process for determining the compliance of proposed investments with the emissions performance standard (EPS) (Perata, Chapter 598, Statutes of 2006).

Renewable Energy Sources (Renewables Portfolio Standard)

Established in 2002 under Senate Bill (SB) 1078, and accelerated by SB 107 (2006) and SB 2 (2011), California's Renewables Portfolio Standard obligates investor-owned utilities, energy service providers, and community choice aggregators to procure 33 percent of their electricity from renewable energy sources by 2020. Eligible renewable resources are defined in the 2013 Renewables Portfolio Standard (RPS) to include biodiesel; biomass; hydroelectric and small hydro (30 megawatts or less); Los Angeles Aqueduct hydro power plants; digester gas; fuel cells; geothermal, landfill gas; municipal solid waste; ocean thermal, ocean wave, and tidal current technologies; renewable derived biogas; multi-fuel facilities using renewable fuels; solar photovoltaic; solar thermal electric; wind; and other renewables that may be defined later. Governor Jerry Brown signed SB 350 on October 7, 2015, which expands the RPS by establishing a goal of 60 percent of the total electricity sold to retail customers in California per year by December 31, 2030. 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 upon which an energy efficiency program is focused) of retail customers through energy conservation and efficiency. The bill also requires the CPUC, in consultation with the CEC, to establish efficiency targets for electrical and gas corporations consistent with this goal. SB 350 also provides for the transformation of the California Independent System Operator into a regional organization to promote the development of regional electricity transmission markets in the western states and to improve the access of consumers served by the California Independent System Operator to those markets, pursuant to a specified process.

2.3 Energy Consumption Impact Assessment

Thresholds of Significance

The impact analysis focuses on the four sources of energy that are relevant to the Proposed Project: electricity, natural gas, the equipment fuel necessary for Project construction, and the automotive fuel necessary for Project operations. Addressing energy impacts requires an agency to make a determination as to what constitutes a significant impact. There are no established thresholds of significance, statewide or locally, for what constitutes a wasteful, inefficient, and unnecessary consumption of energy for a

proposed manufacturing land use. For the purposes of this analysis, the amount of electricity, natural gas, construction fuel, and fuel use from operations are quantified and compared to that consumed by non-residential land uses (commercial and industrial) in Orange County.

Methodology

The analysis of electricity/natural gas usage is based on California Emissions Estimator Model (CalEEMod) modeling conducted by ECORP Consulting (2019), which quantifies energy use for Project operations. The amount of operational automotive fuel use was estimated using the California Air Resources Board’s EMFAC2014 computer program, which provides projections for typical daily fuel usage in Orange County. The amount of total construction-related fuel use was estimated using ratios provided in the Climate Registry’s General Reporting Protocol for the Voluntary Reporting Program, Version 2.1.

Energy Consumption

Energy consumption associated with the Proposed Project is summarized in **Table 2-4**.

Table 2-4. Audi Fletcher Jones Automotive Center Energy Consumption		
Energy Type	Annual Energy Consumption	Percentage Increase Countywide
Electricity Consumption ¹	481,497 kilowatt-hours	0.004%
Natural Gas Consumption ¹	10,724 therms	0.005%
Automotive Fuel Consumption		
• Project Construction ²	123,054 gallons	0.780%
• Project Operations ³	151,877 gallons	0.011%

Source: ¹ECORP Consulting 2019; ²Climate Registry 2016; ³EMFAC2014 (CARB 2014)

Notes: The Project increases in electricity and natural gas consumption are compared with all of the non-residential buildings in Orange County in 2017, the latest data available. The Project increases in automotive fuel consumption are compared with the countywide fuel consumption in 2018, the most recent full year of data.

As shown in **Table 2-4**, the increase in electricity usage as a result of the Project would constitute an approximate 0.004 percent increase in the typical annual electricity consumption attributable to non-residential uses in Orange County. Project increases in natural gas usage across Orange County would also be negligible. The Project would adhere to all federal, state, and local requirements for energy efficiency, including the Title 24 standards. The Project would be required to comply with Title 24 building energy efficiency standards, which establish minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Implementation of the Title 24 standards significantly reduces energy usage.

As further indicated in **Table 2-4**, the Project’s gasoline fuel consumption during the one-time construction period is estimated to be 123,054 gallons of fuel, which would increase the annual construction-related gasoline fuel use in the county, by 0.78 percent. As such, Project construction would have a nominal effect on local and regional energy supplies. No unusual Project characteristics would necessitate the use of construction equipment that would be less energy-efficient than at comparable

construction sites in the region or the state. Construction contractors would purchase their own gasoline and diesel fuel from local suppliers and would conserve the use of their supplies to minimize costs to their profits. Additionally, construction equipment fleet turnover and increasingly stringent state and federal regulations on engine efficiency combined with state regulations limiting engine idling times and require recycling of construction debris, would further reduce the amount of transportation fuel demand during Project construction. For these reasons, it is expected that construction fuel consumption associated with the Project would not be any more inefficient, wasteful, or unnecessary than other similar development projects of this nature.

As indicated in **Table 2-4**, Project operation is estimated to consume approximately 151,877 gallons of automotive fuel per year, which would increase the annual countywide automotive fuel consumption by 0.01 percent. The amount of operational fuel use was estimated using the California Air Resources Board's EMFAC2014 computer program, which provides projections for typical daily fuel usage in Orange County. This analysis conservatively assumes that all of the automobile trips projected to arrive at the Project during operations would be new to Orange County. The Project would not result in any unusual characteristics that would result in excessive long-term operational automotive fuel consumption. Fuel consumption associated with vehicle trips generated by the Project would not be considered inefficient, wasteful, or unnecessary in comparison to other similar developments in the region.

For these reasons, this impact would be less than significant.

3.0 REFERENCES

[CARB] California Air Resources Board. 2014. EMFAC2014 Emissions Model.

Climate Registry. 2016. *General Reporting Protocol for the Voluntary Reporting Program, Version 2.1*.

[ECDMS] California Energy Consumption Data Management System. 2018. Website: Electricity and Natural Gas Consumption by County. <http://www.ecdms.energy.ca.gov/>.

ECORP Consulting, Inc. 2019. *Audi Fletcher Jones Automotive Center Air Quality and Greenhouse Gas Assessment*.

Project Automotive Fuel Consumption

**Proposed Project
Total Construction-Related &
Operational Gasoline Usage**

Action	Carbon Dioxide Equivalents (CO₂e) in Metric Tons	Conversion of Metric Tons to Kilograms	Construction Equipment Emission Factor¹	Total Gallons of Fuel Consumed
Project Construction	1249	1249000	10.15	123,054
	Per CalEEMod Output Files. See Ambient Air Quality & Noise Consulting 2018	Per Climate Registry Equation 13e	Per Climate Registry Equation 13e	

Total Gallons Consumed During Project Construction: 123,054

Notes:

¹Fuel used by all construction equipment, including vehicle hauling trucks, assumed to be diesel.

Sources:

Climate Registry. 2016. *General Reporting Protocol for the Voluntary Reporting Program version 2.1*. January 2016.
<http://www.theclimateregistry.org/wp-content/uploads/2014/11/General-Reporting-Protocol-Version-2.1.pdf>

ECORP Consulting. 2019. Audi Fletcher Jones Automotive Center Air Quality & Greenhouse Gas Assessment.

Total Gallons During Project Operations

Area	Sub-Area	Cal. Year	Season	Veh_tech	EMFAC AC2007 Category	Fuel_GAS	Fuel_DSL	Daily Total	ANNUAL TOTAL
Sub-Areas	Orange County	2020	Annual	All Vehicles	All Vehicles	413.1	3	416.1	151876.5

Sources:

Californai Air Resource Board. 2014. EMFAC2014 Mobile Emissions Model.

APPENDIX C

Phase I Environmental Site Assessment (Provided separately)

PARTNER



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Ganahl Lumber

1275 Bristol Street
Costa Mesa, California 92626

Report Date: July 8, 2016
Partner Project No. 16-164952.1



Prepared for:

Underwood & Roberts, PLLC

3110 Edwards Mill Road, Suite 100
Raleigh, North Carolina 27612

July 8, 2016

Mr. Jeffrey Roberts
Underwood & Roberts, PLLC
3110 Edwards Mill Road, Suite 100
Raleigh, North Carolina 27612

Subject: Phase I Environmental Site Assessment
Ganahl Lumber
1275 Bristol Street
Costa Mesa, California 92626
Partner Project No. 16-164952.1

Dear Mr. Roberts:

Partner Engineering North Carolina, PLLC (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in general conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (949) 481-9818.

Sincerely,



Robert Vaughn
National Client Manager

EXECUTIVE SUMMARY

Partner Engineering North Carolina, PLLC (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Underwood & Roberts, PLLC for the property located at 1275 Bristol Street in the City of Costa Mesa, Orange County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide Underwood & Roberts, PLLC with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the northeast side of Bristol Street and the southwest side of the Corona Del Mar Freeway within a mixed commercial and residential area of Orange County. Please refer to the table below for further description of the subject property:

Subject Property Data

Address:	1275 Bristol Street, Costa Mesa, California
Property Use:	Commercial
Land Acreage (Ac):	5.15 Ac
Number of Buildings:	One with one operations office shed and one storage shed
Number of Floors:	One with mezzanine
Gross Building Area (SF):	Approximately 22,400 SF (Total)
Date of Construction:	1974
Assessor's Parcel Number (APN):	427-362-01
Type of Construction:	Concrete Tilt-Up
Current Tenants:	Ganahl Lumber
Site Assessment Performed By:	Brittney Eugenio of Partner
Site Assessment Conducted On:	June 20, 2016

The subject property is currently occupied by Ganahl Lumber for commercial use. Onsite operations consist of lumber supply storage, milling, sawing, cutting and retail sales, office activities and vehicle fueling. In addition to the current structure, the subject property is also improved with one operations office shed, one storage shed, two diesel aboveground storage tanks (ASTs), asphalt-paved drive lanes and parking areas and limited landscaping.

According to available historical sources, the subject property was formerly undeveloped from at least 1927 to at least 1938; fallow/vacant land from at least 1947 to at least 1972; and developed with the current structure in 1974. Tenants on the subject property have included Ward & Harrington Lumber (in at least 1974); LP Home Center/Louisiana Pacific (from circa 1982 to circa 1986); Barr Lumber Company (from circa 1987 to 2000); and Ganahl Lumber (from 2000 to present).

The immediately surrounding properties consist of the Corona Del Mart Freeway to the northeast; Starbucks, Up In Smoke Shop, Christerpher's Nails and Spa, South Coast Massage Center, Newport Bay Dental,

Yokohama Sushi, Al Palace Chinese Food, Tummy Stuffer and Sweet Basil Café to the southeast; vacant land to the northwest; and Acapulco and Missions at the Back Bay to the southwest across Bristol Street.

According to topographic map interpretation and groundwater monitoring data available from the Regional Water Quality Control Board's (RWQCB's) GeoTracker website for a nearby site (Bristol Plaza Chevron at 300 Bristol Street Case #97UT025) located approximately 0.13-miles southeast of the subject property, groundwater in the vicinity of the subject property is inferred to be approximately 8 to 24 feet below ground surface (bgs) and flow toward the west-southwest.

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property; due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- According to Partner's review of available historical resources, the subject property has been occupied by various lumber companies since 1974 including Ward & Harrington Lumber (in at least 1974); LP Home Center/Louisiana Pacific (from circa 1982 to circa 1986); Barr Lumber Company (from circa 1987 to 2000); and Ganahl Lumber (from 2000 to present). Lumber mill operations can involve a variety of chemicals for treating wood (typically spray-applied). Information was not available regarding specific operations conducted by facilities on-site prior to the implementation of modern regulatory oversight; however, records beginning in the 1980s indicate on-site fueling, equipment servicing and repair, in addition to lumber mill operations. Information obtained from the South Coast Air Quality Management District (AQMD) online database indicates that L-P Home Center, Louisiana Pacific DBA was permitted to operate one gasoline underground storage tank (UST) (capacity not stated) in 1984; and Barr Lumber Company Inc. was permitted to operate one 8,000-gallon diesel UST in 1992. According to building records and a GeoTracker document, a UST was installed in 1973 and was of double-wall steel construction. No information pertaining to the exact location or removal date was available during the course of this assessment; and no records regarding these former tenants were on file with the Orange County Health Care Agency (OCHCA) and Costa Mesa Fire Department (CMFD). Additionally, 1X Barr Lumber generated 0.15 tons of tank bottom waste in 1993. Based on the lack of information regarding the USTs noted in the records and the lack of any subsurface sampling data; the long-term use of the subject property as a lumber facility represents a REC.

A *controlled recognized environmental condition (CREC)* refers to 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, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- Partner did not identify any historical recognized environmental conditions during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- Due to the age of the subject property building, there is a potential that asbestos-containing materials (ACMs) are present. Overall, all suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. Suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 1275 Bristol Street in the City of Costa Mesa, Orange County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed evidence of recognized environmental conditions and environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- A limited Phase II subsurface investigation (inclusive of a Ground Penetrating Radar (GPR) or similar geophysical survey) would be necessary to determine if the subject property has been adversely impacted by long-term use as a lumber facility, including the use of at least one UST.
- Prior to the disturbance of any suspect ACM in this facility, a comprehensive asbestos survey, designed to determine if the suspect ACM is a regulated material, is recommended. If such materials are identified and need to be disturbed, repaired or removed, a licensed abatement contractor should be consulted. Suspect ACM can also be managed under the auspices of an Operations and Maintenance (O&M) plan.

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- Appendix A** Site Photographs
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1.0 INTRODUCTION

Partner Engineering North Carolina, PLLC (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 1275 Bristol Street in the City of Costa Mesa, Orange County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-13, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent

activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

Underwood & Roberts, PLLC engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of Underwood & Roberts, PLLC. Either verbally or in writing, third parties may come into possession of this report or all or part of the information

generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed. A copy of Partner's standard Terms and Conditions can be found at <http://www.partneresi.com/terms-and-conditions.php>.

1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.
- Partner was not able to document the historical use of the subject property at five-year intervals or less for all time periods. No significant changes in property use were identified during undocumented periods greater than five years. Therefore, this data gap is not expected to alter the findings of this assessment.
- Partner's view of the ground during the site assessment was partially obstructed due to stored materials. Based on the reported absence of significant features in these areas, this limitation is not expected to alter the overall findings of this assessment.

Due to time constraints associated with this report, the Client has requested the report despite the above-listed limitations.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at 1275 Bristol Street in Costa Mesa, California is located on the northeast side of Bristol Street and the southwest side of the Corona Del Mar Freeway. According to Client-provided documents, the subject property is legally described as *LOT: 142 BLK: 6 TR#: 361 A TR 361 BLK 6 LOT 142 IRVINE SUB LOT 142 BLK 6* (abbreviated description), and ownership is currently vested in Harrington Investment Co, a partnership.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is currently occupied by Ganahl Lumber for commercial use. Onsite operations consist of lumber supply storage, milling, sawing, cutting and retail sales, office activities and vehicle fueling. The subject property consists of one single-story commercial building with a mezzanine level, one single-story operations office shed and one single-story storage shed. In addition to the current structure, the subject property is also improved with two diesel aboveground storage tanks (ASTs), asphalt-paved drive lanes and parking areas and limited landscaping.

The subject property is designated for commercial development by the City of Costa Mesa.

The subject property was identified as a Facility and Manifest Data (HazNet), Underground Storage Tank (UST), Historic UST (HIST UST), California Facility Inventory Database UST (CA FID UST) and a Statewide Environmental Evaluation and Planning System UST (SWEEPS UST) site in the regulatory database report, as further discussed in Section 4.2.

2.3 Current Use of Adjacent Properties

The subject property is located within a mixed commercial and residential area of Orange County. During the vicinity reconnaissance, Partner observed the following land uses on properties in the immediate vicinity of the subject property:

Immediately Surrounding Properties

- Northeast:** Corona Del Mar Freeway
- Southeast:** Starbucks (250 Bristol Street) and Up In Smoke Shop, Christopher's Nails and Spa, South Coast Massage Center, Newport Bay Dental, Yokohama Sushi, Al Palace Chinese Food, Tummy Stuffer and Sweet Basil Café (270 Bristol Street)
- Northwest:** Vacant land (1100 Bristol Street)
- Southwest:** Bristol Street beyond which are Acapulco (1262 Bristol Street) and Missions at the Back Bay (1300 Bristol Street)

The adjacent property to the southeast is identified as an EDR US Historic Cleaner, EnviroStor, Resource Conservation and Recovery Act-Small Quantity Generator (RCRA-SQG), Facility Index System (FINDS), HazNet and an Enforcement and Compliance History Information (ECHO) site in the regulatory database report. These listings are discussed in Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS) *Newport Beach, California* Quadrangle 7.5-minute series topographic map, dated 2015, was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 49 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently toward the west-southwest. Improvements with the exception of roadways are not depicted on the 2015 map.

A copy of the 2015 topographic map is included as Figure 3 of this report.

2.4.2 Hydrology

According to topographic map interpretation, groundwater in the vicinity of the subject property is inferred to flow toward the west-southwest. The nearest surface water in the vicinity of the subject property is the Delhi Channel located approximately 125-feet southwest of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the Mesa Water District serves the subject property vicinity. According to the 216 Water Quality Report, shallow groundwater beneath the subject property is not utilized for domestic purposes. The sources of public water for the City of Costa Mesa are local groundwater from the Orange County groundwater basin and surface water imported from the Colorado River and Northern California.

According to groundwater monitoring data available from the Regional Water Quality Control Board's (RWQCB's) GeoTracker website for a nearby site (Bristol Plaza Chevron at 300 Bristol Street Case #97UT025) located approximately 0.13-miles southeast of the subject property, the depth of groundwater in the vicinity of the subject property is inferred to be approximately 8 to 24 feet below ground surface (bgs).

2.4.3 Geology/Soils

The subject property is located in the Orange County Coastal Plain. The Orange County Coastal Plain is a relatively flat physiographic expression of alluvial fans and floor plains extending from the Pacific Ocean on the west, the foothills of the Santa Ana Mountains on the east, the Los Angeles-Orange County line on the north, and the San Joaquin Hills on the south. The stratigraphic sequence consist of a basement complex of Mesozoic and older igneous and metamorphic rocks which are overlain by Tertiary semi-consolidated sediments, Pleistocene and Recent alluvium. The alluvium in the vicinity of the property is reportedly hundred feet thick, with the upper 50 feet consisting of silty sands, medium-grained sands, silty clays and sandy clays.

Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Myford sandy loam. The Myford series consists of deep, moderately well drained, very slowly to moderately slowly permeable soils that formed in alluvium derived from mixed sources. Slopes range from 2 to 9 percent.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06059C0267J, dated December 3, 2009, the subject property appears to be located in Zone X (shaded), areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood (northwestern portion); and Zone X, an area located outside of the 100-year and 500-year flood plains (southeastern portion).

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

Historical Use Information

Period/Date	Source	Description/Use
1927-1938	Aerial Photographs, Topographic Maps	Undeveloped
1947-1972	Aerial Photographs, Topographic Maps	Fallow/vacant land
1974-Present	Aerial Photographs, Topographic Map, City Directories, Building Records, Interviews, Onsite Observations	Commercial (lumber yard) with current improvements in 1999

According to Partner’s review of available historical resources, the subject property has been occupied by various lumber companies since 1974 including Ward & Harrington Lumber (in at least 1974); LP Home Center/Louisiana Pacific (from circa 1982 to circa 1986); Barr Lumber Company (from circa 1987 to 2000); and Ganahl Lumber (from 2000 to present). Lumber mill operations can involve a variety of chemicals for treating wood (typically spray-applied). Information was not available regarding specific operations conducted by facilities on-site prior to the implementation of modern regulatory oversight; however, records beginning in the 1980s indicate on-site fueling, equipment servicing and repair, in addition to lumber mill operations. Information obtained from the South Coast Air Quality Management District (AQMD) online database indicates that L-P Home Center, Louisiana Pacific DBA was permitted to operate one gasoline UST (capacity not stated) in 1984; and Barr Lumber Company Inc. was permitted to operate one 8,000-gallon diesel UST in 1992. According to building records and a GeoTracker document, a UST was installed in 1973 and was of double-wall steel construction. No information pertaining to the exact location or removal date was available during the course of this assessment; and no records regarding these former tenants were on file with the Orange County Health Care Agency (OCHCA) and Costa Mesa Fire Department (CMFD). Additionally, 1X Barr Lumber generated 0.15 tons of tank bottom waste in 1993. Based on the lack of information regarding the USTs noted in the records and the lack of any subsurface sampling data; the long-term use of the subject property as a lumber facility represents a REC.

No other potential environmental concerns were identified in association with the current or former use of the subject property.

3.1 Aerial Photograph Review

Partner reviewed available aerial photographs of the subject property and surrounding area from Environmental Data Resources (EDR) on June 24, 2016. The following features were noted to be visible on the subject property and adjacent properties during the aerial photograph review:

<i>Date:</i>	<i>1927</i>	<i>Scale:</i>	<i>1"=500'</i>
Subject Property:	Appears to be undeveloped		
Northeast:	Appears to be undeveloped		
Southeast:	Appears to be undeveloped		
Northwest:	Appears to be mostly undeveloped with some sort of water reservoir and intersected by a creek and Bristol Street		

Date: 1927 *Scale:* 1"=500'
Southwest: Appears to be undeveloped across Bristol Street

Date: 1938 *Scale:* 1"=500'
Subject Property: Appears to be mostly undeveloped land intersected by dirt roads
Northeast: Appears to be mostly undeveloped intersected by dirt roads
Southeast: Appears to be developed with presumably a water tank and vacant land
Northwest: Appears to be developed with several commercial structures and intersected by a creek and Bristol Street
Southwest: No significant changes are noted.

Date: 1947 *Scale:* 1"=500'
Subject Property: Appears to be a mix of undeveloped and fallow land
Northeast: Appears to be a mix of undeveloped and fallow land
Southeast: Appears to be developed with several small commercial structures and presumably a water tank
Northwest: Appears to be developed with additional commercial structures with no other significant changes noted
Southwest: No significant changes are noted.

Date: 1953 *Scale:* 1"=500'
Subject Property: Appears to be fallow land
Northeast: Appears to be fallow land
Southeast: No significant changes are noted.
Northwest: No significant changes are noted.
Southwest: No significant changes are noted.

Date: 1963 *Scale:* 1"=500'
Subject Property: No significant changes are noted.
Northeast: No significant changes are noted.
Southeast: No significant changes are noted.
Northwest: Appears to be vacant land across a creek
Southwest: No significant changes are noted.

Date: 1972 *Scale:* 1"=500'
Subject Property: No significant changes are noted.
Northeast: No significant changes are noted.
Southeast: Appears to be vacant land
Northwest: Appears to be developed as some sort of industrial storage lot
Southwest: Appears to be developed with the current commercial and residential structures across Bristol Street

Date: 1977 *Scale:* 1"=500'
Subject Property: Appears to be developed with the current commercial structure and lumber storage yard
Northeast: Appears to be under construction with the Corona Del Mar Freeway

Date: 1977 *Scale:* 1"=500'

Southeast: Appears to be vacant land intersected by a dirt road
Northwest: No significant changes are noted.
Southwest: No significant changes are noted.

Date: 1989 *Scale:* 1"=500'

Subject Property: No significant changes are noted.
Northeast: Appears to be developed as the Corona Del Mar Freeway
Southeast: Appears to be developed with the current commercial structures
Northwest: No significant changes are noted.
Southwest: No significant changes are noted.

Date: 1995 *Scale:* 1"=500'

Subject Property: No significant changes are noted.
Northeast: No significant changes are noted.
Southeast: No significant changes are noted.
Northwest: Appears to be developed with several self-storage structures
Southwest: No significant changes are noted.

Date: 2005 *Scale:* 1"=500'

Subject Property: Appears to be developed with the current storage shed along the northwestern portion with no other significant changes noted
Northeast: No significant changes are noted.
Southeast: No significant changes are noted.
Northwest: Appears to be developed with additional self-storage structures with no other significant changes noted
Southwest: No significant changes are noted.

Date: 2009, 2010, 2012 *Scale:* 1"=500'

Subject Property: No significant changes are noted.
Northeast: No significant changes are noted.
Southeast: No significant changes are noted.
Northwest: Appears to be vacant land
Southwest: No significant changes are noted.

Copies of the aerial photographs are included in Appendix B of this report.

3.2 Fire Insurance Maps

Partner requested Sanborn Fire insurance maps from EDR. EDR responded on June 16, 2016 that Sanborn map coverage was not available for the subject property. A copy of the no coverage documentation is included in Appendix B of this report.

3.3 City Directories

Partner reviewed historical city directories obtained from Haines and Company, Inc. and Sherman Public Library on June 24, 2016 for past names and businesses that were listed for the subject property and adjacent properties. The findings are presented in the following table:

City Directory Search for 1275 Bristol Street (Subject Property)

Year(s) Occupant Listed

1951, No Listings
1958,
1964,
1970,
1976,
1983,
1988,
1993,
1999
2003 Ganahl Lumber Co
2009 Ganahl Lumber Co

According to the city directory review, the subject property has been occupied by Ganahl Lumber Co (from at least 2003 to at least 2009). Please refer to Section 3.0 for further discussion on the subject property tenants.

City Directory Search for Adjacent Properties

Year(s) Occupant Listed

1951, No Listings
1958,
1964
1970 Derby Airport Restaurant (1262 Palisades Road), Rancho Palisades Apartments and several residential listings (1330 Palisades Road)
1976 No Listings
1983 Der Wienerschnitzel (250 Bristol Street), Al Palace Restaurant, Bristol Village Trv, Chiropractic Assocts, Diversified Assocts, Diversified Devlpmnt, Diversified Investm, Diversified Shopping, Hair Depot, Harmon Betty J DC, Nanban Express, Pilj Barbara L Dr, Sir Speedy Printing, The Hair Depot, Trollen Kent B & Asso, Tummy Stuffer (270 Bristol Street), Acapuloco Mex Rest (1262 Bristol Street)
1988 Chelseas, Weldons (250 Bristol Street), Al Palace Restaurant, Bristol Village Trb, Commercial Pac Dvlprs, Ecco Salon, Indep Roofing Cnslt, Korby Construction, Le Troquet, Nanban Express, Rent A Flick Video, Salon Ecco, Tummy Stuffer, Whitener P D DDS (270 Bristol Street)
1993 Chelseas, Weldons (250 Bristol Street), Al Palaca Chns Rest, Chandler Commnctns, East Coast Telcom, Ecco Beauty Supply, Ecco Salon, K S B America Inc., Le Troquet, Nanban Express, Postal Plus, Salon Ecco, Sir Speedy Printing, Team Golf USA, Travelhose Sthrn CA, Tummy Stuffer, Vision Marketing (270 Bristol Street)
1999 Wienerschnitzel 382 (250 Bristol Street), Al Palace Chns Rest, Davis G L Refrigeration, Ecco Beauty Supply, Ecco Salon, Loveless Liliana, Mind Meld Inc., Postal Plus, Salon Ecco, Sweet Basil, Tokyo Bowl, Tummy Stuffer (270 Bristol Street), Sutton Janet L (1100 (270 Bristol Street), Apartments and several residential listings (1330 Bristol Street)
2003 Wienerschnitzel 382 (250 Bristol Street), **A L & J's Cleaners**, Al Palace Chns Rest, Body Comfort, Davis G L Refrigeration, Ecco Beauty Supply, Ecco Salon, In Production, Loveless Liliana, Postal Plus, Salon Ecco, Sweet Basil, The Grill Natsu, Tummy Stuffer (270 Bristol Street), Apartments and several residential listings (1330 Bristol Street)

City Directory Search for Adjacent Properties

Year(s) Occupant Listed

2009 Al Palace Chns Rest, Keiretsu Foroum, Maki Yaki 31 Japanese Grill, Postal Plus, Salon Ecco, Teriyaki Time, Tummy Stuffer (270 Bristol Street), Bristol St Mini Storage & RV (1100 Bristol Street), Acapulco Mxcn Rest Y Cntna (1262 Bristol Street), Missions at the Back Bay Apartments and several residential listings (1330 Bristol Street)

According to the city directory review, the adjacent properties have been occupied by various residential and commercial tenants including a dry cleaners, restaurants, a printing facility, hair salons, a dental office and a self-storage facility. Please refer to Section 4.2.3 for further discussion on the adjacent tenants identified in the regulatory database report.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from USGS online on June 24, 2016. The following features were noted to be depicted on the subject property and adjacent properties during the topographic map review:

Date: 1932, 1935

Subject Property: Depicted as undeveloped
Northeast: Depicted as undeveloped
Southeast: Depicted as developed with several small structures
Northwest: Depicted as mostly undeveloped intersected by Delhi Drainage Ditch and Palisades Road
Southwest: Depicted as undeveloped across Palisades Road

Date: 1949, 1951

Subject Property: No significant changes are noted.
Northeast: No significant changes are noted.
Southeast: Depicted as developed with a small structure and a water well
Northwest: Depicted as developed with several small structures and intersected by a creek and Palisades Road
Southwest: No significant changes are noted.

Date: 1965

Subject Property: No significant changes are noted.
Northeast: No significant changes are noted.
Southeast: Depicted as developed with several small structures, a water tank and a water well
Northwest: Depicted as vacant land across Santa Ana Delhi Channel
Southwest: Depicted as mostly undeveloped intersected by an unimproved road across Palisades Road

Date: 1972

Subject Property: No significant changes are noted.
Northeast: No significant changes are noted.
Southeast: No significant changes are noted.
Northwest: No significant changes are noted.

Date: 1972

Southwest: Depicted as developed with several structures with no other significant changes noted across Palisades Road

Date: 1981

Subject Property: Depicted as developed with the current commercial structure

Northeast: Depicted as partially developed with the Corona Del Mar Freeway

Southeast: Depicted as developed with several small structures and a water tank

Northwest: No significant changes are noted.

Southwest: No significant changes are noted.

Copies of reviewed topographic maps are included in Appendix B of this report.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 Health Department

Regulatory Agency Data

Name of Agency:	Orange County Health Care Agency (OCHCA)
Point of Contact:	Luis Ramirez
Agency Address:	1241 East Dyer Road Suite 120, Santa Ana, California 92702
Agency Phone Number:	(714) 433-6000
Date of Contact:	June 16 and 29, 2016
Method of Communication:	Faxed Request/Phone
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the OCHCA.

4.1.2 Fire Department

Regulatory Agency Data

Name of Agency:	Costa Mesa Fire Department (CMFD)
Point of Contact:	Michael Dunn
Agency Address:	77 Fair Drive, Costa Mesa, California 92628
Agency Phone Number:	(714) 754-5327
Date of Contact:	June 16 and 29, 2016
Method of Communication:	Online/Email
Summary of Communication:	According to records reviewed, several Hazardous Materials Business Emergency Plan and Inventory Certification Statements dated between 2002 and 2010 were on file for Ganahl Lumber. During an inspection conducted in 2009, a fire code violation was issued to provide retractable hosing on the tanks. The violation was corrected that same year. Hazardous materials inventory forms indicated propane (AST) and diesel (300-gallon AST) stored and used onsite. Please refer to Section 3.0 for further discussion of the subject property's use as a lumber facility.

A copy of pertinent documents is included in Appendix B of this report.

4.1.3 Air Pollution Control Agency

Regulatory Agency Data

Name of Agency:	South Coast Air Quality Management District (AQMD)
Source:	http://www3.aqmd.gov/webappl/fim/prog/search.aspx
Agency Phone Number:	(909) 396-2000
Date of Contact:	June 16, 2016
Method of Communication:	Online
Summary of Communication:	According to records reviewed, L-P Home Ctr was granted a Permit to Operate (PTO) one gasoline storage tank and one gas dispensing

Regulatory Agency Data

nozzle in 1984. No Notices of Violation (NOV) or Notices to Comply (NTC) were issued.

In addition, Barr Lumber Company Inc. was granted one PTO for one 8,000-gallon diesel UST, one diesel dispensing nozzle, one 100-gallon waste oil AST and one 499-gallon propane AST in 1992. No NOV or NTCs were issued. Please refer to Section 3.0 for further discussion use of the subject property as a lumber facility.

A copy of pertinent documents is included in Appendix B of this report.

4.1.4 Regional Water Quality Agency

Regulatory Agency Data

Name of Agency:	Regional Water Quality Control Board (RWQCB)
Source:	http://geotracker.waterboards.ca.gov/default.asp
Agency Phone Number:	(916) 341-5791
Date of Contact:	June 16, 2016
Method of Communication:	Online
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the RWQCB.

4.1.5 Department of Toxic Substances Control

Regulatory Agency Data

Name of Agency:	California Department of Toxic Substances Control (DTSC)
Source:	http://www.envirostor.dtsc.ca.gov/public/ http://hwts.dtsc.ca.gov/report_list.cfm
Agency Phone Number:	(800) 728-3618
Date of Contact:	June 16, 2016
Method of Communication:	Online
Summary of Communication:	

According to records reviewed, the subject property is identified in the Hazardous Waste Tracking System (HWTS) online database, as discussed below:

- 1X Barr Lumber Company is listed under EPA ID No. CAC000273777. No hazardous waste manifests were reported. This facility is listed as inactive as of October 25, 2000.
- 1X Barr Lumber is listed under EPA ID No. CAC000867688. This facility generated 0.15 tons of tank bottom waste in 1993. This facility is listed as inactive as of October 25, 2000.
- Barr Lumber is listed under EPA ID No. CAC001358296. This facility generated 0.57 tons of waste oil and mixed oil in 1998. This facility is listed as inactive as of July 29, 1998.
- Ganahl Lumber is listed under EPA ID No. CAC002113296. No hazardous waste manifests were reported. This facility was listed as inactive as of October 25, 2000.

Please refer to Section 3.0 for further discussion of the use of the subject property as a lumber facility.

A copy of pertinent documents is included in Appendix B of this report.

4.1.6 Building Department

Regulatory Agency Data

Name of Agency:	Costa Mesa Building Department (CMBD)
Point of Contact:	Michael Dunn
Agency Address:	77 Fair Drive, Costa Mesa, California 92628
Agency Phone Number:	(714) 754-5676
Date of Contact:	June 16 and 29, 2016
Method of Communication:	Email
Summary of Communication:	Records were available for review, as further discussed in the following table.

Building Records Reviewed for 1275 Bristol Street (Subject Property)

Year(s)	Owner/Applicant	Description
1973	Ward & Harrington Lumber	Building permit for underground storage tanks
1974	Ward & Harrington	Building permit for dry strand pipe
1983	James Harrington	Building permit to enclose existing mezzanine
1984	Louisiana Pacific Co	Building permit to re-roof
1986	Louisiana Pacific	Building permit for 315 SF solarium addition
1988	James Harrington	Building permit for tenant improvements
1999	Harrington Investment Co	Building permit to construct a 2,912 SF lumber storage shed along the left side of the property line
1999	Harrington Investment Co	Building permit to add 3,144 SF open cover for storage at rear of home center
2003	Harrington Investment Co	Building permit to re-roof existing commercial building with polyester fabric and base coat emulsion
2005	Harrington Investment Co	Building permit to replace existing dust collector

A copy of pertinent documents is included in Appendix B of this report.

4.1.7 Planning Department

Regulatory Agency Data

Name of Agency:	Costa Mesa Planning Department (CMPD)
Agency Address:	77 Fair Drive, Costa Mesa, California 92628
Agency Phone Number:	(714) 754-5245
Date of Contact:	June 16, 2016
Method of Communication:	Online
Summary of Communication:	According to records reviewed, the subject property is zoned C-2 for commercial development by the City of Costa Mesa.

4.1.8 Oil & Gas Exploration

Regulatory Agency Data

Name of Agency:	California Division of Oil, Gas and Geothermal Resources (DOGGR)
Source:	http://maps.conservation.ca.gov/doggr/#close
Agency Phone Number:	(916) 322-1080

Regulatory Agency Data

Date of Contact: June 16, 2016
Method of Communication: Online
Summary of Communication: According to DOGGR, no oil or gas wells are located on or adjacent to the subject property.

4.1.9 Assessor's Office

Regulatory Agency Data

Name of Agency: Orange County Assessor (OCA)
Agency Address: 11 Civic Center Plaza, Santa Ana, California 92701
Agency Phone Number: (714) 834-2727
Date of Contact: June 16, 2016
Method of Communication: Online
Summary of Communication: According to records reviewed, the subject property is identified by Assessor's Parcel Number (APN) 427-362-01 and is currently owned by Harrington Investment Co, a partnership. The current building was constructed in 1974 and totals approximately 22,400 square feet on a 5.15 acre lot.

4.2 Mapped Database Records Search

Information from standard federal, state, county, and city environmental record sources was provided by Environmental Data Resources, Inc. (EDR). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

Using the ASTM definition of migration, Partner considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

4.2.1 Regulatory Database Summary

Radius Report Data

Database	Search Radius (mile)	Subject Property	Adjacent Properties	Sites of Concern
Federal NPL or Delisted NPL Site	1.00	N	N	N
Federal CERCLIS Site	0.50	N	N	N
Federal CERCLIS-NFRAP Site	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSDF Facility	0.50	N	N	N
Federal RCRA Generators Site (LOG, SQG, CESQG)	0.25	N	Y	N
Federal IC/EC Registries	0.50	N	N	N
Federal ERNS Site	Subject Property	N	N/A	N/A

Radius Report Data

Database	Search Radius (mile)	Subject Property	Adjacent Properties	Sites of Concern
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	Y	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site	0.50	N	N	N
State/Tribal Registered Storage Tank Sites (UST/AST)	0.25	Y	N	N
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N
State/Tribal Spills	0.50	N	N	N
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N
HazNet	Varies	Y	Y	N
FINDS	Varies	N	Y	N
ECHO	Varies	N	Y	N
EDR MGP	Varies	N	N	N
EDR US Hist Auto Station	Varies	N	N	N
EDR US Hist Cleaners	Varies	N	Y	N

4.2.2 Subject Property Listings

The subject property is identified as a HazNet, UST, HIST UST, CA FID UST and a SWEEPS UST site in the regulatory database report, as discussed below:

- The subject property, identified as Louisiana-Pacific Corporation and Barr Lumber at 1275 Bristol Street, are listed as a permitted UST facility. According to the radius report, this facility was permitted to operate one 8,000-gallon diesel UST. The UST was installed in 1973. No information pertaining to the exact location or removal date was available during the course of this assessment. Information obtained from the AQMD online database indicates that L-P Home Center, Louisiana Pacific DBA was permitted to operate one gasoline UST (capacity not stated) in 1984; and Barr Lumber Company Inc. was permitted to operate one 8,000-gallon diesel UST in 1992. No records regarding these former tenants were on file with the OCHCA and CMFD. Additionally, 1X Barr Lumber and Barr Lumber at 1275 Bristol Street, are listed as hazardous waste generators. In 1993, 1X Barr Lumber generated 0.15 tons of tank bottom waste. In 1998, Barr Lumber generated 0.62 tons of waste oil and mixed oil. Based on the lack of information regarding the exact location of the UST and the lack of removal/closure and confirmatory sampling data; the former UST represents a REC. Please refer to Section 3.0 for further discussion concerning on-site USTs.

4.2.3 Adjacent Property Listings

The adjacent property to the southeast is identified as an EDR US Historic Cleaner, EnviroStor, RCRA-SQG, FINDS, HazNet and an ECHO site in the regulatory database report, as discussed below:

- The property identified as Al and J's Cleaners at 270 Bristol Street Suite 106 is located adjacent to the southeast (hydrologically cross-gradient) of the subject property. According to the regulatory database report and review of historical city directories, this facility operated as a dry cleaner from

circa 2000 to circa 2004. This facility was permitted to generate and store hazardous waste onsite as a small quantity generator. Hazardous waste generated included tetrachloroethylene (PCE) and other halogenated solvents between 2000 and 2004. No violations were found. Information obtained from the AQMD online database indicates this facility was permitted to operate dry cleaning equipment utilizing PCE in at least 2000. This facility is listed in the EnviroStor database with a status of "evaluation". No records were on file with the DTSC. However, information obtained from the HWTS indicates 33.71 tons of contaminated soils were removed from this property from site clean-up. In addition, records on file with the OCHCA four phases of subsurface investigations were conducted at this property in 2004. As part of Phase I, four geoprobe borings were drilled outside the rear door of the tenant unit, at the front and rear of the dry cleaning equipment and in the drum storage area. According to laboratory analytical results, PCE was detected as high as 150 milligrams per kilogram (mg/kg) at a depth of two feet bgs at the rear of the dry cleaning equipment and trichloroethene (TCE) was detected as high as 0.11 mg/kg at a depth of two feet bgs in front of the dry cleaning equipment. PCE was not detected at a depth of 15 feet bgs and TCE was not detected at five, 10, and 15 feet bgs. During Phases II and III, twelve additional geoprobe borings were drilled and sampled including in the tenant unit adjacent to the east of the former dry cleaner. Analytical results indicated that the contamination was limited to the vicinity of the dry cleaning equipment. Additionally, PCE was detected in the east adjacent unit at 1.73 mg/kg at a depth of two feet bgs. However, PCE was not detected at five and 10 feet bgs in the adjacent unit. During the final phase of subsurface investigations, six additional geoprobe borings were drilled and sampled. PCE was detected as high as 0.112 mg/kg at two feet bgs near the dry cleaning equipment and at 0.0015 mg/kg at 10 feet bgs in the east adjacent unit. TCE was not detected above laboratory detection limits at any depth. In September 2004, approximately 44 tons of impacted soil was removed. Confirmatory soil samples indicated low concentrations of PCE with the exception of 1.7 mg/kg detected in the south wall at a depth of six feet bgs. Additional soil was excavated from this area and confirmation soil sampling indicated PCE decreased to a concentration of 0.428 mg/kg. The OCHCA conducted a vapor risk assessment using HCA's mass-based model for both the dry cleaning unit and the east adjacent unit. According to the vapor risk assessment, the combined excess lifetime cancer risks from both PCE and TCE for the dry cleaning unit and from PCE for the east adjacent unit were calculated at less than one in a million. As a result, the OCHCA in concurrence with the Santa Ana RWQCB issued a No Further Action (NFA) letter to Donahue Schriber Realty Group LP (responsible party) on January 26, 2005. Based on the analytical results, regulatory closure and the inferred direction of groundwater flow, the former adjacent dry cleaner is not expected to represent a significant environmental concern at this time.

4.2.4 Sites of Concern Listings

Three additional sites warrant further discussion, as discussed below:

- The property identified as Bristol Village Cleaners at 260 Bristol Street is located approximately 105-foot southeast (hydrologically cross-gradient) of the subject property. According to the regulatory database report and review of historical city directories, this facility operated as a dry cleaner from

circa 1987 to circa 2005. This facility was permitted to generate and store hazardous waste onsite as a small quantity generator. Hazardous waste generated included PCE, trichloroethylene (TCE), aqueous solution ($2 < \text{pH} < 12.5$) with organic residues less than 10%, halogenated solvents, unspecified oil-containing waste and solids/sludges with halogenated organic compounds greater than greater than or equal to 1,000 milligrams per kilogram (mg/kg). No violations were reported in the RCRA or ECHO database. This site reported a release of PCE in 1997, which reportedly impacted soil and groundwater. The release occurred as a result of on-site dry cleaning activities and was reported to the lead agencies (OCHCA and Santa Ana RWQCB) in 1997. Remedial activities were not specified in the regulatory database report or GeoTracker and EnviroStor online databases. Information obtained from the OCHCA indicates that PCE was detected as high as 82 mg/kg at a depth of two feet bgs and at a maximum depth of 10 feet bgs (0.006 mg/kg). According to a vapor risk assessment conducted for the site, the excess lifetime cancer risk was calculated at less than one in a million. As a result, the OCHCA in concurrence with the Santa Ana RWQCB issued a NFA letter to Diversified Shopping Centers (responsible party) on January 14, 1997. Based on the regulatory closure and the inferred direction of groundwater flow, the nearby dry cleaner is not expected to represent a significant environmental concern at this time.

- The property identified as Santa Ana Army Air Base (SAAAB) and Costa Mesa Air National Guard (ANG) on the south side of Presidio Drive and west side of Newport Boulevard is located approximately 0.28-miles northwest (hydrologically cross-gradient) of the subject property. The former SAAAB consisted of approximately 1,336 acres of land and operated as a training facility between 1942 and 1944 and a redistribution center, convalescent hospital and discharge station for returning soldiers from 1944 until 1946. Since 1964, the Costa Mesa ANG station operated on 8.5 acres of this former SAAAB property. Onsite operations consisted of routine vehicle maintenance, generators and other various ground equipment. Subsurface investigations began as early as 1990. Constituents of concern detected in soil and groundwater include diesel, gasoline, metals, polynuclear aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs) including TCE, and waste oil. Remedial activities including groundwater monitoring and impacted-soil removal have been ongoing since the early 2000s. According to the Final Work Plan for Remedial Investigation/Feasibility Study dated August 2015, future work will include additional soil, soil vapor and groundwater sampling. Based on the regulatory oversight, ongoing remediation, relative distance from the subject property and the inferred direction of groundwater flow, the former SAAAB and Costa Mesa ANG is not expected to represent a significant environmental concern at this time.
- The property identified as Newport Avenue Station #1 at the Northwest Corner of Newport Freeway & Bristol Street is located approximately 0.24-miles northwest (hydrologically cross-gradient) of the subject property. According to information obtained from the Geotracker website, Orange County operated a refuse disposal station at the adjoining property to the east from 1946 to 1955. This site is filled with municipal solid waste, wood, concrete block, brick, glass, and cans. Groundwater monitoring has been conducted at the Newport Avenue Landfill since 1994. The closest monitoring well to the subject property, MW-5R, is located approximately 0.24-miles northwest of the subject

property. According to the most recent sampling data available (collected in September 2015), TCE was detected at a concentration of 1.7 micrograms per Liter ($\mu\text{g/L}$), which is below the Maximum Contaminant Limit (MCL) of 5 $\mu\text{g/L}$. According to records reviewed, the source of TCE is believed to be an up-gradient source (not the landfill), however; the source has not been established. Based on Partner's review of historical investigations associated with Newport Avenue Station #1, the landfill was formerly used as a dump associated with the SAAAB. The SAAAB is further discussed above. Based on the regulatory oversight, relative distance from the subject property and the inferred direction of groundwater flow, the former landfill is not expected to represent a significant environmental concern at this time.

4.2.5 Orphan Listings

No orphan listings identified in the regulatory database report were found to be sites of concern.

A copy of the regulatory database report is included in Appendix C of this report.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-13, Partner requested the following site information from Underwood & Roberts, PLLC (User of this report).

User Responsibilities				
Item	Provided By User	Not Provided By User	Discussed Below	Does Not Apply
Environmental Pre-Survey Questionnaire			X	
Title Records, Environmental Liens, and AULs			X	
Specialized Knowledge			X	
Actual Knowledge			X	
Valuation Reduction for Environmental Issues			X	
Identification of Key Site Manager	Section 5.1.3			
Reason for Performing Phase I ESA	Section 1.1			
Prior Environmental Reports		X		
Other				X

5.1 Interviews

5.1.1 Interview with Owner

The owner of the subject property, identified as Harrington Investment Co, a partnership, was not available to be interviewed at the time of the assessment.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User.

5.1.3 Interview with Key Site Manager

Mr. Danny Knebusch, customer service manager, indicated that he had no information pertaining to any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

According to Mr. Knebusch, the subject property has been utilized as a lumber yard for at least 13 years. Prior to that, the subject property was utilized for the same lumber yard use. Mr. Knebusch further stated that there are no USTs, clarifiers, oil/water separators, groundwater monitoring wells, or hazardous substance use/storage/generation on the subject property to the best of his knowledge. According to Mr. Knebusch, the subject property is equipped with two diesel ASTs for occasional vehicle fueling. The subject property consists of a home center, garden, lumber storage and lumber mill. Mr. Knebusch stated that there is no wood treatment or chemicals used in the milling process.

5.1.4 Interviews with Past Owners, Operators and Occupants

Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap.

5.1.5 Interview with Others

As the subject property is not an abandoned property as defined in ASTM 1527-13, interview with others were not performed.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was provided with a Preliminary Report prepared by First American Title Company and dated June 9, 2016. According to the report, title is vested in Harrington Investment Co, a partnership. No environmentally significant information was identified in this report.

5.2.2 Specialized Knowledge

No specialized knowledge of environmental conditions associated with the subject property was provided by the User at the time of the assessment.

5.2.3 Actual Knowledge of the User

The User was not aware of any environmental lien or AULs encumbering the subject property or in connection with the subject property at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

No knowledge of valuation reductions associated with the subject property was indicated by the User at the time of the assessment.

5.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not provide information that is commonly known or *reasonably ascertainable* within the local community about the subject property at the time of the assessment.

5.2.6 Previous Reports and Other Provided Documentation

No previous reports or other pertinent documentation was provided to Partner for review during the course of this assessment.

6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was sunny and clear. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

Site Assessment Data

Site Assessment Performed By: Brittney Eugenio
Site Assessment Conducted On: June 20, 2016

The table below provides the subject property personnel interviewed during the field reconnaissance:

Site Visit Personnel for 1275 Bristol Street (Subject Property)

Name	Title/Role	Contact Number	Site Walk* Yes/No
Danny Knebusch	Customer Manager	Service (714) 513-3871	Yes

* Accompanied Partner during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property

No potential environmental concerns were identified during the onsite reconnaissance.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste generated at the subject property is disposed of in commercial dumpsters located on the subject property. An independent solid waste disposal contractor removes solid waste from the subject property. According to property personnel, only household trash is collected in the on-site solid waste dumpsters. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The City of Costa Mesa services the subject property vicinity. No wastewater treatment facilities or septic systems are observed or reported on the subject property.

6.1.3 Surface Water Drainage

Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards storm water drains located throughout the subject property and in the public right of way. Site storm water from roofs, landscaped areas, and paved areas is directed to on-site concrete swales, which drain to the public right of way, and to off-site storm water drains. The subject property is connected to a municipally owned and maintained sewer system.

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Fish & Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No surface impoundments,

wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity provided by Southern California Edison (SCE).

6.1.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

6.1.6 Wastewater

Domestic wastewater generated at the subject property is disposed by means of the sanitary sewer system. No industrial process is currently performed at the subject property.

6.1.7 Septic Systems

No septic systems were observed or reported on the subject property.

6.1.8 Additional Site Observations

No additional general site characteristics were observed during the site reconnaissance.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

Partner identified hazardous substances used, stored, and/or generated on the subject property as noted in the following table:

<i>Hazardous Substances and/or Petroleum Products Noted Onsite</i>				
Substance	Container Size	Location	Nature of Use	Disposal Method
Paints, Adhesives, Thinners, etc.	Various retail-sized quantities	Home Center Portion, Mill Area	Retail Sale and Routine Maintenance	N/A
Propane	Several 5-gallon cylinders	Northern Portion of Subject Property	Forklifts	N/A
Diesel	2x 300-gallon ASTs	Northwestern Portion of Subject Property	Vehicle Fueling	N/A

The materials were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. Secondary containment is provided for the two diesel ASTs. Based on the nature of use, overall small quantities observed, presence of secondary containment, and/or lack of violations on-file with the local fire department, these materials are not expected to represent a significant environmental concern.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

No evidence of current USTs was observed during the site reconnaissance.

Partner observed two 300-gallon ASTs for the storage of diesel on the subject property. The ASTs are located on the northwestern portion of the subject property within a concrete-bermed area. The ASTs are equipped with secondary containment. Mr. Knebusch is unaware of the date of installation of the two ASTs. No staining, leaks or spills were noted in the vicinity of the ASTs, and no release have been reported to the OCHCA and CMFD. Based on the presence of secondary containment, lack of visual staining and the lack of a documented release or violation, the presence of the ASTs is not expected to represent a significant environmental concern at this time.

6.2.3 Evidence of Releases

No spills, stains or other indications that a significant surficial release has occurred at the subject property were observed.

6.2.4 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified: 1) Less than 50 parts per million (ppm) of PCBs – “*Non-PCB*,” 2) 50 ppm-500 ppm – “*PCB-Contaminated*,” and, 3) Greater than 500 ppm – “*PCB-Containing*.” The manufacture, process, or distribution in commerce or use of any PCB in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

The on-site reconnaissance addressed indoor and outdoor transformers that may contain PCBs. One pad-mounted transformer was observed on the subject property. The transformer is not labeled indicating PCB content. No staining or leakage was observed in the vicinity of the transformer. SCE maintains ownership and operational responsibility for the transformer and that the unit does not contain PCBs. Based on the good condition of the equipment, the transformer is not expected to represent a significant environmental concern.

Partner observed a hydraulic cardboard baler located along the northwestern portion of the home center portion of the subject property building. No signs of significant release of fluids was noted from this equipment. Based on the observed conditions, the baler is not expected to represent a significant environmental concern.

Additionally, no other potential PCB-containing equipment (interior transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, etc.) was observed on the subject property during Partner's reconnaissance.

6.2.5 Strong, Pungent or Noxious Odors

No strong, pungent or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

No pools of liquid were observed on the subject property during the site reconnaissance.

6.2.7 Drains, Sumps and Clarifiers

No drains, sumps, or clarifiers, other than those associated with storm water removal, were observed on the subject property during the site reconnaissance.

6.2.8 Pits, Ponds and Lagoons

No pits, ponds or lagoons were observed on the subject property.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are "presumed asbestos-containing material" (PACM).

The subject property building was constructed in 1974. Partner has conducted a limited, visual evaluation of accessible areas for the presence of suspect ACMs at the subject property. The objective of this visual survey was to note the presence and condition of suspect ACM observed. Please refer to the table below for identified suspect ACMs:

<i>Suspect ACMs</i>			
Suspect ACM	Location	Friable Yes/No	Physical Condition
Drywall Systems	Throughout Home Center Building Interior	No	Good
Floor Tiles	Portions of Home Center Building Interior	No	Good
Floor Tile Mastic	Portions of Home Center Building Interior	No	Good
Ceiling Tiles	Portions of Home Center Building Interior and Operations Office Shed	Yes	Good
Roofing Materials	Roofs	No	Not Assessed

The limited visual survey consisted of noting observable materials (materials which were readily accessible and visible during the course of the site reconnaissance) that are commonly known to potentially contain asbestos. This activity was not designed to discover all sources of suspect ACM, PACM, or asbestos at the site; or to comply with any regulations and/or laws relative to planned disturbance of building materials such as renovation or demolition, or any other regulatory purpose. Rather, it is intended to give the User an indication if significant (significant due to quantity, accessibility, or condition) potential sources of ACM or PACM are present at the subject property. Additional sampling, assessment, and evaluation will be warranted for any other use.

Partner was not provided building plans or specifications for review, which may have been useful in determining areas likely to have used ACM.

Prior to the disturbance of any suspect ACM in this facility, a comprehensive asbestos survey, designed to determine if the suspect ACM is a regulated material, is recommended. If such materials are identified and need to be disturbed, repaired or removed, a licensed abatement contractor should be consulted. Suspect ACM can also be managed under the auspices of an Operations and Maintenance (O&M) plan.

6.3.2 Lead-Based Paint (LBP)

Due to the non-residential nature of use of the subject property, LBP was not considered within the scope of this assessment.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

<i>EPA Radon Zones</i>		
EPA Zones	Average Predicted Radon Levels	Potential
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 3. Based upon the radon zone classification and non-residential property use, radon is not considered to be a significant environmental concern.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the Mesa Water District serves the subject property vicinity. According the 2016 Water Quality Report, shallow groundwater beneath the subject property is not utilized for domestic purposes. The sources of public water for the City of Costa

Mesa are local groundwater from the Orange County groundwater basin and surface water imported from the Colorado River and Northern California. According to the City of Costa Mesa and the 2016 Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g. in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

Partner observed accessible, interior areas for the subject property building and operations office shed for significant evidence of mold growth with the exceptions detailed in Section 1.5 of this report; however, this ESA should not be used as a mold survey or inspection. Additionally, this limited assessment was not designed to assess all areas of potential mold growth that may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the subject property. This evaluation did not include a review of pipe chases, mechanical systems, or areas behind enclosed walls and ceilings.

No obvious indications of water damage or mold growth were observed during Partner's visual assessment.

6.4 Adjacent Property Reconnaissance

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises. No items of environmental concern were identified on the adjacent properties during the site assessment, including hazardous substances, petroleum products, ASTs, USTs, evidence of releases, PCBs, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards.

7.0 FINDINGS AND CONCLUSIONS

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property; due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- According to Partner's review of available historical resources, the subject property has been occupied by various lumber companies since 1974 including Ward & Harrington Lumber (in at least 1974); LP Home Center/Louisiana Pacific (from circa 1982 to circa 1986); Barr Lumber Company (from circa 1987 to 2000); and Ganahl Lumber (from 2000 to present). Lumber mill operations can involve a variety of chemicals for treating wood (typically spray-applied). Information was not available regarding specific operations conducted by facilities on-site prior to the implementation of modern regulatory oversight; however, records beginning in the 1980s indicate on-site fueling, equipment servicing and repair, in addition to lumber mill operations. Information obtained from the South Coast Air Quality Management District (AQMD) online database indicates that L-P Home Center, Louisiana Pacific DBA was permitted to operate one gasoline underground storage tank (UST) (capacity not stated) in 1984; and Barr Lumber Company Inc. was permitted to operate one 8,000-gallon diesel UST in 1992. According to building records and a GeoTracker document, a UST was installed in 1973 and was of double-wall steel construction. No information pertaining to the exact location or removal date was available during the course of this assessment; and no records regarding these former tenants were on file with the Orange County Health Care Agency (OCHCA) and Costa Mesa Fire Department (CMFD). Additionally, 1X Barr Lumber generated 0.15 tons of tank bottom waste in 1993. Based on the lack of information regarding the USTs noted in the records and the lack of any subsurface sampling data; the long-term use of the subject property as a lumber facility represents a REC.

A *controlled recognized environmental condition (CREC)* refers to 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, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- Partner did not identify any historical recognized environmental conditions during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- Due to the age of the subject property building, there is a potential that asbestos-containing materials (ACMs) are present. Overall, all suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. Suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 1275 Bristol Street in the City of Costa Mesa, Orange County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed evidence of recognized environmental conditions and environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- A limited Phase II subsurface investigation (inclusive of a Ground Penetrating Radar (GPR) or similar geophysical survey) would be necessary to determine if the subject property has been adversely impacted by long-term use as a lumber facility, including the use of at least one UST.
- Prior to the disturbance of any suspect ACM in this facility, a comprehensive asbestos survey, designed to determine if the suspect ACM is a regulated material, is recommended. If such materials are identified and need to be disturbed, repaired or removed, a licensed abatement contractor should be consulted. Suspect ACM can also be managed under the auspices of an Operations and Maintenance (O&M) plan.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at 1275 Bristol Street in the City of Costa Mesa, Orange County, California in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Brittney Eugenio
Environmental Scientist

Reviewed By:



Cynthia Brisbane
Project Manager



Robert Vaughn
National Client Manager

9.0 REFERENCES

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13

Environmental Data Resources (EDR), Radius Report, Certified Sanborn Map Report, Aerial Photo Decade Package, June 2016

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via the internet, June 2016

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, June 2016

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, June 2016

United States Geological Survey, accessed via the internet, June 2016

United States Geological Survey Topographic Map, 7.5 minute series, accessed via the internet, June 2016

FIGURES

- 1 SITE LOCATION MAP**
- 2 SITE PLAN**
- 3 TOPOGRAPHIC MAP**

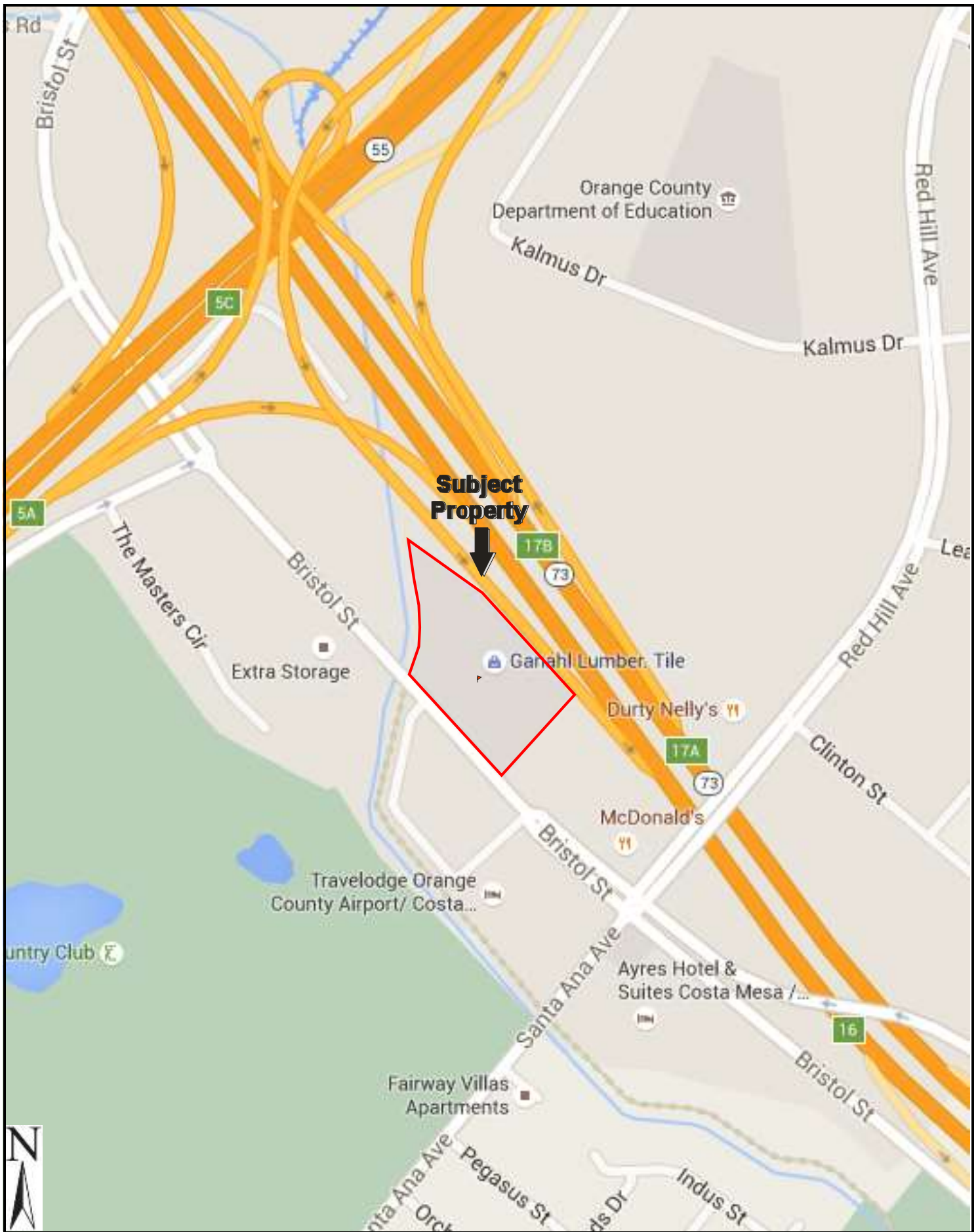


FIGURE 1: SITE LOCATION MAP
Project No. 16-164952.1

Drawing Not To Scale



GROUNDWATER FLOW

KEY:
 Subject Site
 Transformer

FIGURE 2: SITE PLAN
 Project No. 16-164952.1



USGS 7.5 Minute Newport Beach, California Quadrangle

Created: 2015

FIGURE 3: TOPOGRAPHIC MAP
Project No. 16-164952.1



APPENDIX A: SITE PHOTOGRAPHS



1. View of the southeastern portion of the subject property building.



2. View of the southwestern portion of the subject property building.



3. View of the eastern portion of the subject property building.



4. View of the northwestern portion of the subject property building.



5. View of the northeastern portion of the subject property building.



6. View of the northwestern portion of the subject property building.



7. View of the operations office and storage shed located on the northwestern portion of the subject property.



8. View of the interior of the retail store portion of the subject property.



9. View of the paint mixing area located in the retail store portion of the subject property building.



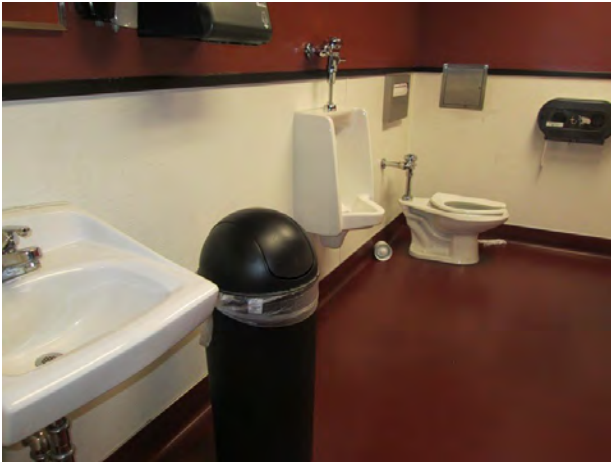
10. View of typical paint storage located in the subject property building.



11. View of the financing offices located in the subject property building.



12. View of a typical conference room located in the subject property building.



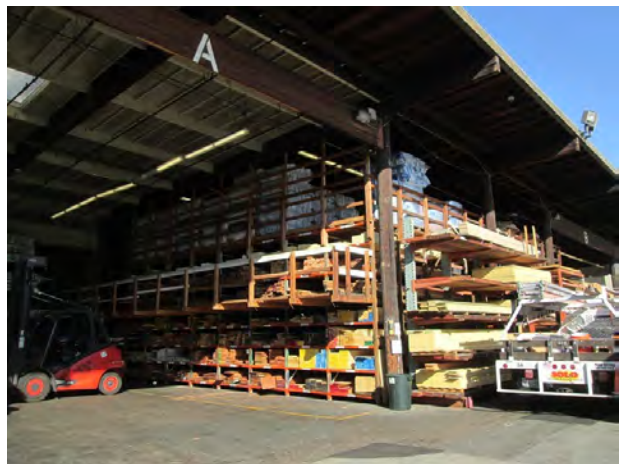
13. View of a typical restroom located in the subject property building.



14. View of a typical cutting area located in the subject property building.



15. View of typical product storage located on the subject property.



16. View of a typical storage bay located in the subject property building.



17. View of typical lumber storage located on the northern portion of the subject property.



18. View of additional lumber storage located on the northern portion of the subject property.



19. View of the cardboard baler located on the subject property.



20. View of a small milling area located in the north-western portion of the subject property building.



21. View of the main milling area located in the north-western portion of the subject property building.



22. View of paints and aerosols stored on the subject property.



23. View of the dust collector for the main mill located on the northwestern portion of the subject property.



24. View of two approximately 300-gallon diesel ASTs located on the northwestern portion of the subject property.



25. View of the garden area located in the eastern portion of the subject property building.



26. View of minor water-staining on the ceiling tiles in the operations office located on the northwestern portion of the subject property.



27. View of the propane tank storage area located on the northern portion of the subject property.



28. View of a pad-mounted transformer located on the subject property.



29. View of the northeastern adjacent property.



30. View of the southeastern adjacent properties.

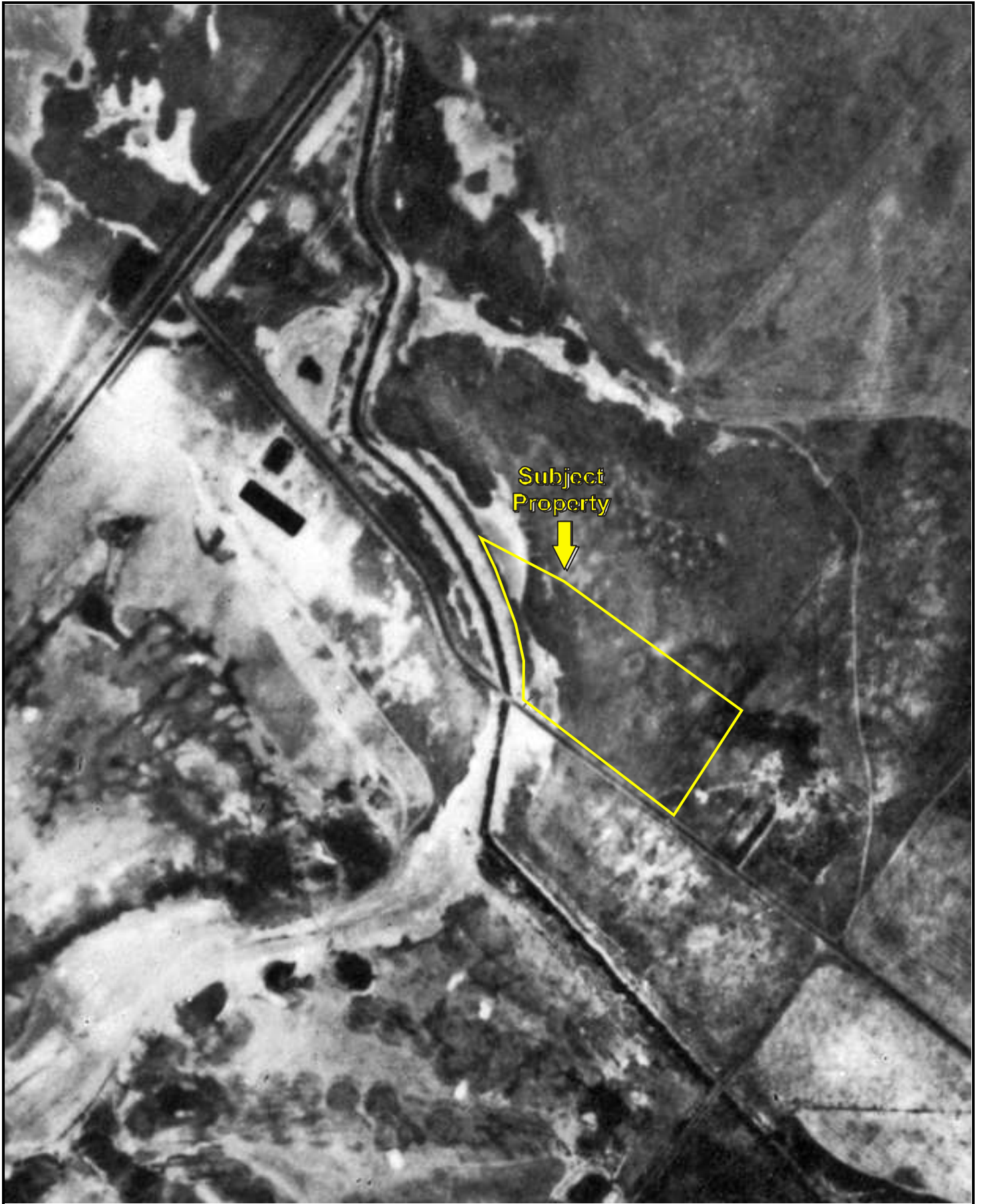


31. View of the northwestern adjacent property.

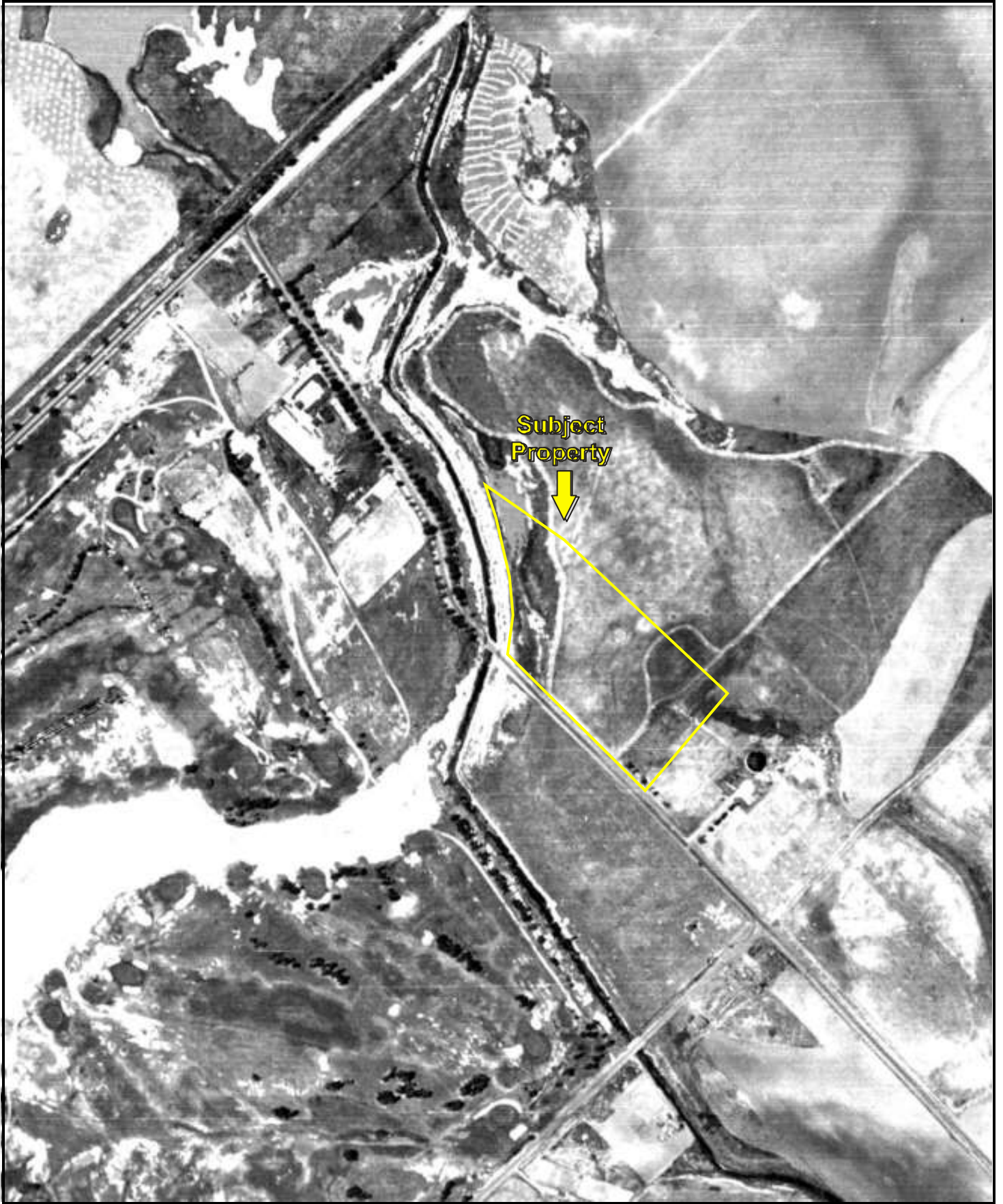


32. View of the southwestern adjacent properties from across Bristol Street.

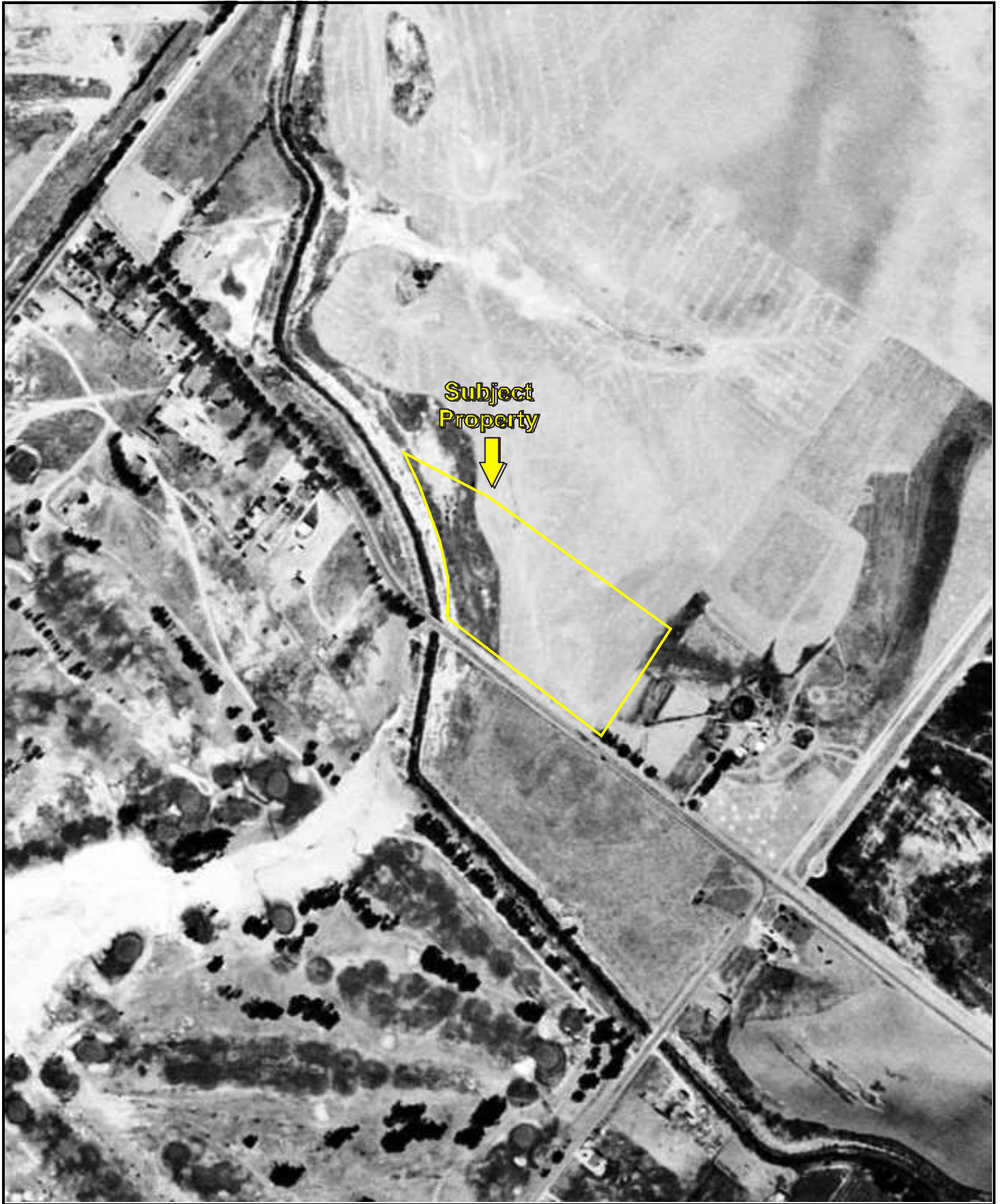
APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION



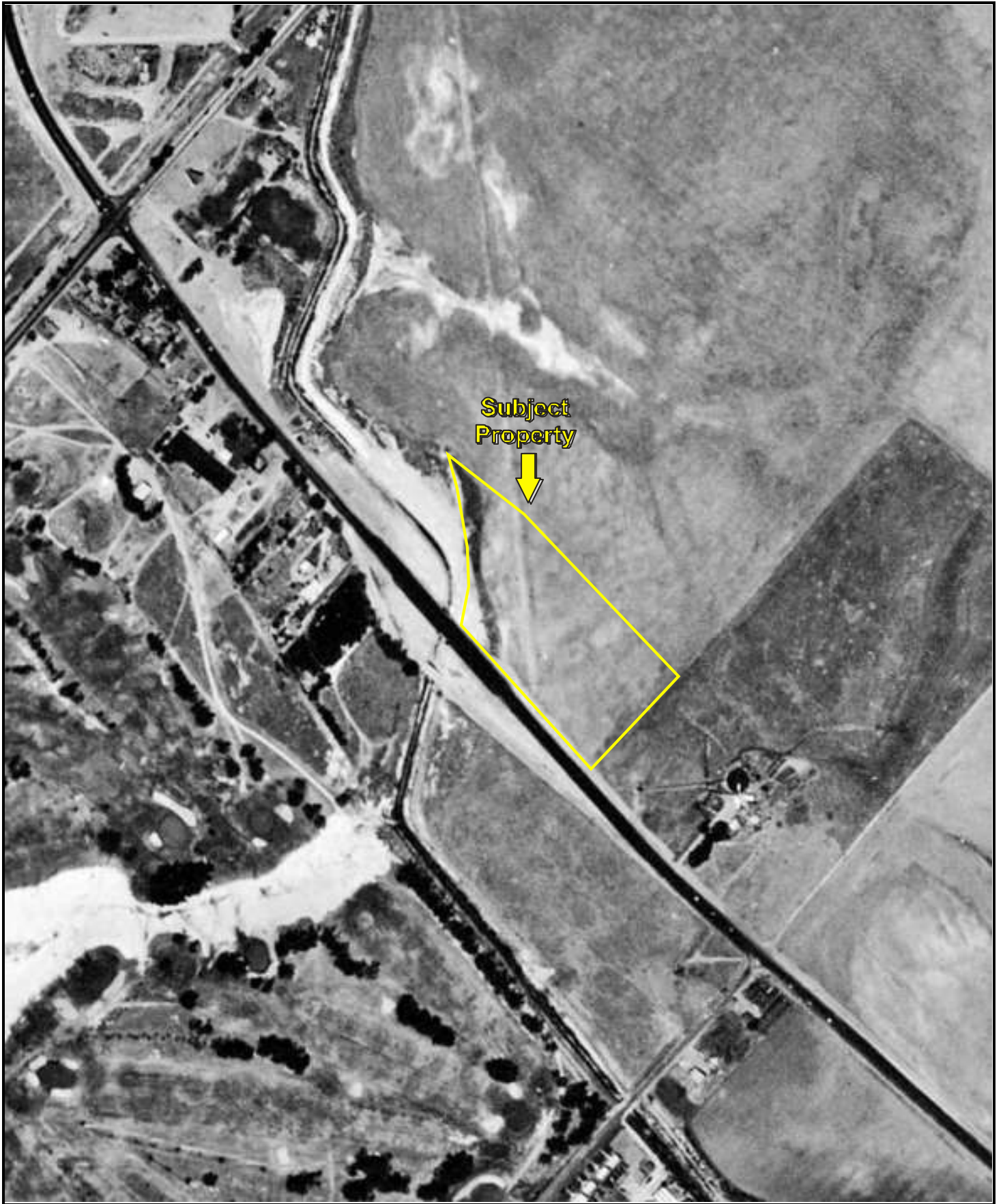
Date of Photograph: 1927



Date of Photograph: 1938



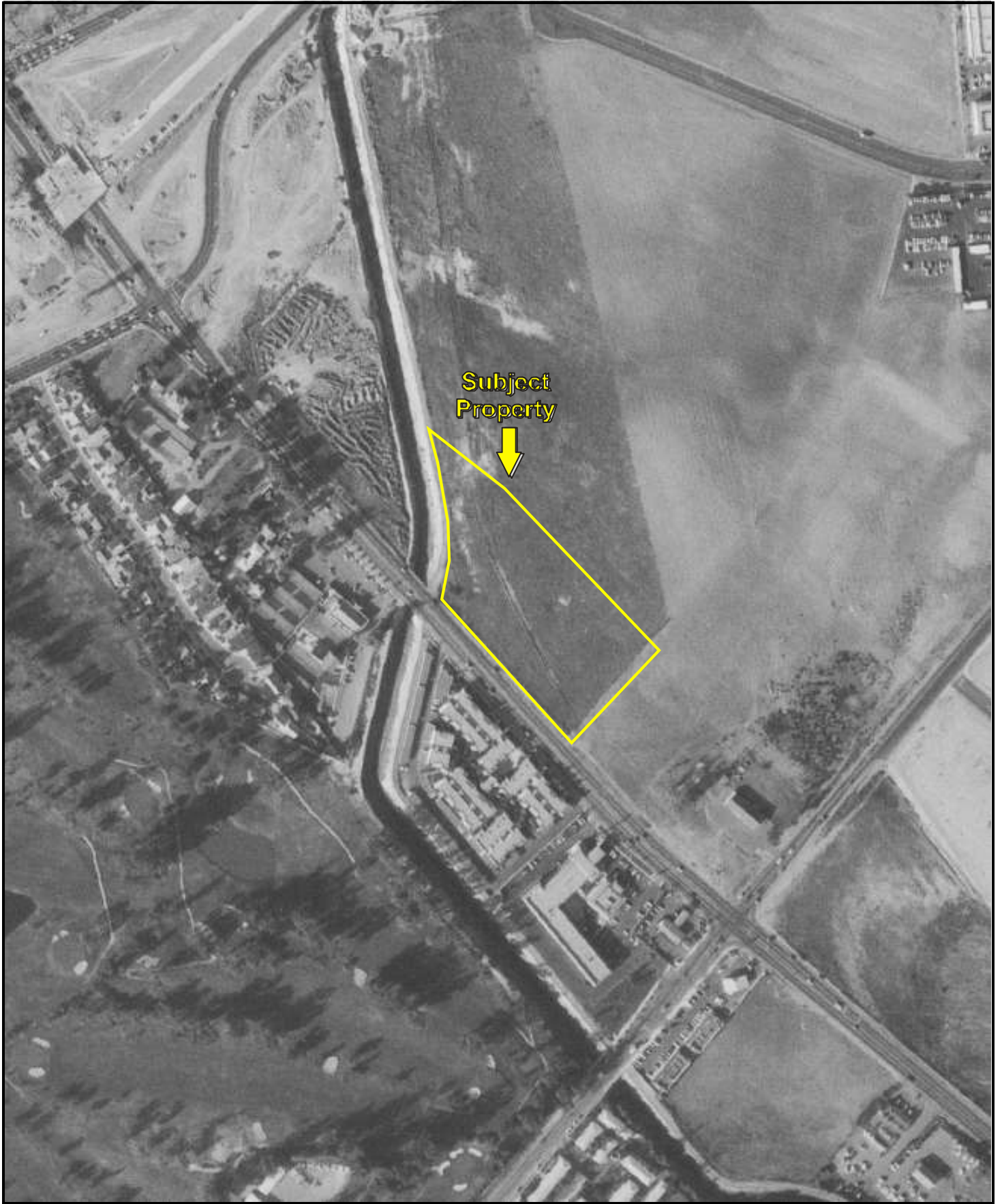
Date of Photograph: 1947



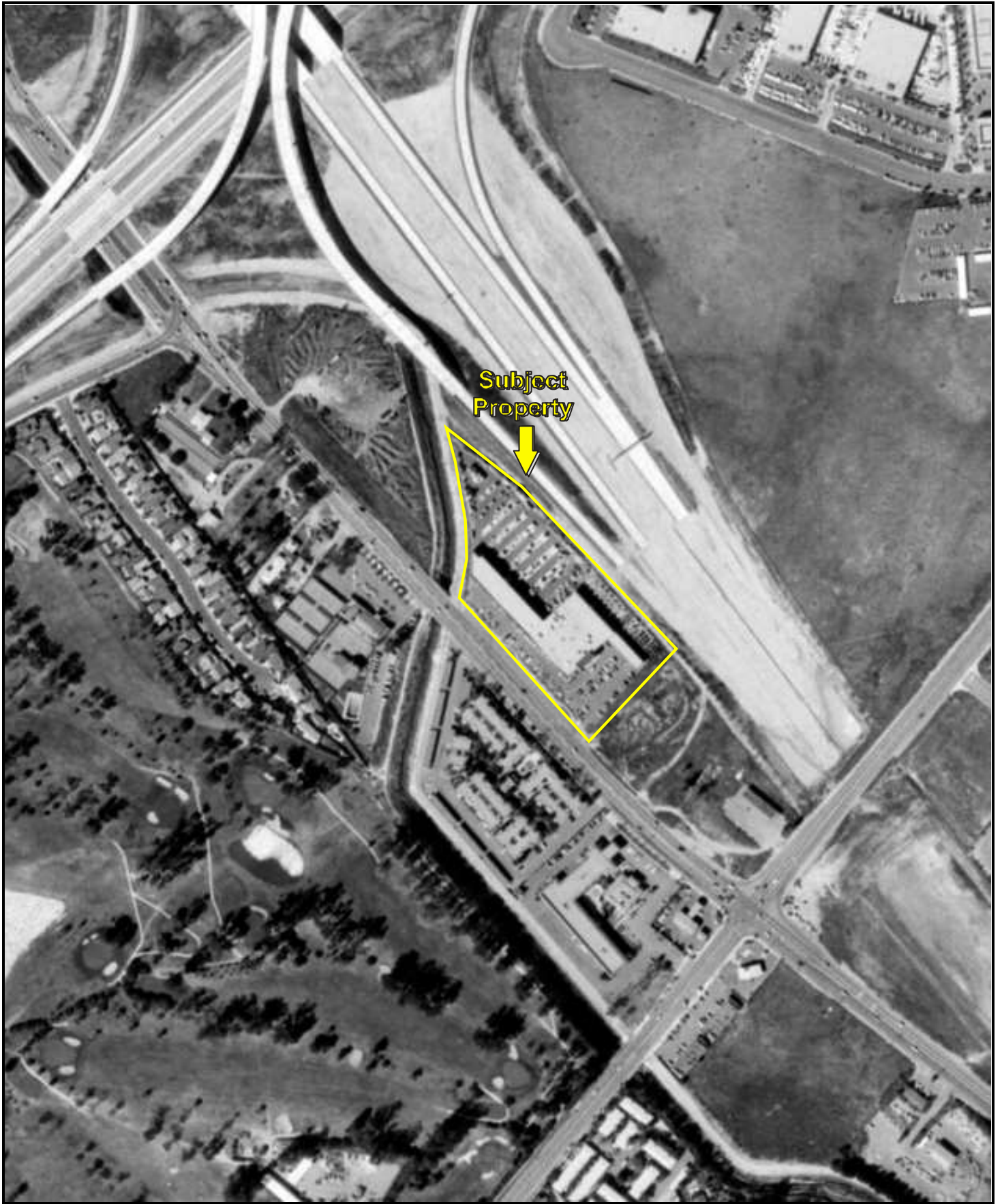
Date of Photograph: 1953



Date of Photograph: 1963



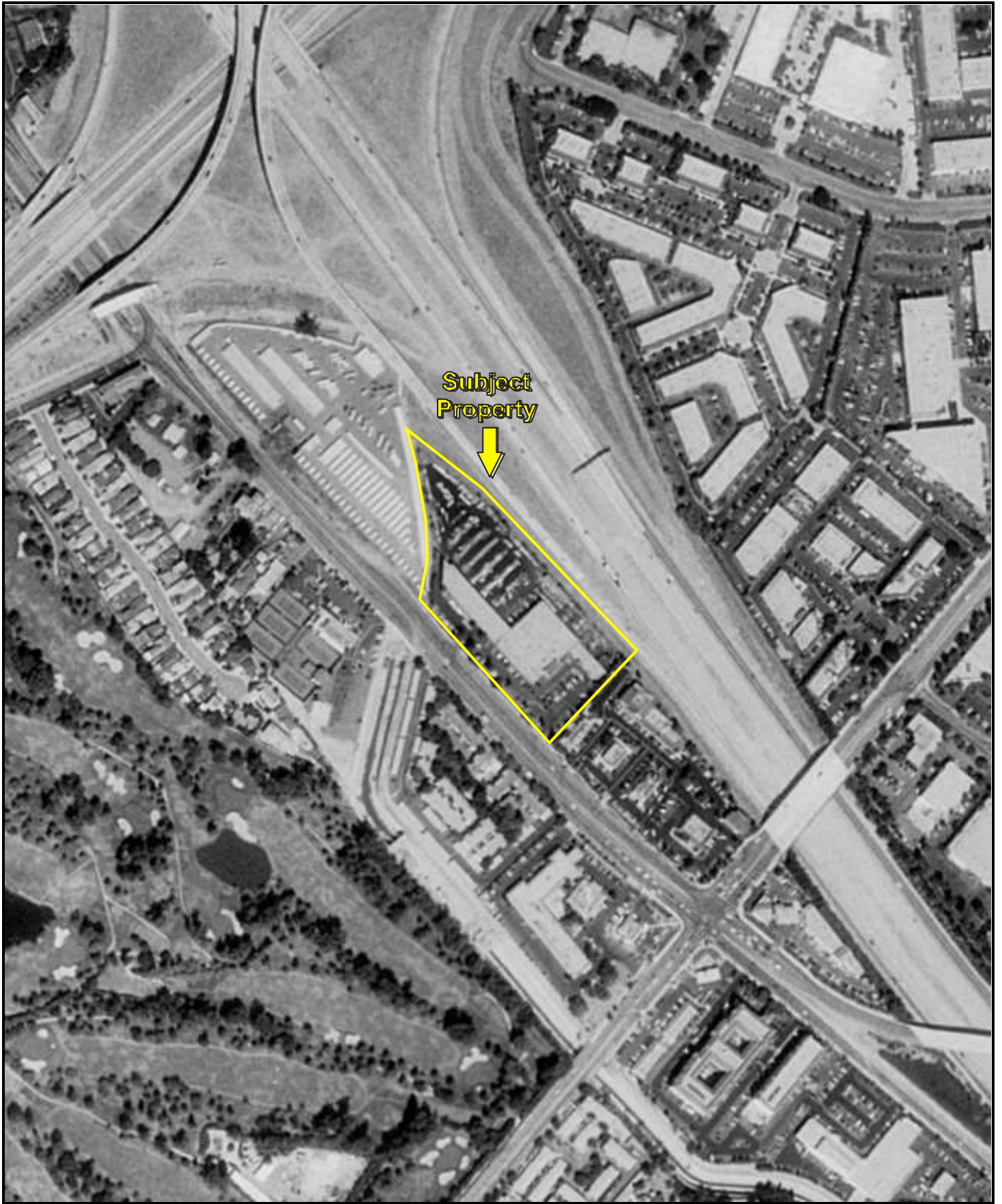
Date of Photograph: 1972



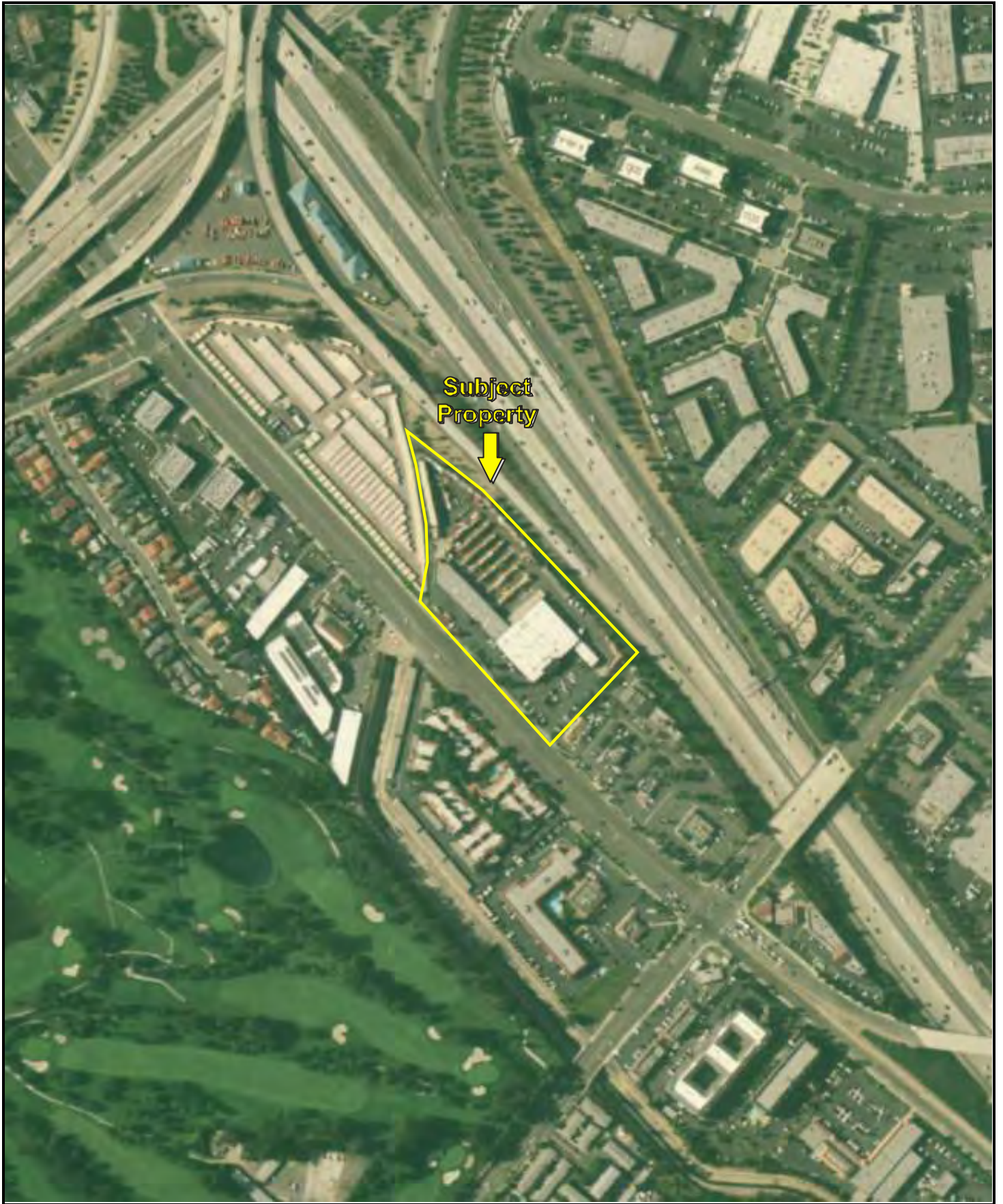
Date of Photograph: 1977



Date of Photograph: 1989



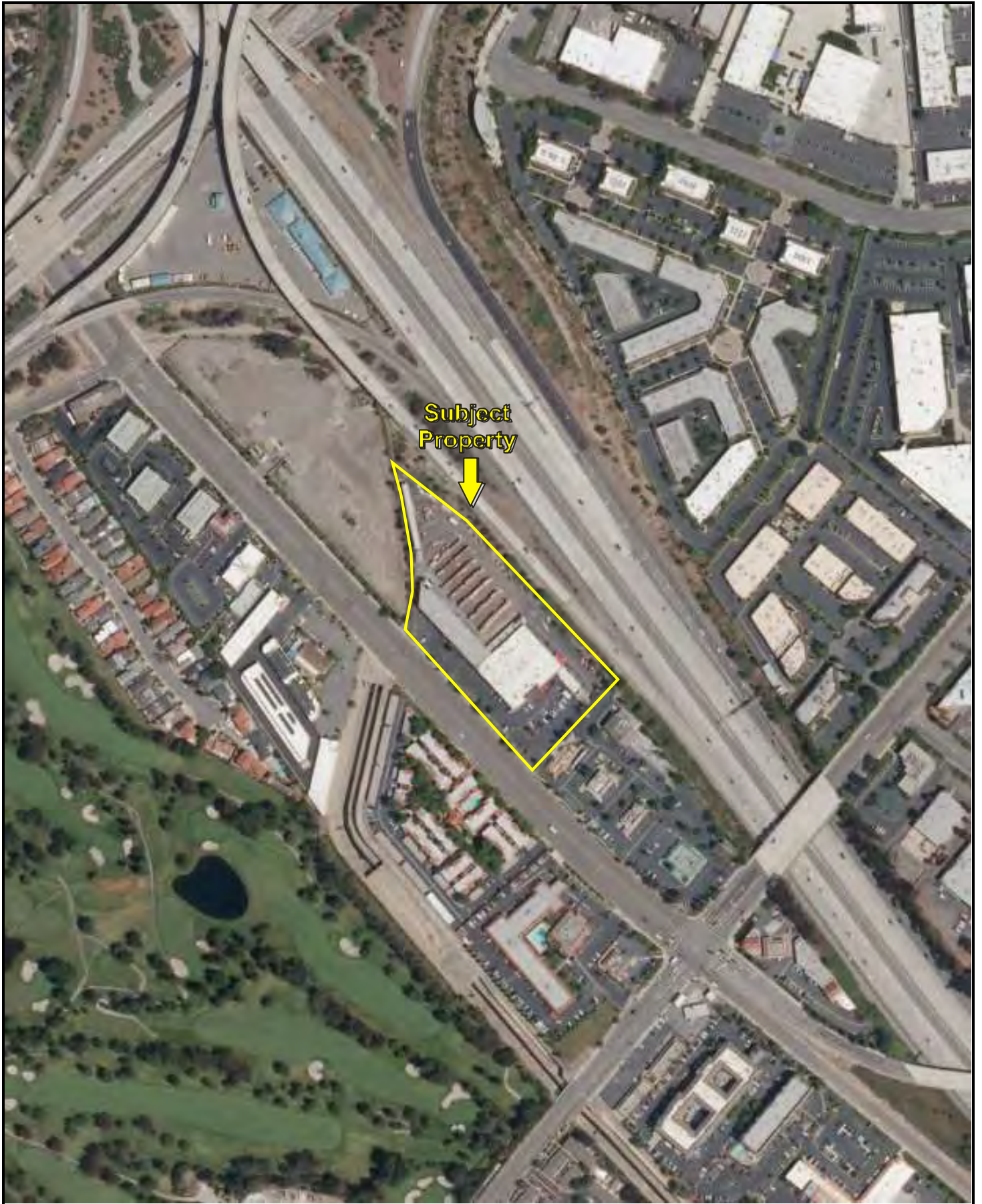
Date of Photograph: 1995



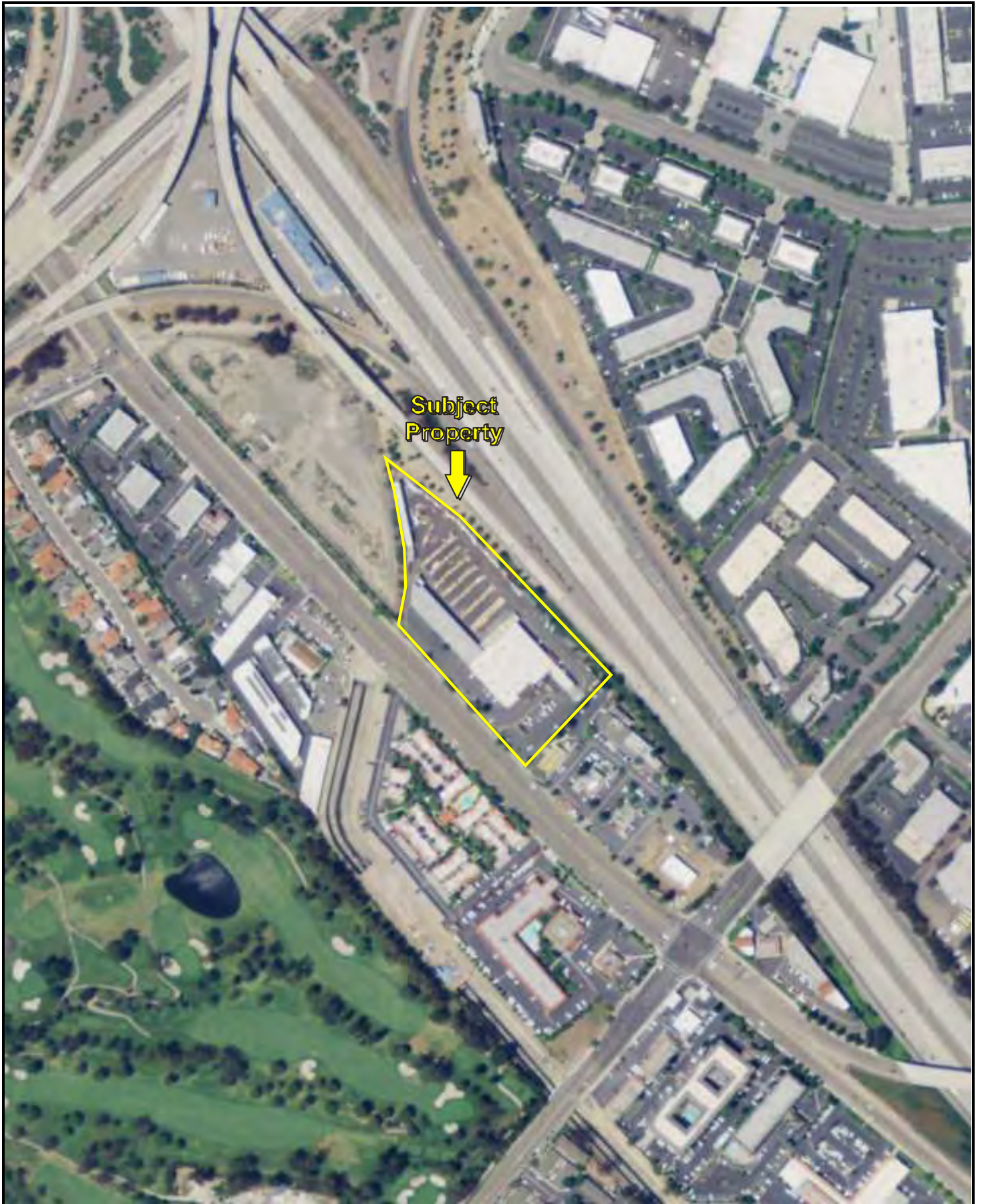
Date of Photograph: 2005



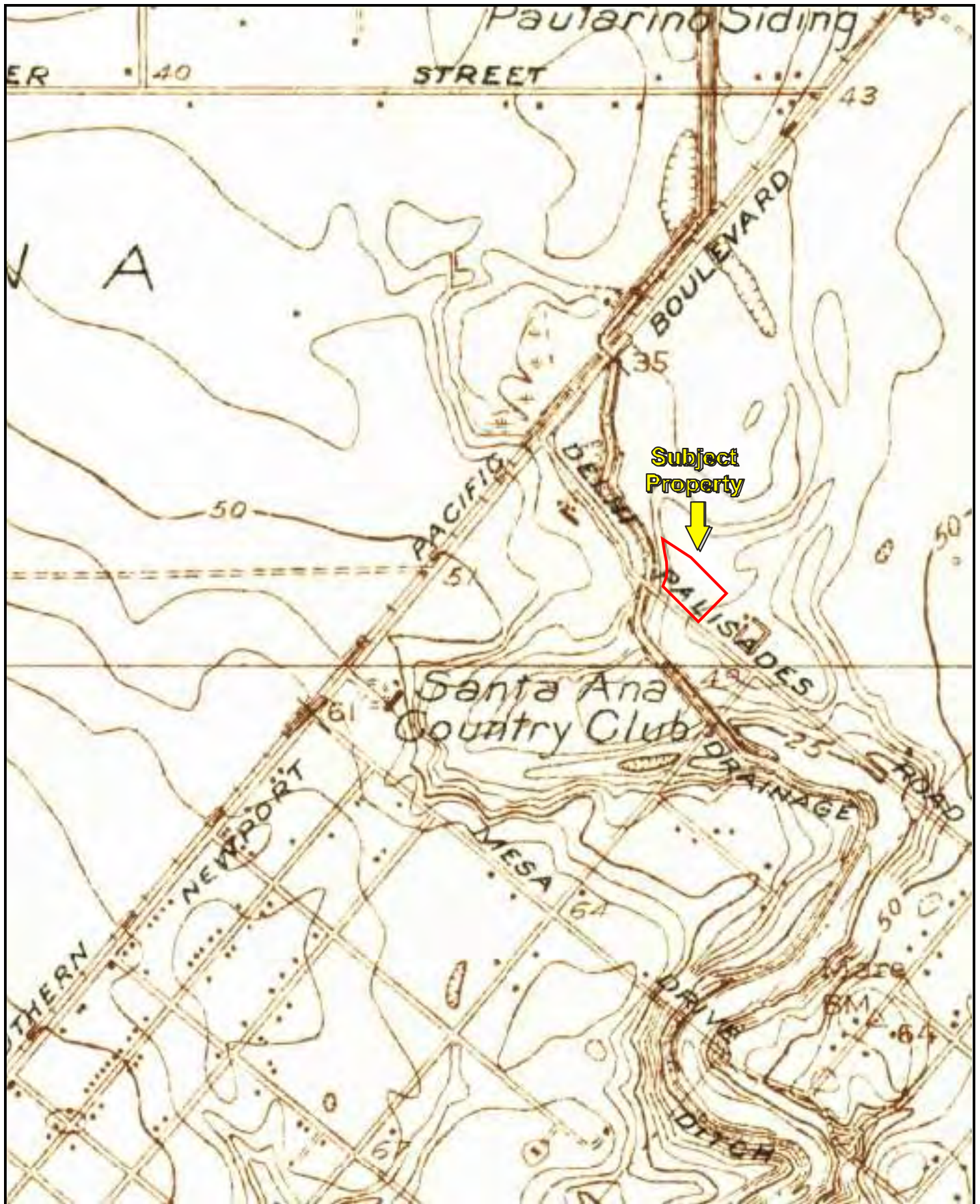
Date of Photograph: 2009



Date of Photograph: 2010

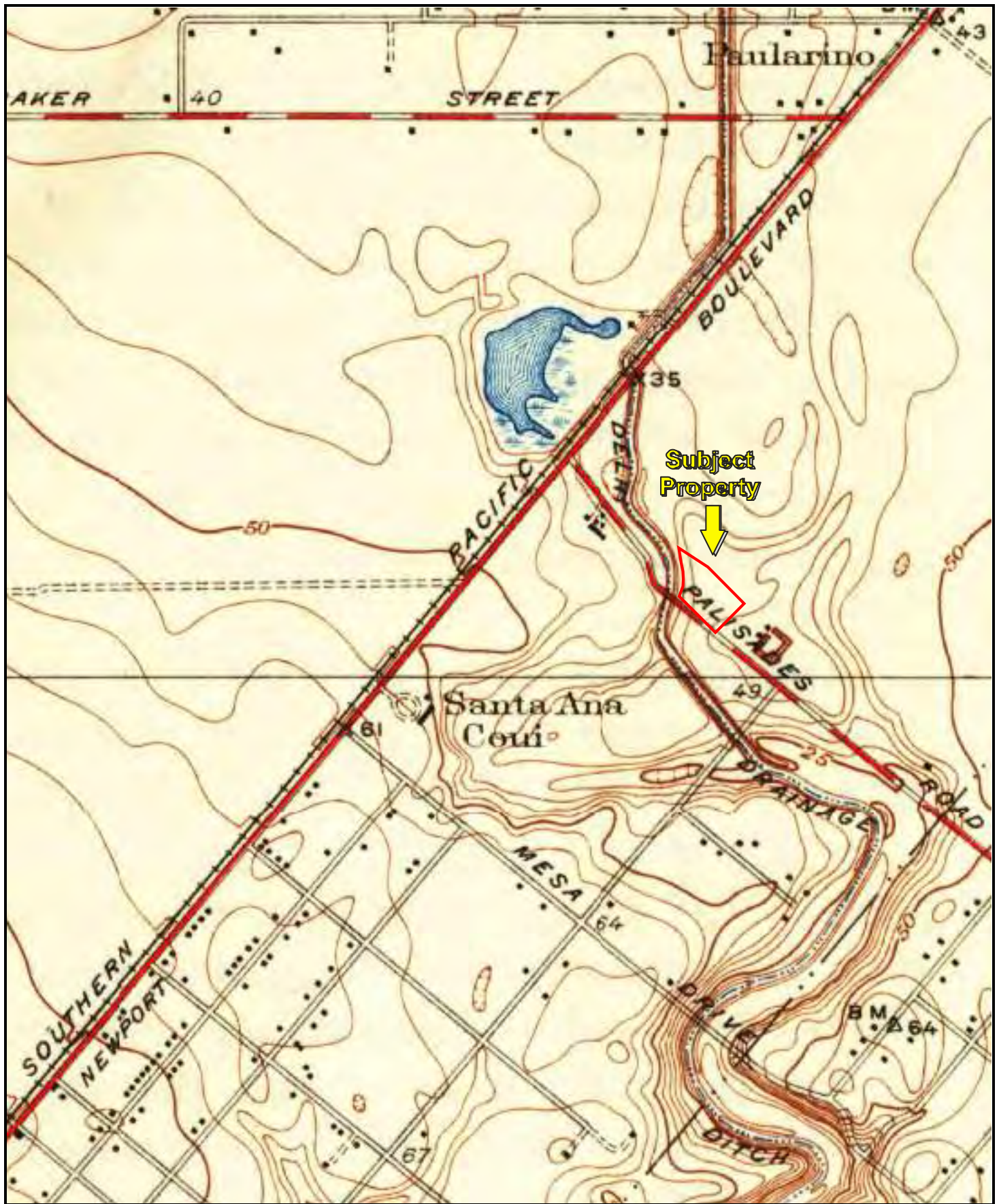


Date of Photograph: 2012



USGS 7.5 Minute Newport Beach, California Quadrangle

Created: 1932



USGS 7.5 Minute Newport Beach, California Quadrangle

Created: 1935



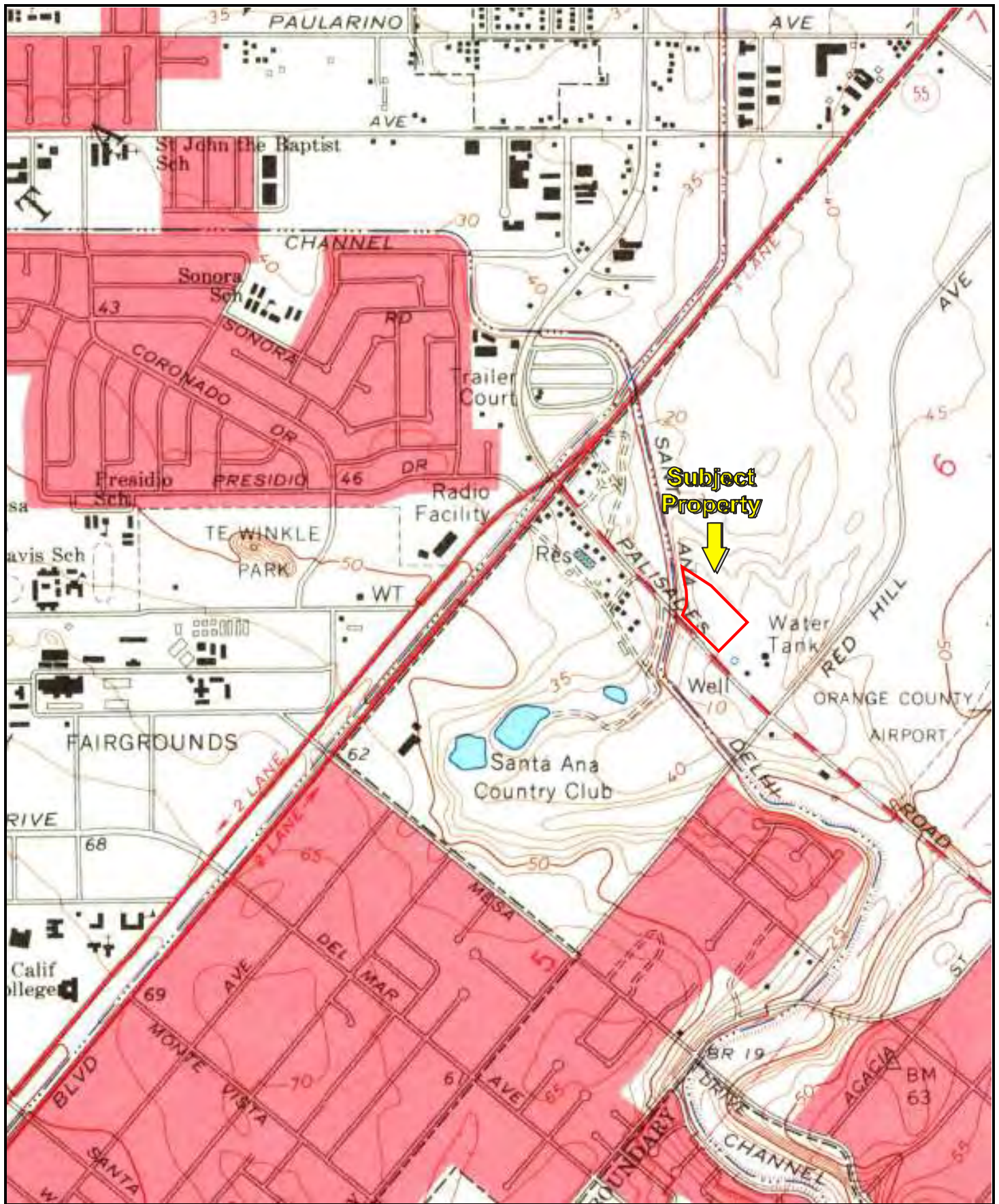
USGS 7.5 Minute Newport Beach, California Quadrangle

Created: 1949



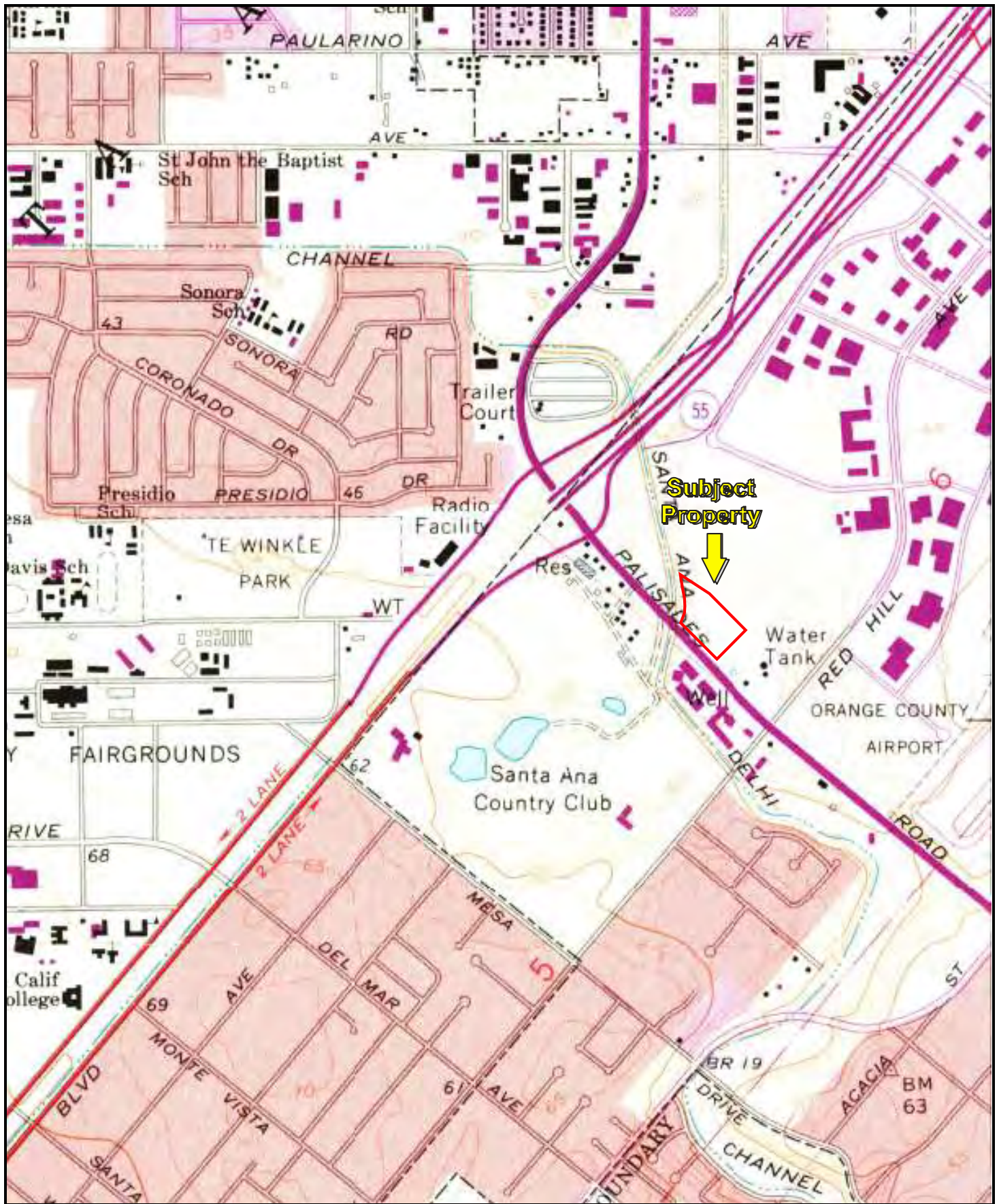
USGS 7.5 Minute Newport Beach, California Quadrangle

Created: 1951



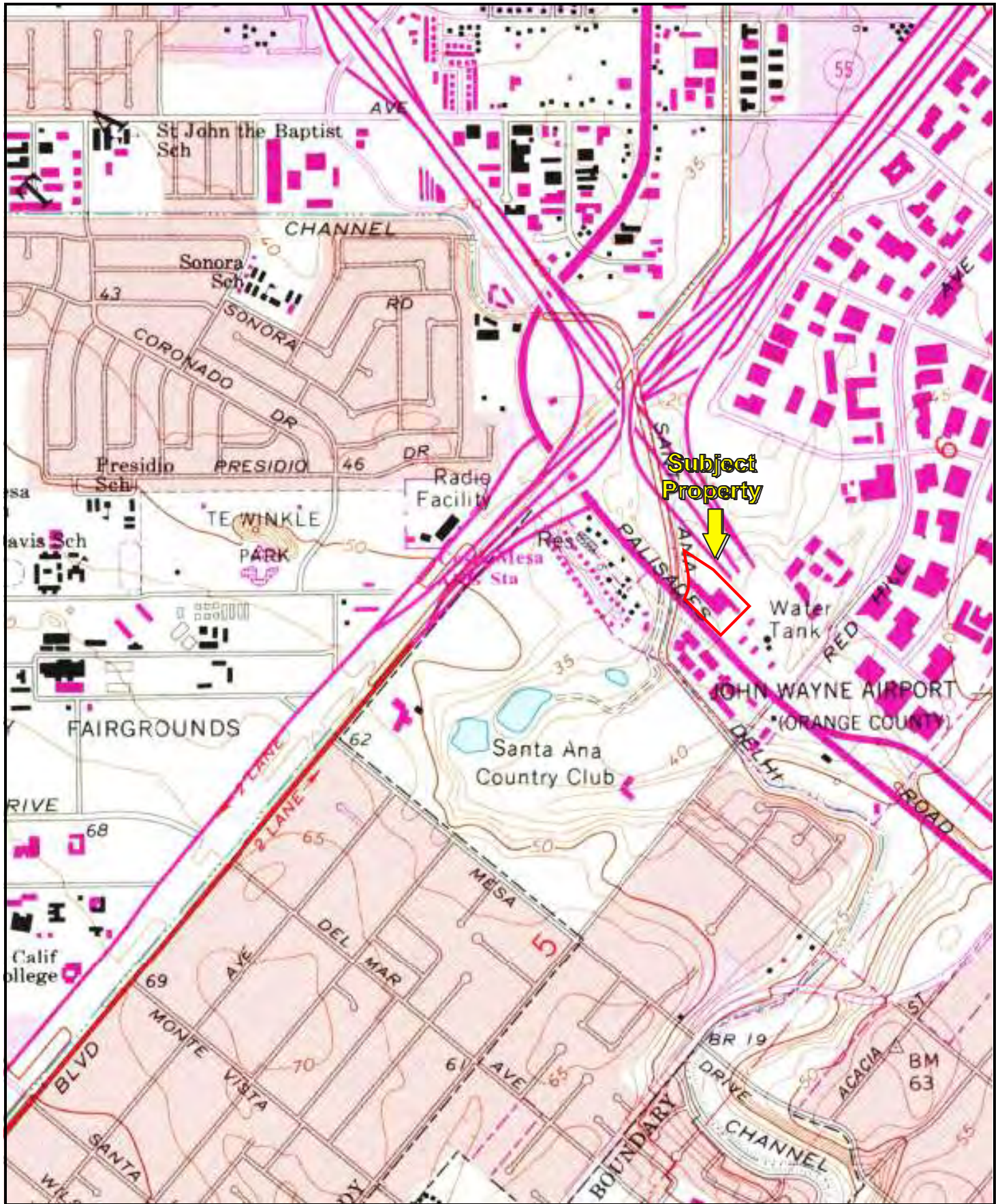
USGS 7.5 Minute Newport Beach, California Quadrangle

Created: 1965



USGS 7.5 Minute Newport Beach, California Quadrangle

Created: 1965/Revised: 1972



USGS 7.5 Minute Newport Beach, California Quadrangle

Created: 1965/Revised: 1981



Ganahl Lumber

1275 Bristol Street

Costa Mesa, CA 92626

Inquiry Number: 4649572.2

June 16, 2016

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

06/16/16

Site Name:

Ganahl Lumber
1275 Bristol Street
Costa Mesa, CA 92626
EDR Inquiry # 4649572.2

Client Name:

Partner Engineering and Science, Inc.
2154 Torrance Blvd, Suite 200
Torrance, CA 90501-0000
Contact: Marisol Garcia



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Certified Sanborn Results:

Certification # 7651-4D4A-B214

PO # NA

Project 16-164952.1

UNMAPPED PROPERTY

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Sanborn® Library search results

Certification #: 7651-4D4A-B214

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- Library of Congress
- University Publications of America
- EDR Private Collection

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First American Title Company
National Commercial Services
2755 Campus Dr. Suite 125
San Mateo, CA 94403

June 09, 2016

Emily K. Dillow
Underwood & Roberts, PLLC
3110 Edwards Mill Road, Suite 100
Raleigh, NC 27612
Phone: (919)664-8800
Fax: (919)664-8975

Escrow Officer: Shelly Siegman
Phone: (650)356-1732

Property: 1275 Bristol Street, Costa Mesa, 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.

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 May 31, 2016 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:

Harrington Investment Co., a partnership

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 2016-2017, a lien not yet due or payable.
- 2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
- 3. An easement for either or both pole lines, conduits and incidental purposes, recorded October 6, 1943 as Book 1211, Page 317 of Official Records.
 In Favor of: The Metropolitan Water District of Southern California
 Affects: as described therein
- 4. An easement for road and incidental purposes, recorded July 28, 1948 as Book 1677, Page 96 of Official Records.
 In Favor of: The County of Orange
 Affects: as described therein
- 5. An easement for either or both pole lines, conduits and incidental purposes, recorded November 15, 1949 as Book 1926, Page 291 of Official Records.
 In Favor of: The Pacific Telephone and Telegraph Company, a Corporation
 Affects: as described therein

6. An easement for road and incidental purposes, recorded July 3, 1952 as Book 2352, Page 389 of Official Records.
In Favor of: County of Orange
Affects: as described therein
7. An easement for either or both pole lines, conduits and incidental purposes, recorded August 5, 1952 as Book 2365, Page 353 of Official Records.
In Favor of: The Pacific Telephone and Telegraph Company, a Corporation
Affects: as described therein
8. The effect of a map purporting to show the land and other property, filed Book 64, Page 8 of Record of Surveys.
9. A perpetual air or flight easement, sometimes referred to as avigation rights, in and to all the air space above those portions of particular planes or imaginary surfaces that overlie said land for use by aircraft, present or future, from or to the Orange County Airport, said easements and rights being more particularly described and defined in and granted to the County of Orange by deed recorded March 17, 1964 in book 6965, page 721, official records, upon the terms, covenants and conditions therein. The planes above which said easement lies are more particularly described in said deed and shown on a map therein referred to.
10. Abutter's rights of ingress and egress to or from the freeway have been relinquished in the document recorded September 1, 1966 as Book 8036, Page 589 of Official Records.
11. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway, roadway or transit facility as contained in the document recorded September 1, 1966 as Book 8036, Page 589 of Official Records.
12. Abutter's rights of ingress and egress to or from the freeway have been relinquished in the document recorded February 17, 1971 as Book 9545, Page 825 of Official Records.
13. An easement for right of way for street and highway and incidental purposes, recorded January 11, 1974 as Book 11055, Page 1664, Instrument No. 7675 of Official Records.
In Favor of: City of Costa Mesa
Affects: as described therein
14. An easement for sidewalk and incidental purposes, recorded February 7, 1974 as Book 11071, Page 1304, Instrument No. 4854 of Official Records.
In Favor of: City of Costa Mesa
Affects: as described therein
15. An easement for public utilities and incidental purposes, recorded May 6, 1974 as Book 11137, Page 133, Instrument No. 5730 of Official Records.
In Favor of: Southern California Edison Company, a Corporation
Affects: as described therein
16. Terms and provisions of an unrecorded lease dated November 6, 1974, by and between Harrington Investment Co., a partnership as lessor and Ward & Harrington Lumber Company, a California corporation as lessee, as disclosed by a Memorandum of Lease recorded November 7, 1974 as Book 11282, Page 1618, Instrument No. 5734 of Official Records.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein.

17. An easement for utility and incidental purposes, recorded April 26, 1976 as Book 11715, Page 1497, Instrument No. 28402 of Official Records.

In Favor of: Costa Mesa County Water District, an agency of the State of California

Affects: as described therein

18. The effect of a map purporting to show the land and other property, filed Book 235, Page 33 of Record of Surveys.

19. Rights of parties in possession.

INFORMATIONAL NOTES

- 1. Taxes for proration purposes only for the fiscal year 2015-2016.
 First Installment: \$10,231.07, PAID
 Second Installment: \$10,231.07, PAID
 Tax Rate Area: 15-046
 APN: 427-362-01

- 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 1275 Bristol Street, Costa Mesa, California.

- 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:

 None

- 4. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.

- 5. Should this report be used to facilitate your transaction, we must be provided with the following prior to the issuance of the policy:
 - A. WITH RESPECT TO A CORPORATION:
 - 1. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.
 - 2. A certificate copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.
 - 3. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 - 4. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
 - B. WITH RESPECT TO A CALIFORNIA LIMITED PARTNERSHIP:
 - 1. A certified copy of the certificate of limited partnership (form LP-1) and any amendments thereto (form LP-2) to be recorded in the public records;
 - 2. A full copy of the partnership agreement and any amendments;
 - 3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
 - 4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 - 5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.

- C. WITH RESPECT TO A FOREIGN LIMITED PARTNERSHIP:
1. A certified copy of the application for registration, foreign limited partnership (form LP-5) and any amendments thereto (form LP-6) to be recorded in the public records;
 2. A full copy of the partnership agreement and any amendment;
 3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
 4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- D. WITH RESPECT TO A GENERAL PARTNERSHIP:
1. A certified copy of a statement of partnership authority pursuant to Section 16303 of the California Corporation Code (form GP-1), executed by at least two partners, and a certified copy of any amendments to such statement (form GP-7), to be recorded in the public records;
 2. A full copy of the partnership agreement and any amendments;
 3. Requirements which the Company may impose following its review of the above material required herein and other information which the Company may require.
- E. WITH RESPECT TO A LIMITED LIABILITY COMPANY:
1. A copy of its operating agreement and any amendments thereto;
 2. If it is a California limited liability company, 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) to be recorded in the public records;
 3. If it is a foreign limited liability company, a certified copy of its application for registration (LLC-5) to be recorded in the public records;
 4. 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, such document or instrument must 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 documents 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.
 5. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 6. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- F. WITH RESPECT TO A TRUST:
1. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
 2. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
 3. Other requirements which the Company may impose following its review of the material require herein and other information which the Company may require.
- G. WITH RESPECT TO INDIVIDUALS:

1. A statement of information.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American Title Insurance Company 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.

******To obtain wire instructions for deposit of funds to your escrow file please contact your Escrow Officer.******

LEGAL DESCRIPTION

Real property in the City of Costa Mesa, County of Orange, State of California, described as follows:

THAT PORTION OF LOT 142 IN BLOCK 6 OF IRVINE'S SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 88 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS :

BEGINNING AT THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED FEBRUARY 17, 1971 IN BOOK 9545, PAGE 825 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE NORTHWESTERLY ALONG THE GENERAL SOUTHWESTERLY LINE OF SAID LAND TO THE GENERAL EASTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE ORANGE COUNTY FLOOD CONTROL DISTRICT, RECORDED JULY 26, 1961 IN BOOK 5795, PAGE 857 OF SAID OFFICIAL RECORDS; THENCE SOUTHERLY ALONG SAID GENERAL EASTERLY LINE TO THE CENTERLINE OF PALISADES ROAD AS DESCRIBED IN DEED TO THE COUNTY OF ORANGE, RECORDED JULY 3, 1952 IN BOOK 2352, PAGE 389 OF SAID OFFICIAL RECORDS; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE NORTHWESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED TO THE LA HABRA VALLEY LAND AND WATER COMPANY, RECORDED NOVEMBER 30, 1908 IN BOOK 160, PAGE 160 OF DEEDS, RECORDS OF SAID ORANGE COUNTY; THENCE NORTH 40° 38' 07" EAST ALONG SAID NORTHWESTERLY LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, IN DEED RECORDED MARCH 15, 1974, AS BOOK 11095, PAGE 98, INSTRUMENT NO. 11768 OF OFFICIAL RECORDS.

APN: 427-362-01

The First American Corporation
First American Title Company
Privacy Policy

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

- 1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - (a) building;
 - (b) zoning;
 - (c) land use;
 - (d) improvements on the Land;
 - (e) land division; and
 - (f) environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

- 2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
- 3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
- 4. Risks:
 - (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - (c) that result in no loss to You; or
 - (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
- 5. Failure to pay value for Your Title.
- 6. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - (b) in streets, alleys, or waterways that touch the Land.
 This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
- 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

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.

<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

**ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)
EXCLUSIONS**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

- 1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - (a) and use
 - (b) improvements on the land
 - (c) and division
 - (d) environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.

This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.

- 2. The right to take the land by condemning it, unless:
 - (a) a notice of exercising the right appears in the public records on the Policy Date
 - (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking

3. Title Risks:
 - (a) that are created, allowed, or agreed to by you
 - (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
 - (c) that result in no loss to you
 - (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
 - (b) in streets, alleys, or waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN 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 11, 13, or 14); or
 - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a. a fraudulent conveyance or fraudulent transfer, or
 - b. a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

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:

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:

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 not shown by the public records.

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 11, 13, or 14); or
 - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a. a fraudulent conveyance or fraudulent transfer, or
 - b. a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

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:

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:

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 not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)
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, 6, 13(c), 13(d), 14 or 16.
- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a. a fraudulent conveyance or fraudulent transfer, or
 - b. a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

PHASE I ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

The following questionnaire is required by the ASTM Standard E 1527-13, which adheres to the All Appropriate Inquiries (AAI) Rule (United States Environmental Protection Agency) (40 CFR 312).

As defined by ASTM, the User of the report is the "party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice."

PROPERTY ADDRESS:	1275 Bristol Street
PROPERTY CITY, STATE ZIP:	Costa Mesa, CA

1. Environmental liens that are filed or recorded against the property (40 CFR 312.25)

Did a search of recorded land title records (or judicial records) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?

YES NO

2. Activity and use limitations (AULs) that are in place on the property or that have been filed or records against the property (40 CFR 312.26(a)(1)(v) and (vi))

Did a search of recorded land title records (or judicial records) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?

YES NO

3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28)

Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

YES NO

4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29)

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

YES NO

Leasehold

5. Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30)

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?

YES NO

a. Do you know the past uses of the property?

YES NO

Lumber yard

b. Do you know of specific chemicals that are present or once were present at the property?

YES NO

c. Do you know of spills or other chemical releases that have taken place at the property?

YES NO

d. Do you know of any environmental cleanups that have taken place at the property?

YES NO

e. Do you have any prior knowledge that the property was developed as a gas station, dry cleaner, manufacturing/industrial facility in the past?

YES NO

Except for lumber yard

f. Are you aware of historical use of hazardous materials or petroleum products used or present on the property?

YES NO

g. Do you know if the property is currently or was formerly equipped with underground storage tanks (USTs) or septic tanks?

YES NO

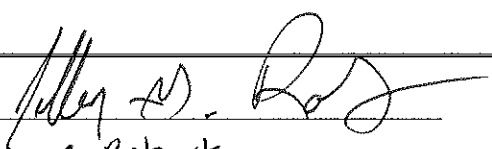
h. Do you know of any past, threatened or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?

YES NO

6. **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 (40 CFR 312.31)**

Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?

YES NO

Signature of User/Person Interviewed: 

Name of User/Person Interviewed: Jeffery G. Roberts

Title/Relationship to Property: A Homey

Phone Number/Email: (919) 464-8803 jgroberts@rlulaw.com

Date: 6/20/16

Contact for additional information:

Name: _____

Relationship to Property: _____

Phone Number/Email: _____



Matthew Rodriguez
Secretary for
Environmental Protection

Department of Toxic Substances Control

Barbara A. Lee, Director
1001 I Street
P.O. Box 806
Sacramento, CA 958120806



Edmund G. Brown Jr.
Governor

EPA ID PROFILE

Map

ID Number:	CAC000273777	Status:	INACTIVE
Name:	1X BARR LUMBER COMPANY	Inactive Date:	10/25/2000 12:00:00 AM
County:	ORANGE	Record Entered:	4/24/1990 12:00:00 AM
NAICS:	N/A	Last Updated:	10/25/2000 12:00:00 AM

	Name	Address	City	State	Zip Code	Phone
Location	1X BARR LUMBER COMPANY	1275 BRISTOL STREET	COSTA MESA	CA	926260000	
Mailing		--	COSTA MESA	CA	926260000	
Owner	CORPORATION	--	--	99	--	0000000000
Operator/Contact	MARIE CURREN, CONTRACTOR	--	--	99	--	7148914167

Based Only Upon ID Number: CAC000273777

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
N/A	N/A	INACTIVE

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

[Calif. Manifest Counts and Total Tonnage](#)

No Records

Found

[Non California Manifest Total Tonnage](#)

No Records
Found

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 06/16/2016



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1001 I Street
P.O. Box 806
Sacramento, CA 958120806



Edmund G. Brown Jr.
Governor

EPA ID PROFILE

Map

ID Number:
Name:
County:
NAICS:

CAC000867688
1X BARR LUMBER
ORANGE
N/A

Status:
Inactive Date:
Record Entered:
Last Updated:

INACTIVE
10/25/2000 12:00:00 AM
5/21/1993 12:00:00 AM
10/25/2000 12:00:00 AM

	Name	Address	City	State	Zip Code	Phone
Location	1X BARR LUMBER	1275 BRISTOL ST.	COSTA MESA	CA	926260000	
Mailing		P.O.BOX 1159	LOS ALAMITOS	CA	907200000	
Owner	BAR LUMBER INC.	--	--	99	--	0000000000
Operator/Contact	JANIE ARMSTROMG	--	--	99	--	7148977790

Based Only Upon ID Number:

CAC000867688

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
Yes	N/A	INACTIVE

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

[Calif. Manifest Counts and Total Tonnage](#)

Top line represents Manifest Count and Bottom line represents Total Tonnage

Year	Generator	Trans. 1	Trans. 2	TSDf	ALT. TSDf
1993	1 0.14590	0 0.00000	0 0.00000	0 0.00000	0 0.00000

[Non California Manifest Total Tonnage](#)

No Records
Found

Waste Code Matrix					
California	Generator	Trans. 1	Trans. 2	TSDf	Alt. TSDf
RCRA	Generator	Trans. 1	Trans. 2	TSDf	Alt. TSDf

[Waste Code Matrix as a spreadsheet](#)

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 06/16/2016

California Waste Code by Year Matrix

ID Number: CAC000867688

Entity Type: Generator

1993 ▼

2016 ▼

Select Years

Calif. Code	Description	1993
241	TANK BOTTOM WASTE	0.14590
	Grand Total	0.14590

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 06/16/2016



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P.O. Box 806
Sacramento , CA 958120806



Edmund G. Brown Jr.
Governor

EPA ID PROFILE

Map

ID Number:
Name:
County:
NAICS:

CAC001358296
BARR LUMBER
ORANGE
N/A

Status:
Inactive Date:
Record Entered:
Last Updated:

INACTIVE
7/29/1998 12:00:00 AM
4/29/1998 12:00:00 AM
5/11/1999 12:00:00 AM

	Name	Address	City	State	Zip Code	Phone
Location	BARR LUMBER	1275 S BRISTOLL ST	COSTA MESA	CA	926260000	
Mailing		1275 S BRISTOLL ST	COSTA MESA	CA	926260000	
Owner	BARR LUMBER	1275 S BRISTOLL ST	COSTA MESA	CA	--	0000000000
Operator/Contact	STEVE NIETO CONTRACTOR	1281 BREA CANYON RD	BREA	CA	928210000	7149906855

Based Only Upon ID Number:

CAC001358296

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
Yes	N/A	INACTIVE

California and Non California Manifest Tonnage Total and Waste Code by Year
Matrix by Entity Type (if available) are on the next page

[Calif. Manifest Counts and Total Tonnage](#)

Top line represents Manifest Count and Bottom line represents Total Tonnage

Year	Generator	Trans. 1	Trans. 2	TSDf	ALT. TSDf
1998	1 0.57000	0 0.00000	0 0.00000	0 0.00000	0 0.00000

[Non California Manifest Total Tonnage](#)

No Records
Found

Waste Code Matrix					
California	Generator	Trans. 1	Trans. 2	TSDf	Alt. TSDf
RCRA	Generator	Trans. 1	Trans. 2	TSDf	Alt. TSDf

[Waste Code Matrix as a spreadsheet](#)

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Report Generation Date: 06/16/2016

California Waste Code by Year Matrix

ID Number: CAC001358296

Entity Type: Generator

1998 ▼

2016 ▼

Select Years

Calif. Code	Description	1998
221	WASTE OIL AND MIXED OIL	0.57000
	Grand Total	0.57000

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 06/16/2016



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Barbara A. Lee , Director
1001 I Street
P.O. Box 806
Sacramento , CA 958120806



Edmund G. Brown Jr.
Governor

EPA ID PROFILE

Map

ID Number:
Name:
County:
NAICS:

CAC002113296
GANAHL LUMBER
ORANGE
N/A

Status:
Inactive Date:
Record Entered:
Last Updated:

INACTIVE
10/25/2000 12:00:00 AM
5/11/1999 12:00:00 AM
10/25/2000 12:00:00 AM

	Name	Address	City	State	Zip Code	Phone
Location	GANAHL LUMBER	1275 S BRISTOL AVE	COSTA MESA	CA	926260000	
Mailing		1275 S BRISTOL AVE	COSTA MESA	CA	926260000	
Owner	GANAHL LUMBER	1275 S BRISTOL AVE	COSTA MESA	CA	926260000	0000000000
Operator/Contact	HAROLD SEAL- OPERATIONS MGR	1275 S BRISTOL AVE	COSTA MESA	CA	926260000	7145133839

Based Only Upon ID Number:

CAC002113296

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
N/A	N/A	INACTIVE

California and Non California Manifest Tonnage Total and Waste Code by Year
Matrix by Entity Type (if available) are on the next page

[Calif. Manifest Counts and Total Tonnage](#)

No Records

Found

Non California Manifest Total Tonnage

No Records
Found

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 06/16/2016

Facility Information Detail (FIND)

[Search Again](#) | [Search Results](#) | [Facility Details](#) | [Equipment List](#) | [Compliance](#) | [Emissions](#) | [Hearing Board](#) | [Transportation](#)

Facility Details

Facility ID	83208
Company Name	BARR LUMBER COMPANY INC
Address	1275 S BRISTOL ST COSTA MESA, CA 92626

Status	OUT OF BUSINESS
--------	-----------------

Facility Information Detail (FIND)

[Search Again](#) |
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 [Compliance](#) |
 [Emissions](#) |
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 [Transportation](#)

Equipment List

Facility ID 83208
 Company Name BARR LUMBER COMPANY INC
 Address 1275 S BRISTOL ST
 COSTA MESA, CA 92626

Appl Nbr	Permit Nbr	Issued Date	Permit Status	Eq Type	Equip Description	Appl Date	Appl Status
247515	M98949	6/16/1992	INACTIVE	Basic	STORAGE TANK GASOLINE	4/18/1991	PERMIT TO OPERATE GRANTED



SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
21865 East Copley Drive, Diamond Bar, CA 91765
PERMIT TO CONSTRUCT/OPERATE

Permit No.
M98949
A/N 247515
Page 1

This initial permit shall be renewed by 2/16 ANNUALLY unless the equipment is moved, or changes ownership. If the billing for annual renewal fee (Rule 301.f) is not received by the expiration date, contact the District.

Granted as of 06/16/92

**Legal Owner
or Operator:**

BARR LUMBER COMPANY INC.
P.O. BOX 1159
LOS ALAMITOS, CA 90720

ID 083208

SECTOR: RF

Equipment Location: 1275 S. BRISTOL STREET, COSTA MESA, CA 92626

The equipment described below and as shown on the approved plans and specifications are subject to the special condition, or conditions listed.

Equipment Description:

FUEL STORAGE AND DISPENSING FACILITY CONSISTING OF:

1. 1 UNDERGROUND DIESEL STORAGE TANK(S), 8,000-GALLON CAPACITY, NOT EQUIPPED WITH PHASE I VAPOR RECOVERY SYSTEM, NOT METHANOL COMPATIBLE.
2. 1 DIESEL DISPENSING NOZZLES NOT EQUIPPED WITH PHASE II VAPOR RECOVERY SYSTEM, EXEMPT.
3. 1 ABOVEGROUND WASTE OIL STORAGE TANK, 100 GALLON CAPACITY.
4. 1 ABOVEGROUND PROPANE STORAGE TANK, 499 GALLON CAPACITY.

Conditions:

1. OPERATION OF THIS EQUIPMENT SHALL BE OPERATED IN COMPLIANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.
2. THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.
3. THIS FACILITY IS NOT REQUIRED TO HAVE A METHANOL COMPATIBLE STORAGE TANK.
4. THE MAXIMUM AMOUNT OF DIESEL DISPENSED OR TRANSFERRED INTO THE STORAGE TANK SHALL NOT EXCEED 1,500 GALLONS PER MONTH AND 17,000 GALLONS PER YEAR.

FILE COPY



SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
21865 East Copley Drive, Diamond Bar, CA 91765
PERMIT TO CONSTRUCT/OPERATE

Permit No.
M98949
A/N 247515
Page 2

CONTINUATION OF PERMIT TO CONSTRUCT/OPERATE

5. RECORDS OF THE MONTHLY AND ANNUAL FUEL RECEIVED AND DISPENSED SHALL BE MAINTAINED FOR A PERIOD OF TWO YEARS AND MADE AVAILABLE TO THE DISTRICT PERSONNEL UPON REQUEST.

In accordance with Rule 206, this permit to construct/operate or copy shall be posted on or within 8 meters of the equipment.

This permit does not authorize the emission of air contaminants in excess of those allowed by Division 26 of the Health and Safety Code of the State of California or the rules of the Air Quality Management District. This permit cannot be considered as permission to violate existing laws, ordinances, regulations or statutes of other government agencies.

Approval of the Department of Public Works, the Department of Building and Safety, the local Fire Department and/or the local tank law implementing agency is required before construction is started.

This permit to construct/operate is based on the plans, specifications, and data submitted as it pertains to the release of air contaminants and control measures to reduce air contaminants. No approval or opinion concerning safety and other factors in design, construction or operation of the equipment is expressed or implied.

Dorris M. Bailey

By _____
DORRIS M. BAILEY
Principal Office Assistant

DMB/nd

FILE COPY

Facility Information Detail (FIND)

[Search Again](#) | [Search Results](#) | [Facility Details](#) | [Equipment List](#) | [Compliance](#) | [Emissions](#) | [Hearing Board](#) | [Transportation](#)

Compliance

Facility ID	83208
Company Name	BARR LUMBER COMPANY INC
Address	1275 S BRISTOL ST COSTA MESA, CA 92626

Notices Of Violaton: NONE

Notices To Comply: NONE

Facility Information Detail (FIND)

[Search Again](#) | [Search Results](#) | [Facility Details](#) | [Equipment List](#) | [Compliance](#) | [Emissions](#) | [Hearing Board](#) | [Transportation](#)

Facility Details

Facility ID	13038
Company Name	L-P HOME CTR
Address	1275 BRISTOL ST COSTA MESA, CA 92626

Status	OUT OF BUSINESS
--------	-----------------

SIC Code	Description
5	

Facility Information Detail (FIND)

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 [Equipment List](#) |
 [Compliance](#) |
 [Emissions](#) |
 [Hearing Board](#) |
 [Transportation](#)

Equipment List

Facility ID 13038
Company Name L-P HOME CTR
Address 1275 BRISTOL ST
 COSTA MESA, CA 92626

Appl Nbr	Permit Nbr	Issued Date	Permit Status	Eq Type	Equip Description	Appl Date	Appl Status
114176	M80327	2/24/1984	INACTIVE	Basic	SERV STAT STORAGE & DISPENSING GASOLINE	10/21/1982	PERMIT TO OPERATE GRANTED
114176	M80327	2/24/1984	INACTIVE	Control	AMINE TREATING	10/21/1982	PERMIT TO OPERATE GRANTED

Page 1 of 1 (2 records)

Page

Facility Information Detail (FIND)

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 [Facility Details](#) |
 [Equipment List](#) |
 [Compliance](#) |
 [Emissions](#) |
 [Hearing Board](#)

Application Details

Application/Tracking Number 114176

Facility Information

Business Name L-P HOME CTR

Facility ID [13038](#) Facility Status OUT OF BUSINESS

Application Information

Application Type Alteration/Modification Application Received 10/21/1982

Application Status PERMIT TO OPERATE GRANTED Application Deemed Complete

Equipment Desc SERV STAT STORAGE & DISPENSING GASOLINE; AMINE TREATING

Permit Number M80327 Permit Status INACTIVE

[View Permit Image](#)

Engineer Information

Engineer Assigned

Engineer Phone Team Assigned



SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

PERMIT to OPERATE

9150 FLAIR DRIVE, EL MONTE, CALIFORNIA 91731

PERMIT NO.

M80327

Operation under this permit must be conducted in compliance with all information included with the initial application and the initial permit conditions. The equipment must be properly maintained and kept in good operating condition at all times. In accordance with Rule 206, this Permit to Operate or copy must be posted on or within 8 meters of equipment.

LEGAL OWNER OR OPERATOR: L-P HOME CTR, LOUISIANA PACIFIC DBA
1275 BRISTOL ST.
EQUIPMENT LOCATED AT COSTA MESA, CA 926260000

CHANGE OF OWNERSHIP # 114176 CO. ID. 013038
SECTOR

EXPIRED 8/87 *alm*
DATE
per note on invoice

EQUIPMENT DESCRIPTION AND CONDITIONS.

- R461 GASOLINE FUELING & DISPENSING FACILITY CONSISTING OF :
1. 01 GASOLINE STORAGE TANKS
 2. 01 GAS DISPENSING NOZZLES
 3. 03 VAPOR RECOVERY SYSTEM - BALANCE

PERMIT CONDITION:

PHASE I AND PHASE II VAPOR RECOVERY SYSTEMS MUST BE IN FULL OPERATION, WHENEVER THIS FACILITY IS IN USE. SUCH SYSTEMS MUST BE INSTALLED, OPERATED AND MAINTAINED TO MEET ALL CARR CERTIFICATION REQUIREMENTS.

This initial permit must be renewed by 10/1 ANNUALLY unless the equipment is moved, or changes ownership. If billing for annual operating fee is not received by expiration date, contact office above.

This permit does not authorize the emission of air contaminants in excess of those allowed by Division 26 of the Health and Safety Code of the State of California or the Rules of the Air Quality Management District. This permit cannot be considered as permission to violate existing laws, ordinances, regulations or statutes of other government agencies.

EXECUTIVE OFFICER

BY VIRGINIA MOY, PRINCIPAL
PERMIT PROCESS CLERK

DATE

02/24/84

76P234M 6/82

Facility Information Detail (FIND)

[Search Again](#) | [Search Results](#) | [Facility Details](#) | [Equipment List](#) | [Compliance](#) | [Emissions](#) | [Hearing Board](#) | [Transportation](#)

Compliance

Facility ID	13038
Company Name	L-P HOME CTR
Address	1275 BRISTOL ST COSTA MESA, CA 92626

Notices Of Violaton: NONE

Notices To Comply: NONE



CITY OF COSTA MESA
BUILDING DIVISION
 DEVELOPMENT SERVICES DEPARTMENT
 PERMIT

PERMIT NUMBER

804-01666

(714) 754-5273 • Fax (714) 754-4856 • www.ci.costa-mesa.ca.us

77 FAIR DRIVE, COSTA MESA, CA 92626

BUILDING PERMIT

Job Address: **1275 BRISTOL ST**
 Suite:
 Vicinity:
 Primary Occ: B Eat<50/ Office/ Bar<50 Type of Construction:
 Parcel Number: 42736201 Zoning: C1

Status: ISSUED
 Applied: 09/27/2004
 Issued: 04/21/2005

Applicant: GRICELDA VALDEZ
 Address: 236 E MONTEREY AV

ISSUED BY: 

POMONA, CA

Phone: 909-622-6891
 Zip: 91767

Owner: HARRINGTON INVESTMENT CO
 Address: 31 RUE GRAND VALLEE

NEWPORT BEACH, CA

Phone:
 Zip: 92660

Contractor: OWNER-BUILDER
 Address:

Phone:

Zip:

License: 000000

Arch :
 Address:
 Phone:
 Zip: License:

Eng: ROBERT J. HILL
 Address: 28333 SIESTA LANE
 EUGENE, CA
 97402

Phone: 541-344-9116
 License: 15673

SCOPE OF PERMIT

REPLACE EXISTING DUST COLLECTOR, LIKE FOR LIKE, LOCATED AT REAR OF PROPERTY "GANAHL LUMBER"

DUST COLLECTOR TO BE SCREENED FROM BRISTOL STREET W/ 30' FOOT HIGH CORROGATED METAL SCREEN PAINTED TO MATCH BUILDING.

FEE SUMMARY

Plan Check: \$254.31
 Permit: \$391.25
 SMIP Res: \$0.00
 SMIP Com: \$5.25
 Other: \$0.00
 Inspection: \$0.00

Calc Valuation: \$25,000.00
 Claim Valuation: \$25,000.00

Total: \$650.81

PLANNING & ZONING

SETBACKS

MAIN STRUCTURE Front 0-0 Rear 0-0 Left 0-0 Right 0-0

ACCESSORY Front 0-0 Rear 0-0 Left 0-0 Right 0-0

PARKING Existing: 0 Required: 0 Proposed: 0

NOTICE: The work authorized by this permit shall comply with all applicable handicap access requirements under California statutes and related regulations. (Ord. No. 92-28, § 1, 12-21-92)

EXPIRATION: This permit shall automatically expire and become void if work is not commenced within 180 days, or if work is suspended or abandoned for a period of 180 days.

INSPECTIONS: In order for the work authorized under this permit to be considered legal, such work must comply with all applicable codes, and all required inspections and final approval must be obtained. Failure to obtain inspections and final approval will result in the expiration of this permit.

FOR INSPECTIONS CALL: (714) 754-5626

DECLARATIONS

WORKERS' COMPENSATION DECLARATION:

I hereby affirm under penalty of perjury one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____
 (This section need not be completed if the permit is valued at one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these provisions.

Applicant Signature: Mirella Valdez Date: 4/21/05
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

LICENSED CONTRACTORS DECLARATION:

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Lic. # _____ Class # _____
 Contractor's Signature: _____ Date: _____

CONSTRUCTION LENDING AGENCY:

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code).
 Lender's Name: _____ Lender's Address: _____
 Signature: _____ Date: _____

OWNER-BUILDER DECLARATIONS:

I hereby affirm that under penalty of perjury that I am **EXEMPT FROM THE CONTRACTORS LICENSE LAW** for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

- I, as owner of the property, or my employees with wages as their sole compensation, **WILL DO THE WORK**, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for purpose of sale.).
 - I, as owner of the property, am **EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS** to construct the project (Sec. 7044, Business and Professions Code: The contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such project with a contractor(s) license pursuant to the Contractors License Laws.).
 - I am exempt under sec. _____ Business and Professions Code for this reason: _____
- Signature: _____ Date: _____
 Owner ID verified by driver's license. Yes No Driver's License No. _____ Expires: _____
 Verification of Ownership by (type of document, i.e. - property tax bill or deed): _____

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION:

I hereby certify that no excavation five (5) or more feet in depth into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than thirty-six (36) feet high. (Chap. 3.2, Grp 2, Art 2, Sec. 341, Title 8, California Administrative Code).

As owner-builder, I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above, unless such person has a permit to do such work from the division.

Signature: _____ Date: _____
 Division of Industrial Safety Permit Number: _____

HAZARDOUS MATERIALS AND EMISSIONS CERTIFICATION:

- 1 Will the applicant or present or future building occupant need to file and certify a Business Plan for emergency response to release or threatened release of a hazardous material? Yes No
 (Section 25505 of the California Health and Safety Code requires, with some exceptions, that a Business Plan be filed with the Costa Mesa Fire Department by every business which has at any one time during a reported year a quantity of hazardous materials equal to or greater than a weight of 500 pounds, or a volume of 55 gallons, or 200 cubic feet of compressed gas at standard temperature and pressure).
 - 2 Does or will the applicant or present or future building occupant need to file a registration form for acutely hazardous materials? Yes No
 (Section 25533 of the California Health and Safety Code, with some exceptions, requires registration with the Costa Mesa Fire Department by each business which at any one time has on hand a quantity of acutely hazardous materials equal to or greater than a weight of 500 pounds, or a volume of 55 gallons, or 200 cubic feet of compressed gas at standard temperature and pressure).
 - 3 Does or will the applicant or present or future building occupant need to prepare an RMPP (Risk Management and Prevention Program for acutely hazardous materials)? Yes No
 (Section 25534 of the California Health and Safety Code provides that the Costa Mesa Fire Department may require the preparation, certification and filing with the Fire Department of an RMPP by businesses which are required to register acutely hazardous materials with the Fire Department).
 - 4 If an RMPP is presently required, has Section 25534 of the California Health and Safety Code been fully complied with? Yes No
 - 5 Does or will the applicant or present or future building occupant require for the work which is the subject of this application a permit for such construction or modification from the South Coast Air Quality Management District or from any other air pollution control district or agency? Yes No
 (Section 65850.2 of the California Government Code requires that the requested information be furnished on applications for non-residential building permits).
 - 6 Will any part of the facility to be constructed under this permit be within 1000 feet from the outer boundaries of a school? Yes No
 (If "yes", the facility must meet the requirement of Sections 25534 and 42303 of the California Health and Safety Code).
 - 7 If a permit from the South Coast Air Quality Management District or other air pollution control district or agency is required for the work which is the subject of this application, have all of the disclosures prescribed by California Health and Safety Code Section 42303 been made? Yes No
 - 8 (If "yes", attach certificate of compliance from the appropriate air pollution control officer).
- CERTIFICATE OF COMPLIANCE:** I certify that under penalty of perjury the information given above is correct. I agree to comply with all state laws and city ordinances regarding Hazardous Materials and Emissions.
- Signature: _____ Date: _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY: I certify under penalty of perjury that I have read this application and state that the information given is correct. I agree to comply with all state laws and city ordinances relating to building construction, and authorize representatives of the City of Costa Mesa to enter upon the above-described property for inspection purposes. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection.

Signature of Legal Owner(s): Mirella Valdez Date: 4/21/05
 And/or Authorized Applicant: _____ Date: _____

CODE #	INSPECTION TYPE	DATE	INITIALS	CODE #	INSPECTION TYPE	DATE	INITIALS
1616	Fixed System Final Fire Prevention	_____	_____	206	Final Mechanical	_____	_____
1266	Pool Spa Final	_____	_____	208	Final Plumbing	_____	_____
200	Final Re-Roof	_____	_____	210	Final Electrical	_____	_____
201	Final Block/Retaining Wall	_____	_____	212	Final Fire Prevention	_____	_____
202	Final Factory Fire Place	_____	_____	220	Final Planning Approval	_____	_____
203	Final Sign	_____	_____	222	Final Site	_____	_____
204	Final Demolition	_____	_____	250	Final Building/Occupancy	<u>10-31-05</u>	<u>JHM</u>



CITY OF COSTA MESA
BUILDING DIVISION
 DEVELOPMENT SERVICES DEPARTMENT
 PERMIT

PERMIT NUMBER
 ✓ B03-01725

(714) 754-5273 • Fax (714) 754-4856 • www.ci.costa-mesa.ca.us

77 FAIR DRIVE, COSTA MESA, CA 92626


BUILDING PERMIT

Job Address: **1275 BRISTOL ST**
 Suite:
 Vicinity: GANAHL LUMBER - 1 BUILDING ONLY

Status: ISSUED
 Applied: 10/06/2003
 Issued: 10/06/2003

Parcel Number: 42736201 Zoning: C1 C1

Applicant: LINDSTROM, MIKE
 Address: 23401 MADERO RD
 UNIT C Phone: 714-951-8844
 MISSION VIEJO, CA Zip: 92691

ISSUED BY: 

Owner: HARRINGTON INVESTMENT CO
 Address: 31 RUE GRAND VALLEE
 NEWPORT BEACH, CA Phone:
 Zip: 92660

Contractor: SCHOLTEN ROOFING SERVICE CO
 Address: 23401 MADERO RD
 UNIT C Phone: 714-951-8844
 MISSION VIEJO, CA
 Zip: 92691 License: 389884

Arch :	Eng:
Address:	Address:
Phone:	Phone:
Zip:	License:

SCOPE OF PERMIT

RE-ROOF EXISTING COMMERCIAL BUILDING WITH POLYESTER FABRIC AND BASE COAT EMULSION. UL R11754

FEE SUMMARY

Plan Check: \$0.00	Calc Valuation: \$58,820.00
Permit: \$706.75	Claim Valuation: \$58,820.00
SMIP Res: \$0.00	
SMIP Com: \$12.35	
Other: \$0.00	
Inspection: \$0.00	
Total: \$719.10	

PLANNING & ZONING

SETBACKS

<u>MAIN STRUCTURE</u>	Front 0-0	Rear 0-0	Left 0-0	Right 0-0
<u>ACCESSORY</u>	Front 0-0	Rear 0-0	Left 0-0	Right 0-0
PARKING	<u>Existing:</u> 0	<u>Required:</u> 0	<u>Proposed:</u> 0	

NOTES:

NOTICE: The work authorized by this permit shall comply with all applicable handicap access requirements under California statutes and related regulations. (Ord. No. 92-28, § 1, 12-21-92)

EXPIRATION: This permit shall automatically expire and become void if work is not commenced within 180 days, or if work is suspended or abandoned for a period of 180 days.

INSPECTIONS: In order for the work authorized under this permit to be considered legal, such work must comply with all applicable codes, and all required inspections and final approval must be obtained. Failure to obtain inspections and final approval will result in the expiration of this permit.

FOR INSPECTIONS CALL: (714) 754-5626

DECLARATIONS

WORKERS' COMPENSATION DECLARATION:

I hereby affirm under penalty of perjury one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____
 (This section need not be completed if the permit is valued at one hundred dollars (\$100) or less.)

- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these provisions.

Applicant Signature: _____ Date: 10/6/03

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

LICENSED CONTRACTORS DECLARATION:

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Lic. # _____ Class # _____

Contractor's Signature: _____ Date: 10/6/03

CONSTRUCTION LENDING AGENCY:

- I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code).

Lender's Name: _____ Lender's Address: _____
 Signature: _____ Date: _____

OWNER-BUILDER DECLARATIONS:

I hereby affirm that under penalty of perjury that I am **EXEMPT FROM THE CONTRACTORS LICENSE LAW** for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

- I, as owner of the property, or my employees with wages as their sole compensation, **WILL DO THE WORK**, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for purpose of sale.).
- I, as owner of the property, am **EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS** to construct the project (Sec. 7044, Business and Professions Code: The contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such project with a contractor(s) license pursuant to the Contractors License Laws.).
- I am exempt under sec. _____ Business and Professions Code for this reason: _____

Signature: _____ Date: _____

Owner ID verified by driver's license. Yes No Driver's License No. _____ Expires: _____

Verification of Ownership by (type of document, i.e. - property tax bill or deed): _____

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION:

- I hereby certify that no excavation five (5) or more feet in depth into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than thirty-six (36) feet high. (Chap. 3.2, Grp 2, Art 2, Sec. 341, Title 8, California Administrative Code).
- As owner-builder, I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above, unless such person has a permit to do such work from the division.

Signature: _____ Date: _____

Division of Industrial Safety Permit Number: _____

HAZARDOUS MATERIALS AND EMISSIONS CERTIFICATION:

- Will the applicant or present or future building occupant need to file and certify a Business Plan for emergency response to release or threatened release of a hazardous material? Yes No
 (Section 25505 of the California Health and Safety Code requires, with some exceptions, that a Business Plan be filed with the Costa Mesa Fire Department by every business which has at any one time during a reported year a quantity of hazardous materials equal to or greater than a weight of 500 pounds, or a volume of 55 gallons, or 200 cubic feet of compressed gas at standard temperature and pressure).
- Does or will the applicant or present or future building occupant need to file a registration form for acutely hazardous materials? Yes No
 (Section 25533 of the California Health and Safety Code, with some exceptions, requires registration with the Costa Mesa Fire Department by each business which at any one time has on hand a quantity of acutely hazardous materials equal to or greater than a weight of 500 pounds, or a volume of 55 gallons, or 200 cubic feet of compressed gas at standard temperature and pressure).
- Does or will the applicant or present or future building occupant need to prepare an RMPP (Risk Management and Prevention Program for acutely hazardous materials)? Yes No
 (Section 25534 of the California Health and Safety Code provides that the Costa Mesa Fire Department may require the preparation, certification and filing with the Fire Department of an RMPP by businesses which are required to register acutely hazardous materials with the Fire Department).
- If an RMPP is presently required, has Section 25534 of the California Health and Safety Code been fully complied with? Yes No
- Does or will the applicant or present or future building occupant require for the work which is the subject of this application a permit for such construction or modification from the South Coast Air Quality Management District or from any other air pollution control district or agency? Yes No
 (Section 65850.2 of the California Government Code requires that the requested information be furnished on applications for non-residential building permits).
- Will any part of the facility to be constructed under this permit be within 1000 feet from the outer boundaries of a school? Yes No
 (If "yes", the facility must meet the requirement of Sections 25534 and 42303 of the California Health and Safety Code).
- If a permit from the South Coast Air Quality Management District or other air pollution control district or agency is required for the work which is the subject of this application, have all of the disclosures prescribed by California Health and Safety Code Section 42303 been made? Yes No
- (If "yes", attach certificate of compliance from the appropriate air pollution control officer).

CERTIFICATE OF COMPLIANCE: I certify that under penalty of perjury the information given above is correct. I agree to comply with all state laws and city ordinances regarding Hazardous Materials and Emissions.

Signature: _____ Date: _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY: I certify under penalty of perjury that I have read this application and state that the information given is correct. I agree to comply with all state laws and city ordinances relating to building construction, and authorize representatives of the City of Costa Mesa to enter upon the above-described property for inspection purposes. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection.

Signature Of Legal Owner(s) _____ Date _____
 And/or Authorized Applicant _____ Date 10/6/03

CODE #	INSPECTION TYPE	DATE	INITIALS	CODE #	INSPECTION TYPE	DATE	INITIALS
1616	Fixed System Final Fire Prevention	_____	_____	206	Final Mechanical	_____	_____
1266	Pool Spa Final	_____	_____	208	Final Plumbing	_____	_____
200	Final Re-Roof	_____	_____	210	Final Electrical	_____	_____
201	Final Block/Retaining Wall	_____	_____	212	Final Fire Prevention	_____	_____
202	Final Factory Fire Place	_____	_____	220	Final Planning Approval	_____	_____
203	Final Sign	_____	_____	222	Final Site	_____	_____
204	Final Demolition	_____	_____	250	Final Building/Occupancy <u>Roof</u>	<u>11/21/03</u>	<u>[Signature]</u>



CITY OF COSTA MESA
BUILDING DIVISION
 DEVELOPMENT SERVICES DEPARTMENT
 PERMIT

Am
 PERMIT NUMBER
B99-00292 ✓

(714) 754-5273 • Fax (714) 754-4856

77 FAIR DRIVE, COSTA MESA, CA 92626

BUILDING PERMIT

Job Address: **1275 BRISTOL ST**
 Suite:
 Vicinity: **REAR OF HOME CENTER**

Status: **ISSUED**
 Applied: **03/02/1999**
 Issued: **03/09/1999**

Parcel Number: **42736201** Zoning: **C1 C1**

Applicant: **ESPOSITO, MICHAEL**
 Address:

Phone: **562-694-8361**
 Zip:

Owner: **HARRINGTON INVESTMENT CO**
 Address: **31 RUE GRAND VALLEE**
NEWPORT BEACH, CA

Phone:
 Zip: **92660**

Contractor: **MICHAEL B. ESPOSITO**
 Address: **PO BOX 129**

Phone: **530-487-2303**

GRIMES, CA
 Zip: **95950**

License: **291259**

Arch :
 Address:

Eng:
 Address:

Phone:

Phone:

Zip

License:

Zip:

License:

SCOPE OF PERMIT

ADD 3,144 SF OPEN COVER FOR STORAGE AT REAR OF HOME CENTER.

THE 24' DEEP BY 131' LONG COVER WILL BE OPEN ON TWO SIDES, PLACED ON THE INSIDE "L" OF THE EXISTING BUILDING. THE COVER WILL BE SCREENED FROM BRISTOL STREET BY THE EXISTING BUILDING.

FEE SUMMARY

Plan Check: **\$227.34**
 Permit: **\$349.75**
 SMIP Res: **\$0.00**
 SMIP Com: **\$5.13**
 Other: **\$0.00**
 Inspection: **\$0.00**

Total: \$582.22

Calc Valuation: **\$24,436.00**
 Claim Valuation: **\$24,436.00**

PLANNING & ZONING

SETBACKS

MAIN STRUCTURE Front 0-0 Rear 69-0 Left 320-0 Right 0-0

ACCESSORY Front 0-0 Rear 0-0 Left 0-0 Right 0-0

PARKING Existing: 0 Required: 0 Proposed: 0

NOTES:

EXPIRATION: This permit shall automatically expire and become void if work is not commenced within 180 days, or if work is suspended or abandoned for a period of 180 days.

INSPECTIONS: In order for the work authorized under this permit to be considered legal, such work must comply with all applicable codes, and all required inspections and final approval must be obtained. Failure to obtain inspections and final approval will result in the expiration of this permit.

FOR INSPECTIONS CALL: (714) 754-5626

DECLARATIONS

WORKERS' COMPENSATION DECLARATION:

I hereby affirm under penalty of perjury one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____
 (This section need not be completed if the permit is valued at one hundred dollars (\$100) or less.)

- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these provisions.

Applicant Signature: Michael B Espinoza Date: 3/9/99

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

LICENSED CONTRACTORS DECLARATION:

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Lic. # _____

Contractor's Signature: Michael B Espinoza Class # 289-291-B-1
 Date: 3/9/99

CONSTRUCTION LENDING AGENCY:

- I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code).

Lender's Name: _____ Lender's Address: _____
 Signature: _____ Date: _____

OWNER-BUILDER DECLARATIONS:

I hereby affirm that under penalty of perjury that I am EXEMPT FROM THE CONTRACTORS LICENSE LAW for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

- I, as owner of the property, or my employees with wages as their sole compensation, WILL DO THE WORK, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for purpose of sale.)
- I, as owner of the property, am EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS to construct the project (Sec. 7044, Business and Professions Code: The contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such project with a contractor(s) license pursuant to the Contractors License Laws.)
- I am exempt under sec. _____ Business and Professions Code for this reason: _____

Signature: _____ Date: _____
 Owner ID verified by driver's license. Yes No Driver's License No. _____ Expires: _____

Verification of Ownership by (type of document, i.e. - property tax bill or deed): _____

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION:

- I hereby certify that no excavation five (5) or more feet in depth into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than thirty-six (36) feet high. (Chap. 3.2, Grp 2, Art 2, Sec. 341, Title 8, California Administrative Code).
- As owner-builder, I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above, unless such person has a permit to do such work from the division.

Signature: _____ Date: _____

Division of Industrial Safety Permit Number: _____

HAZARDOUS MATERIALS AND EMISSIONS CERTIFICATION:

- Will the applicant or present or future building occupant need to file and certify a Business Plan for emergency response to release or threatened release of a hazardous material? Yes No
 (Section 25505 of the California Health and Safety Code requires, with some exceptions, that a Business Plan be filed with the Costa Mesa Fire Department by every business which has at any one time during a reported year a quantity of hazardous materials equal to or greater than a weight of 500 pounds, or a volume of 55 gallons, or 200 cubic feet of compressed gas at standard temperature and pressure).
- Does or will the applicant or present or future building occupant need to file a registration form for acutely hazardous materials? Yes No
 (Section 25533 of the California Health and Safety Code, with some exceptions, requires registration with the Costa Mesa Fire Department by each business which at any one time has on hand a quantity of acutely hazardous materials equal to or greater than a weight of 500 pounds, or a volume of 55 gallons, or 200 cubic feet of compressed gas at standard temperature and pressure).
- Does or will the applicant or present or future building occupant need to prepare an RMPP (Risk Management and Prevention Program for acutely hazardous materials)? Yes No
 (Section 25534 of the California Health and Safety Code provides that the Costa Mesa Fire Department may require the preparation, certification and filing with the Fire Department of an RMPP by businesses which are required to register acutely hazardous materials with the Fire Department).
- If an RMPP is presently required, has Section 25534 of the California Health and Safety Code been fully complied with? Yes No
- Does or will the applicant or present or future building occupant require for the work which is the subject of this application a permit for such construction or modification from the South Coast Air Quality Management District or from any other air pollution control district or agency? Yes No
 (Section 65850.2 of the California Government Code requires that the requested information be furnished on applications for non-residential building permits).
- Will any part of the facility to be constructed under this permit be within 1000 feet from the outer boundaries of a school? Yes No
 (If "yes", the facility must meet the requirement of Sections 25534 and 42303 of the California Health and Safety Code).
- If a permit from the South Coast Air Quality Management District or other air pollution control district or agency is required for the work which is the subject of this application, have all of the disclosures prescribed by California Health and Safety Code Section 42303 been made? Yes No
- (If "yes", attach certificate of compliance from the appropriate air pollution control officer).

CERTIFICATE OF COMPLIANCE: I certify that under penalty of perjury the information given above is correct. I agree to comply with all state laws and city ordinances regarding Hazardous Materials and Emissions.
 Signature: _____ Date: _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY: I certify under penalty of perjury that I have read this application and state that the information given is correct. I agree to comply with all state laws and city ordinances relating to building construction, and authorize representatives of the City of Costa Mesa to enter upon the above-described property for inspection purposes. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection.

Signature of Legal Owner(s) Michael B Espinoza Date 3/9/99
 And/or Authorized Applicant _____ Date _____

CODE #	INSPECTION TYPE	DATE	INITIALS	CODE #	INSPECTION TYPE	DATE	INITIALS
1616	Fixed System Final Fire Prevention	_____	_____	206	Final Mechanical	_____	_____
1286	Pool Spa Final	_____	_____	208	Final Plumbing	_____	_____
200	Final Re-Roof	_____	_____	210	Final Electrical	_____	_____
201	Final Block/Retaining Wall	_____	_____	212	Final Fire Prevention	_____	_____
202	Final Factory Fire Place	_____	_____	220	Final Planning Approval	_____	_____
203	Final Sign	_____	_____	222	Final Site	_____	_____
204	Final Demolition	_____	_____	250	Final Building/Occupancy	<u>3-25-99</u>	<u>GMK</u>



CITY OF COSTA MESA
BUILDING DIVISION
 DEVELOPMENT SERVICES DEPARTMENT
 PERMIT

PERMIT NUMBER

B98-01658 ✓

(714) 754-5273 • Fax (714) 754-4856

77 FAIR DRIVE, COSTA MESA, CA 92626

BUILDING PERMIT

Job Address: **1275 BRISTOL ST**
 Suite:
 Vicinity:

Status: ISSUED *RLB*
 Applied: 09/16/1998
 Issued: 11/02/1998

Parcel Number: 42736201 Zoning: C1 C1

Applicant: **ESPOSITO, MIKE**
 Address:

Phone:
 Zip:

Owner: **HARRINGTON INVESTMENT CO**
 Address: **31 RUE GRAND VALLEE**

Phone:
 Zip: 92660

NEWPORT BEACH, CA

Contractor:
 Address:

Phone:
 Zip:
 License:

HOLD FOR SPECIAL REQUIREMENTS

Arch / Eng :
 Address:

Phone:
 Zip:
 License:

SCOPE OF PERMIT

CONSTRUCT A 2,912 SQ.FT. LUMBER STORAGE SHED ALONG THE LEFT SIDE PROPERTY LINE. BUILDING WILL BE OPEN ON ONE SIDE. SHED WILL COVER EXISTING STORAGE (LUMBER)

ALL DEVELOPMENT STANDARDS TO BE SATISFIED. ALLOWABLE FLOOR AREA PER FAR = 67,300 SQ.FT. TOTAL ENCLOSED BUILDING AREA EXISTING IS 18,850 SQ.FT. TOTAL ENCLOSED AREA OF STORAGE SHEDS (INCLUDING ONE PROPOSED UNDER THIS PERMIT) = 25,602 SQ.FT. NO DR REQUIRED BECAUSE BUILDING DOES NOT EXCEED 50% OF THE EXISTING BUILDING AREA AND ALL DEVELOPMENT STANDARDS ARE SATISFIED.

BECAUSE SHED IS NOT ENCLOSED NO TRIP FEES REQUIRED

FEE SUMMARY

Plan Check:	\$279.99	Calc Valuation:	\$33,786.00
Permit:	\$430.75	Claim Valuation:	\$33,786.00
SMIP Res:	\$0.00		
SMIP Com:	\$7.10		
Other:	\$0.00		
Inspection:	\$0.00		
Total:	\$717.84		

PLANNING & ZONING

SETBACKS

<u>MAIN STRUCTURE</u>	Front	60-0	Rear	75-0	Left	10-0	Right	0-0
<u>ACCESSORY</u>	Front	0-0	Rear	0-0	Left	0-0	Right	0-0
<u>PARKING</u>	<u>Existing:</u>	75	<u>Required:</u>	135	<u>Proposed:</u>	135		

NOTES:

EXPIRATION: This permit shall automatically expire and become void if work is not commenced within 180 days, or if work is suspended or abandoned for a period of 180 days.

INSPECTIONS: In order for the work authorized under this permit to be considered legal, such work must comply with all applicable codes, and all required inspections and final approval must be obtained. Failure to obtain inspections and final approval will result in the expiration of this permit.

FOR INSPECTIONS CALL: (714) 754-5626

DECLARATIONS

WORKERS' COMPENSATION DECLARATION:

I hereby affirm under penalty of perjury one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____
 (This section need not be completed if the permit is valued at one hundred dollars (\$100) or less.)

- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these provisions.

Applicant Signature: Michael B. Espinoza 11/2/98 Date: _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

LICENSED CONTRACTORS DECLARATION:

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Lic. # _____ Class # _____

Contractor's Signature: _____ Date: _____

CONSTRUCTION LENDING AGENCY:

- I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code).

Lender's Name: Michael B. Espinoza 11/2/98 Lender's address: _____

Signature: _____ Date: _____

OWNER-BUILDER DECLARATIONS:

I hereby affirm that under penalty of perjury that I am **EXEMPT FROM THE CONTRACTORS LICENSE LAW** for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

- I, as owner of the property, or my employees with wages as their sole compensation, **WILL DO THE WORK**, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for purpose of sale.)
- I, as owner of the property, am **EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS** to construct the project (Sec. 7044, Business and Professions Code: The contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such project with a contractor(s) license pursuant to the Contractors License Laws.)
- I am exempt under sec. _____ Business and Professions Code for this reason: _____

Signature: _____ Date: _____

Owner ID verified by driver's license. Yes No Driver's License No. _____ Expires: _____

Verification of Ownership by (type of document, i.e. - property tax bill or deed): _____

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION:

- I hereby certify that no excavation five (5) or more feet in depth into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than thirty-six (36) feet high. (Chap. 3.2, Grp 2, Art 2, Sec. 341, Title 8, California Administrative Code).
- As owner-builder, I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above, unless such person has a permit to do such work from the division.

Signature: _____ Date: _____

Division of Industrial Safety Permit Number: _____

HAZARDOUS MATERIALS AND EMISSIONS CERTIFICATION:

- 1 Will the applicant or present or future building occupant need to file and certify a Business Plan for emergency response to release or threatened release of a hazardous material? Yes No
 (Section 25505 of the California Health and Safety Code requires, with some exceptions, that a Business Plan be filed with the Costa Mesa Fire Department by every business which has at any one time during a reported year a quantity of hazardous materials equal to or greater than a weight of 500 pounds, or a volume of 55 gallons, or 200 cubic feet of compressed gas at standard temperature and pressure).
- 2 Does or will the applicant or present or future building occupant need to file a registration form for acutely hazardous materials? Yes No
 (Section 25533 of the California Health and Safety Code, with some exceptions, requires registration with the Costa Mesa Fire Department by each business which at any one time has on hand a quantity of acutely hazardous materials equal to or greater than a weight of 500 pounds, or a volume of 55 gallons, or 200 cubic feet of compressed gas at standard temperature and pressure).
- 3 Does or will the applicant or present or future building occupant need to prepare an RMPP (Risk Management and Prevention Program for acutely hazardous materials)? Yes No
 (Section 25534 of the California Health and Safety Code provides that the Costa Mesa Fire Department may require the preparation, certification and filing with the Fire Department of an RMPP by businesses which are required to register acutely hazardous materials with the Fire Department).
- 4 If an RMPP is presently required, has Section 25534 of the California Health and Safety Code been fully complied with? Yes No
- 5 Does or will the applicant or present or future building occupant require for the work which is the subject of this application a permit for such construction or modification from the South Coast Air Quality Management District or from any other air pollution control district or agency? Yes No
 (Section 65850.2 of the California Government Code requires that the requested information be furnished on applications for non-residential building permits).
- 6 Will any part of the facility to be constructed under this permit be within 1000 feet from the outer boundaries of a school? Yes No
 (If "yes", the facility must meet the requirement of Sections 25534 and 42303 of the California Health and Safety Code).
- 7 If a permit from the South Coast Air Quality Management District or other air pollution control district or agency is required for the work which is the subject of this application, have all of the disclosures prescribed by California Health and Safety Code Section 42303 been made? Yes No
- 8 (If "yes", attach certificate of compliance from the appropriate air pollution control officer).

CERTIFICATE OF COMPLIANCE: I certify that under penalty of perjury the information given above is correct. I agree to comply with all state laws and city ordinances regarding Hazardous Materials and Emissions.

Signature: _____ Date: _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY: I certify under penalty of perjury that I have read this application and state that the information given is correct. I agree to comply with all state laws and city ordinances relating to building construction, and authorize representatives of the City of Costa Mesa to enter upon the above-described property for inspection purposes. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection.

Signature of Legal Owner(s) _____ Date _____
 And/Or Authorized Applicant Michael B. Espinoza 11/2/98 _____ Date _____

CODE #	INSPECTION TYPE	DATE	INITIALS	CODE #	INSPECTION TYPE	DATE	INITIALS
1616	Fixed System Final Fire Prevention	_____	_____	206	Final Mechanical	_____	_____
1266	Pool Spa Final	_____	_____	208	Final Plumbing	_____	_____
200	Final Re-Roof	_____	_____	210	Final Electrical	_____	_____
201	Final Block/Retaining Wall	_____	_____	212	Final Fire Prevention	_____	_____
202	Final Factory Fire Place	_____	_____	220	Final Planning Approval	_____	_____
203	Final Sign	_____	_____	222	Final Site	_____	_____
204	Final Demolition	_____	_____	250	Final Building/Occupancy	<u>1/19/99</u>	<u>[Signature]</u>

**CITY OF COSTA MESA
CONSTRUCTION PERMIT**

PERMIT NO. **B-5774**

TRACT NO. **Pm 100-**

LOT NO. **48**

BLDG. NO.

21070

1632 12/13/82

15.50

7-1-83

Project Address **1275 BRISTOL ST.**
 Owner **LOUISIANA-PACIFIC Co.** Phone **556-1500**
 Address **1275 BRISTOL ST.**
 Arch/Eng. **NONE** License No.

Contractor **TEMAK CONST. CO.** Phone **963-0097**
 Address **1760 MOUNOVIA A-2 COSTA MESA**

LICENSED CONTRACTOR DECLARATION
 I hereby affirm that I am licensed under provisions of Charter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 License Class **B-1** License No. **383248**
 Date **12/13/82** Signature *[Signature]*

WORKERS' COMPENSATION DECLARATION
 I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Section 3800, Lab. C.).
 Policy No. **STATE FUND**
 Certified copy is hereby furnished.
 Certified copy is filed with the city Building Division.

EXEMPTION FROM WORKERS' COMPENSATION DECLARATION
 (This section need not be completed if the permit is for one hundred (\$100) or less).
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Signature _____
NOTICE: If after making this declaration, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 Civ. C.).
 Lender's Name **NONE**

Lender's Address _____
OWNER BUILDER DECLARATION
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property, will do the work, and the structure is not intended or offered for sale. (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of a property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner will have the burden of proving he did not build or improve for the purpose of sale).
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts from such projects with a contractor(s) licensed pursuant to the Contractor's License Law).
 I am exempt under Section _____ B. & P. C. for this reason _____
 Date _____ Owner _____

I hereby certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes.
 Signature *[Signature]* Date **13 Dec 82**
 Drivers' License or SS # _____

TYPE OF CONSTRUCTION
 NEW ADD ALTERATION
 REPAIR CONVERSION DEMOLISH
 OTHER _____
DESCRIPTION OF WORK **RE-ROOF**

TYPE OF PERMIT
 GRADING FOUNDATION STRUCTURAL
 TENANT ELECTRICAL PLUMBING MECHANICAL
 OTHER **RE-ROOF**

PROJECT DESCRIPTION
 SQ. FT. **1000**
 OCCUPANCY _____ CONSTRUCTION TYPE _____
 VALUATION **3000** ZONE _____
 GRADING CU. YDS. _____ ACRES _____

REMARKS:

PLUMBING	PLAN CHECK	ELECTRICAL	PLAN CHECK
BATHTUBS	SHOWERS	DWELLING SQ. FT.	GARAGE SQ. FT.
TOILETS	URINALS	GENERATOR	0-1 KW
LAVATORIES	DOUBLE LAVS	TRANSFORMER	1-10 KW
KIT, SINKS	DISHWASHERS	APPLIANCE	10-50 KW
SERVICE SINKS	SUMPS	MOTORS	0-1 HP
FLOOR SINKS	FLOOR DRAINS	(INC. SOLAR)	1-10 HP
DRINKING FOUNTAINS			10-50 HP
INTERCEPTORS	CLARIFIERS	FIXTURES	OUTLETS
SWIMMING POOL	P TRAP	GAS TUBE SIGNS	SWITCHES
WATER SERVICE	ALTERATION	POLE LIGHTS	
GAS SERVICE	OUTLETS	CONSTRUCTION POLES	METERED
WATER HEATERS	BTU OUTPUT	PANELS	SUB
SEWER CONNECTIONS		SERVICE	AMP
SOLAR TANK	COLLECTORS		
SOLAR PIPING SYS.		ISSUE FEE	
MECHANICAL	PLAN CHECK	APPLICATION APPROVED BY	DATE

MECHANICAL	PLAN CHECK	BUILDING PERMIT	SUMMARY OF FEES
HEATING SYSTEM AND DUCTING	0-100,000 BTU	\$ 15.00	SMIP \$ 0.50
	100,000 + BTU		PERMIT ISSUANCE \$
REFRIGERATION SYSTEM	0-100,000 BTU		GRADING \$
	100,000 + BTU		
BOILERS	BTU		MICROFILM \$
SYSTEM REPAIR, ALTERATION			TOTAL FEE \$
EXHAUST SYSTEM	MULTIPLE		LESS ADVANCE PC \$
ISSUE FEE			FINAL FEE \$ 15.50

ZONING REGULATIONS
 A.P. # **427-041-15**
 ZONE **C2-CP** PLNG. REF. #
 BUILDING SETBACK C/L ST. _____ TO BUILDING PROPERTY LINE
 SIDE YARD LEFT _____
 SIDE YARD RIGHT **Re-Roof**
 REAR YARD (TO P/L) _____
 PKG. SPACE REQ. _____ PROVIDED
 STREET WIDTH _____ PARK FEE \$
 ZONING APPROVED BY **DK/awc** DATE **12/13/82**
 SPECIAL CONDITIONS:

CONSTRUCTION AND PLANNING APPROVALS		Date	Inspector	POOL & SPA APPROVALS		Date	Inspector
Permit # _____				Permit # _____			
1. Temporary Electrical Service or Pole				43. Pool & Equipment Location			
2. Soil Pipe-Undrgrn				44. Steel Reinforcement			
3. Electrical Conduit Utility-Undrgrn				45. Forms			
4. Electrical Conduit-Undrgrn				46. Electrical Bonding			
5. Steel Reinforce				47. Rough Plumbing & Pressure Test			
6. Electrical UFER Grn				48. APPROVAL TO COVER-GUNITE			
7. Footings				49. Electrical Conduit-Undrgrn			
8. Foundation				50. Gas Pipe, <input type="checkbox"/> Undrgrn, Test			
9. Water Pipe-Undrgrn				51. Backwash Lines, P-Trap, <input type="checkbox"/> Undrgrn			
10. Structural Floor System				52. APPROVAL TO DECK			
11. Property Sewer Line & House Connection				53. Backwash & Receptor-Final			
12. Street Sewer Connection				54. Heater & Vent-Final			
13. Rough Plumbing				55. Plumbing System - Final			
14. Rough Electric-Conduit				56. Electrical-Final			
15. Rough Electric-Wiring				57. Solar System-Final			
16. Rough Heating & Air Conditioning				58. Fencing & Access Approval			
17. Ducts, in Structure				59. APPROVED FOR PLASTERING			
18. Ducts, Ventilating							
19. Gas Pipe-Rough & Test				60. POOL/SPA SYSTEMS FINAL			
20. Roof Framing							
21. Roof Sheathing		DS	12-14-80	NOTES:			
22. Frame and Flashing							
23. Insulation							
24. Lathing & Siding							
25. Drywall Nailing							
26. Plaster Brown Coat							
27. Electrical Power Meter-Final							
28. Final Electric							
29. Final Heating & Air Conditioning							
30. Final Gas Pipe-Test							
31. Final Plumbing							
32. Water Service-Final							
33. Gas Service-Final							
34. Solar Domestic-Final							
35. Landscape Sprinkling System							
36. Sound Attenuation							
37. Handicap Regulations							
38. FINAL STRUCTURE & BUILDING		10/1/84	CM	DEADWOOD			
39. Special Requirements Completed							
40. Electric Release to Edison							
Gas Release to Southern California Gas Co.							
FINAL OCCUPANCY							

CITY OF COSTA MESA CONSTRUCTION PERMIT
 Project Address 1275 BRISTOL ST.
 Applicant's Mailing Address 9281 WOODCREST DRIVE
 Owner's Name JAMES HARRINGTON Phone 561500
 Address 1275 BRISTOL C.M.
 Arch/Eng. PATRISON ENG. License No. 24968
 Address 17315 ASH ST. E.U. 92708
 Contractor's Name TEMAK CONST. Phone 9630097
 Address (mailing) 9281 WOODCREST DR. NB 92616
 City License No. 21070

PERMIT NO. BE 31789 TRACT NO. Hvine Sub LOT NO. Br 1142 UNIT NO. _____
 TYPE OF CONSTRUCTION NEW ADD ALTERATION REPAIR
 CONVERSION DEMOLISH OTHER
 DESCRIPTION OF WORK/USE OF BLDG. REMOVE WALL & ADD (2) NEW MEADOWS
 TYPE OF PERMIT GRADING FOUNDATION STRUCTURAL
 TENANT ELECTRICAL PLUMBING MECHANICAL
 OTHER
 PROJECT DESCRIPTION SQ. FT. _____ OCCUPANCY 62
 CONSTRUCTION TYPE II VALUATION \$ 750.00
 ZONE _____ GRADING CU. YDS. _____ ACRES _____

A.P. # 427-362-01 Zone C2
 S E T B A C K S
 Main Building: _____ Accessory Building: _____
 Front _____
 Rear _____
 Right _____
 Left _____
 Png. Ref. # _____ Parking Req./Provided _____
 Planning Notes: Tenant Improvements

LICENSED CONTRACTOR DECLARATION
 I hereby affirm that I am licensed under provisions of Charter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 License Class B-1 License No. 383248
 Date 1/6/88 Signature Ray J. Halling
WORKERS' COMPENSATION DECLARATION
 I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Section 3800, Lab. C.)
 Policy No. 46-88/1713 Company STATE FUND
 Certified copy is hereby furnished.
 Certified copy is filed with the city Building Division.
 Date 1-11-88 Applicant Ray J. Halling
EXEMPTION FROM WORKERS' COMPENSATION DECLARATION
 (This section need not be completed if the permit is for one hundred (\$100) or less).
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Date _____ Signature _____
NOTICE: If, after making this declaration, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.
CONSTRUCTION LENDING AGENCY
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 Civ. C.)
 Lender's Name _____
 Lender's Address _____

Remarks: Enlarging Openings PC#

OWNER BUILDER DECLARATION
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he/she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he/she is exempt herefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of a property who builds or improves thereon, and who does such work himself/herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner will have the burden of proving he/she did not build or improve for the purpose of sale).
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) license pursuant to the Contractor's License Law). I am aware that proof of their Worker's Compensation insurance should be provided to me.
 I am exempt under Section _____ B. & P. C. for this reason
 Date _____ Owner _____
 I hereby certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
 Signature Ray J. Halling Date 1/6/88
 Drivers' License or SS # _____

PLUMBING		FEES	
Bar Sink	Showers		
Backflow Preventer	Service Sink		
Backflow Irrigation	Sewer Cap		
Bathtubs	Sewer Connection		
Clarifiers	Solar Collectors		
Dishwasher	Solar Piping		
Drinking Fountains	Solar Tank		
Floor Drains	Swimming Pool w/Spa		
Floor Sinks	Urinal		
Gas Service Outlets	Water Closet		
Interceptors	Water Heater		
Kitchen Sink	Water Service		
Lavatories	Auto-Wash		
P-Trap	Laundry Trays		
Roof Drains			
Reinspection Fee	\$15	Issue Fee	\$ 3

ELECTRICAL		FEES	
Automatic Washer	Transformer <input type="checkbox"/> 15-50 KW <input type="checkbox"/> 50 + KW		
Construction Pole Sub.			
Cooking Unit	Meter <input type="checkbox"/> up to 100 amps		
Dishwasher	Meter <input type="checkbox"/> over 100 amps		
Dryers <input type="checkbox"/> Gas <input type="checkbox"/> Electric	Sub Panel		
Fan	Motors <input type="checkbox"/> 0-1 HP <input type="checkbox"/> 1 1/2 - 8		
F.A.U.	Inc. Solar <input type="checkbox"/> 9-15 HP <input type="checkbox"/> 16-15+		
Fixtures	Microwave		
Device Boxes	Pole Light		
3 Outlets	Range		2 25
2 Switches	Sign		1 50
Garbage Disposal	Standing Sections		
Generator <input type="checkbox"/> 0-5 KW <input type="checkbox"/> 5-15 KW	Trash Compactor		
Reinspection Fee	\$15	Issue Fee	\$ 3

MECHANICAL		FEES	
Boiler	Hood or Canopy Type I <input type="checkbox"/> Type II <input type="checkbox"/>		
Duct - Under Ground			
Duct - Structural	Refrigeration System		
Duct - Ventilating	<input type="checkbox"/> 0-100,000 BTU <input type="checkbox"/> 100,000 BTU		
Exhaust System <input type="checkbox"/> Multiple <input type="checkbox"/>	System Repair/Alteration		
Firepl/Fact. Blt. ICBO #	Fire Dampers		
Heating System & Ducting <input type="checkbox"/> 0-100,000 BTU <input type="checkbox"/> 100,000 BTU	Registers		
Reinspection Fee	\$15	Issue Fee	\$ 3

DEVELOPMENT SERVICES REQUIREMENTS: JAS Date 1-6-88
 Zoning Approved By _____ Date 1-11-88
 Building Approved By SA/BPM Date 1-11-88
 Application Issued By Ray J. Halling Date 1-11-88

SUMMARY OF FEES			
BUILDING PERMIT	\$ 21.00	SMIP	\$.50
PLAN CHECK	\$ 13.65	PERMIT	\$
PLUMBING	\$	ISSUANCE	\$
PLAN CHECK 25%	\$	ENERGY P.C.	\$
ELECTRICAL	\$ 18.75	GRADING	\$
PLAN CHECK 50%	\$ 1.88	MICROFILM	\$
MECHANICAL	\$	TOTAL FEE	\$ 55.78
PLAN CHECK 25%	\$		

CONSTRUCTION AND PLANNING APPROVALS Permit # _____		Date	Inspector	POOL & SPA APPROVALS Permit # _____		Date	Inspector
1. Temporary Electrical Service or Pole				52. Pool & Equipment Location			
2. Soil Pipe-Undrgrnd.				53. Steel Reinforcement			
3. Electrical Conduit Utility-Undrgrnd.				54. Forms			
4. Electrical Conduit-Undrgrnd.				55. Electrical Bonding			
5. Steel Reinforcement				56. Rough Plumbing & Pressure Test			
6. Electrical UFER Grnd.				57. APPROVAL TO COVER-GUNITE			
7. Footings				58. Electrical Conduit-Undrgrnd.			
8. Foundation				59. Gas Pipe, <input type="checkbox"/> Undrgrnd., Test			
9. Water Pipe-Undrgrnd.				60. Backwash Lines, P-Trap, <input type="checkbox"/> Undrgrnd.			
10. Structural Floor System				61. APPROVAL TO DECK			
11. Property Sewer Line & House Connection				62. Backwash & Receptor-Final			
12. Sewer Cap				63. Heater & Vent-Final			
13. Roof Drains				64. Plumbing System - Final			
14. Rough Plumbing				65. Electrical-Final			
15. Rough Electrical-Conduit				66. Solar System-Final			
16. Rough Electric Wiring	1-15-88		<i>Calder</i>	67. Fencing & Access Approval			
17. Rough Wiring Sign				68. APPROVED FOR PLASTERING			
18. Rough Electrical-T Bar Ceiling				69. POOL/SPA SYSTEMS FINAL			
19. Rough Heating & Air Conditioning				FIRE DEPT. REQUIREMENT			
20. Rough Factory Fireplace				APPROVALS Permit # _____			
21. Ducts, in Structure				70. Underground Hydro			
22. Ducts, Ventilating				71. Product Piping <input type="checkbox"/> Gas <input type="checkbox"/> Oil			
23. Gas Pipe-Rough & Test				72. Underground Flush			
24. Roof Framing				73. Undergrnd. Storage Tank <input type="checkbox"/> Gas <input type="checkbox"/> Oil			
25. Roof Sheathing				74. Overhead Hydro			
26. T-Bar Ceiling (Structural) & Monocoat				75. Dry Chemical			
27. Frame and Flashing				76. Dry Standpipe			
28. Lathing & Siding				77. FIXED SYSTEM FINAL			
29. Insulation				78. FIRE PREV. FINAL			
30. Drywall Nailing				HEALTH DEPT. REQUIREMENT			
31. Plaster Brown Coat				79. FINAL INSPECTION			
32. Electrical Power Meter-Final				80. FOOD CERTIFICATE ISSUED			
33. Final Electric	2-3-88		<i>Calder</i>	Notes:			
34. Final Heating & Air Conditioning							
35. Final Gas Pipe-Test							
36. Hood or Canopy							
37. Final Factory Fireplace							
38. Final Plumbing							
39. Water Service-Final							
40. Gas Service-Final							
41. Solar Domestic-Final							
42. Backflow Preventer							
43. Backflow Irrigation							
44. Landscape Irrigation System							
45. Sound Attenuation							
46. Handicap Regulations							
47. FINAL STRUCTURE & BUILDING	2/3/88		<i>GN</i>				
48. Special Requirements Completed							
49. Electric Release to Edison							
50. Gas Release to Southern California Gas Co							
51. CERTIFICATE OF OCCUPANCY							
No. _____ Date _____							

CITY OF COSTA MESA
CONSTRUCTION PERMIT

L.P. Home Center

Applicant to fill in all spaces except those within heavy border lines and sign all appropriate declarations.

7/30 10/21/83

Project Address 1275 BRISTOL STREET
 Applicant's Mailing Address 1760 MONROVIA A-2 C.M.
 Owner's Name JAMES HARRINGTON Phone 521500
 Address 1275 BRISTOL ST. COSTA MESA
 Arch/Eng. NONE License No. _____
 Address _____
 Contractor's Name TEMAK CONSTRUCTION Phone 9630097
 Address (mailing) 1760 MONROVIA A-2 COSTA MESA
 City License No. 21070

LICENSED CONTRACTOR DECLARATION
 I hereby affirm that I am licensed under provisions of Charter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 License Class B-1 License No. 383248
 Date 10/21/83 Signature [Signature]

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 Policy No. 26893 UNIT 92 Company STATE FUND
 Certified copy is hereby furnished.
 Certified copy is filed with the city Building Division.
 Date 10/21/83 Applicant [Signature]

EXEMPTION FROM WORKERS' COMPENSATION DECLARATION
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 Lender's Address _____

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 I, as owner of the property or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professional Code: The Contractor's License Law does not apply to an owner of a property who builds or improves thereon, and who does such work himself/herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner will have the burden of proving he/she did not build or improve for the purpose of sale).
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 I am exempt under Section _____ B. & P. C. for this reason

Date _____ Owner _____
 I hereby certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
 Signature [Signature] Date 10/21/83
 Drivers' License or SS # _____

PERMIT NO. B-9231	TRACT NO.	LOT NO. 142	BLDG. NO.
TYPE OF CONSTRUCTION <input type="checkbox"/> NEW <input type="checkbox"/> ADD <input checked="" type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR			
<input type="checkbox"/> CONVERSION <input type="checkbox"/> DEMOLISH <input type="checkbox"/> OTHER			
DESCRIPTION OF WORK <u>MEZZANINE</u> <u>ENCLOSE EXISTING</u>			
TYPE OF PERMIT <input type="checkbox"/> GRADING <input type="checkbox"/> FOUNDATION <input checked="" type="checkbox"/> STRUCTURAL			
<input type="checkbox"/> TENANT <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> PLUMBING <input type="checkbox"/> MECHANICAL			
<input type="checkbox"/> OTHER			
PROJECT DESCRIPTION SQ. FT. _____ OCCUPANCY <u>B-2</u>		CONSTRUCTION TYPE <u>2</u> VALUATION \$ <u>8,500.00</u>	
ZONE _____ GRADING CU. YDS. _____		ACRES _____	

Remarks: P.C.H. 185-835

PLUMBING		FEES	
Bar Sink	Showers		
Backflow Preventer	Service Sink		
Backflow Irrigation	Sewer Cap		
Bathtubs	Sewer Connection		
Clarifiers	Solar Collectors		
Dishwasher	Solar Piping		
Drinking Fountains	Solar Tank		
Floor Drains	Swimming Pool w/Spa		
Floor Sinks	Urinal		
Gas Service Outlets	Water Closet		
Interceptors	Water Heater		
Kitchen Sink	Water Service		
Lavatories			
P-Trap			
Roof Drains			
Reinspection Fee	\$25	Issue Fee	\$ 3

MECHANICAL		FEES	
Boiler	Hood or Type I <input type="checkbox"/>		
	Canopy Type II <input type="checkbox"/>		
Duct - Under Ground	Refrigeration System		
Duct - Structural	<input type="checkbox"/> 0-100,000 BTU <input type="checkbox"/> 100,000 BTU		
Duct - Ventilating	System Repair/Alteration		
Exhaust System <input type="checkbox"/> Multiple <input type="checkbox"/>			
Firepl/Fact. Bt. ICBO #			
Heating System & Ducting			
<input type="checkbox"/> 0-100,000 BTU <input type="checkbox"/> 100,000 BTU			
Reinspection Fee	\$25	Issue Fee	\$ 3

427-362-1

A.P. # 448-183 Zone CP C1-CP

S E T B A C K S	Main Building: <u>attached</u>	Accessory Building:
	Front	
	Rear	
	Right	
	Left	
Plng. Ref. # _____		Park. Fees \$ _____
Parking Req./Provided _____		
Use of Building: <u>LUMBER SHED</u>		
Planning Notes: <u>enclosure - to open side storage</u>		

ELECTRICAL		FEES	
Automatic Washer	Transformer <input type="checkbox"/> 15-50 KW		
	<input type="checkbox"/> 50+ KW		
Construction Pole Sub.			
Cooking Unit	Meter <input type="checkbox"/> up to 100 amps		
Dishwasher	Meter <input type="checkbox"/> over 100 amps		
Dryers <input type="checkbox"/> Gas <input type="checkbox"/> Electric	Sub Panel		
Fan	Motors <input type="checkbox"/> 0-1 HP <input type="checkbox"/> 1 1/2 - 8		
F.A.U.	Inc. Solar <input type="checkbox"/> 9-15 HP <input type="checkbox"/> 16-15+		
Fixtures	Microwave		
Device Boxes	Pole Light		
Outlets	Range		
Switches	Sign		
Garbage Disposal	Standing Sections		
Generator <input type="checkbox"/> 0-5 KW <input type="checkbox"/> 5-15 KW	Trash Compactor		
Reinspection Fee	\$25	Issue Fee	\$ 3

PUBLIC SERVICES REQUIREMENTS:

Zoning Approved By _____ Date _____
 Application Approved By [Signature] Date _____
 Application Issued By _____ Date 10/21/83

SUMMARY OF FEES			
BUILDING PERMIT	\$ 74.50	SMIP	\$ 0.60
PLAN CHECK	\$ 48.42	PERMIT	\$ _____
PLUMBING	\$ _____	ISSUANCE	\$ _____
PLAN CHECK	\$ _____	ENERGY P.C.	\$ _____
ELECTRICAL	\$ _____	GRADING	\$ _____
PLAN CHECK	\$ _____	MICROFILM	\$ _____
MECHANICAL	\$ _____	TOTAL FEE	\$ 123.52
PLAN CHECK	\$ _____		

CONSTRUCTION AND PLANNING APPROVALS		POOL & SPA APPROVALS	
Permit #	Date	Inspector	Permit #
1. Temporary Electrical Service or Pole			52. Pool & Equipment Location
2. Soil Pipe-Undrgrnd.			53. Steel Reinforcement
3. Electrical Conduit-Utility-Undrgrnd.			54. Forms
4. Electrical Conduit-Undrgrnd.			55. Electrical Bonding
5. Steel Reinforcement			56. Rough Plumbing & Pressure Test
6. Electrical UFER Grnd.			57. APPROVAL TO COVER-GUNITE
7. Footings			58. Electrical Conduit-Undrgrnd.
8. Foundation			59. Gas Pipe, <input type="checkbox"/> Undrgrnd., Test
9. Water Pipe-Undrgrnd.			60. Backwash Lines, P-Trap, <input type="checkbox"/> Undrgrnd.
10. Structural Floor System			61. APPROVAL TO DECK
11. Property Sewer Line & House Connection			62. Backwash & Receptor-Final
12. Sewer Cap			63. Heater & Vent-Final
13. Roof Drains			64. Plumbing System - Final
14. Rough Plumbing			65. Electrical-Final
15. Rough Electrical-Conduit			66. Solar System-Final
16. Rough Electric Wiring			67. Fencing & Access Approval
17. Rough Wiring Sign			68. APPROVED FOR PLASTERING
18. Rough Electrical-T Bar Ceiling			69. POOL/SPA SYSTEMS FINAL
19. Rough Heating & Air Conditioning			FIRE DEPT. REQUIREMENT
20. Rough Factory Fireplace			APPROVALS Permit #
21. Ducts, in Structure			70. Underground Hydro
22. Ducts, Ventilating			71. Product Piping <input type="checkbox"/> Gas <input type="checkbox"/> Oil
23. Gas Pipe-Rough & Test			72. Underground Flush
24. Roof Framing			73. Undrgrnd. Storage Tank <input type="checkbox"/> Gas <input type="checkbox"/> Oil
25. Roof, Sheathing			74. Overhead Hydro
26. T-Bar Ceiling (Structural) & Monocoat			75. Dry Chemical
27. Frame and Flashing	11-9-83	BM	76. Dry Standpipe
28. Lathing & Siding			77. FIXED SYSTEM FINAL
29. Insulation			78. FIRE PREV. FINAL
30. Drywall Nailing	* NOTY 11-15-83	BM	HEALTH DEPT. REQUIREMENT
31. Plaster Brown Coat			79. FINAL INSPECTION
32. Electrical Power Meter-Final			80. FOOD CERTIFICATE ISSUED
33. Final Electric			Notes: 11-8-83 Canceled framing
34. Final Heating & Air Conditioning			due to lack of clearance elec. BM
35. Final Gas Pipe-Test			11-14-83 do NOT CONTINUE WORK
36. Hood or Canopy			until approved plans & no sub-
37. Final Factory Fireplace			mitted for REVISIONS.
38. Final Plumbing			WE. Cloud
39. Water Service-Final			NOTE: DRYWALL NAILING -
40. Gas Service-Final			DRYWALL TAPE + MUD IS ON
41. Solar Domestic-Final			PRIOR TO DRYWALL NAILING INSPEC-
42. Backflow Preventer			TION. USES.
43. Backflow Irrigation			
44. Landscape Irrigation System			
45. Sound Attenuation			
46. Handicap Regulations			
47. FINAL STRUCTURE & BUILDING	12/14/83	BM	
48. Special Requirements Completed			
49. Electric Release to Edison			
50. Gas Release to Southern California Gas Co			
51. CERTIFICATE OF OCCUPANCY			
No. _____ Date _____			

L.A. Pacific

Applicant to fill in all spaces except those within heavy border lines and sign all appropriate declarations.

CITY OF COSTA MESA CONSTRUCTION PERMIT

Project Address 1275 BRISTOL

Applicant's Mailing Address 7416 VARNA AVE UNITE

Owner's Name LA. PACIFIC Phone _____

Address _____

Arch/Eng. _____ License No. 482140

Address _____

Contractor's Name GOLIATH CONST. INC Phone 1-213-273 3710

Address (mailing): 7416 Varna Ave UNITE

City License No. 38243

PERMIT NO. B23717 TRACT NO. Irvine Sub Por 142 LOT NO. _____ UNIT NO. _____

TYPE OF CONSTRUCTION NEW ADD ALTERATION REPAIR

CONVERSION DEMOLISH OTHER

DESCRIPTION OF WORK/USE OF BLDG. SOLARIUM

TYPE OF PERMIT GRADING FOUNDATION STRUCTURAL

TENANT ELECTRICAL PLUMBING MECHANICAL

OTHER

PROJECT DESCRIPTION SQ. FT. 315 OCCUPANCY B-2

CONSTRUCTION TYPE V VALUATION \$ 3200.

ZONE _____ GRADING CU. YDS. _____ ACRES _____

4892 5/15/86

A.P. # 427-302-01 Zone C2

S E T B A C K S	Main Building: <u>Solarium</u>	Accessory Building:
	Front <u>175'</u>	
	Rear _____	
	Right <u>185'</u>	
	Left <u>att</u>	
Ping. Ref. # _____		Parking Req./Provided <u>160/163</u>
Planning Notes: <u>315 sqft solarium addition</u>		

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LICENSED CONTRACTOR DECLARATION

I hereby affirm that I am licensed under provisions of Charter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class B License No. 482140

Date 5-7-86 Signature [Signature]

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Section 3800, Lab. C.)

Policy No. 729400-86 Company State Fund

Certified copy is hereby furnished.

Certified copy is filed with the city Building Division.

Date 5-11-86 Applicant [Signature]

EXEMPTION FROM WORKERS' COMPENSATION DECLARATION

(This section need not be completed if the permit is for one hundred (\$100) or less).

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Signature _____

NOTICE: If, after making this declaration, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 Civ. C.)

Lender's Name _____

Lender's Address _____

OWNER BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he/she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he/she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of a property who builds or improves thereon, and who does such work himself/herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner will have the burden of proving he/she did not build or improve for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) license pursuant to the Contractor's License Law). I am aware that proof of their Worker's Compensation insurance should be provided to me.

I am exempt under Section _____ B. & P. C. for this reason _____

Date _____ Owner _____

I hereby certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature _____ Date _____

Drivers' License or SS # _____

Remarks: PC # 172-86S fee paid 28.93

PLUMBING		FEES	
Bar Sink		Showers	
Backflow Preventer		Service Sink	
Backflow Irrigation		Sewer Cap	
Bathtubs		Sewer Connection	
Clarifiers		Solar Collectors	
Dishwasher		Solar Piping	
Drinking Fountains		Solar Tank	
Floor Drains		Swimming Pool w/Spa	
Floor Sinks		Urinal	
Gas Service	Outlets	Water Closet	
Interceptors		Water Heater	
Kitchen Sink		Water Service	
Lavatories		Auto-Wash	
P-Trap		Laundry Trays	
Roof Drains			
Reinspection Fee	\$15	Issue Fee	\$ 3

MECHANICAL		FEES	
Boiler		Hood or Canopy	Type I <input type="checkbox"/> Type II <input type="checkbox"/>
Duct - Under Ground		Refrigeration System	
Duct - Structural		<input type="checkbox"/> 0-100,000 BTU <input type="checkbox"/> 100,000 BTU	
Duct - Ventilating		System Repair/Alteration	
Exhaust System	<input type="checkbox"/> Multiple <input type="checkbox"/>	Fire Dampers	
Firepl/Fact. Blt. ICBO #		Registers	
Heating System & Ducting	<input type="checkbox"/> 0-100,000 BTU <input type="checkbox"/> 100,000 BTU		
Reinspection Fee	\$15	Issue Fee	\$ 3

ELECTRICAL		FEES	
Automatic Washer		Transformer	<input type="checkbox"/> 15-50 KW <input type="checkbox"/> 50 + KW
Construction Pole Sub.		Meter	<input type="checkbox"/> up to 100 amps <input type="checkbox"/> over 100 amps
Cooking Unit		Sub Panel	
Dishwasher		Motors	<input type="checkbox"/> 0-1 HP <input type="checkbox"/> 1 1/2 - 8
Dryers	<input type="checkbox"/> Gas <input type="checkbox"/> Electric	Inc. Solar	<input type="checkbox"/> 9-15 HP <input type="checkbox"/> 16-15+
Fan		Microwave	
F.A.U.		Pole Light	
Fixtures		Range	
Device Boxes		Sign	
Outlets		Standing Sections	
Switches		Trash Compactor	
Garbage Disposal			
Generator	<input type="checkbox"/> 0-5 KW <input type="checkbox"/> 5-15 KW		
Reinspection Fee	\$15	Issue Fee	\$ 3

DEVELOPMENT SERVICES REQUIREMENTS:

Zoning Approved By [Signature] Date 5-7-86

Building Approved By [Signature] Date 5-7-86

Application Issued By [Signature] Date 5-12-86

SUMMARY OF FEES

BUILDING PERMIT	\$ 89.00	SMIP	\$.50
PLAN CHECK	\$ 28.93	PERMIT ISSUANCE	\$ _____
PLUMBING	\$ _____	ENERGY P.C.	\$ _____
PLAN CHECK 25%	\$ _____	GRADING	\$ _____
ELECTRICAL	\$ _____	MICROFILM	\$ _____
PLAN CHECK 50%	\$ _____	TOTAL FEE	\$ 118.43
MECHANICAL	\$ _____		
PLAN CHECK 25%	\$ _____		

DOUBLE FEE

CONSTRUCTION AND PLANNING APPROVALS Permit # _____	Date	Inspector	POOL & SPA APPROVALS Permit # _____	Date	Inspector
1. Temporary Electrical Service or Pole			52. Pool & Equipment Location		
2. Soil Pipe-Undrgrnd.			53. Steel Reinforcement		
3. Electrical Conduit Utility-Undrgrnd.			54. Forms		
4. Electrical Conduit-Undrgrnd.			55. Electrical Bonding		
5. Steel Reinforcement			56. Rough Plumbing & Pressure Test		
6. Electrical UFER Grnd.			57. APPROVAL TO COVER-GUNITE		
7. Footings			58. Electrical Conduit-Undrgrnd.		
8. Foundation			59. Gas Pipe, <input type="checkbox"/> Undrgrnd., Test		
9. Water Pipe-Undrgrnd.			60. Backwash Lines, P-Trap, <input type="checkbox"/> Undrgrnd.		
10. Structural Floor System			61. APPROVAL TO DECK		
11. Property Sewer Line & House Connection			62. Backwash & Receptor-Final		
12. Sewer Cap			63. Heater & Vent-Final		
13. Roof Drains			64. Plumbing System - Final		
14. Rough Plumbing			65. Electrical-Final		
15. Rough Electrical-Conduit			66. Solar System-Final		
16. Rough Electric Wiring			67. Fencing & Access Approval		
17. Rough Wiring Sign			68. APPROVED FOR PLASTERING		
18. Rough Electrical-T Bar Ceiling			69. POOL/SPA SYSTEMS FINAL		
19. Rough Heating & Air Conditioning			FIRE DEPT. REQUIREMENT		
20. Rough Factory Fireplace			APPROVALS Permit # _____		
21. Ducts, in Structure			70. Underground Hydro		
22. Ducts, Ventilating			71. Product Piping <input type="checkbox"/> Gas <input type="checkbox"/> Oil		
23. Gas Pipe-Rough & Test			72. Underground Flush		
24. Roof Framing			73. Undergrnd. Storage Tank <input type="checkbox"/> Gas <input type="checkbox"/> Oil		
25. Roof Sheathing			74. Overhead Hydro		
26. T-Bar Ceiling (Structural) & Monocoat			75. Dry Chemical		
27. Frame and Flashing			76. Dry Standpipe		
28. Lathing & Siding			77. FIXED SYSTEM FINAL		
29. Insulation			78. FIRE PREV. FINAL		
30. Drywall Nailing			HEALTH DEPT. REQUIREMENT		
31. Plaster Brown Coat			79. FINAL INSPECTION		
32. Electrical Power Meter-Final			80. FOOD CERTIFICATE ISSUED		
33. Final Electric			Notes:		
34. Final Heating & Air Conditioning					
35. Final Gas Pipe-Test					
36. Hood or Canopy					
37. Final Factory Fireplace					
38. Final Plumbing					
39. Water Service-Final					
40. Gas Service-Final					
41. Solar Domestic-Final					
42. Backflow Preventer					
43. Backflow Irrigation					
44. Landscape Irrigation System					
45. Sound Attenuation					
46. Handicap Regulations					
47. FINAL STRUCTURE & BUILDING	7/28/86	VC			
48. Special Requirements Completed					
49. Electric Release to Edison					
50. Gas Release to Southern California Gas Co					
51. CERTIFICATE OF OCCUPANCY					
No. _____ Date _____					

37889

JAN 30-74 PAID CHSA 001096* ***\$53.00

COSTA MESA BUILDING-SAFETY DEPARTMENT
P.O. BOX 1200 COSTA MESA, CALIFORNIA 92626

APPLICATION FOR BUILDING PERMIT

For Applicant to Fill in Completely

BUILDING ADDRESS 1275 BRISTOL ST.

OWNER WARD & HARRINGTON.

MAIL ADDRESS 620 YANCEY ST.

CITY SANTA ANA. TEL. NO.

CONSTRUCTION LENDER

BRANCH

ADDRESS

ARCHITECT OR ENGINEER TEL. NO.

ADDRESS

CONTRACTOR BARNARD ENG CO. INC.

ADDRESS 2200 E-VIA BURTON.

CITY ANAHEIM CALIF. TEL. NO. 956-8350

STATE LIC. NO. C-16-100610 CITY LIC. NO.

SIZE OF LOT NO. OF BLDGS. NOW ON LOT

USE OF EXISTING BLDG.

SIZE OF NEW BLDG. NO. OF ROOMS STORIES

EXTERIOR WALL COVERING ROOF COVERING

USE OF BUILDING AND WORK TO BE PERFORMED

Dry Stand Pipe
RETAIL STORE. A DRY UNDER-GROUND LINE. (PLANS PREVIOUSLY SUBMITTED)

I hereby acknowledge that I have read this application and state that the above information is correct and agree to comply with all laws regulating building construction, and I shall not employ any person in violation of the workman's compensation laws of the State of California.

I hereby certify that I am properly licensed as a contractor under the State of California Business and Professions Code, Division 3, Chapter 9, and that such licenses are in full force and effect, or I am exempt from the provisions of the State of California Business and Professions Code, Division 3, Chapter 9.

Signature of Permittee Jerry Shaw

Authorized Agent

RECEIVED BY C/S DATE RECEIVED 1-30-74 DATE ISSUED 1-30-74

A.P. NO. 437-041-15 PERMIT NO. 37889

BUILDING ADDRESS 1275 Bristol St.

TRACT LOT BLOCK
NEW ADD ALTER REPAIR MOVING DEMOLISHOWNER Ward & Harrington
USE Dry Stand Pipe VALUE \$6,500.00

FIRE ZONE 1111 TYPE V GROUP F-2

APPROVED BY [Signature] DATE 1-30-74

ZONE M-1 NO. OF PLANS USE OF NEW BUILDING Dry Stand Pipe

YARDS APPROVED MAIN BUILDING YARDS APPROVED ACCESSORY BUILDING

(FROM C/L STREET)
FRONT FT. FT.

R. SIDE FT. FT.

L. SIDE FT. FT.

REAR FT. FT.

DISTANCE BET. MAIN BLDGS. BET. MAIN & ACCESS. BLDGS.

VAR. # DATE APPROVED
C.U.P. #

APPROVED BY DATE

STATE

50

TAX

SQ. FT.

THE AMOUNT SHOWN UNDER VALUATION IS FOR THE PURPOSE OF ESTABLISHING A PERMIT FEE ONLY:

VALUATION PERMIT FEE \$ 35.00

\$ 6500.00 PLAN CHECK \$ 17.50

TAX-

TOTAL FEE \$ 52.50

USE INDELIBILE PENCIL, BALL POINT PEN OR OTHER NON-ERASABLE SUBSTANCE.

INSTRUCTIONS TO APPLICANT

OWNER WARD & HARRINGTON LUMBER. DATE 12-12-73
 JOB ADDRESS 1275 Bristol Street BUILDING PERMIT NO. 37694
 GENERAL CONTRACTOR G. W. Maintenance Inc. DESCRIPTION of WORK U/G Tanks
 AP No. 427-041-15 LOT 142 TRACT FIRE ZONE VALUE \$ 3,000.00

INSPECTIONS	Signature	Date	TYPE	GROUP	ZONE M1		
					PERMITS ISSUED		
SOIL					Date	Number	Signat.
GAS				SUBCONTRACTOR			
WATER				Plumbing			
ROUGH PLUMBING							
PROP. SWR. LINE <input type="checkbox"/> HOUSE CON. <input type="checkbox"/>							
SPRINKLING SYSTEM							
MISCELLANEOUS <i>Heat and Vent</i>	<i>CAH</i>	<i>12.18.73</i>					
ROUGH HEATING AND AIR CONDITIONING							
TEMPORARY SERVICE OR POLE							
UNDERGROUND <input type="checkbox"/> POWER <input type="checkbox"/>							
ROUGH WIRING				Heating and Vent.			
TRENCHES <input type="checkbox"/> FORMS <input type="checkbox"/> STEEL REINF. <input type="checkbox"/>							
FLOOR SYSTEM							
BOND BEAM <input type="checkbox"/> STEEL REINFORCE <input type="checkbox"/>							
SHEATHING							
FRAME AND FLASHING							
LATHING — IN <input type="checkbox"/> OUT <input type="checkbox"/>							
PLASTER, BROWN COAT							
STRUCTURAL, FINAL				Electric			
HEATING, VENT., REFRIG. AND A.C., FINAL							
PLUMBING, FINAL AND GAS TEST <input type="checkbox"/>							
ELECTRIC, FINAL							
BUILDING, FINAL	<i>CAH</i>	<i>12.18.73</i>					
SPECIAL REQUIREMENTS							

plan

Buhler 8000 gal tank
390 gal

Serial no G-558668
factory test on tank 5 lb PSI.

AUTHORIZATION TO MARK

This authorizes the manufacturer to apply the ETL mark to certified products; also to the multiple listee model numbers as listed on the correlation page of the Listing Report where applicable; when made in accordance with the accompanying descriptions and drawings under the conditions set forth in the Certification Agreement herein:

Applicant: Inertia Controls, Inc.
381 S. Redwood
Canby, OR 97013

Contact: Mr. Mike Rogers
Mr. Randy Harris

Manufacturer: Same as Applicant

Reference Report No.: 484271

Product Covered: Custom Industrial Control Panel

Description: The product covered by this Report is custom built, factory wired equipment for industrial control industry.

Standard(s): Industrial Control Equipment (CAN/CSA C22.2 No. 14-91)
Industrial Control Equipment (UL 508, Fourteenth Ed.)

This procedure, with all revisions, etc., is the property of Intertek Testing Services and is intended solely for the guidance of the listee and the representative of Intertek Testing Services, and is not transferable. †

Issued by: Intertek Testing Services, 24 Gorton Avenue, Corland, NY 13045-2014
USA



Authorized by:

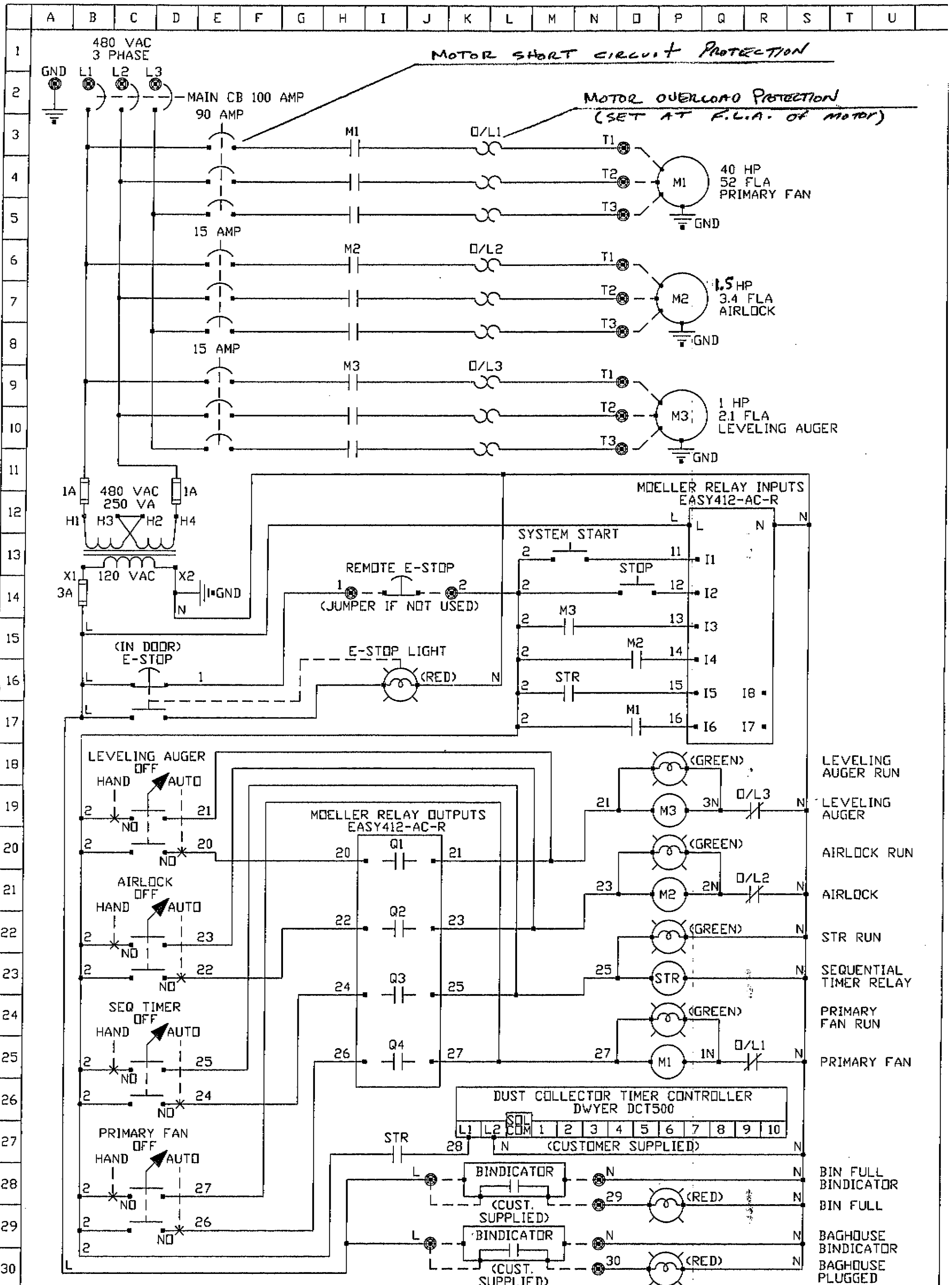
William T. Starr
William T. Starr
Certification Manager

Date:

May 8 2005

Control Number:

47007



INERTIA CONTROLS

A SAFTRONICS COMPANY

381 S. REDWOOD CANBY, OR 97013 PHONE: 503-266-2094 FAX: 503-266-1152

DRAWN BY: MC ROGERS PP# 8152
 DATE: 11 MAR 05 PAGE: 1 OF 1
 DRWG# 43HP3XKM28594
 SD# 28594 REV#
 PB# 10134-2856

NOTE: ⊗ DENOTES REMOTE TERMINAL CONNECTION
 CAROTHERS & SON, LTD
 480 VAC 3 PHASE NEMA 4 CONTROL PANEL
 W/MOELLER RELAY FOR DUST COLLECTION SYSTEM
 POWER & CONTROL SCHEMATIC

COSTA MESA FIRE DEPARTMENT

2803 Royal Palm, Costa Mesa, CA 92628

**HAZARDOUS MATERIALS BUSINESS EMERGENCY PLAN AND
INVENTORY CERTIFICATION STATEMENT**

BUSINESS NAME: GANAHL LUMBER Co. TELEPHONE: 914-556-1500

Site Address: 1275 BRISTOL ST City/State: COSTA MESA CA Zip Code: 92626

The California Health & Safety Code, Division 20, Chapter 6.95, Section 25505(c) and Section 25503.3(c) provides the following:

A business that handles hazardous materials shall review AND certify their Hazardous Materials Business Emergency Plan (HMBEP) once every three years from the date of acceptance by the Costa Mesa Fire Department. A business may comply with the annual chemical inventory reporting requirement by submitting a certification statement to the Costa Mesa Fire Department. **A business may not utilize this certification to meet the annual inventory submission requirements of the Emergency Planning and Community Right to Know Act (Section 11022, Title 42, United States Code).**

Note: A business may comply with the annual inventory reporting requirements using this certification statement if both of the following apply:

1. The business has previously filed an inventory reporting form and;
2. The business attests to the following:
 - The information contained in the annual inventory form most recently submitted to the Costa Mesa Fire Department is complete, accurate, and up to date.
 - There has been no change in the quantity of any hazardous material as reported in the most recently submitted annual inventory form.
 - No hazardous material subject to the inventory requirements is being handled that is not listed on the most recently submitted annual inventory form.

THIS IS TO CERTIFY THAT THE HMBEP AND/OR CHEMICAL INVENTORY HAS BEEN REVIEWED. (Please check applicable boxes):

- No changes are required to the HMBEP submitted to the Costa Mesa Fire Department.
- All the necessary changes/revisions have been made to the HMBEP. The changes/revisions are attached to this certification.
- No changes are required to the chemical inventory that was previously on file with the Costa Mesa Fire Department.
- All the necessary changes/revisions have been made to the chemical inventory. The changes/revisions are attached to this certification.

AS AN AUTHORIZED REPRESENTATIVE, I CERTIFY UNDER PENALTY OF LAW THAT I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED AND BELIEVE THE INFORMATION IS TRUE, ACCURATE, AND COMPLETE.

GANAHL LUMBER Co.
BUSINESS OFFICIAL NAME

GENERAL MANAGER
JOB TITLE

White/Return to Costa Mesa Fire Department


SIGNATURE

3/4/10
DATE

Yellow/Business Retains



COSTA MESA FIRE DEPARTMENT
2803 Royal Palm, Costa Mesa, CA 92626

HAZARDOUS MATERIALS BUSINESS EMERGENCY PLAN AND INVENTORY CERTIFICATION STATEMENT

BUSINESS NAME: GANAHU LUMBER CO. TELEPHONE: 714-556-1500

Site Address: 1275 S. BRISTOL City/State: COSTA MESA CA Zip Code: 92626

The California Health & Safety Code, Division 20, Chapter 6.95, Section 25505(c) and Section 25503.3(c) provides the following:

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Note: A business may comply with the annual inventory reporting requirements using this certification statement if both of the following apply:

- 1. The business has previously filed an inventory reporting form and;
2. The business attests to the following:
- The information contained in the annual inventory form most recently submitted to the Costa Mesa Fire Department is complete, accurate, and up to date.
- There has been no change in the quantity of any hazardous material as reported in the most recently submitted annual inventory form.
- No hazardous material subject to the inventory requirements is being handled that is not listed on the most recently submitted annual inventory form.

THIS IS TO CERTIFY THAT THE HMBEP AND/OR CHEMICAL INVENTORY HAS BEEN REVIEWED. (Please check applicable boxes):

- Checked: No changes are required to the HMBEP submitted to the Costa Mesa Fire Department.
Unchecked: All the necessary changes/revisions have been made to the HMBEP. The changes/revisions are attached to this certification.
Checked: No changes are required to the chemical inventory that was previously on file with the Costa Mesa Fire Department.
Unchecked: All the necessary changes/revisions have been made to the chemical inventory. The changes/revisions are attached to this certification.

AS AN AUTHORIZED REPRESENTATIVE, I CERTIFY UNDER PENALTY OF LAW THAT I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED AND BELIEVE THE INFORMATION IS TRUE, ACCURATE, AND COMPLETE.

GANAHU LUMBER CO.
BUSINESS OFFICIAL NAME

[Signature]
SIGNATURE

GENERAL MANAGER
JOB TITLE

1/21/09
DATE

White/Return to Costa Mesa Fire Department

Yellow/Business Retains



COSTA MESA FIRE DEPARTMENT
2803 Royal Palm, Costa Mesa, CA 92626

**HAZARDOUS MATERIALS BUSINESS EMERGENCY PLAN AND
INVENTORY CERTIFICATION STATEMENT**

BUSINESS NAME: GARATH LUMBER TELEPHONE: 714 556-1500

Site Address: 1295 S. BRISTOL COSTA MESA City/State: CA Zip Code: 92626

The California Health & Safety Code, Division 20, Chapter 6.95, Section 25505(c) and Section 25503.3(c) provides the following:

A business that handles hazardous materials shall review AND certify their Hazardous Materials Business Emergency Plan (HMBEP) once every three years from the date of acceptance by the Costa Mesa Fire Department. A business may comply with the annual chemical inventory reporting requirement by submitting a certification statement to the Costa Mesa Fire Department. **A business may not utilize this certification to meet the annual inventory submission requirements of the Emergency Planning and Community Right to Know Act (Section 11022, Title 42, United States Code).**

Note: A business may comply with the annual inventory reporting requirements using this certification statement if both of the following apply:

1. The business has previously filed an inventory reporting form and;
2. The business attests to the following:
 - The information contained in the annual inventory form most recently submitted to the Costa Mesa Fire Department is complete, accurate, and up to date.
 - There has been no change in the quantity of any hazardous material as reported in the most recently submitted annual inventory form.
 - No hazardous material subject to the inventory requirements is being handled that is not listed on the most recently submitted annual inventory form.

THIS IS TO CERTIFY THAT THE HMBEP AND/OR CHEMICAL INVENTORY HAS BEEN REVIEWED. (Please check applicable boxes):

- No changes are required to the HMBEP submitted to the Costa Mesa Fire Department.
- All the necessary changes/revisions have been made to the HMBEP. The changes/revisions are attached to this certification.
- No changes are required to the chemical inventory that was previously on file with the Costa Mesa Fire Department.
- All the necessary changes/revisions have been made to the chemical inventory. The changes/revisions are attached to this certification.

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BRAD SATTERFIELD
BUSINESS OFFICIAL NAME

[Signature]
SIGNATURE

GENERAL MANAGER
JOB TITLE

2/20/08
DATE

White/Return to Costa Mesa Fire Department

Yellow/Business Retains



COSTA MESA FIRE DEPARTMENT
2803 Royal Palm, Costa Mesa, CA 92626

HAZARDOUS MATERIALS BUSINESS EMERGENCY PLAN AND INVENTORY CERTIFICATION STATEMENT

BUSINESS NAME: GANATH LUMBER TELEPHONE: 714-556-1500

Site Address: 1275 S. BRISTOL ST City/State: COSTA MESA / CA Zip Code: 92626

The California Health & Safety Code, Division 20, Chapter 6.95, Section 25505(c) and Section 25503.3(c) provides the following:

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GANATH LUMBER Co. BUSINESS OFFICIAL NAME

[Signature] SIGNATURE

GENERAL MANAGER JOB TITLE

1/9/07 DATE

White/Return to Costa Mesa Fire Department

Yellow/Business Retains



COSTA MESA FIRE DEPARTMENT
2803 Royal Palm, Costa Mesa, CA 92628

**HAZARDOUS MATERIALS BUSINESS EMERGENCY PLAN AND
INVENTORY CERTIFICATION STATEMENT**

BUSINESS NAME: GANAHL LUMBER TELEPHONE: 714-556-1500

Site Address: 1275 S. BRISTOL City/State: COSTA MESA Zip Code: 92626
CA.

The California Health & Safety Code, Division 20, Chapter 6.95, Section 25505(c) and Section 25503.3(c) provides the following:

A business that handles hazardous materials shall review AND certify their Hazardous Materials Business Emergency Plan (HMBEP) once every three years from the date of acceptance by the Costa Mesa Fire Department. A business may comply with the annual chemical inventory reporting requirement by submitting a certification statement to the Costa Mesa Fire Department. **A business may not utilize this certification to meet the annual inventory submission requirements of the Emergency Planning and Community Right to Know Act (Section 11022, Title 42, United States Code).**

Note: A business may comply with the annual inventory reporting requirements using this certification statement if both of the following apply:

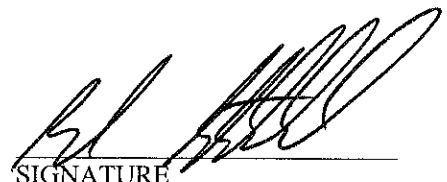
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2. The business attests to the following:
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BRAD SATTERFIELD
BUSINESS OFFICIAL NAME


SIGNATURE

GENERAL MANAGER
JOB TITLE

1/23/06
DATE

White/Return to Costa Mesa Fire Department

Yellow/Business Retains



COSTA MESA FIRE DEPARTMENT
2803 Royal Palm, Costa Mesa, CA 92628

**HAZARDOUS MATERIALS BUSINESS EMERGENCY PLAN AND
INVENTORY CERTIFICATION STATEMENT**

BUSINESS NAME: GANAHIL LUMBER TELEPHONE: 714-556-1500

Site Address: 1275 S BRISTOL City/State: COSTA MESA CA Zip Code: 92626

The California Health & Safety Code, Division 20, Chapter 6.95, Section 25505(c) and Section 25503.3(c) provides the following:

A business that handles hazardous materials shall review AND certify their Hazardous Materials Business Emergency Plan (HMBEP) once every three years from the date of acceptance by the Costa Mesa Fire Department. A business may comply with the annual chemical inventory reporting requirement by submitting a certification statement to the Costa Mesa Fire Department. **A business may not utilize this certification to meet the annual inventory submission requirements of the Emergency Planning and Community Right to Know Act (Section 11022, Title 42, United States Code).**

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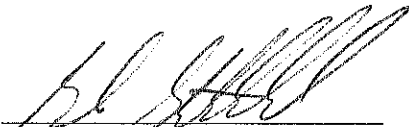
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BRAD SATTERFIELD
GANAHIL LUMBER CO.
BUSINESS OFFICIAL NAME


SIGNATURE

GENERAL MANAGER
JOB TITLE

4/20/03
DATE

White/Return to Costa Mesa Fire Department

Yellow/Business Retains



COSTA MESA FIRE DEPARTMENT
2803 Royal Palm, Costa Mesa, CA 92628

**HAZARDOUS MATERIALS BUSINESS EMERGENCY PLAN AND
INVENTORY CERTIFICATION STATEMENT**

BUSINESS NAME: GANAHL LUMBER TELEPHONE: 714-556-1500

Site Address: 1275 S. BRISTOL City/State: Costa Mesa Ca Zip Code: 92626

The California Health & Safety Code, Division 20, Chapter 6.95, Section 25505(c) and Section 25503.3(c) provides the following:

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BRAO SATTERFIELD
GANAHL LUMBER CO.
BUSINESS OFFICIAL NAME

[Signature]
SIGNATURE

GENERAL MANAGER
JOB TITLE

2/20/02
DATE

White/Return to Costa Mesa Fire Department

Yellow/Business Retains



Costa Mesa Fire Department
 Fire Prevention Bureau
 2803 Royal Palm Drive, P.O. Box 1200, 92628-1200
 (714) 327-7400



HAZARDOUS MATERIALS DISCLOSURE
 Chemical Inventory & Business Emergency Plan

DBA GANAHL LUMBER Co.		PHONE (714) 556-1500	
BUSINESS ADDRESS 1275 S. BRISTOL		CITY COSTA MESA	ZIP 92626
MAILING ADDRESS (if different)		CITY	ZIP
OWNER/MANAGER (Print) BRAD SATTERFIELD	TITLE GENERAL MANAGER	INSPECTOR JOSEPH WINGERT	

VIOLATION(s): CA Health & Safety Code (HSC) Chapter 6.95, Article 1 and Title 19, §2729 et seq, California Code of Regulations (CCR)

- | | |
|--|---|
| <input type="checkbox"/> Failure to establish/implement a Business Emergency Plan. [HSC 25503.5(a)] | <input type="checkbox"/> Business Owner/Operator page is incomplete or needs to be updated. [HSC 25509] |
| <input type="checkbox"/> Failure to annually submit hazardous material inventory form(s) [HSC 25505(d) & 25509] | <input type="checkbox"/> Failure to provide name, title, and 24-hour number of emergency contact(s). [HSC 25509(a)(7)] |
| <input type="checkbox"/> Chemical inventory is incomplete and/or requires update. [HSC 25509] | <input type="checkbox"/> Site Map is incomplete or insufficient. (HSC 25509) |
| <input type="checkbox"/> Failure to submit a Business Emergency Plan to the Administering Agency. [HSC 25505(a)(1)] | <input type="checkbox"/> Failure to report a release or threatened release. (HSC 25507) |
| <input type="checkbox"/> Failure to review and/or revise the Business Emergency Plan as required [HSC 25505(b)&(c)] | <input type="checkbox"/> Failure to report a change in business or chemical inventory within 30 days of the following event(s): [HSC 25510] |
| <input type="checkbox"/> The Emergency Response Plan is inadequate and/or does not address the following issues and shall be immediately revised and resubmitted: [HSC 25504(b)&(c)] | <input type="checkbox"/> 100% or more increase in the quantity of a disclosed material |
| <input type="checkbox"/> Notification Procedures | <input type="checkbox"/> Addition of a previously undisclosed material |
| <input type="checkbox"/> Mitigation Procedures | <input type="checkbox"/> Change in business address |
| <input type="checkbox"/> Evacuation Procedures | <input type="checkbox"/> Change of business ownership |
| <input type="checkbox"/> Employee Training | <input type="checkbox"/> Change of business name |
| | <input type="checkbox"/> Other (See comments below): |

CALIFORNIA FIRE CODE, CHAPTER 27

You are not in compliance with Article 80 of the Uniform Fire Code for the following reasons:

- | | |
|---|--|
| <input type="checkbox"/> Improper separation of incompatible materials | <input type="checkbox"/> Failure to properly placard storage areas or tanks |
| <input type="checkbox"/> Failure to provide adequate spill containment | <input type="checkbox"/> Exceeding exempt amount(s) for the type of occupancy rating |
| <input checked="" type="checkbox"/> Improper storage, dispensing or use | <input type="checkbox"/> Other (see comments below): |

Comments: **MUST PROVIDE RETRACTABLE HOSE ON TANKS - OK - J.W. - 4/13/09**

Inspection Log	Dates	Inspector
First	2/4/09	J. WINGERT
Second	4/13/09	J. Wingert - OK
Third		
Refer FP		

The above are violations of California law and require immediate correction. Failure to correct violations is subject to civil penalties. I declare that I have examined and received a copy of this inspection report.

Print Name and Title: **JOSEPH WINGERT - FIRE INTERN**

Signature: **Joseph Wingert Jr** Date: **2/4/09**

A Reinspection will be conducted on or after **3/4/09**. If violations are not corrected by this date a citation with a minimum fine of \$75.00 may be issued after the third visit. (CMMC 97-27)

HAZARDOUS MATERIALS INVENTORY - CHEMICAL DESCRIPTION

HAZARDOUS MATERIALS

(one form per material per building or area)

ADD DELETE REVISE 200 Page of

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA-Doing Business As) 3		
GANAHU LUMBER COMPANY		
CHEMICAL LOCATION 201	CHEMICAL LOCATION CONFIDENTIAL - EPCRA <input type="checkbox"/> YES <input type="checkbox"/> NO 202	
FACILITY ID # 203	MAP # (optional) 203	GRID # (optional) 20

II. CHEMICAL INFORMATION

CHEMICAL NAME 206	TRADE SECRET <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 208
PROPANE	
COMMON NAME 207	EHS* <input type="checkbox"/> YES <input type="checkbox"/> NO 208
PROPANE	
CAS # 209	*If EHS is "Yes," all amounts below must be in lbs.

FIRE CODE HAZARD CLASSES (Completes if required by CUPA) 210

HAZARDOUS MATERIAL TYPE (Check one item only) 211	RADIOACTIVE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 212	CURIES 213
<input checked="" type="checkbox"/> a. PURE <input type="checkbox"/> b. MIXTURE <input type="checkbox"/> c. WASTE		
PHYSICAL STATE (Check on item only) 214	LARGEST CONTAINER 215	
<input type="checkbox"/> a. SOLID <input checked="" type="checkbox"/> b. LIQUID <input type="checkbox"/> c. GAS		
FED HAZARD CATEGORIES (Check all that apply) 216		
<input checked="" type="checkbox"/> a. FIRE <input type="checkbox"/> b. REACTIVE <input type="checkbox"/> c. PRESSURE RELEASE <input type="checkbox"/> d. ACUTE HEALTH <input type="checkbox"/> e. CHRONIC HEALTH		

AVERAGE DAILY AMOUNT 217	MAXIMUM DAILY AMOUNT 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220
100g	200g	∅	
UNITS* (Check one item only) 221	DAYS ON SITE 222		
<input checked="" type="checkbox"/> a. GAL <input type="checkbox"/> b. CU FT <input type="checkbox"/> c. LBS <input type="checkbox"/> d. TONS			

STORAGE CONTAINER (Check all that apply) 223
<input checked="" type="checkbox"/> a. ABOVEGROUND TANK <input type="checkbox"/> c. PLASTIC/NONMETALLIC DRUM <input type="checkbox"/> i. FIBER DRUM <input type="checkbox"/> m. GLASS BOTTLE <input type="checkbox"/> q. RAIL CAR <input type="checkbox"/> b. UNDERGROUND TANK <input type="checkbox"/> e. CAN <input type="checkbox"/> j. BAG <input type="checkbox"/> n. PLASTIC BOTTLE <input type="checkbox"/> r. OTHER <input type="checkbox"/> c. TANK INSIDE BUILDING <input type="checkbox"/> g. CARBOY <input type="checkbox"/> k. BOX <input type="checkbox"/> o. TOTE BIN <input type="checkbox"/> d. STEEL DRUM <input type="checkbox"/> h. SILO <input type="checkbox"/> l. CYLINDER <input type="checkbox"/> p. TANK WAGON

STORAGE PRESSURE 22
<input type="checkbox"/> a. AMBIENT <input type="checkbox"/> b. ABOVE AMBIENT <input type="checkbox"/> c. BELOW AMBIENT

STORAGE TEMPERATURE 22
<input type="checkbox"/> a. AMBIENT <input type="checkbox"/> b. ABOVE AMBIENT <input type="checkbox"/> c. BELOW AMBIENT <input type="checkbox"/> d. CRYOGENIC

%WT	HAZARDOUS COMPONENT (for mixtures or waste only)	EHS	CAS #
1	22	<input type="checkbox"/> YES <input type="checkbox"/> NO	228
2	230	<input type="checkbox"/> YES <input type="checkbox"/> NO	23
3	23	<input type="checkbox"/> YES <input type="checkbox"/> NO	237
4	238	<input type="checkbox"/> YES <input type="checkbox"/> NO	241
5	242	<input type="checkbox"/> YES <input type="checkbox"/> NO	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information

ADDITIONAL LOCALLY COLLECTED INFORMATION:

If EPCRA please sign here

HAZARDOUS MATERIALS INVENTORY - CHEMICAL DESCRIPTION

HAZARDOUS MATERIALS

(one form per material per building or area)

ADD DELETE REVISE 200 Page ____ of ____

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA-Doing Business As) 3
GANAHL LUMBER COMPANY

CHEMICAL LOCATION 201 CHEMICAL LOCATION CONFIDENTIAL - EPCRA 202
 YES NO

FACILITY ID # 203 MAP # (optional) 203 GRID # (optional) 20

II. CHEMICAL INFORMATION

CHEMICAL NAME 205 TRADE SECRET 208
 YES NO
If Subject to EPCRA, refer to instructions

COMMON NAME 207 EHS* 208
 YES NO

CAS # 209 *If EHS is "Yes," all amounts below must be in lbs.

FIRE CODE HAZARD CLASSES (Complete if required by CUPA) 210

HAZARDOUS MATERIAL TYPE (Check one item only) 211 RADIOACTIVE 212 CURIES 213
 a. PURE b. MIXTURE c. WASTE YES NO

PHYSICAL STATE (Check on item only) 214 LARGEST CONTAINER 216
 a. SOLID b. LIQUID c. GAS **300gals**

FED HAZARD CATEGORIES (Check all that apply) 216
 a. FIRE b. REACTIVE c. PRESSURE RELEASE d. ACUTE HEALTH e. CHRONIC HEALTH

AVERAGE DAILY AMOUNT 217 MAXIMUM DAILY AMOUNT 218 ANNUAL WASTE AMOUNT 219 STATE WASTE CODE 220
300g **450g**

UNITS* (Check one item only) 221 DAYS ON SITE 222
 a. GAL b. CU FT c. LBS d. TONS

STORAGE CONTAINER (Check all that apply) 223
 a. ABOVEGROUND TANK e. PLASTIC/NONMETALLIC DRUM i. FIBER DRUM m. GLASS BOTTLE q. RAIL CAR
 b. UNDERGROUND TANK f. CAN j. BAG n. PLASTIC BOTTLE r. OTHER
 c. TANK INSIDE BUILDING g. CARBOY k. BOX o. TOTE BIN
 d. STEEL DRUM h. SILO l. CYLINDER p. TANK WAGON

STORAGE PRESSURE 22
 a. AMBIENT b. ABOVE AMBIENT c. BELOW AMBIENT

STORAGE TEMPERATURE 22
 a. AMBIENT b. ABOVE AMBIENT c. BELOW AMBIENT d. CRYOGENIC

#	%WT	HAZARDOUS COMPONENT (for mixtures or waste only)	EHS	CAS #
1	22		<input type="checkbox"/> YES <input type="checkbox"/> NO	228
2	230		<input type="checkbox"/> YES <input type="checkbox"/> NO	23
3	23		<input type="checkbox"/> YES <input type="checkbox"/> NO	237
4	238		<input type="checkbox"/> YES <input type="checkbox"/> NO	241
5	242		<input type="checkbox"/> YES <input type="checkbox"/> NO	245

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ADDITIONAL LOCALLY COLLECTED INFORMATION: 246

If EPCRA please sign here



Department of Toxic Substances Control

Barbara A. Lee, Director
5796 Corporate Avenue
Cypress, California 90630



Edmund G. Brown Jr.
Governor

Matthew Rodriguez
Secretary for
Environmental Protection

June 30, 2016

Brittney Eugenio
PARTNER ENGINEERING & SCIENCE INC
1761 E Garry Avenue
Santa Ana, CA 92705

260/270 BRISTOL STREET, COSTA MESA CA
PR4-063016-3

Dear Ms. Eugenio:

The Department of Toxic Substances Control has received your letter to review records under the Public Records Act.

After a thorough review of our files we have found that no such records exist at this office pertaining to the sites/facilities referenced above.

We would like to inform you about EnviroStor, a database that provides information and documents on over 5,000 DTSC cleanup sites. EnviroStor can be accessed at: <http://www.envirostor.dtsc.ca.gov/public>. Also, a computer is available at each DTSC Regional File Room Office for use by community members to view EnviroStor.

If you have any questions or would like further information regarding your request, please contact me at (714) 484-5337.

Sincerely,

Julie Johnson
Julie Johnson
Regional Records Coordinator

STATE WATER RESOURCES CONTROL BOARD
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR ORANGE 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

LOUISIANA-PACIFIC CORPORATION
111 S.W. FIFTH AVENUE PORTLAND OR 97204

II FACILITY

LOUISIANA-PACIFIC CORP. 1275 BRISTOL STREET COSTA MESA CA 92627	MAILING ADDRESS TOWNSHIP/RANGE/SECTION P.O. BOX 1918 COSTA MESA CA 92628	DEALER/FOREMAN/SUPERVISOR TELEPHONE KEN RANEY (714) 556-1500	TYPE OF BUSINESS NO. OF CONTAINERS LBR & BLDG MAT SUPPL 1
CROSS STREET : REHILL			

III 24-HR. CONTACT PERSON / TELEPHONE

DAY: KEN RANEY (714) 556-1500 NIGHT: KEN RANEY (213) 634-2878

***** OWNER ASSIGNED CONTAINER NUMBER: 1275 ***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000055004001 *****

IV DESCRIPTION

A. CONTAINER TYPE : TANK	E. REPAIRS : NONE IF YES WHEN :
B. MANUFACTURER/YR OF MFG: UNKNOWN /	F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
C. YEAR INSTALLED : 1973	G. STORES : PRODUCT
D. CAPACITY (GALLONS) : 8,000	H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: UNLEADED

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS: 1/4" INCHES B. VAULTING: NON-VAULTED C. WALLING: DOUBLE
D. MATERIAL : CARBON STEEL
E. LINING : UNLINED
F. WRAPPING : NONE

VI PIPING

A. ABOVEGROUND PIPING : UNKNOWN B. UNDERGROUND PIPING :
C. REPAIRS : YES IF YES, YEAR OF MOST RECENT REPAIR: 1982

VII LEAK DETECTION

VISUAL STOCK INVENTORY

VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

12031 UNLEADED MOTOR VEHICLE FUEL

Facility Information Detail (FIND)

[Search Again](#) | [Search Results](#) | [Facility Details](#) | [Equipment List](#) | [Compliance](#) | [Emissions](#) | [Hearing Board](#) | [Transportation](#)

Facility Details

Facility ID	99087
Company Name	BRISTOL VILLAGE CLEANERS,HYOUNG JOONG KI
Address	260 BRISTOL ST COSTA MESA, CA 92626

Status	INACTIVE
--------	----------

Are there any back fees due?

No.

SIC Code	Description
7216	DRY CLEANING PLANTS, EXC RUG

Facility Information Detail (FIND)

[Search Again](#) |
 [Search Results](#) |
 [Facility Details](#) |
 [Equipment List](#) |
 [Compliance](#) |
 [Emissions](#) |
 [Hearing Board](#) |
 [Transportation](#)

Equipment List

Facility ID 99087
Company Name BRISTOL VILLAGE CLEANERS,HYOUUNG JOONG KI
Address 260 BRISTOL ST
 COSTA MESA, CA 92626

Appl Nbr	Permit Nbr	Issued Date	Permit Status	Eq Type	Equip Description	Appl Date	Appl Status
285718	D77390	10/1/1993	INACTIVE	Basic	DRY CLEANING EQUIP PERCHLOROETHYLENE	10/1/1993	PERMIT TO OPERATE GRANTED
285718	D77390	10/1/1993	INACTIVE	Control	VAPOR RECOVERY UNIT COMPRESS & CONDENSE	10/1/1993	PERMIT TO OPERATE GRANTED

Page 1 of 1 (2 records)

Page

1



SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
21865 East Copley Drive, Diamond Bar, CA 91765

PERMIT TO OPERATE

Permit No.
D77390
A/N 285718
Page 1

This initial permit shall be renewed by 8/16 ANNUALLY unless the equipment is moved, or changes ownership. If the billing for annual renewal fee (Rule 301.5) is not received by the expiration date, contact the District.

Legal Owner
Or Operator:

ID 099087

BRISTOL VILLAGE CLEANERS, HYOUNG JOONG KIM DBA
ATTN: HYOUNG JOONG KIM
260 BRISTOL STREET
COSTA MESA, CA 92626

Equipment
located at: SAME AS ABOVE

Equipment Description:

SYNTHETIC SOLVENT DRY CLEANING UNIT, SPENCER, MODEL AMERICAN SPRINT 50, WITH A BUILT-IN REFRIGERATED VAPOR CONDENSER.

Conditions:

1. OPERATION OF THIS EQUIPMENT SHALL BE CONDUCTED IN COMPLIANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.
2. THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.
3. THE TEMPERATURE GAUGE WITH A MINIMUM RANGE FROM 0 DEGREES FAHRENHEIT TO 150 DEGREES FAHRENHEIT SHALL BE INSTALLED AT THE OUTLET DUCT OF THE CONDENSER.
4. THE REFRIGERATION CONDENSER ON THE DRY-TO-DRY UNIT SHALL BE OPERATED DURING THIS CLOSED LOOP COOL-DOWN PERIOD UNTIL THE AIR TEMPERATURE FROM THE CONDENSER OUTLET IS 45 DEGREES FAHRENHEIT OR LOWER.

FILE COPY



SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
21865 East Copley Drive, Diamond Bar, CA 91765

PERMIT TO OPERATE

Permit No.
D77390
A/N 285718
Page 2

CONTINUATION OF PERMIT TO OPERATE

NOTICE

IN ACCORDANCE WITH RULE 206, THIS PERMIT TO OPERATE OR COPY SHALL BE POSTED ON OR WITHIN 8 METERS OF THE EQUIPMENT.

THIS PERMIT DOES NOT AUTHORIZE THE EMISSION OF AIR CONTAMINANTS IN EXCESS OF THOSE ALLOWED BY DIVISION 26 OF THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA OR THE RULES OF THE AIR QUALITY MANAGEMENT DISTRICT. THIS PERMIT CANNOT BE CONSIDERED AS PERMISSION TO VIOLATE EXISTING LAWS, ORDINANCES, REGULATIONS OR STATUTES OF OTHER GOVERNMENT AGENCIES.

EXECUTIVE OFFICER

Dorris M. Bailey

By Dorris M. Bailey/gl
10/1/93

FILE COPY

Facility Information Detail (FIND)

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Compliance

Facility ID	99087
Company Name	BRISTOL VILLAGE CLEANERS,HYOUNG JOONG KI
Address	260 BRISTOL ST COSTA MESA, CA 92626

Notices Of Violaton: NONE

Notices To Comply: NONE

Facility Information Detail (FIND)

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Facility Details

Facility ID	56308
Company Name	BRISTOL VILLAGE CLEANERS, LEROY SHEETS
Address	260 S BRISTOL ST COSTA MESA, CA 92653

Status	SOLD
--------	------

SIC Code	Description
7216	DRY CLEANING PLANTS, EXC RUG

Facility Information Detail (FIND)

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Equipment List

Facility ID 56308
Company Name BRISTOL VILLAGE CLEANERS, LEROY SHEETS
Address 260 S BRISTOL ST
 COSTA MESA, CA 92653

Appl Nbr	Permit Nbr	Issued Date	Permit Status	Eq Type	Equip Description	Appl Date	Appl Status
154319	M58062	8/6/1987	INACTIVE	Basic	DRY CLEANING EQUIP PERCHLOROETHYLENE	3/9/1987	PERMIT TO OPERATE GRANTED
154319	M58062	8/6/1987	INACTIVE	Control	VAPOR RECOVERY UNIT COMPRESS & CONDENSE	3/9/1987	PERMIT TO OPERATE GRANTED

Page 1 of 1 (2 records)

Page



PERMIT to OPERATE

9150 FLAIR DRIVE, EL MONTE, CALIFORNIA 91731

M 58062

Operation under this permit must be conducted in compliance with all information included with the initial application and the initial permit conditions. The equipment must be properly maintained and kept in good operating condition at all times. In accordance with Rule 206, this Permit to Operate or copy must be posted on or within 8 meters of equipment.

LEGAL OWNER OR OPERATOR: LEROY R. SHEETS DBA
BRISTOL VILLAGE CLEANERS
EQUIPMENT LOCATED AT: 260 SOUTH BRISTOL STREET
COSTA MESA, CALIFORNIA

APPL. NO. 154319

EQUIPMENT DESCRIPTION AND CONDITIONS:

SYNTHETIC SOLVENT DRY CLEANING UNIT, SPENCER, MODEL AMERICAN SPRINT 50, WITH A BUILT-IN REFRIGERATED VAPOR CONDENSER.

-CONDITIONS-

1. A TEMPERATURE GAUGE WITH A MINIMUM RANGE FROM 0°F TO 150°F MUST BE INSTALLED IN THE OUTLET DUCT OF THE CONDENSER.

PAGE 1 OF 2

This initial permit must be renewed by 08/16 ANNUALLY unless the equipment is moved, or changes ownership. If billing for annual renewal fee (Rule 301.f) not received by expiration date, contact office above.

This permit does not authorize the emission of air contaminants in excess of those allowed by Division 26 of the Health and Safety Code of the State of California or the Rules of the Air Quality Management District. This permit cannot be considered as permission to violate existing laws, ordinances, regulations or statutes of other government agencies.

EXECUTIVE DIRECTOR *[Signature]*

BY RAQUEL M. PUERTA

DATE 08/06/87

FILE COPY

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

CONTINUATION OF PERMIT NO. M 58062
(MUST BE DISPLAYED WITH PERMIT)

APPL. NO 154319

-CONDITIONS-

2. THE REFRIGERATION CONDENSER ON THE DRY-TO-DRY UNIT MUST BE OPERATED DURING THIS CLOSED LOOP COOL-DOWN PERIOD UNTIL AN AIR TEMPERATURE FROM THE CONDENSER OUTLET IS 45°F OR LOWER.

FILE COPY

Facility Information Detail (FIND)

[Search Again](#) | [Search Results](#) | [Facility Details](#) | [Equipment List](#) | [Compliance](#) | [Emissions](#) | [Hearing Board](#) | [Transportation](#)

Compliance

Facility ID	56308
Company Name	BRISTOL VILLAGE CLEANERS, LEROY SHEETS
Address	260 S BRISTOL ST COSTA MESA, CA 92653

Notices Of Violaton: NONE

Notices To Comply: NONE

Facility Information Detail (FIND)

[Search Again](#) | [Search Results](#) | [Facility Details](#) | [Equipment List](#) | [Compliance](#) | [Emissions](#) | [Hearing Board](#) | [Transportation](#)

Facility Details

Facility ID	62060
Company Name	BRISTOL VILLAGE CLEANERS
Address	260 S BRISTOL ST COSTA MESA, CA 92653

Status	INACTIVE
--------	----------

Are there any back fees due?

Yes. Please contact your AQMD Customer Service Rep. at (909) 396-2900, or call toll-free (866) 888-8838.

SIC Code	Description
7216	DRY CLEANING PLANTS, EXC RUG

Facility Information Detail (FIND)

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Equipment List

Facility ID 62060
Company Name BRISTOL VILLAGE CLEANERS
Address 260 S BRISTOL ST
 COSTA MESA, CA 92653

Appl Nbr	Permit Nbr	Issued Date	Permit Status	Eq Type	Equip Description	Appl Date	Appl Status
172595	D02628	9/29/1988	INACT_NR	Basic	DRY CLEANING EQUIP PERCHLOROETHYLENE	7/26/1988	PERMIT TO OPERATE GRANTED
172595	D02628	9/29/1988	INACT_NR	Control	VAPOR RECOVERY UNIT COMPRESS & CONDENSE	7/26/1988	PERMIT TO OPERATE GRANTED

Page 1 of 1 (2 records)

Page

PERMIT to OPERATE

9150 FLAIR DRIVE, EL MONTE, CALIFORNIA 91731

Permit No. R-D02628 A/N 172595 Page 1
--

This initial permit must be renewed by 08/16 ANNUALLY unless the equipment is moved, or changes ownership. If the billing for annual renewal fee (Rule 301.f) is not received by the expiration date, contact the District.

Legal Owner

or Operator: BRISTOL VILLAGE CLEANERS, JIN SHIN DBA

Equipment

located at: 260 BRISTOL STREET, COSTA MESA, CALIFORNIA

Equipment Description:

SYNTEHTIC SOLVENT DRY CLEANING UNIT, SPENCER, MODEL AMERICAN SPRINT 50, WITH A BUILT-IN REFRIGERATED VAPOR CONDENSER.

Conditions:

1. OPERATION OF THIS EQUIPMENT MUST BE CONDUCTED IN COMPLIANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.
2. THIS EQUIPMENT MUST BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.
3. A TEMPERATURE GAGE WITH A MINIMUM RANGE FROM 0 DEGREE F TO 150 DEGREES F MUST BE INSTALLED IN THE OUTLET DUCT OF THE CONDENSER.
4. THE REFRIGERATION CONDENSER ON THE DRY-TO DRY UNIT MUST BE OPERATED DURING THIS CLOSED LOOP COOL-DOWN PERIOD UNTIL AN AIR TEMPERATURE FROM THE CONDENSER OUTLET IS 45 DEGREES F OR LOWER.

THIS PERMIT SUPERCEDES PERMIT NO D02628 ISSUED ON 10/06/88.

THIS PERMIT CONCLUDES ON THE NEXT PAGE.

FILE COPY



PERMIT to OPERATE

9150 FLAIR DRIVE, EL MONTE, CALIFORNIA 91731

Permit No.
R-D02628
A/N 172595
Page 2

CONTINUATION OF PERMIT TO OPERATE

NOTICE

IN ACCORDANCE WITH RULE 206, THIS PERMIT TO OPERATE OR COPY MUST BE POSTED ON OR WITHIN 8 METERS OF THE EQUIPMENT.

THIS PERMIT DOES NOT AUTHORIZE THE EMISSION OF AIR CONTAMINANTS IN EXCESS OF THOSE ALLOWED BY DIVISION 26 OF THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA OR THE RULES OF THE AIR QUALITY MANAGEMENT DISTRICT. THIS PERMIT CANNOT BE CONSIDERED AS PERMISSION TO VIOLATE EXISTING LAWS, ORDINANCES, REGULATIONS OR STATUTES OF OTHER GOVERNMENT AGENCIES.

EXECUTIVE OFFICER

By Raquel Puerta/ejc
October 6, 1988

FILE COPY

BRISTOL VILLAGE CLEANERS
ATTN: JIN SHIN
260 BRISTOL STREET
COSTA MESA, CA 92626

Facility Information Detail (FIND)

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Compliance

Facility ID	62060
Company Name	BRISTOL VILLAGE CLEANERS
Address	260 S BRISTOL ST COSTA MESA, CA 92653

Notices Of Violaton: NONE

Notices To Comply: NONE

Facility Information Detail (FIND)

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Facility Details

Facility ID	109053
Company Name	RED HILL CLEANERS
Address	260 BRISTOL ST COSTA MESA, CA 92626

Status	ACTIVE
--------	--------

Are there any back fees due?

Yes. Please contact your AQMD Customer Service Rep. at (909) 396-2900, or call toll-free (866) 888-8838.

SIC Code	Description
7216	DRY CLEANING PLANTS, EXC RUG

Facility Information Detail (FIND)

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Equipment List

Facility ID 109053
 Company Name RED HILL CLEANERS
 Address 260 BRISTOL ST
 COSTA MESA, CA 92626

Appl Nbr	Permit Nbr	Issued Date	Permit Status	Eq Type	Equip Description	Appl Date	Appl Status
316572	F01300	7/31/1996	INACTIVE	Basic	DRY CLEANING, DRY-TO-DRY NON-VENT, PERC	6/6/1996	PERMIT TO OPERATE GRANTED
316572	F01300	7/31/1996	INACTIVE	Control	VAPOR RECOVERY UNIT COMPRESS & CONDENSE	6/6/1996	PERMIT TO OPERATE GRANTED

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Facility Information Detail (FIND)

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Compliance

Facility ID	109053
Company Name	RED HILL CLEANERS
Address	260 BRISTOL ST COSTA MESA, CA 92626

Notices Of Violaton: NONE

Notices To Comply: NONE

Facility Information Detail (FIND)

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Facility Details

Facility ID	123759
Company Name	AL & J'S CLEANERS
Address	270 S BRISTOL AVE COSTA MESA, CA 92626

Status	ACTIVE
--------	--------

Are there any back fees due?

Yes. Please contact your AQMD Customer Service Rep. at (909) 396-2900, or call toll-free (866) 888-8838.

SIC Code	Description
7216	DRY CLEANING PLANTS, EXC RUG

Facility Information Detail (FIND)

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Equipment List

Facility ID 123759
Company Name AL & J'S CLEANERS
Address 270 S BRISTOL AVE
 COSTA MESA, CA 92626

Appl Nbr	Permit Nbr	Issued Date	Permit Status	Eq Type	Equip Description	Appl Date	Appl Status
370949	F32252	7/5/2000	INACT_NR	Basic	DRY CLEANING, DRY-TO-DRY NV, W/ SIC, PERC	6/14/2000	PERMIT TO OPERATE GRANTED
370949	F32252	7/5/2000	INACT_NR	Control	VAPOR RECOVERY UNIT COMPRESS & CONDENSE	6/14/2000	PERMIT TO OPERATE GRANTED

Page 1 of 1 (2 records)

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PERMIT TO CONSTRUCT/OPERATE

This initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership.
If the billing for annual renewal fee (Rule 301.f) is not received by the expiration date, contact the District.

LEGAL OWNER
OR OPERATOR:

AL & J'S CLEANERS
270 S BRISTOL AVE #106
COSTA MESA, CA 92626

ID 123759

Equipment Location: 270 S BRISTOL AVE #106, COSTA MESA, CA 92626

Equipment Description:

SYNTHETIC SOLVENT DRY CLEANING UNIT, PERCHLOROETHYLENE, LINDUS, MODEL NO. ML35, WITH A BUILT-IN REFRIGERATED VAPOR CONDENSER AND SECONDARY CONTROL SYSTEM.

Conditions:

- 1) OPERATION OF THIS EQUIPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.
- 2) THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.
- 3) THE TOTAL QUANTITY OF SOLVENT LOSS FROM THIS EQUIPMENT SHALL NOT EXCEED 7.4 GALLONS IN ANY ONE MONTH.
- 4) A TEMPERATURE GAUGE WITH A MINIMUM RANGE OF 0 TO 150 DEGREES FAHRENHEIT SHALL BE INSTALLED AT THE OUTLET DUCT OF THE CONDENSER.
- 5) THE REFRIGERATED CONDENSER ON THE DRY-TO DRY UNIT SHALL BE OPERATED DURING THIS CLOSED LOOP COOL-DOWN PERIOD UNTIL THE AIR TEMPERATURE FROM THE CONDENSER OUTLET IS 45 DEGREES FAHRENHEIT OR LOWER.
- 6) COMPLETE RECORDS OF PERCHLOROETHYLENE USED MONTHLY SHALL BE PREPARED AND KEPT FOR AT LEAST TWO YEARS OR AS LONG AS THE NEXT INSPECTION WHICHEVER IS LONGER. THE RECORDS SHALL BE MADE AVAILABLE TO SCAQMD PERSONNEL UPON REQUEST.
- 7) ALL WASTE MATERIALS WHICH HAS COME INTO CONTACT WITH PERCHLOROETHYLENE SHALL BE DISPOSED OF AS HAZARDOUS WASTE.
- 8) THIS EQUIPMENT SHALL COMPLY WITH RULE 1421.

FILE COPY

PERMIT TO CONSTRUCT/OPERATE

CONTINUATION OF PERMIT TO CONSTRUCT/OPERATE

NOTICE

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EXECUTIVE OFFICER



By Dorris M. Bailey/nj02
7/05/2000

FILE COPY

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NOV/NC Details

Notice Number	C92251	Violation Date	12/5/2003	Issue Date	12/12/2003	Notice Type	NC
---------------	--------	----------------	-----------	------------	------------	-------------	----

Facility ID	123759
Company Name	AL & J'S CLEANERS
Address	270 S BRISTOL COSTA MESA, CA 92626
Violation Description	PROVIDE COMPLETE OPERATING RECORDS FOR FACILITY.
Equipment Description	
Status	In Compliance
Re-inspection Date	12/12/2003

Rule No.	Rule Description
42303	Supply Information, Plans, Specs, Etc.



Matthew Rodriguez
Secretary for
Environmental Protection

Department of Toxic Substances Control

Barbara A. Lee, Director
1001 I Street
P.O. Box 806
Sacramento, CA 958120806



Edmund G. Brown Jr.
Governor

EPA ID PROFILE

Map

ID Number:	CAL000025223	Status:	INACTIVE
Name:	BRISTOL VILLAGE CLEANERS	Inactive Date:	6/30/2003 12:00:00 AM
County:	ORANGE	Record Entered:	5/10/1990 12:00:00 AM
NAICS:	N/A	Last Updated:	5/25/2007 10:47:07 AM

	Name	Address	City	State	Zip Code	Phone
Location	BRISTOL VILLAGE CLEANERS	260 BRISTOL ST	COSTA MESA	CA	926260000	
Mailing		260 BRISTOL ST	COSTA MESA	CA	926265908	
Owner	SHIN JIN S	--	--	99	--	0000000000
Operator/Contact	--	INACT PER 98VQ FINAL NOTICE	--	99	--	--

Based Only Upon ID Number: CAL000025223

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
Yes	N/A	INACTIVE

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

[Calif. Manifest Counts and Total Tonnage](#)

Top line represents Manifest Count and Bottom line represents Total Tonnage

Year	Generator	Trans. 1	Trans. 2	TSDf	ALT. TSDf
1995	1 0.31070	0 0.00000	0 0.00000	0 0.00000	0 0.00000
1996	2 0.39410	0 0.00000	0 0.00000	0 0.00000	0 0.00000
1999	1 0.04500	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2002	1 0.15000	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2004	1 0.12510	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2005	1 0.12510	0 0.00000	0 0.00000	0 0.00000	0 0.00000

Non California Manifest Total Tonnage

No Records
Found

Waste Code Matrix					
California	Generator	Trans. 1	Trans. 2	TSDF	Alt. TSDF
RCRA	Generator	Trans. 1	Trans. 2	TSDF	Alt. TSDF

[Waste Code Matrix as a spreadsheet](#)

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 07/07/2016

California Waste Code by Year Matrix

ID Number: CAL000025223

Entity Type: Generator

1995 ▾

2016 ▾

Select Years

Calif. Code	Description	1995	1996	1999	2002	2004	2005
134	AQ SOL (2 < PH < 12.5) W ORG RESIDUES < 10%	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
211	HALOGENATED SOLVENTS	0.31070	0.39410	0.00000	0.00000	0.12510	0.12510
223	UNSPECIFIED OIL- CONTAINING WASTE	0.00000	0.00000	0.00000	0.15000	0.00000	0.00000
751	SOLIDS/SLUDGES W HALOGENATED ORGANIC COMP >= 1,000Mg/Kg	0.00000	0.00000	0.04500	0.00000	0.00000	0.00000
	Grand Totals	0.31070	0.39410	0.04500	0.15000	0.12510	0.12510



The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 07/07/2016



Matthew Rodriguez
Secretary for
Environmental Protection

Department of Toxic Substances Control

Barbara A. Lee, Director
1001 I Street
P.O. Box 806
Sacramento, CA 958120806



Edmund G. Brown Jr.
Governor

EPA ID PROFILE

Map

ID Number:	CAD981999139	Status:	INACTIVE
Name:	BRISTOL VILLAGE CLEANERS	Inactive Date:	6/30/1998 12:00:00 AM
County:	ORANGE	Record Entered:	3/1/1988 12:00:00 AM
NAICS:	N/A	Last Updated:	8/10/2004 11:17:55 AM

	Name	Address	City	State	Zip Code	Phone
Location	BRISTOL VILLAGE CLEANERS	260 BRISTOL	COSTA MESA	CA	926260000	
Mailing		260 BRISTOL ST	COSTA MESA	CA	926265908	
Owner	--	--	--	99	--	000000000
Operator/Contact	--	INACT PER 98VQ FINAL NOTICE	--	99	--	--

Based Only Upon ID Number: CAD981999139

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
N/A	N/A	INACTIVE

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

[Calif. Manifest Counts and Total Tonnage](#)

No Records

Found

Non California Manifest Total Tonnage

No Records
Found

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 07/07/2016



Matthew Rodriguez
Secretary for
Environmental Protection

Department of Toxic Substances Control

Barbara A. Lee , Director
1001 I Street
P.O. Box 806
Sacramento , CA 958120806



Edmund G. Brown Jr.
Governor

EPA ID PROFILE

Map

ID Number:
Name:
County:
NAICS:

CAR000086165
AL AND J CLEANERS
ORANGE
N/A

Status:
Inactive Date:
Record Entered:
Last Updated:

INACTIVE
6/30/2004 12:00:00 AM
4/3/2001 12:00:00 AM
7/6/2010 11:09:30 AM

	Name	Address	City	State	Zip Code	Phone
Location	AL AND J CLEANERS	270 S BRISTOL UNIT 106	COSTA MESA	CA	926260000	
Mailing		270 S BRISTOL UNIT 106	COSTA MESA	CA	926260000	
Owner	--	--	--	99	--	000000000
Operator/Contact	--	--	--	99	--	7145476454

Based Only Upon ID Number:

CAR000086165

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
Yes	N/A	INACTIVE

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

[Calif. Manifest Counts and Total Tonnage](#)

Top line represents Manifest Count and Bottom line represents Total Tonnage

Year	Generator	Trans. 1	Trans. 2	TSDf	ALT. TSDf
2002	1 0.17510	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2003	3 0.72805	0 0.00000	0 0.00000	0 0.00000	0 0.00000

[Non California Manifest Total Tonnage](#)

No Records
Found

Waste Code Matrix					
California	Generator	Trans. 1	Trans. 2	TSDF	Alt. TSDF
RCRA	Generator	Trans. 1	Trans. 2	TSDF	Alt. TSDF

[Waste Code Matrix as a spreadsheet](#)

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 07/07/2016

California Waste Code by Year Matrix

ID Number: CAR000086165

Entity Type: Generator

2002 ▼

2016 ▼

Select Years

Calif. Code	Description	2002	2003
211	HALOGENATED SOLVENTS	0.17510	0.72805
343	UNSPECIFIED ORGANIC LIQUID MIXTURE	0.00000	0.00000
	Grand Totals	0.17510	0.72805

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 07/07/2016



Matthew Rodriguez
Secretary for
Environmental Protection

Department of Toxic Substances Control

Barbara A. Lee, Director
1001 I Street
P.O. Box 806
Sacramento, CA 958120806



Edmund G. Brown Jr.
Governor

EPA ID PROFILE

Map

ID Number:
Name:
County:
NAICS:

CAP000157685
ALS AND JS CLEANERS
ORANGE
99999

Status:
Inactive Date:
Record Entered:
Last Updated:

INACTIVE
11/2/2005 2:23:00 PM
5/5/2005 2:23:27 PM
11/7/2005 3:01:00 PM

	Name	Address	City	State	Zip Code	Phone
Location	ALS AND JS CLEANERS	270 BRISTOL ST NO 106 1F	COSTA MESA	CA	92626	
Mailing		10391 CORPORATE DR	REDLANDS	CA	92374	
Owner	AL AND JS CLEANERS	270 BRISTOL ST NO 106 1F	COSTA MESA	CA	92626	9099278831
Operator/Contact	HENRY A AVILA	10391 CORPORATE DR	REDLANDS	CA	92374	9099278831

Based Only Upon ID Number:

CAP000157685

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
Yes	N/A	INACTIVE

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

[Calif. Manifest Counts and Total Tonnage](#)

Top line represents Manifest Count and Bottom line represents Total Tonnage

Year	Generator	Trans. 1	Trans. 2	TSDf	ALT. TSDf
2004	4 33.71200	0 0.00000	0 0.00000	0 0.00000	0 0.00000

Non California Manifest Total Tonnage

No Records
Found

Waste Code Matrix					
California	Generator	Trans. 1	Trans. 2	TSDf	Alt. TSDf
RCRA	Generator	Trans. 1	Trans. 2	TSDf	Alt. TSDf

[Waste Code Matrix as a spreadsheet](#)

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 07/07/2016

California Waste Code by Year Matrix

ID Number: CAP000157685
Entity Type: Generator

2004 ▼ 2016 ▼

Calif. Code	Description	2004
611	CONTAMINATED SOILS FROM SITE CLEAN-UP	33.71200
Grand Total		33.71200

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Report Generation Date: 07/07/2016



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P.O. Box 806
Sacramento , CA 958120806



Edmund G. Brown Jr.
Governor

EPA ID PROFILE

Map

ID Number:
Name:
County:
NAICS:

CAC002578068
DONAHUE SCHRIBER INC
ORANGE
N/A

Status:
Inactive Date:
Record Entered:
Last Updated:

INACTIVE
12/28/2004 8:18:00 AM
5/25/2004 4:14:43 PM
12/28/2004 8:18:00 AM

	Name	Address	City	State	Zip Code	Phone
Location	DONAHUE SCHRIBER INC	270 BRISTOL ST STE 106	COSTA MESA	CA	92626	
Mailing		200 BAKER ST E STE 100	COSTA MESA	CA	92626	
Owner	DONAHUE SCHRIBER INC	10391 CORPORATE DR	REDLANDS	CA	92374	9092645145
Operator/Contact	WILLIAM RAGSDALE/PROJECT MGR	200 BAKER ST E STE 100	COSTA MESA	CA	92626	9092645145

Based Only Upon ID Number:

CAC002578068

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
Yes	N/A	INACTIVE

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

[Calif. Manifest Counts and Total Tonnage](#)

Top line represents Manifest Count and Bottom line represents Total Tonnage

Year	Generator	Trans. 1	Trans. 2	TSDf	ALT. TSDf
2004	1 0.49500	0 0.00000	0 0.00000	0 0.00000	0 0.00000

[Non California Manifest Total Tonnage](#)

No Records
Found

Waste Code Matrix					
California	Generator	Trans. 1	Trans. 2	TSDf	Alt. TSDf
RCRA	Generator	Trans. 1	Trans. 2	TSDf	Alt. TSDf

[Waste Code Matrix as a spreadsheet](#)

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 07/07/2016

California Waste Code by Year Matrix

ID Number: CAC002578068

Entity Type: Generator

2004 ▼

2016 ▼

Select Years

Calif. Code	Description	2004
211	HALOGENATED SOLVENTS	0.42000
351	ORGANIC SOLIDS WITH HALOGENS	0.07500
Grand Total		0.49500

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 07/07/2016

APPENDIX C: REGULATORY DATABASE REPORT

Ganahl Lumber

1275 Bristol Street
Costa Mesa, CA 92626

Inquiry Number: 4649572.1s
June 16, 2016

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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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1275 BRISTOL STREET
COSTA MESA, CA 92626

COORDINATES

Latitude (North): 33.6690080 - 33° 40' 8.42"
Longitude (West): 117.8839060 - 117° 53' 2.06"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 418054.9
UTM Y (Meters): 3725614.2
Elevation: 49 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 5640950 NEWPORT BEACH, CA
Version Date: 2012

East Map: 5640942 TUSTIN, CA
Version Date: 2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140514
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
1275 BRISTOL STREET
COSTA MESA, CA 92626

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	1X BARR LUMBER	1275 BRISTOL ST.	HAZNET		TP
A2	BARR LUMBER	1275 S BRISTOLL ST	HAZNET		TP
A3	LOUISIANA-PACIFIC C	1275 BRISTOL STREET	HIST UST, CA FID UST		TP
A4	BARR LUMBER	1275 BRISTOL ST	UST, SWEEPS UST		TP
B5	BRISTOL VILLAGE CLEA	260 BRISTOL ST	RCRA-SQG, SLIC, Orange Co. Industrial Site, FINDS,...	Higher	600, 0.114, SSE
B6		270 BRISTOL ST	EDR Hist Cleaner	Higher	641, 0.121, SSE
B7	AL & J'S CLEANERS	270 BRISTOL STREET,	ENVIROSTOR	Higher	641, 0.121, SSE
B8	AL AND J CLEANERS	270 S BRISTOL UNIT 1	RCRA-SQG, FINDS, HAZNET, ECHO	Higher	641, 0.121, SSE
9	UNOCAL SERVICE STATI	1476 SOUTH EAST BRIS	Notify 65	Lower	703, 0.133, SSE
10	THRIFTY OIL #008	704 BRISTOL ST	LUST, HIST CORTESE	Higher	747, 0.141, SSE
C11	CALTRANS COSTA MESA	1090 BRISTOL ST.	SWF/LF, CHMIRS	Lower	840, 0.159, WNW
C12	CAL DEPT OF TRANSPOR	1090 S BRISTOL ST	RCRA-SQG, FINDS, ECHO	Lower	840, 0.159, WNW
13	UNOCAL #5909	1476 BRISTOL	LUST, HIST CORTESE	Higher	939, 0.178, SSE
14	SOUTH COAST SHELL	1512 SEBRISTOL ST	SWEEPS UST, CA FID UST	Lower	1015, 0.192, SSE
D15	BRISTOL PLAZA CHEVRO	300 BRISTOL	LUST, HAZNET	Higher	1036, 0.196, SE
D16	ARCO #5994	300 BRISTOL ST	UST	Higher	1036, 0.196, SE
D17	SOUTH COAST SHELL	1512 SE BRISTOL ST	UST	Higher	1091, 0.207, SSE
D18	SHELL OIL	1512 BRISTOL ST	LUST, HIST CORTESE	Higher	1091, 0.207, SSE
E19	AMERICAN NATIONAL IN	2915 RED HILL AVE	HIST UST, HAZNET	Lower	1111, 0.210, East
E20	STONEMILL BUSINESS P	2915 RED HILL AVE	UST	Lower	1111, 0.210, East
F21	COUNTRY STYLE CLEANE	320 BRISTOL ST	RCRA-SQG, FINDS, HAZNET, ECHO	Lower	1274, 0.241, SE
F22	REDHILL DRYCLEANERS	320 BRISTOL ST STE C	DRYCLEANERS	Lower	1274, 0.241, SE
23	ORANGE COUNTY DEPART	200 KALMUS DRIVE	LUST, HIST UST	Lower	1577, 0.299, NE
24	NEWPORT AVENUE STATI	NW CORNER OF NEWPORT	SWF/LF	Lower	1962, 0.372, NW
25	NEWPORT AVENUE	NEWPORT & BRISTOL	WMUDS/SWAT	Lower	2010, 0.381, NW
26	KOBOWAY INC	380 CLINTON ST	SEMS-ARCHIVE, RCRA-SQG, HIST UST, FINDS, ECHO	Higher	2023, 0.383, ESE
27	KNIGHT EQUIPMENT COR	2955 AIRWAY AVE	ENVIROSTOR, EMI	Higher	2075, 0.393, East
G28	SUPERFORMANCE	2950 AIRWAY AVENUE A	SWEEPS UST, CA FID UST, HIST CORTESE	Higher	2117, 0.401, East
G29	SUPERFORMANCE	2950 AIRWAY AVE	LUST, UST	Higher	2117, 0.401, East
G30	SUPERFORMANCE	2950 AIRWAY	LUST, HIST CORTESE	Higher	2117, 0.401, East
31	J. RAY CONSTRUCTION	375 BRISTOL	LUST, HIST CORTESE	Lower	2175, 0.412, SE
32	SIGMA CIRCUITS INC	2970 AIRWAY	SEMS-ARCHIVE, RCRA-SQG, ENVIROSTOR, SLIC, Orange...	Higher	2226, 0.422, ENE
33	COSTA MESA AIR NATIO	S OF PRESIDIO DR & W	RESPONSE, ENVIROSTOR, HIST Cal-Sites, Cortese	Lower	2233, 0.423, WNW
34	(CMAFP) SANTA ANA AI		ENVIROSTOR	Lower	2345, 0.444, West
H35	SOUTH PACIFIC CAR WA	2750 BRISTOL ST S	LUST	Lower	2464, 0.467, NNW
H36	SOUTH PACIFIC CAR WA	2750 BRISTOL ST	LUST, UST	Lower	2464, 0.467, NNW
37	CREEKSIDE PROPERTY	2900 BRISTOL AVENUE	SLIC	Lower	2629, 0.498, NNW
38	EXOTIC MATERIAL INC	2930 BRISTOL ST	ENVIROSTOR	Lower	3077, 0.583, NNW
39	ORANGE COUNTY AIRPOR		ENVIROSTOR	Higher	3777, 0.715, ENE

MAPPED SITES SUMMARY

Target Property Address:
 1275 BRISTOL STREET
 COSTA MESA, CA 92626

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
40	FRYE & SMITH, INC.	150 E. BAKER STREET	ENVIROSTOR	Lower	4198, 0.795, NNE
41	CERADYNE INC	3169 REDHILL AVE	ENVIROSTOR, WDS	Lower	4693, 0.889, NE
42	SHELL SERVICE STATIO	3045 BRISTOL	LUST, Notify 65	Lower	4887, 0.926, North
43	SANTA ANA AAB		ENVIROSTOR	Higher	5013, 0.949, West
44	SANTA ANA ARMY AIR B		FUDS	Higher	5036, 0.954, West
45	COSTA MESA ANG STATI	2651 NEWPORT BLVD	LUST, MCS, NPDES, Notify 65	Higher	5149, 0.975, WSW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
1X BARR LUMBER 1275 BRISTOL ST. COSTA MESA, CA 92626	HAZNET GEPaid: CAC000867688	N/A
BARR LUMBER 1275 S BRISTOLL ST COSTA MESA, CA 92626	HAZNET GEPaid: CAC001358296	N/A
LOUISIANA-PACIFIC C 1275 BRISTOL STREET COSTA MESA, CA 92627	HIST UST CA FID UST Facility Id: 30003401 Status: A	N/A
BARR LUMBER 1275 BRISTOL ST COSTA MESA, CA 92626	UST Facility Id: 6391 SWEEPS UST Status: A Tank Status: A Comp Number: 6391	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing

EXECUTIVE SUMMARY

SEMS..... Superfund Enterprise Management System

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators

RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

US ENG CONTROLS..... Engineering Controls Sites List

US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing

AST..... Aboveground Petroleum Storage Tank Facilities

INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

VCP..... Voluntary Cleanup Program Properties

State and tribal Brownfields sites

BROWNFIELDS..... Considered Brownfields 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

EXECUTIVE SUMMARY

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
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
Orange Co. Industrial Site..... List of Industrial Site Cleanups
SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated
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

EXECUTIVE SUMMARY

FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
FINDS.....	Facility Index System/Facility Registry System
UXO.....	Unexploded Ordnance Sites
DOCKET HWC.....	Hazardous Waste Compliance Docket 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
HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
MINES.....	Mines Site Location Listing
MWMP.....	Medical Waste Management Program Listing
NPDES.....	NPDES Permits Listing
PEST LIC.....	Pesticide Regulation Licenses Listing
PROC.....	Certified Processors Database
UIC.....	UIC Listing
WASTEWATER PITS.....	Oil Wastewater Pits Listing
WDS.....	Waste Discharge System
WIP.....	Well Investigation Program Case List
ECHO.....	Enforcement & Compliance History Information
FUELS PROGRAM.....	EPA Fuels Program Registered Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto.....	EDR Exclusive Historic Gas Stations

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.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS NFRAP site list

SEMS-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.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 03/07/2016 has revealed that there are 2 SEMS-ARCHIVE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KOBOWAY INC	380 CLINTON ST	ESE 1/4 - 1/2 (0.383 mi.)	26	44
SIGMA CIRCUITS INC	2970 AIRWAY	ENE 1/4 - 1/2 (0.422 mi.)	32	55

Federal RCRA generators list

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 12/09/2015 has revealed that there are 4 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BRISTOL VILLAGE CLEA	260 BRISTOL ST	SSE 0 - 1/8 (0.114 mi.)	B5	10
AL AND J CLEANERS	270 S BRISTOL UNIT 1	SSE 0 - 1/8 (0.121 mi.)	B8	14
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CAL DEPT OF TRANSPOR	1090 S BRISTOL ST	WNW 1/8 - 1/4 (0.159 mi.)	C12	21
COUNTRY STYLE CLEANER	320 BRISTOL ST	SE 1/8 - 1/4 (0.241 mi.)	F21	36

State- and tribal - equivalent NPL

RESPONSE: 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.

A review of the RESPONSE list, as provided by EDR, and dated 02/01/2016 has revealed that there is 1

EXECUTIVE SUMMARY

RESPONSE site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COSTA MESA AIR NATIO AWP Facility Id: 30970004 Status: Active Facility Id: 30970004	S OF PRESIDIO DR & W	WNW 1/4 - 1/2 (0.423 mi.)	33	63

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies 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 02/01/2016 has revealed that there are 10 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AL & J'S CLEANERS Facility Id: 30720003 Status: Refer: 1248 Local Agency	270 BRISTOL STREET,	SSE 0 - 1/8 (0.121 mi.)	B7	13
KNIGHT EQUIPMENT COR Facility Id: 71002508 Status: Refer: Other Agency	2955 AIRWAY AVE	E 1/4 - 1/2 (0.393 mi.)	27	47
SIGMA CIRCUITS INC Facility Id: 30280370 Status: Refer: Other Agency	2970 AIRWAY	ENE 1/4 - 1/2 (0.422 mi.)	32	55
ORANGE COUNTY AIRPOR Facility Id: 80000829 Status: Inactive - Needs Evaluation		ENE 1/2 - 1 (0.715 mi.)	39	79
SANTA ANA AAB Facility Id: 80000467 Status: Inactive - Needs Evaluation		W 1/2 - 1 (0.949 mi.)	I43	86

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COSTA MESA AIR NATIO Facility Id: 30970004 Status: Active	S OF PRESIDIO DR & W	WNW 1/4 - 1/2 (0.423 mi.)	33	63
(CMAFP) SANTA ANA AI Facility Id: 80000028 Status: Inactive - Needs Evaluation		W 1/4 - 1/2 (0.444 mi.)	34	72
EXOTIC MATERIAL INC	2930 BRISTOL ST	NNW 1/2 - 1 (0.583 mi.)	38	78

EXECUTIVE SUMMARY

Facility Id: 30280530				
Status: Refer: Other Agency				
FRYE & SMITH, INC.	150 E. BAKER STREET	NNE 1/2 - 1 (0.795 mi.)	40	80
Facility Id: 71002615				
Status: No Further Action				
CERADYNE INC	3169 REDHILL AVE	NE 1/2 - 1 (0.889 mi.)	41	81
Facility Id: 71002835				
Status: Inactive - Needs Evaluation				

State and tribal landfill and/or solid waste disposal site lists

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, and dated 02/15/2016 has revealed that there are 2 SWF/LF sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CALTRANS COSTA MESA	1090 BRISTOL ST.	WNW 1/8 - 1/4 (0.159 mi.)	C11	19
Facility ID: 30-AB-0456				
Operational Status: Active				
Regulation Status: Notification				
NEWPORT AVENUE STATI	NW CORNER OF NEWPORT	NW 1/4 - 1/2 (0.372 mi.)	24	42
Facility ID: 30-CR-0071				
Operational Status: Closed				
Regulation Status: Pre-regulations				

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 03/14/2016 has revealed that there are 10 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THRIFTY OIL #008	704 BRISTOL ST	SSE 1/8 - 1/4 (0.141 mi.)	10	17
Facility Status: Remedial action (cleanup) Underway				
Global ID: T0605900604				
UNOCAL #5909	1476 BRISTOL	SSE 1/8 - 1/4 (0.178 mi.)	13	22
Status: Completed - Case Closed				
Facility Status: Case Closed				
Global Id: T0605901145				
Current Status: 9				
Global ID: T0605901145				

EXECUTIVE SUMMARY

Facility Id: 90UT109

BRISTOL PLAZA CHEVRO Status: Completed - Case Closed Facility Status: Remediation Plan Global Id: T0605902077 Current Status: 9 Global ID: T0605902077 Facility Id: 97UT025	300 BRISTOL	SE 1/8 - 1/4 (0.196 mi.)	D15	27
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SHELL OIL Status: Completed - Case Closed Global Id: T0605900269 Current Status: 9 Facility Id: 86UT126	1512 BRISTOL ST	SSE 1/8 - 1/4 (0.207 mi.)	D18	34
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SUPERFORMANCE Facility Status: Case Closed Global ID: T0605901795	2950 AIRWAY AVE	E 1/4 - 1/2 (0.401 mi.)	G29	49
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SUPERFORMANCE Status: Completed - Case Closed Global Id: T0605901795 Current Status: 9 Facility Id: 93UT044	2950 AIRWAY	E 1/4 - 1/2 (0.401 mi.)	G30	51
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<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ORANGE COUNTY DEPART Status: Completed - Case Closed Facility Status: Case Closed Global Id: T0605901442 Current Status: 9 Global ID: T0605901442 Facility Id: 91UT089	200 KALMUS DRIVE	NE 1/4 - 1/2 (0.299 mi.)	23	40
J. RAY CONSTRUCTION Status: Completed - Case Closed Facility Status: Case Closed Global Id: T0605900488 Current Status: 9 Global ID: T0605900488 Facility Id: 87UT151	375 BRISTOL	SE 1/4 - 1/2 (0.412 mi.)	31	52
SOUTH PACIFIC CAR WA Facility Status: Pollution Characterization Global ID: T0605970478	2750 BRISTOL ST S	NNW 1/4 - 1/2 (0.467 mi.)	H35	73
SOUTH PACIFIC CAR WA Status: Completed - Case Closed Global Id: T0605970478	2750 BRISTOL ST	NNW 1/4 - 1/2 (0.467 mi.)	H36	74

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 03/14/2016 has revealed that there are 3 SLIC sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BRISTOL VILLAGE CLEA	260 BRISTOL ST	SSE 0 - 1/8 (0.114 mi.)	B5	10

EXECUTIVE SUMMARY

Facility Status: Completed - Case Closed
Global Id: SLT8R0613945

SIGMA CIRCUITS INC	2970 AIRWAY	ENE 1/4 - 1/2 (0.422 mi.)	32	55
Facility Status: Completed - Case Closed				
Global Id: SLT8R1824103				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CREEKSIDE PROPERTY	2900 BRISTOL AVENUE	NNW 1/4 - 1/2 (0.498 mi.)	37	77
Facility Status: Completed - Case Closed				
Facility Status: Closed				
Global Id: SLT8R2133991				

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 03/14/2016 has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ARCO #5994	300 BRISTOL ST	SE 1/8 - 1/4 (0.196 mi.)	D16	33
Facility Id: FA0063272				
Facility Id: 18456				
SOUTH COAST SHELL	1512 SE BRISTOL ST	SSE 1/8 - 1/4 (0.207 mi.)	D17	33
Facility Id: FA0047260				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
STONEMILL BUSINESS P	2915 RED HILL AVE	E 1/8 - 1/4 (0.210 mi.)	E20	36
Facility Id: 6930				

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.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEWPORT AVENUE	NEWPORT & BRISTOL	NW 1/4 - 1/2 (0.381 mi.)	25	43

EXECUTIVE SUMMARY

Local Lists of Hazardous waste / Contaminated Sites

HIST Cal-Sites: Formerly known as ASPIS, this database contains both known and potential hazardous substance sites. The source is the California Department of Toxic Substance Control. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

A review of the HIST Cal-Sites list, as provided by EDR, and dated 08/08/2005 has revealed that there is 1 HIST Cal-Sites site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COSTA MESA AIR NATIO	S OF PRESIDIO DR & W	WNW 1/4 - 1/2 (0.423 mi.)	33	63

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 is 1 SWEEPS UST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SOUTH COAST SHELL Status: A Tank Status: A Comp Number: 2357	1512 SEBRISTOL ST	SSE 1/8 - 1/4 (0.192 mi.)	14	25

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 is 1 HIST UST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AMERICAN NATIONAL IN	2915 RED HILL AVE	E 1/8 - 1/4 (0.210 mi.)	E19	35

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 is 1 CA FID UST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SOUTH COAST SHELL Facility Id: 30017435 Status: A	1512 SEBRISTOL ST	SSE 1/8 - 1/4 (0.192 mi.)	14	25

EXECUTIVE SUMMARY

Other Ascertainable Records

FUDS: 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.

A review of the FUDS list, as provided by EDR, and dated 01/31/2015 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SANTA ANA ARMY AIR B		W 1/2 - 1 (0.954 mi.)	I44	87

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 03/28/2016 has revealed that there is 1 Cortese site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COSTA MESA AIR NATIO Envirostor Id: 30970004 Cleanup Status: ACTIVE	S OF PRESIDIO DR & W	WNW 1/4 - 1/2 (0.423 mi.)	33	63

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, and dated 02/08/2016 has revealed that there is 1 DRYCLEANERS site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
REDHILL DRYCLEANERS EPA Id: CAL000303898	320 BRISTOL ST STE C	SE 1/8 - 1/4 (0.241 mi.)	F22	39

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 [CALSTITES]. 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 6 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THRIFTY OIL #008 Reg Id: 083000764T	704 BRISTOL ST	SSE 1/8 - 1/4 (0.141 mi.)	10	17
UNOCAL #5909 Reg Id: 083001502T	1476 BRISTOL	SSE 1/8 - 1/4 (0.178 mi.)	13	22
SHELL OIL Reg Id: 083000343T	1512 BRISTOL ST	SSE 1/8 - 1/4 (0.207 mi.)	D18	34
SUPERFORMANCE	2950 AIRWAY AVENUE A	E 1/4 - 1/2 (0.401 mi.)	G28	48

EXECUTIVE SUMMARY

Reg Id: 083000095T

Reg Id: 083003124T

SUPERFORMANCE	2950 AIRWAY	E 1/4 - 1/2 (0.401 mi.)	G30	51
Reg Id: 083002555T				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
J. RAY CONSTRUCTION	375 BRISTOL	SE 1/4 - 1/2 (0.412 mi.)	31	52
Reg Id: 083000608T				

Notify 65: 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.

A review of the Notify 65 list, as provided by EDR, and dated 09/10/2015 has revealed that there are 3 Notify 65 sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COSTA MESA ANG STATI	2651 NEWPORT BLVD	WSW 1/2 - 1 (0.975 mi.)	45	88

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
UNOCAL SERVICE STATI	1476 SOUTH EAST BRIS	SSE 1/8 - 1/4 (0.133 mi.)	9	17
SHELL SERVICE STATIO	3045 BRISTOL	N 1/2 - 1 (0.926 mi.)	42	83

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there is 1 EDR Hist Cleaner site within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	270 BRISTOL ST	SSE 0 - 1/8 (0.121 mi.)	B6	12

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 5 records.

<u>Site Name</u>	<u>Database(s)</u>
ASTRO OIL SERVICE STATION	LUST, HIST CORTESE
SANTA ANA COUNTRY CLUB	LUST, UST, SWEEPS UST, HIST CORTESE
SHELL OIL	LUST
ARCO #0192	LUST
BRISTOL PLAZA CALIF CLEANERS	SLIC

OVERVIEW MAP - 4649572.1S



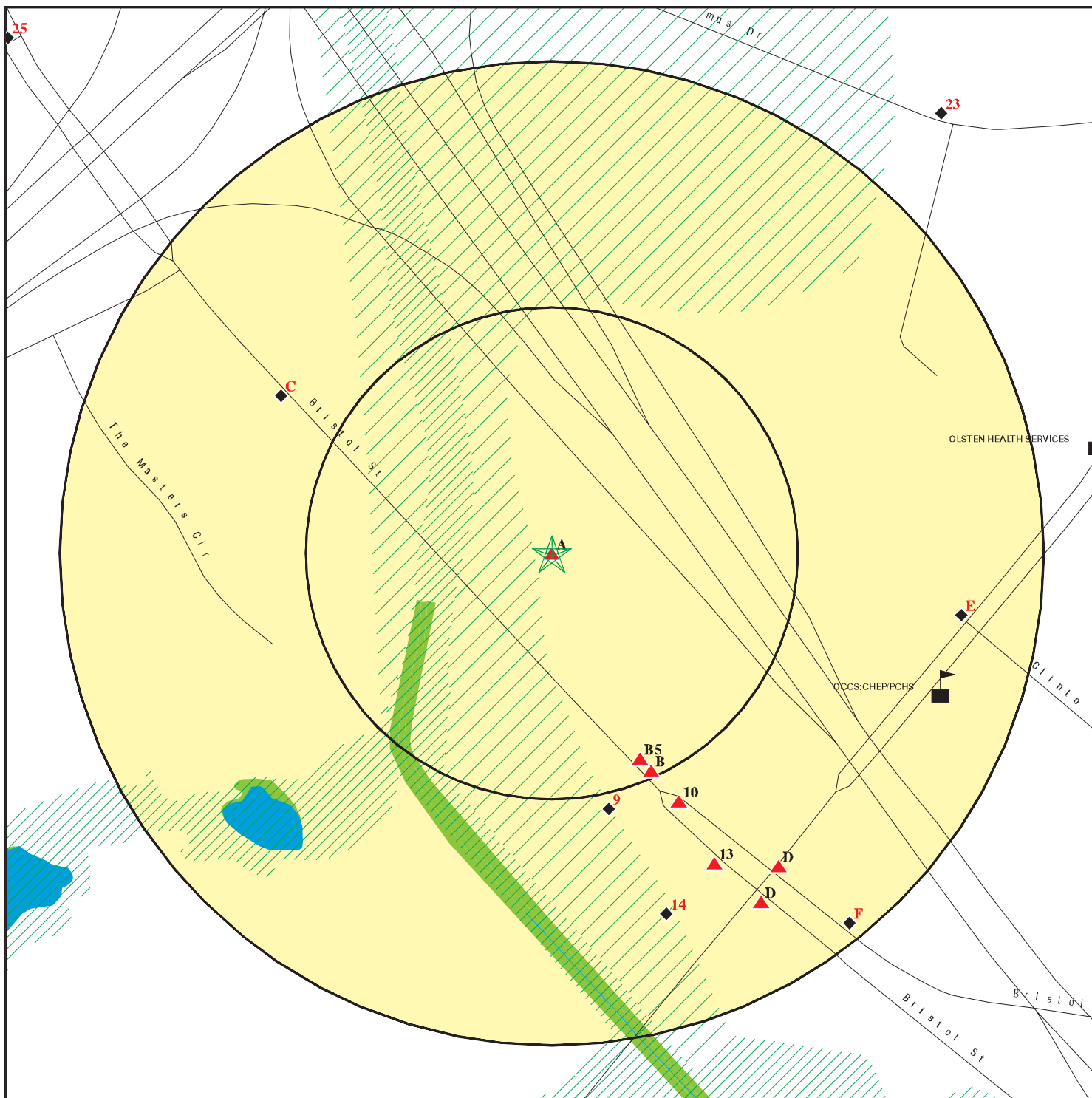
- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- ⚡ Power transmission lines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Areas of Concern








This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.







SITE NAME: Ganahl Lumber
 ADDRESS: 1275 Bristol Street
 Costa Mesa CA 92626
 LAT/LONG: 33.669008 / 117.883906

CLIENT: Partner Engineering and Science, Inc.
 CONTACT: Marisol Garcia
 INQUIRY #: 4649572.1s
 DATE: June 16, 2016 7:05 pm

DETAIL MAP - 4649572.1S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory
-  State Wetlands
-  Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Ganahl Lumber
 ADDRESS: 1275 Bristol Street
 Costa Mesa CA 92626
 LAT/LONG: 33.669008 / 117.883906

CLIENT: Partner Engineering and Science, Inc.
 CONTACT: Marisol Garcia
 INQUIRY #: 4649572.1s
 DATE: June 16, 2016 7:06 pm

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								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	2	NR	NR	2
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		2	2	NR	NR	NR	4
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL RESPONSE</i>								
RESPONSE	1.000		0	0	1	0	NR	1
<i>State- and tribal - equivalent CERCLIS ENVIROSTOR</i>								
ENVIROSTOR	1.000		1	0	4	5	NR	10
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	1	1	NR	NR	2
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	4	6	NR	NR	10

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
SLIC	0.500		1	0	2	NR	NR	3
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250	1	0	3	NR	NR	NR	4
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	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
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	1	0	NR	1
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250	1	0	1	NR	NR	NR	2
HIST UST	0.250	1	0	1	NR	NR	NR	2
CA FID UST	0.250	1	0	1	NR	NR	NR	2
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
Orange Co. Industrial Site SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	1	NR	1
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
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	1	NR	NR	1
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
HAZNET	TP	2	NR	NR	NR	NR	NR	2
HIST CORTESE	0.500		0	3	3	NR	NR	6
HWP	1.000		0	0	0	0	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
HWT	0.250		0	0	NR	NR	NR	0
MINES	TP		NR	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
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	1	0	2	NR	3
UIC	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
<u>EDR HIGH RISK HISTORICAL RECORDS</u>								
<i>EDR Exclusive Records</i>								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		1	NR	NR	NR	NR	1
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		6	5	18	22	8	0	59

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

A1 **1X BARR LUMBER**
Target **1275 BRISTOL ST.**
Property **COSTA MESA, CA 92626**

HAZNET **S112848539**
 N/A

Site 1 of 4 in cluster A

Actual: **HAZNET:**
49 ft. envid: S112848539
 Year: 1993
 GEPaid: CAC000867688
 Contact: BAR LUMBER INC.
 Telephone: 0000000000
 Mailing Name: Not reported
 Mailing Address: P.O.BOX 1159
 Mailing City,St,Zip: LOS ALAMITOS, CA 907200000
 Gen County: Not reported
 TSD EPA ID: CAD009452708
 TSD County: Not reported
 Waste Category: Tank bottom waste
 Disposal Method: Not reported
 Tons: 0.1459
 Cat Decode: Tank bottom waste
 Method Decode: Not reported
 Facility County: Orange

A2 **BARR LUMBER**
Target **1275 S BRISTOLL ST**
Property **COSTA MESA, CA 92626**

HAZNET **S112884952**
 N/A

Site 2 of 4 in cluster A

Actual: **HAZNET:**
49 ft. envid: S112884952
 Year: 1998
 GEPaid: CAC001358296
 Contact: BARR LUMBER
 Telephone: 0000000000
 Mailing Name: Not reported
 Mailing Address: 1275 S BRISTOLL ST
 Mailing City,St,Zip: COSTA MESA, CA 926260000
 Gen County: Not reported
 TSD EPA ID: CAT080013352
 TSD County: Not reported
 Waste Category: Waste oil and mixed oil
 Disposal Method: Recycler
 Tons: .6255
 Cat Decode: Waste oil and mixed oil
 Method Decode: Recycler
 Facility County: Orange

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A3
Target
Property
LOUISIANA-PACIFIC CORP
1275 BRISTOL STREET
COSTA MESA, CA 92627

HIST UST
CA FID UST
U002095925
N/A

Site 3 of 4 in cluster A

Actual:
49 ft.

HIST UST:
File Number: 0002EAED
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002EAED.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:](#)

CA FID UST:
Facility ID: 30003401
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: Not reported
Mail To: Not reported
Mailing Address: JAMES LUMBER CO P O
Mailing Address 2: Not reported
Mailing City,St,Zip: COSTA MESA 92626
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

A4 **BARR LUMBER**
Target **1275 BRISTOL ST**
Property **COSTA MESA, CA 92626**

UST **U003783806**
SWEEPS UST **N/A**

Site 4 of 4 in cluster A

Actual:
49 ft.

UST:
 Facility ID: 6391
 Permitting Agency: ORANGE COUNTY
 Latitude: 33.670128
 Longitude: -117.882545

SWEEPS UST:

Status: Active
 Comp Number: 6391
 Number: 9
 Board Of Equalization: Not reported
 Referral Date: 09-30-92
 Action Date: 09-15-92
 Created Date: 02-29-88
 Owner Tank Id: Not reported
 SWRCB Tank Id: 30-000-006391-000001
 Tank Status: A
 Capacity: 8000
 Active Date: Not reported
 Tank Use: M.V. FUEL
 STG: P
 Content: DIESEL
 Number Of Tanks: 1

B5 **BRISTOL VILLAGE CLEANERS**
SSE **260 BRISTOL ST**
< 1/8 **COSTA MESA, CA 92626**
0.114 mi.
600 ft. **Site 1 of 4 in cluster B**

RCRA-SQG **1000389232**
SLIC **CAD981999139**
Orange Co. Industrial Site
FINDS
ECHO

Relative:
Higher

RCRA-SQG:
 Date form received by agency: 12/21/1993
 Facility name: BRISTOL VILLAGE CLEANERS
 Facility address: 260 BRISTOL ST
 COSTA MESA, CA 92626
 EPA ID: CAD981999139
 Contact: HYOUNG KIM
 Contact address: 260 BRISTOL ST
 COSTA MESA, CA 92626
 Contact country: US
 Contact telephone: (714) 754-1351
 Contact email: Not reported
 EPA Region: 09
 Classification: Small Small Quantity Generator
 Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
 Owner/operator name: HYOUNG KIM
 Owner/operator address: 260 BRISTOL ST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BRISTOL VILLAGE CLEANERS (Continued)

1000389232

COSTA MESA, CA 92626
Owner/operator country: Not reported
Owner/operator telephone: (714) 754-1351
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

SLIC:

Region: STATE
Facility Status: Completed - Case Closed
Status Date: 01/16/1997
Global Id: SLT8R0613945
Lead Agency: SANTA ANA RWQCB (REGION 8)
Lead Agency Case Number: 97IC002
Latitude: 33.6663114340909
Longitude: -117.912097261932
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: SLT8R061
File Location: Not reported
Potential Media Affected: Other Groundwater (uses other than drinking water), Soil
Potential Contaminants of Concern: Tetrachloroethylene (PCE), Trichloroethylene (TCE)
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BRISTOL VILLAGE CLEANERS (Continued)

1000389232

SLIC REG 8:

Type: Soil and Groundwater
Facility Status: 3
Staff: WDM
Substance: TCE, PCE
Lead Agency: Regional Board
Location Code: CM-8
Thomas Bros Code: 859-D7

Orange Co. Industrial Site:

Case ID: 97IC002
Region: ORANGE
Record ID: RO000588
Current Status: CLOSED 1/16/1997
Closure Type: Closure certification issued
Released Chemical: PERCHLOROETHYLENE

FINDS:

Registry ID: 110002771947

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.

ECHO:

Envid: 1000389232
Registry ID: 110002771947
DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110002771947

B6
SSE
< 1/8
0.121 mi.
641 ft.

270 BRISTOL ST
COSTA MESA, CA 92626

Site 2 of 4 in cluster B

EDR Hist Cleaner 1015031771
N/A

Relative:
Higher

EDR Historical Cleaners:

Name: AL & JS CLEANERS
Year: 2002
Address: 270 BRISTOL ST

Actual:
50 ft.

Name: AL & JS CLEANERS
Year: 2003
Address: 270 BRISTOL ST

Name: AL & JS CLEANERS
Year: 2004
Address: 270 BRISTOL ST

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

B7
SSE
 < 1/8
 0.121 mi.
 641 ft.

AL & J'S CLEANERS
270 BRISTOL STREET, NO. 106 (1F)
COSTA MESA, CA 92626

ENVIROSTOR **S106797623**
 N/A

Site 3 of 4 in cluster B

Relative:
Higher

ENVIROSTOR:
 Facility ID: 30720003
 Status: Refer: 1248 Local Agency
 Status Date: 04/08/2004
 Site Code: Not reported
 Site Type: Evaluation
 Site Type Detailed: Evaluation
 Acres: Not reported
 NPL: NO
 Regulatory Agencies: NONE SPECIFIED
 Lead Agency: NONE SPECIFIED
 Program Manager: Not reported
 Supervisor: Referred - Not Assigned
 Division Branch: Cleanup Cypress
 Assembly: 68
 Senate: Not reported
 Special Program: Not reported
 Restricted Use: NO
 Site Mgmt Req: NONE SPECIFIED
 Funding: Not Applicable
 Latitude: 0
 Longitude: 0
 APN: NONE SPECIFIED
 Past Use: NONE SPECIFIED
 Potential COC: NONE SPECIFIED
 Confirmed COC: NONE SPECIFIED
 Potential Description: NONE SPECIFIED
 Alias Name: 30720003
 Alias Type: Envirostor ID Number

Actual:
50 ft.

Completed Info:

Completed Area Name: Not reported
 Completed Sub Area Name: Not reported
 Completed Document Type: Not reported
 Completed Date: Not reported
 Comments: Not reported

Future Area Name: Not reported
 Future Sub Area Name: Not reported
 Future Document Type: Not reported
 Future Due Date: Not reported
 Schedule Area Name: Not reported
 Schedule Sub Area Name: Not reported
 Schedule Document Type: Not reported
 Schedule Due Date: Not reported
 Schedule Revised Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B8
SSE
< 1/8
0.121 mi.
641 ft.

AL AND J CLEANERS
270 S BRISTOL UNIT 106
COSTA MESA, CA 92626

Site 4 of 4 in cluster B

RCRA-SQG **1004676510**
FINDS **CAR000086165**
HAZNET
ECHO

Relative:
Higher

RCRA-SQG:

Date form received by agency: 11/07/2000

Facility name: AL AND J CLEANERS

Facility address: 270 S BRISTOL UNIT 106
COSTA MESA, CA 92626

EPA ID: CAR000086165

Contact: RIVERA ALFREDO

Contact address: 270 S BRISTOL UNIT 106
COSTA MESA, CA 92626

Contact country: US

Contact telephone: (714) 547-6454

Contact email: Not reported

EPA Region: 09

Classification: Small Small Quantity Generator

Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: ALFREDO RIVERA

Owner/operator address: 270 S BRISTOL UNIT 106
COSTA MESA, CA 92626

Owner/operator country: Not reported

Owner/operator telephone: (714) 547-6454

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

On-site burner exemption: No

Furnace exemption: No

Used oil fuel burner: No

Used oil processor: No

User oil refiner: No

Used oil fuel marketer to burner: No

Used oil Specification marketer: No

Used oil transfer facility: No

Used oil transporter: No

. Waste code: D039

. Waste name: TETRACHLOROETHYLENE

. Waste code: F002

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AL AND J CLEANERS (Continued)

1004676510

Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

FINDS:

Registry ID: 110012210838

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

envid: 1004676510
Year: 2003
GEPaid: CAR000086165
Contact: --
Telephone: 7145476454
Mailing Name: Not reported
Mailing Address: 270 S BRISTOL UNIT 106
Mailing City, St, Zip: COSTA MESA, CA 926260000
Gen County: Not reported
TSD EPA ID: CAD008302903
TSD County: Not reported
Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: Transfer Station
Tons: 0.04
Cat Decode: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Decode: Transfer Station
Facility County: Orange

envid: 1004676510
Year: 2003
GEPaid: CAR000086165
Contact: --
Telephone: 7145476454
Mailing Name: Not reported
Mailing Address: 270 S BRISTOL UNIT 106

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AL AND J CLEANERS (Continued)

1004676510

Mailing City,St,Zip: COSTA MESA, CA 926260000
Gen County: Not reported
TSD EPA ID: CAD008302903
TSD County: Not reported
Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: Not reported
Tons: Not reported
Cat Decode: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Decode: Not reported
Facility County: Orange

envid: 1004676510
Year: 2003
GEPaid: CAR000086165
Contact: --
Telephone: 7145476454
Mailing Name: Not reported
Mailing Address: 270 S BRISTOL UNIT 106
Mailing City,St,Zip: COSTA MESA, CA 926260000
Gen County: Not reported
TSD EPA ID: CAD008302903
TSD County: Not reported
Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: Recycler
Tons: 0.68
Cat Decode: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Decode: Recycler
Facility County: Orange

envid: 1004676510
Year: 2002
GEPaid: CAR000086165
Contact: --
Telephone: 7145476454
Mailing Name: Not reported
Mailing Address: 270 S BRISTOL UNIT 106
Mailing City,St,Zip: COSTA MESA, CA 926260000
Gen County: Not reported
TSD EPA ID: CAD008302903
TSD County: Not reported
Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: Recycler
Tons: 0.17
Cat Decode: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Decode: Recycler
Facility County: Orange

envid: 1004676510
Year: 2002
GEPaid: CAR000086165
Contact: --
Telephone: 7145476454
Mailing Name: Not reported
Mailing Address: 270 S BRISTOL UNIT 106

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AL AND J CLEANERS (Continued)

1004676510

Mailing City,St,Zip: COSTA MESA, CA 926260000
Gen County: Not reported
TSD EPA ID: CAD008302903
TSD County: Not reported
Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: Not reported
Tons: 0
Cat Decode: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Decode: Not reported
Facility County: Orange

[Click this hyperlink](#) while viewing on your computer to access
1 additional CA_HAZNET: record(s) in the EDR Site Report.

ECHO:
Envid: 1004676510
Registry ID: 110012210838
DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110012210838

9
SSE
1/8-1/4
0.133 mi.
703 ft.

UNOCAL SERVICE STATION #5909
1476 SOUTH EAST BRISTOL S
COSTA MESA, CA 90220

Notify 65 **S100230462**
N/A

Relative:
Lower

NOTIFY 65:
Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Issue Date: Not reported
Incident Description: Not reported

Actual:
48 ft.

10
SSE
1/8-1/4
0.141 mi.
747 ft.

THRIFTY OIL #008
704 BRISTOL ST
SANTA ANA, CA 92700

LUST **S102439054**
HIST CORTESE **N/A**

Relative:
Higher

LUST REG 8:
Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Remedial action (cleanup) Underway
Case Number: 083000764T
Local Case Num: Not reported
Case Type: Aquifer affected
Substance: Gasoline
Qty Leaked: Not reported
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site
Cross Street: 7TH
Enf Type: SI
Funding: Not reported

Actual:
51 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THRIFTY OIL #008 (Continued)

S102439054

How Discovered:	Tank Closure
How Stopped:	Not reported
Leak Cause:	UNK
Leak Source:	UNK
Global ID:	T0605900604
How Stopped Date:	Not reported
Enter Date:	9/18/1996
Date Confirmation of Leak Began:	10/27/1994
Date Preliminary Assessment Began:	Not reported
Discover Date:	10/27/1994
Enforcement Date:	Not reported
Close Date:	Not reported
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	11/21/2003
Date Remediation Plan Submitted:	1/16/2003
Date Remedial Action Underway:	7/28/2004
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	9/18/1996
GW Qualifies:	=
Soil Qualifies:	=
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.75071575
Longitude:	-117.8853749
MTBE Date:	11/10/1998
Max MTBE GW:	29000
MTBE Concentration:	1
Max MTBE Soil:	809
MTBE Fuel:	1
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected
MTBE Class:	A
Staff:	VJJ
Staff Initials:	JB
Lead Agency:	Regional Board
Local Agency:	Santa Ana, Orange County
Hydr Basin #:	COASTAL PLAIN OF ORA
Beneficial:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	LAST COMMUNICATION WAS 3/27/89. REOPENED 10/27/94. EXCAVATION AT TANK AREA TO RE-LINE (1) 10,000 GAL TANK REVEALED SOIL W/ SOME CONTAM. SOIL WILL BE PUT BACK IN EXCAVATION TO BE REMEDIATED W/ REST OF SITE. 7/19/96 - TANK TEST FAILED

HIST CORTESE:

Region:	CORTESE
Facility County Code:	30
Reg By:	LTNKA
Reg Id:	083000764T

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number
 EPA ID Number

C11
WNW
1/8-1/4
0.159 mi.
840 ft.

CALTRANS COSTA MESA MAINTENANCE STATION
1090 BRISTOL ST.
COSTA MESA, CA

SWF/LF **S106399700**
CHMIRS **N/A**

Site 1 of 2 in cluster C

Relative:
Lower

SWF/LF (SWIS):

Actual:
35 ft.

Region: STATE
 Facility ID: 30-AB-0456
 Lat/Long: 33.6719900 / -117.88651
 Owner Name: State of California
 Owner Telephone: 7146853221
 Owner Address: Not reported
 Owner Address2: 1808 North Batavia St.
 Owner City,St,Zip: Orange, CA 92865
 Operational Status: Active
 Operator: Caltrans
 Operator Phone: 7146853221
 Operator Address: Not reported
 Operator Address2: 1808 North Batavia St.
 Operator City,St,Zip: Orange, CA 92865
 Permit Date: 04/01/2011
 Permit Status: Notification
 Permitted Acreage: 1
 Activity: Limited Volume Transfer Operation
 Regulation Status: Notification
 Landuse Name: Residential
 GIS Source: Map
 Category: Transfer/Processing
 Unit Number: 01
 Inspection Frequency: Annual
 Accepted Waste: Green Materials,Mixed municipal,Tires
 Closure Date: Not reported
 Closure Type: Not reported
 Disposal Acreage: Not reported
 SWIS Num: 30-AB-0456
 Waste Discharge Requirement Num: Not reported
 Program Type: Not reported
 Permitted Throughput with Units: 45
 Actual Throughput with Units: Cu Yards/day
 Permitted Capacity with Units: 12480
 Remaining Capacity: Not reported
 Remaining Capacity with Units: Cu Yards/year
 Lat/Long: 33.6719900 / -117.88651

CHMIRS:

OES Incident Number: 3-5329
 OES notification: 10/14/2003
 OES Date: Not reported
 OES Time: Not reported
Date Completed: Not reported
 Property Use: Not reported
 Agency Id Number: Not reported
 Agency Incident Number: Not reported
 Time Notified: Not reported
 Time Completed: Not reported
 Surrounding Area: Not reported
 Estimated Temperature: Not reported
 Property Management: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALTRANS COSTA MESA MAINTENANCE STATION (Continued)

S106399700

More Than Two Substances Involved?:	Not reported
Resp Agency Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	No
Waterway:	Not reported
Spill Site:	Not reported
Cleanup By:	Reporting Party
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	2003
Agency:	Costa Mesa Sanitary District
Incident Date:	10/14/200312:00:00 AM
Admin Agency:	Orange Cnty Management Div - HazMat Div.
Amount:	Not reported
Contained:	Yes
Site Type:	Other
E Date:	Not reported
Substance:	sewage
Gallons:	40
Unknown:	0
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	0
Number of Injuries:	0
Number of Fatalities:	0
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	Release caused by blockage in the main line.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

C12
WNW
1/8-1/4
0.159 mi.
840 ft.

CAL DEPT OF TRANSPORTATION
1090 S BRISTOL ST
COSTA MESA, CA 92626

RCRA-SQG 1004677561
FINDS CAR000098905
ECHO

Site 2 of 2 in cluster C

Relative:
Lower

RCRA-SQG:

Date form received by agency: 06/21/2001

Facility name: CAL DEPT OF TRANSPORTATION

Facility address: 1090 S BRISTOL ST
COSTA MESA, CA 92626

EPA ID: CAR000098905

Contact: PATRICK MORALES

Contact address: 1090 S BRISTOL ST
COSTA MESA, CA 92626

Contact country: US

Contact telephone: (714) 708-5706

Contact email: Not reported

EPA Region: 09

Classification: Small Small Quantity Generator

Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: CALIFORNIA STATE OF
Owner/operator address: 1090 S BRISTOL ST
COSTA MESA, CA 92626

Owner/operator country: Not reported

Owner/operator telephone: (714) 708-5706

Legal status: State

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

On-site burner exemption: No

Furnace exemption: No

Used oil fuel burner: No

Used oil processor: No

User oil refiner: No

Used oil fuel marketer to burner: No

Used oil Specification marketer: No

Used oil transfer facility: No

Used oil transporter: No

. Waste code: D039

. Waste name: TETRACHLOROETHYLENE

Violation Status: No violations found

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CAL DEPT OF TRANSPORTATION (Continued)

1004677561

FINDS:

Registry ID: 110012202605

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.

ECHO:

Envid: 1004677561
Registry ID: 110012202605
DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110012202605

13
SSE
1/8-1/4
0.178 mi.
939 ft.

**UNOCAL #5909
1476 BRISTOL
COSTA MESA, CA 92626**

**LUST S101299432
HIST CORTESE N/A**

**Relative:
Higher**

LUST:

**Actual:
49 ft.**

Region: STATE
Global Id: T0605901145
Latitude: 33.727577
Longitude: -117.885177
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 03/10/2000
Lead Agency: ORANGE COUNTY LOP
Case Worker: DB
Local Agency: ORANGE COUNTY LOP
RB Case Number: 083001502T
LOC Case Number: 90UT109
File Location: Local Agency
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0605901145
Contact Type: Local Agency Caseworker
Contact Name: DENAMARIE BAKER
Organization Name: ORANGE COUNTY LOP
Address: 1241 E. DYER ROAD, STE. 120
City: SANTA ANA
Email: dbaker@ochca.com

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNOCAL #5909 (Continued)

S101299432

Phone Number: 7144336255

Global Id: T0605901145
Contact Type: Regional Board Caseworker
Contact Name: NANCY OLSON-MARTIN
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: nolson-martin@waterboards.ca.gov
Phone Number: Not reported

Status History:
Global Id: T0605901145
Status: Completed - Case Closed
Status Date: 03/10/2000

Global Id: T0605901145
Status: Open - Case Begin Date
Status Date: 04/16/1990

Regulatory Activities:
Global Id: T0605901145
Action Type: Other
Date: 04/16/1990
Action: Leak Discovery

Global Id: T0605901145
Action Type: Other
Date: 04/16/1990
Action: Leak Reported

ORANGE CO. LUST:
Region: ORANGE
Facility Id: 90UT109
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 03/10/2000
Case Type: Other Ground Water
Record ID: RO0001968

LUST REG 8:
Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083001502T
Local Case Num: 90UT109
Case Type: Other ground water affected
Substance: Gasoline
Qty Leaked: 0
Abate Method: Not reported
Cross Street: Not reported
Enf Type: Not reported
Funding: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNOCAL #5909 (Continued)

S101299432

How Discovered:	Tank Closure
How Stopped:	Close Tank
Leak Cause:	Unknown
Leak Source:	Unknown
Global ID:	T0605901145
How Stopped Date:	9/9/9999
Enter Date:	Not reported
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	4/16/1990
Enforcement Date:	Not reported
Close Date:	3/10/2000
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.727577
Longitude:	-117.885177
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	Site NOT Tested for MTBE. Includes Unknown and Not Analyzed.
MTBE Class:	*
Staff:	NOM
Staff Initials:	AR
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	Not reported

HIST CORTESE:

Region:	CORTESE
Facility County Code:	30
Reg By:	LTNKA
Reg Id:	083001502T

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

14
SSE
1/8-1/4
0.192 mi.
1015 ft.

**SOUTH COAST SHELL
1512 SEBRISTOL ST
SANTA ANA, CA 92707**

**SWEEPS UST U001559794
CA FID UST N/A**

**Relative:
Lower**

SWEEPS UST:

Status: Active
Comp Number: 2357
Number: 9
Board Of Equalization: 44-015956
Referral Date: 09-30-92
Action Date: 09-15-92
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 30-000-002357-000001
Tank Status: A
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 5

**Actual:
46 ft.**

Status: Active
Comp Number: 2357
Number: 9
Board Of Equalization: 44-015956
Referral Date: 09-30-92
Action Date: 09-15-92
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 30-000-002357-000002
Tank Status: A
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

Status: Active
Comp Number: 2357
Number: 9
Board Of Equalization: 44-015956
Referral Date: 09-30-92
Action Date: 09-15-92
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 30-000-002357-000003
Tank Status: A
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: LEADED
Number Of Tanks: Not reported

Status: Active

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTH COAST SHELL (Continued)

U001559794

Comp Number: 2357
Number: 9
Board Of Equalization: 44-015956
Referral Date: 09-30-92
Action Date: 09-15-92
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 30-000-002357-000004
Tank Status: A
Capacity: 550
Active Date: Not reported
Tank Use: PETROLEUM
STG: P
Content: Not reported
Number Of Tanks: Not reported

Status: Active
Comp Number: 2357
Number: 9
Board Of Equalization: 44-015956
Referral Date: 09-30-92
Action Date: 09-15-92
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 30-000-002357-000009
Tank Status: A
Capacity: 500
Active Date: Not reported
Tank Use: PETROLEUM
STG: P
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:

Facility ID: 30017435
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7145570640
Mail To: Not reported
Mailing Address: P O BOX
Mailing Address 2: Not reported
Mailing City,St,Zip: SANTA ANA 92707
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

D15 **BRISTOL PLAZA CHEVRON**
SE **300 BRISTOL**
1/8-1/4 **COSTA MESA, CA 92626**
0.196 mi.
1036 ft. **Site 1 of 4 in cluster D**

LUST **S103650567**
HAZNET **N/A**

Relative:
Higher

LUST:

Actual:
49 ft.

Region: STATE
Global Id: T0605902077
Latitude: 33.6666664118938
Longitude: -117.881659269333
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 01/02/2013
Lead Agency: ORANGE COUNTY LOP
Case Worker: DB
Local Agency: ORANGE COUNTY LOP
RB Case Number: 083003044T
LOC Case Number: 97UT025
File Location: Local Agency
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Gasoline
Site History: Please refer to recent Site Documents or Monitoring Reports in GeoTracker for site history. Orange County is not responsible for the accuracy of any professional interpretations provided in reports submitted by consultants for the responsible party.

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0605902077
Contact Type: Local Agency Caseworker
Contact Name: DENAMARIE BAKER
Organization Name: ORANGE COUNTY LOP
Address: 1241 E. DYER ROAD, STE. 120
City: SANTA ANA
Email: dbaker@ochca.com
Phone Number: 7144336255

Global Id: T0605902077
Contact Type: Regional Board Caseworker
Contact Name: TOM E. MBEKE-EKANEM
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: tmbeke-ekanem@waterboards.ca.gov
Phone Number: 9513202007

Status History:

Global Id: T0605902077
Status: Completed - Case Closed
Status Date: 01/02/2013

Global Id: T0605902077
Status: Open - Case Begin Date
Status Date: 06/27/1996

Global Id: T0605902077
Status: Open - Remediation

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BRISTOL PLAZA CHEVRON (Continued)

S103650567

Status Date: 10/18/2002

Global Id: T0605902077
Status: Open - Remediation
Status Date: 11/14/2004

Global Id: T0605902077
Status: Open - Site Assessment
Status Date: 12/12/1996

Global Id: T0605902077
Status: Open - Verification Monitoring
Status Date: 03/16/2010

Regulatory Activities:

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 08/04/1997
Action: Notice of Responsibility

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 04/09/2003
Action: Staff Letter

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 06/17/2004
Action: Staff Letter

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 03/02/2005
Action: Staff Letter

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 09/22/2005
Action: Staff Letter

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 10/20/2005
Action: Staff Letter

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 07/23/2007
Action: Staff Letter

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 08/17/2007
Action: Staff Letter

Global Id: T0605902077
Action Type: ENFORCEMENT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BRISTOL PLAZA CHEVRON (Continued)

S103650567

Date: 10/01/2008
Action: Staff Letter

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 01/10/2012
Action: Staff Letter

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 10/22/2012
Action: Notification - Preclosure

Global Id: T0605902077
Action Type: Other
Date: 06/27/1996
Action: Leak Discovery

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 06/13/2007
Action: Staff Letter

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 05/19/2008
Action: Staff Letter

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 06/21/2007
Action: Staff Letter

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 10/15/2008
Action: Staff Letter

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 11/25/2008
Action: Technical Correspondence / Assistance / Other

Global Id: T0605902077
Action Type: Other
Date: 07/25/1997
Action: Leak Reported

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 03/16/2010
Action: Staff Letter

Global Id: T0605902077
Action Type: REMEDIATION
Date: 11/14/2004
Action: In Situ Physical/Chemical Treatment (other than SVE)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BRISTOL PLAZA CHEVRON (Continued)

S103650567

Global Id:	T0605902077
Action Type:	ENFORCEMENT
Date:	10/22/2012
Action:	Notification - Preclosure
Global Id:	T0605902077
Action Type:	REMEDIATION
Date:	10/27/2005
Action:	In Situ Physical/Chemical Treatment (other than SVE)
Global Id:	T0605902077
Action Type:	ENFORCEMENT
Date:	01/22/2008
Action:	Staff Letter
Global Id:	T0605902077
Action Type:	ENFORCEMENT
Date:	03/21/2008
Action:	Staff Letter
Global Id:	T0605902077
Action Type:	REMEDIATION
Date:	07/13/2009
Action:	In Situ Physical/Chemical Treatment (other than SVE)
Global Id:	T0605902077
Action Type:	ENFORCEMENT
Date:	08/01/2011
Action:	Staff Letter
Global Id:	T0605902077
Action Type:	ENFORCEMENT
Date:	12/28/2010
Action:	File review
Global Id:	T0605902077
Action Type:	ENFORCEMENT
Date:	10/13/2010
Action:	File review
Global Id:	T0605902077
Action Type:	ENFORCEMENT
Date:	11/27/2012
Action:	Notification - Preclosure
Global Id:	T0605902077
Action Type:	ENFORCEMENT
Date:	10/22/2012
Action:	Notification - Preclosure
Global Id:	T0605902077
Action Type:	ENFORCEMENT
Date:	05/12/2009
Action:	Staff Letter
Global Id:	T0605902077
Action Type:	ENFORCEMENT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BRISTOL PLAZA CHEVRON (Continued)

S103650567

Date: 01/02/2013
Action: Closure/No Further Action Letter

Global Id: T0605902077
Action Type: RESPONSE
Date: 03/18/2010
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0605902077
Action Type: REMEDIATION
Date: 04/01/2003
Action: Excavation

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 02/24/2011
Action: Staff Letter

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 02/22/2011
Action: File review

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 07/15/2009
Action: Staff Letter

ORANGE CO. LUST:

Region: ORANGE
Facility Id: 97UT025
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 01/08/2013
Case Type: Other Ground Water
Record ID: RO0001621

LUST REG 8:

Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Remediation Plan
Case Number: 083003044T
Local Case Num: 97UT025
Case Type: Other ground water affected
Substance: Gasoline
Qty Leaked: 0
Abate Method: Not reported
Cross Street: Not reported
Enf Type: SEL
Funding: Not reported
How Discovered: SA
How Stopped: Other Means
Leak Cause: Unknown
Leak Source: D

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BRISTOL PLAZA CHEVRON (Continued)

S103650567

Global ID: T0605902077
How Stopped Date: 9/9/9999
Enter Date: Not reported
Date Confirmation of Leak Began: Not reported
Date Preliminary Assessment Began: Not reported
Discover Date: 6/27/1996
Enforcement Date: Not reported
Close Date: Not reported
Date Prelim Assessment Workplan Submitted: Not reported
Date Pollution Characterization Began: 12/12/1996
Date Remediation Plan Submitted: 10/18/2002
Date Remedial Action Underway: Not reported
Date Post Remedial Action Monitoring: Not reported
Enter Date: Not reported
GW Qualifies: =
Soil Qualifies: Not reported
Operator: Not reported
Facility Contact: Not reported
Interim: Not reported
Oversite Program: LUST
Latitude: 33.666695
Longitude: -117.882091
MTBE Date: 4/7/2004
Max MTBE GW: 5800
MTBE Concentration: 0
Max MTBE Soil: Not reported
MTBE Fuel: 1
MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
MTBE Class: *
Staff: TME
Staff Initials: AR
Lead Agency: Local Agency
Local Agency: 30000L
Hydr Basin #: Not reported
Beneficial: MUN
Priority: Not reported
Cleanup Fund Id: Not reported
Work Suspended: Not reported
Summary: Not reported

HAZNET:

envid: S103650567
Year: 2014
GEPaid: CAL000385628
Contact: ROSIE RANGEL
Telephone: 2106266564
Mailing Name: Not reported
Mailing Address: 19100 RIDGEWOOD PKWY
Mailing City,St,Zip: SAN ANTONIO, TX 782590000
Gen County: Orange
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect
Tons: 0.084
Cat Decode: Aqueous solution with total organic residues less than 10 percent

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BRISTOL PLAZA CHEVRON (Continued)

S103650567

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect
Facility County: Orange

envid: S103650567
Year: 2013
GEPaid: CAL000385628
Contact: ROSIE RANGEL
Telephone: 2106266564
Mailing Name: Not reported
Mailing Address: 19100 RIDGEWOOD PKWY
Mailing City,St,Zip: SAN ANTONIO, TX 782590000
Gen County: Orange
TSD EPA ID: NVT330010000
TSD County: 99
Waste Category: Not reported
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Tons: 0.005
Cat Decode: Not reported
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Facility County: Not reported

D16
SE
1/8-1/4
0.196 mi.
1036 ft.

**ARCO #5994
300 BRISTOL ST
COSTA MESA, CA 92626**

Site 2 of 4 in cluster D

UST U003779068
N/A

Relative:
Higher

UST:
Facility ID: 18456
Permitting Agency: ORANGE COUNTY
Latitude: 33.6680067
Longitude: -117.8802045

Actual:
49 ft.

ORANGE CO. UST:
Facility ID: FA0063272

D17
SSE
1/8-1/4
0.207 mi.
1091 ft.

**SOUTH COAST SHELL
1512 SE BRISTOL ST
COSTA MESA, CA 92626**

Site 3 of 4 in cluster D

UST U003933325
N/A

Relative:
Higher

ORANGE CO. UST:
Facility ID: FA0047260

Actual:
50 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

D18
SSE
1/8-1/4
0.207 mi.
1091 ft.
SHELL OIL
1512 BRISTOL ST
SANTA ANA, CA 92707
Site 4 of 4 in cluster D

LUST **S104791728**
HIST CORTESE **N/A**

Relative:
Higher

LUST:

Actual:
50 ft.

Region: STATE
Global Id: T0605900269
Latitude: 33.7269945
Longitude: -117.8852694
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 10/25/1996
Lead Agency: ORANGE COUNTY LOP
Case Worker: KL
Local Agency: ORANGE COUNTY LOP
RB Case Number: 083000343T
LOC Case Number: 86UT126
File Location: Local Agency
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0605900269
Contact Type: Local Agency Caseworker
Contact Name: KEVIN LAMBERT
Organization Name: ORANGE COUNTY LOP
Address: 1241 E DYER ROAD SUITE 120
City: SANTA ANA
Email: klambert@ochca.com
Phone Number: 7144336261

Global Id: T0605900269
Contact Type: Regional Board Caseworker
Contact Name: CARL BERNHARDT
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: cbernhardt@waterboards.ca.gov
Phone Number: 9517824495

Status History:

Global Id: T0605900269
Status: Completed - Case Closed
Status Date: 10/25/1996

Global Id: T0605900269
Status: Open - Case Begin Date
Status Date: 07/17/1986

Regulatory Activities:

Global Id: T0605900269
Action Type: Other
Date: 07/17/1986
Action: Leak Discovery

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SHELL OIL (Continued)

S104791728

Global Id:	T0605900269
Action Type:	Other
Date:	07/17/1986
Action:	Leak Reported
Global Id:	T0605900269
Action Type:	ENFORCEMENT
Date:	10/25/1996
Action:	Closure/No Further Action Letter
Global Id:	T0605900269
Action Type:	REMEDIATION
Date:	07/23/1992
Action:	Free Product Removal
Global Id:	T0605900269
Action Type:	REMEDIATION
Date:	07/23/1992
Action:	Pump & Treat (P&T) Groundwater

ORANGE CO. LUST:

Region:	ORANGE
Facility Id:	86UT126
Current Status:	Certification (Case Closed)
Released Substance:	Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed:	10/25/1996
Case Type:	Other Ground Water
Record ID:	RO0001350

HIST CORTESE:

Region:	CORTESE
Facility County Code:	30
Reg By:	LTNKA
Reg Id:	083000343T

E19
East
1/8-1/4
0.210 mi.
1111 ft.

AMERICAN NATIONAL INSURANCE COMPANY
2915 RED HILL AVE
COSTA MESA, CA 92626

HIST UST **S112962639**
HAZNET **N/A**

Site 1 of 2 in cluster E

Relative:
Lower

HIST UST:	
File Number:	0002E65A
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002E65A.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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AMERICAN NATIONAL INSURANCE COMPANY (Continued)

S112962639

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:

HAZNET:

envid: S112962639
Year: 2007
GEPaid: CAC002618589
Contact: ROSIE MUNOZ/X193
Telephone: 7144353544
Mailing Name: Not reported
Mailing Address: 2915 RED HILL AVE STE C106
Mailing City,St,Zip: COSTA MESA, CA 92626
Gen County: Not reported
TSD EPA ID: AZR000501510
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.03
Cat Decode: Waste oil and mixed oil
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Orange

E20
East
1/8-1/4
0.210 mi.
1111 ft.

STONEMILL BUSINESS PARK
2915 RED HILL AVE
COSTA MESA, CA 92626
Site 2 of 2 in cluster E

UST U003879967
N/A

Relative:
Lower

UST:
Facility ID: 6930
Permitting Agency: ORANGE COUNTY
Latitude: 33.66797
Longitude: -117.88067

Actual:
47 ft.

F21
SE
1/8-1/4
0.241 mi.
1274 ft.

COUNTRY STYLE CLEANERS
320 BRISTOL ST
COSTA MESA, CA 92626
Site 1 of 2 in cluster F

RCRA-SQG 1001023073
FINDS CAR000004242
HAZNET
ECHO

Relative:
Lower

RCRA-SQG:
Date form received by agency: 07/12/1995
Facility name: COUNTRY STYLE CLEANERS
Facility address: 320 BRISTOL ST
COSTA MESA, CA 92626
EPA ID: CAR000004242
Mailing address: BRISTOL ST

Actual:
47 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COUNTRY STYLE CLEANERS (Continued)

1001023073

Contact: COSTA MESA, CA 92626
Contact address: DOAITI IBRANIM
320 BRISTOL ST
COSTA MESA, CA 92626
Contact country: US
Contact telephone: (714) 549-9192
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: IBRAHIM DOAITI
Owner/operator address: 320 BRISTOL ST
COSTA MESA, CA 92626
Owner/operator country: Not reported
Owner/operator telephone: (714) 549-9192
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002907043

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.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COUNTRY STYLE CLEANERS (Continued)

1001023073

HAZNET:

envid: 1001023073
Year: 1997
GEPaid: CAR000004242
Contact: TAREK CHAHINE
Telephone: 7145499192
Mailing Name: Not reported
Mailing Address: 320 BRISTOL ST
Mailing City,St,Zip: COSTA MESA, CA 926267946
Gen County: Not reported
TSD EPA ID: CAD981397417
TSD County: Not reported
Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: Recycler
Tons: 1.0425
Cat Decode: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Decode: Recycler
Facility County: Orange

envid: 1001023073
Year: 1996
GEPaid: CAR000004242
Contact: TAREK CHAHINE
Telephone: 7145499192
Mailing Name: Not reported
Mailing Address: 320 BRISTOL ST
Mailing City,St,Zip: COSTA MESA, CA 926267946
Gen County: Not reported
TSD EPA ID: CAD981397417
TSD County: Not reported
Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: Recycler
Tons: 2.6776
Cat Decode: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Decode: Recycler
Facility County: Orange

envid: 1001023073
Year: 1995
GEPaid: CAR000004242
Contact: TAREK CHAHINE
Telephone: 7145499192
Mailing Name: Not reported
Mailing Address: 320 BRISTOL ST
Mailing City,St,Zip: COSTA MESA, CA 926267946
Gen County: Not reported
TSD EPA ID: CAD981397417
TSD County: Not reported
Waste Category: Not reported
Disposal Method: Recycler
Tons: .0000
Cat Decode: Not reported
Method Decode: Recycler
Facility County: Orange

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

COUNTRY STYLE CLEANERS (Continued)

1001023073

envid: 1001023073
 Year: 1995
 GEPAID: CAR000004242
 Contact: TAREK CHAHINE
 Telephone: 7145499192
 Mailing Name: Not reported
 Mailing Address: 320 BRISTOL ST
 Mailing City,St,Zip: COSTA MESA, CA 926267946
 Gen County: Not reported
 TSD EPA ID: CAD981397417
 TSD County: Not reported
 Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
 Disposal Method: Recycler
 Tons: 1.9600
 Cat Decode: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
 Method Decode: Recycler
 Facility County: Orange

ECHO:

Envid: 1001023073
 Registry ID: 110002907043
 DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110002907043

F22
SE
1/8-1/4
0.241 mi.
1274 ft.

REDHILL DRYCLEANERS
320 BRISTOL ST STE C
COSTA MESA, CA 92626
Site 2 of 2 in cluster F

DRYCLEANERS **S108541232**
N/A

Relative:
Lower

DRYCLEANERS:
 EPA Id: CAL000303898
 NAICS Code: 81232
 NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
 SIC Code: 7211
 SIC Description: Power Laundries, Family and Commercial
 Create Date: 02/27/2006
 Facility Active: Yes
 Inactive Date: Not reported
 Facility Addr2: Not reported
 Owner Name: FAZAL KAZI & ZUBEDA KAZI
 Owner Address: 320 BRISTOL ST STE C
 Owner Address 2: Not reported
 Owner Telephone: 7147544322
 Contact Name: FAZAL KAZI
 Contact Address: 320 BRISTOL ST STE C
 Contact Address 2: Not reported
 Contact Telephone: 7147544322
 Mailing Name: Not reported
 Mailing Address 1: 320 BRISTOL ST STE C
 Mailing Address 2: Not reported
 Mailing City: COSTA MESA
 Mailing State: CA
 Mailing Zip: 926267946
 Owner Fax: 4
 Region Code: 0000000000

Actual:
47 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number
EPA ID Number

23
NE
1/4-1/2
0.299 mi.
1577 ft.

ORANGE COUNTY DEPARTMENT OF ED
200 KALMUS DRIVE
COSTA MESA, CA 92626

LUST U001576825
HIST UST N/A

Relative:
Lower

LUST:

Actual:
41 ft.

Region: STATE
Global Id: T0605901442
Latitude: 33.673763
Longitude: -117.881085
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 04/28/2000
Lead Agency: ORANGE COUNTY LOP
Case Worker: DB
Local Agency: ORANGE COUNTY LOP
RB Case Number: 083001934T
LOC Case Number: 91UT089
File Location: Local Agency
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0605901442
Contact Type: Local Agency Caseworker
Contact Name: DENAMARIE BAKER
Organization Name: ORANGE COUNTY LOP
Address: 1241 E. DYER ROAD, STE. 120
City: SANTA ANA
Email: dbaker@ochca.com
Phone Number: 7144336255

Global Id: T0605901442
Contact Type: Regional Board Caseworker
Contact Name: CARL BERNHARDT
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: cbernhardt@waterboards.ca.gov
Phone Number: 9517824495

Status History:

Global Id: T0605901442
Status: Completed - Case Closed
Status Date: 04/28/2000

Global Id: T0605901442
Status: Open - Case Begin Date
Status Date: 08/13/1991

Regulatory Activities:

Global Id: T0605901442
Action Type: Other
Date: 08/31/1991
Action: Leak Discovery

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ORANGE COUNTY DEPARTMENT OF ED (Continued)

U001576825

Global Id: T0605901442
Action Type: Other
Date: 08/13/1991
Action: Leak Reported

Global Id: T0605901442
Action Type: REMEDIATION
Date: 08/28/1991
Action: Excavation

ORANGE CO. LUST:

Region: ORANGE
Facility Id: 91UT089
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 04/28/2000
Case Type: Soil Only
Record ID: RO0003002

LUST REG 8:

Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083001934T
Local Case Num: 91UT089
Case Type: Soil only
Substance: Gasoline
Qty Leaked: 0
Abate Method: Not reported
Cross Street: Not reported
Enf Type: Not reported
Funding: Not reported
How Discovered: Tank Closure
How Stopped: Close Tank
Leak Cause: Unknown
Leak Source: Unknown
Global ID: T0605901442
How Stopped Date: 9/9/9999
Enter Date: Not reported
Date Confirmation of Leak Began: Not reported
Date Preliminary Assessment Began: Not reported
Discover Date: 8/31/1991
Enforcement Date: Not reported
Close Date: 4/28/2000
Date Prelim Assessment Workplan Submitted: Not reported
Date Pollution Characterization Began: Not reported
Date Remediation Plan Submitted: Not reported
Date Remedial Action Underway: Not reported
Date Post Remedial Action Monitoring: Not reported
Enter Date: Not reported
GW Qualifies: Not reported
Soil Qualifies: Not reported
Operator: Not reported
Facility Contact: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

ORANGE COUNTY DEPARTMENT OF ED (Continued)

U001576825

Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.6724628
Longitude:	-117.881133
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
MTBE Class:	*
Staff:	CAB
Staff Initials:	AR
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	Not reported

HIST UST:

File Number:	0002EC40
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002EC40.pdf
Region:	STATE
Facility ID:	00000031674
Facility Type:	Other
Other Type:	CENTRAL OFFICE FACIT
Contact Name:	ROBERT PETERSON, ED.D.-SUPERIN
Telephone:	7149664000
Owner Name:	ORANGE COUNTY DEPARTMENT OF ED
Owner Address:	200 KALMUS DRIVE
Owner City,St,Zip:	COSTA MESA, CA 92626
Total Tanks:	0001
Tank Num:	001
Container Num:	1
Year Installed:	1972
Tank Capacity:	00000000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	None

Click here for Geo Tracker PDF:

24
NW
1/4-1/2
0.372 mi.
1962 ft.

NEWPORT AVENUE STATION #1
NW CORNER OF NEWPORT FWY & BRISTOL 2700
COSTA MESA, CA

SWF/LF S102361524
N/A

Relative:
Lower

Actual:
43 ft.

SWF/LF (SWIS):	
Region:	STATE
Facility ID:	30-CR-0071
Lat/Long:	33.6719999 / -117.88800

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

NEWPORT AVENUE STATION #1 (Continued)

S102361524

Owner Name: Reinking L
 Owner Telephone: Not reported
 Owner Address: (Petter C.)Metro Commercial Relaty Corp.
 Owner Address2: 227 20th Street
 Owner City,St,Zip: Newport Beach, CA 92663
 Operational Status: Closed
 Operator: OC Waste and Recycling
 Operator Phone: 7148344000
 Operator Address: Not reported
 Operator Address2: 300 N Flower Street, Suite 400
 Operator City,St,Zip: Santa Ana, CA 92703
 Permit Date: Not reported
 Permit Status: Not reported
 Permitted Acreage: 0
 Activity: Solid Waste Disposal Site
 Regulation Status: Pre-regulations
 Landuse Name: Residential,Commercial
 GIS Source: Map
 Category: Disposal
 Unit Number: 01
 Inspection Frequency: Quarterly
 Accepted Waste: Not reported
 Closure Date: Not reported
 Closure Type: Not reported
 Disposal Acreage: 0
 SWIS Num: 30-CR-0071
 Waste Discharge Requirement Num: Not reported
 Program Type: Not reported
 Permitted Throughput with Units: 0
 Actual Throughput with Units: Not reported
 Permitted Capacity with Units: 0
 Remaining Capacity: 0
 Remaining Capacity with Units: Not reported
 Lat/Long: 33.6719999 / -117.88800

**25
 NW
 1/4-1/2
 0.381 mi.
 2010 ft.**

**NEWPORT AVENUE
 NEWPORT & BRISTOL
 COSTA MESA, CA**

**WMUDS/SWAT S103442595
 N/A**

**Relative:
 Lower**

WMUDS/SWAT:
 Edit Date: 19940630
 Complexity: Not reported
 Primary Waste: Not reported
 Primary Waste Type: Not reported
 Secondary Waste: Not reported
 Secondary Waste Type: Not reported
 Base Meridian: SB
 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: ORANGE COUNTY

**Actual:
 42 ft.**

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

NEWPORT AVENUE (Continued)

S103442595

Agency Department: INTEGRATED WASTE MNGT
 Agency Address: Not reported
 Agency City,St,Zip: Not reported
 Agency Contact: SUZANNE MCCLANAHAN
 Agency Telephone: Not reported
 Land Owner Name: KOLL MANAGEMENT
 Land Owner Address: 2900 BRISTOL ST., STE B-105
 Land Owner City,St,Zip: COSTA MESA, CA 92626
 Land Owner Contact: SERENA ELLIOTT
 Land Owner Phone: Not reported
 Region: 8
 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: BDNBDNJHM
 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: ORANGE COUNTY
 Threat to Water Quality: Not reported
 Sub Chapter 15: False
 Regional Board Project Officer: GSR
 Number of WMUDS at Facility: 1
 Section Range: 06S10W02
 RCRA Facility: Not reported
 Waste Discharge Requirements: Not reported
 Self-Monitoring Rept. Frequency: Not reported
 Waste Discharge System ID: 8 300015NUR
 Solid Waste Information ID: Not reported

26
 ESE
 1/4-1/2
 0.383 mi.
 2023 ft.

KOBOWAY INC
380 CLINTON ST
COSTA MESA, CA 92626

SEMS-ARCHIVE 1000343968
RCRA-SQG CAD067656025
HIST UST
FINDS
ECHO

Relative:
Higher

SEMS-ARCHIVE:
 Site ID: 901528
 EPA ID: CAD067656025
 Federal Facility: N
 NPL: Not on the NPL
 Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

Actual:
51 ft.

Following information was gathered from the prior CERCLIS update completed in 10/2013:
 Site ID: 0901528
 Federal Facility: Not a Federal Facility
 NPL Status: Not on the NPL
 Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Site Contact Details:
 Contact Sequence ID: 13289274.00000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KOBOWAY INC (Continued)

1000343968

Person ID: 13003854.00000
Contact Sequence ID: 13294869.00000
Person ID: 13003858.00000
Contact Sequence ID: 13300727.00000
Person ID: 13004003.00000

CERCLIS-NFRAP Assessment History:

Action: DISCOVERY
Date Started: / /
Date Completed: 08/01/80
Priority Level: Not reported

Action: ARCHIVE SITE
Date Started: / /
Date Completed: 10/01/85
Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT
Date Started: 02/01/85
Date Completed: 10/01/85
Priority Level: NFRAP-Site does not qualify for the NPL based on existing information

RCRA-SQG:

Date form received by agency: 09/01/1996
Facility name: KOBOWAY INC
Facility address: 380 CLINTON ST
COSTA MESA, CA 92626
EPA ID: CAD067656025
Mailing address: 380 CLINTON
COSTA MESA, CA 92626
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: KOBOWAY INC
Owner/operator address: 380 CLINTON
COSTA MESA, CA 92626
Owner/operator country: Not reported
Owner/operator telephone: (714) 556-4730
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KOBOWAY INC (Continued)

1000343968

Owner/operator name: KOBOWAY INC
Owner/operator address: 380 CLINTON
CITY NOT REPORTED, CA 99999
Owner/operator country: Not reported
Owner/operator telephone: (714) 556-4730
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 03/29/1990
Site name: FELA PRECISION INC/KOBOWAY INC.
Classification: Large Quantity Generator

Date form received by agency: 08/15/1980
Site name: KOBOWAY INC
Classification: Large Quantity Generator

Violation Status: No violations found

HIST UST:

File Number: 0002EAA2
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002EAA2.pdf>
Region: STATE
Facility ID: 00000016659
Facility Type: Other
Other Type: CIRCUIT BOARD SHOP
Contact Name: MRS MARY WATHEN
Telephone: 7145584730
Owner Name: KOBOWAY, INC.
Owner Address: 380 CLINTON ST
Owner City,St,Zip: COSTA MESA, CA 92626
Total Tanks: 0001

Tank Num: 001
Container Num: HMR 001
Year Installed: 1981
Tank Capacity: 00002500
Tank Used for: WASTE

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

KOBOWAY INC (Continued)

1000343968

Type of Fuel: Not reported
 Container Construction Thickness: 0.5
 Leak Detection: Visual

Click here for Geo Tracker PDF:

FINDS:

Registry ID: 110002655289

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.

ECHO:

Envid: 1000343968
 Registry ID: 110002655289
 DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110002655289

27
East
1/4-1/2
0.393 mi.
2075 ft.

KNIGHT EQUIPMENT CORP
2955 AIRWAY AVE
COSTA MESA, CA 92626

ENVIROSTOR **U001576790**
EMI **N/A**

Relative:
Higher

ENVIROSTOR:

Actual:
52 ft.

Facility ID: 71002508
 Status: Refer: Other Agency
 Status Date: Not reported
 Site Code: Not reported
 Site Type: Tiered Permit
 Site Type Detailed: Tiered Permit
 Acres: Not reported
 NPL: NO
 Regulatory Agencies: NONE SPECIFIED
 Lead Agency: NONE SPECIFIED
 Program Manager: Not reported
 Supervisor: Not reported
 Division Branch: Cleanup Cypress
 Assembly: 74
 Senate: 37
 Special Program: Not reported
 Restricted Use: NO
 Site Mgmt Req: NONE SPECIFIED
 Funding: Not reported
 Latitude: 33.66970
 Longitude: -117.8769
 APN: NONE SPECIFIED
 Past Use: NONE SPECIFIED
 Potential COC: NONE SPECIFIED
 Confirmed COC: NONE SPECIFIED
 Potential Description: NONE SPECIFIED

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KNIGHT EQUIPMENT CORP (Continued)

U001576790

Alias Name: CAD063119796
Alias Type: EPA Identification Number
Alias Name: 71002508
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Consent Agreement
Completed Date: 07/07/1999
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

EMI:

Year: 1987
County Code: 30
Air Basin: SC
Facility ID: 58258
Air District Name: SC
SIC Code: 9999
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

G28
East
1/4-1/2
0.401 mi.
2117 ft.

SUPERFORMANCE
2950 AIRWAY AVENUE A5
COSTA MESA, CA 92626
Site 1 of 3 in cluster G

SWEEPS UST **S101589572**
CA FID UST **N/A**
HIST CORTESE

Relative:
Higher

SWEEPS UST:
Status: Active
Comp Number: 8696
Number: 9
Board Of Equalization: 44-016707
Referral Date: 09-30-92
Action Date: 09-15-92
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 30-000-008696-000001
Tank Status: A
Capacity: 280

Actual:
53 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUPERFORMANCE (Continued)

S101589572

Active Date: Not reported
Tank Use: PETROLEUM
STG: P
Content: Not reported
Number Of Tanks: 1

CA FID UST:

Facility ID: 30017612
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7149660999
Mail To: Not reported
Mailing Address: 2950 AIRWAY AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: COSTA MESA 92626
Contact: Not reported
Contact Phone: Not reported
DUNS Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

HIST CORTESE:

Region: CORTESE
Facility County Code: 30
Reg By: LTNKA
Reg Id: 083000095T

Region: CORTESE
Facility County Code: 30
Reg By: LTNKA
Reg Id: 083003124T

G29 **SUPERFORMANCE**
East **2950 AIRWAY AVE**
1/4-1/2 **COSTA MESA, CA 92626**
0.401 mi.
2117 ft. **Site 2 of 3 in cluster G**

LUST **U003784931**
UST **N/A**

Relative:
Higher

LUST REG 8:

Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083002555T
Local Case Num: 93UT044
Case Type: Soil only
Substance: Waste Oil
Qty Leaked: 0
Abate Method: Not reported
Cross Street: Not reported
Enf Type: Not reported
Funding: Not reported
How Discovered: Tank Closure

Actual:
53 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUPERFORMANCE (Continued)

U003784931

How Stopped:	Close Tank
Leak Cause:	Unknown
Leak Source:	Unknown
Global ID:	T0605901795
How Stopped Date:	9/9/9999
Enter Date:	Not reported
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	5/24/1993
Enforcement Date:	Not reported
Close Date:	5/10/1996
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.669051
Longitude:	-117.8769799
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	0
MTBE Tested:	Not Required to be Tested.
MTBE Class:	*
Staff:	NOM
Staff Initials:	AR
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	Not reported

UST:

Facility ID:	8696
Permitting Agency:	ORANGE COUNTY
Latitude:	33.669441
Longitude:	-117.875354

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

G30 **SUPERFORMANCE**
East **2950 AIRWAY**
1/4-1/2 **COSTA MESA, CA 92626**
0.401 mi.
2117 ft. **Site 3 of 3 in cluster G**

LUST **S100616651**
HIST CORTESE **N/A**

Relative:
Higher

LUST:

Actual:
53 ft.

Region: STATE
Global Id: T0605901795
Latitude: 33.668012
Longitude: -117.876549
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 05/10/1996
Lead Agency: ORANGE COUNTY LOP
Case Worker: DB
Local Agency: ORANGE COUNTY LOP
RB Case Number: 083002555T
LOC Case Number: 93UT044
File Location: Local Agency
Potential Media Affect: Soil
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0605901795
Contact Type: Local Agency Caseworker
Contact Name: DENAMARIE BAKER
Organization Name: ORANGE COUNTY LOP
Address: 1241 E. DYER ROAD, STE. 120
City: SANTA ANA
Email: dbaker@ochca.com
Phone Number: 7144336255

Global Id: T0605901795
Contact Type: Regional Board Caseworker
Contact Name: NANCY OLSON-MARTIN
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: nolson-martin@waterboards.ca.gov
Phone Number: Not reported

Status History:

Global Id: T0605901795
Status: Completed - Case Closed
Status Date: 05/10/1996

Global Id: T0605901795
Status: Open - Case Begin Date
Status Date: 05/24/1993

Regulatory Activities:

Global Id: T0605901795
Action Type: Other
Date: 05/24/1993
Action: Leak Discovery

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUPERFORMANCE (Continued)

S100616651

Global Id: T0605901795
Action Type: Other
Date: 05/24/1993
Action: Leak Reported

ORANGE CO. LUST:

Region: ORANGE
Facility Id: 93UT044
Current Status: Certification (Case Closed)
Released Substance: Waste oil/Used oil
Date Closed: 05/10/1996
Case Type: Soil Only
Record ID: RO0002023

HIST CORTESE:

Region: CORTESE
Facility County Code: 30
Reg By: LTNKA
Reg Id: 083002555T

31
SE
1/4-1/2
0.412 mi.
2175 ft.

J. RAY CONSTRUCTION
375 BRISTOL
COSTA MESA, CA 92626

LUST S103954150
HIST CORTESE N/A

Relative:
Lower

LUST:

Region: STATE
Global Id: T0605900488
Latitude: 33.6656471
Longitude: -117.880869
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 06/18/1991
Lead Agency: ORANGE COUNTY LOP
Case Worker: DB
Local Agency: ORANGE COUNTY LOP
RB Case Number: 083000608T
LOC Case Number: 87UT151
File Location: Local Agency
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0605900488
Contact Type: Local Agency Caseworker
Contact Name: DENAMARIE BAKER
Organization Name: ORANGE COUNTY LOP
Address: 1241 E. DYER ROAD, STE. 120
City: SANTA ANA
Email: dbaker@ochca.com
Phone Number: 7144336255

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

J. RAY CONSTRUCTION (Continued)

S103954150

Global Id: T0605900488
Contact Type: Regional Board Caseworker
Contact Name: PATRICIA HANNON
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: phannon@waterboards.ca.gov
Phone Number: Not reported

Status History:

Global Id: T0605900488
Status: Completed - Case Closed
Status Date: 06/18/1991

Global Id: T0605900488
Status: Open - Case Begin Date
Status Date: 07/09/1987

Regulatory Activities:

Global Id: T0605900488
Action Type: Other
Date: 07/09/1987
Action: Leak Discovery

Global Id: T0605900488
Action Type: Other
Date: 07/09/1987
Action: Leak Reported

ORANGE CO. LUST:

Region: ORANGE
Facility Id: 87UT151
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 06/18/1991
Case Type: Other Ground Water
Record ID: RO0002268

LUST REG 8:

Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083000608T
Local Case Num: 87UT151
Case Type: Other ground water affected
Substance: Gasoline
Qty Leaked: 0
Abate Method: Not reported
Cross Street: Not reported
Enf Type: Not reported
Funding: Not reported
How Discovered: Tank Closure
How Stopped: Close Tank

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

J. RAY CONSTRUCTION (Continued)

S103954150

Leak Cause:	Unknown
Leak Source:	Unknown
Global ID:	T0605900488
How Stopped Date:	9/9/9999
Enter Date:	Not reported
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	7/9/1987
Enforcement Date:	Not reported
Close Date:	6/18/1991
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.6656471
Longitude:	-117.880869
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
MTBE Class:	*
Staff:	PAH
Staff Initials:	AR
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	Not reported

HIST CORTESE:

Region:	CORTESE
Facility County Code:	30
Reg By:	LTNKA
Reg Id:	083000608T

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

32
ENE
1/4-1/2
0.422 mi.
2226 ft.

SIGMA CIRCUITS INC
2970 AIRWAY
COSTA MESA, CA 92627

SEMS-ARCHIVE
RCRA-SQG
ENVIROSTOR
SLIC
Orange Co. Industrial Site
FINDS
EMI
HAZNET
ECHO

1000294703
CAD981658669

Relative:
Higher

Actual:
51 ft.

SEMS-ARCHIVE:
Site ID: 903532
EPA ID: CAD981658669
Federal Facility: N
NPL: Not on the NPL
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

Following information was gathered from the prior CERCLIS update completed in 10/2013:

Site ID: 0903532
Federal Facility: Not a Federal Facility
NPL Status: Not on the NPL
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Site Contact Details:

Contact Sequence ID: 13290511.00000
Person ID: 13003854.00000

Contact Sequence ID: 13296106.00000
Person ID: 13003858.00000

Contact Sequence ID: 13301964.00000
Person ID: 13004003.00000

CERCLIS-NFRAP Site Alias Name(s):

Alias Name: ZEUS MFG
Alias Address: Not reported
CA

CERCLIS-NFRAP Assessment History:

Action: DISCOVERY
Date Started: / /
Date Completed: 12/01/87
Priority Level: Not reported

Action: ARCHIVE SITE
Date Started: / /
Date Completed: 03/15/89
Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT
Date Started: / /
Date Completed: 03/15/89
Priority Level: NFRAP-Site does not qualify for the NPL based on existing information

RCRA-SQG:

Date form received by agency: 09/01/1996
Facility name: SIGMA CIRCUITS INC

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIGMA CIRCUITS INC (Continued)

1000294703

Facility address: 2970 AIRWAY AVE
COSTA MESA, CA 92626
EPA ID: CAD981658669
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Land type: Facility is not located on Indian land. Additional information is not known.
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: ANGLYNN LYNN
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIGMA CIRCUITS INC (Continued)

1000294703

Historical Generators:

Date form received by agency: 09/01/1996
Site name: SIGMA CIRCUITS INC
Classification: Small Quantity Generator

Date form received by agency: 03/15/1996
Site name: SIGMA CIRCUITS, INC - SOUTHERN CA DIVISI
Classification: Large Quantity Generator

Date form received by agency: 03/25/1994
Site name: SIGMA CIRCUITS INC.
Classification: Large Quantity Generator

Date form received by agency: 02/26/1992
Site name: SIGMA CIRCUITS INC
Classification: Large Quantity Generator

Date form received by agency: 04/06/1990
Site name: SIGMA CIRCUITS INC
Classification: Large Quantity Generator

Date form received by agency: 11/11/1986
Site name: SIGMA CIRCUITS INC
Classification: Large Quantity Generator

Facility Has Received Notices of Violations:

Regulation violated: FR - 262.10-12.A
Area of violation: Generators - General
Date violation determined: 12/02/1991
Date achieved compliance: 11/08/1993
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:

Evaluation date: 11/08/1993
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 12/02/1991
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: 11/08/1993
Evaluation lead agency: State Contractor/Grantee

ENVIROSTOR:

Facility ID: 30280370
Status: Refer: Other Agency

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIGMA CIRCUITS INC (Continued)

1000294703

Status Date: 10/18/1988
Site Code: Not reported
Site Type: Historical
Site Type Detailed: * Historical
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: * Mmonroy
Division Branch: Cleanup Cypress
Assembly: 74
Senate: 37
Special Program: * CERC2
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 33.66989
Longitude: -117.8760
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: * HALOGENATED SOLVENTS * HYDROCARBON SOLVENTS * Metals - Other
Inorganic Solid Waste * Metals - Sludge * ORGANIC LIQUIDS WITH METALS
* OXYGENATED SOLVENTS * ACID SOLUTION 2>PH WITH METALS * UNSPECIFIED
SOLVENT MIXTURES * OTHER INORGANIC SOLID WASTE * POLYMERIC RESIN WASTE
Not reported
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 30280370
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 10/25/1994
Comments: Database verification project confirms NFA for DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment Report
Completed Date: 06/23/1988
Comments: PRELIM ASSESS DONE PRELIMINARY ASSESSMENT COMPLETED. THERE IS A NEW COMPANY ON LOCATION KNOWN AS SIGMA CIRCUIT. SIGMA CIRCUIT LISTED AS A GENERATOR. SIGMA CIRCUIT MANUFAC- TURES PRINTED CIRCUIT BOARDS.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 09/02/1982
Comments: FACILITY IDENTIFIED VIA A TIP FACILITY DRIVE-BY APPROX. 250 DRUMS AT SITE ABANDONED & ACCESSIBLE TO THE PUBLIC; SPILLS; OPEN DRUMS; CORRODED DRUMS; WATER REACTIVE DRUM ON SIDE & BUILDING. FINAL STRATEGY SITE REFERRED: TO HWMB- LA -ENF. TIP FROM CO SANIT INSPECTOR FIRM ABANDONED CHEMICALS AT FORMER SITE

Future Area Name: Not reported
Future Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIGMA CIRCUITS INC (Continued)

1000294703

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

SLIC:

Region: STATE
Facility Status: Completed - Case Closed
Status Date: 04/03/1997
Global Id: SLT8R1824103
Lead Agency: ORANGE COUNTY LOP
Lead Agency Case Number: Not reported
Latitude: 33.680164
Longitude: -117.869715
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: SLT8R182
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Orange Co. Industrial Site:

Case ID: 86IC010
Region: ORANGE
Record ID: RO0003078
Current Status: CLOSED 12/9/1987
Closure Type: Closed pre 1994, file review required to determine closure type
Released Chemical: PLATING WASTE - OTHER METALS

Case ID: 89IC003
Region: ORANGE
Record ID: RO0000205
Current Status: CLOSED 5/31/1991
Closure Type: Closed pre 1994, file review required to determine closure type
Released Chemical: PLATING WASTE - COPPER

Case ID: 89IC056
Region: ORANGE
Record ID: RO0000234
Current Status: CLOSED 7/19/1991
Closure Type: Closed pre 1994, file review required to determine closure type
Released Chemical: ACID WASTE

Case ID: 96IC032
Region: ORANGE
Record ID: RO0000554
Current Status: CLOSED 4/3/1997
Closure Type: Closure certification issued
Released Chemical: LEAD COMPOUNDS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIGMA CIRCUITS INC (Continued)

1000294703

FINDS:

Registry ID: 110000784278

Environmental Interest/Information System

US EPA TRIS (Toxics Release Inventory System) contains information from facilities on the amounts of over 300 listed toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

EMI:

Year: 1987
County Code: 30
Air Basin: SC
Facility ID: 45852
Air District Name: SC
SIC Code: 3679
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

Year: 1990
County Code: 30
Air Basin: SC
Facility ID: 45852
Air District Name: SC
SIC Code: 3672
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 2
Part. Matter 10 Micrometers and Smllr Tons/Yr:1

Year: 1995
County Code: 30
Air Basin: SC

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIGMA CIRCUITS INC (Continued)

1000294703

Facility ID: 45852
Air District Name: SC
SIC Code: 3672
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 7
Reactive Organic Gases Tons/Yr: 7
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Year: 1996
County Code: 30
Air Basin: SC
Facility ID: 45852
Air District Name: SC
SIC Code: 3672
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: 8
Reactive Organic Gases Tons/Yr: 8
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

HAZNET:

envid: 1000294703
Year: 1997
GEPaid: CAD981658669
Contact: SIGMA CIRCUITS INC
Telephone: 4087279169
Mailing Name: Not reported
Mailing Address: 393 MATHEW ST
Mailing City,St,Zip: SANTA CLARA, CA 950503113
Gen County: Not reported
TSD EPA ID: UTD981552177
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Treatment, Incineration
Tons: 6.7424
Cat Decode: Other inorganic solid waste
Method Decode: Treatment, Incineration
Facility County: Orange

envid: 1000294703
Year: 1996
GEPaid: CAD981658669
Contact: SIGMA CIRCUITS INC
Telephone: 4087279169
Mailing Name: Not reported
Mailing Address: 393 MATHEW ST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIGMA CIRCUITS INC (Continued)

1000294703

Mailing City,St,Zip: SANTA CLARA, CA 950503113
Gen County: Not reported
TSD EPA ID: CAD001968361
TSD County: Not reported
Waste Category: Liquids with pH <= 2 with metals
Disposal Method: Recycler
Tons: 4.1700
Cat Decode: Liquids with pH <= 2 with metals
Method Decode: Recycler
Facility County: Orange

envid: 1000294703
Year: 1996
GEPaid: CAD981658669
Contact: SIGMA CIRCUITS INC
Telephone: 4087279169
Mailing Name: Not reported
Mailing Address: 393 MATHEW ST
Mailing City,St,Zip: SANTA CLARA, CA 950503113
Gen County: Not reported
TSD EPA ID: CAD008488025
TSD County: Not reported
Waste Category: Liquids with nickel >= 134 Mg./L
Disposal Method: Transfer Station
Tons: .4170
Cat Decode: Liquids with nickel >= 134 Mg./L
Method Decode: Transfer Station
Facility County: Orange

envid: 1000294703
Year: 1996
GEPaid: CAD981658669
Contact: SIGMA CIRCUITS INC
Telephone: 4087279169
Mailing Name: Not reported
Mailing Address: 393 MATHEW ST
Mailing City,St,Zip: SANTA CLARA, CA 950503113
Gen County: Not reported
TSD EPA ID: CAT080022148
TSD County: Not reported
Waste Category: Off-specification, aged or surplus organics
Disposal Method: Transfer Station
Tons: .8236
Cat Decode: Off-specification, aged or surplus organics
Method Decode: Transfer Station
Facility County: Orange

envid: 1000294703
Year: 1996
GEPaid: CAD981658669
Contact: SIGMA CIRCUITS INC
Telephone: 4087279169
Mailing Name: Not reported
Mailing Address: 393 MATHEW ST
Mailing City,St,Zip: SANTA CLARA, CA 950503113
Gen County: Not reported
TSD EPA ID: CAD008488025

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIGMA CIRCUITS INC (Continued)

1000294703

TSD County: Not reported
Waste Category: Unspecified alkaline solution
Disposal Method: Treatment, Tank
Tons: 74.9135
Cat Decode: Unspecified alkaline solution
Method Decode: Treatment, Tank
Facility County: Orange

[Click this hyperlink](#) while viewing on your computer to access 53 additional CA_HAZNET: record(s) in the EDR Site Report.

ECHO:

Envid: 1000294703
Registry ID: 110000784278
DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110000784278

33
WNW
1/4-1/2
0.423 mi.
2233 ft.

COSTA MESA AIR NATIONAL GUARD
S OF PRESIDIO DR & WEST OF NEWPORT BLVD
COSTA MESA, CA 92626

RESPONSE
ENVIROSTOR
HIST Cal-Sites
Cortese

S101481491
N/A

Relative:
Lower

AWP:

Actual:
48 ft.

AWP Facility ID: 30970004
Region Code: 3
Region: GLENDALE
SMBR Branch Code: SO
SMBR Branch Unit: OMF-SOUTHERN CALIF
Site Name.: Not reported
Current Status Date: 01011995
Current Status: ANNUAL WORKPLAN - ACTIVE SITE
Lead Agency Code: DTSC
Lead Agency: DEPT OF TOXIC SUBSTANCES CONTROL
Facility Type: Open military facility
Awp Site Type: OPEN MILITARY BASE
NPL: Not Listed
Tier Of AWP Site: Not reported
Source Of Funding: Not reported
Responsible Staff Member: Not reported
Supervisor Responsible: Not reported
SIC Code: 97
Facility SIC: NATIONAL SECURITY/INTERNATIONAL AFFAIRS
RWQCB Code: Not reported
RWQCB Associated With Site: Not reported
Site Access Controlled: Not reported
Site Listed HWS List: Not reported
Hazard Ranking Score: Not reported
Date Site Hazard Ranked: Not reported
Groundwater Contamination: Not reported
Of Contamination Sources: 0
Lat/Long: Not reported
Lat/Long (dms): 0 0 0 / 0 0 0
Lat/long Method: Not reported
Description Of Entity: Not reported
State Assembly Distt Code: 68
State Senate District: 35

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTA MESA AIR NATIONAL GUARD (Continued)

S101481491

RESPONSE:

Facility ID: 30970004
Site Type: State Response
Site Type Detail: Open Base
Acres: 8.5
National Priorities List: NO
Cleanup Oversight Agencies: DTSC
Lead Agency Description: * DTSC
Project Manager: Isaac Hirbawi
Supervisor: Manny Alonzo
Division Branch: Cleanup Cypress
Site Code: 400498
Site Mgmt. Req.: NONE SPECIFIED
Assembly: 74
Senate: 37
Special Program Status: DSMOA
Status: Active
Status Date: 06/28/2011
Restricted Use: NO
Funding: DERA
Latitude: 33.67166
Longitude: -117.8888
APN: NONE SPECIFIED
Past Use: BATTERY STORAGE, FUEL - VEHICLE STORAGE/ REFUELING, MAINTENANCE /
CLEANING, VEHICLE MAINTENANCE
Potential COC : Arsenic Tetrachloroethylene (PCE Trichloroethylene (TCE Chloroform
Cobalt Polynuclear aromatic hydrocarbons (PAHs Selenium
Confirmed COC: NONE SPECIFIED
Potential Description: OTH, SOIL, SV
Alias Name: SANTA ANA ARMY BASE (1940S & 50S)
Alias Type: Alternate Name
Alias Name: T0605959838
Alias Type: GeoTracker Global ID
Alias Name: 400498
Alias Type: Project Code (Site Code)
Alias Name: 30970004
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 07/24/1991
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Baseline Survey
Completed Date: 12/16/2002
Comments: BWEBS - SITE 1: In June 2002, the Phase II EBS was submitted presenting the results of the soil and groundwater field investigations. A total of nine areas of concern (AOCs) were identified where potential risks to human health and the environment may exist. These include a battery room floor drain, motor vehicle lift area, fuel storage area, grease rack, oil and water sparator, diesel refueller spill, groundwater sampling, lead-based paint sampling, and hydraulic fluid spill area. Contaminants detected

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTA MESA AIR NATIONAL GUARD (Continued)

S101481491

include petroleum hydrocarbons, volatile organic compounds, and lead-based paint. Also, the extent of contamination was not determined. DTSC submitted comments on August 26, 2002 not concurring with the No Further Action recommendations by the Air Force, and requested additional sampling to be conducted to determine the extent of contamination. The Air Force responded with a final letter on October 8, 2002 finalizing the EBS report and deferring any future actions until a relocation date for the CMANG is known.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 10/31/2015
Comments: Final Vapor Intrusion Work Plan Completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 08/08/1991
Comments: Letter sent to Air National Guard (ANG) stating no concurrence with nfa recommendation & explaining pea process and funding option for DTSC oversight.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Inventory Project Report (INPR)
Completed Date: 03/04/1993
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment/Site Inspection Report (PA/SI)
Completed Date: 08/25/2012
Comments: Final work plan was submitted in August 2012 and field activities are scheduled for September 2012.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment/Site Inspection Report (PA/SI)
Completed Date: 05/29/2013
Comments: Draft Final Addendum to the Work Plan for the SSI completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 01/08/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 04/08/2014
Comments: DTSC submitted comments on the Draft Final SSI report in March 2014. A project meeting was held on March 25, 2014 between DTSC and the AF/ANG to discuss the proposed schedule for the site remediation. The AF/ANG agreed to address the remaining data gaps in the Remedial Investigation Phase.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTA MESA AIR NATIONAL GUARD (Continued)

S101481491

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 08/07/2015
Comments: Part one of the RI/FS Work Plan is completed. Field activities are scheduled to start in November 2015.

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Fact Sheets
Future Due Date: 2017
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Remedial Investigation Report
Future Due Date: 2017
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Remedial Action Completion Report
Future Due Date: 2019
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Record of Decision
Future Due Date: 2018
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Public Notice
Future Due Date: 2018
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Feasibility Study Report
Future Due Date: 2017
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Land Use Restriction
Future Due Date: 2018
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Certification
Future Due Date: 2019
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

ENVIROSTOR:

Facility ID: 30970004
Status: Active
Status Date: 06/28/2011
Site Code: 400498
Site Type: State Response
Site Type Detailed: Open Base
Acres: 8.5
NPL: NO
Regulatory Agencies: DTSC
Lead Agency: DTSC
Program Manager: Isaac Hirbawi

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTA MESA AIR NATIONAL GUARD (Continued)

S101481491

Supervisor: Manny Alonzo
Division Branch: Cleanup Cypress
Assembly: 74
Senate: 37
Special Program: DSMOA
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: DERA
Latitude: 33.67166
Longitude: -117.8888
APN: NONE SPECIFIED
Past Use: BATTERY STORAGE, FUEL - VEHICLE STORAGE/ REFUELING, MAINTENANCE / CLEANING, VEHICLE MAINTENANCE
Potential COC: Arsenic Tetrachloroethylene (PCE Trichloroethylene (TCE Chloroform Cobalt Polynuclear aromatic hydrocarbons (PAHs Selenium
Confirmed COC: NONE SPECIFIED
Potential Description: OTH, SOIL, SV
Alias Name: SANTA ANA ARMY BASE (1940S & 50S)
Alias Type: Alternate Name
Alias Name: T0605959838
Alias Type: GeoTracker Global ID
Alias Name: 400498
Alias Type: Project Code (Site Code)
Alias Name: 30970004
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 07/24/1991
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Baseline Survey
Completed Date: 12/16/2002
Comments: BWEBS - SITE 1: In June 2002, the Phase II EBS was submitted presenting the results of the soil and groundwater field investigations. A total of nine areas of concern (AOCs) were identified where potential risks to human health and the environment may exist. These include a battery room floor drain, motor vehicle lift area, fuel storage area, grease rack, oil and water sparator, diesel refueller spill, groundwater sampling, lead-based paint sampling, and hydraulic fluid spill area. Contaminants detected include petroleum hydrocarbons, volatile organic compounds, and lead-based paint. Also, the extent of contamination was not determined. DTSC submitted comments on August 26, 2002 not concurring with the No Further Action recommendations by the Air Force, and requested additional sampling to be conducted to determine the extent of contamination. The Air Force responded with a final letter on October 8, 2002 finalizing the EBS report and deferring any future actions until a relocation date for the CMANG is known.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 10/31/2015

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTA MESA AIR NATIONAL GUARD (Continued)

S101481491

Comments: Final Vapor Intrusion Work Plan Completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 08/08/1991
Comments: Letter sent to Air National Guard (ANG) stating no concurrence with nfa recommendation & explaining pea process and funding option for DTSC oversight.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Inventory Project Report (INPR)
Completed Date: 03/04/1993
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment/Site Inspection Report (PA/SI)
Completed Date: 08/25/2012
Comments: Final work plan was submitted in August 2012 and field activities are scheduled for September 2012.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment/Site Inspection Report (PA/SI)
Completed Date: 05/29/2013
Comments: Draft Final Addendum to the Work Plan for the SSI completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 01/08/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 04/08/2014
Comments: DTSC submitted comments on the Draft Final SSI report in March 2014. A project meeting was held on March 25, 2014 between DTSC and the AF/ANG to discuss the proposed schedule for the site remediation. The AF/ANG agreed to address the remaining data gaps in the Remedial Investigation Phase.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 08/07/2015
Comments: Part one of the RI/FS Work Plan is completed. Field activities are scheduled to start in November 2015.

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Fact Sheets
Future Due Date: 2017
Future Area Name: PROJECT WIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTA MESA AIR NATIONAL GUARD (Continued)

S101481491

Future Sub Area Name: Not reported
Future Document Type: Remedial Investigation Report
Future Due Date: 2017
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Remedial Action Completion Report
Future Due Date: 2019
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Record of Decision
Future Due Date: 2018
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Public Notice
Future Due Date: 2018
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Feasibility Study Report
Future Due Date: 2017
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Land Use Restriction
Future Due Date: 2018
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Certification
Future Due Date: 2019
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

Calsite:

Region: GLENDALE
Facility ID: 30970004
Facility Type: OPEN
Type: OPEN MILITARY BASE
Branch: SO
Branch Name: OMF-SOUTHERN CALIF
File Name: Not reported
State Senate District: 01011995
Status: ANNUAL WORKPLAN (AWP) - ACTIVE SITE
Status Name: ANNUAL WORKPLAN - ACTIVE SITE
Lead Agency: DEPT OF TOXIC SUBSTANCES CONTROL
NPL: Not Listed
SIC Code: 97
SIC Name: NATIONAL SECURITY/INTERNATIONAL AFFAIRS
Access: Not reported
Cortese: Not reported
Hazardous Ranking Score: Not reported
Date Site Hazard Ranked: Not reported
Groundwater Contamination: Not reported
Staff Member Responsible for Site: Not reported
Supervisor Responsible for Site: Not reported
Region Water Control Board: Not reported
Region Water Control Board Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTA MESA AIR NATIONAL GUARD (Continued)

S101481491

Lat/Long Direction: Not reported
Lat/Long (dms): 0 0 0 / 0 0 0
Lat/long Method: Not reported
Lat/Long Description: Not reported
State Assembly District Code: 68
State Senate District Code: 35
Facility ID: 30970004
Activity: BWEBS
Activity Name: BASEWIDE ENVIRONMENTAL BASELINE SURVEY
AWP Code: SITE1
Proposed Budget: 0
AWP Completion Date: 12162002
Revised Due Date: Not reported
Comments Date: 12162002
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: AWP
Definition of Status: ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals): 0
Liquids Treated (Gals): 0
Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: Not reported
Activity Comments: Not reported
For Commercial Reuse: 0
For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0
Facility ID: 30970004
Activity: SS
Activity Name: SITE SCREENING
AWP Code: Not reported
Proposed Budget: 0
AWP Completion Date: 08081991
Revised Due Date: Not reported
Comments Date: 08081991
Est Person-Yrs to complete: 0
Estimated Size: Not reported
Request to Delete Activity: Not reported
Activity Status: AWP
Definition of Status: ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals): 0
Liquids Treated (Gals): 0
Action Included Capping: Not reported
Well Decommissioned: Not reported
Action Included Fencing: Not reported
Removal Action Certification: Not reported
Activity Comments: Not reported
For Commercial Reuse: 0
For Industrial Reuse: 0
For Residential Reuse: 0
Unknown Type: 0
Alternate Address: S OF PRESIDIO DR & WEST OF NEWPORT BLVD
Alternate City,St,Zip: COSTA MESA, CA 92626
Background Info: The Costa Mesa ANG station is an 8.5 acre facility that has been

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTA MESA AIR NATIONAL GUARD (Continued)

S101481491

active since 1964. The facility is located on former Santa Ana Army Air Base property. Activities include routine maintenance of vehicles, generators, and various ground equipment. Hazardous wastes resulting from these activities include varying amounts of waste fuels, oils, paints, thinners, and solvents. A preliminary assessment was submitted in December 1990 where a recommendation for NFA was concluded.

Comments Date: 08081991
Comments: Letter sent to Air National Guard (ANG) stating no concurrence
Comments Date: 08081991
Comments: with nfa recommendation & explaining pea process and funding options
Comments Date: 08081991
Comments: on for DTSC oversight.
Comments Date: 12162002
Comments: BWEBS - SITE 1: In June 2002, the Phase II EBS was submitted presenting the results of the soil and groundwater field investigations.
Comments Date: 12162002
Comments: ns. A total of nine areas of concern (AOCs) were identified where
Comments Date: 12162002
Comments: e potential risks to human health and the environment may exist.
Comments Date: 12162002
Comments: These include a battery room floor drain, motor vehicle lift area
Comments Date: 12162002
Comments: a, fuel storage area, grease rack, oil and water separator, diesel
Comments Date: 12162002
Comments: refueller spill, groundwater sampling, lead-based paint sampling
Comments Date: 12162002
Comments: , and hydraulic fluid spill area. Contaminants detected include petroleum hydrocarbons, volatile organic compounds, and lead-based
Comments Date: 12162002
Comments: paint. Also, the extent of contamination was not determined. D
Comments Date: 12162002
Comments: TSC submitted comments on August 26, 2002 not concurring with the
Comments Date: 12162002
Comments: No Further Action recommendations by the Air Force, and requested
Comments Date: 12162002
Comments: additional sampling to be conducted to determine the extent of
Comments Date: 12162002
Comments: contamination. The Air Force responded with a final letter on October
Comments Date: 12162002
Comments: 8, 2002 finalizing the EBS report and deferring any future
Comments Date: 12162002
Comments: actions until a relocation date for the CMANG is known.
ID Name: Not reported
ID Value: Not reported
Alternate Name: SANTA ANA ARMY BASE (1940S & 50S)COSTA MESA AIR NATIONAL GUARD
Special Programs Code: DSMOA
Special Programs Name: DEFENSE MEMORANDUM OF AGREEMENT

CORTESE:

Region: CORTESE
Envirostor Id: 30970004
Site/Facility Type: STATE RESPONSE
Cleanup Status: ACTIVE
Status Date: 06/28/2011

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTA MESA AIR NATIONAL GUARD (Continued)

S101481491

Site Code: 400498
Latitude: 33.671666
Longitude: -117.88888
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: envirostor
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

34
West
1/4-1/2
0.444 mi.
2345 ft.

**(CMAFP) SANTA ANA AIRUG
SANTA ANA, CA**

**ENVIROSTOR S107735759
N/A**

**Relative:
Lower**

ENVIROSTOR:
Facility ID: 80000028
Status: Inactive - Needs Evaluation
Status Date: 07/01/2005
Site Code: Not reported
Site Type: Military Evaluation
Site Type Detailed: FUDS
Acres: Not reported
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Douglas Bautista
Division Branch: Cleanup Cypress
Assembly: 74
Senate: 37
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: DERA
Latitude: 33.66861
Longitude: -117.8916
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CA99799F693800
Alias Type: Federal Facility ID
Alias Name: J09CA0042
Alias Type: INPR
Alias Name: 80000028
Alias Type: Envirostor ID Number

**Actual:
47 ft.**

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

(CMAFP) SANTA ANA AIRUG (Continued)

S107735759

Completed Document Type: Not reported
 Completed Date: Not reported
 Comments: Not reported

 Future Area Name: Not reported
 Future Sub Area Name: Not reported
 Future Document Type: Not reported
 Future Due Date: Not reported
 Schedule Area Name: Not reported
 Schedule Sub Area Name: Not reported
 Schedule Document Type: Not reported
 Schedule Due Date: Not reported
 Schedule Revised Date: Not reported

H35 SOUTH PACIFIC CAR WASH
NNW 2750 BRISTOL ST S
1/4-1/2 COSTA MESA, CA 92626
0.467 mi.
2464 ft.

LUST S106117671
N/A

Site 1 of 2 in cluster H

Relative:
Lower

LUST REG 8:

Actual:
34 ft.

Region: 8
 County: Orange
 Regional Board: Santa Ana Region
 Facility Status: Pollution Characterization
 Case Number: Not reported
 Local Case Num: 03UT012
 Case Type: Soil only
 Substance: Gasoline
 Qty Leaked: 0
 Abate Method: Not reported
 Cross Street: Not reported
 Enf Type: SEL
 Funding: Not reported
 How Discovered: Tank Closure
 How Stopped: Close Tank
 Leak Cause: Unknown
 Leak Source: D
 Global ID: T0605970478
 How Stopped Date: 9/9/9999
 Enter Date: Not reported
 Date Confirmation of Leak Began: Not reported
 Date Preliminary Assessment Began: Not reported
 Discover Date: 3/10/2003
 Enforcement Date: Not reported
 Close Date: Not reported
 Date Prelim Assessment Workplan Submitted: 6/23/2003
 Date Pollution Characterization Began: 1/12/2004
 Date Remediation Plan Submitted: Not reported
 Date Remedial Action Underway: Not reported
 Date Post Remedial Action Monitoring: Not reported
 Enter Date: Not reported
 GW Qualifies: Not reported
 Soil Qualifies: =
 Operator: Not reported
 Facility Contact: Not reported
 Interim: Not reported
 Oversight Program: LUST

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SOUTH PACIFIC CAR WASH (Continued)

S106117671

Latitude:	0
Longitude:	0
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	272000
MTBE Fuel:	1
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected
MTBE Class:	*
Staff:	Not reported
Staff Initials:	AR
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	Not reported

H36
NNW
1/4-1/2
0.467 mi.
2464 ft.

SOUTH PACIFIC CAR WASH
2750 BRISTOL ST
COSTA MESA, CA 92626

LUST U003433465
UST N/A

Site 2 of 2 in cluster H

Relative:
Lower

LUST:

Actual:
34 ft.

Region:	STATE
Global Id:	T0605970478
Latitude:	33.674096
Longitude:	-117.888502
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	06/04/2010
Lead Agency:	ORANGE COUNTY LOP
Case Worker:	DB
Local Agency:	ORANGE COUNTY LOP
RB Case Number:	Not reported
LOC Case Number:	03UT012
File Location:	Local Agency
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0605970478
Contact Type:	Local Agency Caseworker
Contact Name:	DENAMARIE BAKER
Organization Name:	ORANGE COUNTY LOP
Address:	1241 E. DYER ROAD, STE. 120
City:	SANTA ANA
Email:	dbaker@ochca.com
Phone Number:	7144336255

Global Id:	T0605970478
Contact Type:	Regional Board Caseworker

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTH PACIFIC CAR WASH (Continued)

U003433465

Contact Name: TOM E. MBEKE-EKANEM
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: tmbeke-ekanem@waterboards.ca.gov
Phone Number: 9513202007

Status History:

Global Id: T0605970478
Status: Completed - Case Closed
Status Date: 06/04/2010

Global Id: T0605970478
Status: Open - Case Begin Date
Status Date: 03/10/2003

Global Id: T0605970478
Status: Open - Site Assessment
Status Date: 06/23/2003

Global Id: T0605970478
Status: Open - Site Assessment
Status Date: 01/12/2004

Regulatory Activities:

Global Id: T0605970478
Action Type: ENFORCEMENT
Date: 09/26/2008
Action: Staff Letter

Global Id: T0605970478
Action Type: Other
Date: 03/10/2003
Action: Leak Discovery

Global Id: T0605970478
Action Type: ENFORCEMENT
Date: 03/13/2003
Action: Notice of Responsibility

Global Id: T0605970478
Action Type: ENFORCEMENT
Date: 12/02/2003
Action: Staff Letter

Global Id: T0605970478
Action Type: ENFORCEMENT
Date: 01/07/2004
Action: Staff Letter

Global Id: T0605970478
Action Type: ENFORCEMENT
Date: 02/20/2004
Action: Staff Letter

Global Id: T0605970478

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTH PACIFIC CAR WASH (Continued)

U003433465

Action Type:	ENFORCEMENT
Date:	02/24/2005
Action:	Staff Letter
Global Id:	T0605970478
Action Type:	ENFORCEMENT
Date:	07/24/2007
Action:	Staff Letter
Global Id:	T0605970478
Action Type:	ENFORCEMENT
Date:	02/03/2006
Action:	Staff Letter
Global Id:	T0605970478
Action Type:	ENFORCEMENT
Date:	11/28/2006
Action:	Staff Letter
Global Id:	T0605970478
Action Type:	ENFORCEMENT
Date:	06/04/2007
Action:	Staff Letter
Global Id:	T0605970478
Action Type:	ENFORCEMENT
Date:	05/12/2008
Action:	Staff Letter
Global Id:	T0605970478
Action Type:	Other
Date:	03/10/2003
Action:	Leak Reported
Global Id:	T0605970478
Action Type:	ENFORCEMENT
Date:	03/19/2010
Action:	Staff Letter
Global Id:	T0605970478
Action Type:	ENFORCEMENT
Date:	03/06/2009
Action:	Staff Letter
Global Id:	T0605970478
Action Type:	ENFORCEMENT
Date:	06/04/2010
Action:	Closure/No Further Action Letter
Global Id:	T0605970478
Action Type:	REMEDIATION
Date:	10/24/2005
Action:	In Situ Physical/Chemical Treatment (other than SVE)
Global Id:	T0605970478
Action Type:	REMEDIATION
Date:	10/24/2005

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOUTH PACIFIC CAR WASH (Continued)

U003433465

Action: Soil Vapor Extraction (SVE)

Global Id: T0605970478
Action Type: ENFORCEMENT
Date: 05/12/2005
Action: Staff Letter

Global Id: T0605970478
Action Type: ENFORCEMENT
Date: 01/03/2006
Action: Staff Letter

Global Id: T0605970478
Action Type: ENFORCEMENT
Date: 07/03/2009
Action: Staff Letter

Global Id: T0605970478
Action Type: ENFORCEMENT
Date: 07/02/2009
Action: Staff Letter

UST:

Facility ID: 11327
Permitting Agency: ORANGE COUNTY
Latitude: 33.675441
Longitude: -117.887055

37
NNW
1/4-1/2
0.498 mi.
2629 ft.

**CREEKSIDE PROPERTY
2900 BRISTOL AVENUE
COSTA MESA, CA**

**SLIC S101541126
N/A**

**Relative:
Lower**

SLIC:

**Actual:
42 ft.**

Region: STATE
Facility Status: Completed - Case Closed
Status Date: 01/15/1994
Global Id: SLT8R2133991
Lead Agency: SANTA ANA RWQCB (REGION 8)
Lead Agency Case Number: Not reported
Latitude: 33.6760328016934
Longitude: -117.88583278656
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: SLT8R213
File Location: Regional Board
Potential Media Affected: Other Groundwater (uses other than drinking water), Soil
Potential Contaminants of Concern: Other Chlorinated Hydrocarbons, Tetrachloroethylene (PCE), Trichloroethylene (TCE)
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CREEKSIDE PROPERTY (Continued)

S101541126

SLIC REG 8:
Type: Soil and Groundwater
Facility Status: Closed
Staff: MGC
Substance: TCE,PCE
Lead Agency: Regional Board
Location Code: CM-3
Thomas Bros Code: 859-D5

38
NNW
1/2-1
0.583 mi.
3077 ft.

**EXOTIC MATERIAL INC
2930 BRISTOL ST
COSTA MESA, CA 92626**

**ENVIROSTOR S100200509
N/A**

**Relative:
Lower**

ENVIROSTOR:
Facility ID: 30280530
Status: Refer: Other Agency
Status Date: 08/23/1984
Site Code: Not reported
Site Type: Historical
Site Type Detailed: * Historical
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: * Mmonroy
Division Branch: Cleanup Cypress
Assembly: 74
Senate: 37
Special Program: * RCRA 3012 - Past Haz Waste Disp Inven Site
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 33.67743
Longitude: -117.8858
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: * UNSPECIFIED ACID SOLUTION * UNSPECIFIED OIL CONTAINING WASTE *
UNSPECIFIED SOLVENT MIXTURES
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: DOW CHEMICAL COMPANY (SEAL BEACH)
Alias Type: Alternate Name
Alias Name: PERKIN-ELMER CORP
Alias Type: Alternate Name
Alias Name: CAD008339988
Alias Type: EPA Identification Number
Alias Name: 110002632802
Alias Type: EPA (FRS #)
Alias Name: 30280530
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

EXOTIC MATERIAL INC (Continued)

S100200509

Completed Date: 10/25/1994
 Comments: DATABASE VALIDATION PROGRAM CONFIRMS NFA FOR DTSC.

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Preliminary Assessment Report
 Completed Date: 08/23/1984
 Comments: FACILITY DRIVE-BY OLD LOCATION: BLDG VACANT. WAREHOUSE W/ OFFICE IN FRONT. NO VISIBLE PROB. CURR LOC: DRUMS STACKD AROUND SMALL METAL STORAGE. NO VISIBLE PROB. CLEAN SUBMIT TO EPA PRELIM ASSESS DONE RCRA 3012

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: * Discovery
 Completed Date: 10/12/1983
 Comments: FACILITY IDENTIFIED ID FROM ERRIS

Future Area Name: Not reported
 Future Sub Area Name: Not reported
 Future Document Type: Not reported
 Future Due Date: Not reported
 Schedule Area Name: Not reported
 Schedule Sub Area Name: Not reported
 Schedule Document Type: Not reported
 Schedule Due Date: Not reported
 Schedule Revised Date: Not reported

39
 ENE
 1/2-1
 0.715 mi.
 3777 ft.

ORANGE COUNTY AIRPORT
NEWPORT BEACH, CA

ENVIROSTOR S107736963
N/A

Relative:
Higher

ENVIROSTOR:
 Facility ID: 80000829
 Status: Inactive - Needs Evaluation
 Status Date: 07/01/2005
 Site Code: Not reported
 Site Type: Military Evaluation
 Site Type Detailed: FUDS
 Acres: Not reported
 NPL: NO
 Regulatory Agencies: SMBRP
 Lead Agency: SMBRP
 Program Manager: Not reported
 Supervisor: Douglas Bautista
 Division Branch: Cleanup Cypress
 Assembly: 74
 Senate: 37
 Special Program: Not reported
 Restricted Use: NO
 Site Mgmt Req: NONE SPECIFIED
 Funding: DERA
 Latitude: 33.67166
 Longitude: -117.8719
 APN: NONE SPECIFIED
 Past Use: NONE SPECIFIED

Actual:
53 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ORANGE COUNTY AIRPORT (Continued)

S107736963

Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CA99799F994900
Alias Type: Federal Facility ID
Alias Name: J09CA7127
Alias Type: INPR
Alias Name: 80000829
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Inventory Project Report (INPR)
Completed Date: 08/18/1998
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

40
NNE
1/2-1
0.795 mi.
4198 ft.

FRYE & SMITH, INC.
150 E. BAKER STREET
COSTA MESA, CA 92626

ENVIROSTOR S104582445
N/A

Relative:
Lower

ENVIROSTOR:

Facility ID: 71002615
Status: No Further Action
Status Date: 05/20/2015
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: 4
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Robert M. Senga
Division Branch: Cleanup Cypress
Assembly: 74
Senate: 37
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 33.67967
Longitude: -117.8772
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED

Actual:
44 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FRYE & SMITH, INC. (Continued)

S104582445

Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD084456581
Alias Type: EPA Identification Number
Alias Name: 71002615
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

41
NE
1/2-1
0.889 mi.
4693 ft.

CERADYNE INC
3169 REDHILL AVE
COSTA MESA, CA 92626

ENVIROSTOR 1005775296
WDS N/A

Relative:
Lower

ENVIROSTOR:

Facility ID: 71002835
Status: Inactive - Needs Evaluation
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Cypress
Assembly: 74
Senate: 37
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 33.64113
Longitude: -117.9186
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD981424229

Actual:
47 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CERADYNE INC (Continued)

1005775296

Alias Type: EPA Identification Number
Alias Name: 71002835
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

WDS:

Facility ID: Santa Ana River 30I012045
Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion: 8
Facility Telephone: 7145490421
Facility Contact: FERNANDO HERNANDEZ
Agency Name: CERADYNE INC
Agency Address: 3169 REDHILL AVE
Agency City,St,Zip: COSTA MESA 92626
Agency Contact: FERNANDO HERNANDEZ
Agency Telephone: 7145490421
Agency Type: Private
SIC Code: 0
SIC Code 2: Not reported
Primary Waste Type: Not reported
Primary Waste: Not reported
Waste Type2: Not reported
Waste2: Not reported
Primary Waste Type: Not reported
Secondary Waste: Not reported
Secondary Waste Type: Not reported
Design Flow: 0
Baseline Flow: 0
Reclamation: Not reported
POTW: Not reported
Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CERADYNE INC (Continued)

1005775296

to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.

Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

42
North
1/2-1
0.926 mi.
4887 ft.

SHELL SERVICE STATION
3045 BRISTOL
COSTA MESA, CA 90220

LUST **S100230416**
Notify 65 **N/A**

Relative:
Lower

LUST:

Region: STATE
 Global Id: T0605901151
 Latitude: 33.6820635
 Longitude: -117.8857771
 Case Type: LUST Cleanup Site
 Status: Completed - Case Closed
 Status Date: 05/20/2004
 Lead Agency: ORANGE COUNTY LOP
 Case Worker: DB
 Local Agency: ORANGE COUNTY LOP
 RB Case Number: 083001510T
 LOC Case Number: 90UT120
 File Location: Local Agency Warehouse
 Potential Media Affect: Other Groundwater (uses other than drinking water)
 Potential Contaminants of Concern: Gasoline
 Site History: Not reported

Actual:
38 ft.

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0605901151
 Contact Type: Local Agency Caseworker
 Contact Name: DENAMARIE BAKER
 Organization Name: ORANGE COUNTY LOP
 Address: 1241 E. DYER ROAD, STE. 120
 City: SANTA ANA
 Email: dbaker@ochca.com
 Phone Number: 7144336255

Global Id: T0605901151
 Contact Type: Regional Board Caseworker
 Contact Name: CARL BERNHARDT
 Organization Name: SANTA ANA RWQCB (REGION 8)
 Address: 3737 MAIN STREET, SUITE 500
 City: RIVERSIDE
 Email: cbernhardt@waterboards.ca.gov
 Phone Number: 9517824495

Status History:

Global Id: T0605901151

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL SERVICE STATION (Continued)

S100230416

Status: Completed - Case Closed
Status Date: 05/20/2004

Global Id: T0605901151
Status: Open - Case Begin Date
Status Date: 04/25/1990

Global Id: T0605901151
Status: Open - Verification Monitoring
Status Date: 08/01/2002

Regulatory Activities:

Global Id: T0605901151
Action Type: ENFORCEMENT
Date: 04/16/2003
Action: Staff Letter

Global Id: T0605901151
Action Type: ENFORCEMENT
Date: 08/18/2003
Action: Staff Letter

Global Id: T0605901151
Action Type: Other
Date: 04/25/1990
Action: Leak Discovery

Global Id: T0605901151
Action Type: Other
Date: 05/03/1990
Action: Leak Reported

Global Id: T0605901151
Action Type: REMEDIATION
Date: 07/09/1991
Action: Excavation

Global Id: T0605901151
Action Type: REMEDIATION
Date: 06/01/2000
Action: Excavation

Global Id: T0605901151
Action Type: ENFORCEMENT
Date: 09/15/2004
Action: Closure/No Further Action Letter

Global Id: T0605901151
Action Type: ENFORCEMENT
Date: 05/09/1990
Action: Notice of Responsibility

ORANGE CO. LUST:

Region: ORANGE
Facility Id: 90UT120

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL SERVICE STATION (Continued)

S100230416

Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 09/15/2004
Case Type: Other Ground Water
Record ID: RO0002257

LUST REG 8:

Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083001510T
Local Case Num: 90UT120
Case Type: Other ground water affected
Substance: Gasoline
Qty Leaked: 0
Abate Method: Not reported
Cross Street: Not reported
Enf Type: CLOS
Funding: Not reported
How Discovered: SA
How Stopped: New Tank
Leak Cause: Unknown
Leak Source: Tank
Global ID: T0605901151
How Stopped Date: 9/9/9999
Enter Date: Not reported
Date Confirmation of Leak Began: Not reported
Date Preliminary Assessment Began: Not reported
Discover Date: 4/25/1990
Enforcement Date: Not reported
Close Date: 5/20/2004
Date Prelim Assessment Workplan Submitted: Not reported
Date Pollution Characterization Began: Not reported
Date Remediation Plan Submitted: Not reported
Date Remedial Action Underway: Not reported
Date Post Remedial Action Monitoring: 8/1/2002
Enter Date: Not reported
GW Qualifies: =
Soil Qualifies: =
Operator: Not reported
Facility Contact: Not reported
Interim: Not reported
Oversite Program: LUST
Latitude: 33.6820635
Longitude: -117.8857771
MTBE Date: 1/9/2002
Max MTBE GW: 51
MTBE Concentration: 0
Max MTBE Soil: 6.9
MTBE Fuel: 1
MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
MTBE Class: *
Staff: CAB
Staff Initials: AR
Lead Agency: Local Agency
Local Agency: 30000L

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL SERVICE STATION (Continued)

S100230416

Hydr Basin #: Not reported
Beneficial: MUN
Priority: Not reported
Cleanup Fund Id: Not reported
Work Suspended: Not reported
Summary: Not reported

NOTIFY 65:

Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Issue Date: Not reported
Incident Description: Not reported

**I43
West
1/2-1
0.949 mi.
5013 ft.**

**SANTA ANA AAB
COSTA MESA, CA
Site 1 of 2 in cluster I**

**ENVIROSTOR S107737267
N/A**

**Relative:
Higher**

ENVIROSTOR:
Facility ID: 80000467
Status: Inactive - Needs Evaluation
Status Date: 07/01/2005
Site Code: Not reported
Site Type: Military Evaluation
Site Type Detailed: FUDS
Acres: Not reported
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Douglas Bautista
Division Branch: Cleanup Cypress
Assembly: 74
Senate: 37
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: DERA
Latitude: 33.66694
Longitude: -117.9002
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CA99799F561600
Alias Type: Federal Facility ID
Alias Name: J09CA0614
Alias Type: INPR
Alias Name: 80000467
Alias Type: Envirostor ID Number

**Actual:
62 ft.**

Completed Info:
Completed Area Name: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SANTA ANA AAB (Continued)

S107737267

Completed Sub Area Name: Not reported
 Completed Document Type: Not reported
 Completed Date: Not reported
 Comments: Not reported

Future Area Name: Not reported
 Future Sub Area Name: Not reported
 Future Document Type: Not reported
 Future Due Date: Not reported
 Schedule Area Name: Not reported
 Schedule Sub Area Name: Not reported
 Schedule Document Type: Not reported
 Schedule Due Date: Not reported
 Schedule Revised Date: Not reported

I44
West
1/2-1
0.954 mi.
5036 ft.

SANTA ANA ARMY AIR BASE
COSTA MESA, CA
Site 2 of 2 in cluster I

FUDS 1009484289
N/A

Relative:
Higher

FUDS:
 Federal Facility ID: CA9799F5616
 FUDS #: J09CA0614
 INST ID: 53886
 Facility Name: SANTA ANA ARMY AIR BASE
 City: COSTA MESA
 State: CA
 EPA Region: 09
 County: ORANGE
 Congressional District: 48
 US Army District: Los Angeles District (SPL)
 Fiscal Year: 2013
 Telephone: 213-452-3920
 NPL Status: Not Listed
 RAB: Not reported
 CTC: 914.8999
 Current Owner: Other Federal Government; Private Sector
 Current Prog: Not reported
 Future Prog: Not reported
 Acreage: Not reported
 Description: The Santa Ana Army Air Base consisted of 1336.102 acres. This was made up of 909.453 acres acquired in fee, by condemnation and purchase, 420.74 acres acquired by lease, 5.771 acres acquired by easement, and 0.138 acres. The site is located in the City of Costa Mesa, Orange County, California. The site, at present, contains the Orange County Fairgrounds, Costa Mesa City Hall, Orange Coast College, Pacific Amphitheater, Southern California Bible College, Air National Guard Station, and several residential and retail tracts. Some of the original buildings were renovated and are being used by the present owners. The lease was terminated when the fee land was conveyed to the College.

Actual:
62 ft.

History: The Army Air Corps used the site as a pilot training facility between March 1942 and October 1944. It then became a redistribution center and convalescent hospital and later was a discharge station for returning soldiers. The base was built to serve 20,000 personnel. Finally, before it closed in March 1946, it was a discharge station for soldiers returning from the Pacific. The former site was sold to

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SANTA ANA ARMY AIR BASE (Continued)

1009484289

various entities - Orange Coast College, 32nd Agricultural, and Southern California Bible College. The site currently consists of many residential and retail tracts with approximately 2,800 owners

Latitude: -117.906997681
Longitude: 33.668098449699

45
WSW
1/2-1
0.975 mi.
5149 ft.

COSTA MESA ANG STATION
2651 NEWPORT BLVD
COSTA MESA, CA 90220

LUST **S100179551**
MCS **N/A**
NPDES
Notify 65

Relative:
Higher

LUST:

Region: STATE
Global Id: T0605901234
Latitude: 33.6716369
Longitude: -117.890061
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 06/17/1993
Lead Agency: ORANGE COUNTY LOP
Case Worker: DB
Local Agency: ORANGE COUNTY LOP
RB Case Number: 083001626T
LOC Case Number: 92UT101
File Location: Local Agency
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel, Gasoline
Site History: Not reported

Actual:
69 ft.

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0605901234
Contact Type: Local Agency Caseworker
Contact Name: DENAMARIE BAKER
Organization Name: ORANGE COUNTY LOP
Address: 1241 E. DYER ROAD, STE. 120
City: SANTA ANA
Email: dbaker@ochca.com
Phone Number: 7144336255

Global Id: T0605901234
Contact Type: Regional Board Caseworker
Contact Name: CARL BERNHARDT
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: cbernhardt@waterboards.ca.gov
Phone Number: 9517824495

Status History:

Global Id: T0605901234
Status: Completed - Case Closed
Status Date: 06/17/1993

Global Id: T0605901234
Status: Open - Case Begin Date
Status Date: 08/21/1992

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTA MESA ANG STATION (Continued)

S100179551

Regulatory Activities:

Global Id: T0605901234
Action Type: Other
Date: 08/21/1992
Action: Leak Discovery

Global Id: T0605901234
Action Type: Other
Date: 08/21/1992
Action: Leak Reported

Global Id: T0605901234
Action Type: REMEDIATION
Date: 08/26/1992
Action: Excavation

ORANGE CO. LUST:

Region: ORANGE
Facility Id: 92UT101
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 06/17/1993
Case Type: Soil Only
Record ID: RO0002284

Region: ORANGE
Facility Id: 92UT101
Current Status: Certification (Case Closed)
Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4
Date Closed: 06/17/1993
Case Type: Soil Only
Record ID: RO0002284

LUST REG 8:

Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083001626T
Local Case Num: 92UT101
Case Type: Soil only
Substance: 12034,800661
Qty Leaked: 0
Abate Method: Not reported
Cross Street: Not reported
Enf Type: Not reported
Funding: Not reported
How Discovered: Tank Closure
How Stopped: Close Tank
Leak Cause: Unknown
Leak Source: Unknown
Global ID: T0605901234
How Stopped Date: 9/9/9999
Enter Date: Not reported
Date Confirmation of Leak Began: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

COSTA MESA ANG STATION (Continued)

S100179551

Date Preliminary Assessment Began:	Not reported
Discover Date:	8/21/1992
Enforcement Date:	Not reported
Close Date:	6/17/1993
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.67068943
Longitude:	-117.8914304
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	0
MTBE Tested:	Not Required to be Tested.
MTBE Class:	*
Staff:	CAB
Staff Initials:	AR
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	Not reported

MCS:

Global Id:	T0605959838
Latitude:	33.67107
Longitude:	-117.8912
Case Type:	Military Cleanup Site
Status:	Open - Site Assessment
Status Date:	05/15/2012
Lead Agency:	SANTA ANA RWQCB (REGION 8)
Caseworker:	PAH
Local Agency:	DEPARTMENT OF TOXIC SUBSTANCES CONTROL
RB Case Number:	Not reported
LOC Case Number:	30970004
File Location:	DTSC
Potential Media Affect:	Other Groundwater (uses other than drinking water), Soil
EDR Link ID:	T0605959838
Potential Contaminants of Concern:	Trichloroethylene (TCE), Diesel, Polynuclear aromatic hydrocarbons (PAHs), Waste Oil / Motor / Hydraulic / Lubricating
Site History:	The 222nd CCS was previously located on the former Santa Ana Army Air Base, which occupied approximately 1,300 acres during the 1940s and 1950s. The 222nd CCSs mission was to provide communications support for national disasters and in wartime, if needed. This mission

MAP FINDINGS

COSTA MESA ANG STATION (Continued)

S100179551

necessitated routine maintenance of vehicles, generators, and various ground equipment. Hazardous wastes resulting from these maintenance activities included varying amounts of waste fuels, oils, paints, thinners, and solvents. The Soil OU and Groundwater OU encompass the full impacted extent of the Station. The Groundwater OU extends downgradient offsite to the southwest, beyond the Installation boundary. Former Costa Mesa ANG is largely covered by asphalt, concrete, and buildings. A small portion is covered by mature trees and grass. The water table below the Station is situated in sand at depths of 35 to 40 ft below ground surface (BGS).

[Click here to access the California GeoTracker records for this facility:](#)

NPDES:

Npdes Number:	Not reported
Facility Status:	Not reported
Agency Id:	Not reported
Region:	8
Regulatory Measure Id:	351161
Order No:	Not reported
Regulatory Measure Type:	Industrial
Place Id:	Not reported
WDID:	8 301021756
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	6/24/2013
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
RECEIVED DATE:	8/22/2008
PROCESSED DATE:	8/25/2008
STATUS CODE NAME:	Terminated
STATUS DATE:	10/30/2013
PLACE SIZE:	8.3
PLACE SIZE UNIT:	Acres
FACILITY CONTACT NAME:	Timothy Warner
FACILITY CONTACT TITLE:	Not reported
FACILITY CONTACT PHONE:	925-668-1934
FACILITY CONTACT PHONE EXT:	Not reported
FACILITY CONTACT EMAIL:	timothy.j.warner@usar.army.mil
OPERATOR NAME:	63d Regional Support Command
OPERATOR ADDRESS:	230 R T Jones Rd
OPERATOR CITY:	Mountain View
OPERATOR STATE:	California
OPERATOR ZIP:	94043
OPERATOR CONTACT NAME:	Laura Caballero
OPERATOR CONTACT TITLE:	Not reported
OPERATOR CONTACT PHONE:	650-526-9802
OPERATOR CONTACT PHONE EXT:	Not reported
OPERATOR CONTACT EMAIL:	laura.caballero@usar.army.mil
OPERATOR TYPE:	Federal Agency
DEVELOPER NAME:	Not reported
DEVELOPER ADDRESS:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTA MESA ANG STATION (Continued)

S100179551

DEVELOPER CITY:	Not reported
DEVELOPER STATE:	California
DEVELOPER ZIP:	Not reported
DEVELOPER CONTACT NAME:	Not reported
DEVELOPER CONTACT TITLE:	Not reported
CONSTYPE LINEAR UTILITY IND:	Not reported
EMERGENCY PHONE NO:	Not reported
EMERGENCY PHONE EXT:	Not reported
CONSTYPE ABOVE GROUND IND:	Not reported
CONSTYPE BELOW GROUND IND:	Not reported
CONSTYPE CABLE LINE IND:	Not reported
CONSTYPE COMM LINE IND:	Not reported
CONSTYPE COMMERTIAL IND:	Not reported
CONSTYPE ELECTRICAL LINE IND:	Not reported
CONSTYPE GAS LINE IND:	Not reported
CONSTYPE INDUSTRIAL IND:	Not reported
CONSTYPE OTHER DESRIPTION:	Not reported
CONSTYPE OTHER IND:	Not reported
CONSTYPE RECONS IND:	Not reported
CONSTYPE RESIDENTIAL IND:	Not reported
CONSTYPE TRANSPORT IND:	Not reported
CONSTYPE UTILITY DESCRIPTION:	Not reported
CONSTYPE UTILITY IND:	Not reported
CONSTYPE WATER SEWER IND:	Not reported
DIR DISCHARGE USWATER IND:	Not reported
RECEIVING WATER NAME:	Upper Newport Bay
CERTIFIER NAME:	Laura Caballero
CERTIFIER TITLE:	Not reported
CERTIFICATION DATE:	10-JAN-12
PRIMARY SIC:	9711-National Security
SECONDARY SIC:	4231-Terminal and Joint Terminal Maintenance Facilities for Motor Freight Transportation
TERTIARY SIC:	Not reported
Npdes Number:	CAS000001
Facility Status:	Terminated
Agency Id:	0
Region:	8
Regulatory Measure Id:	351161
Order No:	97-03-DWQ
Regulatory Measure Type:	Enrollee
Place Id:	Not reported
WDID:	8 30I021756
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	08/25/2008
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	06/24/2013
Discharge Name:	63d Regional Support Command
Discharge Address:	230 R T Jones Rd
Discharge City:	Mountain View
Discharge State:	California
Discharge Zip:	94043
RECEIVED DATE:	Not reported
PROCESSED DATE:	Not reported
STATUS CODE NAME:	Not reported
STATUS DATE:	Not reported
PLACE SIZE:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTA MESA ANG STATION (Continued)

S100179551

PLACE SIZE UNIT:	Not reported
FACILITY CONTACT NAME:	Not reported
FACILITY CONTACT TITLE:	Not reported
FACILITY CONTACT PHONE:	Not reported
FACILITY CONTACT PHONE EXT:	Not reported
FACILITY CONTACT EMAIL:	Not reported
OPERATOR NAME:	Not reported
OPERATOR ADDRESS:	Not reported
OPERATOR CITY:	Not reported
OPERATOR STATE:	Not reported
OPERATOR ZIP:	Not reported
OPERATOR CONTACT NAME:	Not reported
OPERATOR CONTACT TITLE:	Not reported
OPERATOR CONTACT PHONE:	Not reported
OPERATOR CONTACT PHONE EXT:	Not reported
OPERATOR CONTACT EMAIL:	Not reported
OPERATOR TYPE:	Not reported
DEVELOPER NAME:	Not reported
DEVELOPER ADDRESS:	Not reported
DEVELOPER CITY:	Not reported
DEVELOPER STATE:	Not reported
DEVELOPER ZIP:	Not reported
DEVELOPER CONTACT NAME:	Not reported
DEVELOPER CONTACT TITLE:	Not reported
CONSTYPE LINEAR UTILITY IND:	Not reported
EMERGENCY PHONE NO:	Not reported
EMERGENCY PHONE EXT:	Not reported
CONSTYPE ABOVE GROUND IND:	Not reported
CONSTYPE BELOW GROUND IND:	Not reported
CONSTYPE CABLE LINE IND:	Not reported
CONSTYPE COMM LINE IND:	Not reported
CONSTYPE COMMERCIAL IND:	Not reported
CONSTYPE ELECTRICAL LINE IND:	Not reported
CONSTYPE GAS LINE IND:	Not reported
CONSTYPE INDUSTRIAL IND:	Not reported
CONSTYPE OTHER DESCRIPTION:	Not reported
CONSTYPE OTHER IND:	Not reported
CONSTYPE RECONS IND:	Not reported
CONSTYPE RESIDENTIAL IND:	Not reported
CONSTYPE TRANSPORT IND:	Not reported
CONSTYPE UTILITY DESCRIPTION:	Not reported
CONSTYPE UTILITY IND:	Not reported
CONSTYPE WATER SEWER IND:	Not reported
DIR DISCHARGE USWATER IND:	Not reported
RECEIVING WATER NAME:	Not reported
CERTIFIER NAME:	Not reported
CERTIFIER TITLE:	Not reported
CERTIFICATION DATE:	Not reported
PRIMARY SIC:	Not reported
SECONDARY SIC:	Not reported
TERTIARY SIC:	Not reported

NOTIFY 65:

Date Reported:	Not reported
Staff Initials:	Not reported
Board File Number:	Not reported
Facility Type:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTA MESA ANG STATION (Continued)

S100179551

Discharge Date: Not reported
Issue Date: Not reported
Incident Description: Not reported

Count: 5 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
SANTA ANA	S108985898	BRISTOL PLAZA CALIF CLEANERS	BRISTOL STREET		SLIC
SANTA ANA	S103249116	ASTRO OIL SERVICE STATION	1441 BRISTOL ST	92707	LUST, HIST CORTESE
SANTA ANA	1000288485	SHELL OIL	1512 BRISTOL	92707	LUST
SANTA ANA	S103641258	ARCO #0192	2100 BRISTOL ST	92707	LUST
SANTA ANA	U003659696	SANTA ANA COUNTRY CLUB	20241 SANTA ANA AVE	92707	LUST, UST, SWEEPS UST, HIST CORTESE

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 03/07/2016	Source: EPA
Date Data Arrived at EDR: 04/05/2016	Telephone: N/A
Date Made Active in Reports: 04/15/2016	Last EDR Contact: 04/05/2016
Number of Days to Update: 10	Next Scheduled EDR Contact: 04/18/2016
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 03/07/2016	Source: EPA
Date Data Arrived at EDR: 04/05/2016	Telephone: N/A
Date Made Active in Reports: 04/15/2016	Last EDR Contact: 04/05/2016
Number of Days to Update: 10	Next Scheduled EDR Contact: 04/18/2016
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 03/07/2016	Source: EPA
Date Data Arrived at EDR: 04/05/2016	Telephone: N/A
Date Made Active in Reports: 04/15/2016	Last EDR Contact: 04/05/2016
Number of Days to Update: 10	Next Scheduled EDR Contact: 04/18/2016
	Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/13/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/06/2016	Telephone: 703-603-8704
Date Made Active in Reports: 05/20/2016	Last EDR Contact: 04/08/2016
Number of Days to Update: 135	Next Scheduled EDR Contact: 07/18/2016
	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: 03/07/2016	Source: EPA
Date Data Arrived at EDR: 04/05/2016	Telephone: 800-424-9346
Date Made Active in Reports: 04/15/2016	Last EDR Contact: 04/05/2016
Number of Days to Update: 10	Next Scheduled EDR Contact: 08/01/2016
	Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 03/07/2016	Source: EPA
Date Data Arrived at EDR: 04/05/2016	Telephone: 800-424-9346
Date Made Active in Reports: 04/15/2016	Last EDR Contact: 04/05/2016
Number of Days to Update: 10	Next Scheduled EDR Contact: 08/01/2016
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/09/2015	Source: EPA
Date Data Arrived at EDR: 03/02/2016	Telephone: 800-424-9346
Date Made Active in Reports: 04/05/2016	Last EDR Contact: 03/30/2016
Number of Days to Update: 34	Next Scheduled EDR Contact: 07/11/2016
	Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/09/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/02/2016	Telephone: (415) 495-8895
Date Made Active in Reports: 04/05/2016	Last EDR Contact: 03/30/2016
Number of Days to Update: 34	Next Scheduled EDR Contact: 07/11/2016
	Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/09/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/02/2016	Telephone: (415) 495-8895
Date Made Active in Reports: 04/05/2016	Last EDR Contact: 03/30/2016
Number of Days to Update: 34	Next Scheduled EDR Contact: 07/11/2016
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 12/09/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/02/2016	Telephone: (415) 495-8895
Date Made Active in Reports: 04/05/2016	Last EDR Contact: 03/30/2016
Number of Days to Update: 34	Next Scheduled EDR Contact: 07/11/2016
	Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/09/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/02/2016	Telephone: (415) 495-8895
Date Made Active in Reports: 04/05/2016	Last EDR Contact: 03/30/2016
Number of Days to Update: 34	Next Scheduled EDR Contact: 07/11/2016
	Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/28/2015	Source: Department of the Navy
Date Data Arrived at EDR: 05/29/2015	Telephone: 843-820-7326
Date Made Active in Reports: 06/11/2015	Last EDR Contact: 05/16/2016
Number of Days to Update: 13	Next Scheduled EDR Contact: 08/29/2016
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 09/10/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/11/2015	Telephone: 703-603-0695
Date Made Active in Reports: 11/03/2015	Last EDR Contact: 05/25/2016
Number of Days to Update: 53	Next Scheduled EDR Contact: 09/12/2016
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 09/10/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/11/2015	Telephone: 703-603-0695
Date Made Active in Reports: 11/03/2015	Last EDR Contact: 05/25/2016
Number of Days to Update: 53	Next Scheduled EDR Contact: 09/12/2016
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 03/28/2016
Date Data Arrived at EDR: 03/30/2016
Date Made Active in Reports: 05/20/2016
Number of Days to Update: 51

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/30/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Annually

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 02/01/2016
Date Data Arrived at EDR: 02/03/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 48

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/04/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies 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: 02/01/2016
Date Data Arrived at EDR: 02/03/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 48

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/04/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 02/15/2016
Date Data Arrived at EDR: 02/17/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 44

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 05/18/2016
Next Scheduled EDR Contact: 08/29/2016
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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	Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Date Data Arrived at EDR: 02/26/2004	Telephone: 760-776-8943
Date Made Active in Reports: 03/24/2004	Last EDR Contact: 08/01/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003	Source: California Regional Water Quality Control Board Lahontan Region (6)
Date Data Arrived at EDR: 09/10/2003	Telephone: 530-542-5572
Date Made Active in Reports: 10/07/2003	Last EDR Contact: 09/12/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008	Source: California Regional Water Quality Control Board Central Valley Region (5)
Date Data Arrived at EDR: 07/22/2008	Telephone: 916-464-4834
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 07/01/2011
Number of Days to Update: 9	Next Scheduled EDR Contact: 10/17/2011
	Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004	Source: California Regional Water Quality Control Board Los Angeles Region (4)
Date Data Arrived at EDR: 09/07/2004	Telephone: 213-576-6710
Date Made Active in Reports: 10/12/2004	Last EDR Contact: 09/06/2011
Number of Days to Update: 35	Next Scheduled EDR Contact: 12/19/2011
	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	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/19/2003	Telephone: 805-542-4786
Date Made Active in Reports: 06/02/2003	Last EDR Contact: 07/18/2011
Number of Days to Update: 14	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	Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-622-2433
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 03/14/2016
Date Data Arrived at EDR: 03/16/2016
Date Made Active in Reports: 05/16/2016
Number of Days to Update: 61

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 06/14/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Quarterly

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 01/07/2016
Date Data Arrived at EDR: 01/08/2016
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 41

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/29/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Quarterly

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/05/2016	Source: EPA Region 4
Date Data Arrived at EDR: 04/29/2016	Telephone: 404-562-8677
Date Made Active in Reports: 06/03/2016	Last EDR Contact: 04/26/2016
Number of Days to Update: 35	Next Scheduled EDR Contact: 08/08/2016
	Data Release Frequency: Semi-Annually

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/09/2015	Source: EPA Region 7
Date Data Arrived at EDR: 02/12/2016	Telephone: 913-551-7003
Date Made Active in Reports: 06/03/2016	Last EDR Contact: 04/29/2016
Number of Days to Update: 112	Next Scheduled EDR Contact: 08/08/2016
	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: 12/11/2015	Source: EPA Region 6
Date Data Arrived at EDR: 02/19/2016	Telephone: 214-665-6597
Date Made Active in Reports: 06/03/2016	Last EDR Contact: 04/29/2016
Number of Days to Update: 105	Next Scheduled EDR Contact: 08/08/2016
	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: 10/13/2015	Source: EPA Region 8
Date Data Arrived at EDR: 10/23/2015	Telephone: 303-312-6271
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 04/27/2016
Number of Days to Update: 118	Next Scheduled EDR Contact: 08/08/2016
	Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 02/25/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/27/2016	Telephone: 415-972-3372
Date Made Active in Reports: 06/03/2016	Last EDR Contact: 04/27/2016
Number of Days to Update: 37	Next Scheduled EDR Contact: 08/08/2016
	Data Release Frequency: Quarterly

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: 10/27/2015	Source: EPA Region 1
Date Data Arrived at EDR: 10/29/2015	Telephone: 617-918-1313
Date Made Active in Reports: 01/04/2016	Last EDR Contact: 04/29/2016
Number of Days to Update: 67	Next Scheduled EDR Contact: 08/08/2016
	Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 02/17/2016	Source: EPA, Region 5
Date Data Arrived at EDR: 04/27/2016	Telephone: 312-886-7439
Date Made Active in Reports: 06/03/2016	Last EDR Contact: 04/27/2016
Number of Days to Update: 37	Next Scheduled EDR Contact: 08/08/2016
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC: Statewide SLIC Cases

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 03/14/2016	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/16/2016	Telephone: 866-480-1028
Date Made Active in Reports: 05/16/2016	Last EDR Contact: 06/14/2016
Number of Days to Update: 61	Next Scheduled EDR Contact: 09/26/2016
	Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003	Source: California Regional Water Quality Control Board, North Coast Region (1)
Date Data Arrived at EDR: 04/07/2003	Telephone: 707-576-2220
Date Made Active in Reports: 04/25/2003	Last EDR Contact: 08/01/2011
Number of Days to Update: 18	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	Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-286-0457
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/18/2006	Telephone: 805-549-3147
Date Made Active in Reports: 06/15/2006	Last EDR Contact: 07/18/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 10/31/2011
	Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004	Source: Region Water Quality Control Board Los Angeles Region (4)
Date Data Arrived at EDR: 11/18/2004	Telephone: 213-576-6600
Date Made Active in Reports: 01/04/2005	Last EDR Contact: 07/01/2011
Number of Days to Update: 47	Next Scheduled EDR Contact: 10/17/2011
	Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005	Source: Regional Water Quality Control Board Central Valley Region (5)
Date Data Arrived at EDR: 04/05/2005	Telephone: 916-464-3291
Date Made Active in Reports: 04/21/2005	Last EDR Contact: 09/12/2011
Number of Days to Update: 16	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/11/2016
Next Scheduled EDR Contact: 07/25/2016
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: 03/14/2016	Source: SWRCB
Date Data Arrived at EDR: 03/16/2016	Telephone: 916-341-5851
Date Made Active in Reports: 05/04/2016	Last EDR Contact: 06/14/2016
Number of Days to Update: 49	Next Scheduled EDR Contact: 09/26/2016
	Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 08/01/2009	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 09/10/2009	Telephone: 916-327-5092
Date Made Active in Reports: 10/01/2009	Last EDR Contact: 03/11/2016
Number of Days to Update: 21	Next Scheduled EDR Contact: 07/11/2016
	Data Release Frequency: Quarterly

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: 11/05/2015	Source: EPA Region 5
Date Data Arrived at EDR: 11/13/2015	Telephone: 312-886-6136
Date Made Active in Reports: 01/04/2016	Last EDR Contact: 04/27/2016
Number of Days to Update: 52	Next Scheduled EDR Contact: 08/08/2016
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 02/05/2016	Source: EPA Region 4
Date Data Arrived at EDR: 04/29/2016	Telephone: 404-562-9424
Date Made Active in Reports: 06/03/2016	Last EDR Contact: 04/26/2016
Number of Days to Update: 35	Next Scheduled EDR Contact: 08/08/2016
	Data Release Frequency: Semi-Annually

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: 10/20/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 10/29/2015	Telephone: 617-918-1313
Date Made Active in Reports: 01/04/2016	Last EDR Contact: 04/29/2016
Number of Days to Update: 67	Next Scheduled EDR Contact: 08/08/2016
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 12/03/2015	Source: EPA Region 6
Date Data Arrived at EDR: 02/04/2016	Telephone: 214-665-7591
Date Made Active in Reports: 06/03/2016	Last EDR Contact: 04/29/2016
Number of Days to Update: 120	Next Scheduled EDR Contact: 08/08/2016
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/23/2014	Source: EPA Region 7
Date Data Arrived at EDR: 11/25/2014	Telephone: 913-551-7003
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 04/29/2016
Number of Days to Update: 65	Next Scheduled EDR Contact: 08/08/2016
	Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 01/26/2016	Source: EPA Region 8
Date Data Arrived at EDR: 02/05/2016	Telephone: 303-312-6137
Date Made Active in Reports: 06/03/2016	Last EDR Contact: 04/29/2016
Number of Days to Update: 119	Next Scheduled EDR Contact: 08/08/2016
	Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 01/07/2016	Source: EPA Region 10
Date Data Arrived at EDR: 01/08/2016	Telephone: 206-553-2857
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 04/29/2016
Number of Days to Update: 41	Next Scheduled EDR Contact: 08/08/2016
	Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 02/25/2016	Source: EPA Region 9
Date Data Arrived at EDR: 04/27/2016	Telephone: 415-972-3368
Date Made Active in Reports: 06/03/2016	Last EDR Contact: 04/27/2016
Number of Days to Update: 37	Next Scheduled EDR Contact: 08/08/2016
	Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 04/01/2016
Number of Days to Update: 142	Next Scheduled EDR Contact: 07/11/2016
	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: 02/01/2016	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 02/03/2016	Telephone: 916-323-3400
Date Made Active in Reports: 03/22/2016	Last EDR Contact: 05/04/2016
Number of Days to Update: 48	Next Scheduled EDR Contact: 08/15/2016
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 04/20/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfields 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: 02/29/2016	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/07/2016	Telephone: 916-323-7905
Date Made Active in Reports: 05/04/2016	Last EDR Contact: 06/15/2016
Number of Days to Update: 58	Next Scheduled EDR Contact: 09/19/2016
	Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/22/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/23/2015	Telephone: 202-566-2777
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 03/22/2016
Number of Days to Update: 57	Next Scheduled EDR Contact: 07/04/2016
	Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000	Source: State Water Resources Control Board
Date Data Arrived at EDR: 04/10/2000	Telephone: 916-227-4448
Date Made Active in Reports: 05/10/2000	Last EDR Contact: 05/06/2016
Number of Days to Update: 30	Next Scheduled EDR Contact: 08/22/2016
	Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/15/2016
Date Data Arrived at EDR: 03/16/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 54

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/14/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 04/07/2016
Date Data Arrived at EDR: 04/12/2016
Date Made Active in Reports: 06/01/2016
Number of Days to Update: 50

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 05/13/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 04/27/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Varies

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: 04/21/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: No Update Planned

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

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: 02/18/2016
Date Data Arrived at EDR: 03/07/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 88

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/01/2016
Next Scheduled EDR Contact: 06/13/2016
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 02/01/2016
Date Data Arrived at EDR: 02/03/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 48

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/04/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 09/30/2015
Date Data Arrived at EDR: 01/19/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 63

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 04/21/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/18/2016
Date Data Arrived at EDR: 03/07/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 88

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/31/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 11/25/2015
Date Data Arrived at EDR: 12/01/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 16

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 06/01/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 03/08/2016
Date Data Arrived at EDR: 03/11/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 54

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 06/02/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014
Date Data Arrived at EDR: 03/18/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 04/26/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

DEED: Deed Restriction Listing

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 03/07/2016	Source: DTSC and SWRCB
Date Data Arrived at EDR: 03/08/2016	Telephone: 916-323-3400
Date Made Active in Reports: 05/04/2016	Last EDR Contact: 06/07/2016
Number of Days to Update: 57	Next Scheduled EDR Contact: 09/19/2016
	Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/24/2015	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 06/26/2015	Telephone: 202-366-4555
Date Made Active in Reports: 09/02/2015	Last EDR Contact: 03/30/2016
Number of Days to Update: 68	Next Scheduled EDR Contact: 07/11/2016
	Data Release Frequency: Annually

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/16/2015	Source: Office of Emergency Services
Date Data Arrived at EDR: 01/27/2016	Telephone: 916-845-8400
Date Made Active in Reports: 03/22/2016	Last EDR Contact: 04/27/2016
Number of Days to Update: 55	Next Scheduled EDR Contact: 08/08/2016
	Data Release Frequency: Varies

LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 03/14/2016	Source: State Water Quality Control Board
Date Data Arrived at EDR: 03/16/2016	Telephone: 866-480-1028
Date Made Active in Reports: 05/16/2016	Last EDR Contact: 06/14/2016
Number of Days to Update: 61	Next Scheduled EDR Contact: 09/26/2016
	Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 03/14/2016	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/16/2016	Telephone: 866-480-1028
Date Made Active in Reports: 05/16/2016	Last EDR Contact: 06/14/2016
Number of Days to Update: 61	Next Scheduled EDR Contact: 09/26/2016
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 02/22/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 50	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: 12/09/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/02/2016	Telephone: (415) 495-8895
Date Made Active in Reports: 04/05/2016	Last EDR Contact: 03/30/2016
Number of Days to Update: 34	Next Scheduled EDR Contact: 07/11/2016
	Data Release Frequency: Varies

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 07/08/2015	Telephone: 202-528-4285
Date Made Active in Reports: 10/13/2015	Last EDR Contact: 06/10/2016
Number of Days to Update: 97	Next Scheduled EDR Contact: 09/19/2016
	Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 04/15/2016
Number of Days to Update: 62	Next Scheduled EDR Contact: 07/25/2016
	Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005	Source: U.S. Geological Survey
Date Data Arrived at EDR: 02/06/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 04/15/2016
Number of Days to Update: 339	Next Scheduled EDR Contact: 07/25/2016
	Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/20/2016
Next Scheduled EDR Contact: 08/29/2016
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/01/2015
Date Data Arrived at EDR: 09/03/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 61

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 05/18/2016
Next Scheduled EDR Contact: 08/29/2016
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 05/09/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/12/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 01/15/2015
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 14

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/24/2016
Next Scheduled EDR Contact: 07/04/2016
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 11/24/2015
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 133

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/24/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/25/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 06/07/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 08/01/2015
Date Data Arrived at EDR: 08/26/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 69

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/25/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 10/17/2014	Telephone: 202-564-6023
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 05/12/2016
Number of Days to Update: 3	Next Scheduled EDR Contact: 08/22/2016
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2014	Source: EPA
Date Data Arrived at EDR: 10/15/2014	Telephone: 202-566-0500
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 04/12/2016
Number of Days to Update: 33	Next Scheduled EDR Contact: 07/25/2016
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/23/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/06/2015	Telephone: 202-564-5088
Date Made Active in Reports: 03/09/2015	Last EDR Contact: 04/08/2016
Number of Days to Update: 31	Next Scheduled EDR Contact: 07/25/2016
	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	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 05/20/2016
Number of Days to Update: 25	Next Scheduled EDR Contact: 09/05/2016
	Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 05/20/2016
Number of Days to Update: 25	Next Scheduled EDR Contact: 09/05/2016
	Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/07/2016	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 03/18/2016	Telephone: 301-415-7169
Date Made Active in Reports: 04/15/2016	Last EDR Contact: 05/06/2016
Number of Days to Update: 28	Next Scheduled EDR Contact: 08/22/2016
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005	Source: Department of Energy
Date Data Arrived at EDR: 08/07/2009	Telephone: 202-586-8719
Date Made Active in Reports: 10/22/2009	Last EDR Contact: 06/09/2016
Number of Days to Update: 76	Next Scheduled EDR Contact: 09/19/2016
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/10/2014	Telephone: N/A
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 06/10/2016
Number of Days to Update: 40	Next Scheduled EDR Contact: 09/19/2016
	Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/19/2011	Telephone: 202-566-0517
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 04/26/2016
Number of Days to Update: 83	Next Scheduled EDR Contact: 08/08/2016
	Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/07/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/09/2015	Telephone: 202-343-9775
Date Made Active in Reports: 09/16/2015	Last EDR Contact: 04/08/2016
Number of Days to Update: 69	Next Scheduled EDR Contact: 07/18/2016
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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 Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 05/04/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 04/17/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 46

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 03/24/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 02/24/2015
Date Made Active in Reports: 09/30/2015
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 05/27/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/15/2016
Next Scheduled EDR Contact: 07/25/2016
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: 03/11/2016
Date Data Arrived at EDR: 03/15/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 80

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 05/09/2016
Next Scheduled EDR Contact: 08/22/2016
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 11/25/2014
Date Data Arrived at EDR: 11/26/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 04/07/2016
Next Scheduled EDR Contact: 07/18/2016
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 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: 10/20/2015
Date Data Arrived at EDR: 10/27/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 69

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 03/24/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/20/2015
Date Data Arrived at EDR: 10/27/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 69

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 03/24/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/09/2016
Date Data Arrived at EDR: 03/02/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 44

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 06/02/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/05/2005	Source: USGS
Date Data Arrived at EDR: 02/29/2008	Telephone: 703-648-7709
Date Made Active in Reports: 04/18/2008	Last EDR Contact: 06/03/2016
Number of Days to Update: 49	Next Scheduled EDR Contact: 09/12/2016
	Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011	Source: USGS
Date Data Arrived at EDR: 06/08/2011	Telephone: 703-648-7709
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 06/03/2016
Number of Days to Update: 97	Next Scheduled EDR Contact: 09/12/2016
	Data Release Frequency: Varies

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/20/2015	Source: EPA
Date Data Arrived at EDR: 09/09/2015	Telephone: (415) 947-8000
Date Made Active in Reports: 11/03/2015	Last EDR Contact: 06/08/2016
Number of Days to Update: 55	Next Scheduled EDR Contact: 09/19/2016
	Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 10/25/2015	Source: Department of Defense
Date Data Arrived at EDR: 01/29/2016	Telephone: 571-373-0407
Date Made Active in Reports: 04/05/2016	Last EDR Contact: 04/18/2016
Number of Days to Update: 67	Next Scheduled EDR Contact: 07/04/2016
	Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 03/01/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/03/2016	Telephone: 202-564-0527
Date Made Active in Reports: 04/05/2016	Last EDR Contact: 05/25/2016
Number of Days to Update: 33	Next Scheduled EDR Contact: 09/12/2016
	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	Source: Department of Health Services
Date Data Arrived at EDR: 07/27/1994	Telephone: 916-255-2118
Date Made Active in Reports: 08/02/1994	Last EDR Contact: 05/31/1994
Number of Days to Update: 6	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).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/28/2016
Date Data Arrived at EDR: 03/30/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 40

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 03/30/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Quarterly

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 02/08/2016
Date Data Arrived at EDR: 02/24/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 37

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 06/02/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 03/22/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 48

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 03/22/2016
Next Scheduled EDR Contact: 07/04/2016
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 01/26/2016
Date Data Arrived at EDR: 01/29/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 53

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 01/28/2016
Date Data Arrived at EDR: 01/29/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 53

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 04/21/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 02/17/2016
Date Data Arrived at EDR: 02/23/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 38

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 05/25/2016
Next Scheduled EDR Contact: 08/29/2016
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 10/14/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 58

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 04/15/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Annually

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 02/22/2016
Date Data Arrived at EDR: 02/24/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 37

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/25/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 04/11/2016
Date Data Arrived at EDR: 04/12/2016
Date Made Active in Reports: 06/01/2016
Number of Days to Update: 50

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 04/12/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 03/15/2016
Date Data Arrived at EDR: 03/16/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 54

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 06/14/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Varies

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 02/29/2016
Date Data Arrived at EDR: 03/08/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 57

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 06/07/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/16/2016
Date Data Arrived at EDR: 02/17/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 44

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 05/18/2016
Next Scheduled EDR Contact: 08/29/2016
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 03/08/2016
Date Made Active in Reports: 05/16/2016
Number of Days to Update: 69

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 06/07/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 03/15/2016
Date Data Arrived at EDR: 03/16/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 54

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/14/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 09/10/2015
Date Data Arrived at EDR: 01/05/2016
Date Made Active in Reports: 02/12/2016
Number of Days to Update: 38

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 06/15/2016
Next Scheduled EDR Contact: 10/03/2016
Data Release Frequency: No Update Planned

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 02/12/2016
Date Data Arrived at EDR: 03/16/2016
Date Made Active in Reports: 06/13/2016
Number of Days to Update: 89

Source: Department of Conservation
Telephone: 916-445-2408
Last EDR Contact: 03/16/2016
Next Scheduled EDR Contact: 06/27/2016
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water board's review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 04/15/2015
Date Data Arrived at EDR: 04/17/2015
Date Made Active in Reports: 06/23/2015
Number of Days to Update: 67

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 01/15/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 05/20/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Quarterly

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 03/28/2016
Next Scheduled EDR Contact: 07/11/2016
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: 09/20/2015
Date Data Arrived at EDR: 09/23/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 103

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 03/23/2016
Next Scheduled EDR Contact: 07/04/2016
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: 02/22/2016
Date Data Arrived at EDR: 02/24/2016
Date Made Active in Reports: 05/20/2016
Number of Days to Update: 86

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/25/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 04/12/2016
Date Data Arrived at EDR: 04/14/2016
Date Made Active in Reports: 06/01/2016
Number of Days to Update: 48

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 04/11/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 04/06/2016
Date Data Arrived at EDR: 04/14/2016
Date Made Active in Reports: 06/01/2016
Number of Days to Update: 48

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 04/11/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA Facility List

Cupa Facility List

Date of Government Version: 03/21/2016
Date Data Arrived at EDR: 03/22/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 43

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 06/02/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA Facility Listing

Cupa facility list.

Date of Government Version: 02/19/2016
Date Data Arrived at EDR: 02/23/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 38

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing

Cupa Facility Listing

Date of Government Version: 02/02/2016
Date Data Arrived at EDR: 02/04/2016
Date Made Active in Reports: 02/22/2016
Number of Days to Update: 18

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 03/28/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 02/22/2016
Date Data Arrived at EDR: 02/24/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 37

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Varies

CONTRA COSTA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 02/24/2016
Date Data Arrived at EDR: 02/26/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 35

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 05/02/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA Facility List

Cupa Facility list

Date of Government Version: 01/22/2016
Date Data Arrived at EDR: 02/05/2016
Date Made Active in Reports: 03/07/2016
Number of Days to Update: 31

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 04/29/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 02/22/2016
Date Data Arrived at EDR: 02/24/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 37

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 05/02/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 04/04/2016
Date Data Arrived at EDR: 04/06/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 28

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 04/04/2016
Next Scheduled EDR Contact: 07/18/2016
Data Release Frequency: Semi-Annually

HUMBOLDT COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 03/16/2016
Date Data Arrived at EDR: 03/21/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 44

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

IMPERIAL COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List

Cupa facility list.

Date of Government Version: 01/25/2016
Date Data Arrived at EDR: 01/27/2016
Date Made Active in Reports: 02/22/2016
Number of Days to Update: 26

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 04/21/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INYO COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 09/11/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 33

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 08/05/2016
Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing

Kern County Sites and Tanks Listing.

Date of Government Version: 03/01/2016
Date Data Arrived at EDR: 03/03/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 67

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 05/09/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 02/23/2016
Date Data Arrived at EDR: 02/25/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 36

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 02/09/2016
Date Data Arrived at EDR: 02/12/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 49

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 04/18/2016
Next Scheduled EDR Contact: 08/01/2016
Data Release Frequency: Varies

LOS ANGELES COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 06/15/2016
Next Scheduled EDR Contact: 07/04/2016
Data Release Frequency: No Update Planned

HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 03/30/2016
Date Data Arrived at EDR: 04/01/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 38

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 04/01/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 04/18/2016
Date Data Arrived at EDR: 04/20/2016
Date Made Active in Reports: 06/01/2016
Number of Days to Update: 42

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 04/20/2016
Next Scheduled EDR Contact: 08/01/2016
Data Release Frequency: Varies

City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2016
Date Data Arrived at EDR: 01/26/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 56

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 04/18/2016
Next Scheduled EDR Contact: 08/01/2016
Data Release Frequency: Varies

Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 03/29/2016
Date Data Arrived at EDR: 04/06/2016
Date Made Active in Reports: 06/13/2016
Number of Days to Update: 68

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 03/28/2016
Next Scheduled EDR Contact: 08/01/2016
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 03/30/2015
Date Data Arrived at EDR: 04/02/2015
Date Made Active in Reports: 04/13/2015
Number of Days to Update: 11

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 04/18/2016
Next Scheduled EDR Contact: 08/01/2016
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 11/04/2015
Date Data Arrived at EDR: 11/13/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 34

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 04/05/2016
Date Data Arrived at EDR: 04/26/2016
Date Made Active in Reports: 06/01/2016
Number of Days to Update: 36

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 01/11/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 03/02/2016
Date Data Arrived at EDR: 03/07/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 58

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 04/07/2016
Date Data Arrived at EDR: 04/26/2016
Date Made Active in Reports: 06/01/2016
Number of Days to Update: 36

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 04/18/2016
Next Scheduled EDR Contact: 07/18/2016
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 02/26/2016
Date Data Arrived at EDR: 03/01/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 64

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 06/15/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List

CUPA Facility List

Date of Government Version: 03/03/2016
Date Data Arrived at EDR: 03/07/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 58

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 05/25/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Varies

MONTEREY COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility Listing

CUPA Program listing from the Environmental Health Division.

Date of Government Version: 03/15/2016
Date Data Arrived at EDR: 03/18/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 47

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 12/05/2011
Date Data Arrived at EDR: 12/06/2011
Date Made Active in Reports: 02/07/2012
Number of Days to Update: 63

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/25/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites

Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/25/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 01/27/2016
Date Data Arrived at EDR: 02/04/2016
Date Made Active in Reports: 02/22/2016
Number of Days to Update: 18

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 04/29/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 02/01/2016
Date Data Arrived at EDR: 02/12/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 49

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/09/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 02/01/2016
Date Data Arrived at EDR: 02/12/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 49

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/09/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 05/01/2016	Source: Health Care Agency
Date Data Arrived at EDR: 05/11/2016	Telephone: 714-834-3446
Date Made Active in Reports: 06/01/2016	Last EDR Contact: 05/11/2016
Number of Days to Update: 21	Next Scheduled EDR Contact: 08/22/2016
	Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 03/07/2016	Source: Placer County Health and Human Services
Date Data Arrived at EDR: 03/09/2016	Telephone: 530-745-2363
Date Made Active in Reports: 05/04/2016	Last EDR Contact: 06/15/2016
Number of Days to Update: 56	Next Scheduled EDR Contact: 09/19/2016
	Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 04/13/2016	Source: Department of Environmental Health
Date Data Arrived at EDR: 04/15/2016	Telephone: 951-358-5055
Date Made Active in Reports: 05/09/2016	Last EDR Contact: 03/21/2016
Number of Days to Update: 24	Next Scheduled EDR Contact: 07/04/2016
	Data Release Frequency: Quarterly

Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 04/13/2016	Source: Department of Environmental Health
Date Data Arrived at EDR: 04/15/2016	Telephone: 951-358-5055
Date Made Active in Reports: 06/01/2016	Last EDR Contact: 03/21/2016
Number of Days to Update: 47	Next Scheduled EDR Contact: 07/04/2016
	Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 02/02/2016	Source: Sacramento County Environmental Management
Date Data Arrived at EDR: 04/06/2016	Telephone: 916-875-8406
Date Made Active in Reports: 06/01/2016	Last EDR Contact: 04/06/2016
Number of Days to Update: 56	Next Scheduled EDR Contact: 07/18/2016
	Data Release Frequency: Quarterly

Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 02/02/2016	Source: Sacramento County Environmental Management
Date Data Arrived at EDR: 04/06/2016	Telephone: 916-875-8406
Date Made Active in Reports: 06/01/2016	Last EDR Contact: 04/06/2016
Number of Days to Update: 56	Next Scheduled EDR Contact: 07/18/2016
	Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 03/15/2016	Source: San Bernardino County Fire Department Hazardous Materials Division
Date Data Arrived at EDR: 03/18/2016	Telephone: 909-387-3041
Date Made Active in Reports: 05/09/2016	Last EDR Contact: 05/09/2016
Number of Days to Update: 52	Next Scheduled EDR Contact: 08/22/2016
	Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/23/2013	Source: Hazardous Materials Management Division
Date Data Arrived at EDR: 09/24/2013	Telephone: 619-338-2268
Date Made Active in Reports: 10/17/2013	Last EDR Contact: 06/02/2016
Number of Days to Update: 23	Next Scheduled EDR Contact: 09/19/2016
	Data Release Frequency: Quarterly

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2015	Source: Department of Health Services
Date Data Arrived at EDR: 11/07/2015	Telephone: 619-338-2209
Date Made Active in Reports: 01/04/2016	Last EDR Contact: 04/21/2016
Number of Days to Update: 58	Next Scheduled EDR Contact: 08/08/2016
	Data Release Frequency: Varies

Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010	Source: San Diego County Department of Environmental Health
Date Data Arrived at EDR: 06/15/2010	Telephone: 619-338-2371
Date Made Active in Reports: 07/09/2010	Last EDR Contact: 06/02/2016
Number of Days to Update: 24	Next Scheduled EDR Contact: 09/19/2016
	Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008	Source: Department Of Public Health San Francisco County
Date Data Arrived at EDR: 09/19/2008	Telephone: 415-252-3920
Date Made Active in Reports: 09/29/2008	Last EDR Contact: 05/06/2016
Number of Days to Update: 10	Next Scheduled EDR Contact: 08/22/2016
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010	Source: Department of Public Health
Date Data Arrived at EDR: 03/10/2011	Telephone: 415-252-3920
Date Made Active in Reports: 03/15/2011	Last EDR Contact: 05/06/2016
Number of Days to Update: 5	Next Scheduled EDR Contact: 08/22/2016
	Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 04/06/2016	Source: Environmental Health Department
Date Data Arrived at EDR: 04/08/2016	Telephone: N/A
Date Made Active in Reports: 05/04/2016	Last EDR Contact: 06/15/2016
Number of Days to Update: 26	Next Scheduled EDR Contact: 10/03/2016
	Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List

Cupa Facility List.

Date of Government Version: 02/22/2016	Source: San Luis Obispo County Public Health Department
Date Data Arrived at EDR: 02/24/2016	Telephone: 805-781-5596
Date Made Active in Reports: 04/01/2016	Last EDR Contact: 05/23/2016
Number of Days to Update: 37	Next Scheduled EDR Contact: 09/05/2016
	Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 10/14/2015	Source: San Mateo County Environmental Health Services Division
Date Data Arrived at EDR: 10/15/2015	Telephone: 650-363-1921
Date Made Active in Reports: 11/16/2015	Last EDR Contact: 05/27/2016
Number of Days to Update: 32	Next Scheduled EDR Contact: 09/26/2016
	Data Release Frequency: Annually

Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/14/2016	Source: San Mateo County Environmental Health Services Division
Date Data Arrived at EDR: 03/15/2016	Telephone: 650-363-1921
Date Made Active in Reports: 05/09/2016	Last EDR Contact: 06/08/2016
Number of Days to Update: 55	Next Scheduled EDR Contact: 09/26/2016
	Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 05/23/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

SANTA CLARA COUNTY:

Cupa Facility List

Cupa facility list

Date of Government Version: 02/22/2016
Date Data Arrived at EDR: 03/04/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 66

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 05/25/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Annually

Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 02/05/2016
Date Data Arrived at EDR: 02/10/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 51

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List

CUPA facility listing.

Date of Government Version: 02/26/2016
Date Data Arrived at EDR: 03/01/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 64

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

SHASTA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List

Cupa Facility List.

Date of Government Version: 03/18/2016
Date Data Arrived at EDR: 03/21/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 44

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

SOLANO COUNTY:

Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 03/14/2016
Date Data Arrived at EDR: 03/22/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 48

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/08/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Quarterly

Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 03/14/2016
Date Data Arrived at EDR: 03/21/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 44

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/08/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List

Cupa Facility list

Date of Government Version: 04/05/2016
Date Data Arrived at EDR: 04/08/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 26

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 03/28/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Varies

Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 04/01/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 34

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 03/28/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 03/14/2016
Date Data Arrived at EDR: 03/15/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 50

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 06/02/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Semi-Annually

TUOLUMNE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List

Cupa facility list

Date of Government Version: 03/08/2016
Date Data Arrived at EDR: 03/11/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 59

Source: Division of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 04/21/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 12/28/2015
Date Data Arrived at EDR: 01/29/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 53

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/25/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/04/2016
Next Scheduled EDR Contact: 07/18/2016
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 05/13/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Quarterly

Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 12/28/2015
Date Data Arrived at EDR: 01/29/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 53

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 04/25/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 02/26/2016
Date Data Arrived at EDR: 03/17/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 48

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/17/2016
Next Scheduled EDR Contact: 06/27/2016
Data Release Frequency: Quarterly

YOLO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 04/12/2016	Source: Yolo County Department of Health
Date Data Arrived at EDR: 04/19/2016	Telephone: 530-666-8646
Date Made Active in Reports: 06/01/2016	Last EDR Contact: 04/04/2016
Number of Days to Update: 43	Next Scheduled EDR Contact: 07/18/2016
	Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 02/01/2016	Source: Yuba County Environmental Health Department
Date Data Arrived at EDR: 02/05/2016	Telephone: 530-749-7523
Date Made Active in Reports: 02/22/2016	Last EDR Contact: 04/29/2016
Number of Days to Update: 17	Next Scheduled EDR Contact: 08/15/2016
	Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013	Source: Department of Energy & Environmental Protection
Date Data Arrived at EDR: 08/19/2013	Telephone: 860-424-3375
Date Made Active in Reports: 10/03/2013	Last EDR Contact: 05/13/2016
Number of Days to Update: 45	Next Scheduled EDR Contact: 08/29/2016
	Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2013	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/17/2015	Telephone: N/A
Date Made Active in Reports: 08/12/2015	Last EDR Contact: 04/12/2016
Number of Days to Update: 26	Next Scheduled EDR Contact: 07/25/2016
	Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 02/01/2016	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 02/03/2016	Telephone: 518-402-8651
Date Made Active in Reports: 03/22/2016	Last EDR Contact: 05/06/2016
Number of Days to Update: 48	Next Scheduled EDR Contact: 08/15/2016
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/24/2015
Date Made Active in Reports: 08/18/2015
Number of Days to Update: 25

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/18/2016
Next Scheduled EDR Contact: 08/01/2016
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 06/19/2015
Date Made Active in Reports: 07/15/2015
Number of Days to Update: 26

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 06/06/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 04/14/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 50

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/13/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: PennWell Corporation

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data

Source: PennWell Corporation

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish & Game

Telephone: 916-445-0411

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

GANAHL LUMBER
1275 BRISTOL STREET
COSTA MESA, CA 92626

TARGET PROPERTY COORDINATES

Latitude (North):	33.669008 - 33° 40' 8.43"
Longitude (West):	117.883906 - 117° 53' 2.06"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	418054.9
UTM Y (Meters):	3725614.2
Elevation:	49 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5640950 NEWPORT BEACH, CA
Version Date:	2012
East Map:	5640942 TUSTIN, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

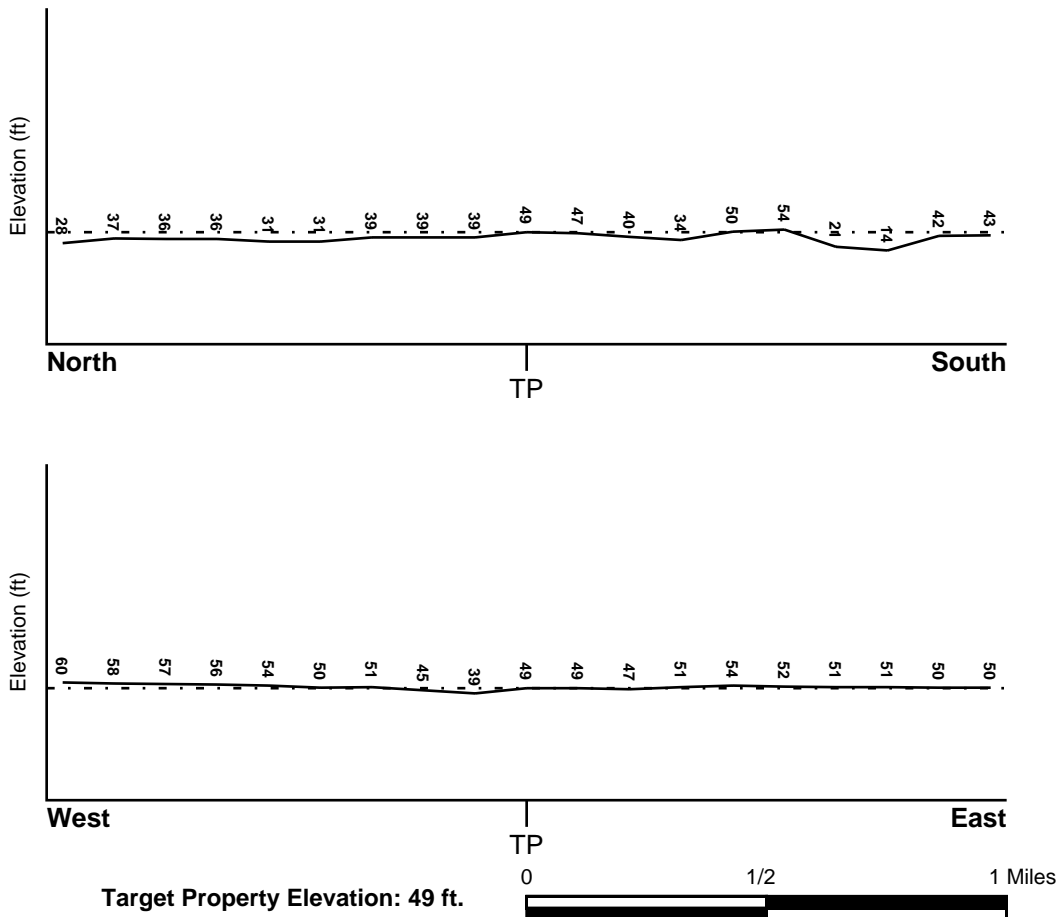
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General West

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Target Property County</u>	FEMA Flood <u>Electronic Data</u>
ORANGE, CA	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 06059C - FEMA DFIRM Flood data

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	NWI Electronic <u>Data Coverage</u>
COSTA MESA	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
Location Relative to TP:	1/2 - 1 Mile NE
Site Name:	Western Digital Corporation
Site EPA ID Number:	CAD051983567
Surficial Aquifer Flow Dir.:	South
Measured Depth to Water:	35.5 feet.
Hydraulic Connection:	Aquifers underlying the site are hydraulically connected.
Sole Source Aquifer:	No information about a sole source aquifer is available
Data Quality:	Information based on site-specific subsurface investigations is documented in the CERCLIS investigation report(s)

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.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
2	1/8 - 1/4 Mile SSE	SE
3	1/4 - 1/2 Mile ENE	S

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
6	1/4 - 1/2 Mile North	Not Reported
9	1/2 - 1 Mile NNE	NNE
10	1/2 - 1 Mile NE	SSW
12	1/2 - 1 Mile SE	Not Reported
14	1/2 - 1 Mile NNW	Not Reported
15	1/2 - 1 Mile NNW	SW
17	1/2 - 1 Mile SE	SSE
19	1/2 - 1 Mile East	E
20	1/2 - 1 Mile ESE	W
21	1/2 - 1 Mile North	Not Reported

For additional site information, refer to Physical Setting Source Map Findings.

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

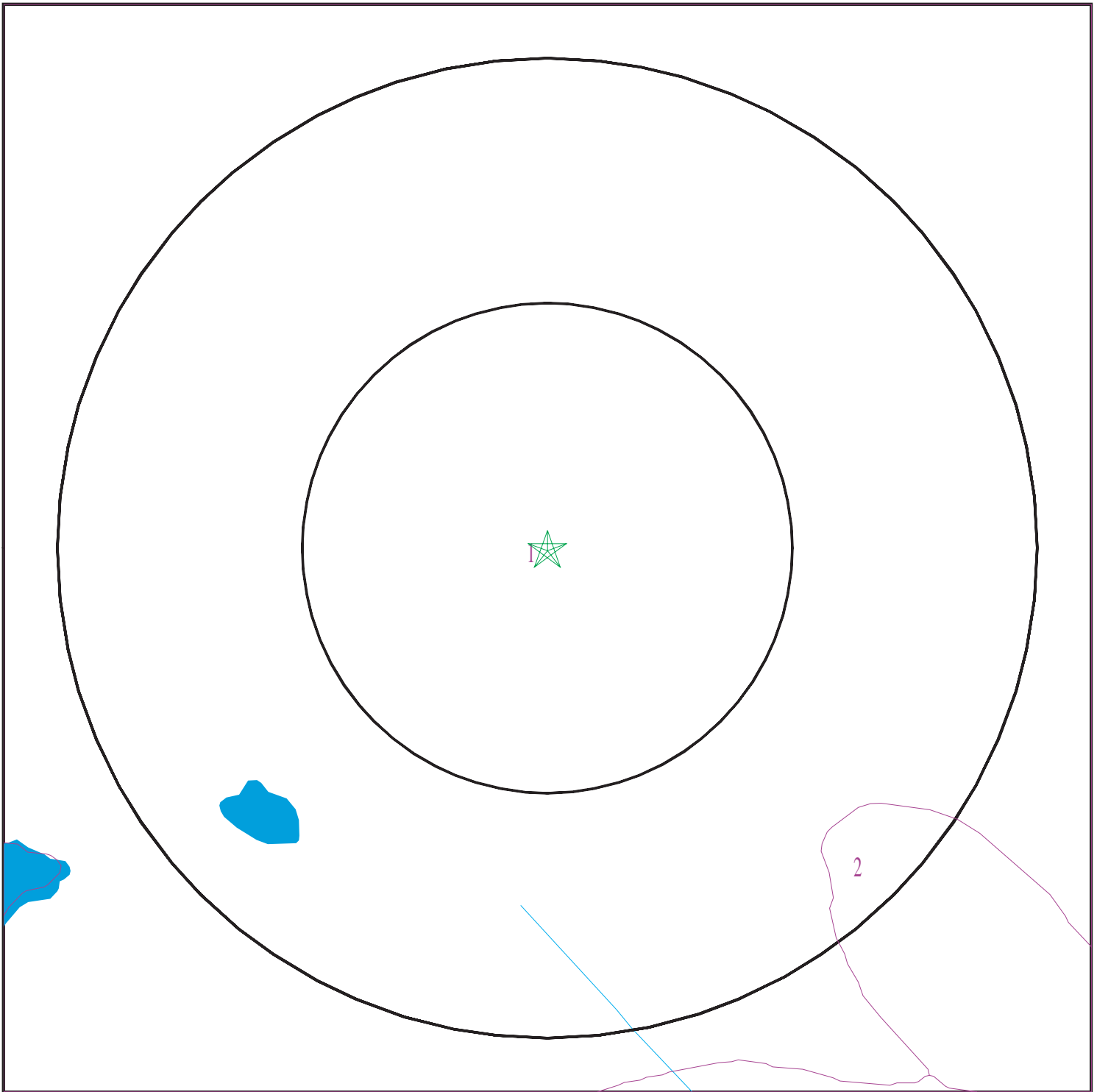
Era: Cenozoic
System: Quaternary
Series: Quaternary
Code: Q (*decoded above as Era, System & Series*)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified 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).

SSURGO SOIL MAP - 4649572.1s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water

0 1/16 1/8 1/4 Miles



SITE NAME: Ganahl Lumber
ADDRESS: 1275 Bristol Street
Costa Mesa CA 92626
LAT/LONG: 33.669008 / 117.883906

CLIENT: Partner Engineering and Science, Inc.
CONTACT: Marisol Garcia
INQUIRY #: 4649572.1s
DATE: June 16, 2016 7:07 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

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. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: MYFORD

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 6 Min: 5.1
2	11 inches	18 inches	sandy clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.42 Min: 0.01	Max: 8.4 Min: 5.6
3	18 inches	27 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.42 Min: 0.01	Max: 8.4 Min: 5.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
4	27 inches	70 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 0.42 Min: 0.01	Max: 8.4 Min: 6.1
5	70 inches	79 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1

Soil Map ID: 2

Soil Component Name: XERALFIC ARENTS

Soil Surface Texture: variable

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	59 inches	variable	Not reported	Not reported	Max: Min:	Max: Min:

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

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 0.001 miles
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	USGS40000136499	0 - 1/8 Mile SSE
A4	USGS40000136517	1/4 - 1/2 Mile West
B13	USGS40000136669	1/2 - 1 Mile NNE
C18	USGS40000136687	1/2 - 1 Mile North

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A5	CADW60000000221	1/4 - 1/2 Mile West
7	CADW600000022116	1/4 - 1/2 Mile WSW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

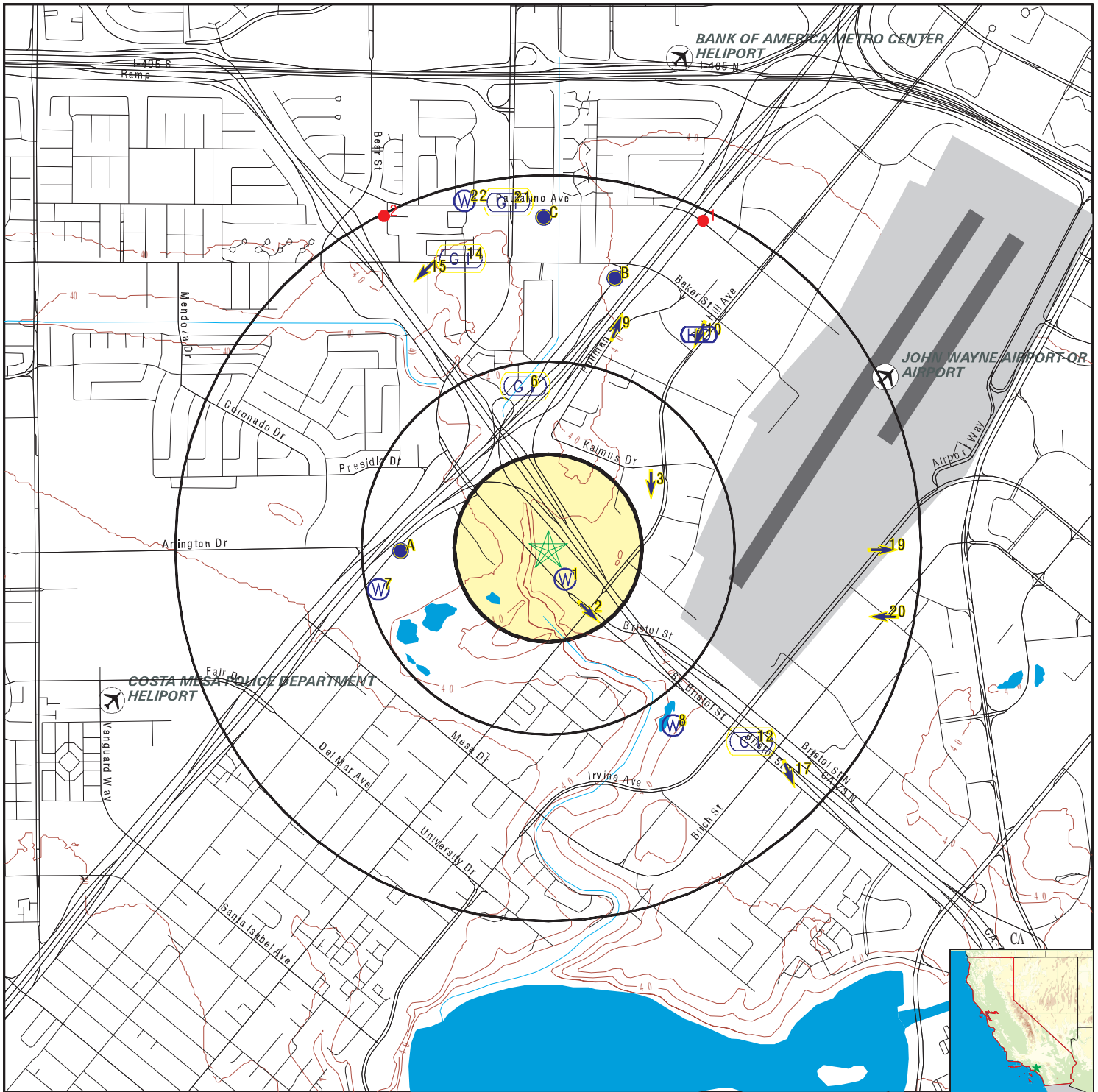
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
8	CADW60000022117	1/2 - 1 Mile SE
B11	CADW60000021931	1/2 - 1 Mile NNE
C16	CADW60000021930	1/2 - 1 Mile North
22	7058	1/2 - 1 Mile NNW

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	CAOG11000217945	1/2 - 1 Mile NNE
2	CAOG11000222240	1/2 - 1 Mile NNW

PHYSICAL SETTING SOURCE MAP - 4649572.1s



- 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

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

<p>SITE NAME: Ganahl Lumber ADDRESS: 1275 Bristol Street Costa Mesa CA 92626 LAT/LONG: 33.669008 / 117.883906</p>	<p>CLIENT: Partner Engineering and Science, Inc. CONTACT: Marisol Garcia INQUIRY #: 4649572.1s DATE: June 16, 2016 7:07 pm</p>
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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

1
SSE
0 - 1/8 Mile
Higher **FED USGS** **USGS40000136499**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-334004117525601		
Monloc name:	006S010W12E003S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070204	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.6677978
Longitude:	-117.8831123	Sourcemap scale:	Not Reported
Horiz Acc measure:	Unknown	Horiz Acc measure units:	Unknown
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	Not Reported
Vert measure units:	Not Reported	Vertacc measure val:	Not Reported
Vert accmeasure units:	Not Reported		
Vertcollection method:	Not Reported		
Vert coord refsys:	Not Reported	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	Not Reported
Welldepth units:	Not Reported	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

2
SSE
1/8 - 1/4 Mile
Higher **AQUIFLOW** **65355**

Site ID:	083000343T		
Groundwater Flow:	SE		
Shallow Water Depth:	33.29		
Deep Water Depth:	35.11		
Average Water Depth:	Not Reported		
Date:	05/20/1987		

3
ENE
1/4 - 1/2 Mile
Lower **AQUIFLOW** **34270**

Site ID:	083000468T		
Groundwater Flow:	S		
Shallow Water Depth:	6.81		
Deep Water Depth:	9.35		
Average Water Depth:	Not Reported		
Date:	04/24/1997		

A4
West
1/4 - 1/2 Mile
Higher **FED USGS** **USGS40000136517**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-334008117532201		
Monloc name:	006S010W11G001S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070204	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.6689088
Longitude:	-117.8903347	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	54.00
Vert measure units:	feet	Vertacc measure val:	2.5
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	19290201	Welldepth:	407
Welldepth units:	ft	Wellholedepth:	725
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 58

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
1986-08-13	68.64		1986-04-29	64.95	
1986-02-11	62.06		1985-11-04	64.96	
1985-08-07	68.24		1985-05-08	50.40	
1985-02-15	52.44		1984-10-25	64.41	
1984-08-14	59.72		1984-05-10	52.13	
1984-02-03	47.99		1983-11-01	58.21	
1983-08-10	64.09		1983-05-12	54.53	
1983-02-09	55.39		1982-11-03	61.34	
1982-08-02	60.46		1982-04-29	52.84	
1982-01-26	53.86		1981-11-09	57.53	
1981-07-30	54.10		1981-05-07	51.37	
1981-02-04	50.12		1980-10-30	59.10	
1980-08-26	61.23		1980-06-17	57.14	
1980-02-06	56.86		1979-11-08	62.43	
1979-08-01	67.88		1979-04-30	54.59	
1979-02-05	59.78		1978-10-25	68.0	
1978-09-29	69.13		1974-05-06	57.0	
1974-03-21	49.8		1974-01-30	59.1	
1973-11-05	58.8		1973-09-13	61.2	
1973-07-16	63.1		1973-05-11	56.1	
1973-03-13	53.1		1973-01-11	58.1	
1972-11-06	60.4		1972-05-05	57.6	
1972-03-03	52.8		1972-01-13	46.4	
1971-03-08	44.9		1970-12-16	44.7	
1970-11-05	51.7		1970-10-08	52.2	
1970-09-11	52.8		1970-08-12	52.4	
1970-07-09	47.0		1970-06-04	45.5	
1970-05-05	44.7		1970-04-30	43.0	
1970-03-12	42.5		1970-02-16	42.2	

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

A5
West
1/4 - 1/2 Mile
Lower

CA WELLS CADW60000000221

Objectid: 221
 Latitude: 33.6689
 Longitude: -117.8912
 Site code: 336689N1178912W001
 State well numbe: 06S10W11G001S
 Local well name: "
 Well use id: 6
 Well use descrip: Unknown
 County id: 30
 County name: Orange
 Basin code: '8-1'
 Basin desc: Coastal Plain Of Orange County
 Dwr region id: 80238
 Dwr region: Southern Region Office
 Site id: CADW60000000221

6
North
1/4 - 1/2 Mile
Lower

Site ID: 083002072T
 Groundwater Flow: Not Reported
 Shallow Water Depth: 25
 Deep Water Depth: 26
 Average Water Depth: Not Reported
 Date: 03/31/1998

AQUIFLOW 38855

7
WSW
1/4 - 1/2 Mile
Higher

CA WELLS CADW60000022116

Objectid: 22116
 Latitude: 33.6674
 Longitude: -117.8918
 Site code: 336674N1178918W001
 State well numbe: 06S10W11G003S
 Local well name: "
 Well use id: 6
 Well use descrip: Unknown
 County id: 30
 County name: Orange
 Basin code: '8-1'
 Basin desc: Coastal Plain Of Orange County
 Dwr region id: 80238
 Dwr region: Southern Region Office
 Site id: CADW60000022116

8
SE
1/2 - 1 Mile
Lower

CA WELLS CADW60000022117

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Objectid: 22117
 Latitude: 33.6621
 Longitude: -117.8781
 Site code: 336621N1178781W001
 State well numbe: 06S10W12L001S
 Local well name: "
 Well use id: 6
 Well use descrip: Unknown
 County id: 30
 County name: Orange
 Basin code: '8-1'
 Basin desc: Coastal Plain Of Orange County
 Dwr region id: 80238
 Dwr region: Southern Region Office
 Site id: CADW60000022117

9 NNE 1/2 - 1 Mile Lower	Site ID:	083000135T		
	Groundwater Flow:	NNE	AQUIFLOW	64529
	Shallow Water Depth:	Not Reported		
	Deep Water Depth:	Not Reported		
	Average Water Depth:	26		
	Date:	02/22/1995		

10 NE 1/2 - 1 Mile Lower	Site ID:	083000442T		
	Groundwater Flow:	SSW	AQUIFLOW	69459
	Shallow Water Depth:	35 ft		
	Deep Water Depth:	70 ft		
	Average Water Depth:	Not Reported		
	Date:	12/1996		

B11 NNE 1/2 - 1 Mile Lower			CA WELLS	CADW60000021931
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Objectid: 21931
 Latitude: 33.6793
 Longitude: -117.8807
 Site code: 336793N1178807W001
 State well numbe: 06S10W01L001S
 Local well name: "
 Well use id: 6
 Well use descrip: Unknown
 County id: 30
 County name: Orange
 Basin code: '8-1'
 Basin desc: Coastal Plain Of Orange County
 Dwr region id: 80238
 Dwr region: Southern Region Office
 Site id: CADW60000021931

12 SE 1/2 - 1 Mile Higher	Site ID:	083002060T		
	Groundwater Flow:	Not Reported	AQUIFLOW	38903
	Shallow Water Depth:	27		
	Deep Water Depth:	32		
	Average Water Depth:	Not Reported		
	Date:	06/30/1998		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

B13
NNE
1/2 - 1 Mile
Lower

FED USGS USGS40000136669

Org. Identifier:	USGS-CA	
Formal name:	USGS California Water Science Center	
Monloc Identifier:	USGS-334047117524801	
Monloc name:	006S010W01L001S	
Monloc type:	Well	
Monloc desc:	Not Reported	
Huc code:	18070204	Drainagearea value: Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea: Not Reported
Contrib drainagearea units:	Not Reported	Latitude: 33.6797418
Longitude:	-117.88089	Sourcemap scale: Not Reported
Horiz Acc measure:	Unknown	Horiz Acc measure units: Unknown
Horiz Collection method:	Interpolated from map	
Horiz coord refsys:	NAD83	Vert measure val: Not Reported
Vert measure units:	Not Reported	Vertacc measure val: Not Reported
Vert accmeasure units:	Not Reported	
Vertcollection method:	Not Reported	
Vert coord refsys:	Not Reported	Countrycode: US
Aquifername:	California Coastal Basin aquifers	
Formation type:	Not Reported	
Aquifer type:	Not Reported	
Construction date:	Not Reported	Welldepth: Not Reported
Welldepth units:	Not Reported	Wellholedepth: Not Reported
Wellholedepth units:	Not Reported	

Ground-water levels, Number of Measurements: 0

14
NNW
1/2 - 1 Mile
Lower

Site ID:	083000637T			
Groundwater Flow:	Not Reported	AQUIFLOW		66542
Shallow Water Depth:	Not Reported			
Deep Water Depth:	Not Reported			
Average Water Depth:	25.27			
Date:	01/1987			

15
NNW
1/2 - 1 Mile
Lower

Site ID:	083001627T			
Groundwater Flow:	SW	AQUIFLOW		34037
Shallow Water Depth:	26.10			
Deep Water Depth:	26.45			
Average Water Depth:	Not Reported			
Date:	04/22/1996			

C16
North
1/2 - 1 Mile
Lower

CA WELLS CADW60000021930

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Objectid: 21930
 Latitude: 33.6818
 Longitude: -117.884
 Site code: 336818N1178840W001
 State well numbe: 06S10W01E002S
 Local well name: "
 Well use id: 6
 Well use descrip: Unknown
 County id: 30
 County name: Orange
 Basin code: '8-1'
 Basin desc: Coastal Plain Of Orange County
 Dwr region id: 80238
 Dwr region: Southern Region Office
 Site id: CADW60000021930

17 SE 1/2 - 1 Mile Higher	Site ID:	083002744T	AQUIFLOW	52081
	Groundwater Flow:	SSE		
	Shallow Water Depth:	29.07		
	Deep Water Depth:	31.64		
	Average Water Depth:	Not Reported		
	Date:	02/24/1997		

C18 North 1/2 - 1 Mile Lower	Org. Identifier:	USGS-CA	FED USGS	USGS40000136687
	Formal name:	USGS California Water Science Center		
	Monloc Identifier:	USGS-334055117530001		
	Monloc name:	006S010W01E002S		
	Monloc type:	Well		
	Monloc desc:	Not Reported		
	Huc code:	18070204	Drainagearea value:	Not Reported
	Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
	Contrib drainagearea units:	Not Reported	Latitude:	33.681964
	Longitude:	-117.8842234	Sourcemap scale:	Not Reported
	Horiz Acc measure:	Unknown	Horiz Acc measure units:	Unknown
	Horiz Collection method:	Interpolated from map	Vert measure val:	Not Reported
	Horiz coord refsys:	NAD83	Vertacc measure val:	Not Reported
	Vert measure units:	Not Reported		
	Vert accmeasure units:	Not Reported		
	Vertcollection method:	Not Reported		
	Vert coord refsys:	Not Reported	Countrycode:	US
	Aquifername:	California Coastal Basin aquifers		
	Formation type:	Not Reported		
	Aquifer type:	Not Reported		
	Construction date:	Not Reported	Welldepth:	Not Reported
	Welldepth units:	Not Reported	Wellholedepth:	Not Reported
	Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

19 East 1/2 - 1 Mile Higher	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083000403T E 21.9 24.2 Not Reported 12/1997	AQUIFLOW	66483
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20 ESE 1/2 - 1 Mile Lower	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083001459T W 22 24 Not Reported 12/21/1998	AQUIFLOW	34293
--	---	---	-----------------	--------------

21 North 1/2 - 1 Mile Lower	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083001510T Not Reported Not Reported Not Reported 23.5 10/15/1992	AQUIFLOW	65353
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22 NNW 1/2 - 1 Mile Lower			CA WELLS	7058
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Water System Information:

Prime Station Code:	06S/10W-02H03 S	User ID:	TEE
FRDS Number:	3000572001	County:	Orange
District Number:	08	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Destroyed
Source Lat/Long:	334057.0 1175313.0	Precision:	1,000 Feet (10 Seconds)
Source Name:	WELL 01 PAULARINO ST WELL - DESTROYED		
System Number:	3000572		
System Name:	PAULARINO WATER ASSOCIATION		
Organization That Operates System:	Not Reported		
Pop Served:	Unknown, Small System	Connections:	Unknown, Small System
Area Served:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1

NNE

1/2 - 1 Mile

OIL_GAS

CAOG11000217945

District nun:	1	Api number:	05901162
Blm well:	N	Redrill can:	Not Reported
Dryhole:	Y	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Orange	Fieldname:	Any Field
Area name:	Any Area	Section:	1
Township:	06S	Range:	10W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Irvine	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000217945		

2

NNW

1/2 - 1 Mile

OIL_GAS

CAOG11000222240

District nun:	1	Api number:	05920355
Blm well:	N	Redrill can:	Not Reported
Dryhole:	Y	Well status:	P
Operator name:	Occidental Petroleum Corporation		
County name:	Orange	Fieldname:	Any Field
Area name:	Any Area	Section:	2
Township:	06S	Range:	10W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Wallace C.H.	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000222240		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92626	70	5

Federal EPA Radon Zone for ORANGE County: 3

- 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 ORANGE COUNTY, CA

Number of sites tested: 30

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.763 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish & Game

Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database

Source: Department of Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations

Source: Department of Conservation

Telephone: 916-323-1779

Oil and Gas well locations in the state.

RADON

State Database: CA Radon

Source: Department of Health Services

Telephone: 916-324-2208

Radon Database for California

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX D: QUALIFICATIONS

Education

B.A., in Environmental Studies, University of California, Santa Barbara
Minor in Professional Writing with an emphasis in Business Communication

Registrations

AHERA Certified Asbestos Building Inspector, ABII0202150007N6474

Training

Asbestos Building Inspector Initial Course

Highlights

2 years in the environmental consulting industry
2 years of experience performing due diligence assessments including Phase I Environmental Site Assessments, Transaction Screen Assessments and Environmental Desktop Reports

Experience Summary

Ms. Eugenio currently holds the role of a Staff Scientist and her responsibilities include thorough site assessment and technical report writing in line with the American Society of Testing and Materials (ASTM) standard and US Environmental Protection Agency's All Appropriate Inquiry (AAI) as well as customized client formats. In addition, Ms. Eugenio performs limited asbestos surveys, lead-based paint surveys and radon testing as required per scope of work.

Ms. Eugenio has worked on numerous large scope projects including gas stations, dry cleaners, manufacturing sites, industrial/warehouse facilities, hotels, office buildings, retail shopping centers, machine shops, auto repair facilities, cell phone data towers and associated land, recycling facilities, and multi-use commercial/residential buildings.

Project Experience

Ms. Eugenio has two years of experience performing due diligence assessments for a variety of property types, as detailed above. For each assessment she reviews the condition of the building structure and systems and develops a thorough report.

Laguna Serrano Apartments, Laguna Niguel, CA. Ms. Eugenio performed a Phase I Environmental Assessment for a 336-unit multi-family apartment complex on a 21.9 acre lot.

Porsche Motorsport North America, Santa Ana, CA. Ms. Eugenio performed a Phase I Environmental Assessment for a sports car engine and gear box assembly, testing and maintenance facility.

Freeway Technology Park, Irvine, CA. Ms. Eugenio performed a Phase I Environmental Assessment for a ten building multi-tenant commercial/light industrial business park on a 20.5 acre lot which was formerly developed as part of the Orange County International Raceway.

Bouquet Canyon Senior Apartments, Santa Clarita, CA. Ms. Eugenio performed a Phase I Environmental Assessment for a 264-unit senior apartment complex.

Brittney Eugenio

Agricultural land, Imperial County, CA. Ms. Eugenio performed a Phase I Environmental Assessment for 103.2 acres of agricultural land.

South Hills Plaza, West Covina, CA. Ms. Eugenio performed a Phase I Environmental Assessment for a 104,374 square-foot commercial retail shopping center with multiple retail stores, dental and medical offices, a gym, restaurants and an active dry cleaner.

Commercial, Los Angeles, CA. Ms. Eugenio performed a Phase I Environmental Assessment for a ten-story commercial office building in Downtown Los Angeles that was constructed in 1920.

All Car Auto Repair, Riverside, CA. Ms. Eugenio performed a Phase I Environmental Assessment for an automobile maintenance and repair facility with storage of large quantities of hazardous materials, equipped with a septic system and formerly developed as a gas station.

Contact

beugenio@partneresi.com

Education

B.S., Natural Resources Management, University of Maryland at College Park

Registrations

EPA/AHERA Asbestos Inspector Certification

EPA/AHERA Asbestos Management Planner Certification

Highlights

18 years in the environmental service industry

Over 8 years specializing in environmental project management

Phase I Environmental Site Assessments

Transaction Screen Assessments

Asbestos and Mold/Moisture Intrusion surveys

Experience Summary

Ms. Brisbane is a Project Manager for Partner and continues to successfully manage single and multi-site environmental due diligence projects encompassing a broad range of property types including retail, office, industrial, hospitality, assisted living and special use. She communicates directly with bank loan officers, environmental risk professionals, regulatory agencies, and numerous borrowers on subjects including environmental compliance and liability as well as contracting and scope of work issues. Ms. Brisbane's long and varied experience within the due diligence field enables her to anticipate clients' needs and consistently meet or exceed quality expectations.

Prior to joining Partner, Ms. Brisbane began her environmental due diligence career in the late 1990s at a small, local Maryland firm. From there, she joined a national firm based in Baltimore, Maryland, where she expanded her knowledge base and performed various duties over a six-year span. Ms. Brisbane held diverse positions during this time, including Environmental Field Manager, Project Manager, Portfolio Manager, and Technical Reviewer. Primary duties included environmental due diligence field work and research, supervising and providing logistical guidance for field staff, reviewing and editing ESAs and similar reports for technical content, client communication, proposal preparation, and administrative management of large portfolios. Significant additional assignments included training of field and technical review staff and environmental training program development; as well as content development for proprietary field assessment software.

Project Experience

Major projects over the years have included administrative and technical management of large-scale loan portfolio due diligence assessments and high-volume document reviews for gasoline service station and industrial properties; as well as training, personnel management, and resource development projects.

Ms. Brisbane has performed and managed thousands of environmental assessments since the 1990's. Her current duties consist primarily of project management and quality control; however, she continues to conduct field inspections on a regular basis. Several recent projects are highlighted below.

Cynthia Brisbane

Commercial Nursery, Burtonsville, MD. Ms. Brisbane completed Phase I assessments for a large commercial nursery operation in Burtonsville, MD. Environmental concerns identified and addressed included the current and former presence of unregulated underground and aboveground storage tanks, historical and current effluent management, and the proper storage of a variety of hazardous chemicals.

Gasoline Service Stations, Various Locations. Successfully managed and performed quality control oversight for numerous Phase I Environmental Site Assessments of long-term gasoline service station properties throughout the United States. These projects required careful review of extensive regulatory agency documentation to evaluate current conditions and the need for additional subsurface investigation.

Apartment Complex, Exton, PA. Ms. Brisbane completed a Phase I assessment in accordance with a specialized client-specific scope of work for an apartment complex in Exton, PA. Environmental concerns associated with elevated residential radon levels were identified and addressed.

Apartment Complex, College Park, MD. Ms. Brisbane completed a Phase I assessment in accordance with the Freddie Mac scope of work for an apartment complex located in College Park, MD.

Mixed-Use Commercial Property, Washington, DC. Ms. Brisbane completed a Phase I assessment in accordance with the Small Business Association scope of work for a mixed-use property in Washington, DC. On-site occupants included a long-term automotive repair tenant. Environmental and regulatory concerns associated with proper on-site storage, use, and disposal of hazardous materials were identified and addressed.

Government Office Buildings, Linthicum Heights, MD. Ms. Brisbane completed Phase I assessments for five secure government buildings located in Linthicum Heights, MD. These assessments required security clearance and professional discretion as well as an ability to identify potential concerns while adhering to stringent access restrictions. All projects were completed successfully.

Automotive Repair Center, Randallstown, MD. Ms. Brisbane completed a Phase I assessment in accordance with a specialized client-specific scope of work on an automotive repair center in Randallstown, MD. Environmental concerns associated with past and current hazardous materials storage, use, and disposal practices as well as historical storm water drain locations were identified and addressed.

Contact

cbrisbane@partneresi.com

Education

B.A., Environmental Health & Planning and Criminal Justice, University of California, Irvine

Registrations/Training

OSHA 40-Hour Hazwoper Health and Safety Training
EPA Accredited Asbestos Inspector
EPA Accredited Asbestos Management Planner
EPA Accredited Asbestos Abatement/Contractor Supervisor
HUD Map Underwriter Certification – 2004

Highlights

25 years of experience in national environmental due diligence consulting
Phase I Environmental Site Assessments
Phase II Subsurface Soil/Soil Gas Investigations
Property Condition Assessments
Asbestos/Lead-Based Paint Inspections

Experience Summary

Mr. Vaughn currently serves as a National Client Manager with significant environmental and due diligence engineering experience nationwide. Mr. Vaughn's experience includes two former Engineering News-Record Top 500 Design firms and a Fortune 500 firm. His responsibilities include full-phase environmental consulting, national client management, multi-scope contract negotiation/execution, portfolio project management, and technical report quality control. Mr. Vaughn's regional and national expertise compliments the wide variety of Partner projects and client types including prominent fast-food retail chains, attorneys, commercial developers, mortgage bankers, real estate brokers, individual investors, equity/institutional investment groups, and financial lending institutions, including CMBS lenders, SBA lenders, and GSA (Fannie and Freddie) lenders.

Mr. Vaughn has served as an environmental scientist, project manager, or executive senior author on over 20,000 real estate transactions. Mr. Vaughn's due diligence resume includes experience at all levels, advising lenders and real estate investors through the following product types:

- Phase I Environmental Site Assessments
- Phase II Subsurface Investigations
- Phase III Site Characterizations
- Remedial Cost Estimates
- Remediation Design and Implementation
- Environmental Transaction Screens
- Property Condition Assessments
- Probable Maximum Loss Assessments
- Property Condition Evaluations
- Asbestos Surveys
- Lead-Based Surveys

Real estate investors, redevelopment agencies, financial institutions, insurance lenders, and real estate equity funds have come to rely on his advice and judgment to help them with their real estate business decisions. Mr. Vaughn is a dedicated professional who takes pride and pleasure in meeting his client's needs and spearheading and assembling the team with the expertise to handle any issue that may come up during the transaction.

Project Experience

Multi-Site Portfolio, Nationwide. Managed performance and delivery of summary matrix and completed Phase I reports for a 300+-site portfolio of apartments for a large stakeholder group.

Multi-Site Portfolio, Nationwide. Managed a 350+-site portfolio of bank branches for one of the largest bank mergers the mid-1990s.

High Rise Office Building, San Francisco. Worked on one of the largest high rise acquisitions in San Francisco in 2015 to manage pre-acquisition due diligence for equity investor of a high rise office building in downtown San Francisco. Included a Phase I ESA, equity PCA with specialty evaluations of facade, MEP, Fire and Life Safety, Roof, and ADA.

Multi-Site Gas Station Portfolio, California. Managed performance and delivery of complete reports for a 25-site portfolio of gas stations for national lender.

Multi-Site Fast-Food Portfolio, Midwest. Managed the completion of 25 Phase I ESAs located in the Midwest in a 10-business day turnaround.

Affiliations

Environmental Banks Association
National Retail Tenants Association

Speaking

Due Diligence 101, National Retail Tenants Association, Orlando, FL.

Environmental Due Diligence: What You Don't Know Can Hurt You, National Retail Tenants Association, Reno NV.

Contact

rvaughn@partneresi.com

PARTNER

PHASE II SUBSURFACE INVESTIGATION REPORT

1275 Bristol Street - Phase II
1275 Bristol Street
Costa Mesa, California 92626

June 4, 2019
Partner Project Number: 19-247086.1

Prepared for:
Fletcher Jones Motorcars c/o Shawn Dettrey
7300 Sahara Avenue
Las Vegas, Nevada 89117



June 4, 2019

Shawn Dettrey
Fletcher Jones Motorcars c/o Shawn Dettrey
7300 Sahara Avenue
Las Vegas, Nevada 89117

Subject: Phase II Subsurface Investigation Report
1275 Bristol Street - Phase II
1275 Bristol Street
Costa Mesa, California 92626
Partner Project Number: 19-247086.1

Dear Mr. Dettrey:

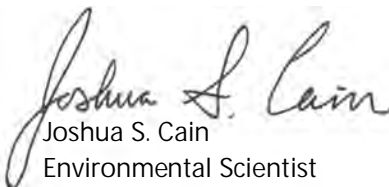
Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the assessment performed at the above-referenced property. The following report describes the field activities, methods, and findings of the Phase II Subsurface Investigation conducted at the above-referenced property.

This assessment was performed consistent with acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

We appreciate the opportunity to provide these services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Rob Vaughn at (949) 481-9818.

Sincerely,

Partner Engineering and Science, Inc


Joshua S. Cain
Environmental Scientist


Rob Vaughn
National Client Manager



Samantha J. Fujita, PG
Regional Manager – Subsurface Investigation



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ATTACHMENTS

Tables 1. Summary of Investigation Scope

Figures 1. Site Vicinity Map
 2. Topographic Map
 3. Sample Location Map

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 B. Permit
 C. Geophysical Survey Report
 D. Laboratory Analytical Report

1.0 INTRODUCTION

1.1 Purpose

The purpose of the investigation was to identify the location of on-site underground storage tanks (USTs), former tankholds, and/or other associated features and to investigate the potential impact of petroleum hydrocarbons and/or volatile organic compounds (VOCs) to soil and/or groundwater as a consequence of a release or releases from the on-site lumber yard and fueling activities. Fletcher Jones Motorcars c/o Shawn Dettrey provided project authorization of Partner Proposal Number P19-247086.1.

1.2 Limitations

This report presents a summary of work conducted by Partner. The work includes observations of site conditions encountered and the analytical results provided by an independent third-party laboratory of samples collected during the course of the project. The number and location of samples were selected to provide the required information. It cannot be assumed that the limited available data are representative of subsurface conditions in areas not sampled.

Conclusions and/or recommendations are based on the observations, laboratory analyses, and the governing regulations. Conclusions and/or recommendations beyond those stated and reported herein should not be inferred from this document.

Partner warrants that the environmental consulting services contained herein were accomplished in accordance with generally-accepted practices in the environmental engineering, geology, and hydrogeology fields that existed at the time and location of work. No other warranties are implied or expressed.

1.3 User Reliance

Partner was engaged by Fletcher Jones Motorcars c/o Shawn Dettrey (the Addressee), or their authorized representative, to perform this investigation. The engagement agreement specifically states the scope and purpose of the investigation, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted Partner's standard Terms and Conditions, a copy of which can be found at <http://www.partneresi.com/terms-and-conditions.php>.

2.0 SITE BACKGROUND

2.1 Site Description

The subject property consists of one parcel of land comprising 5.15 acres located on the northeast side of Bristol Street, southwest of the Corona Del Mar Freeway (73 Freeway) within a mixed commercial and residential area of Orange County, California. The subject property is currently developed with one single-story building with a mezzanine, one operations office shed, and one storage shed, which were constructed in 1947 and are occupied by Ganahl Lumber. On-site operations consist of lumber supply storage, milling, sawing, cutting, and retail sales; office activities; and vehicle fueling activities. In addition to the structures, the subject property is also improved with two diesel aboveground storage tanks (ASTs), asphalt-paved parking areas and associated landscaping.

The subject property is bound by a commercial/industrial building to the north, Corona Del Mar Freeway to the east, commercial buildings to the south, and commercial/residential buildings across Bristol Street to the west. Refer to Figure 1 for a site plan showing site features and surrounding properties.

2.2 Site History

Partner completed a Phase I Environmental Site Assessment Report (Phase I) for the subject property, July 8, 2016, prepared on behalf of Underwood & Roberts, PLLC. According to the reviewed historical sources, the subject property was formerly undeveloped from at least 1927 to at least 1938; fallow/vacant land from at least 1947 to at least 1972; and developed with the current structure in 1974. Tenants on the subject property have included Ward & Harrington Lumber (in at least 1974), LP Home Center/Louisiana Pacific (from circa 1982 to circa 1986), Barr Lumber Company (from circa 1987 to 2000), and Ganahl Lumber (from 2000 to present).

The following recognized environmental condition(s) (REC(s)) was/were identified in the Phase I:

- According to Partner's review of available historical resources, the subject property has been occupied by various lumber companies since 1974. Lumber mill operations can involve a variety of chemicals for treating wood (typically spray-applied). Information was not available regarding specific operations conducted by facilities on-site prior to the implementation of modern regulatory oversight; however, records beginning in the 1980s indicate on-site fueling, equipment servicing, and repair, in addition to lumber mill operations. Information obtained from the South Coast Air Quality Management District (SCAQMD) online database indicates that L-P Home Center, Louisiana Pacific DBA was permitted to operate one gasoline underground storage tank (UST) (capacity not stated) in 1984; and Barr Lumber Company Inc. was permitted to operate one 8,000-gallon diesel UST in 1992. According to building records and a State Water Resources Control Board (SWRCB) Geotracker document, a UST was installed in 1973 and was of double-wall steel construction. No information pertaining to the exact location or removal date was available during the course of this assessment; and no records regarding these former tenants were on file with the Orange County Health Care Agency (OCHCA) and Costa Mesa Fire Department (CMFD). Additionally, 1X Barr Lumber generated 0.15 tons of tank bottom waste in 1993. Based on the lack of information regarding the USTs noted in the records and the lack of any subsurface sampling

data; the long-term use of the subject property as a lumber facility represents a recognized environmental condition (REC).

2.3 Geology and Hydrogeology

Review of the United States Geological Survey (USGS) Newport Beach, California Quadrangle topographic map, indicates the subject property is situated approximately 40 feet above mean sea level, and the local topography is relatively flat. Refer to Figure 2 for a topographic map of the site vicinity.

According to the California Geological Survey, the subject property is situated in the Peninsular Ranges which are a series of ranges separated by northwest trending valleys, subparallel to faults branching from the San Andreas Fault. The trend of topography is similar to the Coast Ranges, but the geology is more like the Sierra Nevada, with granitic rock intruding the older metamorphic rocks. The Peninsular Ranges extend into lower California and are bound on the east by the Colorado Desert. The Los Angeles Basin and the island group (Santa Catalina, Santa Barbara, and the distinctly terraced San Clemente and San Nicolas islands), together with the surrounding continental shelf (cut by deep submarine fault troughs), are included in the province.

Based on borings advanced during this investigation, the underlying subsurface consists predominantly of brown, slightly dense, moist, fine- to medium-grained silty sand [SM] from the ground surface to approximately 25 feet below ground surface (bgs). From 25 to 35 feet bgs, the subsurface consists predominantly of brown, medium dense, moist, sandy silt [ML] and from 35 to 40 feet bgs, the subsurface consists of dark yellowish brown, loose, moist/wet fine- to medium grained sand [SP]. Groundwater was encountered during this investigation between 40 and 44 feet bgs. Refer to Appendix A for boring logs from this investigation.

3.0 FIELD ACTIVITIES

The Phase II Subsurface Investigation scope included a geophysical survey and the advancement of seven borings (B1 through B7) to collect representative soil and/or groundwater samples. Refer to Table 1 for a summary of the borings, sampling schedule and laboratory analyses for this investigation.

3.1 Preparatory Activities

Prior to the initiation of fieldwork, Partner completed the following activities.

3.1.1 Utility Clearance

Partner delineated the work area with white spray paint and notified Underground Service Alert (USA) to clear public utility lines as required by law at least two business days prior to drilling activities. USA issued ticket number B191370221 for the project.

3.1.2 Permitting

Prior to drilling, Partner secured Well Permit Number 19-05-24 from the Orange County Health Care Agency (OCHCA) Environmental Health Division for grab groundwater sampling. Refer to Appendix B for a copy of the permit acquired for this investigation.

3.1.3 Health and Safety Plan

Partner prepared a site-specific Health and Safety Plan, which was reviewed with on-site personnel involved in the project prior to the commencement of drilling activities.

3.2 Geophysical Survey

On May 22, 2019, SubSurface Surveys (SSS) conducted a geophysical survey under the supervision of Partner. The purpose of the geophysical survey was to identify USTs remaining in place and/or backfilled tankholds and clear boring locations of utilities. The geophysical survey was conducted with a Geonics EM-61 and a Fischer M-Scope electromagnetic induction (EM) equipment, a Schonstedt GA-52 magnetic gradiometer, a Sensors and Software Noggin ground penetrating radar (GPR) unit, and a Metrotech 9890 utility locator with line-tracing capabilities.

SSS systematically free-traversed the investigation area with the aforementioned equipment. The equipment data were interpreted in real time and compiled as necessary in order to identify subsurface anomalies consistent with USTs, disturbed soil resembling backfilled tankholds, piping trenches, utility lines, and/or other subsurface conduits/features.

The geophysical survey identified one large anomaly in the northeastern portion of the subject property to the northeast of the current site building. The location and shape of the anomaly, which consists of a backfilled excavation, generally corresponds to the location of the former diesel UST as indicated by the SCAQMD records. No large metallic features were identified within the anomaly, which confirms that the UST has been removed.

A number of small soil disturbances were located throughout the subject property, with the majority located in the northeastern quadrant. The origin of these soil disturbances appear to be associated with areas of subsidence and erosion on site as they are all collocated with areas of asphalt or concrete patching.

In addition, SSS systematically free-traversed each proposed boring location with the aforementioned equipment and the equipment data were interpreted in real time for evidence of utility lines and/or other subsurface features of potential concern. Based on the findings of the GPR survey, no subsurface utilities were identified within the proposed boring locations.

Refer to Figure 3 for a map of the anomalies detected during the geophysical survey. Refer to Appendix C for a copy of the geophysical survey report, which provides additional details regarding the geophysical survey equipment and methodology.

3.3 Drilling Equipment

On May 22, 2019, Partner subcontracted with Kehoe Testing and Engineering, Inc (Kehoe) (State of California Water Well Drilling Contractor License Number 786163) to provide and operate drilling equipment. Kehoe, under the direction of Partner, advanced borings B1 through B7 with a truck-mounted Geoprobe Model 6600 direct push rig. Sampling equipment was decontaminated between sample intervals and boring locations to prevent cross-contamination.

3.4 Sample Locations

Borings B1 through B3 were advanced to the northwest, southwest, and southeast of the former UST anomaly, respectively. Borings B4 and B5 were advanced in the south and north interior portions of the former lumber mill canopy, respectively. Boring B6 was advanced to the southeast of the former AST area. Boring B7 was advanced to the east of the northern lumber area. Refer to Figure 3 for a map indicating sample locations.

3.5 Soil Sampling

Borings B1 through B3, B6, and B7 were overlain by asphalt, which was penetrated using a punch bit attachment advanced by the direct-push drill rig. Borings B4 and B5 were overlain by concrete, which was penetrated using a concrete coring attachment advanced by the direct-push drill rig. Borings B1 through B3 were advanced to a terminal depth of 44 feet bgs. Borings B4 through B7 were advanced to a terminal depth of 10 feet bgs.

Soil samples were collected using a 2-foot long by 1.5-inch diameter sampler with a 2-foot long acetate liner and sampling point. The sampler was advanced by the direct-push drill rig using 4-foot long by 1.25-inch diameter hollow rods with the inner rods in place. At approximately 1 foot above the desired sampling depth, an inner rod was removed, and the sampler was advanced to the desired sampling depth to allow undisturbed soil to enter the sampling liner. The sampler was retrieved from the subsurface and the soil-filled liner was removed.

Each acetate liner was cut using a pipe-cutter. Samples were collected from the lower half of the liner using a disposable plastic syringe and retained in two pre-weighed, laboratory-supplied, 40-milliliter, sodium bisulfate-preserved volatile organics analysis (VOA) vials in accordance with United States Environmental Protection Agency (EPA) Method 5035 sampling protocol. The remainder of the lower half of the liner was capped on either end with Teflon tape and plastic caps. The capped liners and VOA vials were labeled for identification and stored in an iced cooler. The soil in the upper half of the liner was visually inspected for discoloration, monitored for odors, classified in accordance with the Unified Soil Classification System (USCS), placed in a sealable plastic bag, and field-screened with a photoionization detector (PID). None of

the samples exhibited discoloration or an odor and none of the PID readings suggested the presence of elevated volatile organics

Soil samples were collected from borings B1 through B3 at 5, 10, 15, 20, 25, 30, 35 and 40 feet bgs and from borings B4 through B7 at 2, 5, and 10 feet bgs.

3.6 Groundwater Sampling

After soil sampling to the terminal depth, a temporary monitoring well was installed within the drill rods at borings B1 through B3 by advancing the sampler fitted with an expendable steel point to the terminal depth and retracting the rods to expose a steel well screen.

Groundwater samples were retrieved from each temporary monitoring well using a new section of 3/8-inch diameter polyethylene tubing with a check valve at the terminal end and conveyed into three hydrochloric acid-preserved volatile organics analysis (VOA) vials. Each vial was filled with no observable headspace or air bubbles to minimize the potential for volatilization, labeled for identification, and stored in an iced cooler.

The temporary monitoring wells were removed from the boreholes and each boring was backfilled with hydrated bentonite chips and capped with concrete or asphalt patch to match surrounding ground cover after of sampling.

Groundwater samples were collected from a temporary well point at boring B2 screened from 44 to 40 feet bgs. Groundwater samples were attempted from temporary well points at borings B1 and B3 screened from 44 to 40 feet bgs, but no samples were retrieved due to very silty screened areas and no recharge.

3.7 Post-Sampling Activities

Temporary well points were removed from the subsurface, as needed, and the boreholes were backfilled with hydrated bentonite chips following sampling activities. Boreholes advanced in improved areas were capped with concrete or asphalt patch to match existing ground cover after being backfilled.

No significant amounts of derived wastes were generated during this investigation.

4.0 DATA ANALYSIS

4.1 Laboratory Analysis

Partner collected 36 soil samples and one groundwater sample on May 22, 2019, which were transported in an iced cooler under chain-of-custody protocol to Alpha Scientific Corporation (ASC), a state-certified laboratory (California Department of Public Health Environmental Laboratory Accreditation Program certificate number 2633) in the City of Cerritos, California, for analysis on May 23, 2019. Based on field-screening results, visual observations, and/or olfactory observations, one soil sample per boring and two additional soil samples from boring B1 (nine soil samples total) and the groundwater sample (one groundwater sample total) were analyzed for carbon chain total petroleum hydrocarbons (TPH-cc) [collectively total petroleum hydrocarbons as diesel and oil (TPH-d and TPH-o, respectively) via EPA Method 8015M and total petroleum hydrocarbons as gasoline (TPH-g) via EPA Method 8260B] and for VOCs via EPA Method 8260B. The remaining soil samples were placed on hold at the laboratory.

Laboratory analytical results are included in Appendix D and discussed below.

4.2 Regulatory Agency Comparison Criteria

Maximum Soil Screening Levels

Maximum Soil Screening Levels (SSLs) are concentrations of petroleum hydrocarbons that are allowed to remain in soil without potentially degrading the quality of groundwater underlying a site. Maximum SSLs are established and enforced by the Los Angeles Regional Water Quality Control Board (LARWQCB).

Department of Toxic Substances Control Attenuation Factor and Regional Screening Levels

Regional Screening Levels (RSLs) are generic, risk-based chemical concentrations developed by the EPA for use in initial screening-level evaluations. RSLs combine human health toxicity values with standard exposure factors to estimate contaminant concentrations that are considered to be health protective of human exposures over a lifetime through direct-contact exposure pathways (e.g., via inhalation and/or ingestion of and/or dermal contact with impacted soil and/or indoor air). RSLs are not legally enforceable standards, but rather are considered guidelines to evaluate if potential risks associated with encountered chemical impacts may warrant further evaluation.

The Department of Toxic Substances Control (DTSC) Office of Human and Ecological Risk (HERO) developed California-Modified RSLs based on a review of 1) RSL concentrations, and 2) recent toxicity values.

Environmental Screening Levels

The San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) has established Environmental Screening Levels (ESLs) as an initial screening level evaluation. ESLs aid in assessing the potential threats to human health, terrestrial/aquatic habitats, and/or drinking water resources due to contaminants in soil, soil gas, and/or groundwater. Under most circumstances, the presence of contamination below applicable ESLs can be assumed to not pose a significant, chronic (i.e., long-term) adverse risk to the applicable receptor of concern. Conversely, sites that exceed ESLs generally require further evaluation and/or remediation. Please note that the ESLs were developed using default assumptions (e.g., standard exposure factors) and, consequently, are only meant for screening level assessments. The ESLs should not be considered

enforceable regulatory standards. Cleanup levels ultimately dependent on site-specific factors and are established by the regulatory agencies on a case-by-case basis.

4.3 Soil Sample Data Analysis

None of the analyzed soil samples contained detectable concentrations of TPH-cc or VOCs above laboratory practical quantitation limits (PQLs) and the PQLs were below the applicable SSLs and RSLs for the subject property.

4.4 Groundwater Sample Data Analysis

The analyzed groundwater did not contain detectable concentrations of TPH-cc or VOCs above laboratory PQLs and the PQLs were below the applicable ESLs and MCLs for the subject property.

4.5 Discussion

None of the analyzed soil or groundwater samples contained detectable concentrations of TPH-cc or VOCs above the PQLs, and the PQLs were below the applicable regulatory guidelines. Based on these results, there is no evidence of a release of hazardous materials with respect to the historical lumber yard activities and former UST at the subject property.

5.0 SUMMARY AND CONCLUSIONS

Partner conducted a Phase II Subsurface Investigation at the subject property to identify the location of on-site USTs, former tankholds, and/or other associated features and to investigate the potential impact of petroleum hydrocarbons and/or VOCs to soil and/or groundwater as a consequence of a release or releases from the on-site lumber yard and fueling activities. The scope of the Phase II Subsurface Investigation included a geophysical survey and seven soil and/or groundwater borings. Seven soil samples and one groundwater sample were analyzed for TPH-cc and VOCs.

The geophysical survey identified one backfilled excavation in the northeastern area of the subject property which is likely the location of the former diesel UST on site, no metallic features were identified which indicates that the tank has been removed.

Subsurface lithology encountered in the upper 25 feet bgs consisted of brown, slightly dense, moist, fine- to medium-grained silty sand [SM]. From 25 to 35 feet bgs, the subsurface consisted predominantly of brown, medium dense, moist, sandy silt [ML] and from 35 to 40 feet bgs, the subsurface consisted of dark yellowish brown, loose, moist/wet fine- to medium-grained sand [SP]. Groundwater was encountered during this investigation between 40 and 44 feet bgs.

Soil samples did not contain detectable concentrations of TPH-cc or VOCs in excess of applicable RSLs. Groundwater samples did not contain detectable concentrations of TPH-cc or VOCs in excess of applicable ESLs and/or MCLs.

Based on the Subsurface Investigation, there is no evidence of a release of hazardous materials from the subject property and Partner recommends no further investigation with respect to the historical former on-site lumber yard and fueling activities.

TABLES

Table 1: Summary of Investigation Scope
 1275 Bristol Street
 Costa Mesa, California 92626
 Partner Project Number 19-247086.1
 May 22, 2019

Boring Identification	Location	Terminal Depth (feet bgs)	Matrix Sampled	Sampling Depths* (feet bgs)	Target Analytes
B1	Northwest of Former UST	44	Soil	5, 10, 15, 20, 25, 30, 35, 40	TPH-cc, VOCs
B2	Southwest of Former UST	44	Soil	5, 10, 15, 20, 25, 30, 35, 40	TPH-cc, VOCs
			Groundwater	44	TPH-cc, VOCs
B3	Southeast of Former UST	44	Soil	5, 10, 15, 20, 25, 30, 35, 40	TPH-cc, VOCs
B4	South Interior of Mill Canopy	10	Soil	2, 5, 10	TPH-cc, VOCs
B5	North Interior of Mill Canopy	10	Soil	2, 5, 10	TPH-cc, VOCs
B6	Southeast of Former ASTs	10	Soil	2, 5, 10	TPH-cc, VOCs
B7	East of North Lumber Area	10	Soil	2, 5, 10	TPH-cc, VOCs

Notes:

*Depths in bold analyzed for carbon chain total petroleum hydrocarbons (IPH-cc) [collectively total petroleum hydrocarbons as diesel and oil (TPH-d and TPH-o, respectively) via United States Environmental Protection Agency (EPA) Method 8015M and total petroleum hydrocarbons as gasoline (TPH-g) via EPA Method 8260B] and for volatile organic compounds (VOCs) in accordance with EPA Method 8260B.

bgs = below ground surface

UST = underground storage tank

FIGURES

PARTNER




110 55 0 110 220
 Approximate Scale: 1" = 220'

PARTNER
 Engineering and Science, Inc.
 2154 Torrance Boulevard, Suite 200
 Torrance, California 90501
 Project Number: 19-247086.1

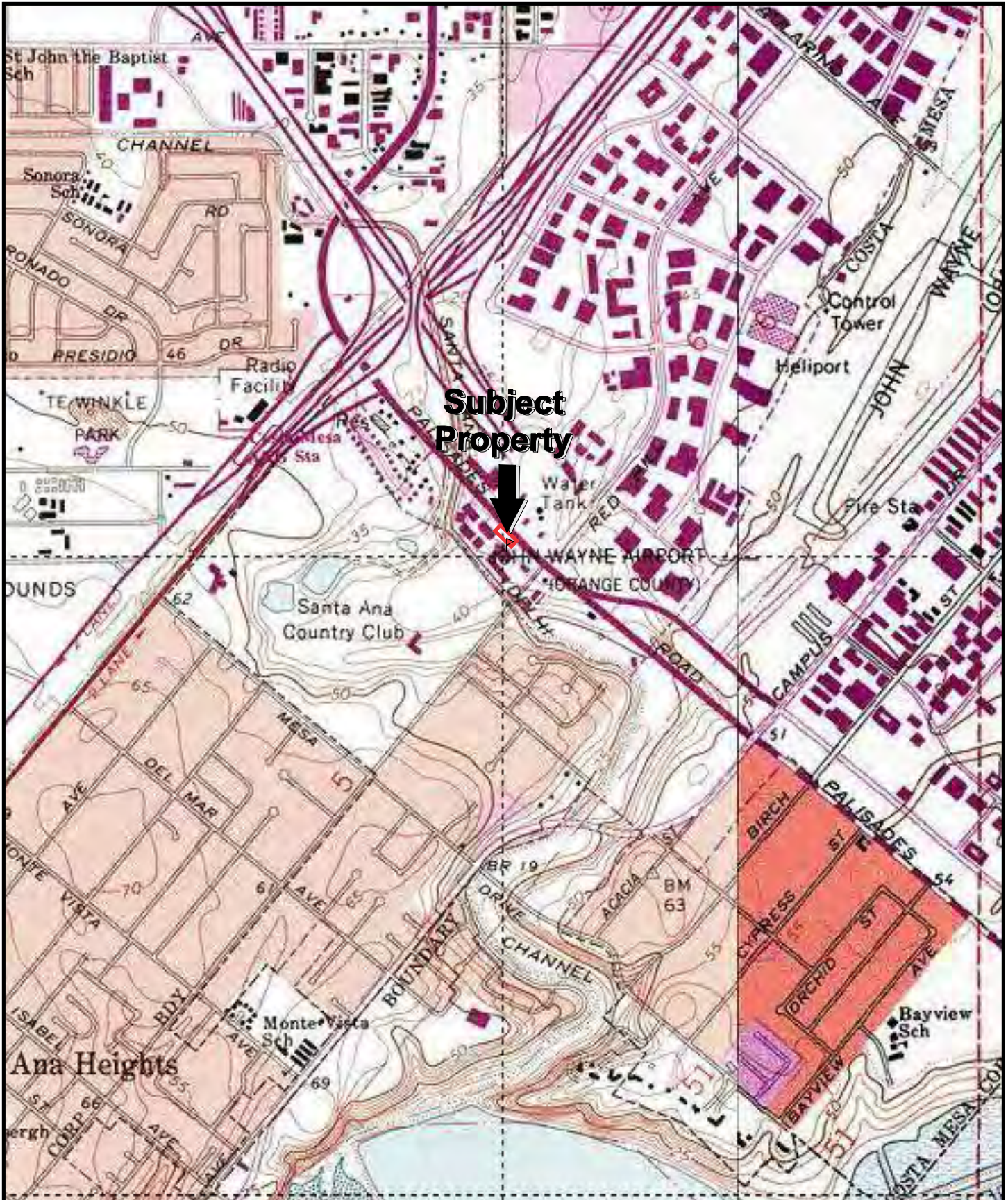


Legend

Subject Property 

Site Vicinity Map

Figure	Prepared By	Date
1	J. Cain	May 2019
1275 Bristol Street Costa Mesa, California 92626		




**Subject
Property**



PARTNER
 Engineering and Science, Inc.
 2154 Torrance Boulevard, Suite 200
 Torrance, California 90501
 Project Number: 19-247086.1



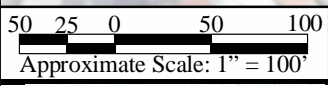
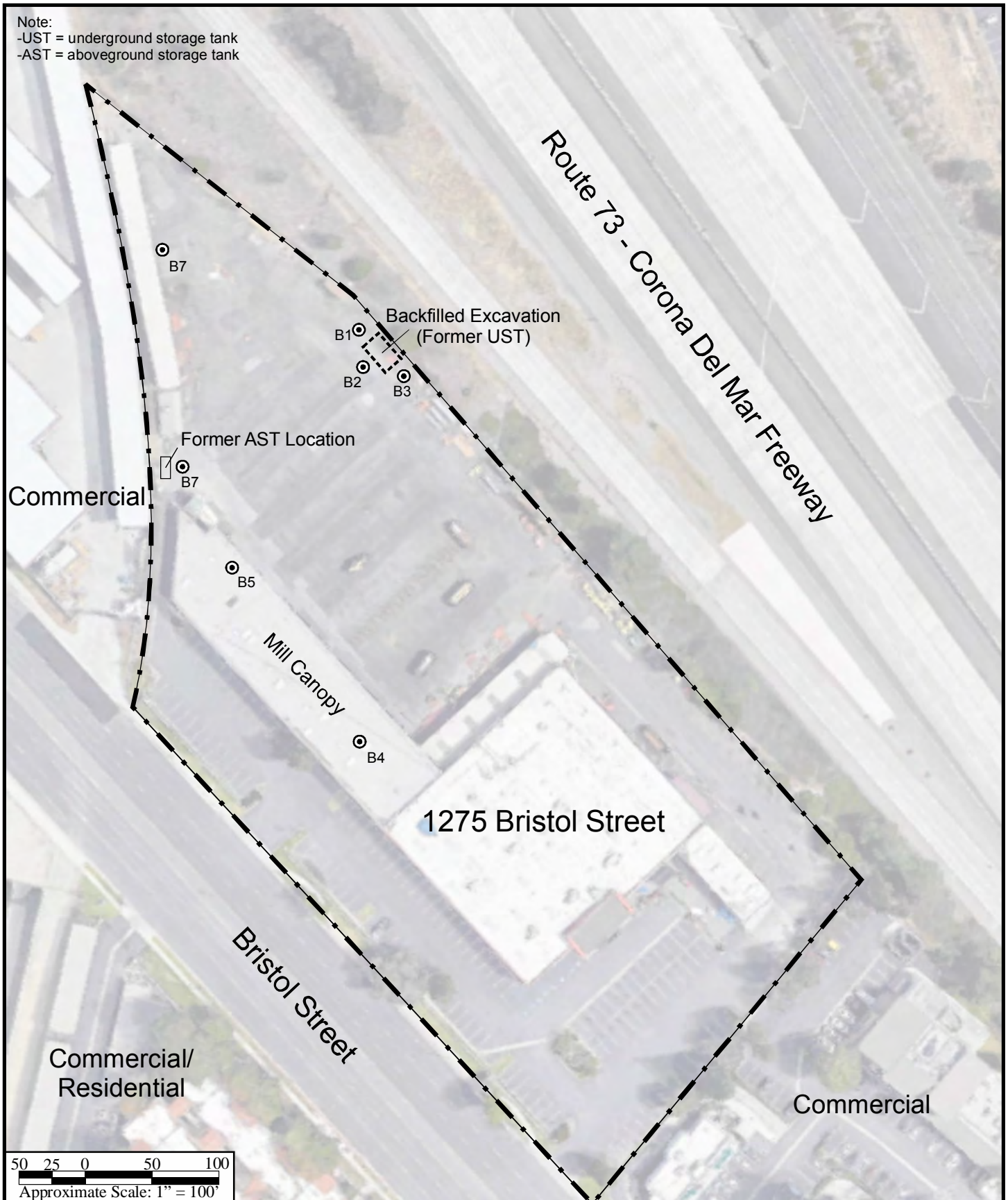
Legend

Subject Property 
 USGS Newport Beach, California
 Quadrangle
 Version: 1978 Current as of: 1981

Topographic Map

Figure	Prepared By	Date
2	J. Cain	May 2019
1275 Bristol Street Costa Mesa, California 92626		



Note:
 -UST = underground storage tank
 -AST = aboveground storage tank



PARTNER
 Engineering and Science, Inc.
 2154 Torrance Boulevard, Suite 200
 Torrance, California 90501
 Proposal Number: 19-247086.1



Legend

- Subject Site 
- Boring Location 

Sample Location Map

Figure	Prepared By	Date
3	J. Cain	May 2019
1275 Bristol Street Costa Mesa, California 92626		

APPENDIX A: BORING LOGS

Boring Number:		B1		Page 1 of 2	
Location:		Northwest of Former UST		Date Started:	5/22/2019
Site Address:		1275 Bristol Street		Date Completed:	5/22/2019
		Costa Mesa, California 92626		Depth to Groundwater:	40 feet bgs
Project Number:		19-247086.1		Field Technician:	J. Cain
Drill Rig Type:		Geoprobe Model 6600 Truck-mounted Drill Rig		Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, VOAs		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		2.25 inches		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
1					2-3 inches of asphalt at surface
2					
3					
4					
5	B1-5	10.7	SM	Brown (10 YR 4/3) silty sand (fine- to medium-grained), slightly dense, moist	
6					
7					
8					
9					
10	B1-10	55.4	SM	Light Gray (10 YR 7/1) silty sand (fine-grained) with crushed rock, loose, damp	
11					
12					
13					
14					
15	B1-15	195.0	SM	Brown (10 YR 4/3) silty sand (fine- to medium-grained), slightly dense, moist	
16					
17					
18					
19					
20	B1-20	133.0	SM	Brown (10 YR 4/3) silty sand (fine- to medium-grained), slightly dense, moist	
21					
22					
23					
24					
25	B1-25	0.5	SM	Light Grayish Brown (10 YR 6/2) silty sand (fine-grained) with crushed rock, loose, damp	

Boring Number:		B1 Continued			Page 2 of 2	
Location:		Northwest of Former UST			Date Started:	5/22/2019
Site Address:		1275 Bristol Street			Date Completed:	5/22/2019
		Costa Mesa, California 92626			Depth to Groundwater:	40 feet bgs
Project Number:		19-247086.1			Field Technician:	J. Cain
Drill Rig Type:		Geoprobe Model 6600 Truck-mounted Drill Rig			Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, VOAs			2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		2.25 inches			Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes	
26						
27						
28						
29						
30	B1-30	0.0	ML	Brown (10 YR 5/3) sandy silt, medium dense, moist		
31						
32						
33						
34						
35	B1-35	0.0	ML	Light Olive Brown (2.5 Y 5/3) clayey silt, medium dense, soft, moist		
36						
37						
38						
39						
40	B1-40	0.0	SP	Dark Yellowish Brown (10 YR 4/4) sand (fine- to medium-grained) with silt, loose, moist/wet		
41						
42						
43						
44						
45					Borehole terminated at 44 feet. Groundwater was encountered screened 40-44 feet bgs but no sample was retrieved due to low flow/silty screen. Borehole was backfilled with hydrated bentonite and capped with asphalt after sampling.	
46						
47						
48						
49						
50						

Boring Number:		B2		Page 1 of 2	
Location:		Southwest of Former UST		Date Started:	5/22/2019
Site Address:		1275 Bristol Street		Date Completed:	5/22/2019
		Costa Mesa, California 92626		Depth to Groundwater:	40 feet bgs
Project Number:		19-247086.1		Field Technician:	J. Cain
Drill Rig Type:		Geoprobe Model 6600 Truck-mounted Drill Rig		Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, VOAs		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		2.25 inches		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
1					2-3 inches of asphalt at surface
2					
3					
4					
5	B2-5	0.0	SM	Brown (10 YR 4/3) silty sand (fine- to medium-grained), slightly dense, moist	
6					
7					
8					
9					
10	B2-10	0.0	SM	Brown (10 YR 4/3) silty sand (fine- to medium-grained), slightly dense, moist	
11					
12					
13					
14					
15	B2-15	0.0	SM	Olive Brown (2.5 Y 4/3) silty sand (fine- to medium-grained), slightly dense, moist	
16					
17					
18					
19					
20	B2-20	0.8	SM	Dark Yellowish Brown (10 YR 4/4) silty sand (fine- to medium-grained), slightly dense, moist	
21					
22					
23					
24					
25	B2-25	0.0	SM	Light Grayish Brown (10 YR 6/2) silty sand (fine-grained) with crushed rock, loose, damp	

Boring Number:	B2 Continued		
Location:	Southwest of Former UST	Date Started:	5/22/2019
Site Address:	1275 Bristol Street	Date Completed:	5/22/2019
	Costa Mesa, California 92626	Depth to Groundwater:	40 feet bgs
Project Number:	19-247086.1	Field Technician:	J. Cain
Drill Rig Type:	Geoprobe Model 6600 Truck-mounted Drill Rig	Partner Engineering and Science	
Sampling Equipment:	Acetate Liners, VOAs	2154 Torrance Boulevard, Suite 200	
Borehole Diameter:	2.25 inches	Torrance, California 90501	

Depth	Sample	PID	USCS	Description	Notes
26					
27					
28					
29					
30	B2-30	0.0	ML	Brown (10 YR 5/3) sandy silt, medium dense, moist	
31					
32					
33					
34					
35	B2-35	0.0	SP	Dark Yellowish Brown (10 YR 4/4) sand (fine- to medium-grained) with silt, loose, moist	
36					
37					
38					
39					
40	B2-40	0.0	SP	Dark Yellowish Brown (10 YR 4/4) sand (fine- to medium-grained) with silt, loose, moist/wet	
41					
42					
43					
44	B2-GW				groundwater sample
45					Borehole terminated at 44 feet. Groundwater was encountered screened 40-44 feet bgs . Borehole was backfilled with hydrated bentonite and capped with asphalt after sampling.
46					
47					
48					
49					
50					

Boring Number:		B3		Page 1 of 2	
Location:		Southeast of Former UST		Date Started:	5/22/2019
Site Address:		1275 Bristol Street		Date Completed:	5/22/2019
		Costa Mesa, California 92626		Depth to Groundwater:	40 feet bgs
Project Number:		19-247086.1		Field Technician:	J. Cain
Drill Rig Type:		Geoprobe Model 6600 Truck-mounted Drill Rig		Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, VOAs		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		2.25 inches		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
1					2-3 inches of asphalt at surface
2					
3					
4					
5	B3-5	0.0	SM	Brown (10 YR 4/3) silty sand (fine- to medium-grained), slightly dense, moist	
6					
7					
8					
9					
10	B3-5	0.0	SM	Brown (10 YR 5/3) silty sand (fine- to medium-grained), slightly dense, moist	
11					
12					
13					
14					
15	B3-15	0.0	SM	Brown (10 YR 5/3) silty sand (fine- to medium-grained), slightly dense, moist	
16					
17					
18					
19					
20	B3-20	0.0	ML	Brown (10 YR 5/3) sandy silt, medium dense, moist	
21					
22					
23					
24					
25	B3-35	0.0	SM	Light Grayish Brown (10 YR 6/2) silty sand (fine-grained) with crushed rock, loose, damp	

Boring Number:		B3 Continued			Page 2 of 2	
Location:		Southeast of Former UST			Date Started:	5/22/2019
Site Address:		1275 Bristol Street			Date Completed:	5/22/2019
		Costa Mesa, California 92626			Depth to Groundwater:	40 feet bgs
Project Number:		19-247086.1			Field Technician:	J. Cain
Drill Rig Type:		Geoprobe Model 6600 Truck-mounted Drill Rig			Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, VOAs			2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		2.25 inches			Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes	
26					2-3 inches of asphalt at surface	
27						
28						
29						
30	B3-30	0.0	ML	Brown (10 YR 5/3) sandy silt, medium dense, moist		
31						
32						
33						
34						
35	B3-35	0.0	ML	Brown (10 YR 5/3) sandy silt, medium dense, moist		
36						
37						
38						
39						
40	B3-40	0.0	SP	Dark Yellowish Brown (10 YR 4/4) sand (fine- to medium-grained) with silt, loose, moist/wet		
41						
42						
43						
44						
45					Borehole terminated at 44 feet. Groundwater was encountered screened 40-44 feet bgs but no sample was retrieved due to low flow/silty screen. Borehole was backfilled with hydrated bentonite and capped with asphalt after sampling.	
46						
47						
48						
49						
50						

Boring Number:		B4		Page 1 of 1	
Location:		South Area of Mill Canopy		Date Started:	5/22/2019
Site Address:		1275 Bristol Street		Date Completed:	5/22/2019
		Costa Mesa, California 92626		Depth to Groundwater:	40 feet bgs
Project Number:		19-247086.1		Field Technician:	J. Cain
Drill Rig Type:		Geoprobe Model 6600 Truck-mounted Drill Rig		Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, VOAs		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		2.25 inches		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
1					3-4 inches of concrete at surface
2	B4-2	0.0	SM	Brown (10 YR 4/3) silty sand (fine- to medium-grained), slightly dense, moist	
3					
4					
5	B4-5	0.0	SM	Brown (10 YR 4/3) silty sand (fine- to medium-grained), slightly dense, moist	
6					
7					
8					
9					
10	B4-10	0.0	SM	Light Olive Brown (2.5 Y 5/3) silty sand (fine- to medium-grained), slightly dense, moist	
11					Borehole terminated at 10 feet bgs. Groundwater was not encountered. Borehole was backfilled with hydrated bentonite and capped with concrete after sampling.
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Boring Number:		B5			Page 1 of 1	
Location:		North Area of Mill Canopy			Date Started:	5/22/2019
Site Address:		1275 Bristol Street			Date Completed:	5/22/2019
		Costa Mesa, California 92626			Depth to Groundwater:	40 feet bgs
Project Number:		19-247086.1			Field Technician:	J. Cain
Drill Rig Type:		Geoprobe Model 6600 Truck-mounted Drill Rig			Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, VOAs			2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		2.25 inches			Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes	
1					3-4 inches of concrete at surface	
2	B5-2	0.0	SM	Brown (10 YR 4/3) silty sand (fine- to medium-grained), slightly dense, moist		
3						
4						
5	B5-5	0.0	SM	Brown (10 YR 4/3) silty sand (fine- to medium-grained), slightly dense, moist		
6						
7						
8						
9						
10	B5-10	0.0	SM	Light Olive Brown (2.5 Y 5/3) silty sand (fine- to medium-grained), loose, moist		
11					Borehole terminated at 10 feet bgs. Groundwater was not encountered. Borehole was backfilled with hydrated bentonite and capped with concrete after sampling.	
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						

Boring Number:		B6			Page 1 of 1	
Location:		Southeast of Former ASTs			Date Started:	5/22/2019
Site Address:		1275 Bristol Street			Date Completed:	5/22/2019
		Costa Mesa, California 92626			Depth to Groundwater:	40 feet bgs
Project Number:		19-247086.1			Field Technician:	J. Cain
Drill Rig Type:		Geoprobe Model 6600 Truck-mounted Drill Rig			Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, VOAs			2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		2.25 inches			Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes	
1					3-4 inches of concrete at surface	
2	B6-2	0.0	SM	Brown (10 YR 4/3) silty sand (fine- to medium-grained), slightly dense, moist		
3						
4						
5	B6-5	0.0	SM	Brown (10 YR 4/3) silty sand (fine- to medium-grained), slightly dense, moist		
6						
7						
8						
9						
10	B6-10	0.0	SM	Light Olive Brown (2.5 Y 5/3) silty sand (fine- to medium-grained), loose, moist		
11					Borehole terminated at 10 feet bgs. Groundwater was not encountered. Borehole was backfilled with hydrated bentonite and capped with concrete after sampling.	
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						

Boring Number:		B7		Page 1 of 1	
Location:		East of North Lumber Area		Date Started:	5/22/2019
Site Address:		1275 Bristol Street		Date Completed:	5/22/2019
		Costa Mesa, California 92626		Depth to Groundwater:	40 feet bgs
Project Number:		19-247086.1		Field Technician:	J. Cain
Drill Rig Type:		Geoprobe Model 6600 Truck-mounted Drill Rig		Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, VOAs		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		2.25 inches		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
1					2-3 inches of asphalt at surface
2	B7-2	0.0	SM	Brown (10 YR 4/3) silty sand (fine- to medium-grained), slightly dense, moist	
3					
4					
5	B7-5	0.0	SM	Brown (10 YR 4/3) silty sand (fine- to medium-grained), slightly dense, moist	
6					
7					
8					
9					
10	B7-10	0.0	SM	Light Olive Brown (2.5 Y 5/3) silty sand (fine- to medium-grained), loose, moist	
11					Borehole terminated at 10 feet bgs. Groundwater was not encountered. Borehole was backfilled with hydrated bentonite and capped with concrete after sampling.
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

APPENDIX B: PERMIT

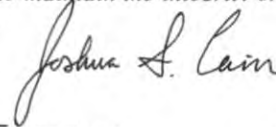
APPLICATION FOR WELL CONSTRUCTION PERMIT

MAY 14 2019

ORANGE COUNTY HEALTH CARE AGENCY
ENVIRONMENTAL HEALTH DIVISION

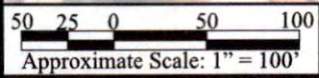
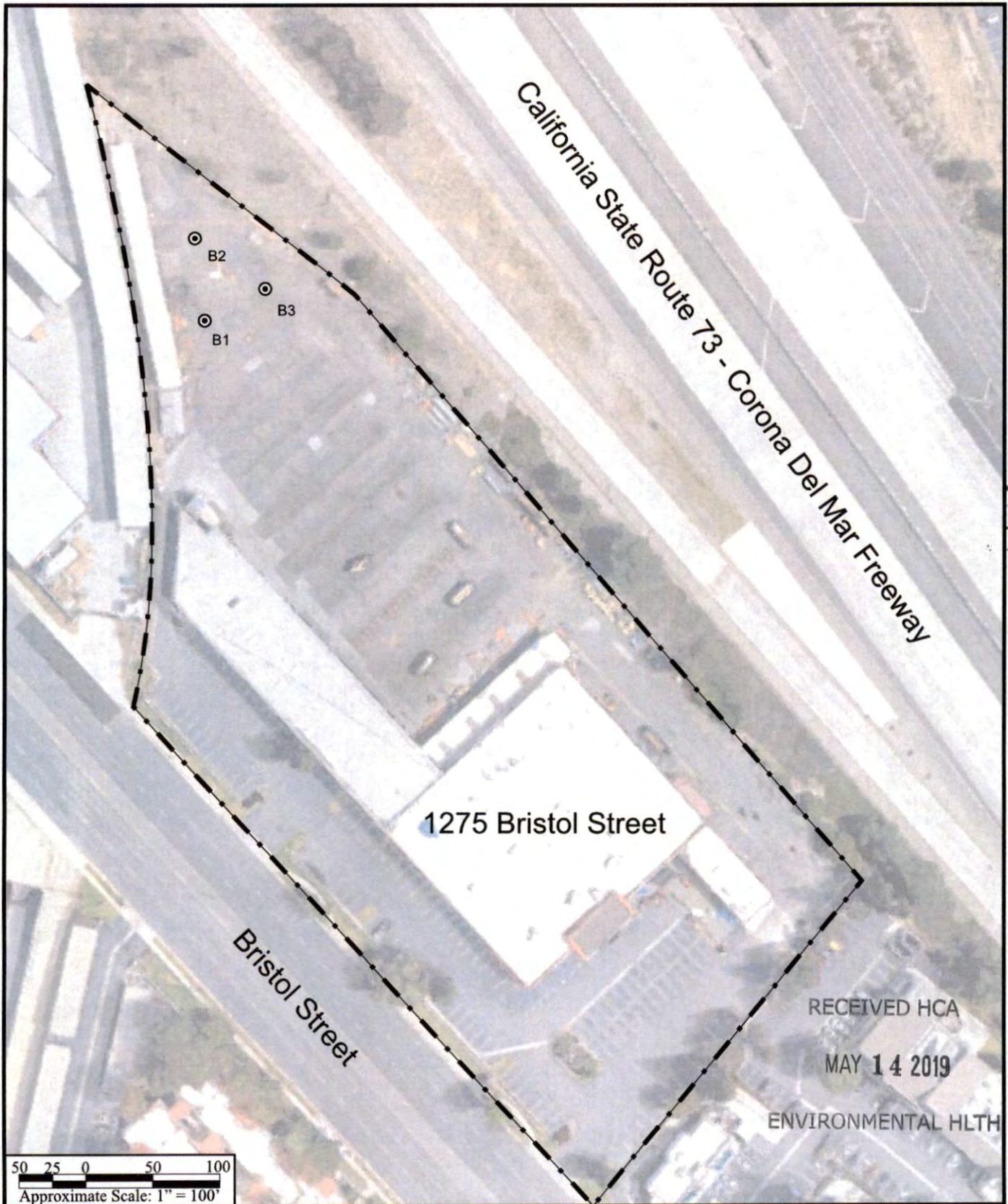
1241 E. DYER ROAD, SUITE 120
SANTA ANA, CA 92705-5611

(714) 433-6000
FAX: (714) 433-6481

CITY Costa Mesa, California	DATE May 14, 2019
WELL LOCATION (ADDRESS IF AVAILABLE) 1275 Bristol Street, Costa Mesa, California 92626	
NAME OF WELL OWNER Fletcher Jones Motorcars c/o Shawn Dettrey	TYPE OF WELL (CHECK)
ADDRESS 7300 Sahara Avenue	PRIVATE DOMESTIC <input type="checkbox"/> MONITORING <input type="checkbox"/> PUBLIC DOMESTIC <input type="checkbox"/> SOIL BORING <input checked="" type="checkbox"/> IRRIGATION <input type="checkbox"/> OTHER _____ <input type="checkbox"/> CATHODIC <input type="checkbox"/> TOTAL NUMBER <u>3</u>
CITY ZIP TELEPHONE Las Vegas, Nevada 89117 702-739-9800	A. WELLS - SUBMIT A WELL CONSTRUCTION DIAGRAM (INCLUDE DIMENSIONS) B. SOIL BORINGS AND PROBES - <u>60</u> TOTAL DEPTH <u>40 feet</u> ✓ SEALING MATERIAL <u>hydrated bentonite</u> ✓ C. PROPOSED START DATE <u>May 22, 2019</u>
NAME OF CONSULTING FIRM Partner Engineering and Science, Inc.	
BUSINESS ADDRESS 2154 Torrance Boulevard	
CITY ZIP TELEPHONE Torrance, California 90501 310-615-4500	
NAME OF DRILLING CO. <input checked="" type="checkbox"/> C-57 LICENSE NO. <input checked="" type="checkbox"/> Kehoe Testing and Engineering 786163	I hereby agree to comply in every respect with all requirements of the Health Care Agency and with all ordinances and laws of the County of Orange and of the State of California pertaining to well construction, reconstruction and destruction, including the requirements to maintain the integrity of all significant confining zones. <div style="text-align: right;">  _____ APPLICANT'S SIGNATURE Joshua S. Cain PRINT NAME 310-483-1367 PHONE NUMBER </div> <div style="text-align: right;"> _____ DATE May 14, 2019 </div>
CITY ZIP TELEPHONE Huntington Beach, California 92649 714-901-7270	
DIAGRAM OF WELL SITE (Use additional sheets and/or attachments)	
<input checked="" type="checkbox"/> SITE PLAN ATTACHED	
FOR ACCOUNTING USE ONLY: HSO NO. <u>397020</u> CHECK NO. <u>VS 3736</u> DATE <u>5/14/19</u> AMOUNT <u>477</u> INTL. <u>AC</u>	DISPOSITION OF PERMIT (DO NOT FILL IN): <input checked="" type="checkbox"/> APPROVED SUBJECT TO THE FOLLOWING CONDITIONS: A. NOTIFY THIS AGENCY AT LEAST 48 HOURS <input checked="" type="checkbox"/> PRIOR TO START. <u>notify of any changes</u> <input type="checkbox"/> PRIOR TO SEALING THE ANNULAR SPACE OR FILLING OF THE CONDUCTOR CASING. B. <input type="checkbox"/> SUBMIT TO THE AGENCY WITHIN 30 DAYS AFTER COMPLETION OF WORK, A WELL COMPLETION REPORT AND/OR DRILLING LOGS. PLEASE REFERENCE PERMIT NO. C. <input type="checkbox"/> SECURE ALL MONITORING WELLS TO PREVENT TAMPERING. D. <input checked="" type="checkbox"/> OTHER <u>notify when all work has been completed and include depth to first water.</u> <input type="checkbox"/> DENIED
APPROVAL BY OTHER AGENCIES: JURISDICTION _____ REMARKS <u>permit expires on 5/17/2020</u> <u>Ensure all constructed wells can be completely removed when their usefulness has ended. Soil boring are to be destroyed by filling borehole with an approved sealing material within 48 hours.</u>	PERMIT ISSUED BY <u>JANE NGUYEN</u> DATE <u>5/16/19</u> PRINT NAME PHONE NUMBER

WELL PERMIT NUMBER 19-05-24

WHEN SIGNED BY ORANGE COUNTY HEALTH CARE AGENCY REPRESENTATIVE, THIS APPLICATION IS A PERMIT.



PARTNER
 Engineering and Science, Inc.
 2154 Torrance Boulevard, Suite 200
 Torrance, California 90501

Proposal Number: 19-247086.1



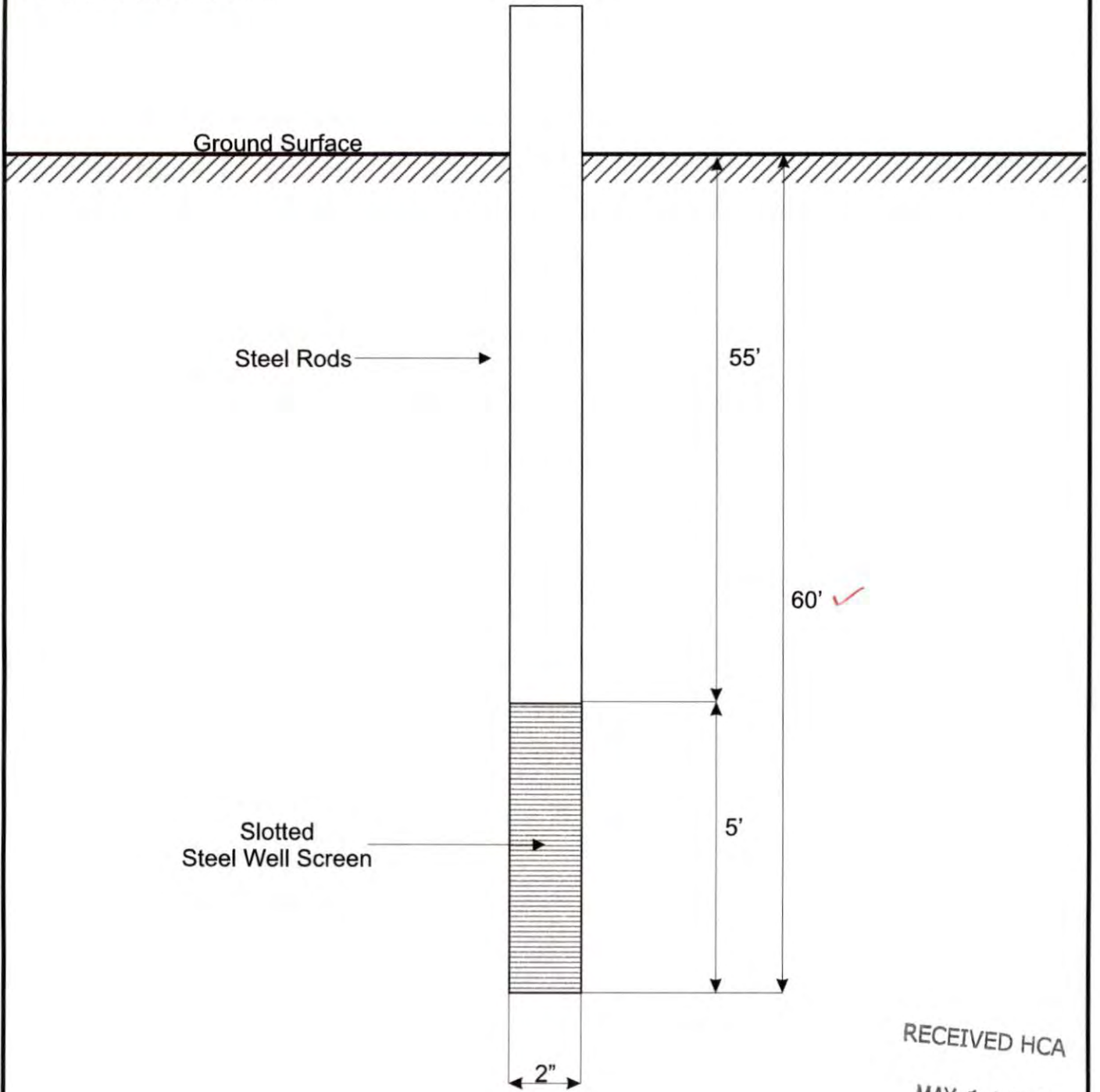
Subject Site
 Boring Location

Legend



Sample Location Map		
Figure	Prepared By	Date
1	J. Cain	May 2019
1275 Bristol Street Costa Mesa, California 92626		

Notes:
 -Not to scale
 -PVC = polyvinyl chloride (schedule 40)



RECEIVED HCA
 MAY 14 2019
 ENVIRONMENTAL HEALTH

PARTNER
 Engineering and Science, Inc.
 2154 Torrance Boulevard
 Torrance, California 90501

Project Number: 19-247086.1

**Temporary Well
 Construction
 Diagram**

Well Construction Diagram		
Figure	Prepared By	Date
2	J. Cain	May 2019
1275 Bristol Street Costa Mesa, California 92626		

**ORANGE COUNTY HEALTH CARE AGENCY
ENVIRONMENTAL HEALTH DIVISION
HEALTH SERVICE ORDER**

Wells

397020

Date 5/14/19 Initials AC
 Client Name Fletcher Jones Motorcars
 Address 1275 Bristol St
Costa Mesa Ph# _____
 Paid By Joshua S Cain
 Address _____ Exp: 07/23
 Ph# 310 483 1307

Please circle the respective service code(s)

- 01 CEQ/HSF (Acct/Bat# _____) \$ _____
- 02 CEQ Plan Check/Foods (PC# _____) \$ _____
- 03 CEQ Plan Check/Pools (PC# _____) \$ _____
- 04 Food Vehicles Cat _____ \$ _____
Decal No(s) _____
- 05 CEQ/Court Restitution/Judgment \$ _____
Name _____
Case# _____
- 06 Hotels/Motels (Acct/Bat# _____) \$ _____
- 07 Massage Parlor (Acct/Bat# _____) \$ _____
- 08 Noise \$ _____
- 09 Liquid Waste Hauler \$ _____
- 10 Farm Labor Camp Registration \$ _____
- 11 Aboveground Petroleum Storage Act \$ _____
- 12 Hazardous Waste (Acct/Bat# _____) \$ _____
- 13 Hazardous Waste Fines \$ _____
- 14 Hazardous Waste Restitution/Judgment \$ _____
Name _____
Case# _____
- 15 Hazardous Waste Clean-up \$ _____
- 16 Medical Waste/Body Art _____) \$ _____
- 17 UST/HSF (Acct/Bat# _____) \$ _____
- 18 UST Plan Check (PC# _____) \$ _____
- 19 UST State Surcharge \$ _____
- 20 UST Restitution/Judgment \$ _____
Name _____
Case# _____
- (21)** Wells (Const _____ Recon _____ Destr _____) \$ 077
 Water _____ Cath _____ Init. Monit. _____)
 Add. Monit. _____ #Wells _____
 Driller _____
 Consultant _____
- 22 Backflow/Cross Connection \$ _____
Client(s) _____
- 23 Small Water Systems \$ _____
- 24 CUPA - Base Fee \$ _____
- 25 CUPA - CalArp \$ _____
- 26 FOG- OC Sanitation District \$ _____
- 27 Tiered Permitting \$ _____
- OTHER \$ _____
- OTHER \$ _____
- OTHER \$ _____
- OTHER \$ _____

PAID BY CHECK NO: 15 3730

total 077-

RECEIVED HCA
MAY 14 2019
ENVIRONMENTAL HLTH

APPENDIX C: GEOPHYSICAL SURVEY REPORT



SubSurface Surveys

An Applied Geophysical Company

2075 Corte Del Nogal, Suite W

Carlsbad, California 92011

Office: 760-476-0492

Fax: 760-476-0493

Partner Engineering and Sciences, Inc.

Attn: Josh Cain

2154 Torrance Blvd, Suite 200

Torrance, California 90501

June 3rd, 2019

Subject: Geophysical Survey
1275 Bristol Street
Costa Mesa, California

Project Number: 19-211

This report is to present the results of our geophysical survey carried over portions of property located at 1275 Bristol Street in Costa Mesa, California (Figure 1), on May 22nd, 2019. Purpose of the survey was to locate and identify, insofar as possible, the existence of any underground storage tanks (USTs), backfilled excavations, piping, conduit, and other buried features that may exist within a predetermined area. A secondary purpose was to locate and identify, insofar as possible, piping, conduit, and other underground utilities that may exist in the vicinity of six (6) specific locations for guidance in future drilling activities.

A combination of electromagnetic induction (EM), magnetometry, and ground penetrating radar (GPR) were applied to the search. A utility locator with line tracing capabilities was also brought to the field and used where risers exist onto which a signal could be impressed and traced.

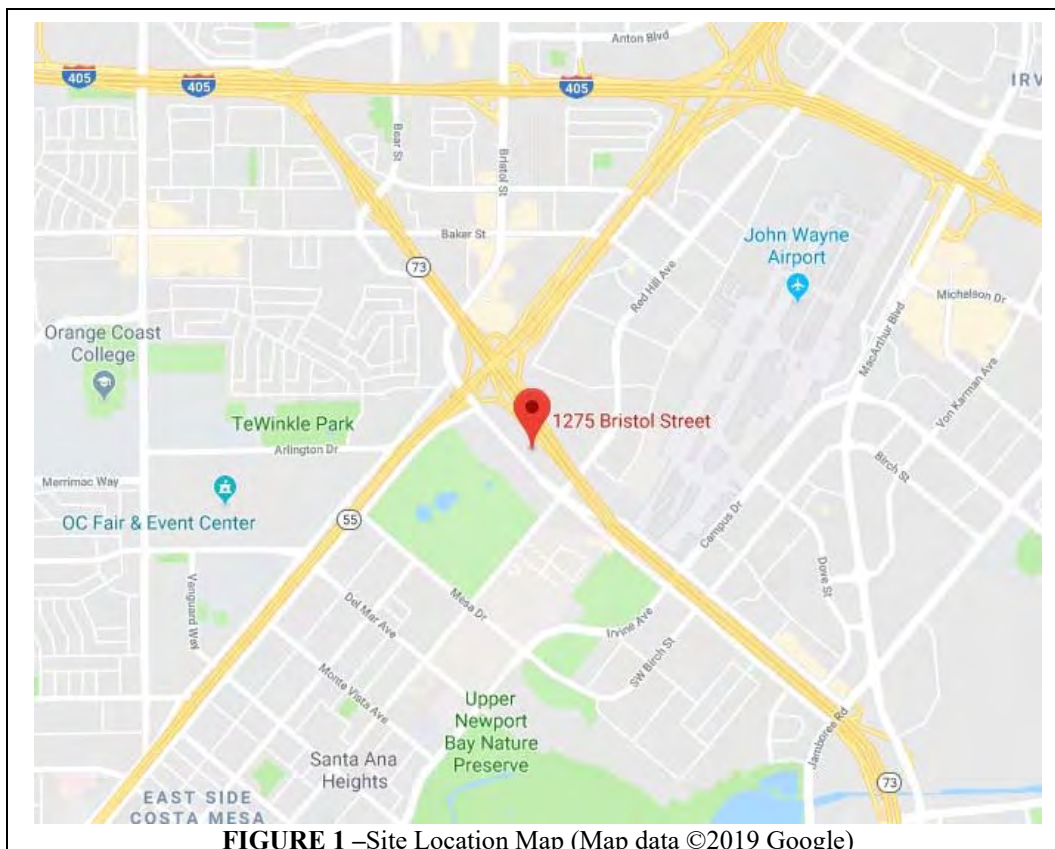


FIGURE 1 –Site Location Map (Map data ©2019 Google)

Survey Design – The area to be surveyed, along with the specific borehole locations, were indicated in the field by the client. The EM61 and GPR were traversed in a reconnaissance mode over the accessible portions of the back parking lot of the subject property, to determine if more specific target areas existed. Once these areas, if any, were established, the magnetic gradiometer, line tracer, M-Scope and GPR were traversed systematically in many directions. Additional traverses were taken, access permitting, for detailing and confirmation where anomalous conditions were found. Multiple GPR profiles were also collected throughout the area and in specific areas for confirmation where other instruments detected anomalies. The line tracer was also used to trace out all detectable utilities in the area.

Hard copy of the EM data was not acquired, that is, discrete readings on the nodes of a grid were not recorded that could be put into a contoured map format. Rather, the instruments' meters were read continuously, and in real-time, during each traverse. This free-traversing method allowed for immediate detection of anomalous objects and facilitated the opportunity to investigate them further, without first having to download data in the office. The lack of hard copy for EM data sets does not degrade the quality of the survey in any way. Hard copy merely provides a basis for report documentation of these geophysical fields, if such documentation is needed.

Additionally, the magnetic gradiometer, line tracer, EM61, M-Scope and GPR were traversed systematically over each proposed borehole, positioned by the client as a result of our findings, along the eight lines of the standard search pattern (Figure 2), wherein, there are two sets of three parallel lines, mutually orthogonal, and two diagonals, all centered on the marked drill location. Adjacent parallel lines are approximately 5 feet apart, and each line is approximately 20 feet long, access permitting. Other traverses were taken, access permitting, for detailing and confirmation where anomalous conditions were found.

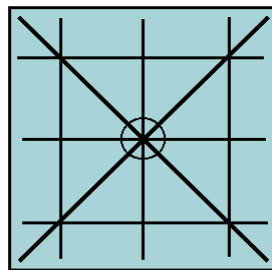


Figure 2: Standard search pattern around borehole

The line tracers were used to impress signals onto pipes, generally through accessible risers and tracer wires when present, to delineate the lines' locations and orientations. The instruments were also used in passive mode, configured to detect 60 Hz electrical signals and other common radio-frequency signals.

A Geonic's model EM61 and a Fischer M-Scope was used for the EM sampling. A Sensors and Software Noggin Ground Penetrating Radar unit with a 250 MHz antenna produced the radar images. The magnetic gradiometer was a Schonstedt GA-52, and a Metrotech 9890 and RIDGID SR-60 SeekTech utility locator rounded out the tools applied.

Brief Description of the Geophysical Methods Applied - The line locator is used to passively detect energized high voltage electric lines and electrical conduit (50-60 Hz), VLF signals (14-22 kHz), as well as to actively trace other utilities. Where risers are present, the utility locator transmitter can be connected directly to the object, and a signal (9.8-82 kHz) is sent traveling along the conductor, pipe, conduit, etc. In the absence of a riser, the transmitter can be used to impress an input signal on the utility by induction. In either case, the receiver unit is tuned to the input signal, and is used to actively trace the signal along the pipe's surface projection.

The magnetic gradiometer has two flux gate magnetic fixed sensors that are passed closely to and over the ground. When not in close proximity to a magnetic object, that is, only in the earth's field, the instrument emits a sound signal at a low frequency. When the instrument passes over a buried iron or steel object, so that locally there is a high magnetic gradient, the frequency of the emitted sound increases. The frequency is a function of the gradient between the two sensors.

The GPR instrument beams energy into the ground from its transducer/antenna, in the form of electromagnetic waves. A portion of this energy is reflected back to the antenna at a boundary in the subsurface across which there is an electrical contrast. The instrument produces a continuous record of the reflected energy as the antenna is traversed across the ground surface. The greater the electrical contrast, the higher the amplitude of the returned energy. The radar wave travels at a velocity unique to the material properties of the ground being investigated, and when these velocities are known, the two-way travel times can be converted to depth. The depth of penetration and image resolution produced are a function of ground electrical conductivity and dielectric constant.

The EM61 instrument is a high resolution, time-domain device for detecting buried conductive objects. It consists of a powerful transmitter that generates a pulsed primary magnetic field when its coils are energized, which induces eddy currents in nearby conductive objects. The decay of the eddy currents, following the input pulse, is measured by the coils, which in turn serve as receiver coils. The decay rate is measured for two coils, mounted concentrically, one above the other. By making the measurements at a relatively long time interval (measured in milliseconds) after termination of the primary pulse, the response is nearly independent of the electrical conductivity of the ground. Thus, the instrument is a super-sensitive metal detector. Due to its unique coil arrangement, the response curve is a single well-defined positive peak directly over a buried conductive object. This facilitates quick and accurate location of targets.

The M-Scope device energizes the ground by producing an alternating primary magnetic field with AC current in a transmitting coil. If conducting materials are within the area of influence of the primary field, AC eddy currents are induced to flow in the conductors. A receiving coil senses the secondary magnetic field produced by these eddy currents, and outputs the response to a meter in the form of ground conductivity values for the M-Scope. The strength of the secondary field is a function of the conductivity of the object, say a pipe, tank or cluster of drums, its size, and its depth and position relative to the instrument's two coils. Conductive objects, to a depth of approximately 7 feet for the M-Scope are sensed. The devices are also somewhat focused; that is, they are more sensitive to conductors below the instrument than they are to conductors off to the side.

Interpretation and Conclusions - The interpretation took place in real time as the survey progressed, and accordingly, the findings of our investigation were marked on the ground cover with spray chalk paint and further documented with site photographs of the surveyed areas (Figures 3-11).

Piping and utilities detected during the survey were marked with spray chalk paint on the ground cover using red for electric, blue for water, green for sanitary sewer/storm drain, yellow for soil disturbance, orange for backfilled excavation and white was used to delineate an existing utility trench and to delineate a former step-down.

During the reconnaissance phase there was one significant GPR Anomaly that was detected (Figures 3-7). The overall dimensions of this anomalous condition measured approximately 43 feet by 16 feet, which consists of shallow and deep soil disturbances located around the outer perimeter and then a well-defined backfilled excavation located in the center. The backfilled excavation itself measures approximately 20 feet by 13 feet and did not contain any underground metallic objects within its boundaries. Additionally, there was an abandoned

electric line that was found to terminate within the overall GPR Anomaly and originated from a panel of existing electric risers. Because, this anomaly possesses former tank-hold characteristics along with terminating electric lines, this is the best candidate for a backfilled excavation where an underground storage tank formerly existed.

The “step-down” labeled in Figure 10 is unlikely a former clarifier system but rather an access point to service underneath vehicles.

It should be noted that during the reconnaissance phase of the survey there were a number of asphalt and concrete patching. This patching is most likely the result of asphalt repairs from ground settling and is not likely associated with former or existing underground storage tanks.

As a result of our geophysical findings six boreholes were positioned by the client. Each borehole was then marked cleared by SubSurface Surveys and Associates with a white circle and a yellow “SSS”. Please refer to the photographs along with the markings in the field for a better representation of our findings.

Limitations and Further Recommendations - It should be understood that limitations inherent in geophysical instruments and/or surveying techniques exist at all sites, and nearly all sites exhibit conditions under which instruments might not perform optimally. Consequently, the detection of buried objects in all circumstances **cannot be guaranteed**. Such limitations are numerous and include, but are not limited to, rebar-reinforced ground cover, abrupt changes in ground cover type, above-ground obstacles preventing full traverses or traverses in one direction only, above-ground conductive objects interfering with instrument signal, nearby powerlines or EM transmitters, highly conductive background soil conditions, limiting GPR penetration, non-metallic targets, shallower or larger objects shielding deeper or smaller targets, tracing signal jumping from one line to another, and inaccessible risers, cleanouts, valve boxes, and manholes. If one or more geophysical instrument is rendered ineffective and cannot be utilized, the quality of the survey can be somewhat degraded.

For the above reasons, and in the interest of maximum safety, we encourage our clients to take advantage of Underground Service Alert (USA), Dig Alert, or other similar services, when possible. Furthermore, we recommend hand-auguring and the use of a drilling method known as air knifing and vacuum extraction, when feasible or if applicable to this project. These methods may significantly limit damage to underground pipes, conduits, and utilities that might not have been detectable during the course of this survey. Please bear in mind, that geophysical surveying is only one of several levels of protection that is available to our clients.

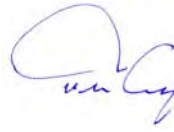
SubSurface Surveys may include maps in some reports. While they are an accurate general representation of the site and our findings, they are not of engineering quality (i.e., measured and mapped by a licensed land surveyor).

SubSurface Surveys and Associates makes no guarantee either expressed or implied regarding the accuracy of the findings and interpretations present. And, in no event will SubSurface Surveys and Associates be liable for any direct, indirect, special, incidental, or consequential damages resulting from interpretations and opinions presented herewith.

All data acquired in these surveys are in confidential file in this office, and are available for review by your staff, or by us at your request, at any time. We appreciate the opportunity to participate in this project. Please call, if there are questions.



Bret Herman
Staff Geophysicist



Travis Crosby, GP# 1044
California State Geophysics Registration GP1044
Senior Geophysicist, SubSurface Surveys

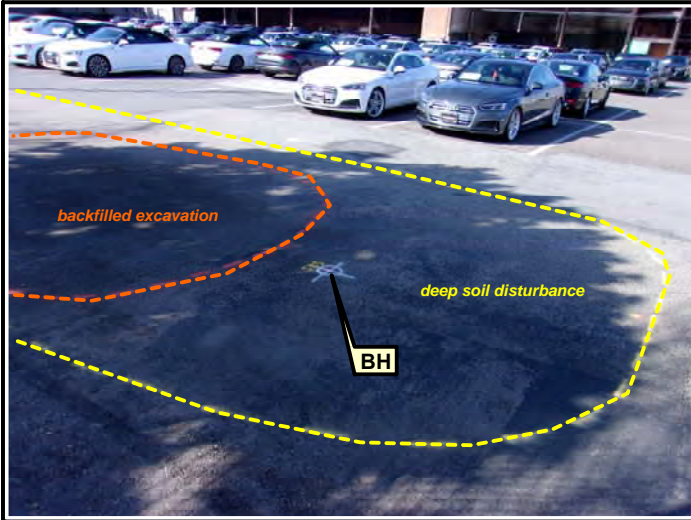


Figure 3

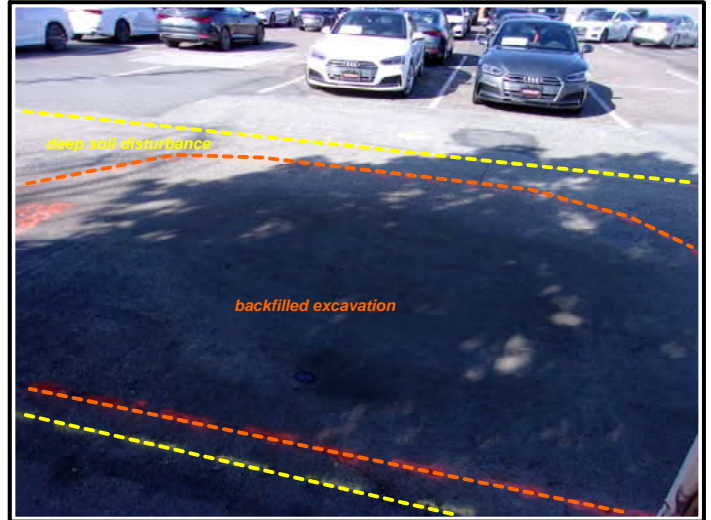


Figure 4

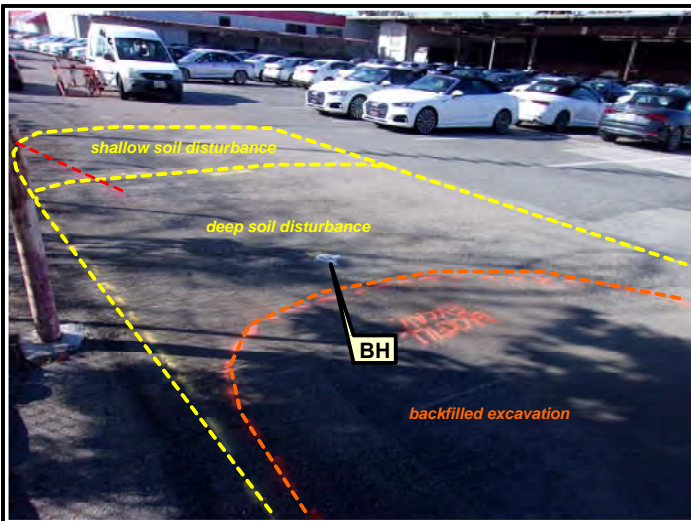


Figure 5

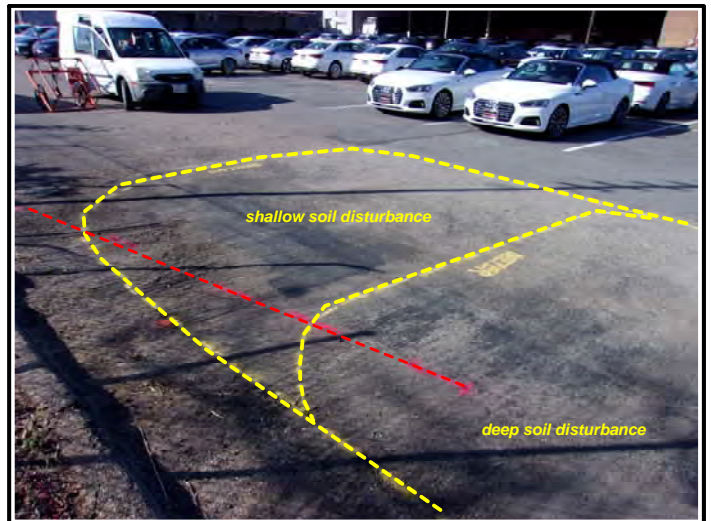


Figure 6

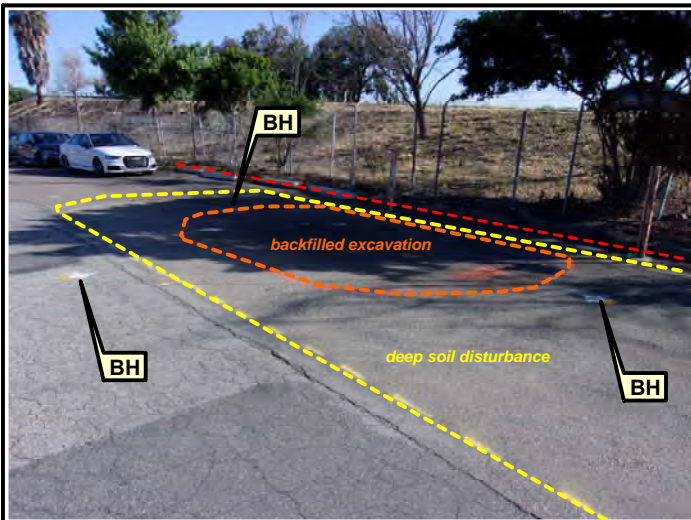


Figure 7

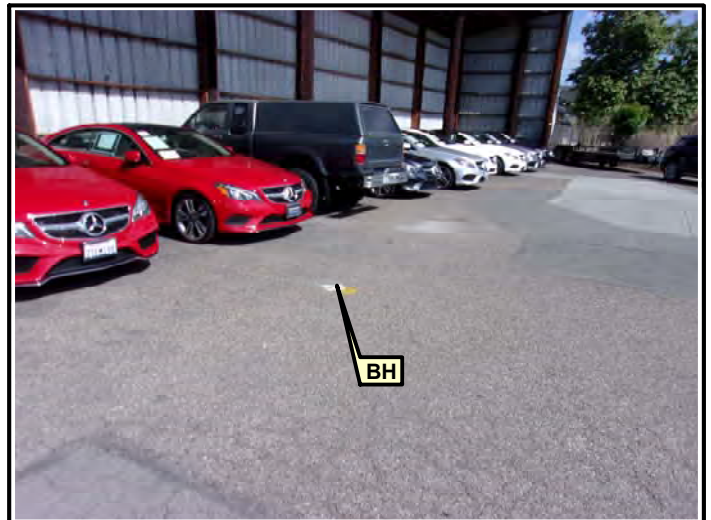


Figure 8



SITE:
1275 Bristol Street
Costa Mesa, California

TITLE:
Site Photographs
PREPARED FOR:
Partner Engineering

SURVEY DATE:
May 22nd, 2019
SSS PROJECT NO:
19-211

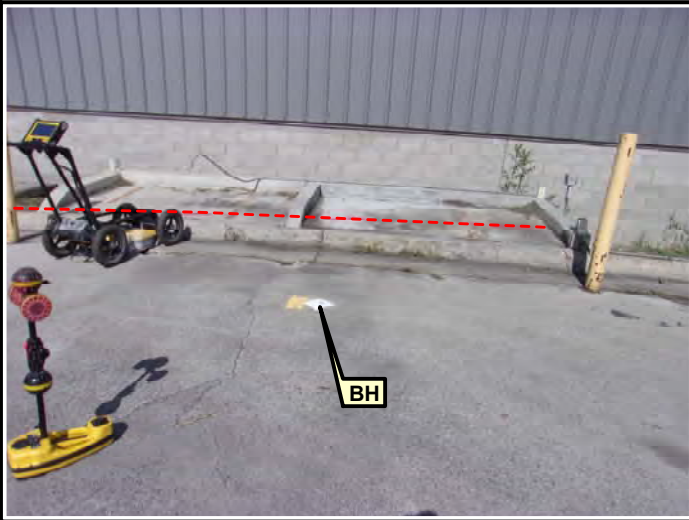


Figure 9

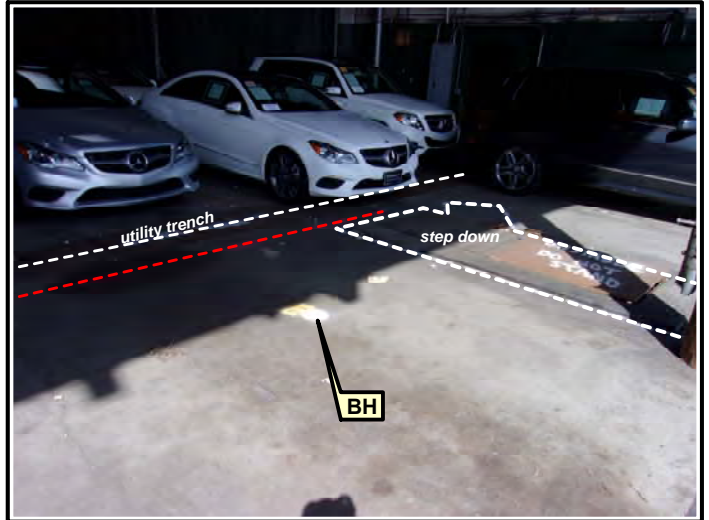


Figure 10

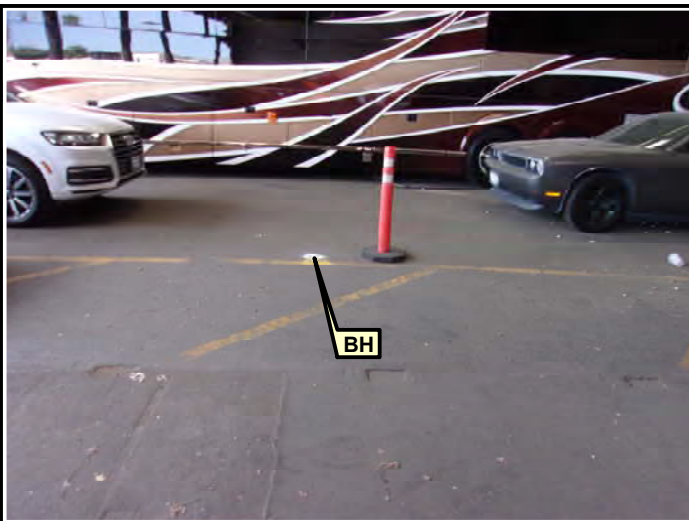


Figure 11

NO PHOTO

NO PHOTO

NO PHOTO



SITE:
1275 Bristol Street
Costa Mesa, California

TITLE:
Site Photographs
PREPARED FOR:
Partner Engineering

SURVEY DATE:
May 22nd, 2019
SSS PROJECT NO:
19-211

APPENDIX D: LABORATORY ANALYTICAL REPORT



Alpha Scientific Corporation
Environmental Laboratories

05-24-2019

Ms. Samantha Fujita
Partner Engineering & Science
2154 Torrance Boulevard
Torrance, CA 90501

Project: 19-247086.1
Project Site: 1275 Bristol Street, Costa Mesa, CA
Sample Date: 05-22-2019
Lab Job No.: PA905050

Dear Ms. Fujita:

Enclosed please find the analytical report for the sample(s) received by Alpha Scientific Corporation on 05-23-2019 and analyzed by the following EPA methods:

EPA 8015M (Total Petroleum Hydrocarbons)
EPA 8260B (VOCs & Oxygenates by GC/MS)

All analyses have met the QA/QC criteria of this laboratory.

The sample(s) arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

Alpha Scientific Corporation is a CA ELAP certified laboratory (Certificate Number 3007). Thank you for giving us the opportunity to serve you. Please feel free to call me at (562) 809-8880 if our laboratory can be of further service to you.

Sincerely,

Roger Wang, Ph.D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.



Alpha Scientific Corporation

Environmental Laboratories

Client: Partner Engineering & Science
 Project: 19-247086.1
 Project Site: 1275 Bristol Street, Costa Mesa, CA
 Matrix: Soil
 Prep Method for TPH-g: EPA 5035
 Batch No. for TPH-g: AME23-GS1
 Batch No. for TPH-d: BE23-DS1

Lab Job No.: PA905050
 Date Sampled: 05-22-2019
 Date Received: 05-23-2019
 Date prepared: 05-22-2019
 Date Analyzed: 05-23-2019
 Date Analyzed: 05-23/24-2019
 Date Reported: 05-24-2019

EPA 8015M (Total Petroleum Hydrocarbons)
Reporting Unit: mg/kg (ppm)

Sample ID	Lab ID	DF for TPH-G	C4-C12 TPH-G*	Surrog Rec.% TPH-G	DF for TPH-D/O	C13-C23 TPH-D	C24-C40 TPH-O	Surrog Rec.% TPH-D/O
MDL			0.2			2.0	25	
PQL			0.5			5.0	50	
Method Blank		1	ND	95	1	ND	ND	98
B1-10	PA905050-1	1	ND	99	1	ND	ND	99
B1-15	PA905050-2	1	ND	97	1	ND	ND	97
B1-20	PA905050-3	1	ND	96	1	ND	ND	98
B2-15	PA905050-4	1	ND	102	1	ND	ND	99
B3-15	PA905050-5	1	ND	97	1	ND	ND	98
B4-2	PA905050-6	1	ND	98	1	ND	ND	99
B5-5	PA905050-7	1	ND	100	1	ND	ND	99
B6-2	PA905050-8	1	ND	99	1	ND	ND	99
B7-5	PA905050-9	1	ND	99	1	ND	ND	100

* Gasoline Range TPH result is obtained from purge and trap analysis using LUFT-GC/MS method;
 MDL: Method Detection Limit;
 PQL: Practical Quantitation Limit;
 ND: Not Detected (below MDL);
 J: Result is between MDL and PQL.;
 Note: Surrogate recovery acceptance limits are 70-130%.



Alpha Scientific Corporation

Environmental Laboratories

Client: Partner Engineering & Science
 Project: 19-247086.1
 Project Site: 1275 Bristol Street, Costa Mesa, CA
 Matrix: Water
 Batch No. for TPH-g: AME23-GW1
 Batch No. for TPH-d: BE23-DW1

Lab Job No.: PA905050
 Date Sampled: 05-22-2019
 Date Received: 05-23-2019
 Date Analyzed: 05-23-2019
 Date Analyzed: 05-23-2019
 Date Reported: 05-24-2019

EPA 8015M (Total Petroleum Hydrocarbons)

Reporting Unit: µg/L (ppb)

Sample ID	Lab ID	DF for GRO	C4-C12 (GRO)*	Surrog Rec.% (GRO)	DF for D&ORO	C13-C23 DRO	C24-C40 ORO	Surrog Rec.% (D&ORO)
MDL			50			500	2000	
PQL			100			1000	4000	
Method Blank		1	ND	93	1	ND	ND	98
B2-GW	PA905050-10	1	ND	98	1	ND	ND	96

* Gasoline Range TPH result is obtained from purge and trap analysis using LUFT GC/MS Method;
 MDL: Method Detection Limit; PQL: Practical Quantitation Limit;
 ND: Not Detected (at the specified limit); J: Trace concentration, result between MDL and PQL;
 Note: Surrogate recovery acceptance limits are 70-130%.



Alpha Scientific Corporation

Environmental Laboratories

Client: Partner Engineering & Science
Project: 19-247086.1

Lab Job No.: PA905050
Matrix: Soil

Date Reported: 05-24-2019
Date Sampled: 05-22-2019

EPA 8260B (VOCs by GC/MS, Page 1 of 2)

Reporting Unit: µg/kg(ppb)

DATE ANALYZED			05-23	05-23-19	05-23-19	05-23-19	05-23-19	05-23-19
PREP METHOD			5035	5035	5035	5035	5035	5035
DILUTION FACTOR (DF)			1	1	1	1	1	1
LAB SAMPLE I.D.			MB	PA905050-1	PA905050-2	PA905050-3	PA905050-4	PA905050-5
CLIENT SAMPLE I.D.				B1-10	B1-15	B1-20	B2-15	B3-15
COMPOUND	MDL	PQL						
Dichlorodifluoromethane	2	5	ND	ND	ND	ND	ND	ND
Chloromethane	2	5	ND	ND	ND	ND	ND	ND
Vinyl Chloride	1	2	ND	ND	ND	ND	ND	ND
Bromomethane	2	5	ND	ND	ND	ND	ND	ND
Chloroethane	2	5	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	2	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	2	5	ND	ND	ND	ND	ND	ND
Iodomethane	2	5	ND	ND	ND	ND	ND	ND
Methylene Chloride	5	10	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	2	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	2	5	ND	ND	ND	ND	ND	ND
2,2-Dichloropropane	2	5	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	2	5	ND	ND	ND	ND	ND	ND
Bromochloromethane	2	5	ND	ND	ND	ND	ND	ND
Chloroform	2	5	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	1	5	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	2	5	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	1	5	ND	ND	ND	ND	ND	ND
1,1-Dichloropropene	2	5	ND	ND	ND	ND	ND	ND
Benzene	1	2	ND	ND	ND	ND	ND	ND
Trichloroethene	2	4	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	2	5	ND	ND	ND	ND	ND	ND
Bromodichloromethane	2	5	ND	ND	ND	ND	ND	ND
Dibromomethane	2	5	ND	ND	ND	ND	ND	ND
Trans-1,3-Dichloropropene	2	5	ND	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene	2	5	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	2	5	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	1	5	ND	ND	ND	ND	ND	ND
Dibromochloromethane	2	5	ND	ND	ND	ND	ND	ND
2-Chloroethylvinyl ether	2	10	ND	ND	ND	ND	ND	ND
Bromoform	2	5	ND	ND	ND	ND	ND	ND
Isopropylbenzene	2	5	ND	ND	ND	ND	ND	ND
Bromobenzene	2	5	ND	ND	ND	ND	ND	ND



Alpha Scientific Corporation

Environmental Laboratories

Client: Partner Engineering & Science
Project: 19-247086.1

Lab Job No.: PA905050
Matrix: Soil

Date Reported: 05-24-2019
Date Sampled: 05-22-2019

EPA 8260B (VOCs & Oxygenates by GC/MS, Page 2 of 2) Reporting Unit: $\mu\text{g}/\text{kg}(\text{ppb})$

COMPOUND	MDL	PQL	MB	B1-10	B1-15	B1-20	B2-15	B3-15
Toluene	1	2	ND	ND	ND	ND	ND	ND
Tetrachloroethene	2	4	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane(EDB)	2	5	ND	ND	ND	ND	ND	ND
Chlorobenzene	2	5	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	2	5	ND	ND	ND	ND	ND	ND
Ethylbenzene	1	2	ND	ND	ND	ND	ND	ND
Total Xylenes	2	4	ND	ND	ND	ND	ND	ND
Styrene	2	5	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	2	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	2	5	ND	ND	ND	ND	ND	ND
n-Propylbenzene	2	5	ND	ND	ND	ND	ND	ND
2-Chlorotoluene	2	5	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	2	5	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	2	5	ND	ND	ND	ND	ND	ND
tert-Butylbenzene	2	5	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	2	5	ND	ND	ND	ND	ND	ND
Sec-Butylbenzene	2	5	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	2	5	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	2	5	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	2	5	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	2	5	ND	ND	ND	ND	ND	ND
n-Butylbenzene	2	5	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	2	5	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane	2	5	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	2	5	ND	ND	ND	ND	ND	ND
Naphthalene	2	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	2	5	ND	ND	ND	ND	ND	ND
Acetone	80	100	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	80	100	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK)	80	100	ND	ND	ND	ND	ND	ND
2-Hexanone	80	100	ND	ND	ND	ND	ND	ND
Carbon disulfide	10	15	ND	ND	ND	ND	ND	ND
Vinyl Acetate	10	15	ND	ND	ND	ND	ND	ND
Ethanol	500	1000	ND	ND	ND	ND	ND	ND
MTBE	2	5	ND	ND	ND	ND	ND	ND
ETBE	2	5	ND	ND	ND	ND	ND	ND
DIPE	2	5	ND	ND	ND	ND	ND	ND
TAME	2	5	ND	ND	ND	ND	ND	ND
T-Butyl Alcohol	20	50	ND	ND	ND	ND	ND	ND
SURROGATE	Accept Limit%	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Dibromofluoro-methane	79-126	90	95	103	100	104	102	
Toluene-d8	79-121	99	101	103	100	100	99	
Bromofluoro-benzene	71-131	95	99	97	96	103	97	

MDL=Method Detection Limit; PQL=Practical Quantitation Limit; MB=Method Blank; ND=Not Detected (below $DF \times MDL$); m= Matrix interference



Alpha Scientific Corporation

Environmental Laboratories

Client: Partner Engineering & Science
Project: 19-247086.1

Lab Job No.: PA905050
Matrix: Soil

Date Reported: 05-24-2019
Date Sampled: 05-22-2019

EPA 8260B (VOCs by GC/MS, Page 1 of 2)

Reporting Unit: µg/kg(ppb)

DATE ANALYZED			05-23	05-23-19	05-23-19	05-23-19	05-23-19	
PREP METHOD			5035	5035	5035	5035	5035	
DILUTION FACTOR (DF)			1	1	1	1	1	
LAB SAMPLE I.D.			MB	PA905050-6	PA905050-7	PA905050-8	PA905050-9	
CLIENT SAMPLE I.D.				B4-2	B5-5	B6-2	B7-5	
COMPOUND	MDL	PQL						
Dichlorodifluoromethane	2	5	ND	ND	ND	ND	ND	
Chloromethane	2	5	ND	ND	ND	ND	ND	
Vinyl Chloride	1	2	ND	ND	ND	ND	ND	
Bromomethane	2	5	ND	ND	ND	ND	ND	
Chloroethane	2	5	ND	ND	ND	ND	ND	
Trichlorofluoromethane	2	5	ND	ND	ND	ND	ND	
1,1-Dichloroethene	2	5	ND	ND	ND	ND	ND	
Iodomethane	2	5	ND	ND	ND	ND	ND	
Methylene Chloride	5	10	ND	ND	ND	ND	ND	
trans-1,2-Dichloroethene	2	5	ND	ND	ND	ND	ND	
1,1-Dichloroethane	2	5	ND	ND	ND	ND	ND	
2,2-Dichloropropane	2	5	ND	ND	ND	ND	ND	
cis-1,2-Dichloroethene	2	5	ND	ND	ND	ND	ND	
Bromochloromethane	2	5	ND	ND	ND	ND	ND	
Chloroform	2	5	ND	ND	ND	ND	ND	
1,2-Dichloroethane	1	5	ND	ND	ND	ND	ND	
1,1,1-Trichloroethane	2	5	ND	ND	ND	ND	ND	
Carbon tetrachloride	1	5	ND	ND	ND	ND	ND	
1,1-Dichloropropene	2	5	ND	ND	ND	ND	ND	
Benzene	1	2	ND	ND	ND	ND	ND	
Trichloroethene	2	4	ND	ND	ND	ND	ND	
1,2-Dichloropropane	2	5	ND	ND	ND	ND	ND	
Bromodichloromethane	2	5	ND	ND	ND	ND	ND	
Dibromomethane	2	5	ND	ND	ND	ND	ND	
Trans-1,3-Dichloropropene	2	5	ND	ND	ND	ND	ND	
cis-1,3-Dichloropropene	2	5	ND	ND	ND	ND	ND	
1,1,2-Trichloroethane	2	5	ND	ND	ND	ND	ND	
1,3-Dichloropropane	1	5	ND	ND	ND	ND	ND	
Dibromochloromethane	2	5	ND	ND	ND	ND	ND	
2-Chloroethylvinyl ether	2	10	ND	ND	ND	ND	ND	
Bromoform	2	5	ND	ND	ND	ND	ND	
Isopropylbenzene	2	5	ND	ND	ND	ND	ND	
Bromobenzene	2	5	ND	ND	ND	ND	ND	



Alpha Scientific Corporation

Environmental Laboratories

Client: Partner Engineering & Science
Project: 19-247086.1

Lab Job No.: PA905050
Matrix: Soil

Date Reported: 05-24-2019
Date Sampled: 05-22-2019

EPA 8260B (VOCs & Oxygenates by GC/MS, Page 2 of 2) Reporting Unit: µg/kg(ppb)

COMPOUND	MDL	PQL	MB	B4-2	B5-5	B6-2	B7-5	
Toluene	1	2	ND	ND	ND	ND	ND	
Tetrachloroethene	2	4	ND	ND	ND	ND	ND	
1,2-Dibromoethane(EDB)	2	5	ND	ND	ND	ND	ND	
Chlorobenzene	2	5	ND	ND	ND	ND	ND	
1,1,1,2-Tetrachloroethane	2	5	ND	ND	ND	ND	ND	
Ethylbenzene	1	2	ND	ND	ND	ND	ND	
Total Xylenes	2	4	ND	ND	ND	ND	ND	
Styrene	2	5	ND	ND	ND	ND	ND	
1,1,2,2-Tetrachloroethane	2	5	ND	ND	ND	ND	ND	
1,2,3-Trichloropropane	2	5	ND	ND	ND	ND	ND	
n-Propylbenzene	2	5	ND	ND	ND	ND	ND	
2-Chlorotoluene	2	5	ND	ND	ND	ND	ND	
4-Chlorotoluene	2	5	ND	ND	ND	ND	ND	
1,3,5-Trimethylbenzene	2	5	ND	ND	ND	ND	ND	
tert-Butylbenzene	2	5	ND	ND	ND	ND	ND	
1,2,4-Trimethylbenzene	2	5	ND	ND	ND	ND	ND	
Sec-Butylbenzene	2	5	ND	ND	ND	ND	ND	
1,3-Dichlorobenzene	2	5	ND	ND	ND	ND	ND	
p-Isopropyltoluene	2	5	ND	ND	ND	ND	ND	
1,4-Dichlorobenzene	2	5	ND	ND	ND	ND	ND	
1,2-Dichlorobenzene	2	5	ND	ND	ND	ND	ND	
n-Butylbenzene	2	5	ND	ND	ND	ND	ND	
1,2,4-Trichlorobenzene	2	5	ND	ND	ND	ND	ND	
1,2-Dibromo-3-Chloropropane	2	5	ND	ND	ND	ND	ND	
Hexachlorobutadiene	2	5	ND	ND	ND	ND	ND	
Naphthalene	2	5	ND	ND	ND	ND	ND	
1,2,3-Trichlorobenzene	2	5	ND	ND	ND	ND	ND	
Acetone	80	100	ND	ND	ND	ND	ND	
2-Butanone (MEK)	80	100	ND	ND	ND	ND	ND	
4-Methyl-2-pentanone (MIBK)	80	100	ND	ND	ND	ND	ND	
2-Hexanone	80	100	ND	ND	ND	ND	ND	
Carbon disulfide	10	15	ND	ND	ND	ND	ND	
Vinyl Acetate	10	15	ND	ND	ND	ND	ND	
Ethanol	500	1000	ND	ND	ND	ND	ND	
MTBE	2	5	ND	ND	ND	ND	ND	
ETBE	2	5	ND	ND	ND	ND	ND	
DIPE	2	5	ND	ND	ND	ND	ND	
TAME	2	5	ND	ND	ND	ND	ND	
T-Butyl Alcohol	20	50	ND	ND	ND	ND	ND	
SURROGATE	Accept Limit%	%RC	%RC	%RC	%RC	%RC	%RC	
Dibromofluoro-methane	79-126	90	106	103	105	104		
Toluene-d8	79-121	99	102	101	102	101		
Bromofluoro-benzene	71-131	95	98	100	99	98		

MDL=Method Detection Limit; PQL=Practical Quantitation Limit; MB=Method Blank; ND=Not Detected (below DF × MDL); m= Matrix interference



Alpha Scientific Corporation

Environmental Laboratories

Client: Partner Engineering & Science
 Project: 19-247086.1

Lab Job No.: PA905050
 Matrix: Water

Date Reported: 05-24-2019
 Date Sampled: 05-22-2019

EPA 8260B (VOCs by GC/MS, Page 1 of 2)

Reporting Unit: µg/L (ppb)

Date ANALYZED			05-23	05-23-19				
DILUTION FACTOR			1	1				
LAB SAMPLE I.D.			MB	PA905050-10				
CLIENT SAMPLE I.D.				B2-GW				
COMPOUND	MDL	PQL						
Dichlorodifluoromethane	1	5	ND	ND				
Chloromethane	1	5	ND	ND				
Vinyl Chloride	0.5	1	ND	ND				
Bromomethane	1	5	ND	ND				
Chloroethane	1	5	ND	ND				
Trichlorofluoromethane	1	5	ND	ND				
1,1-Dichloroethene	1	5	ND	ND				
Iodomethane	1	5	ND	ND				
Methylene Chloride	2	10	ND	ND				
trans-1,2-Dichloroethene	1	5	ND	ND				
1,1-Dichloroethane	1	5	ND	ND				
2,2-Dichloropropane	1	5	ND	ND				
cis-1,2-Dichloroethene	1	5	ND	ND				
Bromochloromethane	1	5	ND	ND				
Chloroform	1	5	ND	ND				
1,2-Dichloroethane	0.5	5	ND	ND				
1,1,1-Trichloroethane	1	5	ND	ND				
Carbon tetrachloride	0.5	5	ND	ND				
1,1-Dichloropropene	1	5	ND	ND				
Benzene	0.5	1	ND	ND				
Trichloroethene	1	2	ND	ND				
1,2-Dichloropropane	1	5	ND	ND				
Bromodichloromethane	1	5	ND	ND				
Dibromomethane	1	5	ND	ND				
Trans-1,3-Dichloropropene	1	5	ND	ND				
cis-1,3-Dichloropropene	1	5	ND	ND				
1,1,2-Trichloroethane	1	5	ND	ND				
1,3-Dichloropropane	0.5	5	ND	ND				
Dibromochloromethane	1	5	ND	ND				
2-Chloroethylvinyl ether	1	10	ND	ND				
Bromoform	1	5	ND	ND				
Isopropylbenzene	1	5	ND	ND				
Bromobenzene	1	5	ND	ND				



Alpha Scientific Corporation

Environmental Laboratories

Client: Partner Engineering & Science
Project: 19-247086.1

Lab Job No.: PA905050
Matrix: Water

Date Reported: 05-24-2019
Date Sampled: 05-22-2019

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	PQL	MB	B2-GW				
Toluene	0.5	1	ND	ND				
Tetrachloroethene	2	4	ND	ND				
1,2-Dibromoethane(EDB)	1	5	ND	ND				
Chlorobenzene	1	5	ND	ND				
1,1,1,2-Tetrachloroethane	1	5	ND	ND				
Ethylbenzene	0.5	1	ND	ND				
Total Xylenes	1	2	ND	ND				
Styrene	1	5	ND	ND				
1,1,2,2-Tetrachloroethane	1	5	ND	ND				
1,2,3-Trichloropropane	1	5	ND	ND				
n-Propylbenzene	1	5	ND	ND				
2-Chlorotoluene	1	5	ND	ND				
4-Chlorotoluene	1	5	ND	ND				
1,3,5-Trimethylbenzene	1	5	ND	ND				
tert-Butylbenzene	1	5	ND	ND				
1,2,4-Trimethylbenzene	1	5	ND	ND				
Sec-Butylbenzene	1	5	ND	ND				
1,3-Dichlorobenzene	1	5	ND	ND				
p-Isopropyltoluene	1	5	ND	ND				
1,4-Dichlorobenzene	1	5	ND	ND				
1,2-Dichlorobenzene	1	5	ND	ND				
n-Butylbenzene	1	5	ND	ND				
1,2,4-Trichlorobenzene	1	5	ND	ND				
1,2-Dibromo-3-Chloropropane	1	5	ND	ND				
Hexachlorobutadiene	1	5	ND	ND				
Naphthalene	1	5	ND	ND				
1,2,3-Trichlorobenzene	1	5	ND	ND				
Acetone	25	50	ND	ND				
2-Butanone (MEK)	25	50	ND	ND				
4-Methyl-2-pentanone	25	50	ND	ND				
2-Hexanone	25	50	ND	ND				
Ethanol	250	500	ND	ND				
MTBE	1	2	ND	ND				
ETBE	1	2	ND	ND				
DIPE	1	2	ND	ND				
TAME	1	2	ND	ND				
t-Butyl Alcohol	10	20	ND	ND				
SURROGATE	Accept Limit%	%RC	%RC					
Dibromofluoro-methane	79-126	101	97					
Toluene-d8	79-121	100	101					
Bromofluoro-benzene	71-131	94	98					

MDL=Method Detection Limit; PQL=Practical Quantitation Limit; MB=Method Blank;ND=Not Detected (below DF × MDL), * Obtained from a higher dilution analysis.



05-24-2019

**TPH-Gasoline
Batch QA/QC Report**

Client: Partner Engineering & Science
Project: 19-247086.1
Matrix: Soil
Batch No: AME23-GS1

Lab Job No.: PA905050
Lab Sample I.D.: PA905050-2
Date Analyzed: 05-23-2019

**I. MS/MSD Report
Unit: ppb**

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-g	ND	1000	967	962	96.7	96.2	0.5	30	70-130

**II. LCS Result
Unit: ppb**

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
TPH-g	998	1,000	99.8	80-120

ND: Not Detected (at the specified limit).



05-24-2019

**TPH-Gasoline
Batch QA/QC Report**

Client: Partner Engineering & Science
Project: 19-247086.1
Matrix: Water
Batch No: AME23-GW1

Lab Job No.: PA905050
Lab Sample I.D.: SW905023-1
Date Analyzed: 05-23/24-2019

**I. MS/MSD Report
Unit: ppb**

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-g	ND	1,000	1,010	1,110	101.0	111.0	9.4	30	70-130

**II. LCS Result
Unit: ppb**

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
TPH-g	1,060	1,000	106.0	80-120

ND: Not Detected (at the specified limit).



05-24-2019

**EPA 8015M (TPH)
Batch QA/QC Report**

Client: Partner Engineering & Science
Project: 19-247086.1
Matrix: Soil
Batch No: BE23-DS1

Lab Job No.: PA905050
Lab Sample I.D.: PA905050-1
Date Analyzed: 05-24-2019

**I. MS/MSD Report
Unit: ppm**

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-D	ND	200	196	205	98.0	102.5	4.5	30	70-130

**II. LCS Result
Unit: ppm**

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
TPH-D	203	200	101.5	80-120

ND: Not Detected (at the specified limit).



05-24-2019

**EPA 8015M (TPH)
Batch QA/QC Report**

Client: Partner Engineering & Science
Project: 19-247086.1
Matrix: Water
Batch No: BE23-DW1

Lab Job No.: PA905050
Lab Sample I.D.: CT905040-3
Date Analyzed: 05-23-2019

**I. MS/MSD Report
Unit: ppm**

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-d	ND	20	20.9	19.3	104.5	96.5	8.0	30	70-130

**II. LCS Result
Unit: ppm**

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
TPH-d	19.6	20	98.0	80-120

ND: Not Detected (at the specified limit).



05-24-2019

**EPA 8260B
Batch QA/QC Report**

Client: Partner Engineering & Science
Project: 19-247086.1
Matrix: Water
Batch No: 0523-VOAW1

Lab Job No.: PA905050
Lab Sample I.D.: SW905023-1
Date Analyzed: 05-23-2019

**I. MS/MSD Report
Unit: ppb**

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	17.9	16.3	89.5	81.5	9.4	30	70-130
Benzene	ND	20	19.0	18.2	95.0	91.0	4.3	30	70-130
Trichloro-ethene	ND	20	20.0	18.8	100.0	94.0	6.2	30	70-130
Toluene	ND	20	19.2	18.1	96.0	90.5	5.9	30	70-130
Chlorobenzene	ND	20	19.5	18.7	97.5	93.5	4.2	30	70-130

**II. LCS Result
Unit: ppb**

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	19.8	20.0	99.0	80-120
Benzene	21.4	20.0	107.0	80-120
Trichloro-ethene	22.4	20.0	112.0	80-120
Toluene	21.4	20.0	107.0	80-120
Chlorobenzene	21.5	20.0	107.5	80-120

ND: Not Detected (at the specified limit).



05-24-2019

**EPA 8260B
Batch QA/QC Report**

Client: Partner Engineering & Science
Project: 19-247086.1
Matrix: Soil
Batch No: 0523-VOAS1

Lab Job No.: PA905050
Lab Sample I.D.: PA905050-2
Date Analyzed: 05-23-2019

**I. MS/MSD Report
Unit: ppb**

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	19.6	17.5	98.0	87.5	11.3	30	70-130
Benzene	ND	20	21.3	18.7	106.5	93.5	13.0	30	70-130
Trichloro-ethene	ND	20	21.5	19.3	107.5	96.5	10.8	30	70-130
Toluene	ND	20	21.5	18.7	107.5	93.5	13.9	30	70-130
Chlorobenzene	ND	20	21.6	19.3	108.0	96.5	11.2	30	70-130

**II. LCS Result
Unit: ppb**

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	18.8	20.0	94.0	80-120
Benzene	21.6	20.0	108.0	80-120
Trichloro-ethene	21.9	20.0	109.5	80-120
Toluene	21.3	20.0	106.5	80-120
Chlorobenzene	22.5	20.0	112.5	80-120

ND: Not Detected (at the specified limit).



**ALPHA SCIENTIFIC CORPORATION
CHAIN OF CUSTODY RECORD**

Client Sample ID	Lab Sample ID	Sample Collection		Matrix Type	Sample Preserve	No. type* & size of container	Analyses Requested						T.A.T. Requested <input type="checkbox"/> 8 hrs <input checked="" type="checkbox"/> 24 hrs <input type="checkbox"/> 48 hrs <input type="checkbox"/> 3 days <input type="checkbox"/> Normal		
		Date	Time				TPH-Gasoline	TPH-Diesel + Oil	8260B (BTEX, Oxygenates)	8260B (VOCs)	8270C (SVOCs)	CAM Metals		8082 (PCBs)	Time
Client: Partner Engineering + Science Address: 2154 Torrance Boulevard, Torrance CA 90501 Report Attention: Sam Fujita Phone: 310 483 1367 Fax: 310 483 1367 Sampled by: Josh Cain Project Name/No.: 19-247080.7 Project Site: 1275 Bristol Street, Costa Mesa CA															
B1-5	PA905050	5/22/19	8:25	SOIL		NONE	✓	✓							
B1-10	-1		8:35				✓	✓							
B1-15	-2		8:40				✓	✓							
B1-20	-3		8:45				✓	✓							
B1-25			8:50												
B1-30			8:55												
B1-35			9:00												
B1-40			9:05												
B2-5															
B2-10															
B2-15	-4		10:40				✓								
B2-20															
B2-25															
B2-30															
B2-35															
B2-40															
Relinquished by	<i>Partner</i>	Company													
Relinquished by	<i>Partner</i>	Company													
			Date	Time	Date	Time	Received by	Company	Date	Time	Date	Time	Container types: M=Metal Tube A=Air Bag P=Plastic bottle G=Glass bottle V=VOA vial		
			5/23/19	11:30	5/23/19	11:30	<i>ASc</i>	ASc	5/23/19	11:30					

Alpha Scientific Corporation
16760 Gridley Road
Cerritos, CA 90703

Email: ascorp@verizon.net
Tel: (562) 809-8880
Fax: (562) 809-8801

Note: Samples are discarded 30 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client's expense.
Distribution: White with report, Yellow to courier.



ALPHA SCIENTIFIC CORPORATION
CHAIN OF CUSTODY RECORD

Client:		Report Attention:		Project Name/No.:		Sample Collection:		Matrix Type:		Sample Preserve:		No. type & size of container:		Analyses Requested						T.A.T. Requested								
Address:		Phone:	Fax:	Project Site:	Lab Sample ID:	Date:	Time:	Type:	Matrix Type:	Sample Preserve:	No. type & size of container:	TPH-Gasoline	TPH-Diesel + Oil	8260B (BTEX, Oxygenates)	8260B (VOCs)	8270C (SVOCs)	CAM Metals	8082 (PCBs)	Date:	Time:	8 hrs	24 hrs	48 hrs	3 days	Normal	Sample Condition:	Remark:	
See Page 1				1275 Bristol Street	PA90505D-10	5/24/19	11:15	GW	GW		WVAS	✓	✓		✓					5/23/19	11:30	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chilled	Intact
B2 - GW											WVAS	✓	✓		✓					5/23/19	11:30	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chilled	Intact
B3 - S											WVAS	✓	✓		✓					5/23/19	11:30	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chilled	Intact
B3 - 10											WVAS	✓	✓		✓					5/23/19	11:30	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chilled	Intact
B3 - 15											WVAS	✓	✓		✓					5/23/19	11:30	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chilled	Intact
B3 - 20											WVAS	✓	✓		✓					5/23/19	11:30	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chilled	Intact
B3 - 25											WVAS	✓	✓		✓					5/23/19	11:30	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chilled	Intact
B3 - 30											WVAS	✓	✓		✓					5/23/19	11:30	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chilled	Intact
B3 - 35											WVAS	✓	✓		✓					5/23/19	11:30	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chilled	Intact
B3 - 40											WVAS	✓	✓		✓					5/23/19	11:30	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chilled	Intact
B4 - 2											WVAS	✓	✓		✓					5/23/19	11:30	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chilled	Intact
B4 - 5											WVAS	✓	✓		✓					5/23/19	11:30	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chilled	Intact
B4 - 10											WVAS	✓	✓		✓					5/23/19	11:30	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chilled	Intact
B5 - 2											WVAS	✓	✓		✓					5/23/19	11:30	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chilled	Intact
B5 - 5											WVAS	✓	✓		✓					5/23/19	11:30	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chilled	Intact
B5 - 10											WVAS	✓	✓		✓					5/23/19	11:30	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chilled	Intact
B6 - 2											WVAS	✓	✓		✓					5/23/19	11:30	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chilled	Intact

Relinquished by: [Signature] Company: [Blank]

Relinquished by: [Signature] Company: [Blank]

Received by: [Signature] Company: [Blank]

Received by: [Signature] Company: [Blank]

Container types: M=Metal Tube, P=Plastic bottle, A=Air Bag, G=Glass bottle, V=VOA vial

Note: Samples are discarded 30 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client's expense. Distribution: White with report, Yellow to courier.

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Alpha Scientific Corporation Sample Acceptance Checklist

Section 1

Client: Partner Engineering Inc Project: 19-247086.1 Lab Job# PA905050

Date Received: 5-23-19

Sample(s) received in cooler(s)? Yes No (skip to Section 2)

Cooler(s) packed with: Ice Ice Packs Packing Material

Cooler Temperature (°C): #1: 4°C #2: #3: #4: #5:

(Acceptable range is 0°C to 6°C or arriving on ice for samples received on the same day as collected.)

(Ambient Temperature for vapor or air samples is acceptable).

If sample(s) received outside acceptable range, Project Manager contacted by (Personnel Initial):

Section 2	YES	NO	N/A
Was a COC received?	✓		
Were client sample IDs present?	✓		
Were sample(s) collection dates present?	✓		
Was the COC signed?	✓		
Were tests clearly indicated?	✓		
Did all samples arrive intact? If no, indicate below.	✓		
Did all container labels agree with COC?	✓		
Were correct containers used for the tests required?	✓		
Was there sufficient sample amount for requested tests?	✓		
Were the samples correctly preserved?	✓		
Was there headspace in VOA vials?		✓	
Were Custody seals present?		✓	
If yes-were they intact?			✓

Section 3

Explanations/Comments: _____

Section 4

Was the Project Manager notified of anomalies? Yes No N/A

Via Phone: By: _____ Date/Time _____

By Email: Sent to: _____

Project Manager's response: _____

Completed by: RW. Date: 5-23-19

Alpha Scientific Corporation
16760 Gridley Road
Cerritos, CA 90703

Email: asc90703@gmail.com
Tel: (562) 809-8880
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APPENDIX D

Existing Traffic Noise Contours

**State Route 55 & 73 Juncture
Existing Traffic Noise**

TRAFFIC NOISE LEVELS AND NOISE CONTOURS

Project Number: 2017-011.002

Project Name: **Audi Fletcher Jones**

Background Information

Model Description: FHWA Highway Noise Prediction Model (FHWA-RD-77-108) with California Vehicle Noise (CALVENO) Emission Levels.

Source of Traffic Volumes: **Caltrans 2017 Traffic Volumes** <http://www.dot.ca.gov/trafficops/census/>

Community Noise Descriptor: L_{dn}: _____ CNEL: x

Assumed 24-Hour Traffic Distribution:	Day	Evening	Night
Total ADT Volumes	77.70%	12.70%	9.60%
Medium-Duty Trucks	87.43%	5.05%	7.52%
Heavy-Duty Trucks	89.10%	2.84%	8.06%

Analysis Condition Roadway, Segment	Lanes	Median Width	ADT Volume	Design Speed (mph)	Alpha Factor	Vehicle Mix		Distance from Centerline of Roadway					Calc Dist
						Medium Trucks	Heavy Trucks	CNEL at 300 Feet	70 CNEL	65 CNEL	60 CNEL	55 CNEL	

Analysis Condition - Existing Conditions

State Route 55

East of Mesa Drive	8	30	153,600	65	0.5	1.8%	0.7%	70.1	303	654	1,409	3,035	300
--------------------	---	----	---------	----	-----	------	------	-------------	-----	-----	-------	-------	-----

State Route 73

Victoria Blvd to Costco Driveway	6	35	175,200	65	0.5	1.8%	0.7%	70.6	329	710	1,529	3,294	300
----------------------------------	---	----	---------	----	-----	------	------	-------------	-----	-----	-------	-------	-----

According to the Caltrans' Technical Noise Supplement to the Traffic Noise Analysis Protocol (2013), [http://www.dot.ca.gov/hq/env/noise/pub/TeNS_Sept_2013A.pdf] when two identical sources are each producing sound of the same loudness, the resulting sound level at a given distance would be 3 dB higher than one source under the same conditions

APPENDIX E

Traffic Impact Analysis

CITY OF COSTA MESA

AUDI FLETCHER JONES DEALERSHIP TRAFFIC IMPACT ANALYSIS

JUNE 2019

Prepared for:
City of Costa Mesa
Transportation Services
77 Fair Drive
Costa Mesa, CA 92626

Prepared By:



2141 W. Orangewood Avenue, Suite A
Orange, CA 92868
T: 714.573.0317 | F: 714.573.9584
www.koacorp.com

JB93051



June 3, 2019

Ms. Jennifer Rosales
Transportation Services
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Subject: Traffic Impact Analysis Report for the Audi Fletcher Jones Dealership Project in the City of Costa Mesa

Dear Ms. Rosales:

KOA Corporation is pleased to present this focused traffic impact analysis report for the proposed Audi Fletcher Jones Dealership project in the City of Costa Mesa. This report documents the existing traffic conditions and demands within the study area along with project-related traffic analysis and findings.

The traffic analysis has been prepared to meet the traffic impact analysis requirements from the City of Costa Mesa. The report is being submitted to you for review. Please contact our office if you have any questions or comments about the report, or if you need additional information. If there are any comments that require response or revisions, please notify our office as soon as possible for prompt revision.

Sincerely,

A handwritten signature in black ink, appearing to read 'Min Zhou', with a long horizontal flourish extending to the right.

Min Zhou, PE

Vice President | Deputy CEO

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1.0 INTRODUCTION & ANALYSIS METHODOLOGY

PROJECT DESCRIPTION

The City of Costa Mesa is reviewing the proposed Audi Fletcher Jones Dealership project. The proposed project is located at 1275 Bristol Street between southbound Newport Boulevard and Santa Ana Avenue/Red Hill Avenue. The project includes a new ground-up 2-story, approximately 58,900 square feet (sf) sales and service center for Audi on approximately 5.2 acres. The site is to consist of a large auto display area, and perimeter parking. The building consists of sales/office, service operation with a parked roof above the service operation. The sales/office spaces are to include Sales, Finance & Insurance, Delivery, Showroom, Service Write-up and Administrative offices. The service spaces will contain service bays, car wash, employee facilities and parts department. The project will provide a total of 377 parking spaces on-site.

Figure 1.1 shows the project vicinity map and study intersections. Figure 1.2 shows the project site plan.

PROJECT STUDY AREA

Study intersections were identified as those that may potentially be impacted by the proposed project. The intersection analysis of potential project traffic impacts examined weekday conditions during the morning (AM) and afternoon (PM) peak hours for a total of three study intersections.

The study area includes the following three intersections:

1. Santa Ana Avenue/Red Hill Avenue and Bristol Street (signalized)
2. Northbound Newport Boulevard and Bristol Street (signalized)
3. Southbound Newport Boulevard and Bristol Street (signalized)

STUDY TIMEFRAMES

Traffic impacts associated with the proposed project were analyzed at the study intersections for a typical weekday AM and PM peak-hour periods. The study includes the analysis of the following timeframes:

- Existing Year (2019)

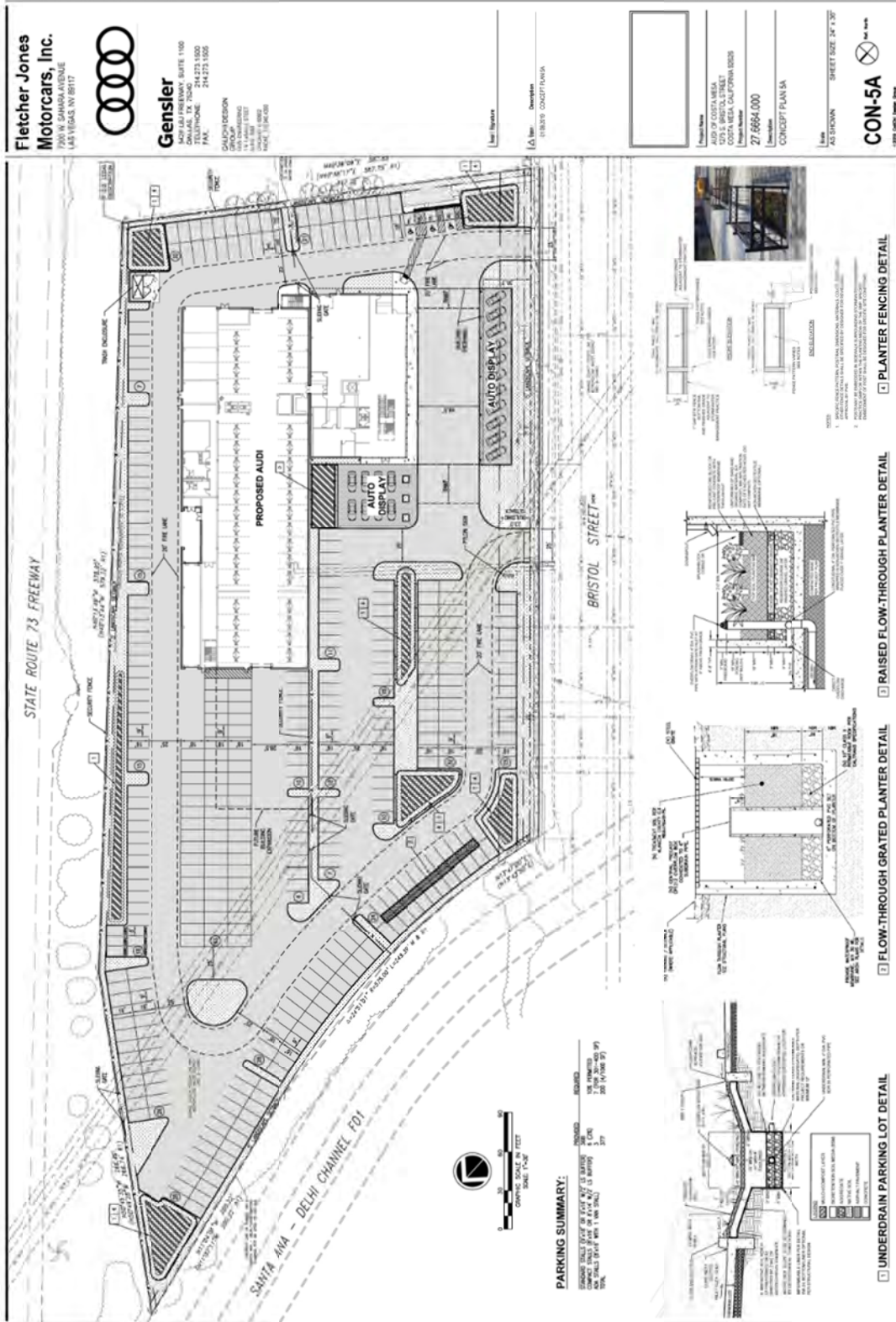
The following scenarios have been evaluated for this project:

- Existing Year (2019) conditions
- Existing Year (2019) Plus Project conditions

FIGURE 1.1 – PROJECT VICINITY MAP



FIGURE 1.2 – PROJECT SITE PLAN



ANALYSIS METHODOLOGY

This section documents the methodologies and assumptions used to conduct the analysis for the proposed project. Coordination with the City was the first step in the traffic analysis, in order to define the study area and other major details. City of Costa Mesa requires that the study area intersections be evaluated using the Intersection Capacity Utilization (ICU) methodology for signalized intersections and Highway Capacity Manual (HCM) methodology for unsignalized intersections. The following peak periods during the weekdays were selected for the intersection analysis:

- Weekday AM (peak hour between 7:00 AM and 9:00 PM)
- Weekday PM (peak hour between 4:00 PM and 6:00 PM)

The list of study intersections were finalized through this process, as are the trip generation and trip distribution assumptions. The following subsections describe the methodology for this report.

Existing Year (2019) Condition

Review of existing conditions at key study intersections was conducted to identify traffic controls and approach lane configurations at each study intersection and to identify the locations of on-street parking and other existing roadway characteristics.

Project Trip Generation and Distribution

For this project, the trip generation data provided in the *Trip Generation Analysis for the Fletcher Jones Automotive Facility* study previously conducted by Associated Transportation Engineers was used. The trip generation data for similar projects provided in the trip generation study was used to determine the AM and PM inbound and outbound trip generation rate per 1,000 square feet.

The project trips were then distributed based on existing traffic patterns, geographic location of the site and its proximity to freeways and major travel routes; and the relative distribution of the population from which prospective employees and visitors of the project would expect to be drawn.

Existing (2019) with-Project Conditions

Based on the traffic that is projected for the proposed project and the existing traffic volumes, an existing with-project conditions scenario was analyzed per the Sunnyvale and SMART Rail California Environmental Quality Act (CEQA) court case decisions that determined that project impacts should be analyzed against existing conditions.

Intersection Capacity Utilization (ICU) Analysis Methodology

The Intersection Capacity Utilization (ICU) methodology has been used for the analysis and evaluation of traffic capacity at signalized intersections. The ICU method estimates the volume-to-capacity (V/C) relationship to an intersection based on the individual V/C ratios for key conflicting traffic movements. The ICU numerical values represent the percent signal green time, and thus capacity, required by traffic. Using the ICU procedures, a determination can be made of the operating characteristics of an intersection in terms of the Level of Service for different levels of traffic volumes and other variables, such as critical signal phases and the number and type of traffic lanes.

The term "Level of Service" (LOS) describes the quality of traffic flow at an intersection. LOS A to C is

indicative of excellent to good traffic flow conditions. LOS D corresponds to fair conditions that may experience substantial delay during portions of the peak hours, but without excessive backups. LOS E represents poor conditions, with volumes at or near the capacity of the intersection and long lines of vehicles that may have to wait through several signal cycles. LOS F is characteristic of failure (i.e., the intersection is overloaded, vehicular movements may be restricted or prevented, and delays and queue lengths become increasingly longer).

Per the City of Costa Mesa requirements, the ICU calculations use a lane capacity of 1,600 vehicles per hour (vph) for left-turn lanes, through lanes and right-turn lanes.

Table 1.1 shows the relationship between level of service and ICU volume to capacity (V/C) ratio for intersections.

Table 1.1 – Levels of Service as a Function of ICU Values for Intersections

Level of Service	Range of ICU Values
A	0.00 – 0.600
B	0.601 – 0.700
C	0.701 – 0.800
D	0.801 – 0.900
E	0.901 – 1.000
F	1.001 and up

According to City of Costa Mesa criteria, LOS “D” (ICU = 0.801 – 0.900) is the minimum acceptable conditions that should be maintained during the morning and evening peak hours.

The analysis of peak hour signalized intersection conditions was conducted using the VISTRO software program developed by the PTV Group.

For all scenarios, a cycle length of 110 seconds was applied at all study intersections except for the intersection of Santa Ana Ave/Red Hill Ave at Bristol Street where a cycle length of 120 seconds was applied.

2.0 EXISTING YEAR (2019) CONDITIONS

EXISTING ROADWAY SYSTEM

The key roadways within the study area are described below. The discussion presented here is limited to specific roadways that traverse the study intersections and serve the project site. Figure 2.1 illustrates the existing traffic controls and approach lane geometries at the study intersections.

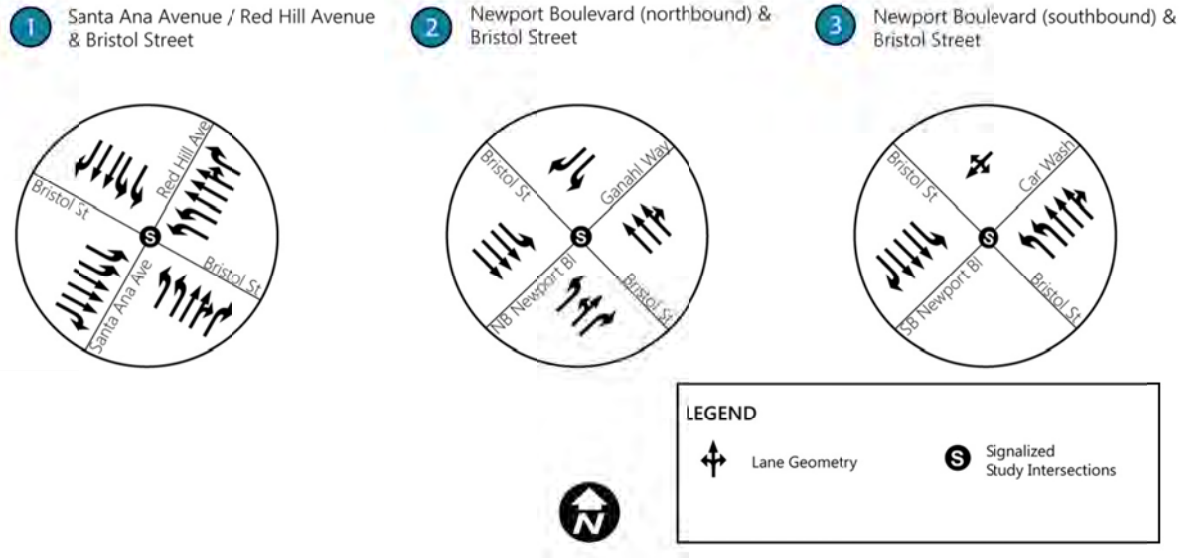
Bristol Street: Bristol Street is a Major Arterial running on an east/west alignment adjacent to the project site. Bristol Street consists of three lanes in each direction with a center left-turn lane. Land uses along the study route include commercial and retail uses. The posted speed limit along Bristol Street is 45 miles per hour (mph) and on-street parking is prohibited on both sides of the roadway.

Southbound Newport Boulevard: Southbound Newport Boulevard is a Secondary Arterial running on a north/south alignment west of the project site. This roadway is a two-lane roadway providing on-way travel in the southbound direction adjacent to the State Route 55 Freeway (SR-55). The posted speed limit along southbound Newport Boulevard is 45 mph and on-street parking is prohibited on both sides of the roadway. A Class II bike lane is provided along the west side of the roadway from Bristol Street to Arlington Drive.

Northbound Newport Boulevard: Northbound Newport Boulevard is a Secondary Arterial running on a north/south alignment east of the project site. This roadway is a two-lane roadway providing on-way travel in the northbound direction adjacent to the State Route 55 Freeway (SR-55). The posted speed limit along northbound Newport Boulevard is 45 mph and on-street parking is prohibited on both sides of the roadway. A Class II bike lane is provided along the east side of the roadway from Bristol Street to Walnut Street.

Santa Ana Avenue/Red Hill Avenue: Santa Ana Avenue/Red Hill Avenue is a Secondary Arterial south of Bristol Street and a Primary Arterial north of Bristol Street. Santa Ana Avenue (south of Bristol Street) is a three-lane roadway providing one northbound travel lane and two southbound travel lanes with a center left-turn lane. On-street parking is allowed along the east side of the roadway. A Class II bike lane is provided along the east side of the roadway between Bristol Street and Mesa Drive. The posted speed limit along Santa Ana Avenue is 45 mph. Red Hill Avenue is (north of Bristol Street) is a four-lane roadway providing two lanes in each direction with a center left-turn lane. On-street parking is prohibited along both sides of the roadway. A Class II bike lane is provided along both sides of the roadway. The posted speed limit along Red Hill Avenue is 50 mph.

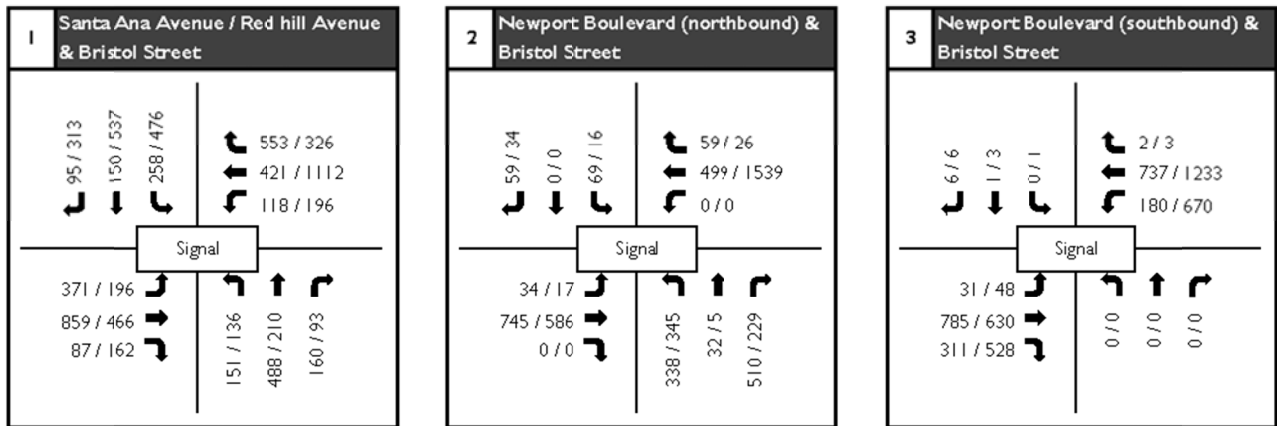
FIGURE 2.1 – EXISTING INTERSECTION GEOMETRIES



EXISTING TRAFFIC VOLUMES

New traffic counts were collected at the three study intersections on May 1, 2019. Traffic count sheets are included in Appendix A. Figure 2.2 shows the AM/PM peak hour traffic counts collected at the study intersections.

FIGURE 2.2 – EXISTING YEAR (2019) AM/PM PEAK HOUR TRAFFIC VOLUMES



EXISTING YEAR (2019) INTERSECTION LEVEL OF SERVICE

Table 2.1 summarizes the results of the Intersection Capacity Utilization (ICU) analysis for the Existing Year (2019) conditions. As shown on Table 2.1, all of the study intersections are currently operating at acceptable level of service during the AM and PM peak hours. Appendix B contains the Existing Conditions ICU analysis worksheets.

Table 2.1 – Existing Year (2019) Traffic Conditions, ICU Analysis

Intersection	AM Peak Hour		PM Peak hour	
	V/C	LOS	V/C	LOS
1. Santa Ana Avenue/Red Hill Avenue at Bristol Street	0.628	B	0.664	B
2. Northbound Newport Boulevard at Bristol Street	0.663	B	0.646	B
3. Southbound Newport Boulevard at Bristol St	0.400	A	0.691	B

Note: ICU = Intersection Capacity Utilization volume-to-capacity (V/C) ratio; LOS = Level of Service

3.0 PROJECT TRAFFIC

This section defines the traffic that would be generated by the proposed Project in a three-step process including trip generation, trip distribution, and trip assignment.

Project-related traffic consists of trips on any portion of the street system that will begin or end on the project as a result of the deployment of the proposed project. Project-related traffic is a function of the intensity and type of development proposed for the site. This information is used to establish traffic generation for the site.

PROJECT TRIP GENERATION

Trip generation is a measure or forecast of the number of trips that will be made to or from the project. It is generally equal to the traffic volume expected at the project entrances. Trip generation characteristics for projects are normally estimated based on rates published in *Trip Generation Manual*, published by the Institute of Transportation Engineers (ITE). For this project, the trip generation data was provided in the *Trip Generation Analysis for the Fletcher Jones Automotive Facility* study previously conducted by Associated Transportation Engineers. The trip generation data for similar projects provided in the trip generation study was used to determine the AM and PM inbound and outbound trip generation rate per 1,000 square feet. Appendix D provides the Trip Generation study used to develop the Project trip generation rate.

The project consists of a new ground-up 2-story, approximately 58,900 square feet (sf) sales and service center for Audi on approximately 5.2 acres. The site is to consist of a large auto display area, and perimeter parking. The building consists of sales/office, service operation with a parked roof above the service operation. The sales/office spaces are to include Sales, Finance & Insurance, Delivery, Showroom, Service Write-up and Administrative offices. The service spaces will contain service bays, car wash, employee facilities and parts department.

The project site is currently vacant; therefore, no trip credits are applied to the proposed project trip calculations.

Table 3.1 summarizes the trip generation for the proposed project. As shown in Table 3.1, the proposed project would generate in a trip generation of 112 AM peak-hour trips (74 inbound trips and 38 outbound trips) and 123 PM peak hour trips (49 inbound trips and 74 outbound trips).

Table 3.1 – Project Trip Generation

Project Location	Square Feet	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Trip Generation (Similar site) Rate Calculations								
Ontario (Similar site)	69,218	1,499	57	31	88	56	71	127
Temecula (Similar site)	58,663	1,069	68	34	102	27	55	82
Total	127,881	2,568	125	65	190	83	126	209
Calculated Rate per 1,000 SF		20.08	0.98	0.51	1.49	0.65	0.99	1.63
Project Trips								
Proposed Project	75,519	1,517	74	38	112	49	74	123

Note: For conservative analysis purposes, no existing trip credits were applied to the proposed project trip generation calculations.

PROJECT TRIP DISTRIBUTION

Estimation of the geographic distribution of trips for the proposed project uses is the next step in the analytical process. The primary factors affecting the trip distribution for the project are the nature of the uses; existing traffic patterns; the geographic location of the site and its proximity to freeways and major travel routes; and the relative distribution of the population from which prospective employees and visitors of the project would expect to be drawn. Based on these factors, the overall project directional trip distribution was determined and is shown on Figure 3.1 for inbound and outbound directions that were used for the traffic impact analysis.

The general geographic distribution for project trips anticipated is as follows:

North: 15% South: 30% East: 30% West: 25%

PROJECT TRIP ASSIGNMENT

Based on the trip generation and distribution assumptions described above, Project traffic was assigned to the roadway system. Figure 3.2 illustrates the project trips for the weekday AM and PM peak hours.

FIGURE 3.1 – PROJECT TRIP DISTRIBUTION

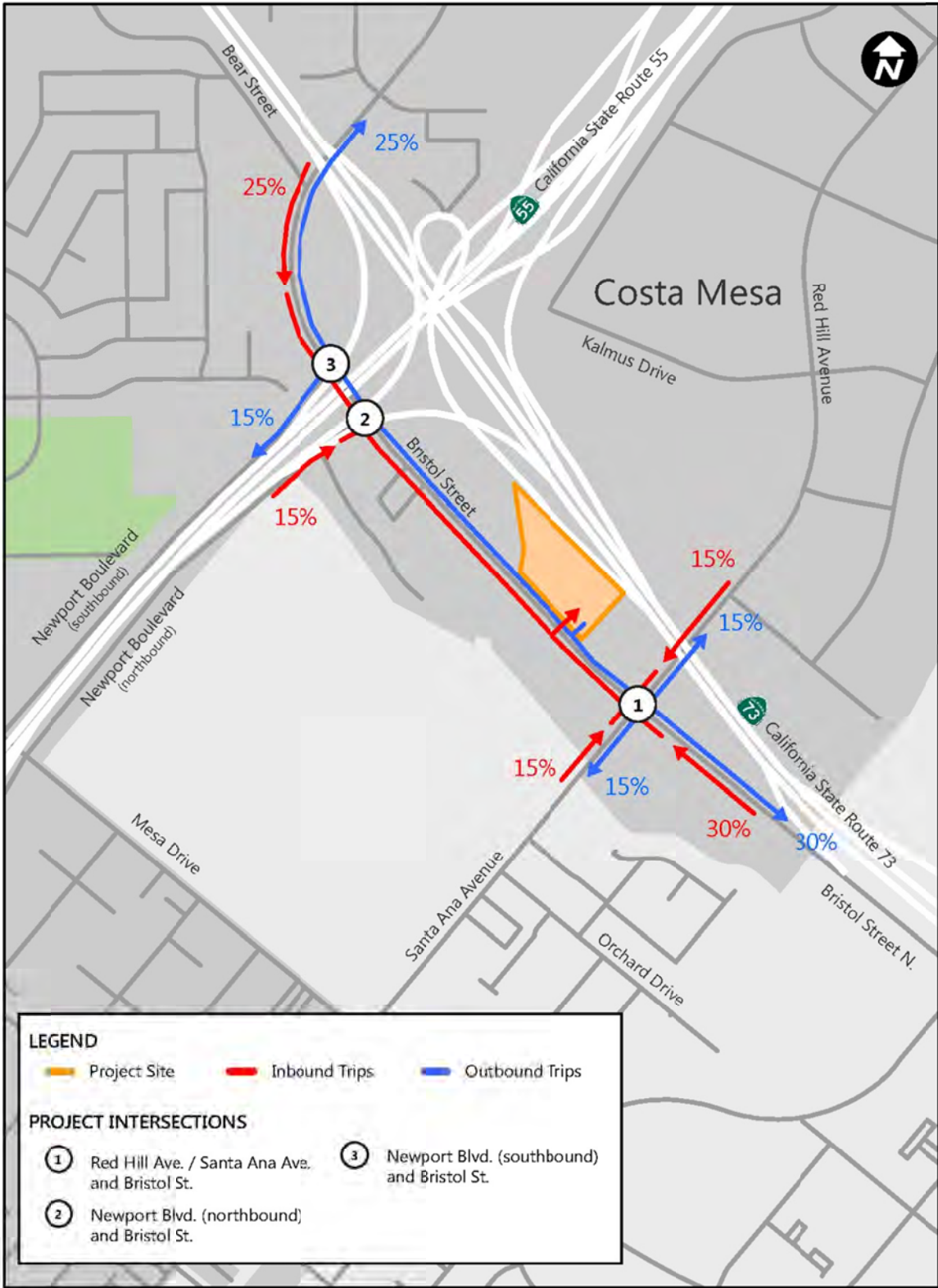
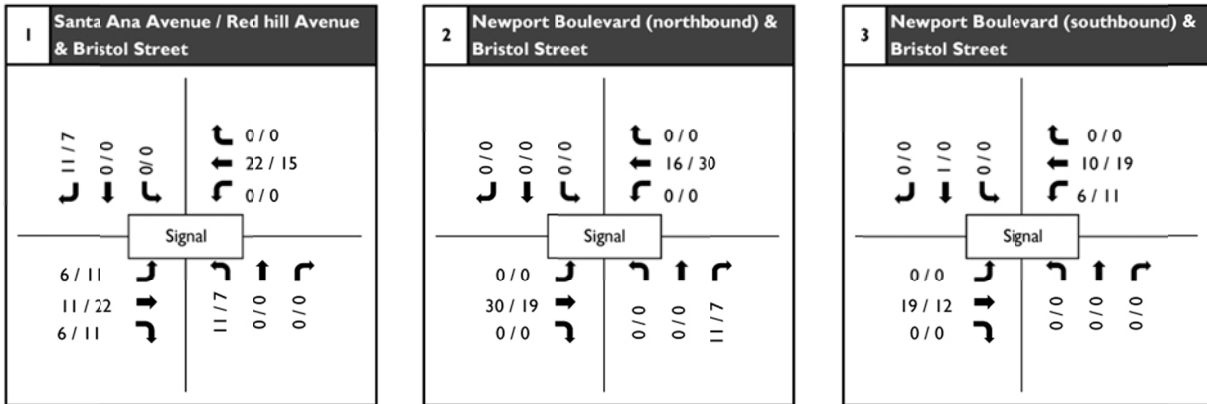


FIGURE 3.2 – PROJECT TRIP ASSIGNMENT



4.0 EXISTING YEAR (2019) PLUS PROJECT CONDITIONS

This section documents existing traffic conditions at the study intersections with the addition of project-generated traffic. Traffic volumes for these conditions were derived by adding project trips to the existing traffic volumes.

The Existing Plus Project traffic volumes for the weekday AM and PM peak hour are illustrated on Figure 4.1.

EXISTING YEAR (2019) PLUS PROJECT INTERSECTION LEVEL OF SERVICE

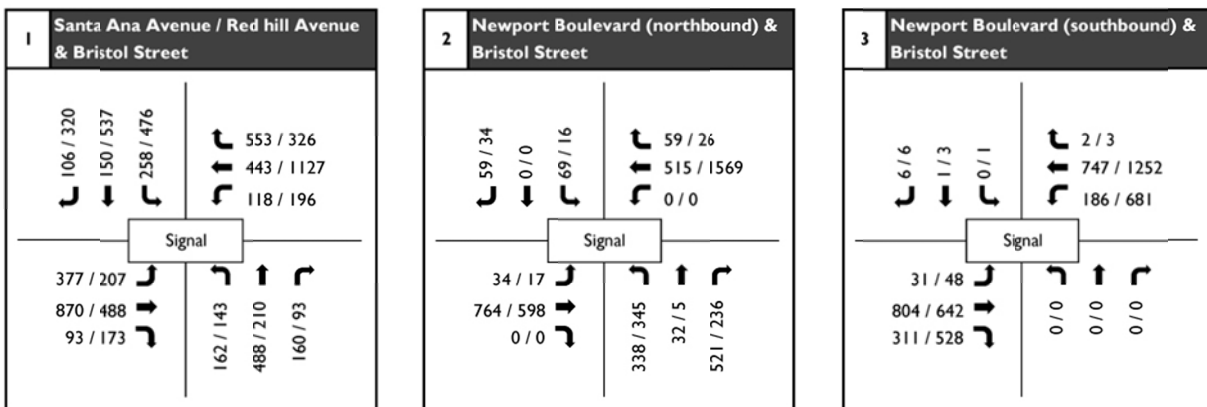
Table 4.1 summarizes the results of the Intersection Capacity Utilization (ICU) analysis for the Existing Year (2019) Plus Project conditions. As shown on Table 4.1, all of the study intersections are currently operating at acceptable level of service during the AM and PM peak hours. Appendix E contains the Existing Year (2019) Plus Project Conditions ICU analysis worksheets.

Table 4.1 – Existing Year (2019) Plus Project Traffic Conditions, ICU Analysis

Intersection	AM Peak Hour		PM Peak hour	
	V/C	LOS	V/C	LOS
1. Santa Ana Avenue/Red Hill Avenue at Bristol Street	0.634	B	0.678	B
2. Northbound Newport Boulevard at Bristol Street	0.673	B	0.657	B
3. Southbound Newport Boulevard at Bristol St	0.402	A	0.695	B

Note: ICU = Intersection Capacity Utilization volume-to-capacity (V/C) ratio; LOS = Level of Service

FIGURE 4.1 – EXISTING YEAR (2019) PLUS PROJECT AM/PM PEAK HOUR TRAFFIC VOLUMES



5.0 PROJECT TRAFFIC IMPACTS

DETERMINATION OF TRAFFIC IMPACTS

According to the City of Costa Mesa guidelines, a project is considered to have a significant traffic impact at an intersection if LOS deteriorates from LOS D (or better) to an LOS E or LOS F and the project contribution to the volume/capacity ratio at the study intersection is 0.01 or greater.

If the project is shown to have a significant impact as described above, mitigation of the project contribution to ICU is required to bring the intersection back to an acceptable level of service or to no-project conditions.

PROJECT TRAFFIC IMPACTS: EXISTING PLUS PROJECT CONDITIONS

Table 5.1 provides a summary of the project impacts under Existing Plus Project conditions. Traffic impacts created by the proposed project were determined by comparing the Existing scenario conditions to the Existing Plus Project scenario conditions.

As shown in Table 5.1, the Project would not create any significant traffic impacts at the three study intersections under Existing Plus Project conditions, during either the weekday AM or PM peak hour. Project mitigation measures, therefore, are not required.

Table 5.1 – Determination of Project Impacts: Existing Year (2019) Plus Project Conditions

Study Intersections		Peak Hour	Existing (2019) Conditions		Existing Year (2019) Plus Project		Change in V/C	Significant Impact?
			V/C	LOS	V/C	LOS		
1	Santa Ana Ave/Red Hill Ave at Bristol Street	AM	0.628	B	0.634	B	0.006	NO
		PM	0.664	B	0.678	B	0.014	NO
2	Northbound Newport Blvd at Bristol Street	AM	0.663	B	0.673	B	0.010	NO
		PM	0.646	B	0.657	B	0.011	NO
3	Southbound Newport Blvd at Bristol Street	AM	0.400	A	0.402	A	0.002	NO
		PM	0.691	B	0.695	B	0.004	NO

LOS = Level-of-Service

V/C = Volume-to-Capacity Ratio

6.0 SITE ACCESS AND ON-SITE CIRCULATION

Access to the proposed project would be provided by two stop-controlled driveways along Bristol Street providing full access (right-in, right-out, left-in, and left-out) to and out of the project site. Based on the project site plan, the driveways will provide sufficient drive isle clearance within the project site to allow for any potential temporary queuing of vehicles to occur on-site. The stop-controlled access driveways along Bristol Street will provide adequate access to the project site.

Based on the project site plan, the parking lot layout will provide a 20-foot fire lane with 25-foot drive isles throughout the parking lot area for adequate access to parking spaces. Pedestrian access is provided along the sidewalk adjacent to the project along Bristol Street and areas within the project site.

7.0 ANALYSIS SUMMARY AND CONCLUSIONS

The purpose of this study is to evaluate existing and existing plus project traffic conditions for the selected study intersections to identify any potential impacts the proposed project may have on the surrounding roadway network.

The proposed Project, located at 1275 Bristol Street, consists of a new ground-up 2-story, approximately 58,900 square feet (sf) sales and service center for Audi on approximately 5.2 acres. The site is to consist of a large auto display area, and perimeter parking. The building consists of sales/office, service operation with a parked roof above the service operation. The sales/office spaces are to include Sales, Finance & Insurance, Delivery, Showroom, Service Write-up and Administrative offices. The service spaces will contain service bays, car wash, employee facilities and parts department. The project will provide a total of 377 parking spaces on-site.

The project site is currently vacant; therefore, no existing trip credits were applied to the proposed project. The proposed project would generate a trip generation of 112 AM peak-hour trips (74 inbound trips and 38 outbound trips) and 123 PM peak hour trips (49 inbound trips and 74 outbound trips).

The report presents an analysis of the intersection operating conditions during the morning and evening peak hours for the following timeframes:

- Existing Year (2019)

The following scenarios have been evaluated for this project:

- Existing Year (2019) conditions
- Existing Year (2019) Plus Project conditions

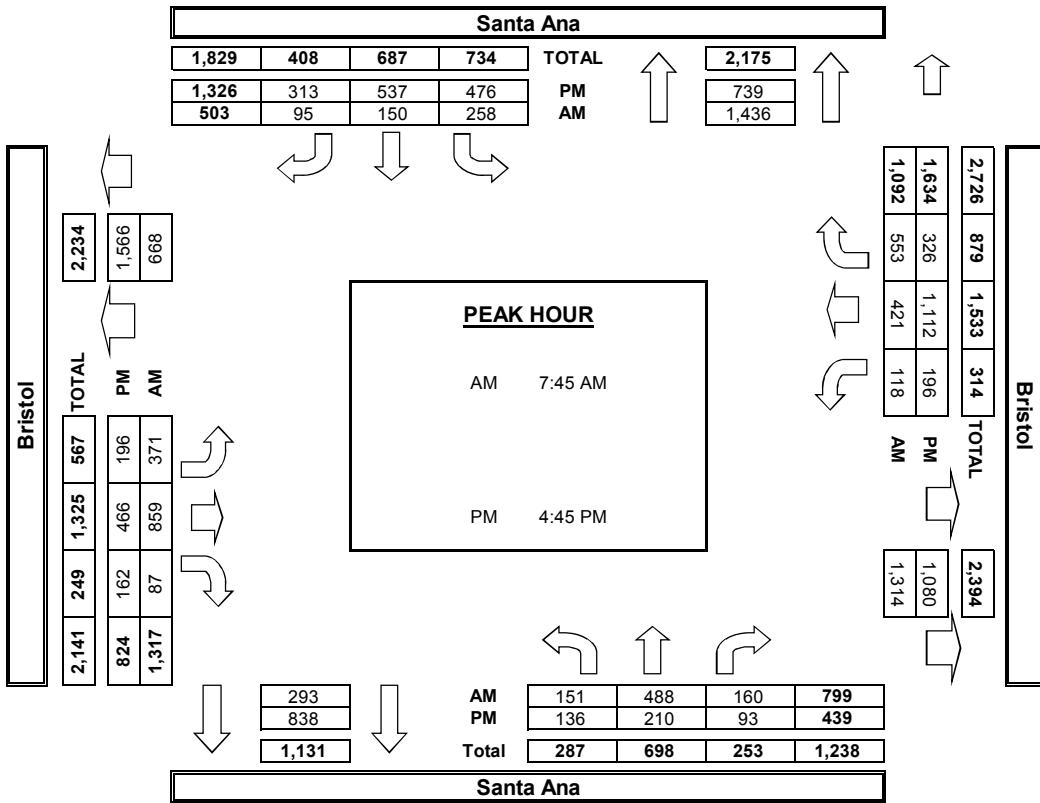
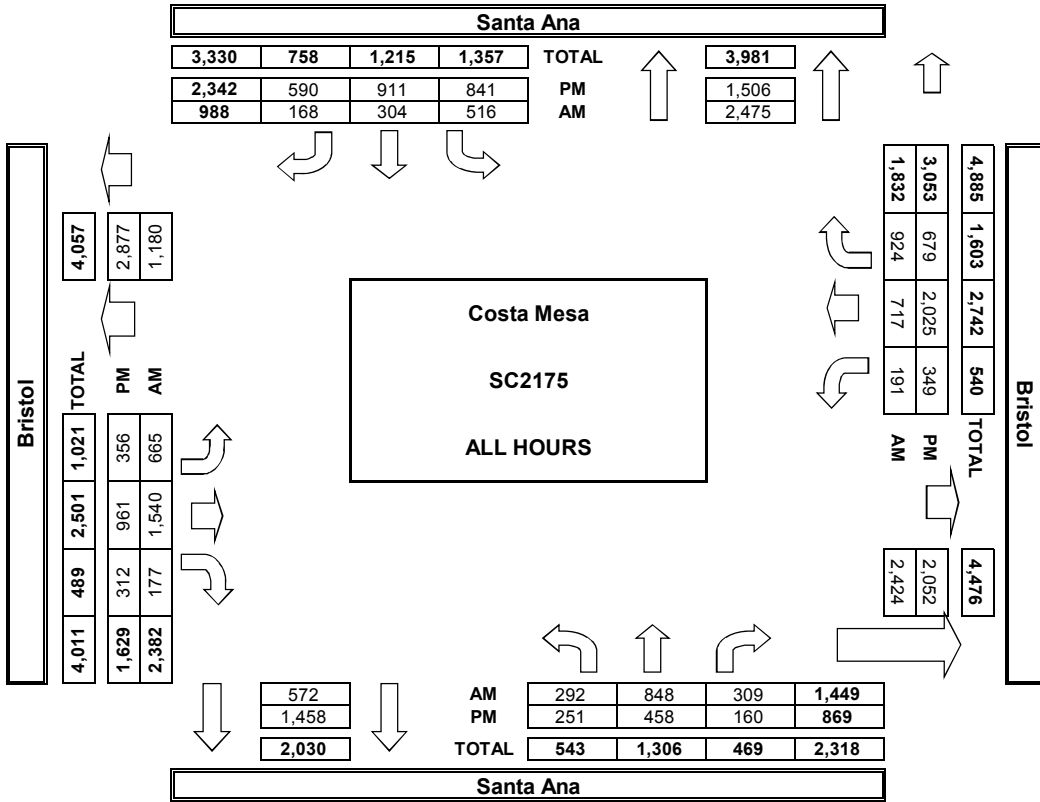
The study area includes the following three (3) intersections:

1. Santa Ana Avenue/Red Hill Avenue and Bristol Street
2. Northbound Newport Boulevard and Bristol Street
3. Southbound Newport Boulevard and Bristol Street

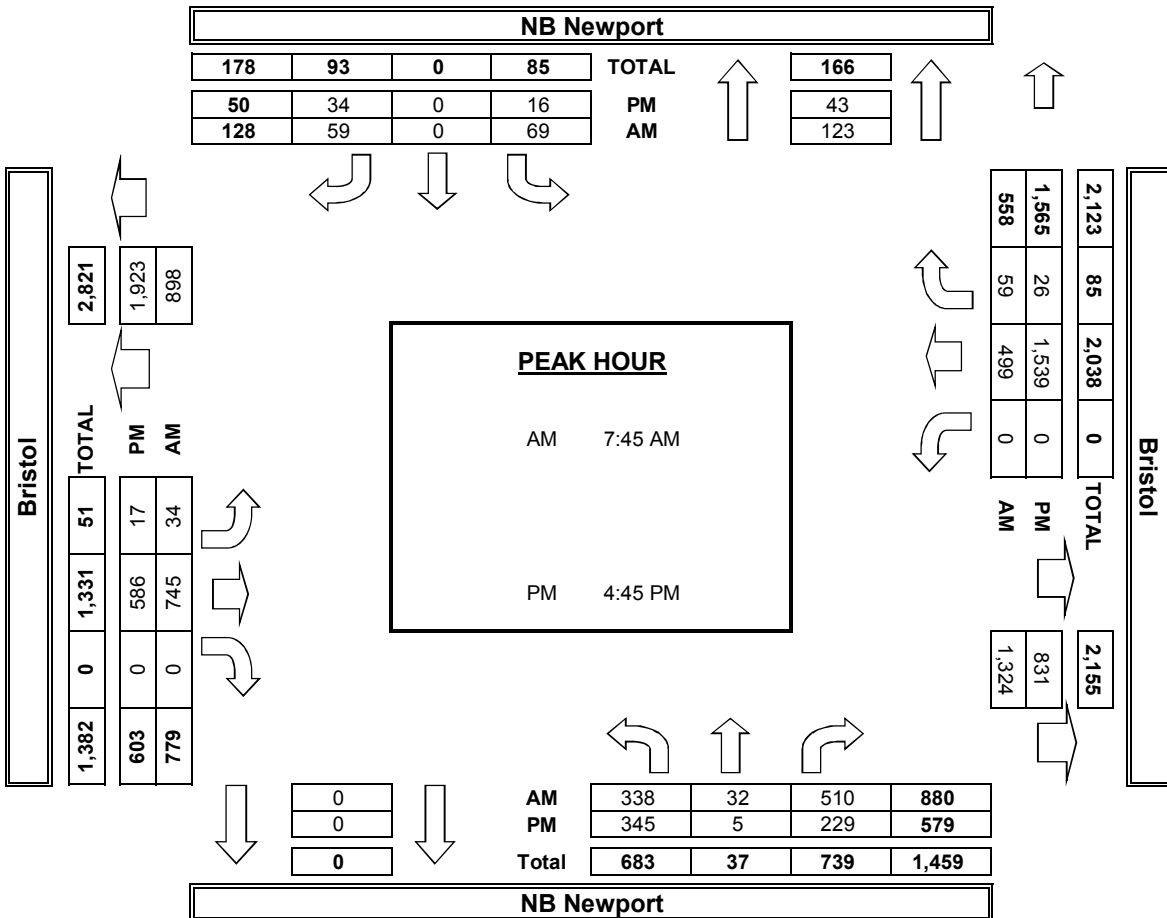
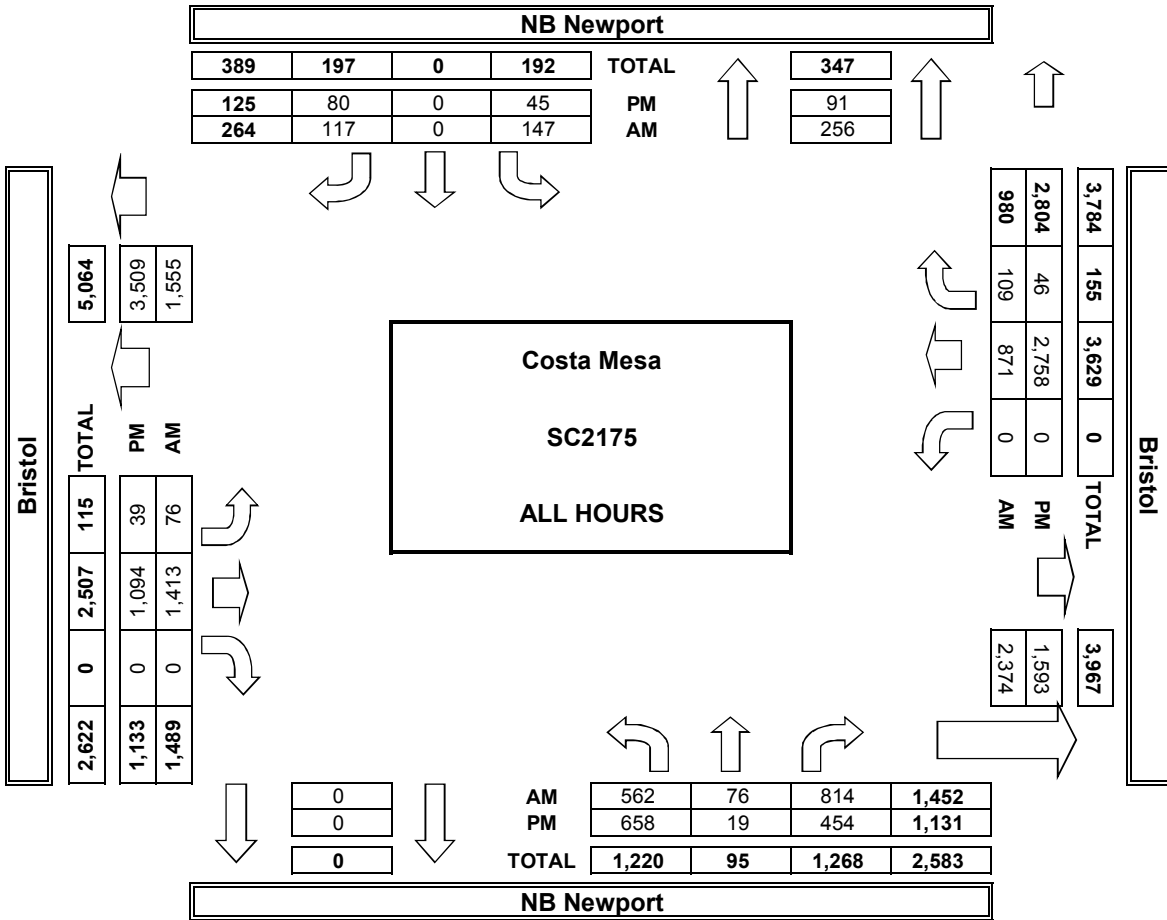
Based on the City of Costa Mesa significant traffic impact criteria, the proposed Project would not create any significant traffic impacts at the study intersections under Existing Plus Project conditions. Therefore, no mitigation measures are required.

Appendix A – Traffic Counts

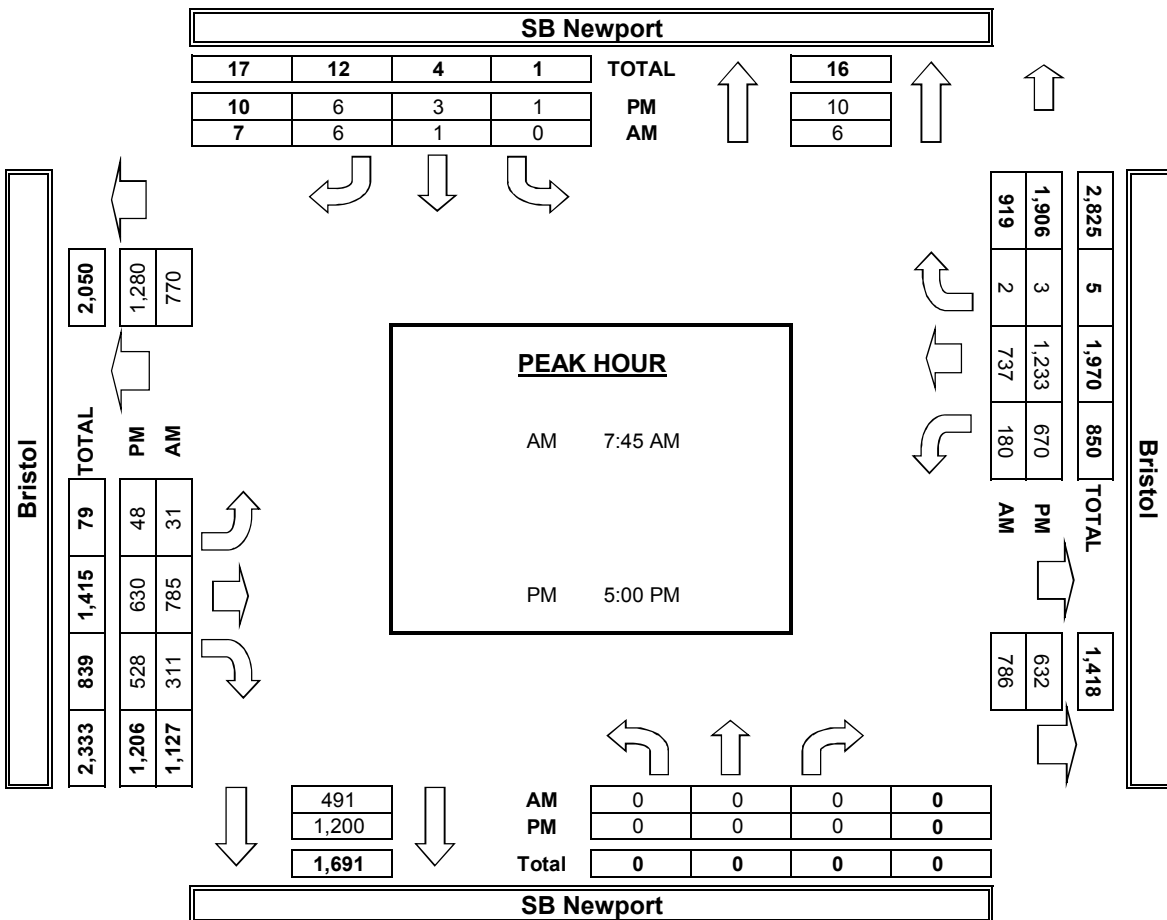
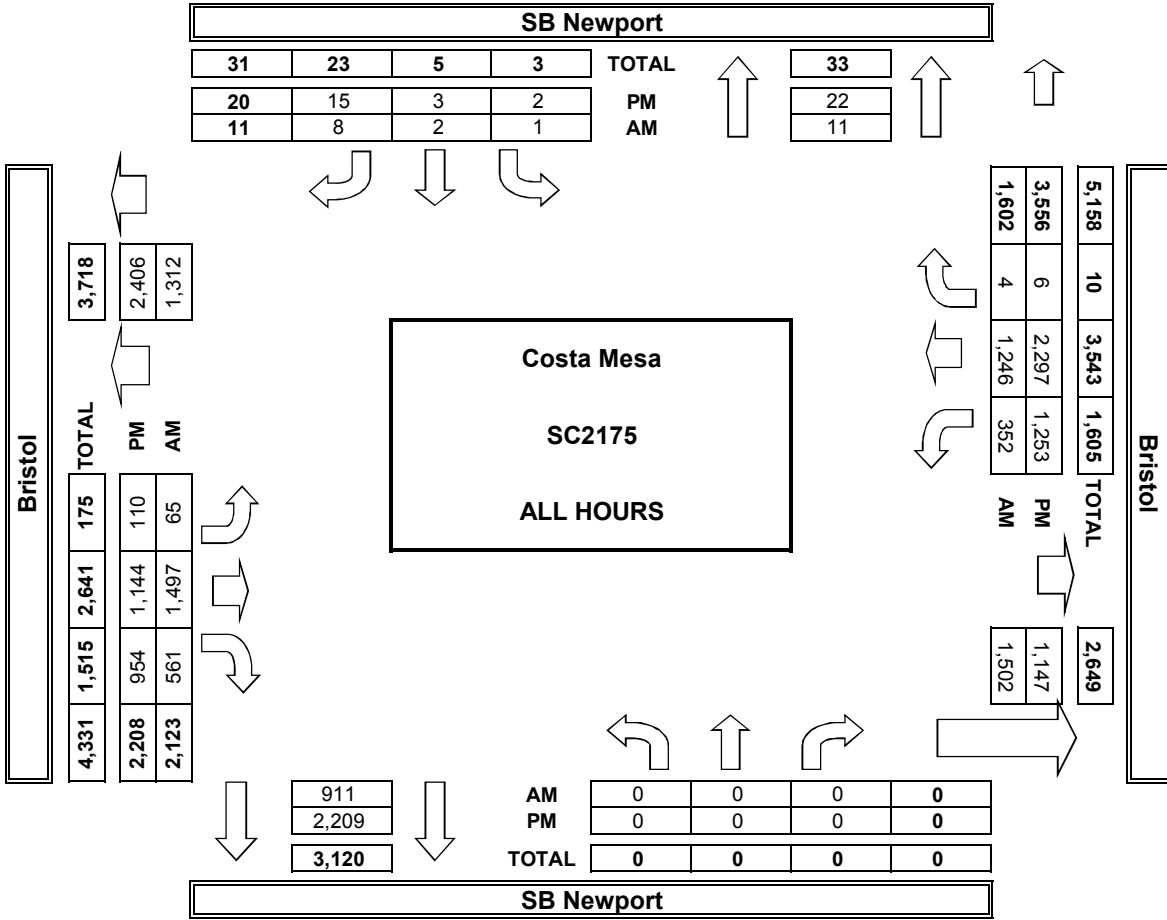
AimTD LLC
TURNING MOVEMENT COUNTS



AimTD LLC
TURNING MOVEMENT COUNTS



AimTD LLC
TURNING MOVEMENT COUNTS



Appendix B – Existing Year (2019) Conditions, ICU Analysis Worksheets

CM Audi Fletcher Jones TIA

Vistro File: J:\...\CM_Audi_TIS_Existing.vistro

Scenario 1 Existing AM

Report File: J:\...\CM_Audi_Existing_ICU_AM.pdf

5/12/2019

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	Santa Ana/Red Hill / Bristol	Signalized	ICU 1	SEB Thru	0.628	-	B
2	Northbound Newport / Bristol	Signalized	ICU 1	NEB Right	0.663	-	B
3	Southbound Newport / Bristol	Signalized	ICU 1	SB Right	0.400	-	A

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report
Intersection 1: Santa Ana/Red Hill / Bristol

Control Type:	Signalized	Delay (sec / veh):	-
Analysis Method:	ICU 1	Level Of Service:	B
Analysis Period:	1 hour	Volume to Capacity (v/c):	0.628

Intersection Setup

Name	Santa Ana Avenue			Red Hill Avenue			Bristol Street			Bristol Street		
Approach	Northeastbound			Southwestbound			Northwestbound			Southeastbound		
Lane Configuration	TLOTR			TLOTR			TLOTR			TLOTR		
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	10.00	11.00	11.00	12.00	11.00	11.00	11.00	11.00	10.00
No. of Lanes in Pocket	2	0	1	2	0	1	2	0	1	2	0	1
Pocket Length [ft]	204.00	100.00	60.00	150.00	100.00	130.00	210.00	100.00	255.00	280.00	100.00	95.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	Santa Ana Avenue			Red Hill Avenue			Bristol Street			Bristol Street		
Base Volume Input [veh/h]	151	488	160	258	150	95	118	421	553	371	859	87
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	151	488	160	258	150	95	118	421	553	371	859	87
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	38	122	40	65	38	24	30	105	138	93	215	22
Total Analysis Volume [veh/h]	151	488	160	258	150	95	118	421	553	371	859	87
Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Cycle Length [s]	120
Lost time [s]	16.00

Phasing & Timing

Control Type	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis
Signal group	3	8	0	7	4	0	5	2	0	1	6	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.05	0.15	0.10	0.08	0.05	0.06	0.04	0.15	0.15	0.12	0.18	0.05
Intersection LOS	B											
Intersection V/C	0.628											

Intersection Level Of Service Report
Intersection 2: Northbound Newport / Bristol

Control Type:	Signalized	Delay (sec / veh):	-
Analysis Method:	ICU 1	Level Of Service:	B
Analysis Period:	1 hour	Volume to Capacity (v/c):	0.663

Intersection Setup

Name	NB Newport Blvd			Ganahl Way			Bristol Street			Bristol Street		
Approach	Northeastbound			Southwestbound			Northwestbound			Southeastbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	1	1	0	0	0	0	0	1	0	0
Pocket Length [ft]	100.00	100.00	90.00	90.00	100.00	100.00	100.00	100.00	100.00	130.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			No		

Volumes

Name	NB Newport Blvd			Ganahl Way			Bristol Street			Bristol Street		
Base Volume Input [veh/h]	338	32	510	69	0	59	0	499	59	34	745	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	338	32	510	69	0	59	0	499	59	34	745	0
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	85	8	128	17	0	15	0	125	15	9	186	0
Total Analysis Volume [veh/h]	338	32	510	69	0	59	0	499	59	34	745	0
Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Cycle Length [s]	110
Lost time [s]	16.00

Phasing & Timing

Control Type	Split	Split	Split	Split	Permis	Split	Permis	Permis	Permis	Protect	Permis	Permis
Signal group	0	3	0	4	0	0	0	2	0	1	6	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	Lead	-	-	-	-	-	Lead	-	-

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.11	0.12	0.32	0.04	0.00	0.04	0.00	0.12	0.12	0.02	0.16	0.00
Intersection LOS	B											
Intersection V/C	0.663											

**Intersection Level Of Service Report
Intersection 3: Southbound Newport / Bristol**

Control Type:	Signalized	Delay (sec / veh):	-
Analysis Method:	ICU 1	Level Of Service:	A
Analysis Period:	1 hour	Volume to Capacity (v/c):	0.400

Intersection Setup

Name	Bristol Street			SB Newport Blvd			Car Wash Driveway			Bristol Street		
Approach	Southbound			Northeastbound			Southwestbound			Northwestbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	10.00	11.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	11.00	13.00
No. of Lanes in Pocket	1	0	1	0	0	0	0	0	0	2	0	0
Pocket Length [ft]	165.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	395.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			Yes			No			No		

Volumes

Name	Bristol Street			SB Newport Blvd			Car Wash Driveway			Bristol Street		
Base Volume Input [veh/h]	31	785	311	0	0	0	0	1	6	180	737	2
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	31	785	311	0	0	0	0	1	6	180	737	2
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	8	196	78	0	0	0	0	0	2	45	184	1
Total Analysis Volume [veh/h]	31	785	311	0	0	0	0	1	6	180	737	2
Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Cycle Length [s]	110
Lost time [s]	16.00

Phasing & Timing

Control Type	Protect	Permis	Permis	Permis	Permis	Permis	Permis	Permis	Permis	Protect	Permis	Permis
Signal group	1	6	0	0	0	0	0	4	0	5	2	0
Auxiliary Signal Groups												
Lead / Lag	Lag	-	-	-	-	-	-	-	-	Lag	-	-

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.16	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.15	0.15
Intersection LOS	A											
Intersection V/C	0.400											

CM Audi Fletcher Jones TIA

Vistro File: J:\...\CM_Audi_TIS_Existing.vistro

Scenario 2 Existing PM

Report File: J:\...\CM_Audi_Existing_ICU_PM.pdf

5/12/2019

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	Santa Ana/Red Hill / Bristol	Signalized	ICU 1	NWB Thru	0.664	-	B
2	Northbound Newport / Bristol	Signalized	ICU 1	NWB Thru	0.646	-	B
3	Southbound Newport / Bristol	Signalized	ICU 1	SB Right	0.691	-	B

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report
Intersection 1: Santa Ana/Red Hill / Bristol

Control Type:	Signalized	Delay (sec / veh):	-
Analysis Method:	ICU 1	Level Of Service:	B
Analysis Period:	1 hour	Volume to Capacity (v/c):	0.664

Intersection Setup

Name	Santa Ana Avenue			Red Hill Avenue			Bristol Street			Bristol Street		
Approach	Northeastbound			Southwestbound			Northwestbound			Southeastbound		
Lane Configuration	T T T			T T T			T T T			T T T		
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	10.00	11.00	11.00	12.00	11.00	11.00	11.00	11.00	10.00
No. of Lanes in Pocket	2	0	1	2	0	1	2	0	1	2	0	1
Pocket Length [ft]	204.00	100.00	60.00	150.00	100.00	130.00	210.00	100.00	255.00	280.00	100.00	95.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	Santa Ana Avenue			Red Hill Avenue			Bristol Street			Bristol Street		
Base Volume Input [veh/h]	136	210	93	476	537	313	196	1112	326	196	466	162
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	136	210	93	476	537	313	196	1112	326	196	466	162
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	34	53	23	119	134	78	49	278	82	49	117	41
Total Analysis Volume [veh/h]	136	210	93	476	537	313	196	1112	326	196	466	162
Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Cycle Length [s]	120
Lost time [s]	16.00

Phasing & Timing

Control Type	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis
Signal group	3	8	0	7	4	0	5	2	0	1	6	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.04	0.07	0.06	0.15	0.17	0.20	0.06	0.23	0.20	0.06	0.10	0.10
Intersection LOS	B											
Intersection V/C	0.664											

Intersection Level Of Service Report
Intersection 2: Northbound Newport / Bristol

Control Type:	Signalized	Delay (sec / veh):	-
Analysis Method:	ICU 1	Level Of Service:	B
Analysis Period:	1 hour	Volume to Capacity (v/c):	0.646

Intersection Setup

Name	No Ne			Ganahl Way			Bristol Street			Bristol Street		
Approach	Northeastbound			Southwestbound			Northwestbound			Southeastbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	1	1	0	0	0	0	0	1	0	0
Pocket Length [ft]	100.00	100.00	90.00	90.00	100.00	100.00	100.00	100.00	100.00	130.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			No		

Volumes

Name	No Ne			Ganahl Way			Bristol Street			Bristol Street		
Base Volume Input [veh/h]	345	5	229	16	0	34	0	1539	26	17	586	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	345	5	229	16	0	34	0	1539	26	17	586	0
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	86	1	57	4	0	9	0	385	7	4	147	0
Total Analysis Volume [veh/h]	345	5	229	16	0	34	0	1539	26	17	586	0
Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Cycle Length [s]	110
Lost time [s]	16.00

Phasing & Timing

Control Type	Split	Split	Split	Split	Permis	Split	Permis	Permis	Permis	Protect	Permis	Permis
Signal group	0	3	0	4	0	0	0	2	0	1	6	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	Lead	-	-	-	-	-	Lead	-	-

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.11	0.11	0.14	0.01	0.00	0.02	0.00	0.33	0.33	0.01	0.12	0.00
Intersection LOS	B											
Intersection V/C	0.646											

Intersection Level Of Service Report
Intersection 3: Southbound Newport / Bristol

Control Type:	Signalized	Delay (sec / veh):	-
Analysis Method:	ICU 1	Level Of Service:	B
Analysis Period:	1 hour	Volume to Capacity (v/c):	0.691

Intersection Setup

Name	Bristol Street			So Ne			Car Wash Driveway			Bristol Street		
Approach	Southbound			Northeastbound			Southwestbound			Northwestbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	10.00	11.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	11.00	13.00
No. of Lanes in Pocket	1	0	1	0	0	0	0	0	0	2	0	0
Pocket Length [ft]	165.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	395.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			Yes			No			No		

Volumes

Name	Bristol Street			So Ne			Car Wash Driveway			Bristol Street		
Base Volume Input [veh/h]	48	630	528	0	0	0	1	3	6	670	1233	3
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	48	630	528	0	0	0	1	3	6	670	1233	3
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	12	158	132	0	0	0	0	1	2	168	308	1
Total Analysis Volume [veh/h]	48	630	528	0	0	0	1	3	6	670	1233	3
Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Cycle Length [s]	110
Lost time [s]	16.00

Phasing & Timing

Control Type	Protect	Permis	Permis	Permis	Permis	Permis	Permis	Permis	Permis	Protect	Permis	Permis
Signal group	1	6	0	0	0	0	0	4	0	5	2	0
Auxiliary Signal Groups												
Lead / Lag	Lag	-	-	-	-	-	-	-	-	Lag	-	-

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.03	0.13	0.33	0.00	0.00	0.00	0.00	0.01	0.01	0.21	0.26	0.26
Intersection LOS	B											
Intersection V/C	0.691											

Appendix C – Previous Trip Generation Analysis Study



ASSOCIATED TRANSPORTATION ENGINEERS

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Since 1978

Richard L. Pool, P.E.
Scott A. Schell, AICP, PTP

May 24, 2018

17085L02

Mr. Austin Hahn
CaliChi Civil Engineer
1 North LaSalle, Suite 3950
Chicago, Illinois 60602

TRIP GENERATION ANALYSIS FOR THE FLETCHER JONES AUTOMOTIVE FACILITY - COSA MESA, CALIFORNIA

Associated Transportation Engineers (ATE) has prepared the following trip generation analysis to assist the applicant and City staff in determining the appropriate Floor-Area-Ratio (FAR), building area and traffic fees for the proposed Fletcher Jones dealership in Costa Mesa.

The City of Costa Mesa's General Plan has established FAR's for commercial land uses to determine the maximum amount of building area that is allowed on a lot or parcel based on the average daily traffic generated by commercial land uses. Currently, the Project is designated by the City as a "Moderate" traffic generator with a daily trip generation rate of 50 trip ends per 1,000 sq.ft. and an allowable FAR of 0.30. The applicant would like to determine if the proposed Project should be classified as a "Low" traffic generator with an FAR of 0.40.

Data and Analysis: The 24-hour tube count data was collected at the access points at two similar Fletcher Jones dealerships identified by the applicant. One dealership located on Guasti Road in Ontario, California was 69,218 square feet and generated 1,499 daily trip ends. The second dealership located on Temecula Center Drive in Temecula, California was 58,633 square feet and generated 1,069 daily trip ends. The data collected for each dealership is shown on the attached sheets. Based on the traffic count data collected by ATE at the two Fletcher Jones dealerships the average daily trip generation rate is 20.08 trip ends per 1,000 sq.,ft as shown in Table 1.

Table 1
Daily Trip Generation Data

Dealership	Square Footage	Daily Trips	Trip Ends Per 1,000 S.F.
Ontario	69,218 sq.ft.	1,499	21.66
Temecula	58,663 sq.ft.	1,069	18.22
Total:	127,881 sq.ft.	2,568	
Average:	2,568 trip/127.881		20.08

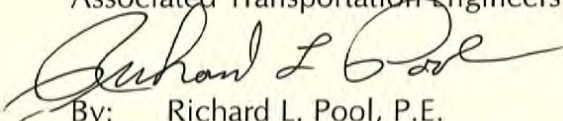
Institute of Transportation Engineers (ITE) Trip Generation: Trip generation rates presented in the Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition for Automobile Sales (Land-Use Code #840) indicate that the average daily trip generation is 27.84 trip ends per 1,000 square feet.

Summary: According to City of Costa Mesa Develop standards, a "Moderate" traffic generator generates between 20 and 75 daily trip ends per 1,000 square feet. A "Low" traffic generator generates between 3 and 20 daily trips per 1,000 square feet. The City of Costa Mesa has designated the Project a "Moderate" traffic generator with a daily trip generation rate of 50 trip ends per 1,000 square feet. ITE trip generation data and field data collected by ATE at two similar Fletcher Jones dealerships indicated that daily trip generation rate is less than the 50 trips ends per 1,000 sq. ft. Based on the surveys of similar Fletcher Jones dealerships, the Project is on the cusp of being a "Low" traffic generator. As summarized in Table 2, the estimated trip generation for the Costa Mesa dealership ranges from 1,516 daily trips to 3,776 daily trips based on the ATE field data, ITE trip rates and the City of Costa Mesa "Moderate" traffic generator.

Table 2
Costa Mesa Project Daily Trip Generation Comparison

Trip Generation Source	Square Footage	Daily Trip Rate	Daily Trips
ATE Field	75,519 sq.ft.	20.08	1,516
ITE Rate	75,519 sq.ft.	27.84	2,102
City of Costa Mesa	75,519 sq.ft.	50.00	3,776

Associated Transportation Engineers


By: Richard L. Pool, P.E.
President

Volume

Temecula Center Dr & Dwy 3

Day: Tuesday
Date: 11/14/2017

City: Temecula
Project #: CA17_6165_003

DAILY TOTALS				IN	OUT					Total
				197	201					398
AM Period	IN	OUT	TOTAL	PM Period	IN	OUT	TOTAL			
00:00	0	0	0	12:00	1	9	10			
00:15	0	0	0	12:15	2	4	6			
00:30	0	0	0	12:30	2	3	5			
00:45	0	0	0	12:45	8	13	3	19	11	32
01:00	0	0	0	13:00	6	8	14			
01:15	0	0	0	13:15	4	2	6			
01:30	0	0	0	13:30	7	3	10			
01:45	0	0	0	13:45	3	20	4	17	7	37
02:00	0	0	0	14:00	3	6	9			
02:15	0	0	0	14:15	5	4	9			
02:30	0	0	0	14:30	2	3	5			
02:45	0	0	0	14:45	2	12	5	18	7	30
03:00	0	0	0	15:00	1	5	6			
03:15	0	0	0	15:15	6	1	7			
03:30	0	0	0	15:30	1	3	4			
03:45	0	0	0	15:45	4	12	2	11	6	23
04:00	0	0	0	16:00	3	14	17			
04:15	0	0	0	16:15	4	6	10			
04:30	0	0	0	16:30	0	4	4			
04:45	0	0	0	16:45	3	10	9	33	12	43
05:00	0	0	0	17:00	0	10	10			
05:15	0	0	0	17:15	1	4	5			
05:30	1	0	1	17:30	0	6	6			
05:45	2	3	0	17:45	1	2	4	24	5	26
06:00	2	0	2	18:00	0	6	6			
06:15	2	0	2	18:15	0	3	3			
06:30	2	0	2	18:30	1	2	3			
06:45	13	19	1	18:45	1	2	1	12	2	14
07:00	10	0	10	19:00	1	3	4			
07:15	3	2	5	19:15	0	0	0			
07:30	8	2	10	19:30	0	0	0			
07:45	14	35	2	19:45	0	1	1	4	1	5
08:00	6	4	10	20:00	0	1	1			
08:15	11	1	12	20:15	0	1	1			
08:30	4	5	9	20:30	0	0	0			
08:45	6	27	1	20:45	0	0	0	2	0	2
09:00	1	0	1	21:00	0	4	4			
09:15	3	0	3	21:15	0	0	0			
09:30	3	2	5	21:30	0	0	0			
09:45	3	10	1	21:45	0	3	7	3	7	
10:00	6	2	8	22:00	0	0	0			
10:15	3	3	6	22:15	0	0	0			
10:30	5	5	10	22:30	0	0	0			
10:45	4	18	6	22:45	0	0	0			
11:00	4	3	7	23:00	0	0	0			
11:15	4	5	9	23:15	0	0	0			
11:30	2	5	7	23:30	0	0	0			
11:45	3	13	4	23:45	0	0	0			
TOTALS	125	54	179	TOTALS	72	147	219			
SPLIT %	69.8%	30.2%	45.0%	SPLIT %	32.9%	67.1%	55.0%			

DAILY TOTALS				IN	OUT					Total
				197	201					398

AM Peak Hour	07:30	11:15	07:30	PM Peak Hour	12:45	16:00	16:00			
AM Pk Volume	39	23	48	PM Pk Volume	25	33	43			
Pk Hr Factor	0.696	0.639	0.750	Pk Hr Factor	0.781	0.589	0.632			
7 - 9 Volume	62	17	79	4 - 6 Volume	12	57	69			
7 - 9 Peak Hour	07:30	07:45	07:30	4 - 6 Peak Hour	16:00	16:00	16:00			
7 - 9 Pk Volume	39	12	48	4 - 6 Pk Volume	10	33	43			
Pk Hr Factor	0.696	0.600	0.750	Pk Hr Factor	0.625	0.589	0.632			

Volume

Temecula Center Dr & Dwy 4

Day: Tuesday
Date: 11/14/2017

City: Temecula
Project #: CA17_6165_004

DAILY TOTALS				IN	OUT					Total
				78	126					204
AM Period	IN	OUT	TOTAL	PM Period	IN	OUT	TOTAL			
00:00	0	0	0	12:00	4	3	7			
00:15	0	0	0	12:15	2	0	2			
00:30	0	0	0	12:30	0	2	2			
00:45	0	0	0	12:45	7	13	8	13	15	26
01:00	0	0	0	13:00	0	4	4			
01:15	0	0	0	13:15	0	2	2			
01:30	0	0	0	13:30	0	4	4			
01:45	0	0	0	13:45	2	2	1	11	3	13
02:00	0	0	0	14:00	8	6	14			
02:15	0	0	0	14:15	1	1	2			
02:30	0	0	0	14:30	4	3	7			
02:45	0	0	0	14:45	2	15	2	12	4	27
03:00	0	0	0	15:00	2	7	9			
03:15	1	1	2	15:15	4	4	8			
03:30	0	0	0	15:30	1	5	6			
03:45	0	1	0	15:45	1	8	3	19	4	27
04:00	0	0	0	16:00	1	1	2			
04:15	0	0	0	16:15	0	2	2			
04:30	0	0	0	16:30	4	3	7			
04:45	0	0	0	16:45	0	5	2	8	2	13
05:00	0	0	0	17:00	0	4	4			
05:15	0	0	0	17:15	1	1	2			
05:30	0	0	0	17:30	0	0	0			
05:45	0	0	0	17:45	1	2	2	7	3	9
06:00	0	0	0	18:00	1	2	3			
06:15	1	0	1	18:15	1	4	5			
06:30	0	0	0	18:30	0	2	2			
06:45	0	1	0	18:45	0	2	2	10	2	12
07:00	1	2	3	19:00	1	1	2			
07:15	1	0	1	19:15	1	3	4			
07:30	2	0	2	19:30	0	0	0			
07:45	1	5	3	19:45	0	2	0	4	0	6
08:00	1	0	1	20:00	1	0	1			
08:15	0	1	1	20:15	1	0	1			
08:30	1	0	1	20:30	0	0	0			
08:45	0	2	0	20:45	0	2	0	0	0	2
09:00	0	1	1	21:00	0	3	3			
09:15	1	0	1	21:15	0	1	1			
09:30	2	4	6	21:30	0	0	0			
09:45	0	3	1	21:45	0	0	0	4	0	4
10:00	2	2	4	22:00	0	0	0			
10:15	3	2	5	22:15	0	0	0			
10:30	1	1	2	22:30	0	0	0			
10:45	3	9	5	22:45	0	0	0			
11:00	0	7	7	23:00	0	0	0			
11:15	2	2	4	23:15	0	0	0			
11:30	3	3	6	23:30	0	0	0			
11:45	1	6	3	23:45	0	0	0			
TOTALS	27	38	65	TOTALS	51	88	139			
SPLIT %	41.5%	58.5%	31.9%	SPLIT %	36.7%	63.3%	68.1%			

DAILY TOTALS				IN	OUT					Total
				78	126					204

AM Peak Hour	11:15	10:45		10:45	PM Peak Hour	13:45	15:00		14:30
AM Pk Volume	10	17		25	PM Pk Volume	15	19		28
Pk Hr Factor	0.625	0.607		0.781	Pk Hr Factor	0.469	0.679		0.778
7 - 9 Volume	7	6	0	13	4 - 6 Volume	7	15	0	22
7 - 9 Peak Hour	07:00	07:00		07:00	4 - 6 Peak Hour	16:00	16:15		16:15
7 - 9 Pk Volume	5	5	0	10	4 - 6 Pk Volume	5	11	0	15
Pk Hr Factor	0.625	0.417	0.000	0.625	Pk Hr Factor	0.313	0.688	0.000	0.536

Volume

Temecula Center Dr & Dwy 5

Day: Tuesday
Date: 11/14/2017

City: Temecula
Project #: CA17_6165_005

DAILY TOTALS				IN	OUT					Total
				257	210					467
AM Period	IN	OUT	TOTAL	PM Period	IN	OUT	TOTAL			
00:00	0	0	0	12:00	8	6	14			
00:15	0	0	0	12:15	4	6	10			
00:30	0	0	0	12:30	6	2	8			
00:45	0	0	0	12:45	8	26	6	20	14	46
01:00	0	0	0	13:00	8	7	15			
01:15	0	0	0	13:15	2	4	6			
01:30	0	0	0	13:30	5	8	13			
01:45	0	0	0	13:45	3	18	8	27	11	45
02:00	0	0	0	14:00	3	5	8			
02:15	0	0	0	14:15	4	2	6			
02:30	0	0	0	14:30	2	5	7			
02:45	0	0	0	14:45	8	17	2	14	10	31
03:00	0	0	0	15:00	1	4	5			
03:15	0	0	0	15:15	3	4	7			
03:30	0	0	0	15:30	9	2	11			
03:45	0	0	0	15:45	6	19	3	13	9	32
04:00	0	0	0	16:00	3	1	4			
04:15	0	0	0	16:15	2	5	7			
04:30	0	0	0	16:30	2	2	4			
04:45	0	0	0	16:45	5	12	0	8	5	20
05:00	0	0	0	17:00	2	4	6			
05:15	0	0	0	17:15	3	3	6			
05:30	0	0	0	17:30	1	2	3			
05:45	2	2	0	17:45	1	7	2	11	3	18
06:00	0	1	1	18:00	4	0	4			
06:15	0	0	0	18:15	1	1	2			
06:30	1	0	1	18:30	1	1	2			
06:45	1	2	1	18:45	1	7	2	4	3	11
07:00	7	2	9	19:00	1	0	1			
07:15	0	0	0	19:15	0	1	1			
07:30	8	4	12	19:30	1	1	2			
07:45	6	21	3	19:45	0	2	1	3	1	5
08:00	3	3	6	20:00	1	2	3			
08:15	6	3	9	20:15	0	0	0			
08:30	7	4	11	20:30	0	1	1			
08:45	8	24	7	20:45	0	1	0	3	0	4
09:00	3	1	4	21:00	0	0	0			
09:15	12	7	19	21:15	0	0	0			
09:30	11	5	16	21:30	0	0	0			
09:45	11	37	6	21:45	0	0	0			
10:00	7	10	17	22:00	0	0	0			
10:15	7	8	15	22:15	0	0	0			
10:30	7	7	14	22:30	0	0	0			
10:45	10	31	8	22:45	0	0	0			
11:00	4	7	11	23:00	0	0	0			
11:15	8	3	11	23:15	0	0	0			
11:30	5	6	11	23:30	0	0	0			
11:45	14	31	11	23:45	0	0	0			
TOTALS	148	107	255	TOTALS	109	103	212			
SPLIT %	58.0%	42.0%	54.6%	SPLIT %	51.4%	48.6%	45.4%			

DAILY TOTALS				IN	OUT					Total
				257	210					467

AM Peak Hour	09:15	10:00	09:15	PM Peak Hour	12:00	13:00	12:45			
AM Pk Volume	41	33	69	PM Pk Volume	26	27	48			
Pk Hr Factor	0.854	0.825	0.908	Pk Hr Factor	0.813	0.844	0.800			
7 - 9 Volume	45	26	71	4 - 6 Volume	19	19	38			
7 - 9 Peak Hour	08:00	08:00	08:00	4 - 6 Peak Hour	16:00	16:15	16:15			
7 - 9 Pk Volume	24	17	41	4 - 6 Pk Volume	12	11	22			
Pk Hr Factor	0.750	0.607	0.683	Pk Hr Factor	0.600	0.550	0.786			

Volume

Guasti Rd & Dwy 1

Day: Tuesday
Date: 11/14/2017

City: Ontario
Project #: CA17_6165_001

DAILY TOTALS				IN	OUT					Total
				653	653					1,306
AM Period	IN	OUT	TOTAL	PM Period	IN	OUT	TOTAL			
00:00	0	0	0	12:00	14	16	30			
00:15	0	0	0	12:15	22	15	37			
00:30	0	0	0	12:30	19	21	40			
00:45	0	0	0	12:45	23	78	19	71	42	149
01:00	0	0	0	13:00	16	25	41			
01:15	0	0	0	13:15	15	19	34			
01:30	0	0	0	13:30	7	16	23			
01:45	0	0	0	13:45	11	49	15	75	26	124
02:00	0	0	0	14:00	14	12	26			
02:15	0	0	0	14:15	11	13	24			
02:30	0	0	0	14:30	8	10	18			
02:45	0	0	0	14:45	7	40	7	42	14	82
03:00	0	0	0	15:00	14	12	26			
03:15	0	0	0	15:15	9	13	22			
03:30	0	0	0	15:30	8	8	16			
03:45	0	0	0	15:45	9	40	14	47	23	87
04:00	1	1	2	16:00	10	6	16			
04:15	0	0	0	16:15	7	12	19			
04:30	0	0	0	16:30	14	14	28			
04:45	2	3	0	16:45	11	42	8	40	19	82
05:00	0	0	0	17:00	11	14	25			
05:15	0	0	0	17:15	7	12	19			
05:30	1	1	2	17:30	13	18	31			
05:45	0	1	0	17:45	9	40	10	54	19	94
06:00	0	0	0	18:00	7	15	22			
06:15	0	0	0	18:15	7	7	14			
06:30	3	2	5	18:30	4	4	8			
06:45	3	6	0	18:45	7	25	4	30	11	55
07:00	7	2	9	19:00	4	6	10			
07:15	6	4	10	19:15	3	6	9			
07:30	5	2	7	19:30	2	4	6			
07:45	8	26	4	19:45	5	14	5	21	10	35
08:00	8	5	13	20:00	3	1	4			
08:15	8	7	15	20:15	1	2	3			
08:30	15	5	20	20:30	4	2	6			
08:45	21	52	10	20:45	4	12	4	9	8	21
09:00	26	11	37	21:00	3	7	10			
09:15	14	15	29	21:15	0	3	3			
09:30	16	14	30	21:30	1	1	2			
09:45	12	68	14	21:45	0	4	2	13	2	17
10:00	21	19	40	22:00	1	2	3			
10:15	25	20	45	22:15	1	1	2			
10:30	21	12	33	22:30	1	2	3			
10:45	10	77	25	22:45	0	3	1	6	1	9
11:00	13	23	36	23:00	0	1	1			
11:15	22	20	42	23:15	0	0	0			
11:30	20	15	35	23:30	0	0	0			
11:45	18	73	13	23:45	0	0	0	1	0	1
TOTALS	306	244	550	TOTALS	347	409	756			
SPLIT %	55.6%	44.4%	42.1%	SPLIT %	45.9%	54.1%	57.9%			

DAILY TOTALS				IN	OUT					Total
				653	653					1,306

AM Peak Hour	09:45	10:45	10:00	PM Peak Hour	12:15	12:30	12:15			
AM Pk Volume	79	83	153	PM Pk Volume	80	84	160			
Pk Hr Factor	0.790	0.830	0.850	Pk Hr Factor	0.870	0.840	0.952			
7 - 9 Volume	78	39	117	4 - 6 Volume	82	94	176			
7 - 9 Peak Hour	08:00	08:00	08:00	4 - 6 Peak Hour	16:15	17:00	16:45			
7 - 9 Pk Volume	52	27	79	4 - 6 Pk Volume	43	54	94			
Pk Hr Factor	0.619	0.675	0.637	Pk Hr Factor	0.768	0.750	0.758			

Volume

Guasti Rd & Dwy 2

Day: Tuesday
Date: 11/14/2017

City: Ontario
Project #: CA17_6165_002

DAILY TOTALS				IN	OUT					Total
				93	100					193
AM Period	IN	OUT		TOTAL	PM Period	IN	OUT		TOTAL	
00:00	0	1		1	12:00	0	0		0	
00:15	0	0		0	12:15	0	0		0	
00:30	0	0		0	12:30	5	7		12	
00:45	0	0	1	0 1	12:45	4	9	2	9	6 18
01:00	0	0		0	13:00	2	2		4	
01:15	0	0		0	13:15	4	2		6	
01:30	0	0		0	13:30	1	2		3	
01:45	0	0		0	13:45	2	9	3	9	5 18
02:00	0	0		0	14:00	6	9		15	
02:15	0	0		0	14:15	3	4		7	
02:30	0	0		0	14:30	1	0		1	
02:45	0	0		0	14:45	0	10	3	16	3 26
03:00	0	0		0	15:00	3	3		6	
03:15	0	0		0	15:15	8	4		12	
03:30	0	0		0	15:30	3	4		7	
03:45	1	1	0	1 1	15:45	3	17	5	16	8 33
04:00	0	1		1	16:00	7	8		15	
04:15	0	0		0	16:15	3	4		7	
04:30	0	0		0	16:30	1	2		3	
04:45	0	0 1		0 1	16:45	2	13	3	17	5 30
05:00	0	0		0	17:00	2	1		3	
05:15	0	0		0	17:15	0	0		0	
05:30	0	0		0	17:30	1	0		1	
05:45	0	0		0	17:45	0	3	0	1	0 4
06:00	0	0		0	18:00	1	0		1	
06:15	0	0		0	18:15	1	1		2	
06:30	0	1		1	18:30	0	0		0	
06:45	0	0	1	0 1	18:45	0	2	0	1	0 3
07:00	0	0		0	19:00	0	0		0	
07:15	2	1		3	19:15	0	0		0	
07:30	0	0		0	19:30	0	0		0	
07:45	1	3	1 2	2 5	19:45	0	0		0	
08:00	0	0		0	20:00	0	0		0	
08:15	1	2		3	20:15	0	0		0	
08:30	2	0		2	20:30	0	0		0	
08:45	2	5	2 4	4 9	20:45	0	0		0	
09:00	2	2		4	21:00	0	0		0	
09:15	1	1		2	21:15	0	0		0	
09:30	2	4		6	21:30	0	0		0	
09:45	3	8	2 9	5 17	21:45	0	0		0	
10:00	4	4		8	22:00	0	0		0	
10:15	1	0		1	22:15	0	0		0	
10:30	2	2		4	22:30	0	0		0	
10:45	3	10	3 9	6 19	22:45	0	0		0	
11:00	1	1		2	23:00	0	0		0	
11:15	1	1		2	23:15	1	0		1	
11:30	0	2		2	23:30	0	0		0	
11:45	0	2	0 4	0 6	23:45	0	1	0	0 1	
TOTALS	29	31		60	TOTALS	64	69		133	
SPLIT %	48.3%	51.7%		31.1%	SPLIT %	48.1%	51.9%		68.9%	

DAILY TOTALS				IN	OUT					Total
				93	100					193
AM Peak Hour	09:15	09:15		09:15	PM Peak Hour	15:15	15:15		15:15	
AM Pk Volume	10	11		21	PM Pk Volume	21	21		42	
Pk Hr Factor	0.625	0.688		0.656	Pk Hr Factor	0.656	0.656		0.700	
7 - 9 Volume	8	6	0 0	14	4 - 6 Volume	16	18	0 0	34	
7 - 9 Peak Hour	08:00	08:00		08:00	4 - 6 Peak Hour	16:00	16:00		16:00	
7 - 9 Pk Volume	5	4		9	4 - 6 Pk Volume	13	17		30	
Pk Hr Factor	0.625	0.500	0.000 0.000	0.563	Pk Hr Factor	0.464	0.531	0.000 0.000	0.500	

Appendix D – Existing Year (2019) Plus Project Conditions, ICU Analysis Worksheets

CM Audi Fletcher Jones TIA

Vistro File: J:\...\CM_Audi_TIS_Existing_Plus_Proj.vistro

Scenario 1 1 Existing Plus Proj AM

Report File: J:\...\CM_Audi_Existing_Plus_Proj_ICU_AM.pdf

6/3/2019

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	Santa Ana/Red Hill / Bristol	Signalized	ICU 1	SEB Thru	0.634	-	B
2	Northbound Newport / Bristol	Signalized	ICU 1	NEB Right	0.673	-	B
3	Southbound Newport / Bristol	Signalized	ICU 1	SB Right	0.402	-	A

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report
Intersection 1: Santa Ana/Red Hill / Bristol

Control Type:	Signalized	Delay (sec / veh):	-
Analysis Method:	ICU 1	Level Of Service:	B
Analysis Period:	1 hour	Volume to Capacity (v/c):	0.634

Intersection Setup

Name	Santa Ana Avenue			Red Hill Avenue			Bristol Street			Bristol Street		
Approach	Northeastbound			Southwestbound			Northwestbound			Southeastbound		
Lane Configuration	T T T			T T T			T T T			T T T		
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	10.00	11.00	11.00	12.00	11.00	11.00	11.00	11.00	10.00
No. of Lanes in Pocket	2	0	1	2	0	1	2	0	1	2	0	1
Pocket Length [ft]	204.00	100.00	60.00	150.00	100.00	130.00	210.00	100.00	255.00	280.00	100.00	95.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	Santa Ana Avenue			Red Hill Avenue			Bristol Street			Bristol Street		
Base Volume Input [veh/h]	162	488	160	258	150	106	118	443	553	377	870	93
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	162	488	160	258	150	106	118	443	553	377	870	93
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	41	122	40	65	38	27	30	111	138	94	218	23
Total Analysis Volume [veh/h]	162	488	160	258	150	106	118	443	553	377	870	93
Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Cycle Length [s]	120
Lost time [s]	16.00

Phasing & Timing

Control Type	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis
Signal group	3	8	0	7	4	0	5	2	0	1	6	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.05	0.15	0.10	0.08	0.05	0.07	0.04	0.16	0.16	0.12	0.18	0.06
Intersection LOS	B											
Intersection V/C	0.634											

Intersection Level Of Service Report
Intersection 2: Northbound Newport / Bristol

Control Type:	Signalized	Delay (sec / veh):	-
Analysis Method:	ICU 1	Level Of Service:	B
Analysis Period:	1 hour	Volume to Capacity (v/c):	0.673

Intersection Setup

Name	NB Newport Blvd			Ganahl Way			Bristol Street			Bristol Street		
Approach	Northeastbound			Southwestbound			Northwestbound			Southeastbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	1	1	0	0	0	0	0	1	0	0
Pocket Length [ft]	100.00	100.00	90.00	90.00	100.00	100.00	100.00	100.00	100.00	130.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			No		

Volumes

Name	NB Newport Blvd			Ganahl Way			Bristol Street			Bristol Street		
Base Volume Input [veh/h]	338	32	521	69	0	59	0	515	59	34	764	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	338	32	521	69	0	59	0	515	59	34	764	0
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	85	8	130	17	0	15	0	129	15	9	191	0
Total Analysis Volume [veh/h]	338	32	521	69	0	59	0	515	59	34	764	0
Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Cycle Length [s]	110
Lost time [s]	16.00

Phasing & Timing

Control Type	Split	Split	Split	Split	Permis	Split	Permis	Permis	Permis	Protect	Permis	Permis
Signal group	0	3	0	4	0	0	0	2	0	1	6	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	Lead	-	-	-	-	-	Lead	-	-

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.11	0.12	0.33	0.04	0.00	0.04	0.00	0.12	0.12	0.02	0.16	0.00
Intersection LOS	B											
Intersection V/C	0.673											

Intersection Level Of Service Report
Intersection 3: Southbound Newport / Bristol

Control Type:	Signalized	Delay (sec / veh):	-
Analysis Method:	ICU 1	Level Of Service:	A
Analysis Period:	1 hour	Volume to Capacity (v/c):	0.402

Intersection Setup

Name	Bristol Street			SB Newport Blvd			Car Wash Driveway			Bristol Street		
Approach	Southbound			Northeastbound			Southwestbound			Northwestbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	10.00	11.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	11.00	13.00
No. of Lanes in Pocket	1	0	1	0	0	0	0	0	0	2	0	0
Pocket Length [ft]	165.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	395.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			Yes			No			No		

Volumes

Name	Bristol Street			SB Newport Blvd			Car Wash Driveway			Bristol Street		
Base Volume Input [veh/h]	31	804	311	0	0	0	0	1	6	186	747	2
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	31	804	311	0	0	0	0	1	6	186	747	2
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	8	201	78	0	0	0	0	0	2	47	187	1
Total Analysis Volume [veh/h]	31	804	311	0	0	0	0	1	6	186	747	2
Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Cycle Length [s]	110
Lost time [s]	16.00

Phasing & Timing

Control Type	Protect	Permis	Permis	Permis	Permis	Permis	Permis	Permis	Permis	Protect	Permis	Permis	
Signal group	1	6	0	0	0	0	0	0	4	0	5	2	0
Auxiliary Signal Groups													
Lead / Lag	Lag	-	-	-	-	-	-	-	-	Lag	-	-	-

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.17	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.16	0.16
Intersection LOS	A												
Intersection V/C	0.402												

CM Audi Fletcher Jones TIA

Vistro File: J:\...\CM_Audi_TIS_Existing_Plus_Proj.vistro

Scenario 2 2 Existing Plus Proj PM

Report File: J:\...\CM_Audi_Existing_Plus_Proj_ICU_PM.pdf

6/3/2019

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	Santa Ana/Red Hill / Bristol	Signalized	ICU 1	NWB Thru	0.678	-	B
2	Northbound Newport / Bristol	Signalized	ICU 1	NWB Right	0.657	-	B
3	Southbound Newport / Bristol	Signalized	ICU 1	SB Right	0.695	-	B

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report
Intersection 1: Santa Ana/Red Hill / Bristol

Control Type:	Signalized	Delay (sec / veh):	-
Analysis Method:	ICU 1	Level Of Service:	B
Analysis Period:	1 hour	Volume to Capacity (v/c):	0.678

Intersection Setup

Name	Santa Ana Avenue			Red Hill Avenue			Bristol Street			Bristol Street		
Approach	Northeastbound			Southwestbound			Northwestbound			Southeastbound		
Lane Configuration	T T T			T T T			T T T			T T T		
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	10.00	10.00	10.00	10.00	11.00	11.00	12.00	11.00	11.00	11.00	11.00	10.00
No. of Lanes in Pocket	2	0	1	2	0	1	2	0	1	2	0	1
Pocket Length [ft]	204.00	100.00	60.00	150.00	100.00	130.00	210.00	100.00	255.00	280.00	100.00	95.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	Santa Ana Avenue			Red Hill Avenue			Bristol Street			Bristol Street		
Base Volume Input [veh/h]	143	210	93	476	537	320	196	1127	326	207	488	173
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	143	210	93	476	537	320	196	1127	326	207	488	173
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	36	53	23	119	134	80	49	282	82	52	122	43
Total Analysis Volume [veh/h]	143	210	93	476	537	320	196	1127	326	207	488	173
Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Cycle Length [s]	120
Lost time [s]	16.00

Phasing & Timing

Control Type	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis
Signal group	3	8	0	7	4	0	5	2	0	1	6	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.04	0.07	0.06	0.15	0.17	0.20	0.06	0.23	0.20	0.06	0.10	0.11
Intersection LOS	B											
Intersection V/C	0.678											

Intersection Level Of Service Report
Intersection 2: Northbound Newport / Bristol

Control Type:	Signalized	Delay (sec / veh):	-
Analysis Method:	ICU 1	Level Of Service:	B
Analysis Period:	1 hour	Volume to Capacity (v/c):	0.657

Intersection Setup

Name	No Ne			Ganahl Way			Bristol Street			Bristol Street		
Approach	Northeastbound			Southwestbound			Northwestbound			Southeastbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Pocket	0	0	1	1	0	0	0	0	0	1	0	0
Pocket Length [ft]	100.00	100.00	90.00	90.00	100.00	100.00	100.00	100.00	100.00	130.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			Yes			No		

Volumes

Name	No Ne			Ganahl Way			Bristol Street			Bristol Street		
Base Volume Input [veh/h]	345	5	236	16	0	34	0	1569	26	17	598	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	345	5	236	16	0	34	0	1569	26	17	598	0
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	86	1	59	4	0	9	0	392	7	4	150	0
Total Analysis Volume [veh/h]	345	5	236	16	0	34	0	1569	26	17	598	0
Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Cycle Length [s]	110
Lost time [s]	16.00

Phasing & Timing

Control Type	Split	Split	Split	Split	Permis	Split	Permis	Permis	Permis	Protect	Permis	Permis
Signal group	0	3	0	4	0	0	0	2	0	1	6	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	Lead	-	-	-	-	-	Lead	-	-

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.11	0.11	0.15	0.01	0.00	0.02	0.00	0.33	0.33	0.01	0.12	0.00
Intersection LOS	B											
Intersection V/C	0.657											

**Intersection Level Of Service Report
Intersection 3: Southbound Newport / Bristol**

Control Type:	Signalized	Delay (sec / veh):	-
Analysis Method:	ICU 1	Level Of Service:	B
Analysis Period:	1 hour	Volume to Capacity (v/c):	0.695

Intersection Setup

Name	Bristol Street			So Ne			Car Wash Driveway			Bristol Street		
Approach	Southbound			Northeastbound			Southwestbound			Northwestbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	10.00	11.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	11.00	13.00
No. of Lanes in Pocket	1	0	1	0	0	0	0	0	0	2	0	0
Pocket Length [ft]	165.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	395.00	100.00	100.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			Yes			No			No		

Volumes

Name	Bristol Street			So Ne			Car Wash Driveway			Bristol Street		
Base Volume Input [veh/h]	48	642	528	0	0	0	1	3	6	681	1252	3
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	48	642	528	0	0	0	1	3	6	681	1252	3
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	12	161	132	0	0	0	0	1	2	170	313	1
Total Analysis Volume [veh/h]	48	642	528	0	0	0	1	3	6	681	1252	3
Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Cycle Length [s]	110
Lost time [s]	16.00

Phasing & Timing

Control Type	Protect	Permis	Permis	Permis	Permis	Permis	Permis	Permis	Permis	Protect	Permis	Permis
Signal group	1	6	0	0	0	0	0	4	0	5	2	0
Auxiliary Signal Groups												
Lead / Lag	Lag	-	-	-	-	-	-	-	-	Lag	-	-

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.03	0.13	0.33	0.00	0.00	0.00	0.00	0.01	0.01	0.21	0.26	0.26
Intersection LOS	B											
Intersection V/C	0.695											

APPENDIX F

Site Plan, Floor Plans, Elevations, Site Photometrics, Correspondence

Gensler

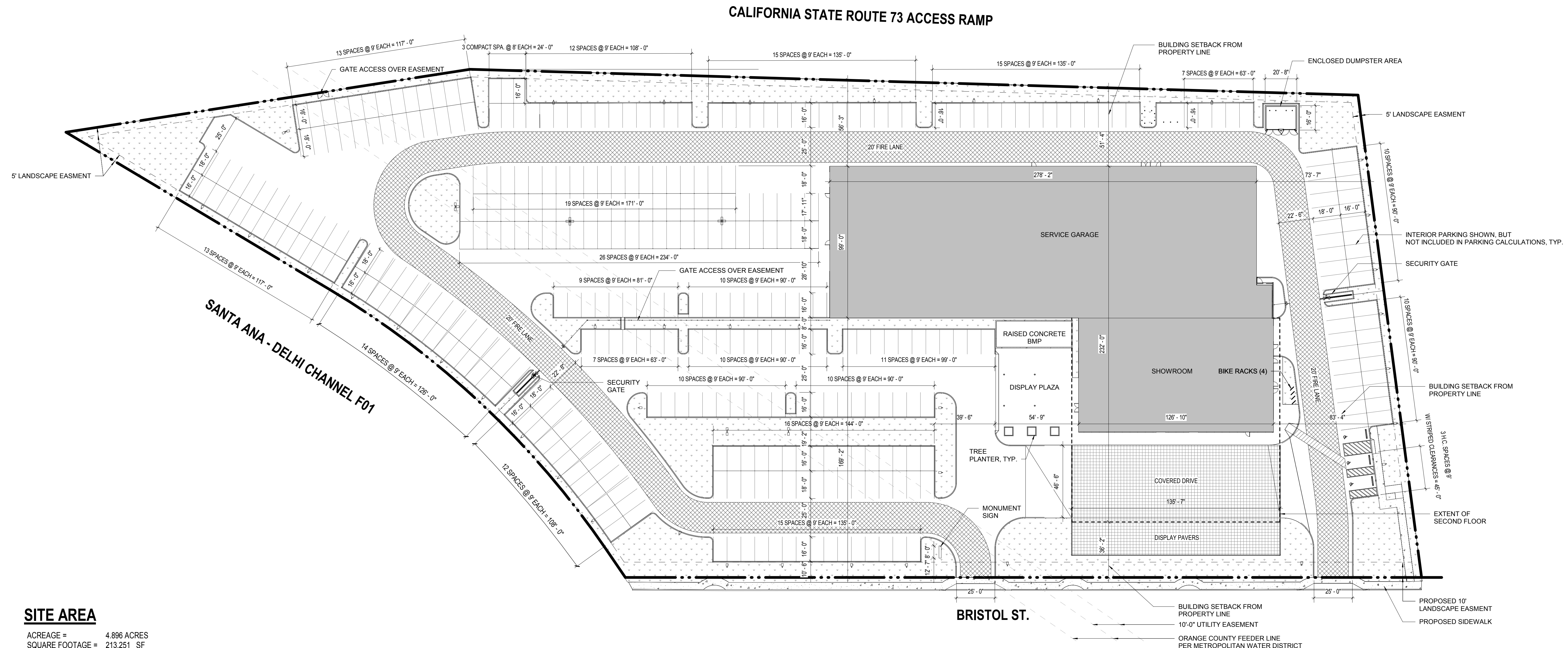
5055 Greenville Ave. Dallas, TX 75206 United States
 Tel: 214.273.1500 Fax: 214.273.1505

CIVIL
 CallChi Design Group
 1 North LaSalle Street
 Suite 3950
 Chicago, IL 60602
 Tel: (312) 940-4383

LANDSCAPE
 David Neault Associates, Inc.
 41877 Enterprise Circle North
 Suite 140
 Temecula, CA 92590
 Tel: (951) 254-5884

MEP
 Glumac
 105 E. 6th Street
 Suite 900
 Austin, TX 78701
 Tel: (512) 861-8320

STRUCTURAL
 Walter P. Moore
 707 Wishire Boulevard
 Suite 2100
 Los Angeles, CA 90017
 Tel: (310) 254-1900



SITE AREA

ACREAGE = 4.896 ACRES
 SQUARE FOOTAGE = 213,251 SF
 MAX FAR = 0.3 (63,976 SF)

LEVEL	GROSS AREA	FAR
LEVEL 1	33,807 SF	0.15
LEVEL 2	17,164 SF	0.08
TOTAL GROSS SF	50,971 SF	0.23

PARKING CALCULATIONS

PARKING REQUIRED
 (PER COSTA MESA ZONING CODE, ARTICLE 2, TABLE 13-89)
 54,970SF @ 4 SPACES/1,000 SF = 220 SPACES

CUSTOMER	51 SPACES
DISPLAY	31 SPACES
INVENTORY / EMPLOYEE	188 SPACES
PARKED ON ROOF	73
PARKING PROVIDED =	343 SPACES

ZONING CLASSIFICATION
 C2 - GENERAL BUSINESS

NOTE: PLEASE SEE CIVIL SITE PLAN (C2.00 & C2.01) FOR FURTHER SITE DIMENSIONING & DETAIL

Date	Description

Seal / Signature

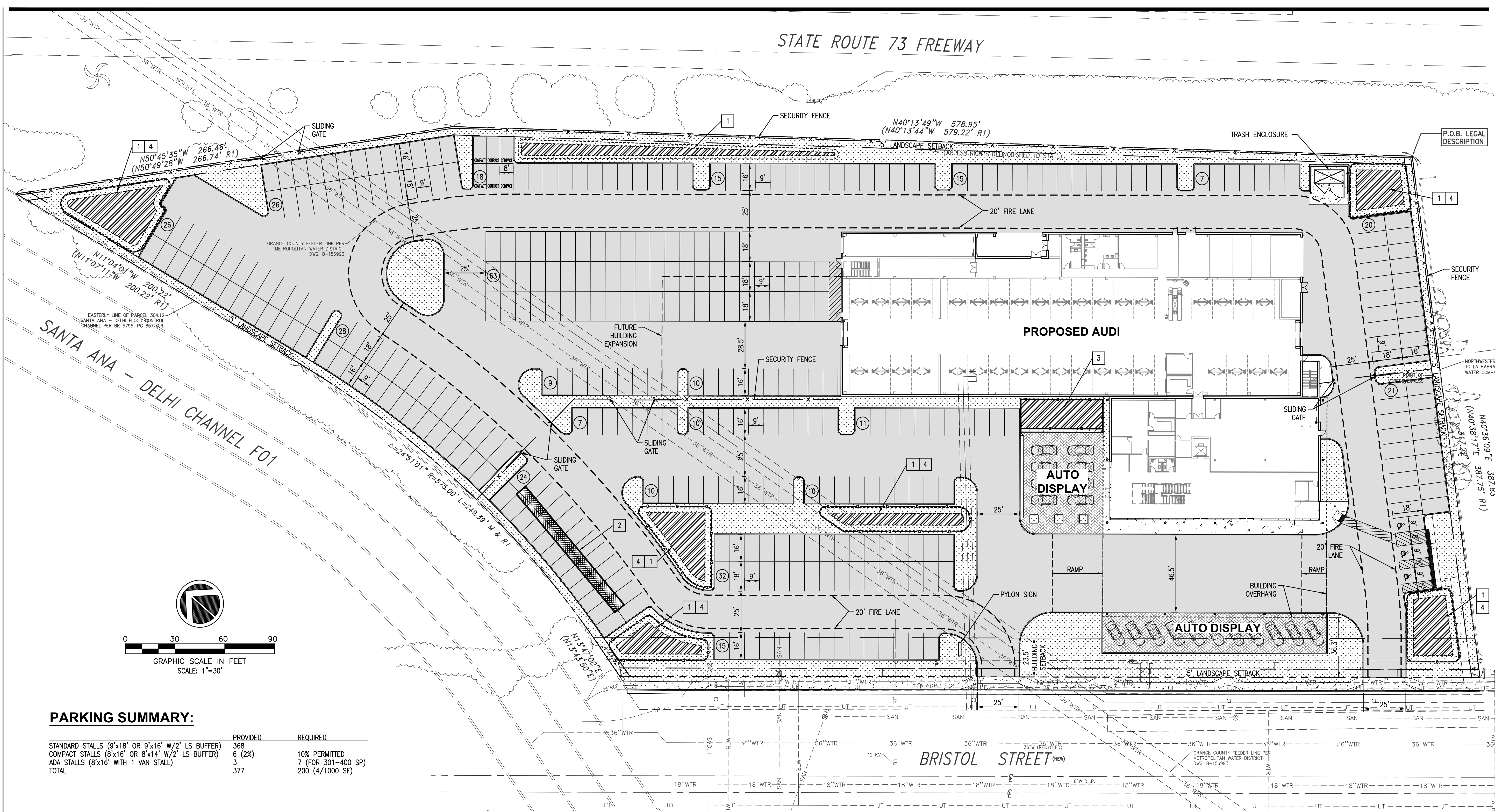
**NOT FOR CONSTRUCTION
 PLANNING REVIEW ONLY**

Project Name	AUDI FLETCHER JONES
Project Number	27.6664.011
Description	SITE PLAN

Scale 1/32" = 1'-0" SHEET SIZE: 30" x 42"

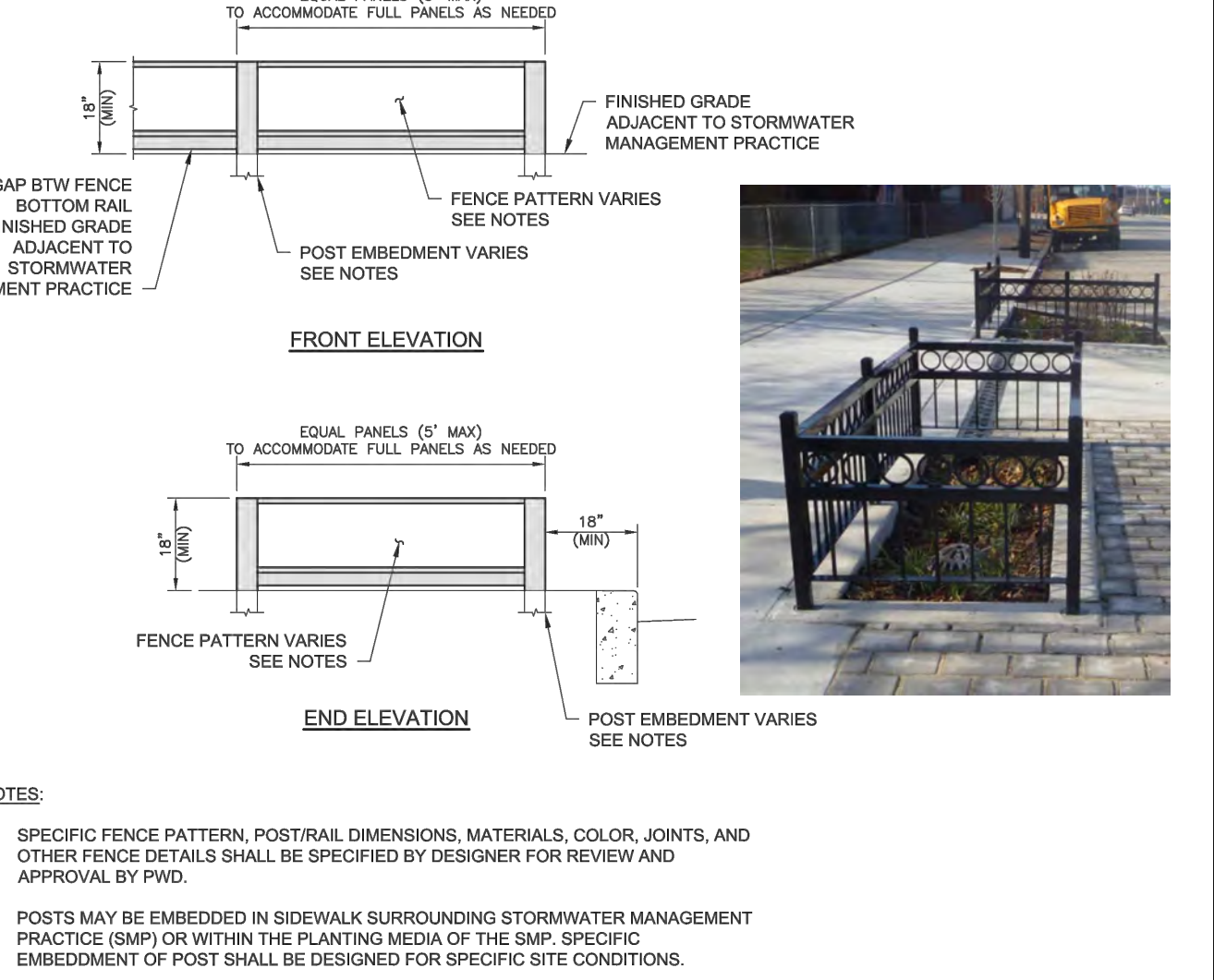
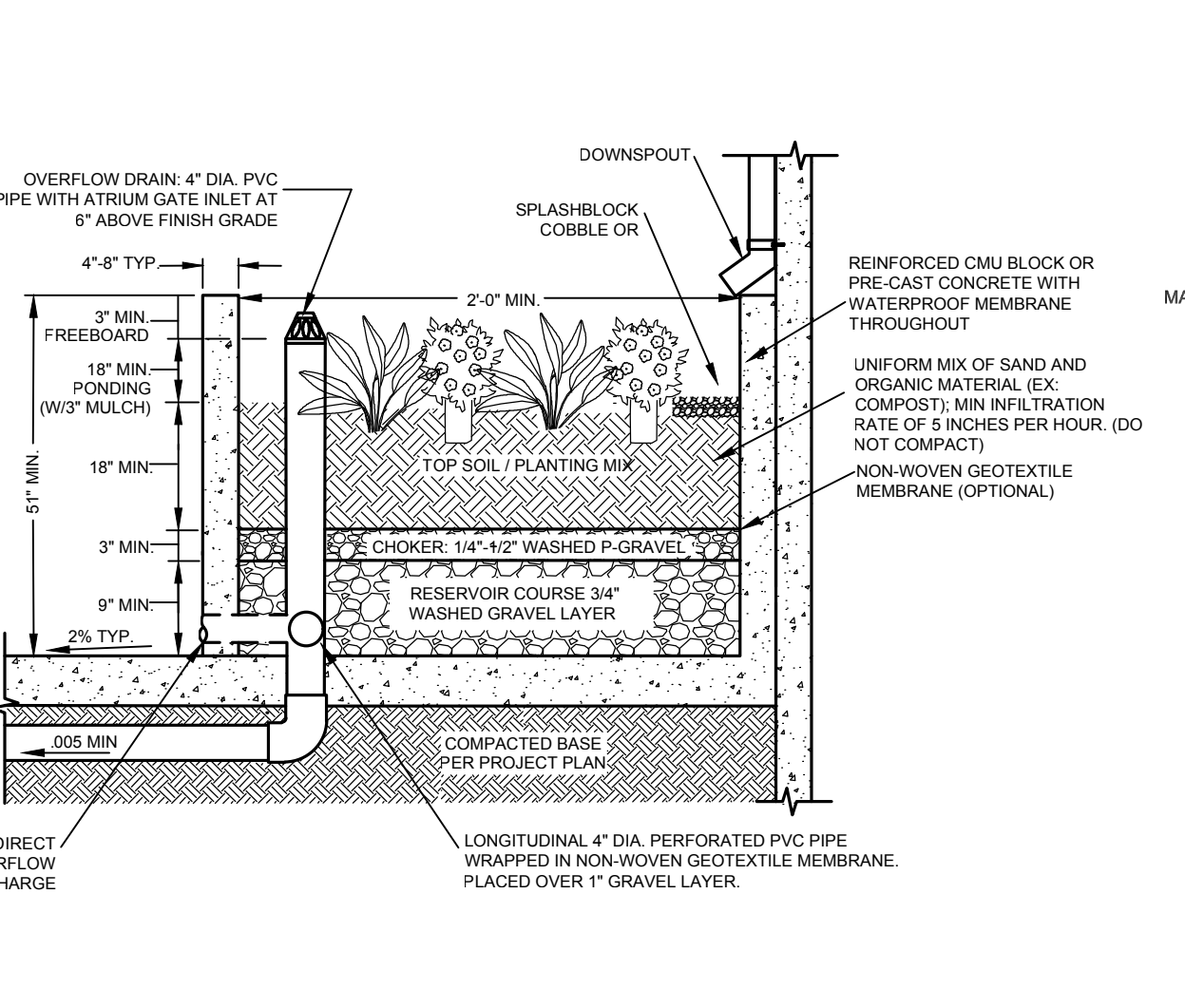
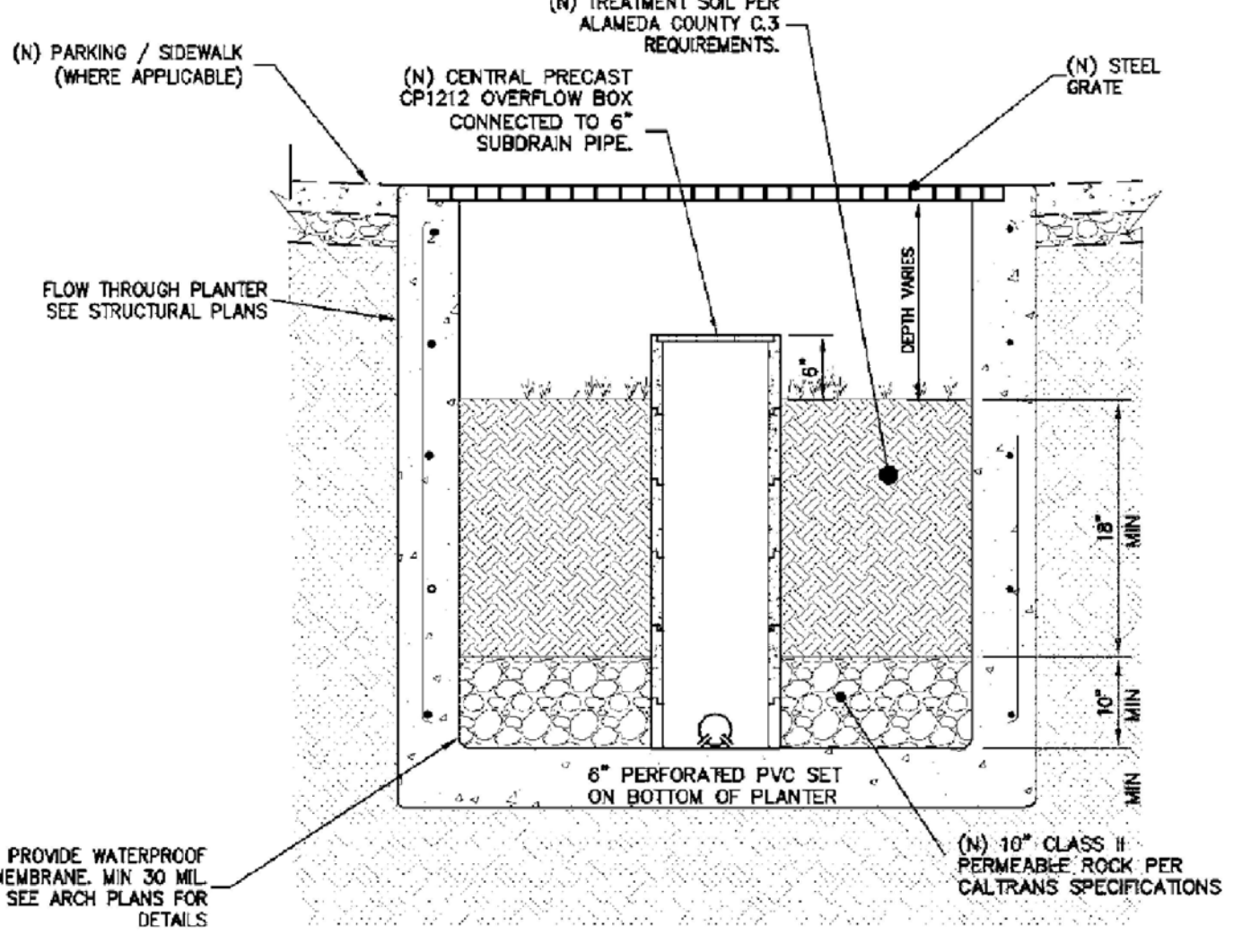
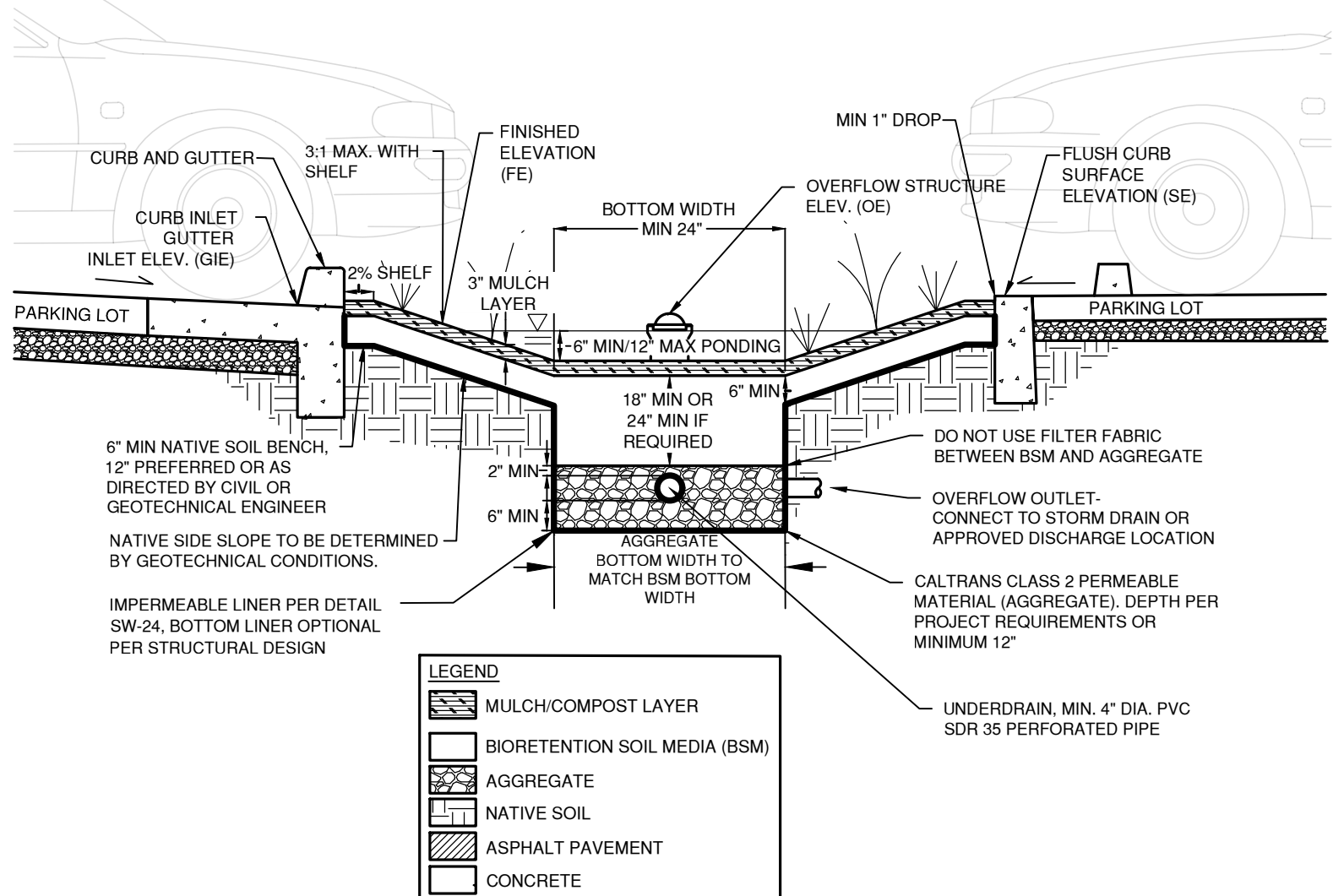
PA0.01

STATE ROUTE 73 FREEWAY

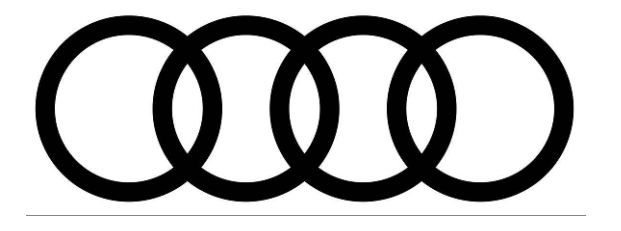


PARKING SUMMARY:

	PROVIDED	REQUIRED
STANDARD STALLS (9'x18' OR 9'x16' W/2' LS BUFFER)	368	
COMPACT STALLS (8'x16' OR 8'x14' W/2' LS BUFFER)	6 (2%)	10% PERMITTED
ADA STALLS (8'x16' WITH 1 VAN STALL)	3	7 (FOR 301-400 SP)
TOTAL	377	200 (4/1000 SF)



Fletcher Jones Motorcars, Inc.
 7300 W. SAHARA AVENUE
 LAS VEGAS, NV 89117

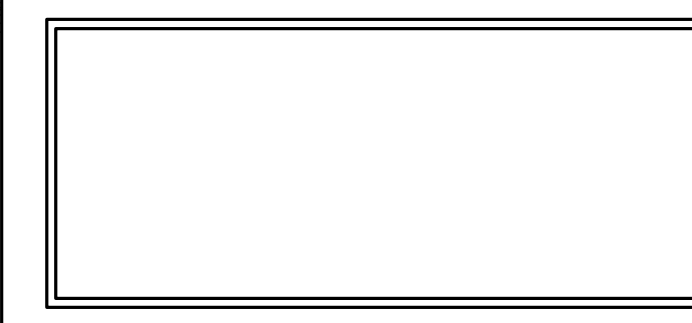


Gensler
 5420 LBJ FREEWAY, SUITE 1100
 DALLAS, TX 75240
 TELEPHONE: 214.273.1500
 FAX: 214.273.1505

CALICHI DESIGN GROUP
 CIVIL ENGINEERING
 1 N. LASALLE STREET
 SUITE 3950
 CHICAGO, IL 60602
 PHONE: 312.940.4393

Seal / Signature

Date	Description
01.08.2019	CONCEPT PLAN 5A



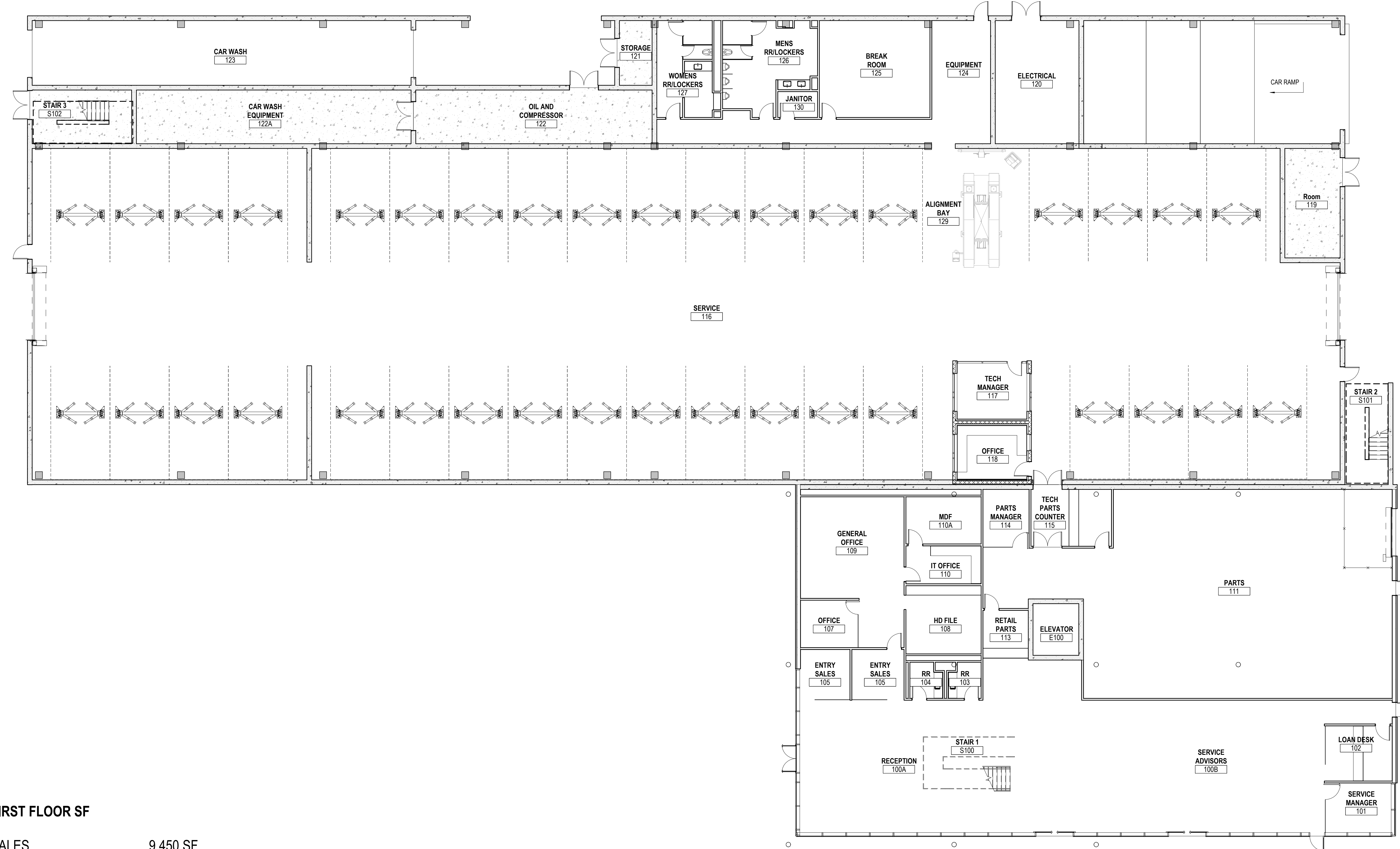
Project Name
 AUDI OF COSTA MESA
 1275 S. BRISTOL STREET
 COSTA MESA, CALIFORNIA 92626

Project Number
 27.6664.000

Description
 CONCEPT PLAN 5A

Scale
 AS SHOWN SHEET SIZE: 24" x 36"

CON-5A Ref. North



FIRST FLOOR SF

SALES	9,450 SF
SERVICE GARAGE	27,540 SF
TOTAL	36,990 SF

SECOND FLOOR SF

SALES	17,980 SF
SURFACE PARKING	27,540 SF
TOTAL	45,520 SF

TOTAL SF

FIRST FLOOR	36,990 SF
SECOND FLOOR	45,520 SF
TOTAL	82,510 SF

Date	Description

Seal / Signature

PRELIMINARY
 THESE DOCUMENTS ARE INCOMPLETE AND NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.
 ERICK DEL ANGEL, AIA
 TEXAS ARCHITECT REGISTRATION # 19496

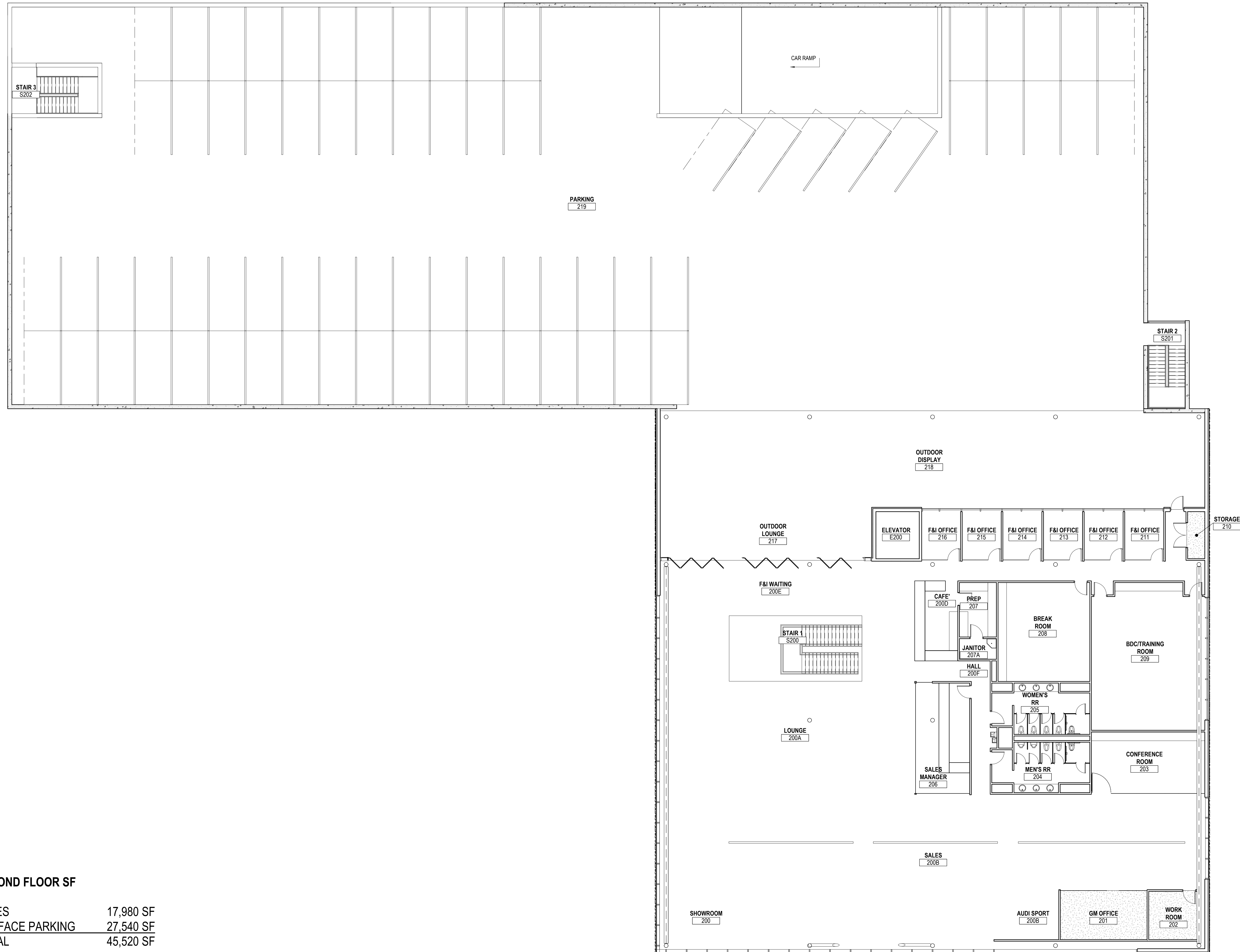
Project Name
AUDI FLETCHER JONES

Project Number
27.6664.011

Description
FLOOR PLAN - FIRST FLOOR - OVERALL

Scale SHEET SIZE: 30" x 42"
3/32" = 1'-0"

P01



SECOND FLOOR SF

SALES	17,980 SF
SURFACE PARKING	27,540 SF
TOTAL	45,520 SF

△ Date Description

Seal / Signature

PRELIMINARY

THESE DOCUMENTS ARE INCOMPLETE AND NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

ERICK DEL ANGEL, AIA
TEXAS ARCHITECT REGISTRATION # 19496

Project Name

AUDI FLETCHER JONES

Project Number

27.6664.011

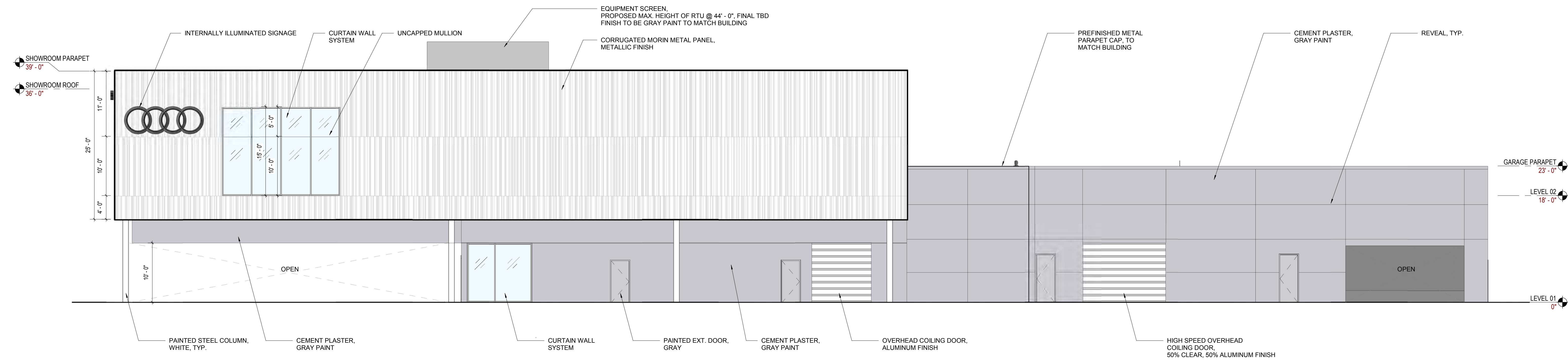
Description

FLOOR PLAN - SECOND FLOOR - OVERALL

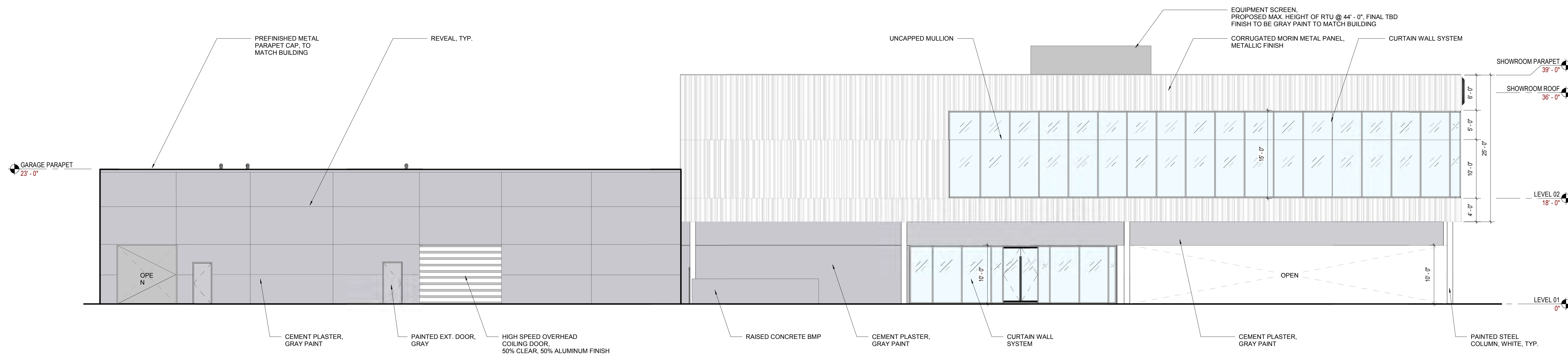
Scale SHEET SIZE: 30" x 42"

3/32" = 1'-0"

P02



01 OVERALL ELEVATION - SOUTHEAST
 SCALE: 1/8" = 1'-0"



02 OVERALL ELEVATION - NORTHWEST
 SCALE: 1/8" = 1'-0"

Date	Description
------	-------------

Seal / Signature

**NOT FOR CONSTRUCTION
 PLANNING REVIEW ONLY**

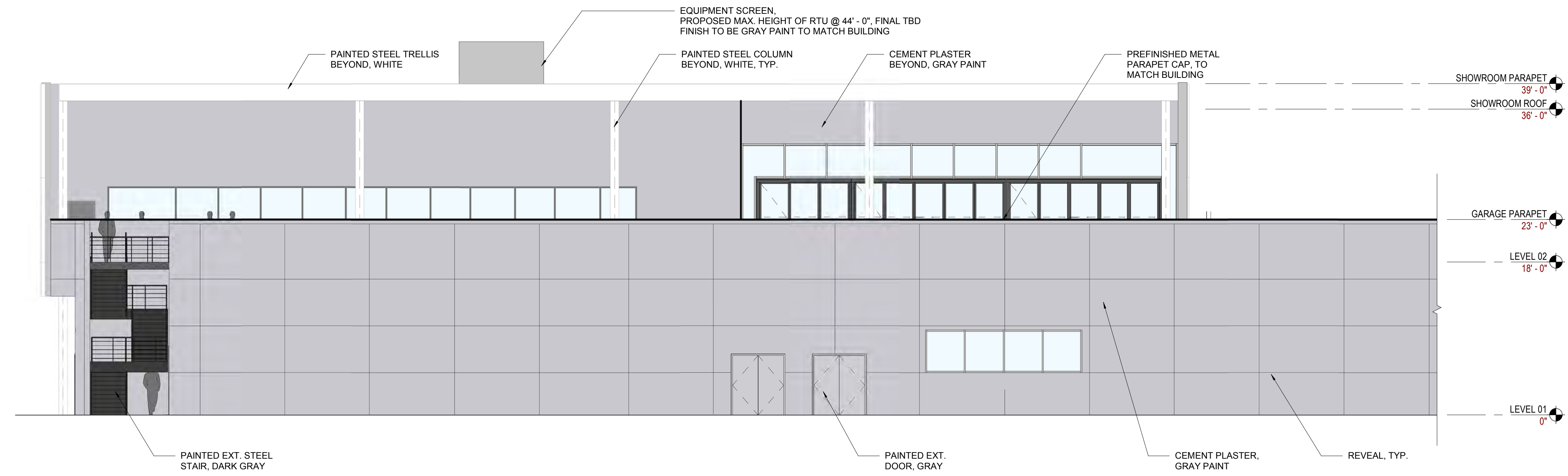
Project Name
AUDI FLETCHER JONES

Project Number
27.6664.011

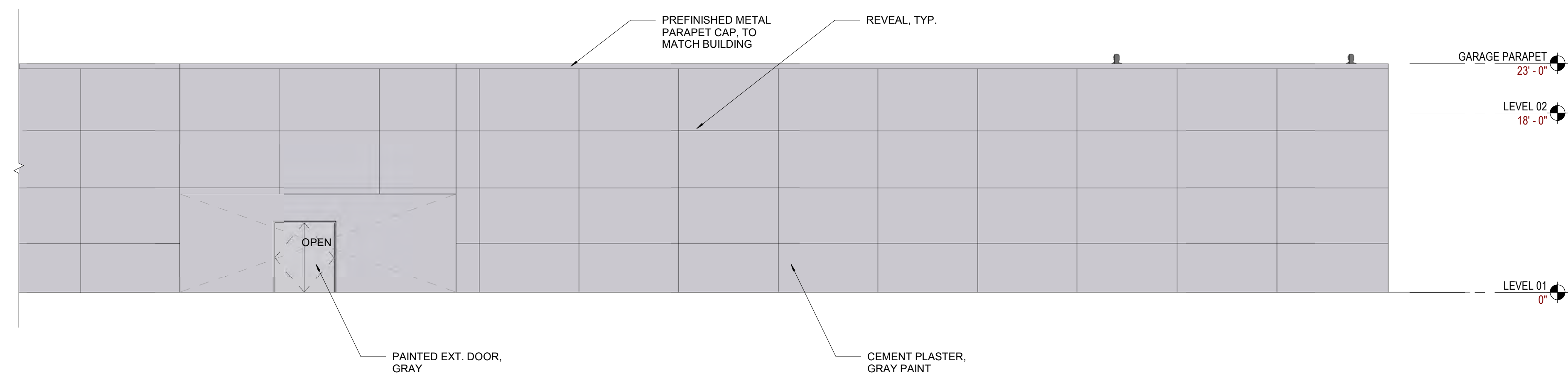
Description
RENDERED ELEVATIONS

Scale SHEET SIZE: 30" x 42"
 1/8" = 1'-0"

PA2.04



01 EXTERIOR ELEVATION - NORTHEAST
 SCALE: 1/8" = 1'-0"



02 EXTERIOR ELEVATION - NORTHEAST
 SCALE: 1/8" = 1'-0"

Date	Description
------	-------------

Seal / Signature

**NOT FOR CONSTRUCTION
 PLANNING REVIEW ONLY**

Project Name

AUDI FLETCHER JONES

Project Number

27.6664.011

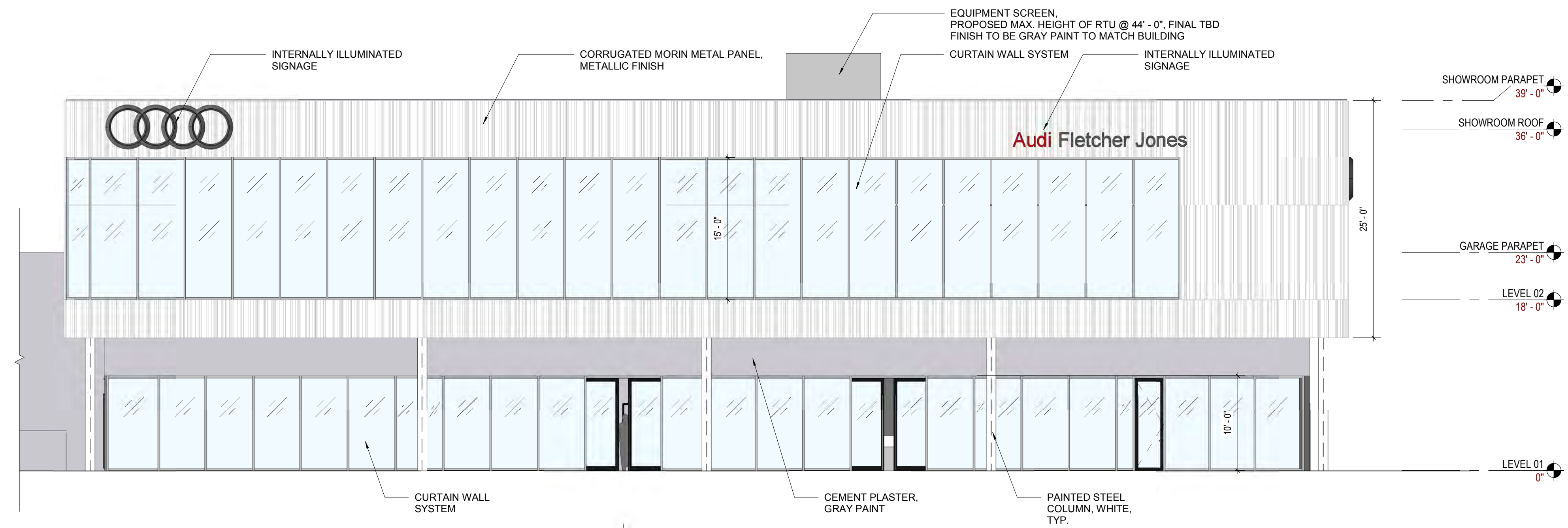
Description

RENDERED ELEVATIONS

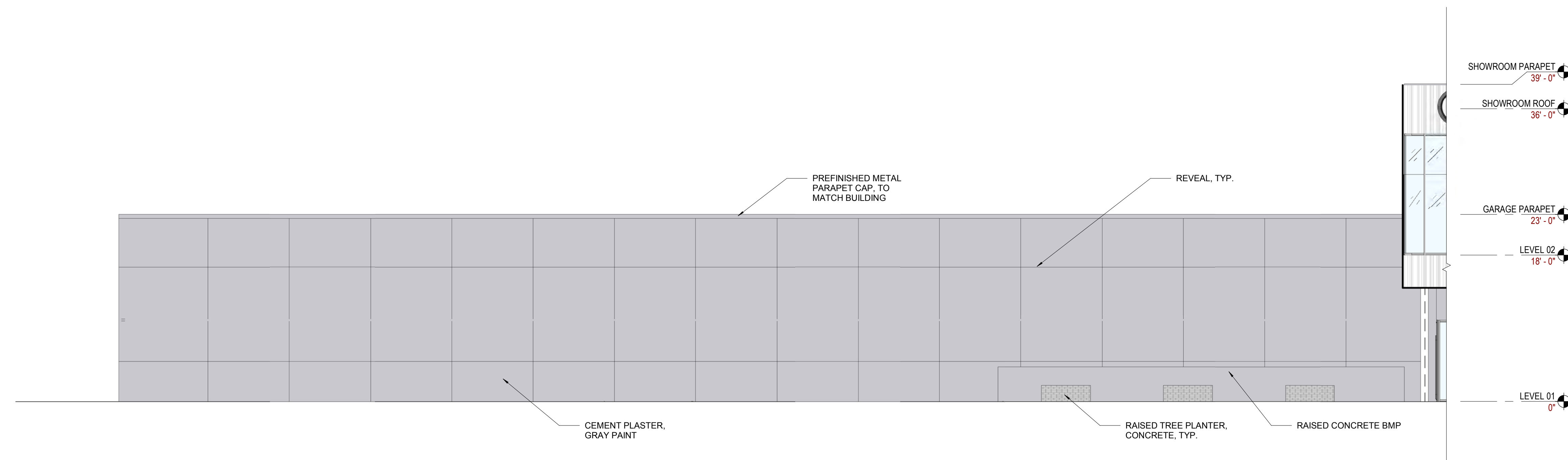
Scale SHEET SIZE: 30" x 42"

1/8" = 1'-0"

PA2.05



01 EXTERIOR ELEVATION - SOUTHWEST
 SCALE: 1/8" = 1'-0"



02 EXTERIOR ELEVATION - SOUTHWEST
 SCALE: 1/8" = 1'-0"

Date	Description
------	-------------

Seal / Signature

**NOT FOR CONSTRUCTION
 PLANNING REVIEW ONLY**

Project Name
AUDI FLETCHER JONES

Project Number
27.6664.011

Description
RENDERED ELEVATIONS

Scale
 1/8" = 1'-0" SHEET SIZE: 30" x 42"

PA2.06

GENERAL NOTES

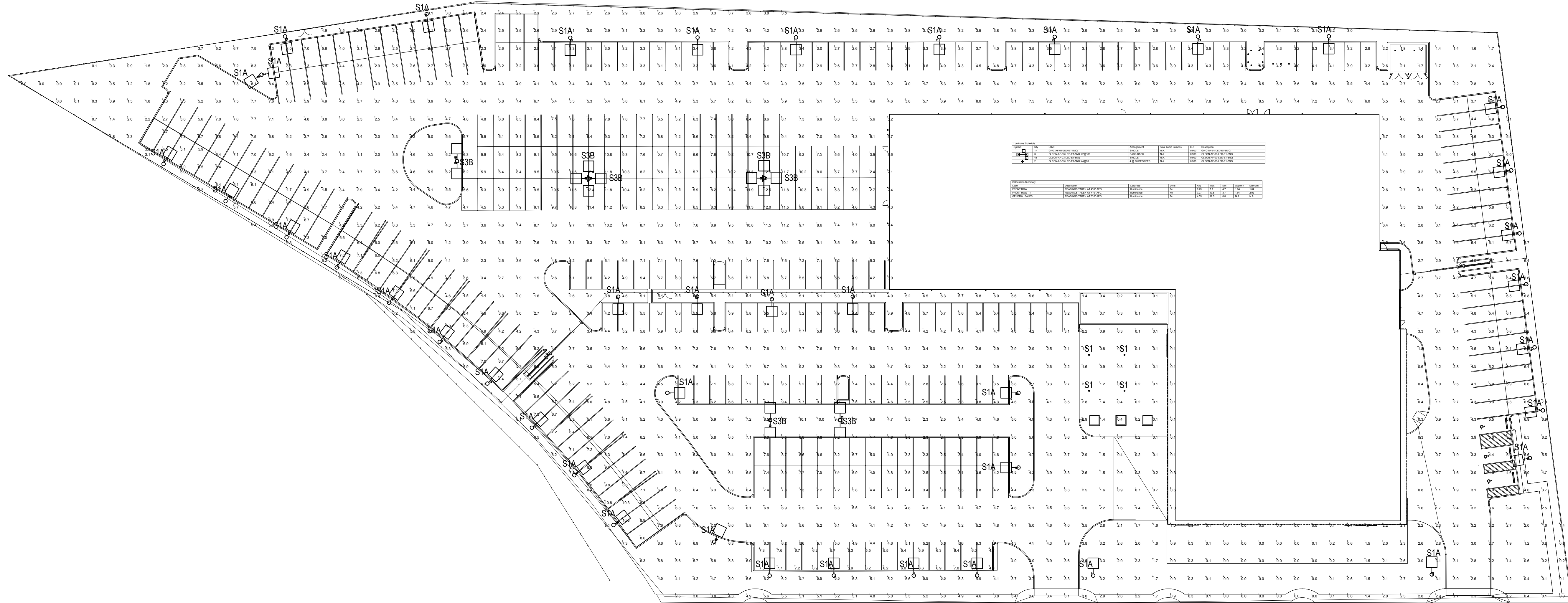
FLETCHER JONES
 1100 BRISTOL STREET
 COSTA MESA, CA 92626

Gensler

5005 Greenville Ave. Tel 214.273.1500
 Dallas, TX 75206 Fax 214.273.1505
 United States

CIVIL CallChi Design Group 1 North LaSalle Street Suite 3950 Chicago, IL 60602 Tel (312) 940-4393
 LANDSCAPE David Neault Associates, Inc. 41877 Enterprise Circle North Suite 140 Temecula, CA 92590 Tel (958) 204-5884

MEP Glumac 106 E. 6th Street Suite 900 Austin, TX 78701 Tel (512) 861-8320
 STRUCTURAL Walter P. Moore 707 Wshire Boulevard Suite 2100 Los Angeles, CA 90017 Tel (310) 254-1900



KEYED NOTES

04.15.2019 50% CD Progress

Seal / Signature

Project Name
AUDI FLETCHER JONES

Project Number
 27.6664.011

Description
 SITE PHOTOMETRICS

Scale SHEET SIZE: 30" x 42"
 1/32" = 1'-0"

E1.300

1 SITE LIGHTNG PHOTOMETRICS
 SCALE: 1/32" = 1'-0"



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

Office of the General Manager

MWD Orange County Feeder
1826+00 to 1832+00
R/W Parcel 1424-8-1
Substr. Job No. 2011-17-029

May 7, 2019

Mr. Austin Hahn, P.E.
Principal
CaliChi Design Group
Suite 3950
1 N. La Salle Street
Chicago, IL 60602

Dear Mr. Hahn:

1275 Bristol Street – Fletcher Jones Dealership

Thank you for your email dated April 16, 2019, submitting prints of your plans (Sheets C0.00, C0.01, C1.00, C1.01, C2.00 through C2.06, C3.00, C3.01, C3.02, C3.05, C3.06, C3.08, C4.00 through C4.04, and C5.00 through C5.04) for the commercial development project at 1275 Bristol Street in the City of Costa Mesa. Also, included with your submittal were responses to our letters dated February 13 and March 18, 2019.

Subsequently, we received your email on April 22, 2019, submitting equipment to be used for the demolition work of the existing Ganahl lumber yard.

We appreciate Fletcher Jones Motorcars and Calichi Design Group for working cooperatively with Metropolitan to ensure that both parties achieve the desired outcomes. However, please note that final approval of the grading plans and parking layout improvement within our 15-foot-wide pipeline easement right-of-way is contingent upon the property owner granting the access easement to Metropolitan, as shown on your submitted plans.

We have reviewed your plans, and our comments and requirements are as follows:

1. The locations of Metropolitan's 36-inch-inside-diameter welded steel Orange County Feeder pipeline and accompanying 15-foot-wide permanent easement right-of-way, as shown on all pertinent sheets of your plans, are generally in agreement with our records. Please identify Metropolitan as MWDSC and not as MWDOC on notes and annotations on all pertinent sheets of your plans.
2. We note your concern in the response on Item No. 3 of our February 13, 2019 letter regarding Metropolitan's reserved rights and potential disruptions to Fletcher Jones Motorcars' business within our 15-foot-wide permanent easement right-of-way. In case of an emergency, Metropolitan will endeavor to cause minimum damage and disruption to the business. In general, Metropolitan will perform an initial inspection and render repair of our pipeline from within, depending on the severity of the damage. However, Metropolitan will still need to exercise the paramount right to use our pipeline easement for the purpose for which it was acquired, if the repair or replacement of the segment(s) of our pipeline is required by open excavation in the subject property.
3. Metropolitan requires a minimum of 3 feet of cover over our pipeline in order to withstand loads no greater than those imposed by an AASHTO H-20 vehicle. As such, the proposed grading which involves cut over our pipeline within our 15-foot-wide permanent easement right-of-way, as shown on Sheets C2.04, C2.05, C2.06, C4.02 and C4.03 of your plans, is not acceptable to Metropolitan. Please revise your grading plans accordingly.

If the finished grade with 3 feet of cover cannot be met, then a 1-foot-thick continuously reinforced concrete pavement at grade must be installed, in accordance with Caltrans' 2018 Standard Plan P4 (copy enclosed), over the width of 15-foot-wide permanent easement right-of-way or the width of Metropolitan's future 20-foot-wide ingress-egress easement. Details of the slab must be submitted for Metropolitan's review and written approval.

4. The locations of the four light poles or utility poles proposed within our 15-foot-wide permanent easement right-of-way, as shown on Sheets C2.00, C2.01, C2.02, C2.03, C3.00 and C3.01 of your plans, are not acceptable to Metropolitan. Please revise these light poles or utility poles to the outside limits of our right-of-way.
5. The locations of the 12-inch storm drain line "STM-D," 15-inch storm drain line "STM-A," and 8-inch VCP sewer line proposed to cross under our pipeline with approximately 10 inches, 9 inches, and 2 feet of vertical clearances, respectively, with provision for a secondary containment consisting of a butyl-jointed HDPE pipe extending 10 feet beyond the edges of our of our pipeline, as shown on Sheets C3.00, C3.01, C3.02, C3.05, C3.06, and C4.0 through C4.03 of your plans, are acceptable to Metropolitan. Please verify the clearance discrepancy for the elevations shown on the bottom of our pipeline shown on Sheets C4.02 and C4.03 of your plans.

Excavation for the proposed storm drain lines and sewer line could affect Metropolitan's facilities. Therefore, the contractor must submit an engineered shoring design to Metropolitan for review and acceptance, a minimum of 30 days before the scheduled start of excavation. Excavation must not begin until the shoring design is accepted by Metropolitan. The submittal must include all required trenches, pits, and tunneling or jacking operations and related calculations. The use of driven piles within 20 feet of the centerline of our pipeline will not be permitted. Before beginning construction, the pipe must be located by potholing under Metropolitan's supervision. There must be a minimum of 2-foot clearance between the pipe and the edge of the drilled hole. There must be a minimum of 1-foot clearance between any part of the shoring and our pipeline.

Metropolitan's pipeline is welded steel pipe and is dependent on the soil on either side for its load carrying capacity. Therefore, the shoring system must provide continuous lateral support of the soil adjacent to Metropolitan's pipeline.

The shoring submittal must be stamped and signed by a California registered civil or structural engineer. The submitted shoring must provide appropriate support for the soil adjacent to and under Metropolitan's facilities. The completed shoring drawings must include a detailed procedure for the installation and removal of the shoring. Design calculations must follow the guidelines set forth in Title 8, Article 6, of the Construction Safety Orders. Accepted methods of analysis should be used. Loads should be in accordance with the Construction Safety Orders or a soils report by a geotechnical consultant. All members should be secured to prevent sliding, falling, or kickouts.

In regions where Metropolitan's pipe is not supported by soil during construction, the backfill under and to an elevation of 6 inches above the top of pipe must be 1-sack minimum cement sand slurry. To prevent adhesion between the slurry and our pipe, a 6-millimeter-minimum layer of polyethylene sheeting must be placed between the concrete support and our pipe. If Metropolitan's pipe is partially exposed during construction, it must be backfilled to a minimum of 6 inches above the top of our pipe with sand compacted to 90 percent compaction.

6. The location of the 12-inch storm drain line "STM-C" proposed to cross over our pipeline at one location, with approximately 2 inches of vertical clearance, as shown on Sheets C3.00, C3.05, C3.06, C4.0 and C4.03 of your plans, is not acceptable to Metropolitan. We will consider allowing a minimum of 6-inches of vertical clearance over our pipeline. We note that a provision of a butyl-jointed HDPE pipe as a secondary containment extending 10 feet beyond the edges of our pipeline.
7. The proposed equipment which includes Kubota mini excavator and CAT 953 track loaded to be used for the demolition of existing asphalt, curb and gutter, green waste, and existing structures over our pipeline easement, are acceptable to Metropolitan. We

Mr. Austin Hahn
Page 4
May 7, 2019

understand from your email that there will be no stockpiling over our pipeline and easement right-of-way.

8. We note on Sheet C0.00 of your plans that potholing of our pipeline will be conducted to verify the actual cover. When the cover over Metropolitan's pipeline is less than 3-feet, the following load restrictions apply during your construction:
 - When the cover is greater than 2 feet but less than 3 feet, equipment must be restricted to that which imposes loads no greater than that of track-type tractor weighing a maximum of 12,000 pounds.
 - When the cover is less than 2 feet, only hand equipment may be used.
9. We note that you have included provision for Metropolitan's contact information on Sheets C0.00 and C0.01 of your plans.

We are returning prints of Sheets C0.00, C0.01, C1.00, C1.01, C2.00, C2.01, C2.02, C2.03, C2.04, C2.05, 2.06, C3.00, C3.01 C3.02, C3.05, C3.06, C3.08, C4.00, C4.01, C4.02 and C4.03 of your plans, stamped: 'REVIEWED – CORRECTIONS NOTED – RESUBMITTAL REQUIRED.'

Facilities constructed within Metropolitan's existing permanent easement right-of-way shall be subject to the paramount right of Metropolitan to use its easement for the purpose for which it was acquired. If at any time Metropolitan or its assigns should, in the exercise of their rights, find it necessary to remove any of the facilities from the easement, such removal and replacement shall be at the expense of the owner of the facility.

For any further correspondence with Metropolitan relating to this project, please make reference to the Substructures Job Number shown in the upper right-hand corner of the first page of this letter. Should you require any additional information, please contact Ken Chung, telephone (213) 217-7670 or email kchung@mwdh2o.com.

Very truly yours,



Shoreh Zareh, P.E.
Manager, Substructures Team

KC/mc
DOC#: 2011-17-029e

Enclosures (22)

Mr. Austin Hahn
Page 5
May 7, 2019

cc: Mr. Justin Arios w/plans
Assistant Planner
City of Costa Mesa
Planning Division
77 Fair Drive, 2nd Floor
Costa Mesa, CA 92626

Fletcher Jones
Motorcars, Inc.
 7200 W. SAHARA AVENUE
 LAS VEGAS, NV 89117



Gensler
 5420 LBJ FREEWAY, SUITE 1100
 DALLAS, TX 75240
 TELEPHONE 214.273.1500
 FAX 214.273.1505

CAULCHI DESIGN GROUP
 CIVIL ENGINEERING
 111 LASALLE STREET
 SUITE 3900
 LOS ANGELES, CA 90017
 PHONE 312.540.4833

Date	Description
02/04/2019	PLANNING/SUBMITTAL
03/06/2019	PROGRESS/PRINT
03/15/2019	ISSUED FOR DESIGN DEVELOPMENT
04/15/2019	PROGRESS/PRINT

Project Name	Description
AUDI OF COSTA MESA	
1213 S BRISTOL STREET	
COSTA MESA, CALIFORNIA 92628	
Project Number	27,6664,000

EXISTING CONDITIONS AND DEMOLITION PLAN-W

Scale AS SHOWN SHEET SIZE: 24" x 36"

C1.00

2019 Calchi Design Group

LEGEND

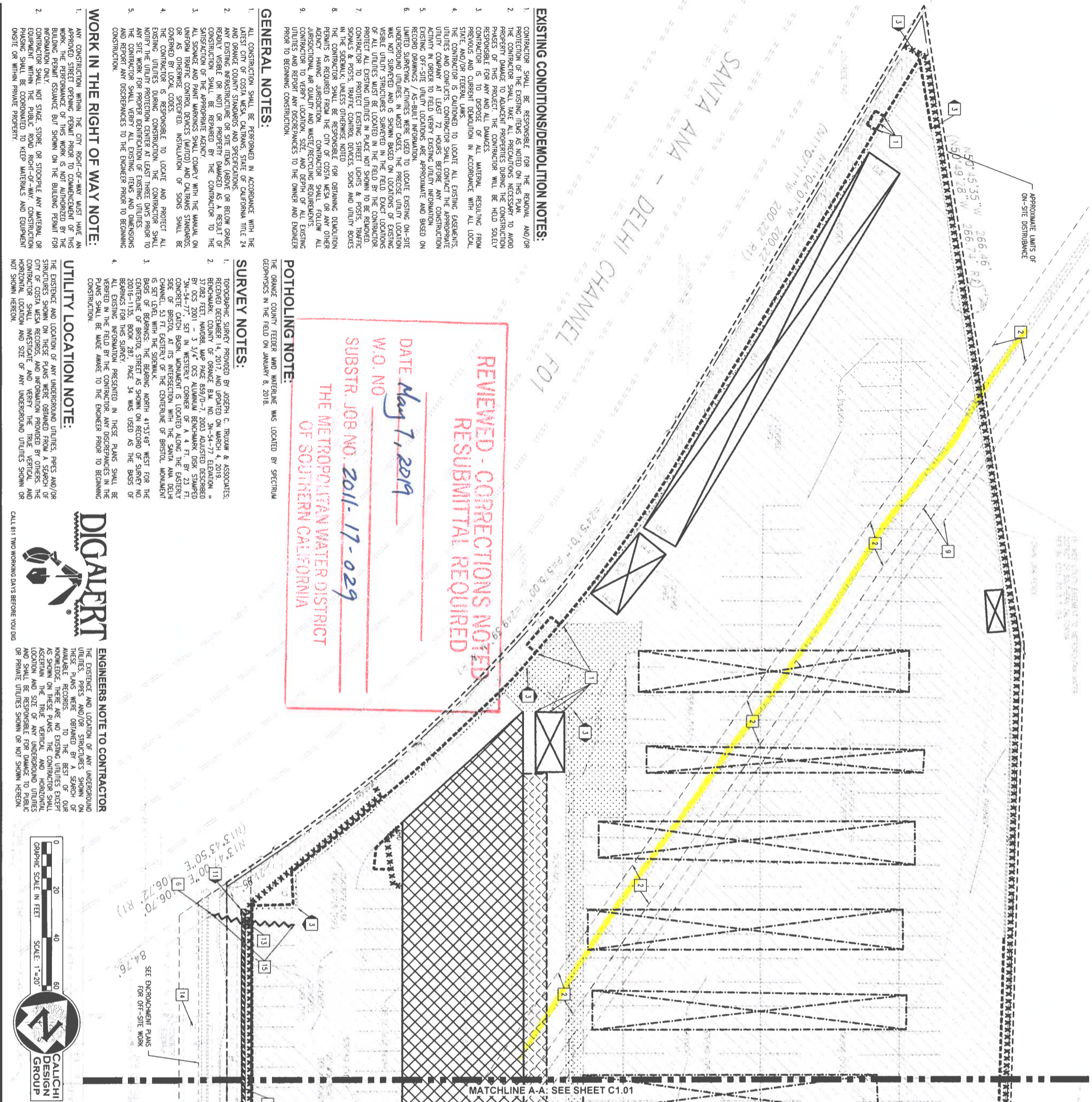
	PROPOSED
	EXISTING
	PROPERTY LINE
	EASEMENT LINE
	SITE IMPROVEMENTS
	1-FOOT CONTOUR
	5-FOOT CONTOUR
	WATER LINE
	FIRE PROTECTION WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	OVERHEAD ELECTRIC. SEE SEE PLANS
	GAS SERVICE
	UNDERGROUND DATA AND TELEPHONE LINE
	FENCE
	FIRE LINE
	LANDSCAPE SWALE
	OVERLAND FLOW ROUTE FOR T&E
	TREE
	SIGN
	WATER VALVE
	FIRE HYDRANT/FIRE DEPT CONNECTION
	WATER METER OR BOX
	SEWER MANHOLE
	SEWER CLEANOUT
	AREA DRAIN, CATCH BASIN, JUNCTION BOX, STORM MANHOLE, OR DROP INLET
	LIGHT POLE OR UTILITY POLE

DEMOLITION LEGEND

	CLEAR AND GRUB EXISTING LANDSCAPE AREA. DO NOT DISTURB TREES, UNLESS OTHERWISE INDICATED. IN ALL EXISTING LANDSCAPED AREAS - REMOVE WEEDS, ADD SOIL AND PLANTINGS AS REQUIRED BY PRE-CONSTRUCTION VISIT AND CONSTRUCTION MANAGER
	DEMOLISH AND REMOVE ASPHALT PAVEMENT. FULL DEPTH - INCLUDING BASE MATERIALS
	DEMOLISH AND REMOVE CONCRETE PAVEMENT. FULL DEPTH - INCLUDING BASE MATERIALS
	DEMOLISH AND REMOVE EXISTING BUILDING OVERLAP - INCLUDING BASE MATERIALS
	DEMOLISH AND REMOVE EXISTING BUILDING OVERLAP - INCLUDING BASE MATERIALS
	DEMOLISH AND REMOVE EXISTING WALL. FULL DEPTH - INCLUDING BASE MATERIALS
	DEMOLISH AND REMOVE EXISTING FENCE
	DEMOLISH AND REMOVE EXISTING UTILITY
	DEMOLISH AND REMOVE EXISTING TREE, INCLUDING ROOT BALL
	DEMOLISH AND REMOVE EXISTING SHED
	DEMOLISH AND REMOVE EXISTING LUMBER STORAGE RACK

DEMOLITION KEY NOTES

- DEMOLISH AND REMOVE EXISTING BUILDING
- EXISTING 15' ORANGE COUNTY AND EASEMENT CONTRACTOR TO USE EXTREME CAUTION TO START OF DEMOLITION
- DEMOLISH AND REMOVE EXISTING PCC WALLEY DRAINAGE GUTTER
- DEMOLISH AND REMOVE EXISTING SIGN
- DEMOLISH AND REMOVE EXISTING LIGHT POLE
- EXISTING CURB INLET TO REMAIN - PROTECT IN PLACE
- DEMOLISH AND REMOVE EXISTING WATER UTILITY STRUCTURE
- DEMOLISH AND REMOVE EXISTING SANITARY SEWER LINE. CAP STUB AT PROPERTY LINE
- EXISTING 6" WIDE PACIFIC TELEPHONE & TELEGRAPH EASEMENT TO BE WACKED AS A PART OF THIS PROJECT
- EXISTING FIRE HYDRANT TO REMAIN - PROTECT IN PLACE
- EXISTING 6" WIDE SEE UTILITY EASEMENT TO BE WACKED AS A PART OF THIS PROJECT
- DEMOLISH AND REMOVE EXISTING CURB INLET. CUT AND CAP PIPE JUST UPSTREAM OF NEXT DOWNSIDE MANHOLE. SOIL TO BE WATERLOOED.
- EXISTING LIGHT POLE TO REMAIN - PROTECT IN PLACE
- EXISTING EASEMENT SIGNS TO BE REMOVED/RELOCATED. SEE SITE PLAN
- DEMOLISH AND REMOVE EXISTING STORM DRAINPIPE



REVIEWED - CORRECTIONS NOTED
RESUBMITTAL REQUIRED
 DATE May 7, 2019
 W.O. NO. _____
 SUBSTR. JOB NO. 2011-17-029
 THE METROPOLITAN WATER DISTRICT
 OF SOUTHERN CALIFORNIA

EXISTING CONDITIONS/DEMOLITION NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND/OR PROTECTION OF THE EXISTING ITEMS AS NOTED ON THIS PLAN.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PROCESS OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
- CONTRACTOR IS TO DISPOSE OF ALL MATERIAL RESULTING FROM PREVIOUS AND CURRENT DEMOLITION IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL LAWS.
- THE CONTRACTOR IS CAUTIONED TO LOCATE ALL EXISTING EASEMENTS, UTILITIES AND CONDUITS. CONTRACTOR SHALL CONTACT THE APPROPRIATE AGENCY IN ORDER TO OBTAIN ALL NECESSARY INFORMATION.
- EXISTING OFF-SITE UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON RECORD DRAWINGS / AS-BUILT INFORMATION.
- LIMITED SURVEYING ACTIVITIES WERE USED TO LOCATE EXISTING ON-SITE UNDERGROUND UTILITIES. IN MOST CASES, THE PRECISE UTILITY LOCATION WAS NOT DETERMINED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION TO LOCATE ALL EXISTING UTILITIES. EXACT LOCATIONS OF ALL UTILITIES MUST BE LOCATED IN THE FIELD BY THE CONTRACTOR. CONTRACTOR TO PROTECT EXISTING STREET LIGHTS & POSTS, TRAFFIC SIGNALS & POSTS, TRAFFIC CONTROL DEVICES, SIGNS AND UTILITY BOXES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DEMOLITION PERMITS AS REQUIRED FROM THE CITY OF COSTA MESA OR ANY OTHER AGENCY HAVING JURISDICTION. CONTRACTOR SHALL FOLLOW ALL JURISDICTIONAL AIR QUALITY AND WASTE/RECYCLING REQUIREMENTS. CONTRACTOR TO VERIFY LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO THE OWNER AND ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST CITY OF COSTA MESA, CALIFORNIA, STATE OF CALIFORNIA TITLE 24 AND ORANGE COUNTY STANDARDS AND SPECIFICATIONS.
- DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF COSTA MESA, CALIFORNIA, STATE OF CALIFORNIA TITLE 24 AND ORANGE COUNTY STANDARDS AND SPECIFICATIONS.
- ALL SPACING AND PLANT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CALTRANS STANDARDS, OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE COVERED BY LOCAL CODES.
- EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

WORK IN THE RIGHT OF WAY NOTE:

- ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED STREET OPENING PERMIT PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
- CONTRACTOR SHALL NOT STORE, STOCK OR STORAGE ANY MATERIAL, OR EQUIPMENT ON THE PUBLIC RIGHT-OF-WAY. CONSTRUCTION MATERIALS AND EQUIPMENT SHALL BE CONFINED TO KEEP MATERIALS AND EQUIPMENT ON-SITE OR WITHIN PRIVATE PROPERTY.

POTHOLES NOTE:

THE ORANGE COUNTY FEEDER AND WATERLINE WAS LOCATED BY SPECIRUM GEOPHYSICS IN THE FIELD ON JANUARY 8, 2018.

SURVEY NOTES:

- TOPOGRAPHIC SURVEY PROVIDED BY JOSEPH C. TRUJAN & ASSOCIATES, RECEIVED DECEMBER 4, 2017, AND DATED ON MARCH 4, 2018. THE SURVEY IS IDENTIFIED AS "SANTA ANA DELHI CHANNEL FOI" AND IS IDENTIFIED BY OCS 2001 - 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "34-54-77" SET IN WESTERLY CORNER OF A 4 FT. BY 23 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE EASTERY SIDE OF BRISTOL AT ITS INTERSECTION WITH THE SANTA ANA DELHI CHANNEL. THE CENTERLINE OF BRISTOL MONUMENT IS SET 15.23' WEST OF THE CENTERLINE OF BRISTOL MONUMENT.
- THE CENTERLINE OF BRISTOL STREET IS SHOWN ON RECORD OF SURVEY NO. 20016-1135, BOOK 287, PAGE 34 WAS USED AS THE BASIS OF ALL EXISTING INFORMATION PRESENTED IN THESE PLANS. THE CENTERLINE OF BRISTOL STREET IS SHOWN ON RECORD OF SURVEY NO. 20016-1135, BOOK 287, PAGE 34 WAS USED AS THE BASIS OF ALL EXISTING INFORMATION PRESENTED IN THESE PLANS. THE CENTERLINE OF BRISTOL STREET IS SHOWN ON RECORD OF SURVEY NO. 20016-1135, BOOK 287, PAGE 34 WAS USED AS THE BASIS OF ALL EXISTING INFORMATION PRESENTED IN THESE PLANS. THE CENTERLINE OF BRISTOL STREET IS SHOWN ON RECORD OF SURVEY NO. 20016-1135, BOOK 287, PAGE 34 WAS USED AS THE BASIS OF ALL EXISTING INFORMATION PRESENTED IN THESE PLANS.

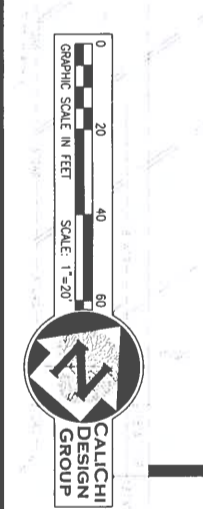
UTILITY LOCATION NOTE:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF CITY OF COSTA MESA RECORDS, AND INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THESE PLANS AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.



DIGALFERT ENGINEERS NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THESE PLANS AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.



Fletcher Jones
Motorcars, Inc.
 7200 W. SAHARA AVENUE
 LAS VEGAS, NV 89117



Gensler
 5420 LBJ FREEWAY, SUITE 1100
 DALLAS, TX 75240
 TELEPHONE 214.273.1500
 FAX 214.273.1505

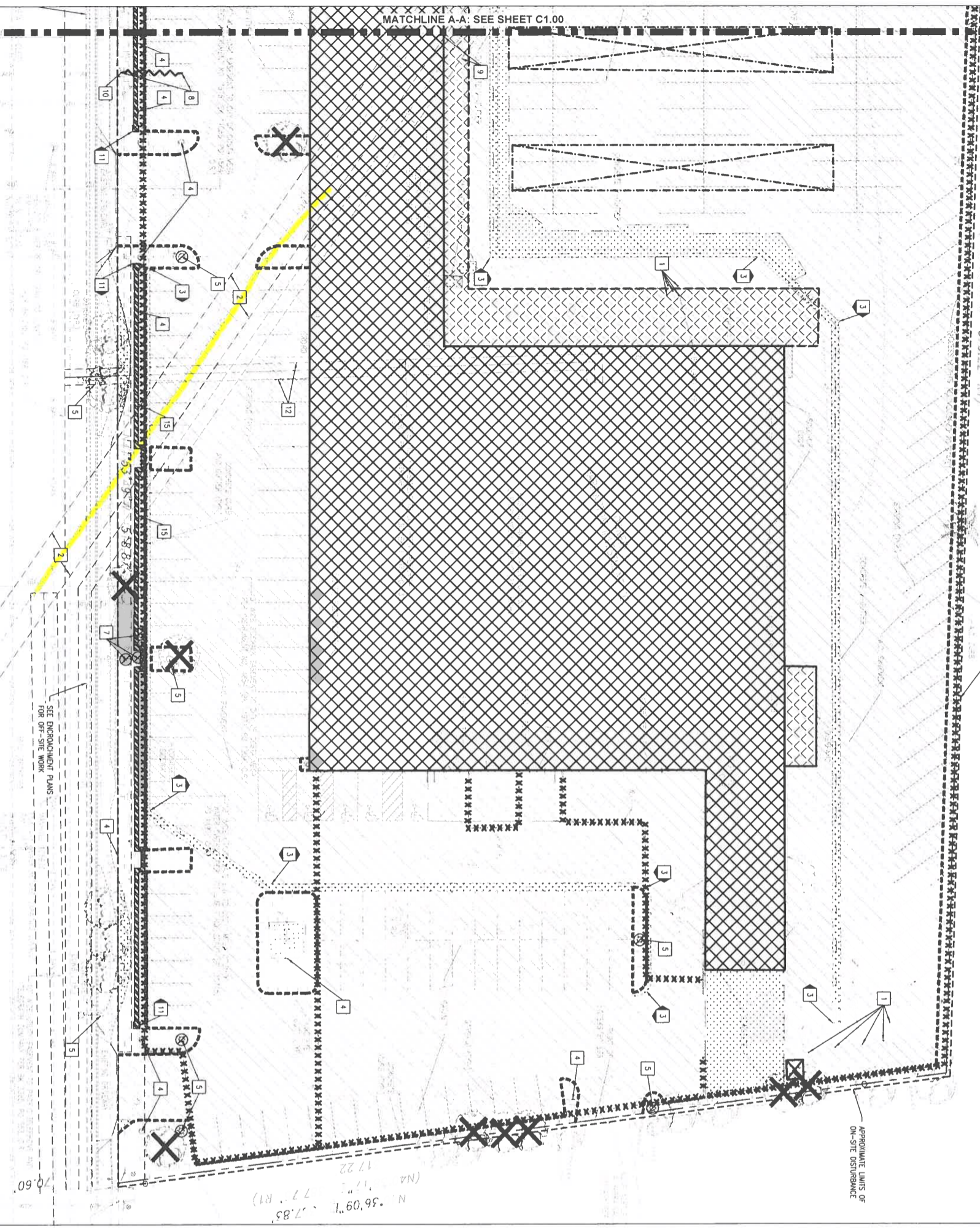
CAUCHI DESIGN GROUP
 CIVIL ENGINEERING
 114 LASALLE STREET
 SUITE 300
 COSTA MESA, CALIFORNIA 92626
 PHONE 714.940.4893

PROPOSED	EXISTING	LEGEND
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	SITE IMPROVEMENTS
---	---	1'-FOOT CONTOUR
---	---	5'-FOOT CONTOUR
---	---	WATER LINE
---	---	FIRE PROTECTION WATER LINE
---	---	SANITARY SEWER LINE
---	---	STORM DRAIN LINE
---	---	OVERHEAD ELECTRIC. SEE SEE PLANS
---	---	GAS SERVICE
---	---	UNDERGROUND DATA AND TELEPHONE LINE
---	---	FENCE
---	---	FIRE LINE
---	---	LANDSCAPE SWALE
---	---	OVERLAND FLOW ROUTE FOR T&C
---	---	TREE
---	---	SIGN
---	---	WATER VALVE
---	---	FIRE HYDRANT/FIRE DEPT CONNECTION
---	---	WATER METER OR BOX
---	---	SEWER MANHOLE
---	---	SEWER CLEANOUT
---	---	AREA DRAIN, CATCH BASIN, JUNCTION BOX
---	---	STORM INLET
---	---	STORM CLEANOUT
---	---	LIGHT POLE OR UTILITY POLE

DEMOLITION LEGEND
 CLEAR AND GRUB EXISTING LANDSCAPE AREA. DO NOT DISTURB TREES UNLESS OTHERWISE INDICATED. IN ALL EXISTING LANDSCAPED AREAS REMOVE WEEDS, ADD SOIL AND PLANTINGS AS REQUIRED BY PRE-CONSTRUCTION VISIT AND CONSTRUCTION MANAGER.
 DEAD AND REMOVE ASPHALT PAVEMENT. FILL DEPTH - INCLUDING BASE MATERIALS
 DEAD AND REMOVE CONCRETE PAVEMENT. FILL DEPTH - INCLUDING BASE MATERIALS
 RAZE EXISTING BUILDING AND REMOVE ALL DEBRIS INCLUDING BASE MATERIALS
 DEAD AND REMOVE EXISTING BUILDING OVERHANG INCLUDING BASE MATERIALS
 FULL DEPTH PAVEMENT SAWCUT AND CONFORM TO A CLEAN, NEAT EDGE DETAIL 1' ON SHEET C5.00.
 DEAD AND REMOVE EXISTING CURB AND GUTTER - INCLUDING BASE MATERIALS
 DEAD AND REMOVE EXISTING WALL. FILL DEPTH - INCLUDING BASE MATERIALS
 DEAD AND REMOVE EXISTING FENCE
 DEAD AND REMOVE EXISTING UTILITY
 DEAD AND REMOVE EXISTING TREE, INCLUDING ROOT BALL
 DEAD AND REMOVE EXISTING UTILITY STRUCTURE
 DEAD AND REMOVE EXISTING SHED
 DEAD AND REMOVE EXISTING LUMBER STORAGE RACK

DEMOLITION KEY NOTES

- 1 DEAD AND REMOVE EXISTING BOLLARD
- 2 EXISTING 15" ORANGE COUNTY AND EASEMENT CONTRACTOR TO USE EXTREME CAUTION TO START OF DEMOLITION
- 3 DEAD AND REMOVE EXISTING PCC VALLEY DRAINAGE GUTTER
- 4 DEAD AND REMOVE EXISTING SIGN
- 5 DEAD AND REMOVE EXISTING LIGHT POLE
- 6 EXISTING CURB INLET TO REMAIN - PROTECT IN PLACE
- 7 DEAD AND REMOVE EXISTING WATER UTILITY STRUCTURE
- 8 DEAD AND REMOVE EXISTING SANITARY SEWER LINE CAP STUB AT PROPERTY LINE
- 9 EXISTING 10" WIDE PLYWOOD TELEPHONE & TELEGRAPH EASEMENT TO BE WACHED AS A PART OF THIS PROJECT
- 10 EXISTING FIRE HYDRANT TO REMAIN - PROTECT IN PLACE
- 11 DEAD AND REMOVE EXISTING WALL
- 12 EXISTING 6" WIDE SEE UTILITY EASEMENT TO BE WACHED AS A PART OF THIS PROJECT
- 13 DEAD AND REMOVE EXISTING CURB INLET, CUT AND CAP PIPE JUST UPSTREAM OF NEXT DOWNSTREAM STRUCTURE. SCALE TO BE WATER TIGHT
- 14 EXISTING LIGHT POLE TO REMAIN - PROTECT IN PLACE
- 15 EXISTING EASEMENT SIGNS TO BE REMOVED RELOCATED. SEE SITE PLAN
- 16 DEAD AND REMOVE EXISTING STORM DRAINAGE



DIGALBERT ENGINEERS NOTE TO CONTRACTOR
 THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, NO EXISTING UTILITIES OR STRUCTURES WERE SHOWN ON THESE PLANS. THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.

BRISTOL STREET
 (FORMERLY TRAILSIDE ROAD)
 N41°53'49" W, 706.15' (706.8' R1)
 BASIS OF BEARING PER (R1)
 N41°53'49" W, 487.30'
 (480.22' R1)

CALL 811 TWO WORKING DAYS BEFORE YOU DIG

0 20 40 60
 GRAPHIC SCALE IN FEET SCALE: 1"=20'

C1.01

2019 CALCHI DESIGN GROUP

Project Name: AUDI OF COSTA MESA
 1275 S BRISTOL STREET
 COSTA MESA, CALIFORNIA 92626
 Project Number: 27.6664.000

Scale: AS SHOWN SHEET SIZE: 24" X 36"

Date: 02.04.2019 PLANNING/SUBMITTAL
 03.08.2019 PROGRESS PRINT
 03.15.2019 ISSUED FOR DESIGN DEVELOPMENT
 04.15.2019 PROGRESS PRINT

Seal/Signature: _____

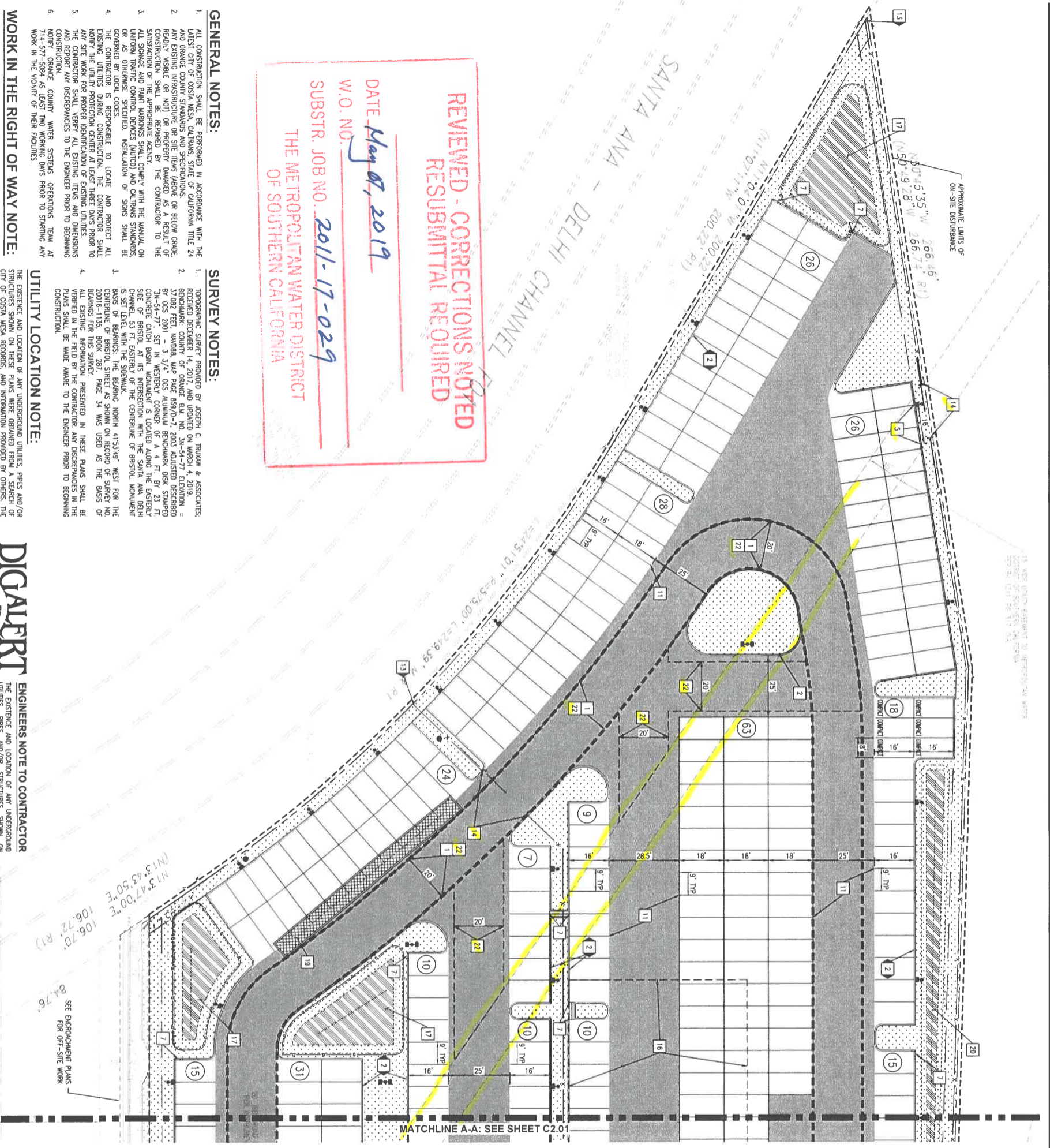
REVIEWED - CORRECTIONS NEEDED
RESUBMITTAL REQUIRED
 May 7, 2019
 WJ NO
 THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Fletcher Jones Motorcars, Inc.
 7300 W. SAHARA AVENUE
 LAS VEGAS, NV 89117



Gensler
 5420 LBJ FREEWAY, SUITE 1100
 DALLAS, TX 75240
 TELEPHONE 214.273.1500
 FAX 214.273.1505

CAULCHI DESIGN GROUP
 CIVIL ENGINEERING
 114 LASALLE STREET
 SUITE 3950
 CHICAGO, IL 60602
 PHONE 312.540.4393



**REVIEWED - CORRECTIONS NOTED
 RESUBMITTAL REQUIRED**

DATE May 8, 2019
 W.O. NO. _____
 SUBSTR. JOB NO. 2011-17-029
 THE METROPOLITAN WATER DISTRICT
 OF SOUTHERN CALIFORNIA

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST CITY OF COSTA MESA, CALIFORNIA, STATE OF CALIFORNIA TITLE 24 BUILDING DEPARTMENT ORDINANCES AND ALL APPLICABLE CODES.
2. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS ABOVE OR BELOW GRADE (RELEVANT TO THIS PROJECT) SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
3. ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND SHALL BE GOVERNED BY LOCAL CODES.
4. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF ANY EXISTING UTILITIES WORK. THE CONTRACTOR SHALL REPORT ANY DISCOVERIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
5. NOTIFY ORANGE COUNTY WATER SYSTEMS OPERATIONS TEAM AT 714-577-5084 AS EARLY AS POSSIBLE PRIOR TO STARTING ANY WORK IN THE VICINITY OF THEIR FACILITIES.

WORK IN THE RIGHT OF WAY NOTE:

1. ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED STREET OPENING PERMIT PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
2. CONTRACTOR SHALL NOT STORE, STAGE, OR STOCKPILE ANY MATERIAL, EQUIPMENT, OR SUPPLIES WITHIN THE CITY RIGHT-OF-WAY. ALL STORAGE AND PHASING SHALL BE COORDINATED TO KEEP MATERIALS AND EQUIPMENT ON-SITE OR WITHIN PRIVATE PROPERTY.

SURVEY NOTES:

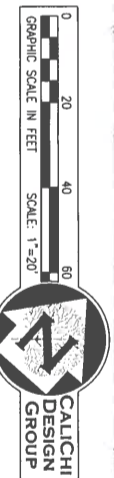
1. TOPOGRAPHIC SURVEY PROVIDED BY JOSEPH C. TRIVANI & ASSOCIATES, L.P., RECEIVED DECEMBER 14, 2017, AND UPDATED ON MARCH 4, 2018. THE SURVEY IS BASED ON THE 2011 NAD 83 DATUM. THE SURVEY IS A 3-DIMENSIONAL SURVEY. THE SURVEY IS BASED ON THE 2011 NAD 83 DATUM. THE SURVEY IS A 3-DIMENSIONAL SURVEY. THE SURVEY IS BASED ON THE 2011 NAD 83 DATUM. THE SURVEY IS A 3-DIMENSIONAL SURVEY.
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UTILITY LOCATION NOTE:

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CALL 811 TWO WORKING DAYS BEFORE YOU DIG

LEGEND

- | | | | |
|--|--|--|----------------------------------|
| | PROPOSED | | EXISTING |
| | PROPERTY LINE | | EASEMENT LINE |
| | SITE IMPROVEMENTS | | 1-FOOT CONTOUR |
| | 5-FOOT CONTOUR | | WATER LINE |
| | FIRE PROTECTION WATER LINE | | SANITARY SEWER LINE |
| | STORM DRAIN LINE | | OVERHEAD ELECTRIC. SEE SEE PLANS |
| | UNDERGROUND ELECTRIC. SEE SEE PLANS | | GAS SERVICE |
| | UNDERGROUND DATA AND TELEPHONE LINE | | FENCE |
| | FREeway | | LANDSCAPE SWALE |
| | OVERLAND FLOW ROUTE FOR 10c | | TREE |
| | SIGN | | WATER VALVE |
| | FIRE HYDRANT/LINE DEPT CONNECTION | | WATER METER OR BOX |
| | SEWER MANHOLE | | SEWER CLEANOUT |
| | AREA DRAIN, CATCH BASIN, JUNCTION BOX, OR DROP INLET | | STORM MANHOLE |
| | STORM CLEANOUT | | LIGHT POLE OR UTILITY POLE |

PAVING LEGEND

- PROPOSED LANDSCAPE AREA
- PROPOSED STANDARD DUTY/SIDEWALK PCC. PER DETAIL 2 ON SHEET C05.00
- PROPOSED HEAVY DUTY AC PAVEMENT. PER DETAIL 3 ON SHEET C05.00
- PROPOSED STANDARD DUTY AC PAVEMENT. PER DETAIL 3 ON SHEET C05.00
- PROPOSED DECORATIVE STAMPED CONCRETE. PER DETAIL 2 ON SHEET C05.00. SEE LANDSCAPE PLAN FOR ADDITIONAL DETAILS.
- PROPOSED STORMWATER BUP

SITE PLAN KEY NOTES

1. PROPOSED 20 FOOT WIDE FIRE LANE.
2. PROPOSED 6" HAM ROLLED CURB. PER DETAIL 5 ON SHEET C3.04
3. PROPOSED 2" WIDE WALLEY GUTTER. PER DETAIL 7 ON SHEET C5.00
4. PROPOSED 6" TALL VERTICAL BARRIER CURB. PER DETAIL 8 ON SHEET C5.00
5. PROPOSED FLUSH (0" HEIGHT) CURB. PER DETAIL 9 ON SHEET C5.00
6. PROPOSED ACCESSIBLE CURB RAMP WITH DETECTABLE WARNINGS. PER DETAILS 5, 6, AND 7 ON SHEET C5.01
7. PROPOSED 2" WIDE CURB CUT FOR STORM WATER CONVEYANCE. PER DETAIL 6 ON SHEET C5.00
8. PROPOSED VEHICLE DISPLAY.
9. PROPOSED ACCESSIBLE PARKING STALL, WITH PCC WHEELSTOP, ACCESSIBLE LOADING AREA, AND ACCESSIBLE MARKINGS. PER DETAILS 10, 11, AND 12 ON SHEET C5.00. ACCESSIBLE SIGNAGE AND POST PER DETAILS 1 AND 2 ON SHEET C3.01.
10. PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
11. PROPOSED 4" PARKING STALL STRIP, TRAFFIC WHITE PAINT, MINIMUM TWO COATS. (TYP)
12. PROPOSED SECURITY FENCE. SEE ARCHITECTURAL PLANS.
13. PROPOSED SECURITY FENCE. SEE LANDSCAPE PLANS.
14. PROPOSED GATE/SLOING FENCE FOR LAND ACCESS TO EASEMENT. SEE LANDSCAPE PLANS.
15. PROPOSED MONUMENT SIGN. SEE ARCHITECTURAL PLANS.
16. FUTURE BUILDING EXPANSION. SEE ARCHITECTURAL PLANS.
17. PROPOSED LINED BOBERTHENTION BASIN WITH 18" TALL PERIMETER FENCE. PER DETAIL 8 ON SHEET C5.02. SEE LANDSCAPE PLANS FOR PLANNINGS.
18. PROPOSED PAVED CONCRETE WALL FLOW-THROUGH PAVEMENT WITH 4" PERFORATED PCC UNDERDRAIN. PER DETAIL 9 ON SHEET C5.02. SEE LANDSCAPE PLANS FOR PLANNINGS.
19. PROPOSED BELOW-GRADE CONCRETE FLOW-THROUGH PLANTER WITH 8" PERFORATED PCC UNDERDRAIN AND DRIVING SURFACE GRADE. PER DETAIL 10 ON SHEET C5.02. SEE LANDSCAPE PLANS FOR PLANNINGS.
20. PROPOSED LINED BOBERTHENTION BASIN. PER DETAIL 8 ON SHEET C5.02. SEE LANDSCAPE PLANS FOR PLANNINGS.
21. PROPOSED CONCRETE RETAINING WALL.
22. PROPOSED 20" WIDE INGRESS/EGRESS METROPOLITAN WATER DISTRICT EASEMENT.
23. PROPOSED PCC SIDEWALK. PER DETAIL 4 ON SHEET C5.01
24. PROPOSED BUILDING PAD DEPRESSURED BY 1 FOOT.

Date

02.04.2019 PLANNING/SUBMITTAL
 03.06.2019 PROGRESS PRINT
 03.15.2019 ISSUED FOR DESIGN DEVELOPMENT
 04.15.2019 PROGRESS PRINT

Seal/Signature

Project Name: AUDI OF COSTA MESA
 1273 S BRISTOL STREET
 COSTA MESA, CALIFORNIA 92626
 Project Number: 27,6664,000

SITE AND PAVING PLAN-W

Scale: AS SHOWN SHEET SIZE 24" x 36"

C2.00



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Fletcher Jones Motorcars, Inc.
 7300 W. SAHARA AVENUE
 LAS VEGAS, NV 89117



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 5420 LBJ FREEWAY SUITE 1100
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CALLUCHI DESIGN GROUP
 CIVIL ENGINEERING
 1 N. LASALLE STREET
 SUITE 350
 CHICAGO, IL 60602
 PHONE 312.940.5293

Seal/Signature

Date	Description
02/04/2019	PLANNING SUBMITTAL
03/08/2019	PROGRESS PRINT
03/15/2019	ISSUED FOR DESIGN DEVELOPMENT
04/15/2019	PROGRESS PRINT

Project Name
 AUDI OF COSTA MESA
 1273 S BRISTOL STREET
 COSTA MESA, CALIFORNIA 92626
 Project Number
 27.6664.000

Description
 SITE AND PAVING PLAN-E

Scale
 AS SHOWN SHEET SIZE 24" x 36"

C2.01

© 2019 Caluchi Design Group



LEGEND

	PROPOSED PROPERTY LINE		EXISTING PROPERTY LINE
	PROPOSED EASEMENT LINE		EXISTING EASEMENT LINE
	PROPOSED SITE IMPROVEMENTS		EXISTING SITE IMPROVEMENTS
	PROPOSED 1-FOOT CONTOUR		EXISTING 1-FOOT CONTOUR
	PROPOSED 5-FOOT CONTOUR		EXISTING 5-FOOT CONTOUR
	PROPOSED WATER LINE		EXISTING WATER LINE
	PROPOSED FIRE PROTECTION WATER LINE		EXISTING FIRE PROTECTION WATER LINE
	PROPOSED SANITARY SEWER LINE		EXISTING SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE		EXISTING STORM DRAIN LINE
	PROPOSED OVERHEAD ELECTRIC LINE		EXISTING OVERHEAD ELECTRIC LINE
	PROPOSED UNDERGROUND ELECTRIC LINE		EXISTING UNDERGROUND ELECTRIC LINE
	PROPOSED GAS SERVICE LINE		EXISTING GAS SERVICE LINE
	PROPOSED UNDERGROUND DATA AND TELEPHONE LINE		EXISTING UNDERGROUND DATA AND TELEPHONE LINE
	PROPOSED FENCE LINE		EXISTING FENCE LINE
	PROPOSED FIRE LANE		EXISTING FIRE LANE
	PROPOSED LANDSCAPE SMALE		EXISTING LANDSCAPE SMALE
	PROPOSED OVERLAND FLOW ROUTE FOR T&E		EXISTING OVERLAND FLOW ROUTE FOR T&E
	PROPOSED TREE		EXISTING TREE
	PROPOSED SIGN		EXISTING SIGN
	PROPOSED WATER VALVE		EXISTING WATER VALVE
	PROPOSED FIRE HYDRANT/FIRE DEPT CONNECTION		EXISTING FIRE HYDRANT/FIRE DEPT CONNECTION
	PROPOSED WATER METER OR BOX		EXISTING WATER METER OR BOX
	PROPOSED SEWER MANHOLE		EXISTING SEWER MANHOLE
	PROPOSED SEWER CLEANOUT		EXISTING SEWER CLEANOUT
	PROPOSED AREA DRAIN, CATCH BASIN, JUNCTION BOX, OR DROP INLET		EXISTING AREA DRAIN, CATCH BASIN, JUNCTION BOX, OR DROP INLET
	PROPOSED STORM MANHOLE		EXISTING STORM MANHOLE
	PROPOSED STORM CLEANOUT		EXISTING STORM CLEANOUT
	PROPOSED LIGHT POLE OR UTILITY POLE		EXISTING LIGHT POLE OR UTILITY POLE

SITE PLAN LEGEND

PROPOSED LANDSCAPED AREA

PROPOSED STANDARD DUTY/STRENGTH PCC, PER DETAIL 2 ON SHEET C05.00

PROPOSED HEAVY DUTY AC PAVEMENT, PER DETAIL 3 ON SHEET C05.00

PROPOSED STANDARD DUTY AC PAVEMENT, PER DETAIL 3 ON SHEET C05.00

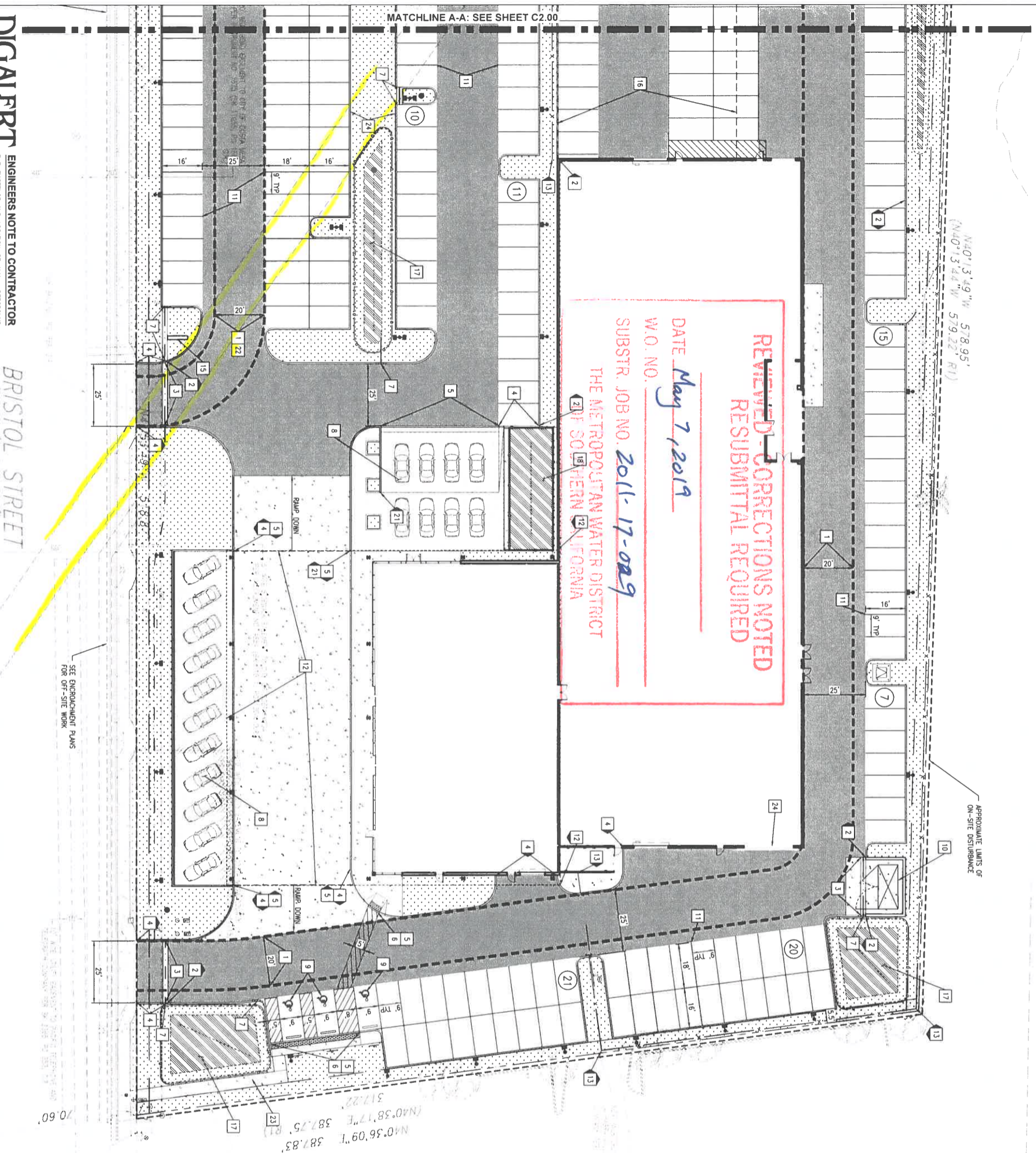
PROPOSED DECORATIVE STAMPED CONCRETE, PER DETAIL 2 ON SHEET C05.00

SEE LANDSCAPE PLAN FOR ADDITIONAL DETAILS

PROPOSED STORMWATER BWP

SITE PLAN KEY NOTES

- PROPOSED 20 FOOT WIDE FIRE LANE.
- PROPOSED 6" HMA ROLLED CURB, PER DETAIL 5 ON SHEET C3.04
- PROPOSED 2" WIDE VALLEY GUTTER, PER DETAIL 7 ON SHEET C5.00
- PROPOSED 6" TALL VERTICAL BARRIER CURB, PER DETAIL 8 ON SHEET C3.00
- PROPOSED FLUSH (0" HEIGHT) CURB, PER DETAIL 9 ON SHEET C3.00
- PROPOSED ACCESSIBLE CURB RAMP WITH DETECTABLE WARNINGS, PER DETAILS 5, 6, AND 7 ON SHEET C3.01
- PROPOSED 2" WIDE CURB CUT FOR STORM WATER CONFORMANCE, PER DETAIL 6 ON SHEET C3.00
- PROPOSED VEHICLE DISPLAY.
- PROPOSED ACCESSIBLE PARKING STALL WITH PCC WHEELSTOP, ACCESSIBLE LOADING AREA AND ACCESSIBLE MARKINGS, PER DETAILS 10, 11, AND 12 ON SHEET C3.00. ACCESSIBLE SIGNAGE AND POST PER DETAILS 1 AND 2 ON SHEET C3.01.
- PROPOSED TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS
- PROPOSED 4" PARKING STALL STRIPE, RAFFIC WHITE PAINT, MINIMUM TWO COATS. (TYP)
- PROPOSED LIMITS OF BUILDING OVERHANG, SEE ARCHITECTURAL PLANS.
- PROPOSED SECURITY FENCE, SEE LANDSCAPE PLANS
- PROPOSED GATE/SLIDING FENCE FOR I&O ACCESS TO EASEMENT, SEE LANDSCAPE PLANS
- PROPOSED MONUMENT SIGN, SEE ARCHITECTURAL PLANS.
- FOURTH BUILDING EXPANSION, SEE ARCHITECTURAL PLANS.
- PROPOSED UNED BIORETENTION BASIN WITH 18" TALL PERIMETER FENCE, PER DETAIL 8 ON SHEET C3.02. SEE LANDSCAPE PLANS FOR PLANNINGS.
- PROPOSED BASED CONCRETE WALL FLOW-THROUGH PLANTER WITH 4" PERFORATED PVC UNDERDRAIN, PER DETAIL 9 ON SHEET C3.02. SEE LANDSCAPE PLANS FOR PLANNINGS.
- PROPOSED BELOW-GRADE CONCRETE FLOW-THROUGH PLANTER WITH 4" PERFORATED PVC UNDERDRAIN AND DRAIN SURFACE GRATE, PER DETAIL 10 ON SHEET C3.02. SEE LANDSCAPE PLANS FOR PLANNINGS.
- PROPOSED UNED BIORETENTION BASIN, PER DETAIL 8 ON SHEET C3.02. SEE LANDSCAPE PLANS FOR PLANNINGS.
- PROPOSED CONCRETE REMAINING WALL.
- PROPOSED 20" WIDE INGRESS/EGRESS METROPOLITAN WATER DISTRICT EASEMENT
- PROPOSED PCC SIDEWALK, PER DETAIL 4 ON SHEET C3.01
- PROPOSED BUILDING PAD DEPRESSSED BY 1 FOOT.



REVIEWED - CORRECTIONS NOTED
RESUBMITTAL REQUIRED
 DATE May 7, 2019
 W.O. NO. _____
 SUBSTR. JOB NO. 2011-17-029
 THE METROPOLITAN WATER DISTRICT
 OF SOUTHERN CALIFORNIA

DIGGAUERT ENGINEERS NOTE TO CONTRACTOR

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BRISTOL STREET
 (FORMERLY "BALSAVINE ROAD")
 N41°53'19"W 1706.15' (1706.18' RI)
 N41°53'19"W 480.30' (480.22' RI)

SEE ENCROACHMENT PLANS FOR OFF-SITE WORK

GRAPHIC SCALE IN FEET SCALE: 1"=20'

CALL 811 TWO WORKING DAYS BEFORE YOU DIG

Fletcher Jones Motorcars, Inc.
 7300 W. SAHARA AVENUE
 LAS VEGAS, NV 89117



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CAUCHI DESIGN GROUP
 CIVIL ENGINEERING
 11W LASALLE STREET
 SUITE 200 - 6902
 PHOENIX, AZ 85016
 PHONE 602.290.0233

Seal / Signature

Date Description
 02/04/2019 DESIGN SUBMITTAL
 03/28/2019 PROGRESS PRINT
 04/15/2019 ISSUED FOR DESIGN DEVELOPMENT
 04/15/2019 PROGRESS PRINT

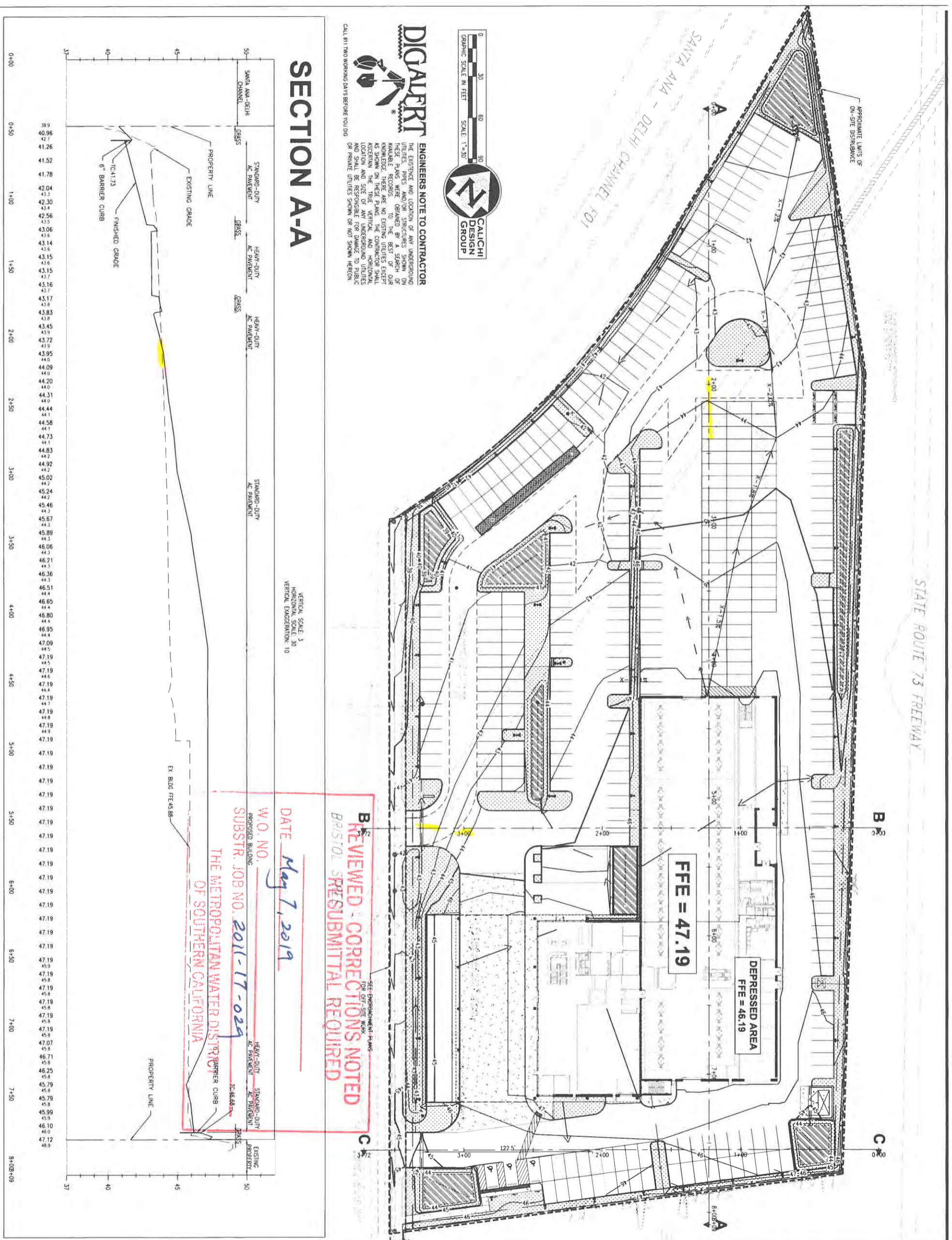
Project Name
 AUDI OF COSTA MESA
 1273 S BRISTOL STREET
 COSTA MESA, CALIFORNIA 92626
 Project Number
 27.6664.000

Description
 GRADING SECTIONS

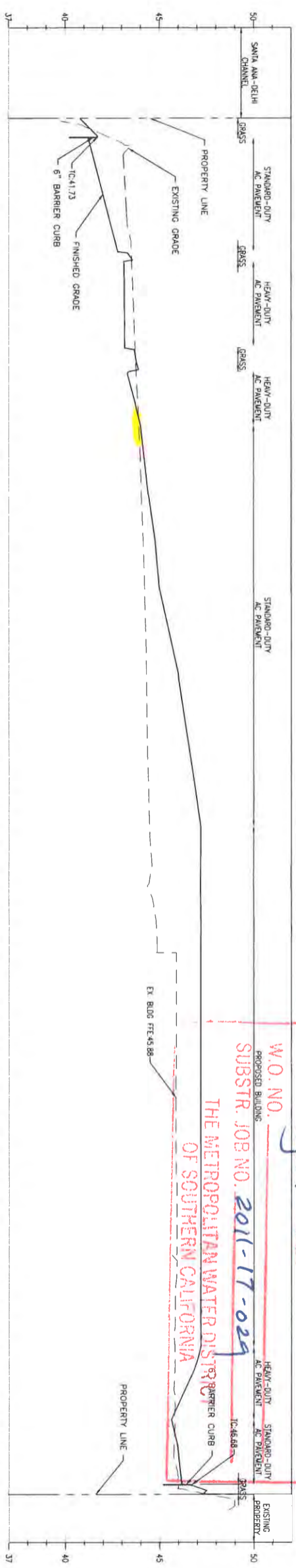
Scale AS SHOWN SHEET SIZE 24" X 36"

C2.04

© 2019 Cauchi Design Group



SECTION A-A

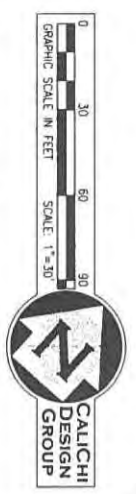


VERTICAL SCALE: 3'
 HORIZONTAL SCALE: 30'
 VERTICAL EXAGGERATION: 10

**REVIEWED - CORRECTIONS NOTED
 BRISTOL RESUBMITTAL REQUIRED**

DATE May 7, 2019
 W.O. NO. _____
 PROPOSED BUILDING _____
 SUBSTR. JOB NO. 2011-17-029
 THE METROPOLITAN WATER DISTRICT
 OF SOUTHERN CALIFORNIA

DIGALERT
 ENGINEERS NOTE TO CONTRACTOR
 THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.
 CALL 811 TWO WORKING DAYS BEFORE YOU DIG



Fletcher Jones Motorcars, Inc.
 7300 W. SAHARA AVENUE
 LAS VEGAS, NV 89117



Gensler
 5420 LBJ FREEWAY SUITE 1100
 DALLAS, TX 75240
 TELEPHONE 214 273 1520
 FAX 214 273 1525

CALICHI DESIGN GROUP
 CIVIL ENGINEERING
 11 N. LASALLE STREET
 SUITE 3950
 CHICAGO IL 60602
 PHONE 312 340 4393

Seal/Signature
 Date Description
 03/14/2019 DRAINING SUBMITTAL
 03/18/2019 PROGRESS PRINT
 03/15/2019 ISSUED FOR DESIGN DEVELOPMENT
 04/15/2019 PROGRESS PRINT

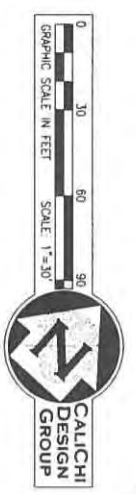
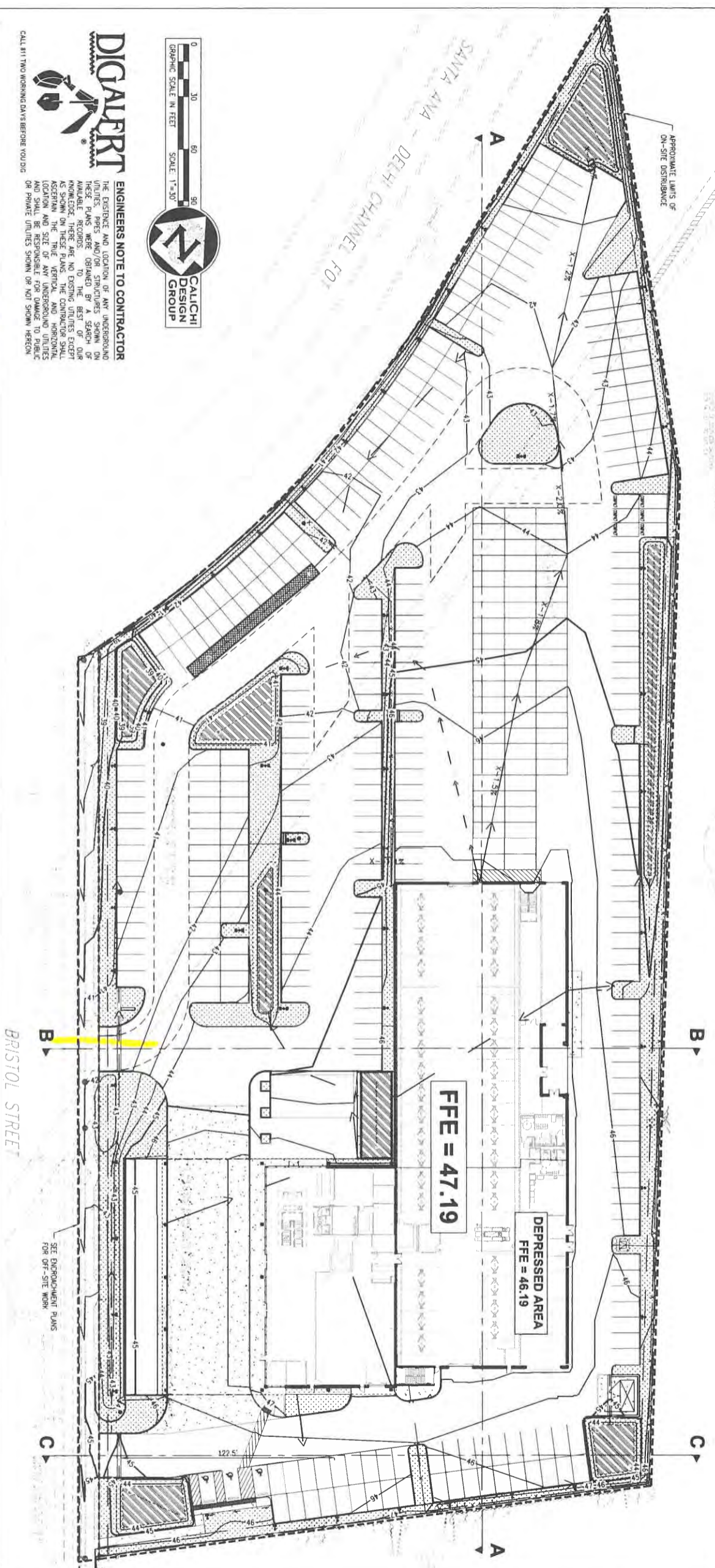
Project Name
 AUDI OF COSTA MESA
 1275 S BRISTOL STREET
 COSTA MESA, CALIFORNIA 92626
 Project Number
 27.0664.000

Description
 GRADING SECTIONS

Scale
 AS SHOWN SHEET SIZE 24" x 36"

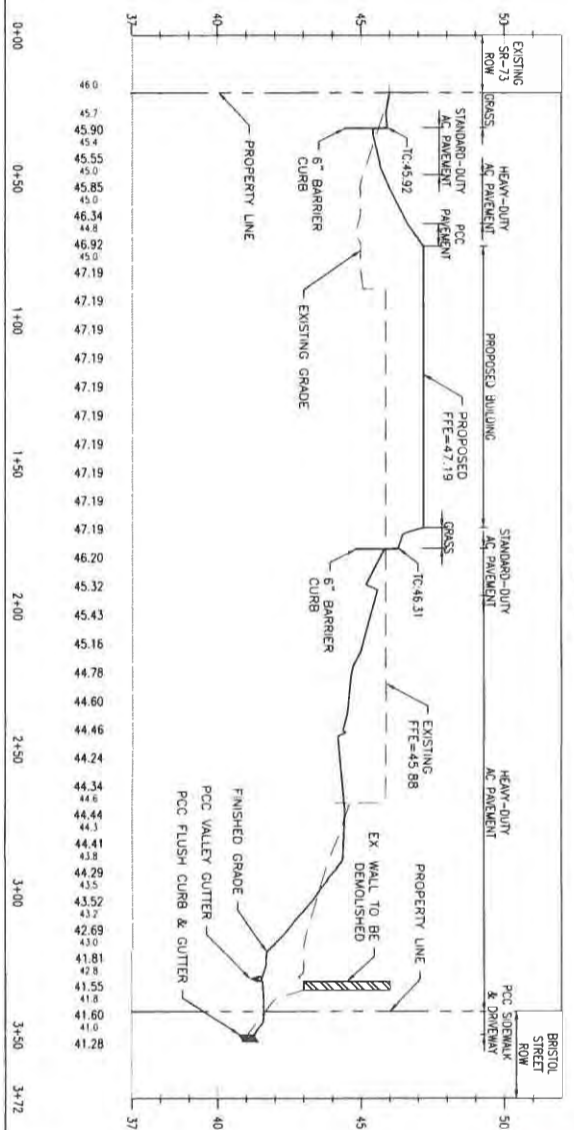
C2.05

STATE ROUTE 73 FREEWAY



DIGALERT ENGINEERS NOTE TO CONTRACTOR
 THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE AND BELIEF. CONTRACTOR SHALL VERIFY THE LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.
 CALL 811 TWO WORKING DAYS BEFORE YOU DIG

SECTION B-B



**REVIEWED - CORRECTIONS NOTED
 RESUBMITTAL REQUIRED**

DATE May 7, 2019
 W.O. NO. _____
 SUBSTR. JOB NO. 2011-17-029
 THE METROPOLITAN WATER DISTRICT
 OF SOUTHERN CALIFORNIA

Fletcher Jones Motorcars, Inc.
 7300 W. SAHARA AVENUE
 LAS VEGAS, NV 89117



Gensler
 5400 LBJ FREEWAY, SUITE 1100
 DALLAS, TX 75240
 TELEPHONE 214.273.1500
 FAX 214.273.1505

CAUCHI DESIGN GROUP
 CIVIL ENGINEERING
 114 LASALLE STREET
 CHICAGO, ILL. 60603
 PHONE 312.967.0353

Seal / Signature

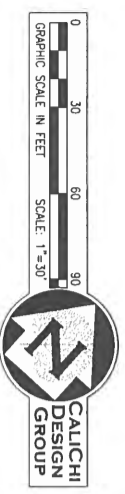
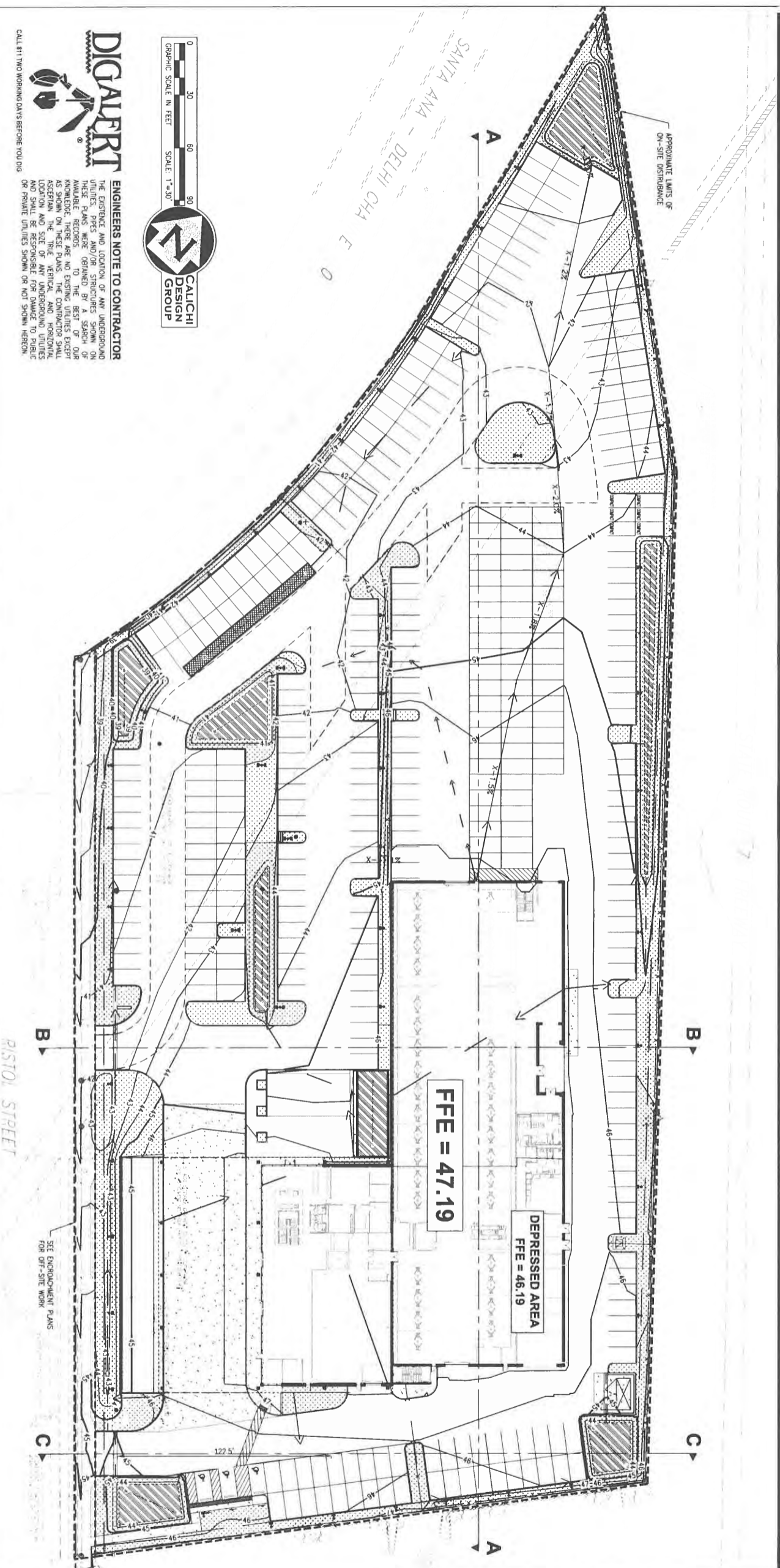
DATE: 02-04-2019 PLANNING SUBMITTAL
 03-08-2019 PROGRESS PRINT
 03-15-2019 ISSUED FOR DESIGN DEVELOPMENT
 04-15-2019 PROGRESS PRINT

Project Name
 AUDI OF COSTA MESA
 1275 S BRISTOL STREET
 COSTA MESA, CALIFORNIA 92626
 Project Number
 27.6664.000

Description
 GRADING SECTIONS

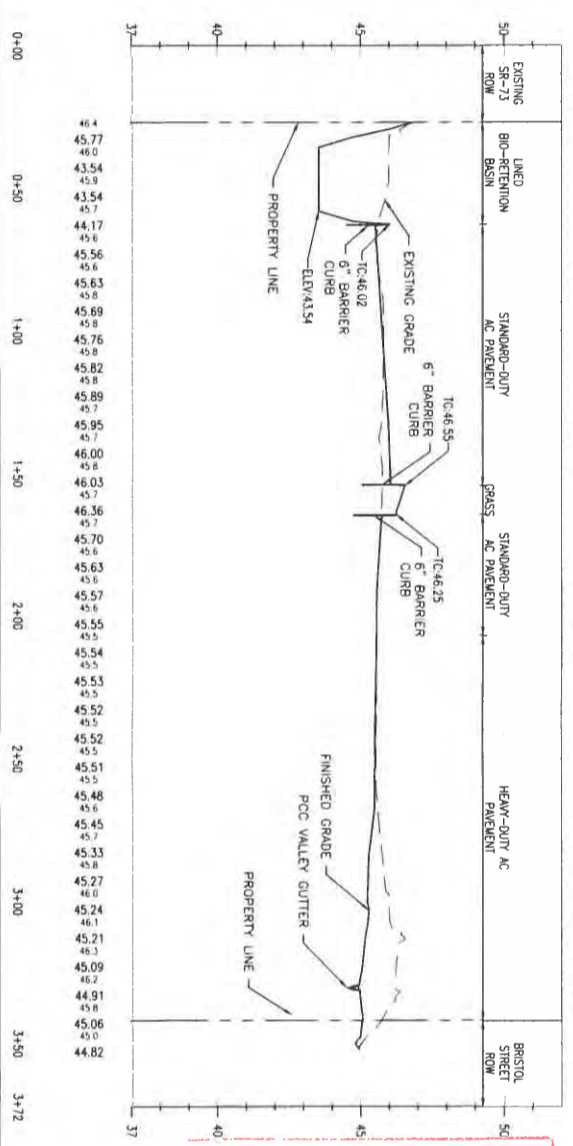
Scale
 AS SHOWN SHEET SIZE 24" X 36"

C2.06



DIGALBERT ENGINEERS NOTE TO CONTRACTOR
 THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.
 CALL 811 TWO WORKING DAYS BEFORE YOU DIG

SECTION C-C



**REVIEWED - CORRECTIONS NOTED
 RESUBMITTAL REQUIRED**

DATE May 7, 2019
 W.O. NO. _____
 SUBSTR JOB NO. 2011-17-029
 THE METROPOLITAN WATER DISTRICT
 OF SOUTHERN CALIFORNIA

Fletcher Jones
Motorcars, Inc.
7300 W. SAHARA AVENUE
LAS VEGAS, NV 89117

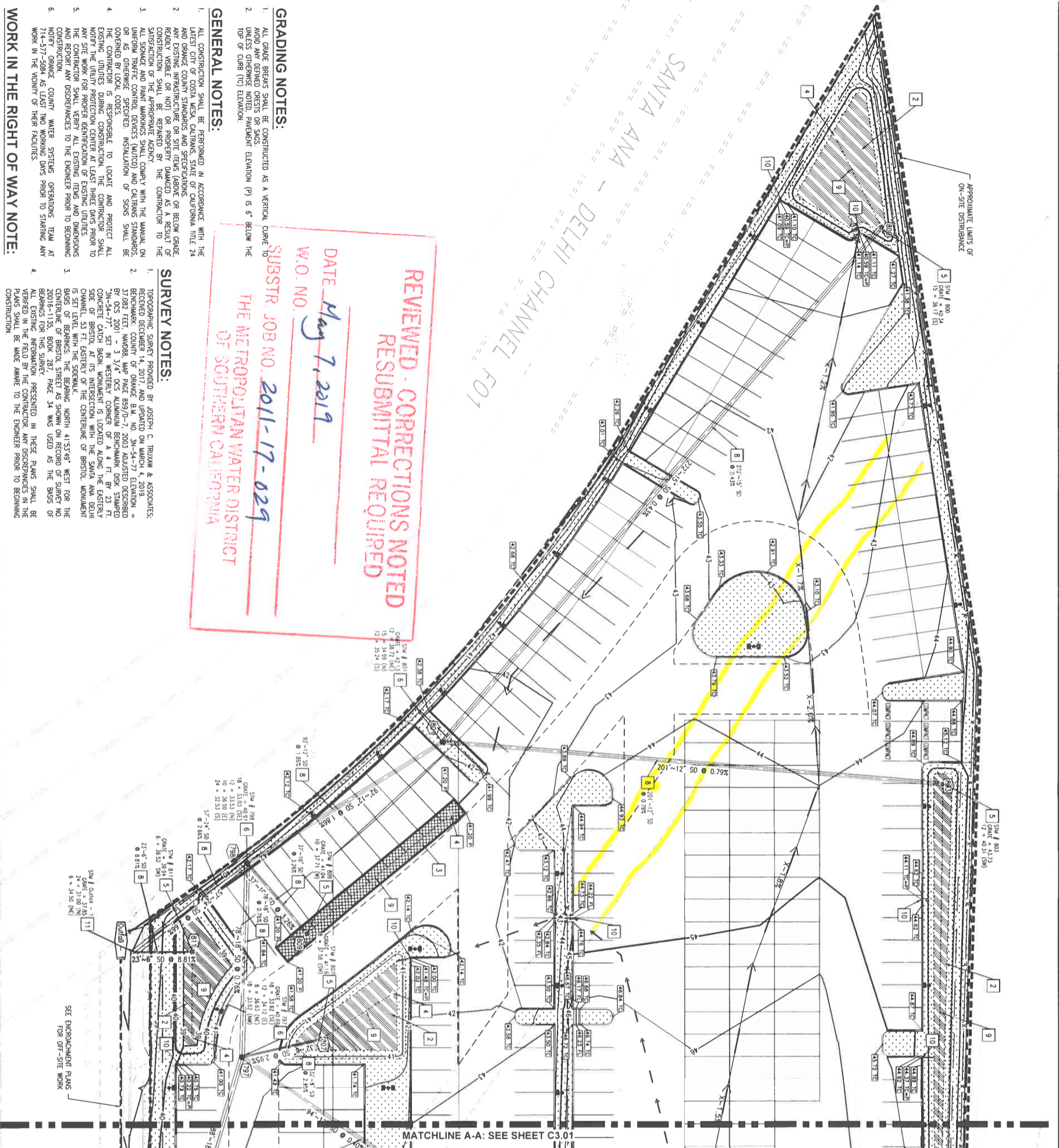


Gensler
5420 LBJ FREEWAY SUITE 1100
DALLAS, TX 75240
TELEPHONE 214.273.1500
FAX 214.273.1505

CALLUCHI DESIGN GROUP
CIVIL ENGINEERING
1 N. LASALLE STREET
CHICAGO, IL 60602
PHONE 312.540.4393

DATE: May 7, 2019
W.O. NO. SUBSTR JOB NO. 2011-17-029
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

REVIEWED - CORRECTIONS NOTED
RESUBMITTAL REQUIRED



- GRADING NOTES:**
1. ALL GRADE BREAKS SHALL BE CONSTRUCTED AS A VERTICAL CURVE TO AVOID ANY DENIED CRESTS OR SAGS.
 2. UNLESS OTHERWISE NOTED, PAVEMENT ELEVATION (P) IS 6" BELOW THE TOP OF CURB (TC) ELEVATION.
- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST CITY OF COSTA MESA ORDINANCES.
 2. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE) THAT ARE NOT SHOWN ON THESE PLANS SHALL BE REMOVED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
 3. ALL SPRAWL AND POINT MARKERS SHALL COMPLY WITH THE MANUAL ON SURVEYING PRACTICES AND BE MAINTAINED THROUGHOUT CONSTRUCTION OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE COVERED BY LOCAL CODES.
 4. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL EXISTING DEEPS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
 5. NOTIFY ORANGE COUNTY WATER SYSTEMS OPERATIONS TEAM AT 714-577-5004 AS LEAST TWO WORKING DAYS PRIOR TO STARTING ANY WORK IN THE VICINITY OF THEIR FACILITIES.
 6. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

- WORK IN THE RIGHT OF WAY NOTE:**
1. ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED STREET OPENING PERMIT PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
2. THE CONTRACTOR SHALL NOT STORE OR STOCKPILE ANY MATERIAL OR EQUIPMENT WITHIN THE CITY RIGHT-OF-WAY. ALL MATERIALS AND EQUIPMENT SHALL BE CONFINED TO KEEP MATERIALS AND EQUIPMENT ON-SITE OR WITHIN PRIVATE PROPERTY.

- UTILITY LOCATION NOTE:**
1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE CITY OF COSTA MESA RECORDS, AND INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR SHALL INVESTIGATE AND VERIFY THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON.

- SURVEY NOTES:**
1. TOPOGRAPHIC SURVEY PROVIDED BY JOSEPH C. TRUJAN & ASSOCIATES, RECEIVED DECEMBER 14, 2017, AND UPDATED ON MARCH 4, 2019.
 2. BEARING MONUMENT CORNER OF BRISTOL STREET, 2001, SITUATED AT THE INTERSECTION OF BRISTOL STREET AND COSTA MESA STREET, BEARING MONUMENT CORNER OF A 4 FT. BY 23 FT. CONCRETE CATCH BASIN, MONUMENT IS LOCATED ALONG THE EASTERN SIDE OF BRISTOL AT ITS INTERSECTION WITH THE SANTA ANA DELHI CHANNEL. 53 FT. DISTRICT OF THE CENTERLINE OF BRISTOL MONUMENT BEARS OF BRISTOL STREET AS SHOWN ON RECORD OF SURVEY NO. 20016-1135, BOOK 287, PAGE 34 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.
 3. CENTERLINE OF BRISTOL STREET AS SHOWN ON RECORD OF SURVEY NO. 20016-1135, BOOK 287, PAGE 34 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.
 4. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.



- LEGEND**
- | | |
|---|---|
| PROPOSED | EXISTING |
| PROPERTY LINE | PROPERTY LINE |
| EASEMENT LINE | EASEMENT LINE |
| SITE IMPROVEMENTS | SITE IMPROVEMENTS |
| 1'-FOOT CONTOUR | 1'-FOOT CONTOUR |
| 5'-FOOT CONTOUR | 5'-FOOT CONTOUR |
| WATER LINE | WATER LINE |
| FIRE PROTECTION WATER LINE | FIRE PROTECTION WATER LINE |
| SANITARY SEWER LINE | SANITARY SEWER LINE |
| STORM DRAIN LINE | STORM DRAIN LINE |
| OVERHEAD ELECTRIC, SEE SEE PLANS | OVERHEAD ELECTRIC, SEE SEE PLANS |
| UNDERGROUND ELECTRIC, SEE SEE PLANS | UNDERGROUND ELECTRIC, SEE SEE PLANS |
| GAS SERVICE | GAS SERVICE |
| UNDERGROUND DATA AND TELEPHONE LINE | UNDERGROUND DATA AND TELEPHONE LINE |
| FENCE | FENCE |
| FIRE LINE | FIRE LINE |
| LANDSCAPE SWALE | LANDSCAPE SWALE |
| OVERLAND FLOW ROUTE FOR T&C | OVERLAND FLOW ROUTE FOR T&C |
| TREE | TREE |
| SIGN | SIGN |
| WATER VALVE | WATER VALVE |
| FIRE HYDRANT/FIRE DEPT CONNECTION | FIRE HYDRANT/FIRE DEPT CONNECTION |
| WATER METER OR BOX | WATER METER OR BOX |
| SEWER MANHOLE | SEWER MANHOLE |
| SEWER CLEANOUT | SEWER CLEANOUT |
| AREA DRAIN, CATCH BASIN, JUNCTION BOX, OR DRAIN INLET | AREA DRAIN, CATCH BASIN, JUNCTION BOX, OR DRAIN INLET |
| STORM MANHOLE | STORM MANHOLE |
| STORM CLEANOUT | STORM CLEANOUT |
| LIGHT POLE OR UTILITY POLE | LIGHT POLE OR UTILITY POLE |
- SPOT GRADING LEGEND**
- INDICATES ELEVATION TO MATCH EXISTING ITEM
 - INDICATES ELEVATION AT TOP OF CURB
 - INDICATES ELEVATION AT FINISHED GROUND
 - INDICATES ELEVATION AT TOP OF CONCRETE
 - INDICATES FLOWLINE ELEVATION OF PIPE, SMALL, OR GUTTER
 - INDICATES RAW ELEVATION OF UTILITY
 - INDICATES ELEVATION AT TOP OF ASPHALT PAVEMENT
 - INDICATES TOP OF CURB EQUAL TO CONCRETE SIDEWALK ELEVATION
 - INDICATES TOP OF CURB EQUAL TO ASPHALT PAVEMENT ELEVATION
 - INDICATES ELEVATIONS AT BOTTOM OF STAIRS
 - INDICATES ELEVATION AT TOP OF STAIRS
 - INDICATES ELEVATION AT BOTTOM OF WALL
 - INDICATES ELEVATION AT TOP OF WALL
 - INDICATES DRAINAGE ARROW AND PROPOSED SLOPE
- GRADING & DRAINAGE KEY NOTES**
1. CONCRETE AT-GRADE RASSED WALKED FLOW-THROUGH PAWNER, PER DETAIL 8 ON SHEET C3.02
 2. UNED BIODEGRADABLE BASKET, PER DETAIL 8 ON SHEET C3.02
 3. CONCRETE FLOW-THROUGH PLANTER WITH TRAFFIC-RATED METAL GRATE, PER DETAIL 10 ON SHEET C3.02
 4. INSTALL STORM DRAIN TERMINAL CLEANOUT IN BIODEGRADABLE BASKET, PER DETAIL 7 ON SHEET C3.02
 5. INSTALL OVERFLOW P/SER WITH YARD DRAIN/RETENGE GRATE, PER DETAIL 6 ON SHEET C3.02
 6. INSTALL STORM MANHOLE, PER DETAIL 1 ON SHEET C3.03. R/W AND INVERTS PER TABLE
 7. INSTALL TRENCH DRAIN, R/W AND INVERTS PER TABLE
 8. INSTALL RCP STORM SEWER, TRENCH PER DETAIL 2 ON SHEET C3.03. SIZE AND LENGTH PER PLAN
 9. INSTALL 4" PERFORATED UNDERDRAIN, MINIMUM SLOPE OF 0.5%
 10. INSTALL 2" WIDE CURB CUT/LEAVE-OUT FOR STORM WATER CONVEYANCE, PER DETAIL 8 ON SHEET C3.00
 11. CONNECT TO EXISTING CURB INLET, CORE THROUGH THE BACK OF STRUCTURE.

DIGALEFT ENGINEERS NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.

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LAS VEGAS, NV 89117



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FAX 214.273.1505

CALICHI DESIGN GROUP
CIVIL ENGINEERING
111 LASALLE STREET
SUITE 3950
CHICAGO, IL 60602
PHONE 312.540.4333

**REVIEWED - CORRECTIONS NOTE
RESUBMITTAL REQUIRED**

RECEIVED
MAY 7 2019
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA
PROJECT JOB NO 2011-17-029

Issue: 02/04/2019 BRANNING/SHAM/ATL
03/08/2019 PROGRESS/PAT
03/15/2019 ISSUED FOR DESIGN DEVELOPMENT
04/15/2019 PROGRESS/PAT

Project Name:
AUDI OF COSTA MESA
1275 S. BRISTOL STREET
COSTA MESA, CALIFORNIA 92626
Project Number:
27 6664 000

Discipline:
Grading and Drainage Plane

AS SHOWN SHEET SIZE 24" x 36"

C3.01

© 2019 Calchi Design Group

LEGEND

- | | |
|---|---|
| PROPOSED | EXISTING |
| PROPERTY LINE | PROPERTY LINE |
| EASEMENT LINE | EASEMENT LINE |
| SITE IMPROVEMENTS | SITE IMPROVEMENTS |
| 1'-FOOT CONTOUR | 1'-FOOT CONTOUR |
| 5'-FOOT CONTOUR | 5'-FOOT CONTOUR |
| WATER LINE | WATER LINE |
| FIRE PROTECTION WATER LINE | FIRE PROTECTION WATER LINE |
| SANITARY SEWER LINE | SANITARY SEWER LINE |
| STORM DRAIN LINE | STORM DRAIN LINE |
| OVERHEAD ELECTRIC, SEE SEE PLANS | OVERHEAD ELECTRIC, SEE SEE PLANS |
| UNDERGROUND ELECTRIC, SEE SEE PLANS | UNDERGROUND ELECTRIC, SEE SEE PLANS |
| DATA SERVICE | DATA SERVICE |
| UNDERGROUND DATA AND TELEPHONE LINE | UNDERGROUND DATA AND TELEPHONE LINE |
| FENCE | FENCE |
| FIRE LINE | FIRE LINE |
| LANDSCAPE SWALE | LANDSCAPE SWALE |
| OVERLAND FLOW ROUTE FOR 10' C | OVERLAND FLOW ROUTE FOR 10' C |
| TREE | TREE |
| SIGN | SIGN |
| WATER VALVE | WATER VALVE |
| FIRE HYDRANT/FIRE DEPT CONNECTION | FIRE HYDRANT/FIRE DEPT CONNECTION |
| WATER METER OR BOX | WATER METER OR BOX |
| SEWER MANHOLE | SEWER MANHOLE |
| SEWER CLEANOUT | SEWER CLEANOUT |
| AREA DRAIN, CATCH BASIN, JUNCTION BOX, OR DRAIN INLET | AREA DRAIN, CATCH BASIN, JUNCTION BOX, OR DRAIN INLET |
| STORM MANHOLE | STORM MANHOLE |
| STORM CLEANOUT | STORM CLEANOUT |
| LIGHT POLE OR UTILITY POLE | LIGHT POLE OR UTILITY POLE |

SPOT GRADING LEGEND

- | | |
|---|---|
| INDICATES ELEVATION AT TOP OF CURB | INDICATES ELEVATION AT TOP OF CURB |
| INDICATES ELEVATION AT FINISHED GROUND | INDICATES ELEVATION AT FINISHED GROUND |
| INDICATES ELEVATION AT TOP OF CONCRETE AT TOP OF ASPHALT | INDICATES ELEVATION AT TOP OF CONCRETE AT TOP OF ASPHALT |
| INDICATES FINISH ELEVATION OF PIPE, SWALE, OR GUTTER | INDICATES FINISH ELEVATION OF PIPE, SWALE, OR GUTTER |
| INDICATES FIN ELEVATION OF UTILITY | INDICATES FIN ELEVATION OF UTILITY |
| INDICATES ELEVATION AT TOP OF ASPHALT | INDICATES ELEVATION AT TOP OF ASPHALT |
| INDICATES TOP OF CURB EQUAL TO CONCRETE SURFACE ELEVATION | INDICATES TOP OF CURB EQUAL TO CONCRETE SURFACE ELEVATION |
| INDICATES TOP OF CURB EQUAL TO ASPHALT PARALLEL ELEVATION | INDICATES TOP OF CURB EQUAL TO ASPHALT PARALLEL ELEVATION |
| INDICATES ELEVATIONS AT BOTTOM OF STAIRS | INDICATES ELEVATIONS AT BOTTOM OF STAIRS |
| INDICATES ELEVATION AT TOP OF STAIRS | INDICATES ELEVATION AT TOP OF STAIRS |
| INDICATES ELEVATION AT BOTTOM OF WALL | INDICATES ELEVATION AT BOTTOM OF WALL |
| INDICATES ELEVATION AT TOP OF WALL | INDICATES ELEVATION AT TOP OF WALL |
| INDICATES ELEVATION AT PROPOSED SLOPE | INDICATES ELEVATION AT PROPOSED SLOPE |
| ORANGE ARROW AND PROPOSED SLOPE | ORANGE ARROW AND PROPOSED SLOPE |

GRADING & DRAINAGE KEY NOTES

- CONCRETE AT-GRADE BASED WALKED FLOW-THROUGH PLANTER, PER DETAIL 9 ON SHEET C5.02
- LAND BORRETATION BASKIN, PER DETAIL 8 ON SHEET C5.02
- CONCRETE FLOW-THROUGH PLANTER WITH TRAFFIC-RATED METAL GRATE, PER DETAIL 10 ON SHEET C5.02
- INSTALL STORM DRAIN TERMINAL CLEANOUT IN BORRETATION BASKIN, PER DETAIL 7 ON SHEET C5.02
- INSTALL OVERFLOW RISER WITH YARD DRAIN/BREEZE GRATE, PER DETAIL 6 ON SHEET C5.02
- INSTALL STORM MANHOLE TYPE 1, PER DETAIL 1 ON SHEET C5.03, RIM AND INVERTS PER TABLE
- INSTALL TRENCH DRAIN RIM AND INVERTS PER TABLE
- INSTALL RCP STORM SEWER, TRENCH PER DETAIL 2 ON SHEET C5.03, SIZE AND LENGTH PER PLAN
- INSTALL 4" PERFORATED UNDERDRAIN, MINIMUM SLOPE OF 0.2%
- INSTALL 2" WIDE CURB CUT/LEAVE-OUT FOR STORM WATER CONNECTION, PER DETAIL 6 ON SHEET C3.00
- CONNECT TO EXISTING CURB INLET, CORE THROUGH THE BACK OF STRUCTURE
- INSTALL 2" SLOT DRAIN IN WALL TO DRAIN ENCLOSED STARTOWER
- PROPOSED BUILDING DOWNPOUT LOCATION

DIGALBERT ENGINEERS NOTE TO CONTRACTOR

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CALL ME (415) 438-2000 (JANIS.BERTRON) 10/11/18



GRAPHIC SCALE IN FEET SCALE: 1"=20'

SEE ENGRAGEMENT PLANS FOR OFF-SITE WORK

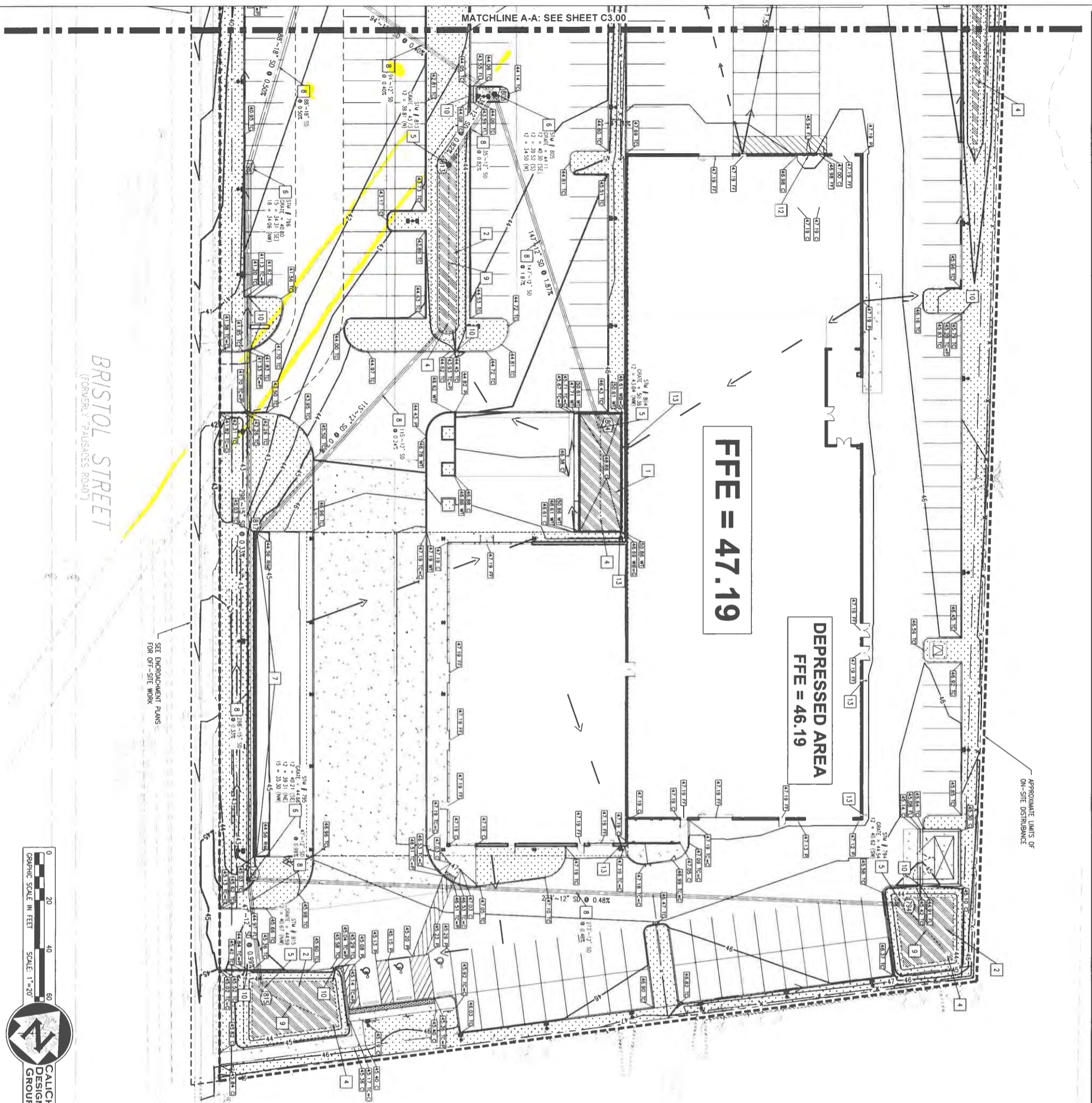
BRISTOL STREET
(FORMERLY "PALSADES ROAD")

FFE = 47.19

DEPRESSED AREA
FFE = 46.19

APPROXIMATE LIMITS OF ON-SITE DISTANCE

MATCHLINE A-A: SEE SHEET C3.00



Fletcher Jones
Motorcars, Inc.
7300 W. SAHARA AVENUE
LAS VEGAS, NV 89117



Gensler
5420 LBJ FREEWAY, SUITE 1100
DALLAS, TX 75240
TELEPHONE 214 273 1500
FAX 214 273 1505

CAUCHI DESIGN
ARCHITECTURAL ENGINEERING
111 LSALE STREET
SUITE 3950
CHICAGO, IL 60602
PHONE 312 940 4393

REVIEWED - CORRECTIONS NOTED
RESUBMITTAL REQUIRED

2011-17-029
MAY 7, 2019
POLYMER WATER DISTRICT
SOUTH SAN JOAQUIN CALIFORNIA

Date: Description
02/04/2019 PLANNING SUBMITTAL
03/08/2019 PROGRESS PRINT
04/15/2019 PROGRESS PRINT

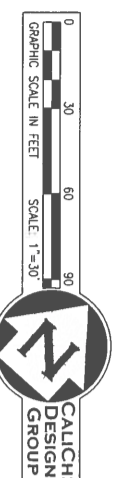
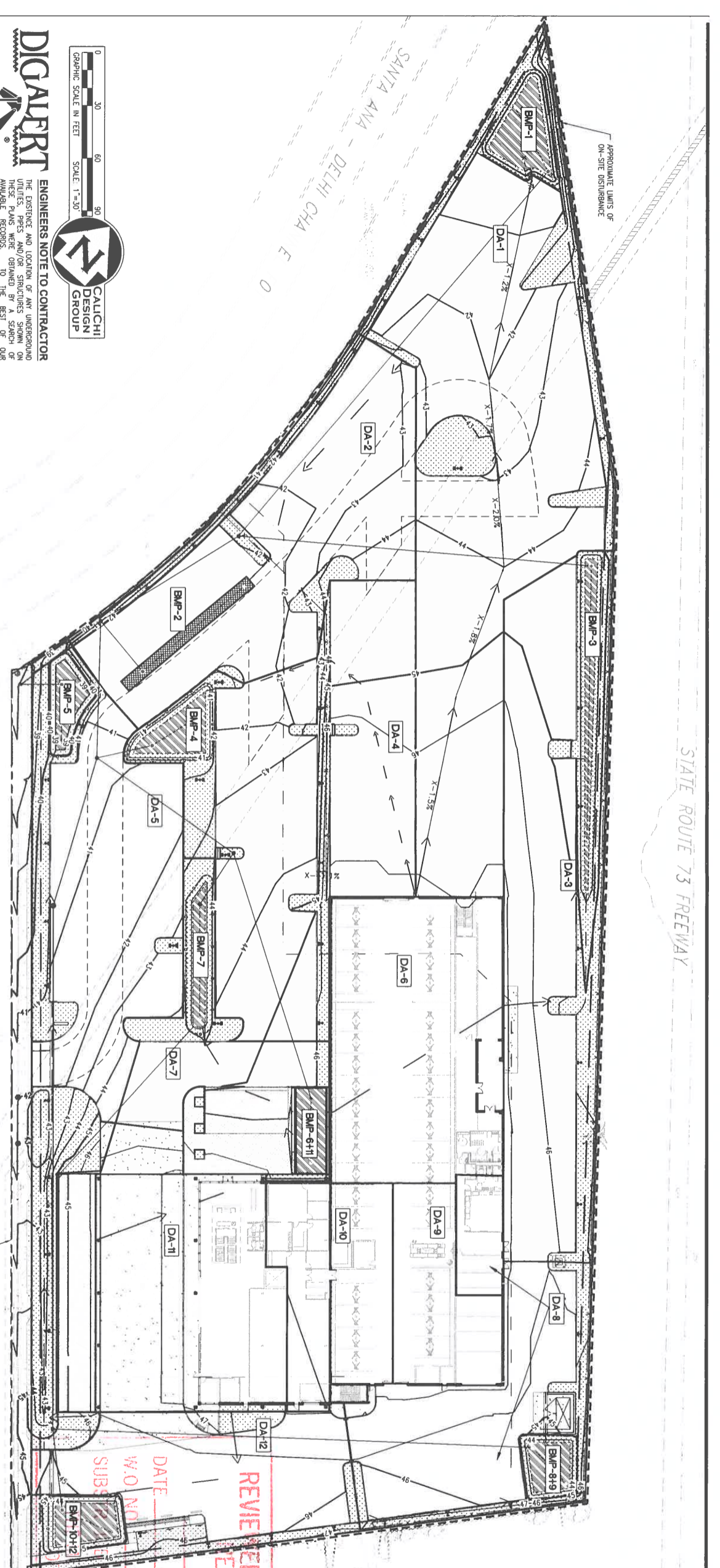
Project Name:
AUDI OF COSTA MESA
1275 S BRISTOL STREET
COSTA MESA, CALIFORNIA 92626
Project Number:
27 6664 000

Storm Water Control Plan (SWCP)

AS SHOWN SHEET SIZE: 24" x 36"

C3.02

4019 Cauchi Group



DIGALBERT
ENGINEERS NOTE TO CONTRACTOR
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.

SITE DRAINAGE AREAS AND BMP'S

BMP	DRAINAGE AREA	BMP TYPE	TOTAL DRAINAGE AREA (SF)	IMPERVIOUS AREAS (SF)	PERCENT PERVIOUS (%)	BMP AREA REQUIRED (SF) - PER CODE	BMP AREA PROVIDED (SF)	COMPLIANCE ACHIEVED?
B1	DA-1	LINED BIORETENTION BASIN (12" TREATMENT DEPTH)	36,044	29,326	81.4	984	1098	YES
B2	DA-2	FLOW-THROUGH PLANTER WITH TRAFFIC-RATED GRATE (12" TREATMENT DEPTH)	19,732	17,557	89.0	579	637	YES
B3	DA-3	LINED BIORETENTION BASIN (6" TREATMENT DEPTH)	22,144	15,783	72.3	884	894	YES
B4	DA-4	LINED BIORETENTION BASIN (12" TREATMENT DEPTH)	25,147	20,272	80.7	681	815	YES
B5	DA-5	LINED BIORETENTION BASIN (12" TREATMENT DEPTH)	22,589	14,157	62.7	503	549	YES
B6-11	DA-6 + DA-11	ABOVE GRADE PLANTER WITH SEAT WALL DESIGN (18" TREATMENT DEPTH)	31,077	29,845	96.0	742	835	YES
B7	DA-7	LINED BIORETENTION BASIN (12" TREATMENT DEPTH)	13,642	10,912	80.0	367	404	YES
B8-9	DA-8 + DA-9	LINED BIORETENTION BASIN (12" TREATMENT DEPTH)	20,727	17,739	85.6	589	648	YES
B10-12	DA-10 + DA-12	LINED BIORETENTION BASIN (12" TREATMENT DEPTH)	22,189	2,988	14.4	648	625	YES
				18,591	83.9	682	750	YES
				3,578	16.1	620		

* ALL BMP'S FEATURE 2" OF FREEBOARD

STORMWATER CONTROL LEGEND

- APPROXIMATE BOUNDARY OF DRAINAGE MANAGEMENT AREA
- PROPOSED OVERFLOW DRAIN IN PLANTER
- PROPOSED STORMWATER CLEANSOUT
- PROPOSED DRAINAGE AREA (DA-1, DA-2 ETC.) AND BMP (B1, B2, ETC.) DESIGNATION
- PERFORATED UNDERDRAIN IN PLANTER

ON-SITE FLOW-THROUGH PLANTER MAINTENANCE PLAN

- ROUTINE MAINTENANCE (MONTHLY INSPECTIONS, OR AS NEEDED AFTER STORM EVENTS):
- CHECK THE PLANTER SURFACE FOR BLOCKAGES AND DEBRIS FOR OBSTRUCTIONS AND TRASH.
- CHECK AND REPAIR ANY CRACKS OR HOLES IN THE PLANTER SURFACE.
- INSPECT PLANTER BOX AFTER STORMS TO ENSURE STRUCTURAL INTEGRITY OF THE BOX AND THAT THE PLANTER IS NOT CLOGGING, AND IS DRAINING WITHIN 3-4 HOURS AFTER STORM EVENTS. IF POUNDED WATER DOES NOT DRAIN, THE SURFACE SOILS SHOULD BE TILED OR REPLACED AND REPAIRED AS NECESSARY. IF MOSQUITO LARVAE ARE OBSERVED, CONTACT THE LOCAL VECTOR CONTROL DISTRICT AT (510) 597-6880.
- CHECK THE PLANTER FOR ANY SIGNIFICANT EROSION OR ACCUMULATION OF SEDIMENT.
- CHECK THAT WHICH IS AT APPROPRIATE DEPTH (2 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY.
- BI-MONTHLY INSPECTION (AT LEAST TWICE A YEAR):
- REMOVE AND REPLACE ANY DEAD OR DYING PLANTS.
- REMOVE AND REPLACE ANY DEAD OR DYING PLANTS.
- TREAT POSSIBLE PLANTS, AS NEEDED, USING PREVENTATIVE AND LOW-TOXIC MEASURES TO THE EXTENT POSSIBLE.
- AVOID THE USE OF PESTICIDES AND QUICK-RELEASE SYNTHETIC FERTILIZERS AND FOLLOW THE PRINCIPLES OF INTEGRATED PEST MANAGEMENT (IPM). CHECK WITH THE LOCAL JURISDICTION FOR THE PROPER USE OF PESTICIDES AND FERTILIZERS.
- MAINTAIN THE PROPOSED SYSTEM AND CHECK THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).
- ANNUAL INSPECTION (JUST PRIOR TO THE WET SEASON):
- APPLY 1" TO 2" OF COMPOSED MULCH TO BE APPLIED ONCE A YEAR AND WHEN EROSION IS EVIDENT; SPOT MULCHING MAY BE SUFFICIENT FOR RANDOM VOID AREAS.

LEGEND

- PROPERTY LINE
- DESIGN LINE
- THE IMPROVEMENTS
- FOOT CONTOUR
- WATER LINE
- OTIOTION WATER LINE
- IRARY SPWER LINE
- RM DRAIN LINE
- LECTRIC, SEE SEE PLANS
- ELECTRIC, SEE SEE PLANS
- GAS SERVICE
- DATA AND TELEPHONE LINE
- FENCE
- FIRE LINE
- LANDSCAPE SWALE
- OVERLAND FLOW ROUTE FOR TAD
- TREE
- SON
- WATER VALVE
- FIRE HYDRANT/FIRE DEPT CONNECTION
- WATER METER OR BOX
- SEWER MANHOLE
- SEWER CLEANSOUT
- STORM MANHOLE
- STORM CLEANSOUT
- LIGHT POLE OR UTILITY POLE

Ref: North

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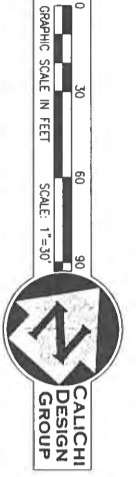
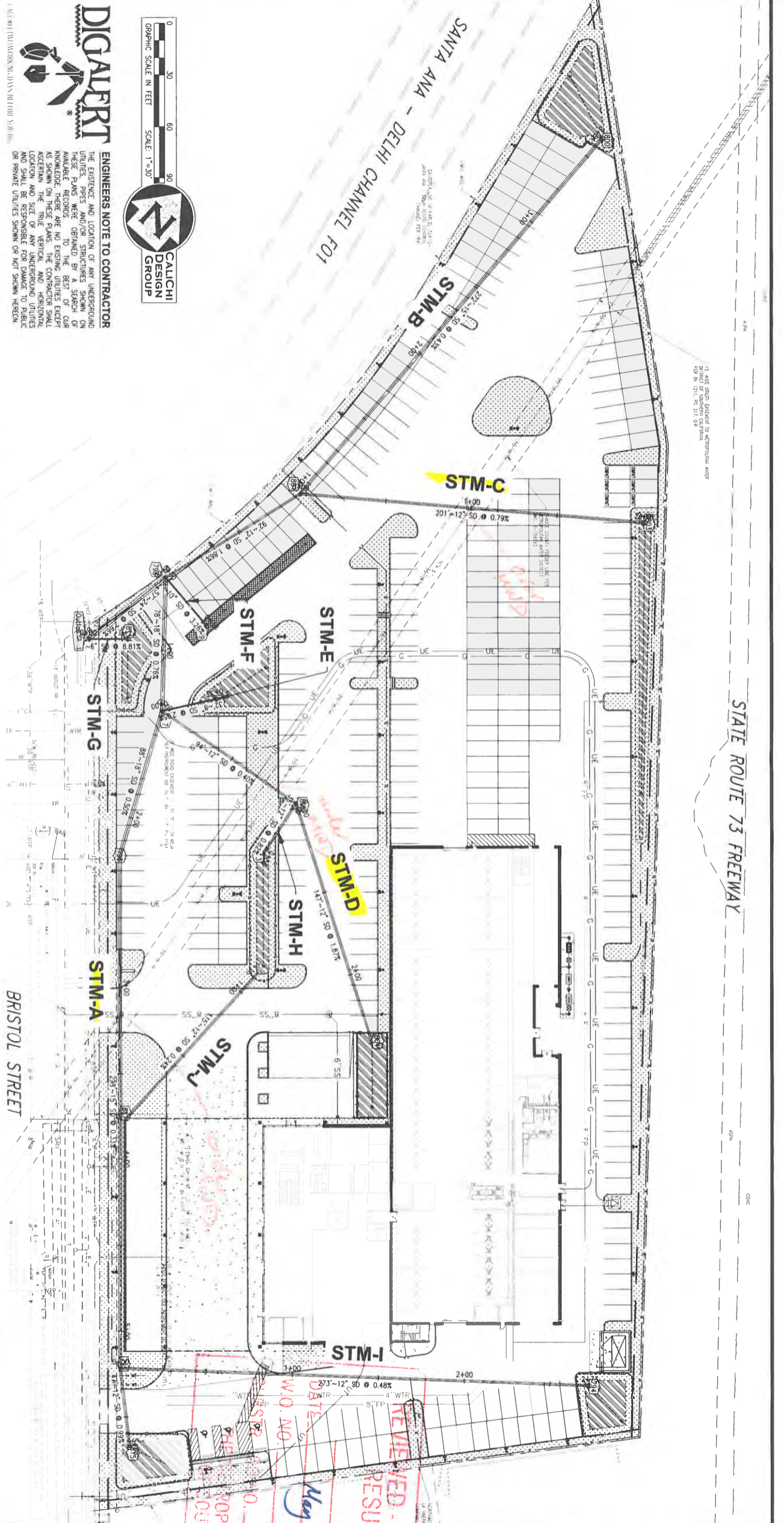
CAULCHI DESIGN
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SUITE 200
LAS VEGAS, NV 89101
PHONE 312 940 0033

**REVIEWED - CORRECTIONS NOTED
RESUBMITTAL REQUIRED**

May 7, 2019

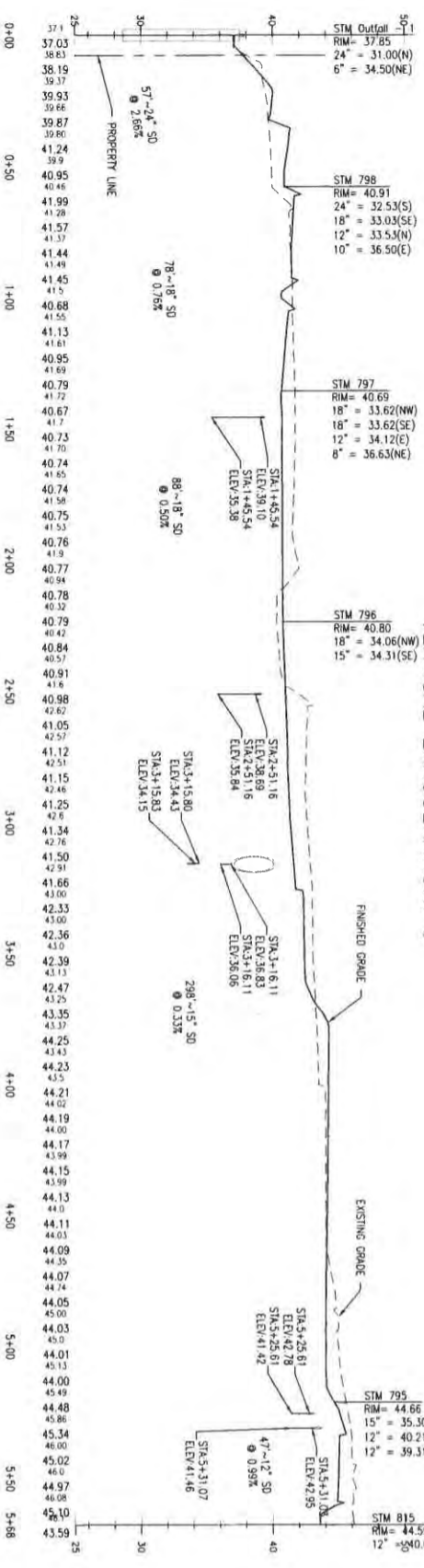
2011-17-029

METROPOLITAN WATER DISTRICT
SOUTHERN CALIFORNIA

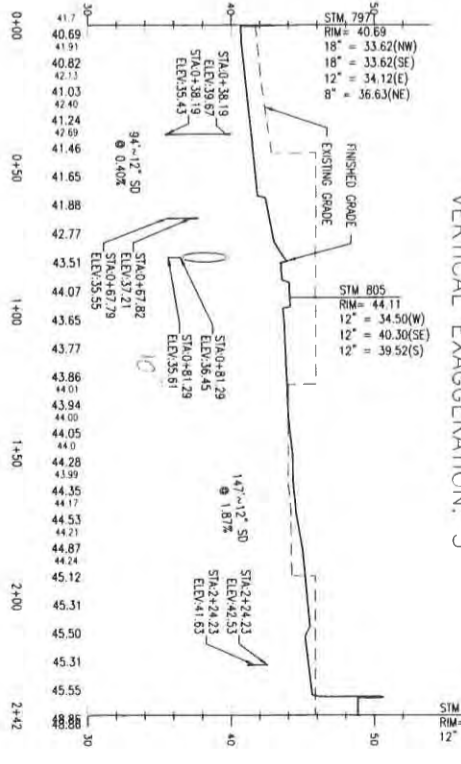


DIGALERT
ENGINEERS NOTE TO CONTRACTOR
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.

PROFILE VIEW: **STM-A**
HORIZONTAL SCALE: 20
VERTICAL EXAGGERATION: 5



PROFILE VIEW: **STM-D**
HORIZONTAL SCALE: 20
VERTICAL EXAGGERATION: 5



C3.05



Project Name: AUDI OF COSTA MESA
1275 S BRISTOL STREET
COSTA MESA, CALIFORNIA 92626
Project Number: 27 6664 000
Description: STORM DRAIN PROFILES
Date: 05/07/19
Scale: AS SHOWN
SHEET SIZE: 24" x 36"

Fletcher Jones
Motorcars, Inc.
7300 W. SAHARA AVENUE
LAS VEGAS, NV 89117

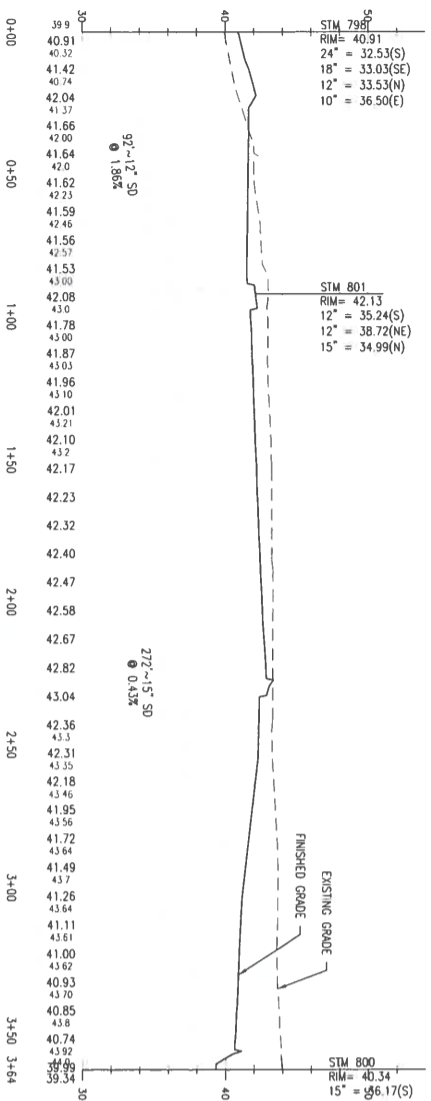


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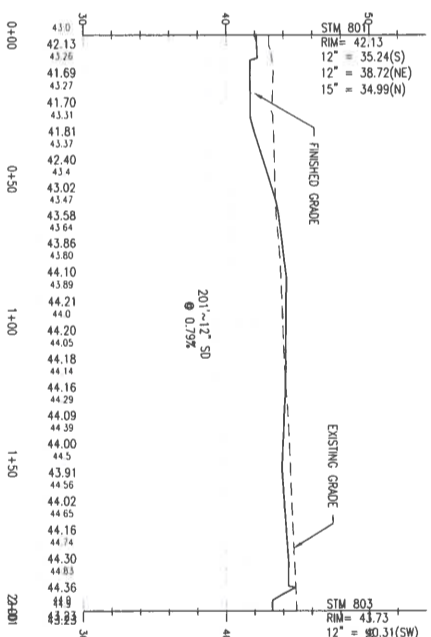
GAUCHI DESIGN
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REVIEWED - CORRECTIONS NOTED
RESUBMITTAL REQUIRED
 DATE May 7, 2019
 M.O. NO. _____
 SUBSTR. JOB NO. 2011-17-029
 THE METROPOLITAN WATER DISTRICT
 OF SOUTHERN CALIFORNIA

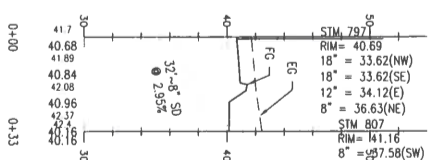
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HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGGERATION: 5



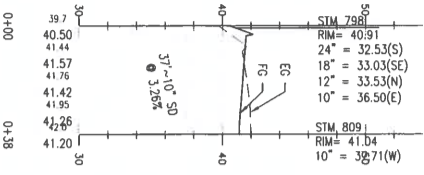
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HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGGERATION: 5



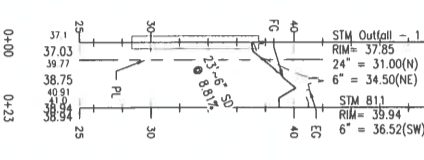
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HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGGERATION: 5



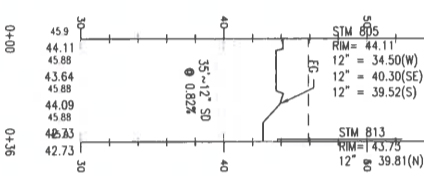
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VERTICAL SCALE: 4
VERTICAL EXAGGERATION: 5



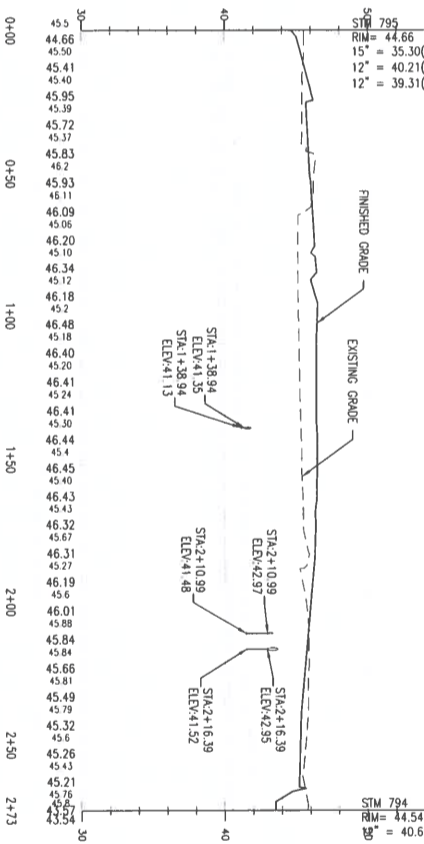
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HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGGERATION: 5



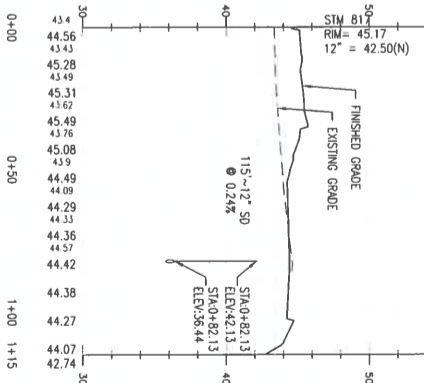
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HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGGERATION: 5



PROFILE VIEW: STM-I
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGGERATION: 5



PROFILE VIEW: STM-J
HORIZONTAL SCALE: 20
VERTICAL SCALE: 4
VERTICAL EXAGGERATION: 5



Title Description
02/04/2019 PLANNING/SUBMITTAL
03/06/2019 PROGRESS PRINT
03/15/2019 ISSUED FOR DESIGN DEVELOPMENT
04/15/2019 PROGRESS PRINT

Project Name:
AUDI OF COSTA MESA
1275 S BRISTOL STREET
COSTA MESA, CALIFORNIA 92626
Project Number:
27.6664.000

Description:
STORM DRAIN PROFILES

Scale: AS SHOWN SHEET SIZE: 24" x 36"

Sheet: C3.06



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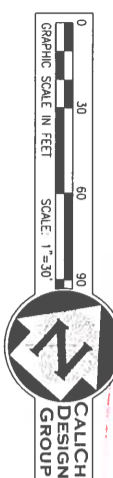
DATE May 7, 2019

W.O. NO. 2011-17-029

SUBSTR. JOB NO. 2011-17-029

**REVIEWED - CORRECTIONS NOTED
RESUBMITTAL REQUIRED**

THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA



GRAPHIC SCALE IN FEET SCALE 1"=30'

EROSION AND SEDIMENT CONTROL NOTES:

- CONTRACTOR TO PROTECT OPEN UTILITY TRENCHES AND TRENCH SPOILS USING APPROPRIATE BMP'S/MEASURES SHOWN ON THE PLAN.
- PREVENT EROSION AND CONTAIN SEDIMENT ON THE SITE.
- EXCEPT AS OTHERWISE DIRECTED BY THE PROJECT INSPECTOR, ALL EROSION CONTROL AND DRAINAGE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.
- CLEAN OUT MUD AND SILT IN SEDIMENT CONTROL DEVICES AFTER EACH RAIN OR AS DIRECTED BY THE PROJECT INSPECTOR.
- REPAIR AND MAINTAIN ALL EROSION CONTROL DEVICES SHOWN ON THIS PLAN. ONLY BE REMOVED WHEN THE PROJECT HAS COMPLETED FINAL STABILIZATION.
- GRADED AREAS ADJACENT TO SLOPES MUST DRAIN AWAY FROM THE TOP OF SLOPE AT CONCLUSION OF EACH WORKING DAY WHEN THERE IS A FORECAST OF RAIN.
- ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY, SHALL BE REMOVED FROM THE SITE.
- DESIGNING BUSINESS SHALL BE DRAINED OR PAVED OR, WITHIN 24 HOURS AFTER EACH STORAGE CAPACITY IS MET.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE SHALL BE LEFT TO THE DISCRETION OF THE PROJECT INSPECTOR AND CONTRACTOR.
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES IF DEMAND NECESSARY BY SITE INSPECTION. ADDITIONAL MEASURES WILL BE INSTALLED.
- ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO THE LATEST REGULATIONS FOR THE CITY, COUNTY AND STATE.
- THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO THE PUBLIC RIGHT-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO THE PUBLIC ROADWAY OR INTO THE PUBLIC STORM DRAIN SHALL BE REMOVED IMMEDIATELY.
- PRIOR TO COMMENCEMENT OF LAND DISTURBING ACTIVITIES, THE LIMITS OF LAND DISTURBANCE SHALL BE DEMARCATED BY APPROPRIATE MEANS. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE BOUNDARIES OF THE PROJECT.
- THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITIONS AND EROSION. ALL SEDIMENT CONTROLS WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION.
- THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN IT IS WITHIN 1/2 OF THE TOP OF THE PERMANENT VEGETATION.
- THE CONTRACTOR SHALL OPERATE AND MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN THE PREVENTION OF OPERATED OR UNOPERATED VEHICLES FROM LEAVING THE SITE.
- CONSTRUCTION BEING STOPPED UNTIL SUCH MEASURES ARE CORRECTED.
- A COPY OF ALL APPROVED PERMITS AND PLANS SHALL BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN AN ON-SITE DAILY LOG OF ALL MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES. LOG SHALL BE MADE AVAILABLE FOR INSPECTION AT ALL TIMES.
- CONTRACTOR SHALL ENSURE ALL VEHICLES/EQUIPMENT EXITING THE SITE ARE FREE OF DIRT AND DEBRIS TO PREVENT SEDIMENT TRACKING ONTO PUBLIC ROADWAYS.
- PERMITS, EROSION CONTROL MEASURES TO BE USED AS NECESSARY BY THE CONTRACTOR TO CONTROL SEDIMENT RUNOFF, INCLUDING AROUND UTILITY TRENCHES. BMP'S TO CONTROL PERMITS SHALL BE THEIR TOLLS AND GRAVEL BARS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN UP OF DEBRIS AND SEDIMENT AT ALL TIMES. TRUCK WASHES, PREVENT SLEPPING, AND ALL OTHER NECESSARY BMP'S SHALL BE USED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- CONTRACTOR TO PROTECT OPEN TRENCHES WITH APPROPRIATE BMP'S, INCLUDING BUT NOT LIMITED TO GRAVEL BAR, FRENCH PROTECTION.
- CONTRACTOR TO PROTECT TRENCH DRAINS WITH APPROPRIATE BMP'S.

EROSION CONTROL LEGEND

- INLET PROTECTION - REFER TO CDSA BMP FACT SHEET SE-10; AND DETAILS 2 AND 3 ON SHEET CS-02
- STRIP MAT/FIBER ROLL OR SANDING BARRIER - REFER TO CDSA BMP FACT SHEET SE-5 & SE-8; AND DETAIL 4 ON SHEET CS-02
- TEMPORARY CONCRETE WASHOUT EQUIPMENT - REFER TO CDSA BMP FACT SHEET WM-8; CALTRANS STANDARD PLAN 15; AND DETAIL 5 ON SHEET CS-02
- CONTRACTOR TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.
- TEMPORARY CONSTRUCTION ENTRANCE - REFER TO CDSA BMP FACT SHEET TC-1; CALTRANS STANDARD PLAN 15B; AND DETAIL 1 ON SHEET CS-02
- TEMPORARY SANITARY FACILITIES - REFER TO CDSA BMP FACT SHEET WM-9
- CONTRACTOR TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.
- STOCKPILE MANAGEMENT STAGING AREA - REFER TO CDSA BMP FACT SHEET WM-3; CONSTRUCTION REQUIRES.
- VEHICLE AND EQUIPMENT CLEANING, FUELING, AND MAINTENANCE STAGING AREA - REFER TO CDSA BMP FACT SHEETS NS-8, NS-9 AND NS-10 (RESPECTIVELY). CONTRACTOR TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.
- MATERIAL DELIVERY AND STORAGE STAGING AREA - REFER TO CDSA BMP FACT SHEET WM-1; CONSTRUCTION TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.
- SMALL PREVENTION MATERIALS STAGING AREA - REFER TO CDSA BMP FACT SHEET WM-4; CONSTRUCTION TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.
- WASTE STORAGE AREA - CONTRACTOR TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.

LEGEND

- | PROPOSED | EXISTING |
|--|--|
| PROPERTY LINE | PROPERTY LINE |
| EASEMENT LINE | EASEMENT LINE |
| SITE IMPROVEMENTS | SITE IMPROVEMENTS |
| 1'-FOOT CONTOUR | 1'-FOOT CONTOUR |
| 5'-FOOT CONTOUR | 5'-FOOT CONTOUR |
| WATER LINE | WATER LINE |
| FIRE PROTECTION WATER LINE | FIRE PROTECTION WATER LINE |
| SANITARY SEWER LINE | SANITARY SEWER LINE |
| STORM DRAIN LINE | STORM DRAIN LINE |
| OVERHEAD ELECTRIC - SEE SEE PLANS | OVERHEAD ELECTRIC - SEE SEE PLANS |
| UNDERGROUND ELECTRIC - SEE SEE PLANS | UNDERGROUND ELECTRIC - SEE SEE PLANS |
| CAS SERVICE | CAS SERVICE |
| UNDERGROUND DATA AND TELEPHONE LINE | UNDERGROUND DATA AND TELEPHONE LINE |
| FENCE | FENCE |
| FIRE LINE | FIRE LINE |
| LANDSCAPE SWALE | LANDSCAPE SWALE |
| OVERLAND ROW ROUTE FOR T/C | OVERLAND ROW ROUTE FOR T/C |
| TREE | TREE |
| WATER VALVE | WATER VALVE |
| FIRE HYDRANT/FIRE DEPT CONNECTION | FIRE HYDRANT/FIRE DEPT CONNECTION |
| WATER METER OR BOX | WATER METER OR BOX |
| SEWER MANHOLE | SEWER MANHOLE |
| SEWER CLEANOUT | SEWER CLEANOUT |
| CATCH BASIN, JUNCTION BOX, OR DROP INLET | CATCH BASIN, JUNCTION BOX, OR DROP INLET |
| STORM MANHOLE | STORM MANHOLE |
| STORM CLEANOUT | STORM CLEANOUT |
| LIGHT POLE OR UTILITY POLE | LIGHT POLE OR UTILITY POLE |
| ? | ? |

EROSION AND SEDIMENT CONTROL PLAN

Project Name: **AUDI OF COSTA MESA**
1275 S BRISTOL STREET
COSTA MESA, CALIFORNIA 92628
Project Number: **27.6664.000**

2.42.9 P. ANLN
03.8.2019 PR. GHE
03.15.2.19 S. E. F
4.52 R. RE

AS SHOWN SHEET SIZE: 24" x 36"

C3.08

DIGAUFERT ENGINEERS NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON AVAILABLE RECORDS OR SHOWN ON THESE PLANS OR AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.



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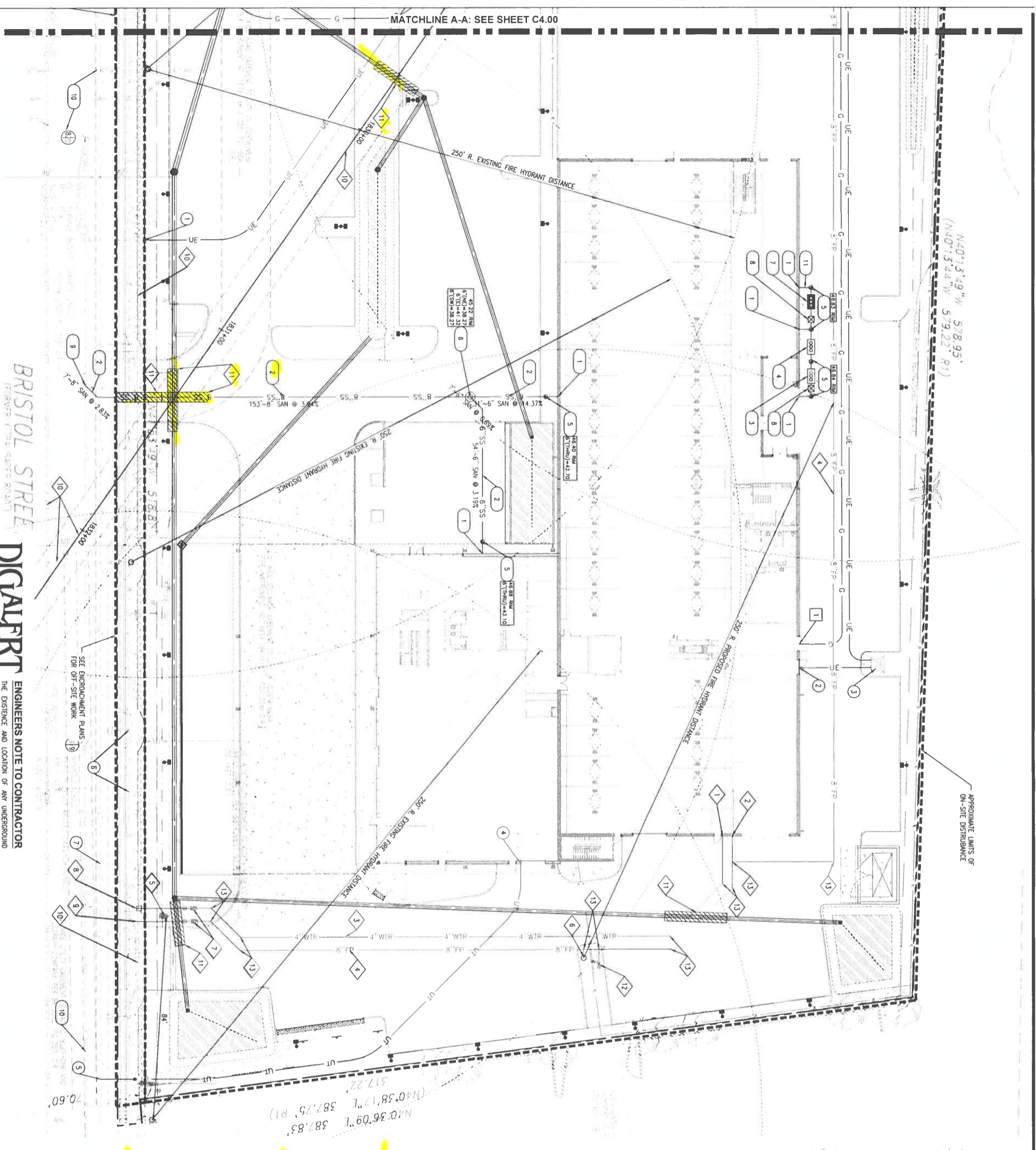


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**REVIEWED - CORRECTIONS NOTED
RESUBMITTAL REQUIRED**

DATE: 11/28/19
BY: [Signature]
CITY WATER DISTRICT
CALIFORNIA



PROPOSED	EXISTING	LEGEND
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	SITE IMPROVEMENTS
---	---	1-FOOT CONTROL
---	---	5-FOOT CONTROL
---	---	WATER LINE
---	---	FIRE PROTECTION WATER LINE
---	---	SANITARY SEWER LINE
---	---	STORM DRAIN LINE
---	---	OVERHEAD ELECTRIC SEE SEE PLANS
---	---	UNDERGROUND ELECTRIC SEE SEE PLANS
---	---	GAS SERVICE
---	---	UNDERGROUND DATA AND TELEPHONE LINE
---	---	FENCE
---	---	LANDSCAPE SWALE
---	---	OVERLAND FLOW ROUTE FOR 1%IC
---	---	TREE
---	---	SON
---	---	WATER VALVE
---	---	FIRE HYDRANT/FIRE DEPT CONNECTION
---	---	WATER METER OR BOX
---	---	SEWER MANHOLE
---	---	SEWER CLEANOUT
---	---	AREA DRAIN, CATCH BASIN, JUNCTION BOX, OR DROP-INLET
---	---	STORM MANHOLE
---	---	STORM CLEANOUT
---	---	LIGHT POLE OR UTILITY POLE

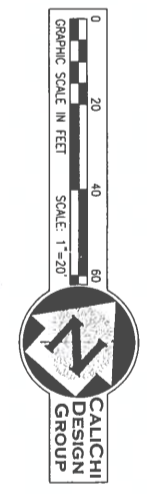
- CONNECT PROPOSED 4" DOMESTIC WATER SERVICE TO BUILDING SERVICE STUB. SEE PLUMBING PLANS FOR CONTINUATION.
- CONNECT PROPOSED 8" FIRE WATER PROTECTION SERVICE TO BUILDING SERVICE STUB. FC TO BE LOCATED ON BUILDING WALL. SEE PLUMBING PLANS FOR CONTINUATION.
- PROPOSED 4" DOMESTIC WATER SERVICE LINE TRENCH PER DETAIL 4 ON SHEET C03.04
- PROPOSED 8" DEDICATED FIRE WATER SERVICE LINE TRENCH PER DETAIL 4 ON SHEET C03.04
- PROPOSED DEDICATED FIRE DEPARTMENT CONNECTION ON A SHARED RELIEF EXISTING POSSIBLE.
- PROPOSED FIRE HYDRANT, PER DETAIL 7 ON SHEET C03.04 TO BE PROVIDED BY CITY WATER DISTRICT COSTA MESA FIRE DEPARTMENT
- PROPOSED DATE VALVE/BACK FLOW PREVENTER ASSEMBLY, PER DETAIL 1, 2, AND 3 ON SHEET C03.04
- CONNECT PROPOSED DOMESTIC WATER SERVICE TAP FROM EXISTING WATER LINE TO BUILDING SERVICE STUB. SEE PLUMBING PLANS FOR CONTINUATION AND DETAIL, IF POSSIBLE. SEE PLUMBING PLANS FOR CONTINUATION.
- CONNECT PROPOSED FIRE WATER PROTECTION SERVICE TAP FROM EXISTING WATER LINE TO BUILDING SERVICE STUB. SEE PLUMBING PLANS FOR CONTINUATION.
- CONTRACTOR TO PROTECT EXISTING WATER LINE/STRUCTURE TO REMAIN.
- SLICE NON-POURABLE UTILITY (STORM DRAIN/SANITARY SEWER) WITH BUILT-UP JOINTED HOPE FOR 10' O.C. OF CONTACT WHEN UTILITY SEPARATION OF 1' FOOT IS NOT ACHIEVABLE. INSTALL PERFORMED EXPANSION JOINT FILLER PER MIMOS STANDARD DETAIL C-1183Z. INSTALL POST INDICATION VALVE AS SHOWN.
- PROPOSED BRIDGE WITH RAISED BLOCK, PER DETAIL 8 ON SHEET C03.03
- PROPOSED BRIDGE WITH RAISED BLOCK, PER DETAIL 8 ON SHEET C03.03
- CONNECT SANITARY SEWER LATERAL TO BUILDING. SEE BUILDING PLUMBING PLANS FOR CONTINUATION.
- PROPOSED VCP SANITARY SEWER SERVICE PIPE. SIZE, LENGTH AND SLOPE PER PLAN.
- TRENCH PER DETAIL 8 ON SHEET C03.03
- PROPOSED 1.500 GALLON RECYCLED PPELE BLENDED WATER SEPARATION UNIT. SEE BUILDING PLUMBING PLANS FOR DETAILS.
- PROPOSED 1.500 GALLON RECYCLED PPELE BLENDED OIL/SOIL SEPARATION UNIT. SEE BUILDING PLUMBING PLANS FOR DETAILS.
- PROPOSED TWO-WAY SANITARY SEWER CLEANOUT. PER DETAIL 5 ON SHEET C03.03
- PROPOSED 48" SANITARY SEWER MANHOLE WITH FRAME AND COVER, PER DETAIL 3 ON SHEET C03.03
- PROPOSED CARRYAWAY RECLAIMED WATER CARRIER. SEE BUILDING PLUMBING PLANS FOR DETAILS.
- PROPOSED SAMPLING BOX.
- CONNECT PROPOSED VCP SANITARY SEWER TO EXISTING MAIN. PER DETAIL 4 ON SHEET C03.03
- EXISTING SANITARY SEWER/STRUCTURE TO REMAIN. SITE PER PLAN. LOCATION PER RECORDS. NOT FIELD VERIFIED. GENERAL CONTRACTOR TO CONFIRM DEPTH, SIZE AND LOCATION - PROTECT IN PLACE.
- PROPOSED 6" ONLY WASTE VCP SANITARY SEWER SERVICE PIPE. TRENCH PER DETAIL 6 ON SHEET C03.03

- ### PRIVATE SANITARY SEWER KEY NOTES
- PROPOSED CONNECTION POINT OF PROPOSED UNDERGROUND ELECTRICAL CONDUITS TO EXISTING PUBLIC DISTRIBUTION. COORDINATE ROUNDING AND POINT OF CONNECTION WITH ELECTRICAL PLANS AND DATA PROVIDER PLANS FOR NUMBER OF CONDUITS, SIZE OF CONDUITS AND ROUNDING DETAILS.
 - PROPOSED PRIMATE TRANSFORMER PER SEE STANDARDS. SEE MEP PLANS.
 - PROPOSED JOINT TRENCH FOR DATA AND TELEPHONE. P.C. SERVICE CONDUITS TO BUILDING. SEE ON-SITE ELECTRICAL PLANS AND DATA PROVIDER PLANS FOR NUMBER OF CONDUITS, COORDINATION POINTS AND ROUNDING DETAILS. SEE BUILDING ELECTRICAL PLANS FOR CONTINUATION.
 - ASSUMED CONNECTION POINT OF PROPOSED UNDERGROUND DATA AND TELEPHONE CONDUITS TO EXISTING DISTRIBUTION. COORDINATE ROUNDING AND POINT OF CONNECTION WITH DATA AND TELEPHONE SERVICE PROVIDER PRIOR TO CONSTRUCTION. NEW WALL/PULL BOXES WILL BE REQUIRED.
 - CONTRACTOR TO PROTECT EXISTING ELECTRICAL SERVICE/STRUCTURE TO REMAIN.
 - CONTRACTOR TO PROTECT EXISTING DATA/TELEPHONE SERVICE/STRUCTURE TO REMAIN.

- ### DRY UTILITY KEY NOTES
- PROPOSED CONNECTION POINT OF PROPOSED UNDERGROUND ELECTRICAL CONDUITS TO EXISTING PUBLIC DISTRIBUTION. COORDINATE ROUNDING AND POINT OF CONNECTION WITH ELECTRICAL PLANS AND DATA PROVIDER PLANS FOR NUMBER OF CONDUITS, SIZE OF CONDUITS AND ROUNDING DETAILS.
 - PROPOSED PRIMATE TRANSFORMER PER SEE STANDARDS. SEE MEP PLANS.
 - PROPOSED JOINT TRENCH FOR DATA AND TELEPHONE. P.C. SERVICE CONDUITS TO BUILDING. SEE ON-SITE ELECTRICAL PLANS AND DATA PROVIDER PLANS FOR NUMBER OF CONDUITS, COORDINATION POINTS AND ROUNDING DETAILS. SEE BUILDING ELECTRICAL PLANS FOR CONTINUATION.
 - ASSUMED CONNECTION POINT OF PROPOSED UNDERGROUND DATA AND TELEPHONE CONDUITS TO EXISTING DISTRIBUTION. COORDINATE ROUNDING AND POINT OF CONNECTION WITH DATA AND TELEPHONE SERVICE PROVIDER PRIOR TO CONSTRUCTION. NEW WALL/PULL BOXES WILL BE REQUIRED.
 - CONTRACTOR TO PROTECT EXISTING ELECTRICAL SERVICE/STRUCTURE TO REMAIN.
 - CONTRACTOR TO PROTECT EXISTING DATA/TELEPHONE SERVICE/STRUCTURE TO REMAIN.

- ### GAS SERVICE KEY NOTES
- CONNECT PROPOSED GAS SERVICE TO BUILDING. SEE ARCHITECTURAL AND PLUMBING PLANS FOR CONTINUATION.
 - CONNECT PROPOSED GAS SERVICE TO EXISTING GAS MAIN.
 - CONTRACTOR TO PROTECT EXISTING GAS LINE TO REMAIN.

ENGINEERS NOTE TO CONTRACTOR
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY SEARCH OF PUBLIC RECORDS AND FIELD SURVEY. THE ENGINEERS KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND BE RESPONSIBLE FOR THE PROTECTION OF ALL PUBLIC OR PRIVATE UTILITIES SHOWN ON THIS DRAWING HEREON.



CAUCHI DESIGN GROUP
ENGINEERS NOTE TO CONTRACTOR
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY SEARCH OF PUBLIC RECORDS AND FIELD SURVEY. THE ENGINEERS KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND BE RESPONSIBLE FOR THE PROTECTION OF ALL PUBLIC OR PRIVATE UTILITIES SHOWN ON THIS DRAWING HEREON.

BRISTOL STREET
GAS SERVICE KEY NOTES
1 CONNECT PROPOSED GAS SERVICE TO BUILDING. SEE ARCHITECTURAL AND PLUMBING PLANS FOR CONTINUATION.
2 CONNECT PROPOSED GAS SERVICE TO EXISTING GAS MAIN.
3 CONTRACTOR TO PROTECT EXISTING GAS LINE TO REMAIN.

MATCHLINE A-A: SEE SHEET C4.00

Scale: AS SHOWN SHEET SIZE: 24" x 36"
C4.01
Per North

Utility Plan
27.6664.000
2019
03/15/2019
02/04/2019
03/08/2019
04/15/2019
PLANNING SUBMITTAL
PROGRESS PRINT
ISSUED FOR DESIGN DEVELOPMENT
PROGRESS PRINT

Project Name:
AUDI OF COSTA MESA
1275 S BRISTOL STREET
COSTA MESA, CALIFORNIA 92626
Project Number:
27.6664.000
Description:
UTILITY PLANE

North Arrow

Scale: AS SHOWN SHEET SIZE: 24" x 36"

Project Name:
AUDI OF COSTA MESA
1275 S BRISTOL STREET
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UTILITY PLANE

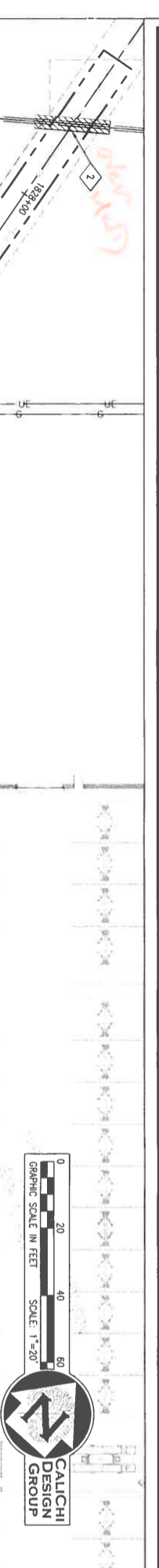
North Arrow

Scale: AS SHOWN SHEET SIZE: 24" x 36"

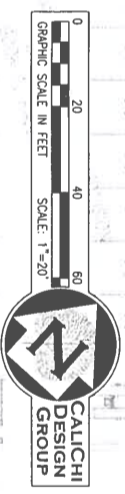
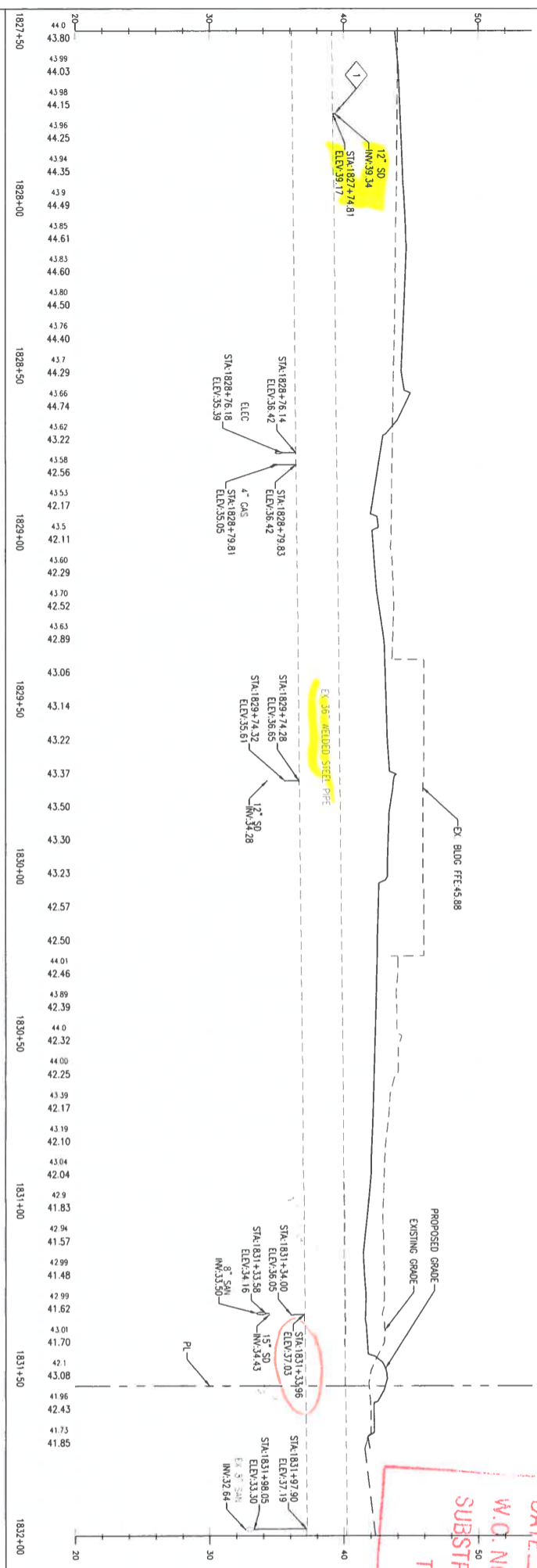
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North Arrow

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PROFILE VIEW: EX 36-INCH WELDED STEEL WTR MAIN
 HORIZONTAL SCALE: 20
 VERTICAL SCALE: 5
 VERTICAL EXAGGERATION: 4



PROPOSED	EXISTING
PROPERTY LINE	---
EASEMENT LINE	---
SITE IMPROVEMENTS	---
1'-FOOT CONTOUR	---
5'-FOOT CONTOUR	---
WATER LINE	---
FIRE PROTECTION WATER LINE	---
SANITARY SEWER LINE	---
STORM DRAIN LINE	---
OVERHEAD ELECTRIC: SEE SEE PLANS	---
UNDERGROUND ELECTRIC: SEE SEE PLANS	---
GAS SERVICE	---
UNDERGROUND DATA AND TELEPHONE LINE	---
FENCE	---
FIRE LINE	---
LANDSCAPE SWALE	---
OVERLAND FLOW ROUTE FOR T&C	---
TREE	---
SIGN	---
WATER VALVE	---
FIRE HYDRANT/FIRE DEPT CONNECTION	---
WATER METER OR BOX	---
SEWER MANHOLE	---
SEWER CLEANOUT	---
AREA DRAIN, CATCH BASIN, JUNCTION BOX, OR DROP INLET	---
STORM MANHOLE	---
STORM CLEANOUT	---
LIGHT POLE OR UTILITY POLE	---

WATER KEY NOTES

1 WHERE 1" ADVANCE OVER EXISTING WMOG MAIN NOT POSSIBLE, PRE REDUCE TO 1/2" ADVANCE OVER EXISTING WMOG MAIN. SEE STANDARD C-1152 FOR DETAIL.

2 SLOPE NON-POROUS UTILITY (STORM DRAIN/SANITARY SEWER) WITH BOTTOM-BOUNDED HOPE FOR 10' O.C. OF CONDUIT.

METRO WATER DISTRICT NOTE:

NOTIFY ORANGE COUNTY WATER SYSTEMS OPERATION TEAM, CELL NUMBER 714-577-5094, AT LEAST TWO WORKING DAYS PRIOR TO STARTING ANY WORK IN THE MOUNTAIN OF WMOG FACILITIES.

POTHOLING NOTE:

THE ORANGE COUNTY FEDER WMO WATERLINE WAS LOCATED BY SPECTRUM GEOPHYSICS IN THE FIELD ON JANUARY 8, 2018.

**REVIEWED - CORRECTIONS NOTED
 RESUBMITTAL REQUIRED**

DATE: May 7, 2019
 W.C. NO. _____
 SUBSTR. JOB NO. 2011-17-029

**THE METROPOLITAN WATER DISTRICT
 OF SOUTHERN CALIFORNIA**

DIGALERT ENGINEERS NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND PRIVATE UTILITIES SHOWN OR NOT SHOWN HERON SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HERON.

Fletcher Jones Motorcars, Inc.
 7300 W. SAHARA AVENUE
 LAS VEGAS, NV 89117

Gensler
 5420 LBJ FREEWAY, SUITE 1100
 DALLAS, TX 75240
 TELEPHONE 214.273.1500
 FAX 214.273.1505

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 CIVIL ENGINEERING
 111 LASALLE STREET
 CHICAGO IL 60602
 PHONE 312.501.4933

Project Name: AUDI OF COSTA MESA
 1273 S BRISTOL STREET
 COSTA MESA, CALIFORNIA 92626
 Project Number: 27.6664.000

Description: UTILITY PROFILES

Scale: AS SHOWN SHEET SIZE 24" X 36"

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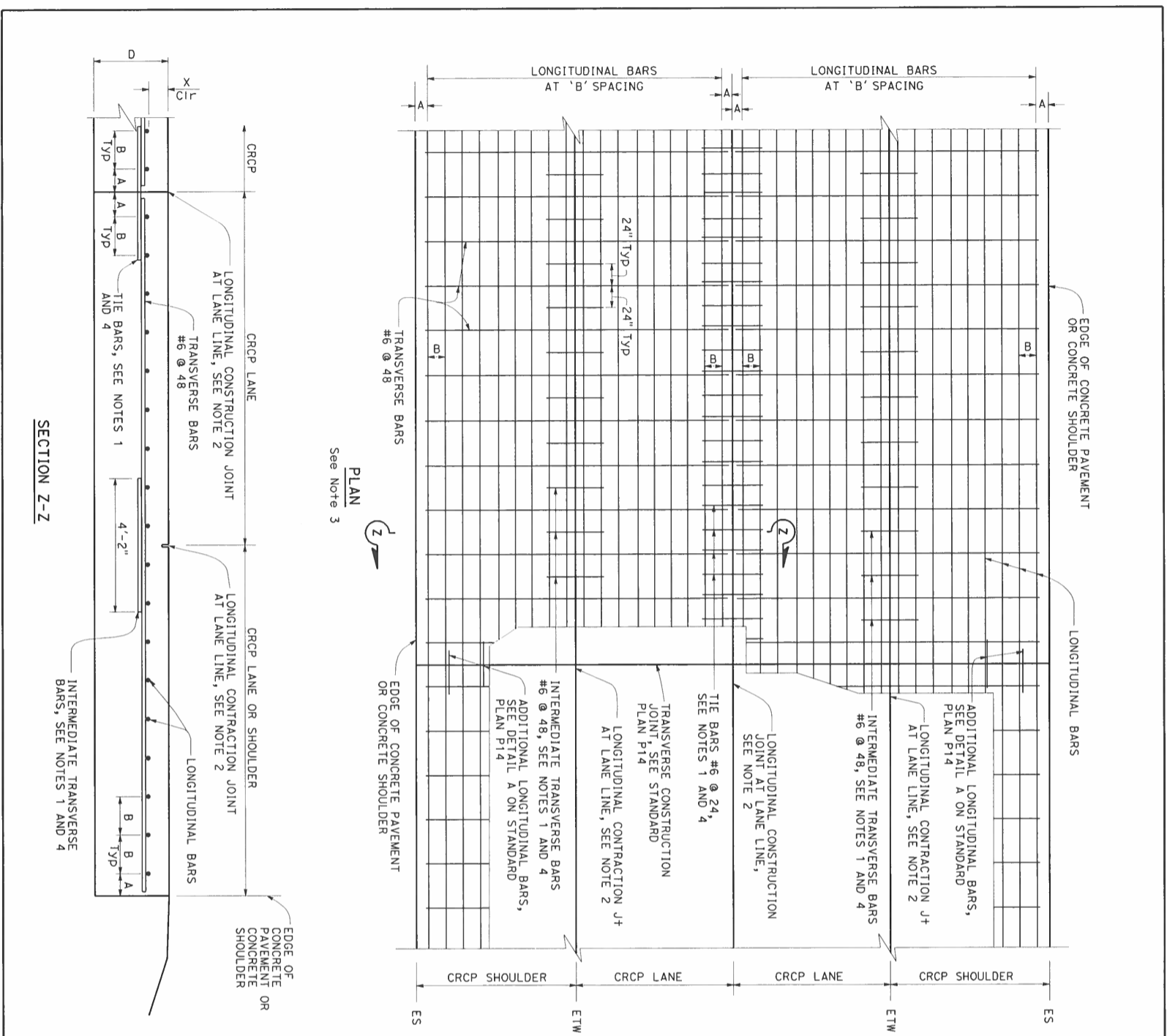


TABLE NO. 1 LONGITUDINAL BAR REINFORCEMENT

D	SLAB THICKNESS AND BAR SIZE	FIRST SPACING AT EDGE OR JOINT	REGULAR BARS	ADDITIONAL BARS AT TRANSVERSE CONSTRUCTION JOINT	CIP
.75'	#6	3" TO 4"	8.0"	SPACING 2 X B	X
.80'	#6	3" TO 4"	7.5"	16"	4"
.85'	#6	3" TO 4"	7.0"	15"	4"
.90'	#6	3" TO 4"	6.5"	14"	4"
.95'	#6	3" TO 4"	6.25"	13"	4"
1.00'	#6	3" TO 4"	6.0"	12.5"	4"
1.05'	#6	3" TO 4"	5.75"	12"	5"
1.10'	#6	3" TO 4"	5.5"	11.5"	5"

- NOTES:**
- Place tie bars and intermediate transverse bars parallel to and in the same plane as transverse bars.
 - For longitudinal contraction and construction joint details, see Standard Plan P16.
 - For curved lane layout see Standard Plan P16.
 - For the bar and intermediate transverse bar details, see Standard Plan P16.

ABBREVIATION:
D = Thickness of CRCP

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
**CONTINUOUSLY REINFORCED
CONCRETE PAVEMENT**
NO SCALE

P4

DATE: MAY 31, 2018
PROJECT: 9-30-19
SHEET NO.: 158
TOTAL SHEETS: 160

Duke Ruffino
REGISTERED CIVIL ENGINEER
No. 68149
EXPIRES 9-30-19

REGISTERED PROFESSIONAL ENGINEER
Duke Ruffino
No. 68149
EXPIRES 9-30-19

PLANS APPROVAL DATE: MAY 31, 2018
THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THIS SHEET.