Draft

BRISTOL MINI-STORAGE FACILITY (744 UNITS) AND FOOD COURT BUILDING (5,000 SQ. FT.)

Initial Study/Mitigated Negative Declaration

Prepared for
City of Costa Mesa

May 2016

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Section 1: Introduction

The City of Costa Mesa (City) has determined the proposed Bristol Mini-Storage Facility (744 units) and Food Court Building (5,000-square-foot (sq. ft.)) Project (project) is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). This Initial Study addresses the indirect, direct, and cumulative environmental impacts associated with the proposed project. The proposed project includes the demolition of an existing automotive strip mall and development of a self-storage facility and food hall. The project would be located within a 3.2-acre parcel. The proposed project includes rezone of the 3.2-acre site from Planned Development Commercial (PDC) to General Commercial (C2).

1.1 Statutory Authority and Requirements

In accordance with CEQA (Public Resources Code Sections 21000–21177) and pursuant to Section 15063 of Title 14 of the California Code of Regulations (CCR), the City of Costa Mesa, acting in the capacity of Lead Agency, is required to undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. If the Lead Agency finds that there is no evidence that the project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the Lead Agency must find that the project would not have a significant effect on the environment and must prepare a Negative Declaration or Mitigated Negative Declaration (MND) for that project. Such determination can be made only if "there is no substantial evidence in light of the whole record before the Lead Agency" that such impacts may occur (Section 21080(c), Public Resources Code).

The environmental documentation is intended as an informal document undertaken to provide an environmental basis for subsequent discretionary actions upon the project. The resulting documentation is not, however, a policy document and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required. The environmental documentation and supporting analysis is subject to a public review period. During this review, public agency comments on the document should be addressed to the City of Costa Mesa. Following review of any comments received, the City of Costa Mesa will consider these comments as part of the project's environmental review and include them with the Initial Study documentation for consideration by the Planning Commission and City Council of the City of Costa Mesa.

1.2 Purpose

The City of Costa Mesa has prepared this Initial Study/Mitigated Negative Declaration (IS/MND) to provide the public and responsible agencies with information about the potential environmental impacts associated with implementation of the Bristol Mini-Storage Facility (744 units) and Food Court Building (5,000 sq. ft.). This IS/MND includes project-level analysis of the proposed self-storage facility and food hall.

This IS/MND was prepared in compliance with Sections 15070 to 15075 of the State CEQA Guidelines of 1970 (as amended) and California Code of Regulations, Title 14, Division, Chapter 3. In accordance with Section 15070, an MND shall be prepared if the Initial Study identifies potentially significant effects, but revisions in the project plans would avoid or mitigate the effects to a point where clearly no significant effects would occur. As the CEQA lead agency, the City has determined that an IS/MND shall be prepared for the proposed project.

1.3 Incorporation by Reference

Documents relating to this IS/MND have been cited and incorporated, in accordance with Sections 15148 and 15150 of the CEQA Guidelines. This incorporation eliminates the need for inclusion of voluminous engineering and technical reports within the IS/MND. The documents are available for review at the City of Costa Mesa Development Services Department located at 77 Fair Drive, Costa Mesa, California 92626, and online at **www.costamesacagov**.

City of Costa Mesa 2000 General Plan (Adopted January 22, 2002). The City of Costa Mesa 2000 General Plan (General Plan) is the primary source of long-range planning and policy direction intended to guide growth and preserve the quality of life within the community. The General Plan contains goals, policies, and plans that are intended to guide land use and development decisions. It consists of a Land Use Plan Map and the following Elements, which together fulfill the state requirements for a General Plan: Land Use; Circulation/Transportation; Housing; Conservation; Noise; Safety; Open Space and Recreation; Growth Management; Community Design; and Historic and Cultural Resources. The General Plan was used throughout this IS/MND as a source of baseline data. According to the current (2013–2021) Housing Element (City of Costa Mesa 2008), as of 2010, there were 39,946 households within 16 square miles in the City.

City of Costa Mesa 2000 General Plan Environmental Impact Report. The City of Costa Mesa 2000 General Plan Environmental Impact Report (EIR) was certified on January 22, 2002, through City Council Resolution No. 02-07. The General Plan EIR analyzed the potential environmental impacts that would result from implementation of the City of Costa Mesa 2000 General Plan. General Plan EIR Table 3-6, Growth Increases Over Existing Conditions (2000) Associated with 2000 General Plan Implementation (2020), identifies new development projected between 2000 and 2020. The environmental impact analysis contained in the General Plan EIR assumes 42,469 dwelling units and 46,683,237 sf of non-residential land uses, which represents a growth of 1,892 additional dwelling units and 12,643,695 additional sf of non-residential uses by 2020. The General Plan EIR concluded that impacts in the following areas would be significant and unavoidable (see General Plan EIR Section 8.0):

- Transportation and Circulation (roadway capacity at Bristol Street, east of Red Hills Avenue
- Noise (long-term mobile sources)
- Air Quality (short- and long-term emissions)

The General Plan and General Plan EIR were used in this IS/MND as a source of baseline data.

City of Costa Mesa Municipal Code. The City of Costa Mesa Municipal Code (CMMC) consists of regulatory, penal, and administrative ordinances of the City of Costa Mesa. It is the method the City uses to implement control of land uses, in accordance with General Plan goals and policies. The City of Costa Mesa Zoning Code is found in CMMC Title 13, Planning, Zoning, and Development. The purpose of CMMC Title 13 is to promote the public health, safety, and general welfare, and preserve and enhance the aesthetic quality of the city by providing regulations to ensure that an appropriate mix of land uses occur in an orderly manner. The CMMC and CMMC Title 13 are referenced throughout this Initial Study for descriptions and requirements of the City's regulatory framework.

Section 2: Project Description

2.1 Project Location

The project site is located in the eastern portion of the City of Costa Mesa, in Orange County. The site is approximately one mile east of State Route (SR) 55 and immediately south of SR-73. Specifically, the site is located at the southern end of Bristol Street west of Campus Drive where the road splits into a frontage road along SR-73 at 375 Bristol Street (see **Figures 1**, **2,** and **3**).

2.2 Environmental Setting

The project area is developed with urban uses that include commercial, residential, and recreational uses. The project site consists of one parcel, which totals 3.2 acres of land. The site is relatively flat with on-site elevation of approximately 30 feet above mean sea level (amsl). The site is currently developed with an automotive strip mall called Autoplex constructed in or shortly after 1987. The automotive strip mall consists of three buildings with multiple tenants and an associated parking lot. Primary site access is provided via Bristol Street. The site is not set back from the adjacent property to the west. The 55-foot-wide concrete Santa Ana Delhi Channel Watershed borders the southern portion of the project site. A buffer of 70 feet separates the project site to the nearest residence. On-site water and sewer are provided by Mesa Water District and Costa Mesa Sanitary District.

2.2.1 General Plan and Zoning

General Plan

According to the City of Costa Mesa General Plan Land Use Map, the site is designated as General Commercial. The General Commercial designation is intended to permit a wide range of commercial which serve both local and regional needs.

Zoning

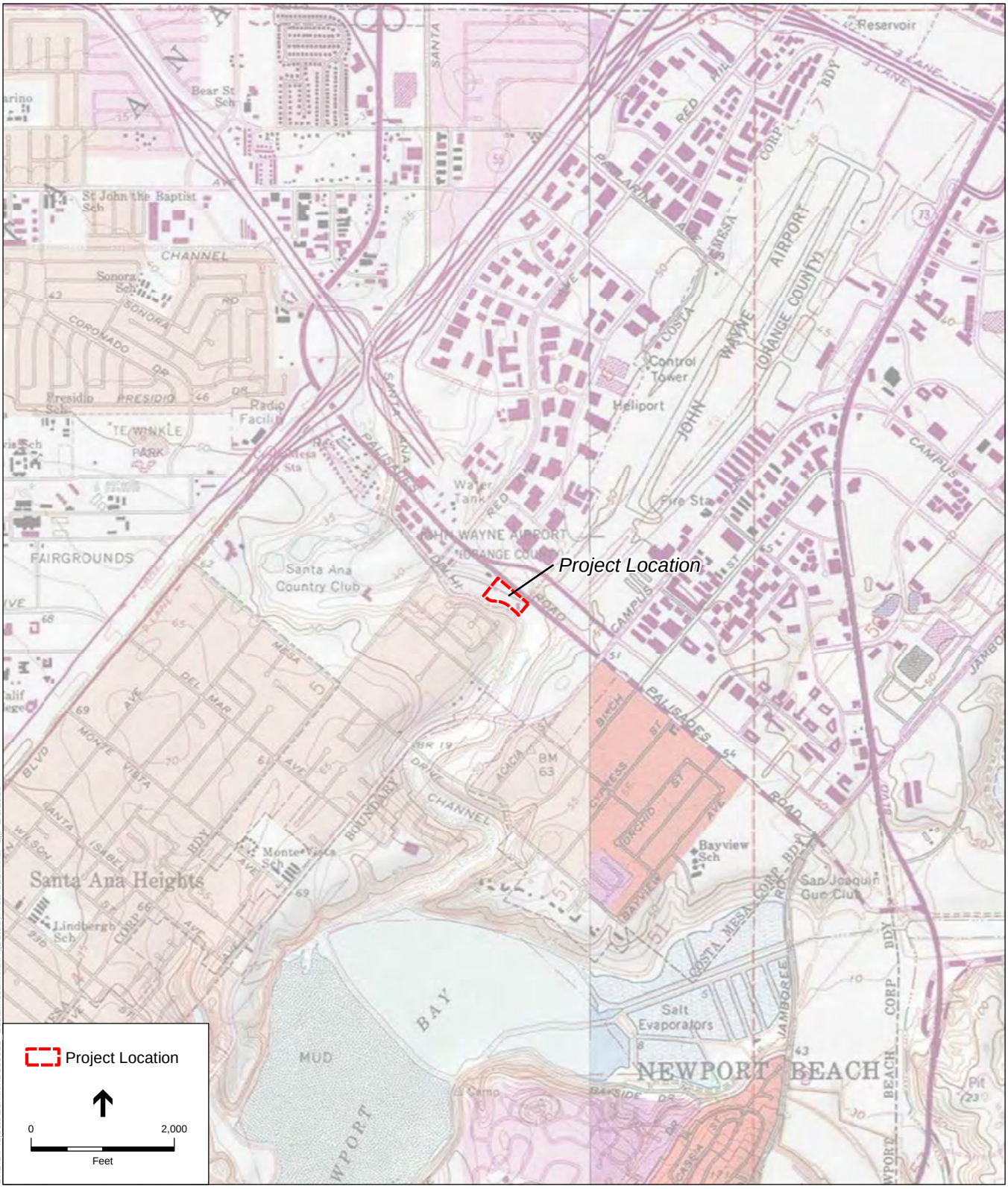
The project site is currently zoned Planned Development Commercial (PDC). The project applicant proposes to amend the existing zoning to General Business District (C2) to accommodate the proposed project. General Business District allows for the proposed mini warehouse and food hall use.

SOURCE: ESRI

Costa Mesa IS/MND.150652

Figure 1

Regional Location Map



SOURCE: ESRI

Costa Mesa IS/MND.150652

Figure 2

Study Area Map - Topographic Base

SOURCE: ESRI, Orange County GIS

Costa Mesa IS/MND.150652

Figure 3

Study Area Map - Aerial Base

The proposed zoning is consistent with the existing General Plan General Commercial land use designation which allows the proposed mini warehouse and the food hall use.

2.2.2 Existing Surrounding Land Uses

Land uses surrounding the project site include commercial and residential. Land uses immediately adjacent to the project site consist of the following:

North: Bristol Street and SR 73 are located north of the project site.

East: The Newport Beach Gold Course is located immediately east of the project site. This property is zoned as Open Space per the City of Newport Beach Zoning Map (City of Newport Beach, 2010).

South: The Santa Ana Delhi Channel is located immediately south of the project site. A residential neighborhood is located south of the channel. The residential neighborhood is zoned Santa Ana Heights Specific Plan per the City of Newport Beach Zoning Map (City of Newport Beach, 2010).

West: A commercial strip mall with multiple tenants including bridal cakes shop and bridal salon are located immediately to the west. Currently, there is no setback between the existing building on the project site and the existing building on the adjacent property.

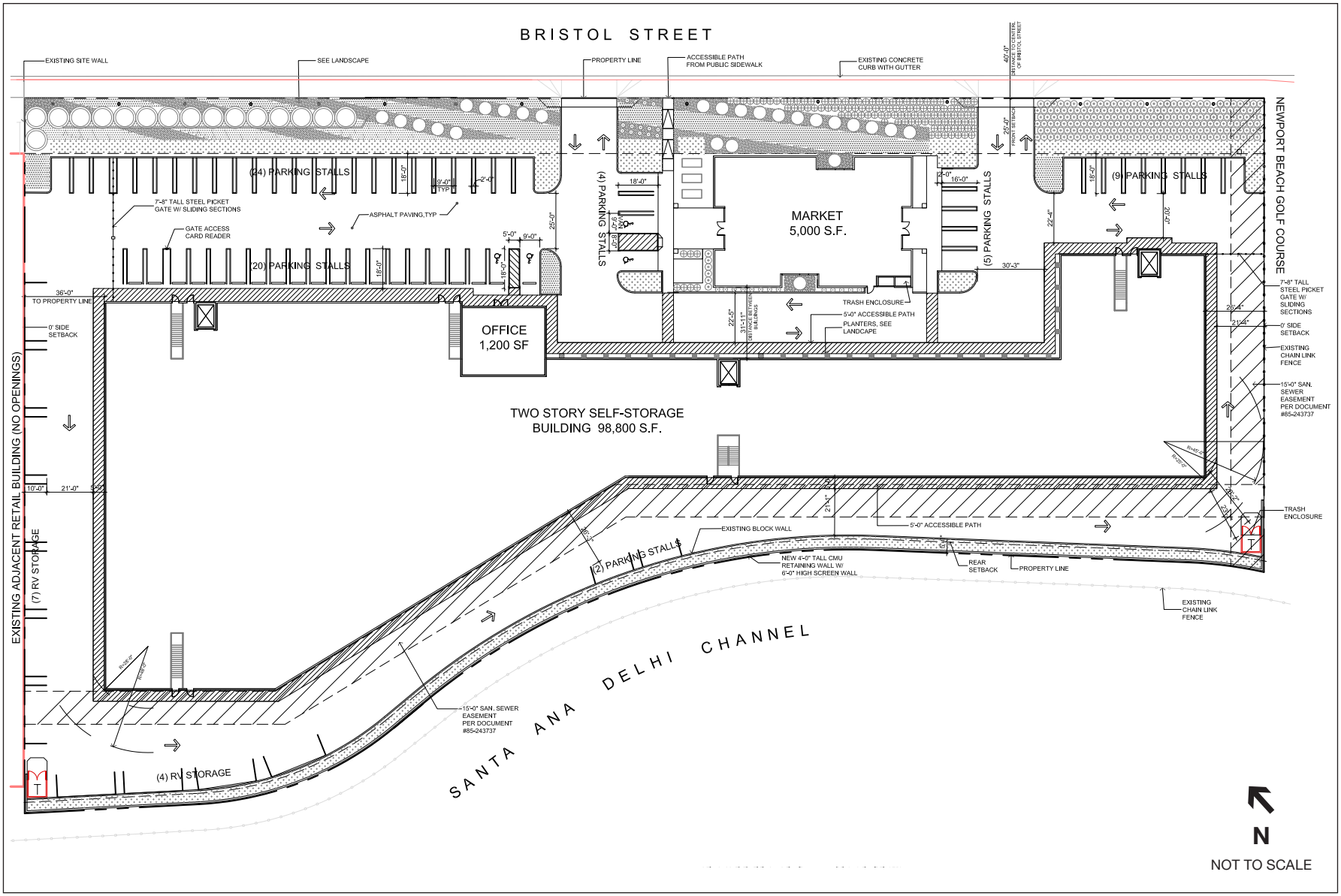
2.3 Project Features

The proposed project includes the development of a two-story self-storage facility and food hall at 375 Bristol Avenue (**Figure 4**). The proposed project requires City of Costa Mesa approval of the Conditional Use Permit, zone change from PDC to C2, Demolition Permit, Grading Permit, and Building Permit(s). The project components are further described and in the following pages.

2.3.1 Bristol Mini-Storage Facility (744 units) and Food Court Building (5,000 sq. ft.) Project

The City of Costa Mesa is processing a planning application from Sanderson J Ray Development for demolition of an existing 37,883 sf multi-tenant automotive center, and the development of a two-story, 38,000 sf, 744-unit self-storage facility with a freestanding 5,000 sf multi-tenant food court pad building. The project would include a 1,200 sf ground-floor management office (100,000 sf total).

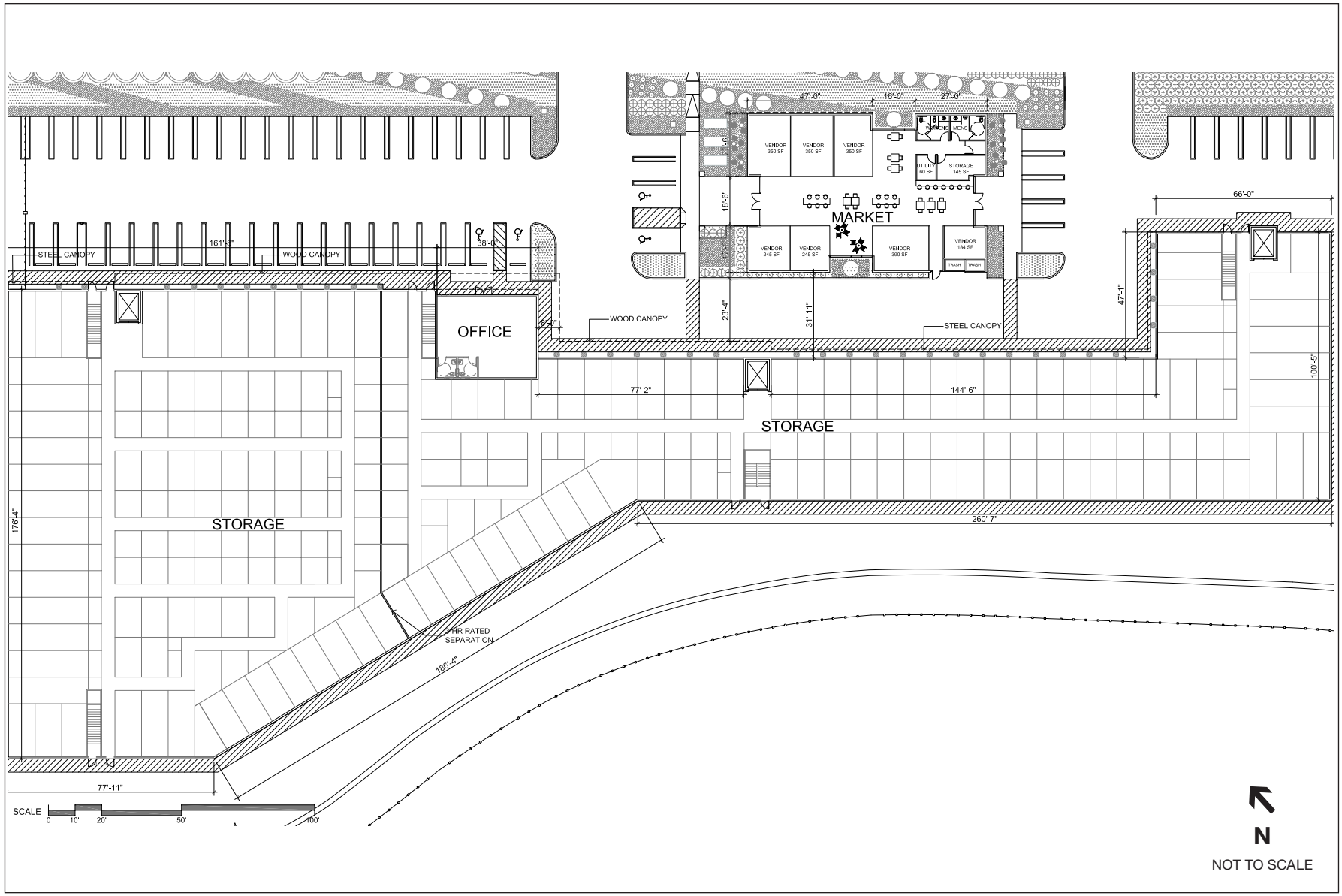
The proposed food vendor mix is planned to be local chef/entrepreneurs providing unique offerings that will provide Costa Mesa residents with additional high-quality food choices. The space is planned to provide long-term flexibility to easily change the stall sizes as the tenant mix and market changes. The range of number of operators could be from a single tenant up to seven smaller lease spaces, as illustrated in **Figure 5**. Similar kitchen and food preparation arrangements are located locally at the Fourth Street Market in the city of Santa Ana and the Anaheim Packing District in the city of Anaheim.



SOURCE: Wiley Architects

Costa Mesa IS/MND . 150652

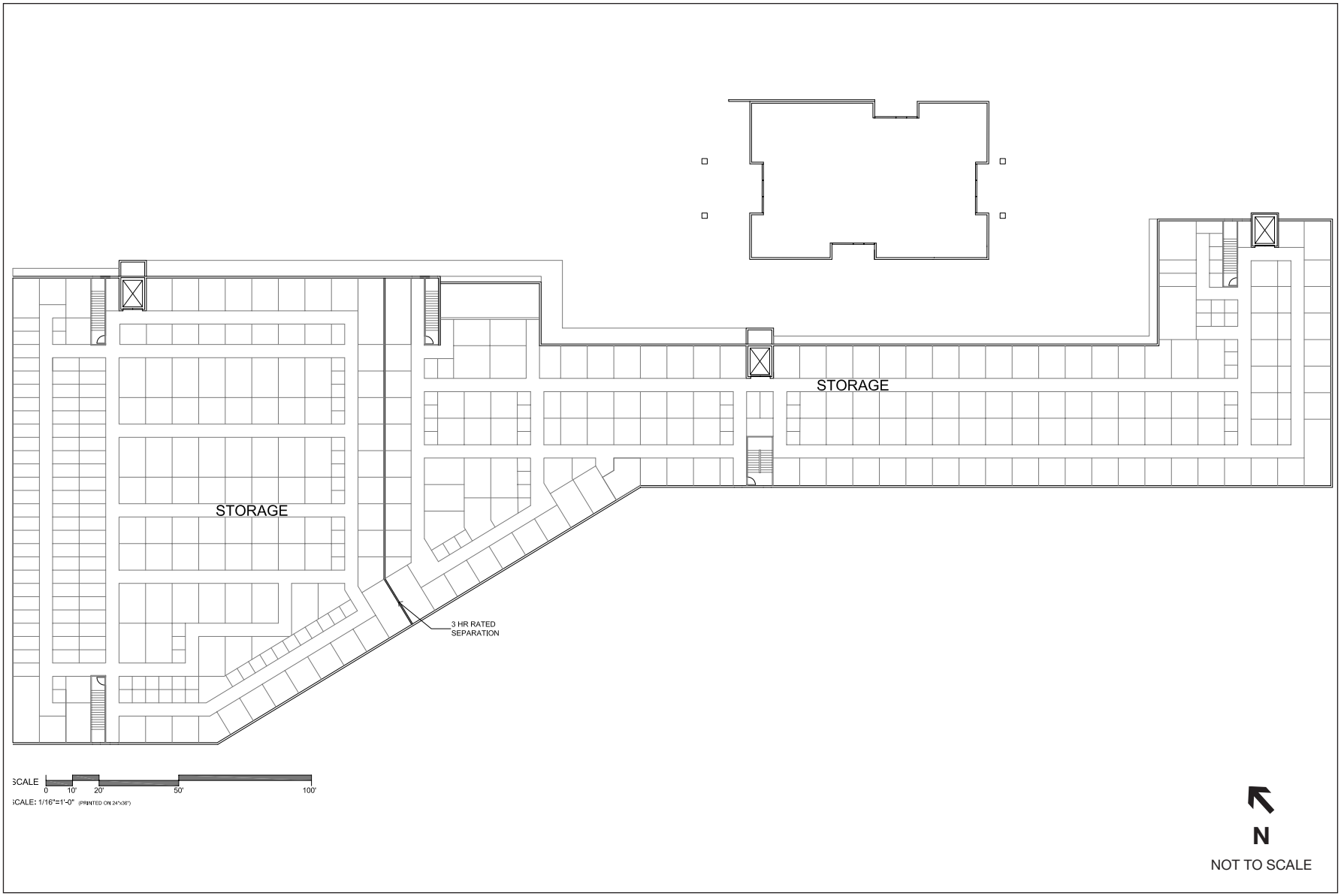
Figure 4
Site Plan



SOURCE: Wiley Architects

Costa Mesa IS/MND . 150652

Figure 5a
Ground Floor Plan



SOURCE: Wiley Architects

Figure 5b
Second Floor Plan

Architectural Features

The proposed architecture would include a prominent foreground building centrally located at the front of the project site along Bristol Street. The design of the building recalls the characteristics of adaptive re-use food halls with a clear abstract architectural form. The proposed colors are rich, dark wood exterior siding, with earthen tones including tan, charcoal grays, and white. Elevations of the proposed buildings are provided in **Figures 6a** through **Figure 6d**.

Side and Rear Yard Setbacks

There are two entrances to the project site, both located along Bristol Street. The project includes a 25-foot front setback from the property line along Bristol Street to the proposed food court building and a minimum 68-foot setback from the property line along Bristol Street to the proposed mini-storage facility. The project includes a minimum 26-foot, 4-inch and 36-foot side setbacks on the project site's eastern and western boundaries, respectively. The adjacent building west of the project site is located on the existing property line and has a 0-foot setback. On the east side, there are no structures immediately adjacent to the project site. The proposed rear setback would be a minimum of 33 feet, 1 inch from the proposed building to the rear property line. Currently, the rear setback is a minimum of 30 feet from the existing building to the rear property line.

Green Initiatives

The proposed project includes energy efficient features and design elements aimed at reducing energy consumption to net zero and reducing water use. These features and elements include:

- Cool roofs that avoid heat gain
- Naturally ventilated building
- Rooftop solar panels
- Energy efficient lighting, including low-energy light-emitting diode (LED) lighting and daylighting
- Use of sustainable materials with recycled content
- Native, drought-tolerant landscaping
- Vegetated swales, pervious pavement for stormwater capture, filtration
- Urban garden

Drainage

The project site is lower in elevation than the adjacent Bristol Street to the north. Currently, stormwater drains directly into grate inlets in the drive aisles, parking lots and interior courtyards. The existing storm drain flows from the north to south into the Santa Ana-Delhi Channel south of the project. This concrete channel then flows easterly and southerly through the Newport Beach golf course property which then connects into Upper Newport Bay.

SOURCE: Wiley Architects

Costa Mesa IS/MND . 150652

Figure 6a
Rendered Views

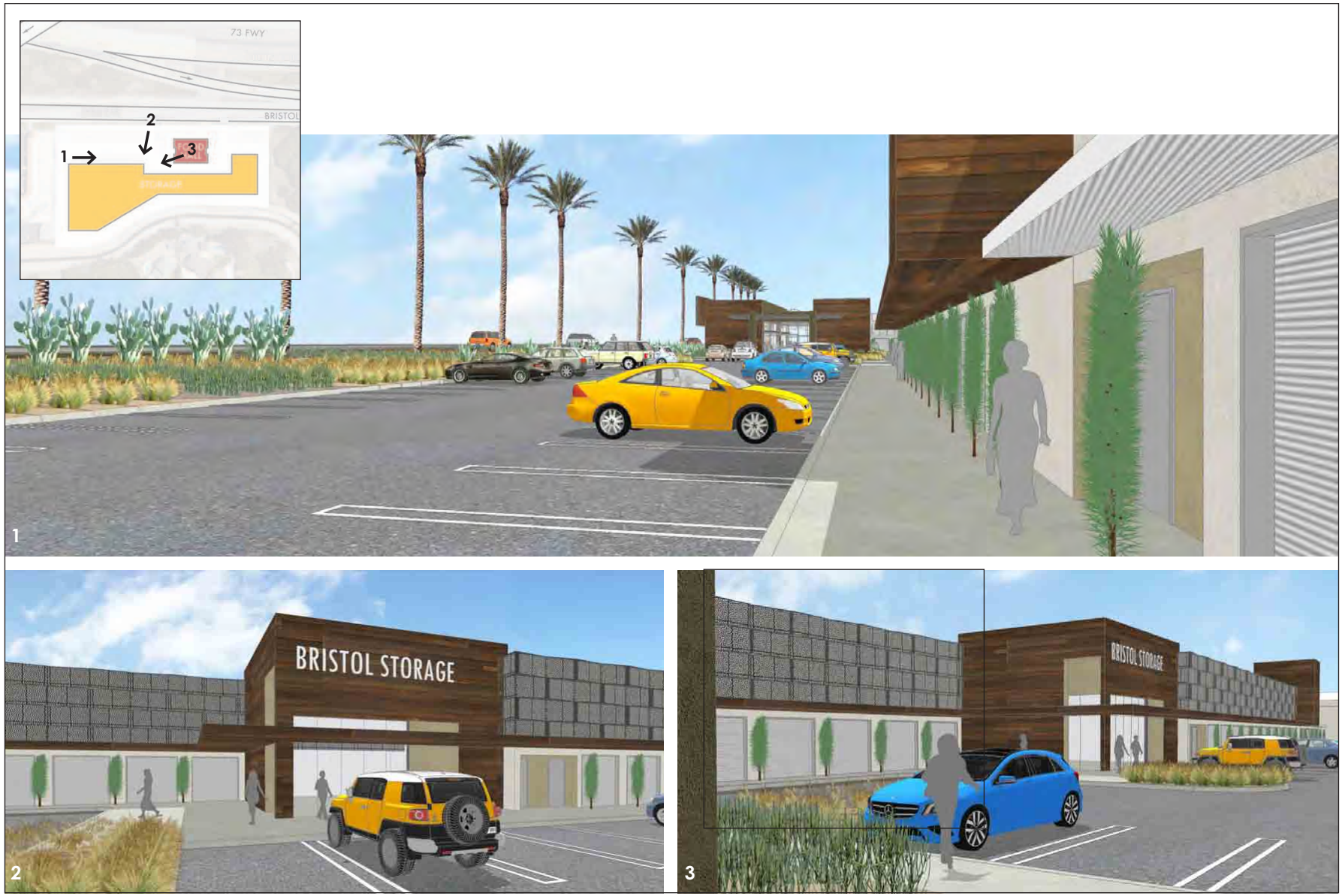
SOURCE: Wiley Architects

Costa Mesa IS/MND . 150652

Figure 6b
Rendered Views

SOURCE: Wiley Architects

Figure 6c
Rendered Views



SOURCE: Wiley Architects

Figure 6d
Rendered Views

The project is located in potential areas of erosions, habitat and physical structure susceptibility. The site is located in an area of low infiltration which classifies the soil as being soil group D (infiltration rate approximately 0.20 in/hour). Infiltration on site is not feasible because of the low infiltration rate of the underlying soil. As the site cannot support infiltration, biofiltration methods are proposed in the design of the proposed project.

The proposed site runoff would be directed into biofiltration areas before discharging into the storm drain system. The existing 18-inch on-site storm drain would be relocated away from the proposed structures and placed within a proposed sidewalk and on-site traffic circulation system. The 18-inch on-site storm drain system would collect stormwater from the eastern half of the project site. Existing 6-inch, 12-inch, and 18-inch on-site storm drain would remain it their current locations and continue to collect stormwater from the western half of the project site. The 18-inch on-site storm drain in the eastern portion of the project site would convey stormwater to the existing Santa Ana-Delhi channel near the southeastern corner of the project site. The 18-inch on-site storm drain in the southwestern portion of the project site would convey stormwater to the Santa Ana-Delhi channel in the southern portion of the project site. The location of the storm drains and outlets to the Santa Ana-Delhi channel are shown on **Figure 7**.

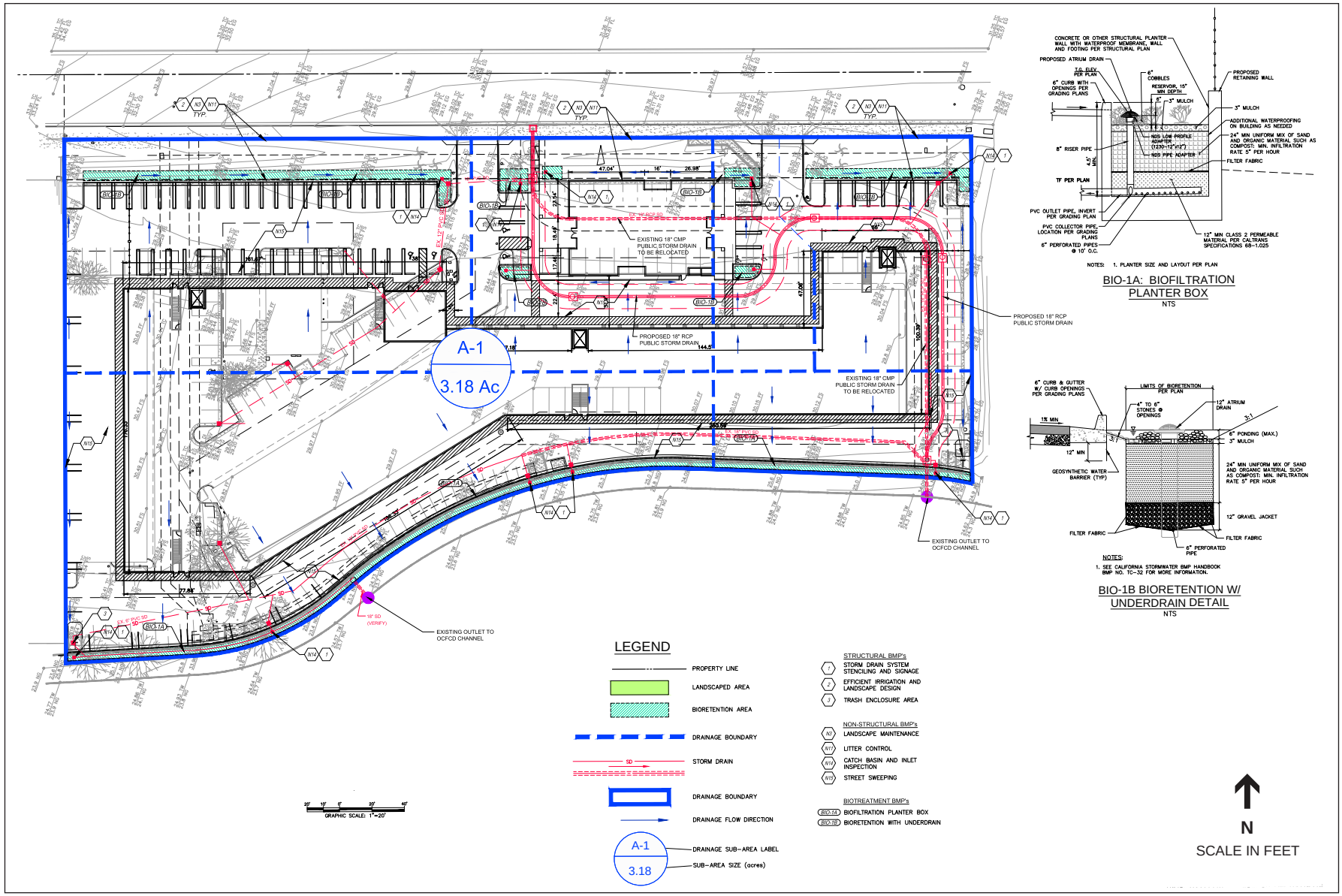
Access and Parking

Vehicle access would be provided to the project via two 25-foot-wide driveways along Bristol Street. The two driveways connect into an asphalt-paved driveway that provides access to the parking and loading areas. The proposed project would include 5 open parking spaces for the office building (4 spaces per 1,000 sf), 54 open parking spaces for the restaurant (10 spaces per 1,000 sf and 12 spaces per 1,000 sf over 3,000 sf), and 4 parking spaces would be provided for the storage facility (1 space for every 200 units). Four Americans with Disabilities Act (ADA)–compliant parking spaces would be provided in front of the office entrance and in front of the restaurant entrance. Additionally, 11 recreational vehicle (RV) storage units would be located along the southwestern project boundary.

Pedestrian access into the proposed self-storage facility would be provided by an accessible path from the public sidewalk along Bristol Street. A 5-foot-wide pedestrian path would surround the two-story self-storage building. The units within the second story would be accessible via four entryways to the stairwell along the pedestrian path.

Trip Generation Analysis

Linscott, Law & Greenspan, Engineers (LLG) estimated project trip generation as part of the project-specific Trip Generation Assessment (LL&F 2015). The proposed project would generate 886 daily trips, with 68 trips produced in the AM peak hour and 75 trips produced in the PM peak hour. The existing land use currently generates 1,228 trips per day (sum of both directions), with 60 trips generated during the AM peak hour and 95 trips generated during the PM peak hour. When the proposed project is compared to the existing “occupied floor area,” the project is forecast to result in 342 fewer daily trips, 8 additional AM peak hour trips, and 20 fewer PM peak hour trips



SOURCE: PSOMAS 2016

Figure 7
Drainage Plan

2.4 Construction Activities and Grading

The project includes demolition and removal of approximately 37,883 sf of existing buildings located on the project site, and removal of associated asphalt parking lot. Prior to demolition of the existing structures, removal of any hazardous materials associated with the existing building operations shall be conducted in accordance with state and local regulations. Once demolition is completed, the project site would be graded and constructed in a single phase. A Construction Access and Circulation Plan would be submitted to ensure that construction traffic would not affect Bristol Street and other access routes.

Project construction is estimated to occur in one phase over a total duration of 16 months. Demolition is expected to last from October to November 2017. Construction of the facility, including grading and vertical construction, will occur for 14 months from December 2017 to January 2019.

2.5 Project Approvals

The City of Costa Mesa, as Lead Agency for the project, has discretionary authority over the project. In order to implement this project, the Applicant would need to obtain, at a minimum, the following permits/approvals:

- Planning Commission approval of the IS/MND
- Demolition Permits
- Grading and Building Permits to grade and construct the project
- Site Plan approval from the Costa Mesa Fire Department and Sanitary District
- On-site utility plans

2.5.1 Other Public Agencies Whose Approval Is Required

- South Coast Air Basin
- Santa Ana Regional Water Quality Control Board – Region 8
- Mesa Water District

Section 3: Initial Study Checklist

3.1 Background

1.	**Project Title:** Bristol Mini-Storage Facility (744 units) and Food Court Building (5,000 sq. ft.) Project
2.	**Lead Agency Name and Address:** City of Costa Mesa Development Services Department 77 Fair Drive Costa Mesa, CA 92626
3.	**Contact Person and Phone Number:** Melvin E. Lee, AICP 714.754.5611
4.	**Project Location:** 375 Bristol Street Costa Mesa, CA
5.	**Project Sponsor's Name and Address:** Sanderson J. Ray Development
6.	**General Plan Designation(s):** General Commercial
7.	**Zoning:** Planned Development Commercial (PDC) (Existing) General Business District (C2) (Proposed)
8.	**Description of the Project:** The project proposed consists of the development of a two-story, 105,000 square foot, self-storage facility and food hall on a 3.2-acre parcel of land. The proposed buildings would have dark wood exterior siding, earth-toned plaster walls, and a custom-fabricated metal façade.
9.	**Surrounding Land Uses and Setting:** The project site is within a commercial development area surrounded by the John Wayne Airport, residential, commercial, and a recreational land use (Newport Beach Golf Course).
10.	**Other public agencies whose approval is required (e.g., permits):** South Coast Air Quality Management District Regional Water Quality Control Board, District 8 Mesa Water District

3.2 Environmental Factors Potentially Affected

The proposed project could potentially affect the environmental factor(s) checked below. The following pages present a more detailed checklist and discussion of each environmental factor.

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

Note: None of the environmental factors were checked because the proposed project would not result in any potential significant impacts after the implementation of the recommended mitigation measures.

3.3 Lead Agency Determination

On the basis of this Initial Study:

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

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

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

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

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, no further environmental documentation is required.

Signature	Date
Printed Name	For

Section 4: Environmental Analysis

Sections 4.1 through 4.18 analyze the potential environmental impacts associated with the project. The environmental issue areas that are evaluated are:

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

The environmental analysis in the following sections is patterned after the Initial Study Checklist recommended by the CEQA Guidelines, as amended, and used by the City of Costa Mesa in its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study's preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the development's impacts and to identify mitigation.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, and indirect impacts of the development. To each question, there are four possible responses:

- No Impact. The development will not have any measurable environmental impact on the environment.
- Less-than-significant impact. The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- Less than significant with mitigation incorporated. The development will have the potential to generate impacts, which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- Potentially significant impact. The development could have impacts, which may be considered significant, and therefore additional analysis is required to identify mitigation measures that could reduce potentially significant impacts to less-than-significant levels.

The following is a discussion of potential project impacts as identified in the Initial Study/ Environmental Checklist. Explanations are provided for each item.

4.1 Aesthetics

Environmental Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
1. AESTHETICS — Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?	☐	☐	☒	☐

Environmental Evaluation

Would the project:

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

No Impact. A scenic vista is defined as a view of an area that is visually or aesthetically pleasing. Aesthetic components of a scenic vista include (1) scenic quality, (2) sensitivity level, and (3) view access. The project area is within a highly developed and urbanized area. Based on a review of the City of Costa Mesa General Plan, the project site is not identified as a scenic vista (Costa Mesa, 2000). There are no officially designated scenic vistas in the City. Based on a review of the County of Orange General Plan and the Newport Beach General Plan, the areas adjacent to the project site are not listed as scenic vistas. Therefore, implementation of the project would not have an effect on a designated scenic view or vista.

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

No Impact. Based on a review of the California Department of Transportation's (Caltrans) List of scenic highways, the project site is not located along a State Scenic Highway. There are no officially designated state scenic highways in the vicinity of the project site (Caltrans, 2015). The nearest officially designated state scenic highway is a portion of SR-91, approximately 13 miles north of the project site. There are two eligible, but not officially designated state scenic state highways within Orange County; SR-1, approximately 3 miles east, and SR-74, approximately 17 miles south of the project site (Caltrans, 2015). Additionally, as described under impact 5.a) below, there are no recorded historical resources located within or adjacent to the project site. Further, the proposed project site is relatively flat and surrounded by an urban built environment, and there are no other scenic resources, including trees and rock outcroppings, within or adjacent to the project area. Therefore, impacts related to scenic resources within a state scenic highway would not occur.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Less Than Significant Impact. Implementation of the proposed project would result in the demolition of an existing 37,883 square foot one-story multi-tenant automotive center and the development of a two-story, 98,800 square foot, self-storage facility and food court. The proposed buildings would have dark wood exterior siding, earth-toned plaster walls, and a custom-fabricated metal façade. A 6-foot-high concrete block wall along the southern boundary would remain. Additionally, a new 4-foot-tall concrete masonry unit retaining wall would be placed below ground level adjacent to the proposed biofiltration planters located along the entire length of the southern boundary of the project site. The proposed landscape plan includes low-water and drought-tolerant species, such as agaves and swaths of native grass. The new landscaping would replace the existing lawn on the landscape strip along the sidewalk. Vertical planting along the north elevation of the storage building would cover portions of the lower wall. Entries to the storage units along the north would be softened and screened by these plantings. The existing palms and landscaping will be relocated in compliance with the Costa Mesa General Plan Community Design Element. The visual quality of the project site and surrounding areas generally consists of commercial, recreational, and medium density residential development. The proposed project would be dissimilar in scale to the site's surroundings. However, project implementation would enhance the character of the surrounding area through quality architectural design and through reinforcing the commercial quality along Bristol Street. As mentioned above, there are no unique or scenic visual resources within or around the project site. A project is considered to have a significant aesthetic impact if it substantially changes the character of the site and/or becomes visually incompatible when viewed with surrounding areas. The proposed project would be in compliance with the City's Development Standards; therefore, it would not substantially degrade the existing visual character or quality of the site and its surroundings, and the impact would be less than significant.

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

Less Than Significant Impact.

Light Impacts

There are two primary sources of light: light emanating from building interiors that pass through windows and light from exterior sources (e.g., street lighting, parking lot lighting, building illumination, security lighting, and landscape lighting). Depending upon the location of the light source and its proximity to adjacent light-sensitive uses, light introduction can be a nuisance, affecting adjacent areas and diminishing the view of the clear night sky. Light spillage is typically defined as unwanted illumination from light fixtures on adjacent properties.

The project site is located within a commercial and residential area. Existing lighting conditions in the project area include light emanating from building interiors, security lights and the surrounding commercial and residential land uses, as well as nearby street lighting. There are

residential uses located south of the project site and south of the Santa Ana Delhi Channel. There are no additional sensitive land uses in the project's immediate vicinity. The proposed project would include a food market and management office on the ground level. Access to the storage units on the second floor would be through a stair way accessible on the outside of the ground level. The stairway and storage units on the second story are within the building and not accessible from the outside. The 6-foot-high block wall would enhance privacy and separate the first floor storage units that are accessible from the outside from existing residential land uses to the south. Security lighting is proposed; however, this lighting would be low intensity. In addition, the 6-foot-high block wall along the southern boundary of the project site would further reduce the amount of light emanating off of the project site. The proposed project would result in less-than-significant lighting impacts on residential uses that are located south of the project site and south of the Santa Ana Delhi Channel.

Glare Impacts

Buildings with large facades constructed of reflective surfaces (e.g., brightly colored building façades, metal surfaces, and reflective glass) could increase existing levels of daytime glare. The storage facility would not have large reflective surfaces. The proposed buildings would have stucco and wood siding. Glass doors and windows are proposed for the food hall and management office, and limited metal accents are proposed; however, these areas represent a minor percentage of the square footage of the buildings. The project includes 360 rooftop-mounted photovoltaic modules with anti-reflective coating. Given the minimal use of high-glare materials, reflective glare impacts would be less than significant. Furthermore, as required for any project within the approach/departure corridor, the Federal Aviation Administration's (FAA's) final approval would be required.

4.2 Agricultural and Forest Resources

Environmental Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
2. AGRICULTURAL AND FOREST RESOURCES — In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. **Would the project:**				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Environmental Evaluation

Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The project area is developed, and the project site is currently developed for commercial uses. The project vicinity is void of any agricultural uses and The California Department of Conservation Important Farmland Map for Orange County identified the project site as urban and built-up land (CDC, 2012). Therefore, no impact to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance would occur.

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

No Impact. As stated previously, the project area is void of agricultural uses. The project site does not include land enrolled in Williamson Act Contracts (California Department of Conservation, 2013) and therefore, would not conflict with a Williamson Act Contract.

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

No Impact. The project would not conflict with existing zoning of forest land or cause rezoning of forest land, timberland, or timberland zoned for Timberland Production. The proposed project involves a zone change from Planned Development Commercial to General Commercial, which does not involve any changes to current General Plan land use or zoning designations for forest land, or timberland. Additionally, there are no timberland zoned production areas within the project site. No impact would occur.

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

No Impact. The project would not result in the loss of forest land or conversion of forest land to non-forest use because the project area is outside of forest lands. No impact would occur.

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

No Impact. Refer to responses 2(a) through 2(d). The project site is developed with existing commercial buildings and a parking lot. No other changes to the existing environment would occur from implementation of the proposed project that could result in conversion of farmland to nonagricultural use or forest land to non-forest use. Thus, no impact would occur.

References

California Department of Conservation (CDC). 2012. Farmland Mapping and Monitoring Program, Orange County Important Farmland.

CDC. 2012. State of California Williamson Act Contract Land. Accessed December, 2015. ftp://ftp.consrv.ca.gov/pub/dlrp/wa/2012%20Statewide%20Map/WA_2012_11x17.pdf

CDC. 2004. Orange County Agricultural Preserves. Accessed December, 2015. ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Orange_WA_03_04.pdf

4.3 Air Quality

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
3. AIR QUALITY — Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. **Would the project:**				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Environmental Evaluation

Would the project:

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

Less than Significant Impact. The proposed project is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). As such, SCAQMD's 2012 Air Quality Management Plan (AQMP) is the applicable air quality plan for the proposed project. Projects that are consistent with the regional population, housing, and employment forecasts identified by the Southern California Association of Governments (SCAG) are considered to be consistent with the AQMP growth projections, since the forecast assumptions by SCAG forms the basis of the land use and transportation control portions of the AQMP. Additionally, because SCAG's regional growth forecasts are based upon, among other things, land uses designated in General Plans, a project that is consistent with the land use designated in a General Plan would also be consistent with the SCAG's regional forecast projections, and thus also with the AQMP growth projections.

Because the project site is an existing use and is considered within the City's General Plan and the development of the proposed project is a permitted use under the General Plan, the development of the proposed project would be consistent with SCAG's regional forecast projections. Therefore, the project would also be consistent with the growth projections accounted for in SCAQMD's AQMP. As a result, the proposed project would not conflict with, or obstruct, implementation of the AQMP, and this impact would be less than significant.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Construction

Less than Significant Impact with Mitigation. Construction emissions are considered short term and temporary, but have the potential to represent a significant impact with respect to air quality. Particulate matter (i.e., PM_{10} and $PM_{2.5}$) is among the pollutants of greatest localized concern with respect to construction activities. Compliance with Rule 403, SCAQMD's fugitive dust control regulation, was accounted for in the construction emissions modeling.

Emissions of ozone precursors, reactive organic gases (ROGs), and nitrogen oxides (NOx) are primarily generated from mobile sources and vary as a function of vehicle trips per day associated with debris hauling, delivery of construction materials, vendor trips, and worker commute trips, and the types and number of heavy-duty, off-road equipment used and the intensity and frequency of their operation. A large portion of construction-related ROG emissions also result from the application of architectural coatings and vary depending on the amount of coatings applied each day. Construction emissions were modeled using CalEEMod. Emissions are summarized in **Table 4.3-1**. Assumptions and modeling output are included in Appendix A.

As shown in Table 4.3-1, most maximum daily construction emissions generated by the proposed project's worst-case construction scenario would not exceed SCAQMD's daily significance threshold for criteria pollutants during any of the construction phases. However, emissions of ROG from architectural coatings (anticipated to be applied during the final portions of construction in 2019) were predicted by CalEEMod to exceed SCAQMD significance thresholds.

TABLE 4.3-1
PROPOSED REGIONAL CONSTRUCTION EMISSIONS

Construction Activities	Estimated Maximum Daily Emissions (lbs./day)					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
2017	2.84	28.66	22.44	0.03	8.01	4.81
2018	3.15	21.97	19.00	.0.03	1.76	1.35
2019	**243.63**	20.08	18.33	0.03	1.59	1.19
Total Emissions	**249.62**	70.71	59.77	0.10	11.36	7.35
2019 mitigated ROG	49.96	-	-	-	-	-
Total mitigated Emissions	**55.95**	**70.71**	**59.77**	**0.10**	**11.36**	**7.35**
Regional Significance Threshold	*75*	*100*	*550*	*150*	*150*	*55*
Significant Impact?	No	No	No	No	No	No

ROG = reactive organic gas; NOx = nitrogen oxides; CO = carbon monoxide; SO_2 = sulfur dioxide; PM_{10} = particulate matter less than 10 microns; $PM_{2.5}$ = particulate matter less than 2.5 microns; lbs./day = pounds per day

NOTE: Construction emissions would be slightly different during the summer and winter seasons. Maximum daily emissions of ROG and NO_X would generally be higher during the winter while emissions of CO and SO_2 would generally be higher in the summer. The maximum emissions for each pollutant over the course of the summer and winter seasons are shown in this table.

SOURCE: ESA, 2016

Mitigation Measure

AIR-1: The applicant shall utilize architectural coatings for both interior and exterior finishing with low or no VOC to avoid potential significant impacts to air quality. These architectural coatings shall be rated with emissions less than or equal to 50 gallons per liter.

Significance After Mitigation

Applying mitigation measure AIR-1 would require the use of architectural coatings with low or no volatile organic compounds (VOC). As shown in Table 4.3-1, ROG emissions would reduce to less than the SCAQMD threshold for ROG emissions. Therefore, AIR-1 would reduce this potential impact to a less-than-significant impact. Construction emissions with mitigation would have a less-than-significant impact related to regional air quality.

Operation

Implementation of the proposed project would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products, in addition to operational mobile emissions. The annual operational criteria pollutant emissions associated with the existing uses at the project site, which would be displaced by the project, are subtracted from the project's estimated annual criteria pollutant emissions to properly assess the net increase in emissions that would occur from project implementation. Operational emissions were modeled using CalEEMod. Emissions are summarized in **Table 4.3-2** below. Assumptions and modeling output are included in Appendix A.

TABLE 4.3-2
PROPOSED PROJECT OPERATIONAL EMISSIONS

	Estimated Emissions (lbs./day)					
Emissions Source	**ROG**	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Proposed Project						
Area Sources	2.75	1E-4	0.011	0.00	4E-5	4E-5
Energy Sources	0.04	0.32	0.27	1.94E-4	0.025	0.025
Mobile Sources	2.34	5.27	21.79	0.06	3.71	1.04
Total Project Emissions	5.13	5.59	22.07	0.06	3.74	1.61
Existing Uses						
Area Sources	0.99	4E-5	4E-3	0.00	1E-5	1E-5
Energy Sources	2.3E-3	0.021	0.018	1.3E-4	1.59E-3	1.59E-3
Mobile Sources	3.88	6.88	30.80	0.052	3.65	1.03
Total Existing Uses Emissions	4.87	6.90	30.82	0.052	3.65	1.03
Total Net Operational Emissions	**0.26**	**-1.31**	**-8.75**	**0.01**	**0.09**	**0.13**
Regional Significance Threshold	55	55	550	150	100	55
Significant Impact?	No	No	No	No	No	No

NOTE: Operational emissions would be slightly different during the summer and winter seasons. Maximum daily emissions of ROG and NO_X would generally be higher during the winter while emissions of CO and SO_2 would generally be higher in the summer. The maximum emissions for each pollutant over the course of the summer and winter seasons are shown in this table.

SOURCE: ESA, 2016

As shown in Table 4.3-2, the proposed project would result in long-term regional emissions of criteria air pollutants and ozone precursors that are below SCAQMD's applicable thresholds. The project's operational emissions would not result in or substantially contribute to emissions concentrations that exceed the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). Therefore, operational emissions would not violate any air quality standard or contribute substantially to an existing or projected air quality violation, and impacts would be less than significant.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less than Significant Impact with Mitigation. The project site is located within the SCAB, which is considered the cumulative study area for air quality. Because the SCAB is currently classified as a state nonattainment area for ozone, PM_{10}, and $PM_{2.5}$, cumulative development consisting of the proposed project along with other past, present, and reasonably foreseeable future projects in the SCAB as a whole could violate an air quality standard or contribute to an existing or projected air quality violation. However, based on SCAQMD's cumulative air quality impact methodology, SCAQMD recommends that if an individual project results in air emissions of criteria pollutants (ROG, CO, NOx, SOx, PM_{10}, and $PM_{2.5}$) that exceed the SCAQMD's recommended daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of these criteria pollutants for which the proposed project region is in non-attainment under an applicable federal or state ambient air quality standard. As shown in Table 4.3-1, the project's construction emissions would exceed the SCAQMD's daily threshold for ROG.

In addition, the operational emissions associated with the proposed project would not exceed the SCAQMD's thresholds of significance for any of the long-term operational criteria pollutants (see Table 4.3-2). Furthermore, the proposed project would also be consistent with SCAQMD's AQMP. Thus, operation of the proposed project would not conflict with SCAQMD's air quality planning efforts for nonattainment pollutants and would not lead to a cumulatively considerable net increase in nonattainment pollutants during operational activities.

Overall, the net increase of proposed project's construction emissions would exceed the SCAQMD's daily threshold for ROG, and therefore, would contribute considerably to cumulative emissions of ROG. These construction emissions of ROG would be a significant cumulative impact. Operational emissions associated with project operations would be less than the SCAQMD's daily thresholds for the criteria pollutants, and thus the project's contribution to long-term cumulative air quality impacts would be less than cumulatively considerable. Therefore, the project would result in a less-than-significant cumulative impact during operational activities.

Mitigation Measure

Implementation of Mitigation Measure AIR-1 is required.

Significance after Mitigation

Applying mitigation measure AIR-1 would reduce ROG emissions to less than the SCAQMD threshold for ROG emissions. Therefore, AIR-1 would reduce the project's contribution to cumulative ROG emissions to less than cumulatively considerable. Therefore, the project would result in a less-than-significant cumulative impact during construction activities.

d) Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact.

CO Hotspots

Based on the traffic study for the project (LLG, 2015), the existing site trip generation for traffic is estimated to be 1,228 trips per day. Operation of the proposed project is estimated to generate 886 trips per day. Thus, implementation of the proposed project would result in a decrease of 342 trips per day. As such, it is unlikely that the proposed project would significantly impact any local intersection and no CO Hotspot analysis would be required. This impact is considered less than significant.

Construction Localize Significance Threshold

The daily on-site construction emissions generated by the proposed project were evaluated against SCAQMD's localized significance thresholds (LSTs) for a 2-acre site to determine whether the emissions would cause or contribute to adverse localized air quality impacts. [1] The nearest sensitive receptors to the project site are the single- and multi-family residential buildings located west and south of the project site. The nearest residential buildings to the south and west are located approximately 50 meters from the project site's boundary. Construction emissions were modeled using CalEEMod, and the predicted emissions were used to compare SCAQMD LST thresholds. Emissions are summarized in **Table 4.3-3**. Assumptions and modeling output are included in Appendix A.

As shown in Table 4.3-3, the daily unmitigated emissions generated on-site by the proposed project's worst-case construction scenario would not exceed the applicable SCAQMD LST for NOx, CO, PM_{10} and $PM_{2.5}$ for a 2-acre site in SRA 20. Therefore, localized air quality impacts from project construction would be less than significant.

[1] According to SCAQMD's LST methodology, LSTs are only applicable to the on-site construction emissions that are generated by a project and do not apply to emissions generated off-site such as mobile emissions on roadways from worker, vendor, and haul truck trips.

TABLE 4.3-3
PROPOSED PROJECT UNMITIGATED LOCALIZED DAILY CONSTRUCTION EMISSIONS

	Estimated Maximum Daily On-Site Emissions (lbs./day)			
Construction Phase	**NO_X**	**CO**	**PM_{10}[a]**	**$PM_{2.5}$[a]**
2017	28.66	22.44	8.01	4.81
2018	21.97	19.00	1.76	1.35
2019	20.08	18.33	1.59	1.19
Highest Daily Construction Emissions	**28.66**	**22.44**	**8.01**	**4.81**
Localized Significance Threshold [b]	128	1,089	21	7
Significant Impact?	No	No	No	No

[a] Emissions account for implementation of dust control measures as required by SCAQMD Rule 403—Fugitive Dust.
[b] LSTs for a 2-acre site in SRA 20 at a receptor distance of 50 meters.

SOURCE: ESA, 2016

Operational LST

During project operations, the daily amount of localized pollutant emissions generated on-site by the proposed project would not be substantial, particularly when considering that the current daily on-site operational emissions associated with the existing uses would be displaced by those of the proposed project. The proposed project's net increase in on-site operational emissions is shown in **Table 4.3-4**. Operational emissions were modeled using CalEEMod, and the on-site emissions were used to compare SCAQMD LST thresholds. Emissions are summarized in Table 4.3-4 below. Assumptions and modeling output are included in Appendix A. As shown, the project's total net operational-related emissions generated on-site would not exceed SCAQMD's applicable operational LSTs. Thus, localized air quality impacts during project operations would be less than significant.

TABLE 4.3-4
PROPOSED PROJECT LOCALIZED OPERATIONAL EMISSIONS

	Estimated Emissions (lbs./day)			
Emissions Source	**NO_X**	**CO**	**PM_{10}**	**$PM_{2.5}$**
Proposed Project	5.59	22.07	3.74	1.61
Existing Uses	6.90	30.82	3.65	1.03
Total Net Operational Emissions	**-1.31**	**-8.75**	**0.09**	**0.13**
Localized Significance Threshold	128	1,089	6	2
Significant Impact?	No	No	No	No

SOURCE: ESA, 2016

Construction Toxic Air Contaminants

Project construction would result in short-term emissions of diesel PM, a Toxic Air Contaminant (TAC). Diesel PM poses a carcinogenic health risk that is measured using an exposure period of 70 years. The exhaust of off-road heavy-duty diesel equipment would emit diesel PM during demolition, site preparation (e.g., clearing); site grading and excavation; paving; installation of utilities, materials transport and handling; building construction; and other miscellaneous activities. SCAQMD has not adopted a methodology for analyzing such impacts and has not recommended that health risk assessments be completed for construction-related emissions of TACs.

According to the Office of Environmental Health Hazard Assessment (OEHHA), carcinogenic health risk assessments, which determine the exposure of sensitive receptors to TAC emissions, should be based on a 70-year exposure period; however, such assessments should be limited to the period or duration of activities associated with the proposed Project. The construction period for the proposed project would be much less than the 70-year period used for risk determination. Because off-road heavy-duty diesel equipment would be used only for short time periods, project construction would not expose sensitive receptors to substantial emissions of TACs. This impact would be less than significant.

Operational TACs

Typical sources of acutely and chronically hazardous TACs include industrial manufacturing processes, automotive repair facilities, and dry cleaning facilities. The project would not include any of these potential sources, although minimal emissions may result from the use of consumer products. This impact would be less than significant.

e) Create objectionable odors affecting a substantial number of people?

Less than Significant Impact. Land uses that are associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. As a commercial development, the proposed project would not include any of these uses that have been identified as being associated with odors. Thus, the proposed project is not expected to result in objectionable odors for the neighboring uses.

During construction of the proposed project, exhaust from equipment and activities associated with the application of architectural coatings and other interior and exterior finishes may produce discernible odors typical of most construction sites. Such odors would be a temporary source of nuisance to adjacent uses, but would not affect a substantial number of people. As odors associated with project construction would be temporary and intermittent in nature, the odors would not be considered to be a significant environmental impact. Therefore, impacts associated with objectionable odors would be less than significant.

References

Linscott, Law & Greenspan, Engineers (LLG). *Trip Generation Assessment for the Bristol Autoplex Site Proposed Bristol Food Market and Bristol Storage Project*. July 21, 2015.

4.4 Biological Resources

Environmental Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
4. BIOLOGICAL RESOURCES — Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Environmental Evaluation

Would the project:

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

No Impact. The project site is located within an entirely developed area with various commercial and automotive repair businesses, in the City of Costa Mesa. The project site is developed with scattered landscaped vegetation and maintained grass. Land uses surrounding the project site consists of commercial and residential development to the north, south and west, and a golf course to the east. No natural or native vegetation communities occur on or immediately adjacent to the project site, nor do any undeveloped or open space areas or areas capable of supporting native habitats or plant communities exist on the project site. The soils on the entire project site are compacted, except in areas containing landscaping, and much of the site is covered with concrete and asphalt.

Based on a review of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) and California Native Plant Society (CNPS) databases for the Newport Beach, California topographic quadrangle and surrounding seven quadrangles (Appendix B), a total of 98 special-status plant and wildlife species have been recorded in the region. However, due to the existing development on the project site and surrounding properties, there is no potential for any special-status plant or animal species to occur on the project site. Therefore, the proposed project will have no impact on special-status species.

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

No Impact. The project site is located within an urban setting that is entirely developed and contains no native vegetation. No natural drainage, man-made drainage features, or other waterways such as creeks or rivers capable of supporting riparian vegetation occur on the project site. A flood control channel is located to the immediate southwest of the project site that conveys flows to the Newport Back Bay. This flood control channel is concrete-lined and does not contain riparian vegetation. No riparian habitat or other sensitive natural community occurs on, or adjacent to, the project site. Therefore, the proposed project will have no impact on any riparian habitat or other sensitive natural community.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The project site is located on relatively flat land that has been graded and developed. All natural areas and native vegetation have been removed from the project site, which have been replaced with concrete and asphalt with scattered landscaped vegetation. No natural waterways or drainages, or mapped blue-line streams are located on the project site. A concrete-lined flood control channel is located to the southwest of the project site but is separated from the project site by an adjacent levee. There are no wetland indicators on or adjacent to the project site that meet the U.S. Army Corps of Engineers (USACE) criteria for determining the presence of wetlands or hydraulic features that may be within their jurisdiction, including vegetation, hydric soils or a hydrologic nexus to a Traditional Navigable Water (TNW). As such, there are no features on the project site that would be regulated in accordance with Section 404 of the Clean Water Act (CWA) and subject USACE jurisdiction. Additionally, no wetland waters of the State regulated by Section 404 of the CWA and Section 1600 of California Fish and Game Code occurs on the project site. Therefore, the proposed project will have no impact on any federal or state protected wetlands.

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

Less Than Significant Impact With Mitigation. The project site contains scattered landscaped ornamental trees that could provide suitable nesting habitat for common bird species known to occur in upland and urban settings such as mourning dove (*Zenaida macroura*), common raven (*Corvus corax*), and a variety of common songbirds. The ornamental trees on the site may be removed by the proposed project. If tree removal occurs during the general nesting season of February through August, there may be a potential impact to nesting birds protected in accordance with the Migratory Bird Treaty Act (MBTA) and California Fish and Game (CFG) Code Section 3500. Potential impacts to nesting birds would be a significant impact.

Additionally, the project site does not function as a wildlife movement corridor or facilitate the movement of wildlife between open space areas that may be used for roaming, foraging or breeding. Therefore, the project will have no impact on wildlife movement corridors.

Mitigation Measures

BIO-1: To avoid potential significant impacts to nesting birds, the proposed project should commence outside the general nesting season.

BIO-2: If the project must commence during the general nesting season, a pre-construction clearance survey should be conducted by a qualified biologist within 30 days prior to the start of the project to determine if any active nests or nestlings are present on the project site.

- If no active nesting is observed the project may commence without potential impacts to nesting birds.
- If active nesting is observed, a suitable buffer will be established around the nest and a biological monitor will be on-site to determine no impact occurs. No project activities may encroach into the buffer until the nest is no longer active as determined by the biological monitor.

Significance after Mitigation

Implementation of Mitigation Measures BIO-1 and BIO-2 would reduce potential significant impacts to a less than significant level through avoidance of nesting season or avoidance of nesting disturbance.

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

No Impact. Section 15-138 of the CMMC preserves landmark trees within the city. Landmark trees include those that are of historical significance, rare species, aesthetically significant, or are intended to become so. The city maintains a list of landmark trees which property owners can add to. In addition, Section 15-132 of the Municipal Code protects trees on public property during

construction activities by requiring fencing or barriers between the tree and construction zones, and Chapter 5 of the Municipal Code requires a permit prior to installing, replacing, or altering any tree in public areas, parkways, or easements. The landscaped trees on the project site are all located on private property and do not qualify as landmark or public trees. Therefore, the project will not have an impact on any local policy or ordinance protecting trees and biological resources.

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

No Impact. The project site is located within the Orange County Natural Community Conservation/Plan Habitat Conservation Plan (NCCP/HCP) and specifically within the Coastal Subarea. The NCCP/HCP focuses on protecting sensitive species and habitats within Orange County, including but not limited to the coastal California gnatcatcher (*Polioptila californica californica*) and coastal sage scrub habitat. Due to the existing development on the project site, there are no areas that provide suitable habitat for special-status species worth considering for inclusion into the NCCP/HCP Reserve System. The proposed project will not result in any impacts to any Covered Species or Covered Habitats and the proposed project is determined to be consistent with the biological goals and guidelines of the NCCP/HCP. Therefore, the proposed project will not have an impact on any adopted HCP or NCCP.

References

City of Costa Mesa. 2015. Code of Ordinances. Supplement 130 Update 2. Accessed January 6, 2016 https://www.municode.com/library/ca/costa_mesa/codes/code_of_ordinances

California Department of Fish and Wildlife (CDFW). 2016. California Natural Diversity Database (CNDDB). RareFind 5 online database. Query of the Newport Beach, California topographic quadrangle and surrounding 7 quads.

California Native Plant Society (CNPS). 2016. Inventory of Rare, Threatened, and Endangered Plants of California.

County of Orange. 1996. Natural Community Conservation Plan & Habitat Conservation Plan. July 17, 1996.

Google Earth. 2016. Personal computer program.

4.5 Cultural Resources

Environmental Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
5. CULTURAL RESOURCES — Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Environmental Evaluation

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

No Impact. The City of Costa Mesa General Plan Historic and Cultural Resources Element identifies historic resources within the City. Based on a review of the General Plan EIR Exhibit 4.10-1, Properties that Meet the Standards for Listing in the National Register, the project site is not identified as a historically significant resource. Further, the existing buildings on the project site were constructed in the late 1980's, and therefore are not considered eligible historic resources. The proposed project would not cause a substantial adverse change in the significance of a historical resource, and no impact would occur.

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

Less than Significant Impact with Mitigation. A literature search at the South Central Coastal Information Center (SCCIC), a historic map review, and a Sacred Lands File (SLF) check by the Native American Heritage Commission (NAHC), were conducted to identify cultural resources within the project site. The records search indicated that 25 cultural resources studies have been conducted within a ½-mile radius of the project site. Of these 25 previous studies, four studies include portions of the project site. The entire project site has been included in previous cultural resources surveys or monitoring reports. Furthermore, the records search indicated that a total of three prehistoric archaeological sites (CA-OR-174; CA-OR-687; CA-OR-1223) were previously recorded within a ½-mile radius of the project site, one of which is located within the project site. CA-OR-687 was recorded during an archaeological survey approximately 500 feet northwest of the project site. In 1977, site testing was conducted to determine if sub-surface archaeological deposits exist and to determine the extent of the site. One human burial was encountered at 240

centimeters below ground. Maine shellfish, lithic flakes, utilized flakes, and groundstone were encountered from 100 centimeters to 260 centimeters below ground. In 1985, an archaeological study of the project site revealed archaeological artifacts, and these artifacts were recorded as part of CA-OR-687. The project site was developed after 1985 and archaeological monitoring took place during all excavation activities. The monitoring report was not available during the preparation of this IS/MND.

The historic map and aerial photograph review indicates that the immediate vicinity around the project site was undeveloped until sometime between 1952 and 1963 when residential development began south of the project site. The properties to the west were developed with commercial uses in the 1970s and 1980s. The project site remained undeveloped until the mid to late 1980s when it was developed with the existing auto mall.

A SLF search for the project site was performed by the California NAHC on December 24, 2015. The SLF search results indicated negative findings. Search results are included as Appendix C.

The City has initiated Assembly Bill 52 (AB 52) consultation with the Native American groups that who are traditionally and culturally affiliated with the geographic area of the proposed project, and who have requested such consultation in writing, including the Juaneño Band of Mission Indians Acjachemen Nation, Juaneño Band of Mission Indians, Gabrieleno/Tongva San Gabriel Band of Mission Indians, Gabrieleno Band of Mission Indians, Gabrielino-Tongva Triba, Gabrieleno Tongva Nation, Soboba Band of Luiseño Indians, and the Gabrieleño Band of Mission Indians. The City mailed letters to the groups on December 11, 2015, inviting them to consult regarding potential impacts to tribal cultural resources. No responses have been received as of the date of this IS/MND.

Based on the literature reviews and previous construction, the project site might contain prehistoric archaeological resources. The depth of disturbance during the previous construction of the project site is not known. Therefore, construction activities associated with the proposed project could encounter archaeological resources. If archaeological resources are encountered, potential significant impacts could occur. To reduce these potential impacts to cultural resources, Standard Condition SC 4.5-1 shall be implemented.

Standard Condition

SC 4.5-1 In the event that archaeological resources are encountered during grading and construction, all construction activities shall be temporarily halted or redirected to permit the sampling, identification, and evaluation of archaeological materials as determined by the City, who shall establish, in cooperation with the project Applicant and a certified archaeologist, the appropriate procedures for exploration and/or salvage of the artifacts.

After the implementation of Standard Condition 4.5-1, impacts to archaeological resources could remain due to the previous discoveries of archaeological resources in the immediate project vicinity. Therefore, construction activities associated with the proposed project could result in potential significant impacts to cultural resources.

Mitigation Measures

The following Mitigation Measures CUL-1 and CUL-2 are proposed if the excavations for the proposed project are deeper than previous excavations. If the proposed excavation is not deeper than previous excavations, then MMs CUL-1 and CUL-2 are not required.

CUL-1: Prior to start of ground-disturbing activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (U.S. Department of the Interior, 2008) shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the types of archaeological resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. The City shall ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance

CUL-2: An archaeological monitor (working under the direct supervision of the qualified archaeologist) shall observe all initial ground-disturbing activities. The qualified archaeologist, in coordination with the City, may reduce or discontinue monitoring if it is determined that the possibility of encountering buried archaeological deposits is low based on observations of soil stratigraphy or other factors. Archaeological monitoring shall be conducted by an archaeologist familiar with the types of archaeological resources that could be encountered within the project site. The archaeological monitor shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of a discovery until the qualified archaeologist has evaluated the discovery and determined appropriate treatment. The archaeological monitor shall keep daily logs detailing the types of activities and soils observed, and any discoveries. After monitoring has been completed, the qualified archaeologist shall prepare a monitoring report that details the results of monitoring. The report shall be submitted to the City and any Native American groups who request a copy. A copy of the final report shall be filed at the SCCIC.

Significance after Mitigation

With the implementation of Mitigation Measures CUL-1 and CUL-2, project implementation would result in a less-than-significant impact involving an adverse change in the significance of an archaeological resource.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. A paleontological records search conducted by the Los Angeles County Natural History Museum (NHM) on January 5, 2016, indicated that no vertebrate fossil localities have been identified within the project boundaries as shown on the Newport Beach USGS topographic map (Mcleod, 2015, Appendix C). The project site contains both artificial fills

and surficial deposits composed of younger Quaternary Alluvium, primarily derived from the drainage that flows through the area, and surface exposures of marine younger Quaternary Terrace deposits. These deposits usually do not contain significant vertebrate fossils, at least in the uppermost layers, but they may be underlain by older Quaternary deposits that could contain fossils (Mcleod, 2015).

The closest paleontological resource to the project site is LACM 4219 located approximately 1.5 miles south-southwest of the project site is located near SR-55 and Santa Isabel Avenue, and produced fossil specimens of sea turtle (Cheloniidae) and camel (Camelidae) in coarse poorly sorted friable sands that were about 30 feet below grade. LACM 3267 is located about 3 miles southwest of the project site near the intersection of 19th Street and Anaheim Avenue. LACM 9267 produced a fossil specimen of undetermined elephant, Proboscidea. LACM 1339 is located about 3 miles west of the project site along Adams Avenue near the top of the mesa bluffs east of the Santa Ana River. LACM 1339 produced fossil specimens of mammoth, Mammuthus, and camel, Camelidae, bones in sand approximately 15 feet below the top of the mesa that is overlain by shell bearing silts and sands.

Paleontological resources include not only the actual fossil remains, but also the collecting localities and the geologic formations containing fossils. Fossil remains are found in the geologic deposits (sedimentary rock formations) within which they were originally buried. A paleontologically important deposit is one that has a high probability of producing unique, scientifically important fossils. This is determined by the abundance and densities of fossil specimens and/or previously recorded fossil sites exposed in the deposit. Therefore, the potential paleontological sensitivity of the project site can be assessed by identifying the paleontological importance of geologic deposits within the site. Paleontological resources represent a limited, non-renewable, and impact-sensitive scientific and educational resource.

The project site is underlain by areas of artificial fill and younger Quaternary Alluvium, which are unlikely to contain vertebrate fossils. However, the younger Alluvium may be underlain by older Quaternary Alluvium deposits that are known to contain vertebrate fossils (McLeod, 2015). Thus, the Los Angeles County Natural History Museum considers the project area to have a moderate paleontological sensitivity. While shallow excavation or surface grading is unlikely to uncover paleontological resources, deeper excavations into older Quaternary Alluvium sediments may uncover fossils because significant fossils have been discovered in these deposits at such depths (McLeod, 2015). If excavation depths occur below previously disturbed areas, then excavations in the project area could result in impacts to paleontological resources. As described above, the proposed excavations and grading depths are not known. Therefore, implementation of the proposed project could result in significant impacts to paleontological resources. As a result, Standard Condition SC 4.5-2, which provides direction in the event of paleontological resources are unearthed during project has been included.

Standard Condition

SC 4.5-2 In the event that paleontological resources are encountered during grading and construction operations, all construction activities shall be temporarily halted or

redirected to permit a qualified paleontologist to assess the find for significance and, if necessary, develop a paleontological resources impact mitigation plan (PRIMP) for the review and approval by the City prior to resuming excavation activities.

With the implementation of Standard Condition SC 4.5-2, potential impacts to paleontological resources would be reduced to less than significant.

d) Disturb any human remains, including those interred outside of formal cemeteries.

Less than Significant Impact. As described above, human remain were encountered within ¼-mile of the project site. However, the probability that construction of the project would impact human remains is low, given the degree of past disturbance of the site, as it is developed with existing commercial land uses. Disturbance of unknown human remains during construction could be considered potentially significant. Compliance with the established regulatory framework (i.e., California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98) as required by Standard Condition SC 4.5-3, would be required.

Standard Condition

SC-4.5-3: If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Orange County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Orange County Coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours. Subsequently, the Native American Heritage Commission shall identify the person or persons it believes to be the "most likely descendant." The most likely descendant may then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

The implementation of Standard Condition SC-4.5-3 would reduce potential impacts involving disturbance to human remains to less than significant.

References

McLeod, Samuel A. 2016, *Letter Report: Paleontological Resources for the Proposed Bristol Street Autoplex Project.*

4.6 Geology, Soils, and Seismicity

Environmental Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
GEOLOGY, SOILS, AND SEISMICITY — Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

Environmental Evaluation

Would the project:

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

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

No Impact. The Alquist-Priolo Earthquake Fault Zoning Act requires the delineation of zones along active faults in California. The purpose of the Alquist-Priolo Act is to regulate development and prohibit construction on or near active fault traces to reduce hazards associated with fault rupture. The Alquist-Priolo Earthquake Fault Zones are the regulatory zones that include surface

traces of active faults. There are no known active faults crossing the project site, and the site is not within an Alquist-Priolo Earthquake Fault Zone (CGS, 2015). The nearest potentially active fault is the Newport-Inglewood Fault located by the coast, approximately 4.8 miles southwest of the project site (CGS, 2015).Therefore, there would be no impact associated with rupture of a known earthquake fault.

ii) Strong seismic ground shaking?

Less than Significant Impact. Costa Mesa, as with all of Southern California, is subject to strong ground shaking as the project site is located in a seismically active region. Active faults of most concern to the City's planning area are the Newport-Inglewood, Whittier, San Andreas, and San Jacinto faults. The closest fault to the project site is the Newport-Inglewood fault, which is located approximately 5 miles southwest of the project site. Earthquakes are unavoidable hazards although the resultant damage can be minimized through appropriate seismic design and engineering. The City requires that all construction meet the latest standards of the California Building Code (CBC) for construction which considers proximity to potential seismic sources and the maximum anticipated groundshaking possible. The proposed construction associated with the project would be in accordance with applicable City ordinances and policies and consistent with the most recent version of the CBC, which requires structural design that can accommodate ground accelerations expected from known active faults. In addition, the geotechnical investigation for the project site includes recommendations for final design parameters for the walls, foundations, foundation slabs, and surrounding related improvements (e.g., utilities, parking lots, and sidewalks). Compliance with these building safety design standards through adherence to Standard Condition SC-4.6-1 would reduce potential impacts associated with groundshaking,

Standard Condition

SC-4.6-1: The Applicant shall comply with the requirements of the 2013 California Building Code, 2013 California Electrical code, 2013 California Mechanical code, 2013 California Plumbing code,2013 California Green Building Standards Code, and the 2013 California Energy Code (or the applicable adopted California Building code, California Residential code, California Electrical code, California Mechanical code, California Plumbing Code, California Green Building Standards, California Energy Code at the time of plan submittal or permit issuance), and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Areas of alteration and additions shall comply with 2013 California Green Building Standards Code section 5.303.2 and 5.303.2

Implementation of Standard Condition SC-4.6-1 would reduce potential impacts associated with the effects associated with groundshaking to less than significant.

iii) Seismic-related ground failure, including liquefaction?

Less than Significant Impact. Liquefaction is a phenomenon where unconsolidated and/or near saturated soils lose cohesion and are converted to a fluid state as a result of severe vibratory motion. The relatively rapid loss of soil during strong earthquake shaking results in the temporary fluid-like behavior of the soil. Geologic units within the project area include thin deposits of alluvial and colluvial material overlying marine terrace deposits consisting of gravel, sand and silt. The soil is poorly to moderately consolidated and consists of peat deposits (Costa Mesa, 2015). According to the California Geological Survey, Seismic Hazard Zone Map, the project site is located in an area with the potential for liquefaction (CGS, 2015). The risk of seismically induced soil liquefaction in the project area may be high in areas due to the presence of sandy deposits associated with some of alluvial sediments as well as the shallow water table. Given this potential, if liquefiable soils are not taken into consideration in the design of proposed structure and during construction site preparation activities, liquefiable soils could have the potential to impact the structural components of the proposed project.

For structures, liquefaction hazards would be reduced in accordance with the standards and guidelines outlined by the CBC. Design measures that could be used to address seismic hazards and liquefaction might include, but not be limited to, the removal and replacement of liquefiable soils, use of deep foundations, and/or soil compaction and mixing. Compliance with the CBC would be ensured through the implementation of the completed Geotechnical Report and SC 4.6-1.

Standard Condition

Implementation of Standard Condition 4.6-1 is required.

Implementation of the features in Standard Condition 4.6-1, and those contained in the geotechnical report would use proven methods, generally accepted by registered engineers, to reduce the risk for geologic hazards, such as those from ground-failure, liquefaction, and expansive soils. Therefore, the proposed project would not expose people or structures to potential adverse effects involving seismic-related ground failure, including liquefaction, and impacts would be less than significant.

iv) Landslides?

No Impact. The project site is not located in a landslide hazard, and the project site is relatively flat. Therefore, the project site is not susceptible to landslides as landslides are associated with weak soils and steep slopes. Historically, no deep-seated landslides are associated within the City of Costa Mesa. There would be no impacts to people or structures related to landslides.

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

Less than Significant Impact. Soil exposed by construction activities for the proposed project could be subject to erosion if exposed to heavy rain, winds, or other storm events. Further, as project construction would disturb more than one acre of soil, the project operator would be

required to comply with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit including through use of the soil erosivity waiver. In compliance with this permit, a Storm Water Pollution Prevention Program (SWPPP) would be prepared and implemented, which would require erosion control, sediment control, non-stormwater and waste and material management Best Management Practices (BMPs) to minimize the loss of topsoil or substantial erosion. Once landscape and drainage improvements are constructed, the potential for long-term erosion or loss of topsoil would be reduced to less than significant. Therefore, with implementation of these requirements and associated BMPs, erosion related to construction activities and operation of the project would be less than significant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than Significant Impact. Refer to response 4.6. a) iii) above for discussions of potential impacts related to liquefaction. The proposed project is located in an area defined as having liquefaction or collapse (CGS, 2015). The proposed project would involve grading activities but would not construct deep subterranean facilities that would induce unstable geologic activity. Following compliance with the City's buildings regulations and the CBC, project implementation would not expose people or structures to potential substantial adverse effects involving unstable geologic units or soils. Impacts are considered to be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Less than Significant Impact. Expansive soils possess a shrink-swell characteristic that can result in structural damage over a long period of time. Expansive soils are largely comprised of silicate clays, which expand in volume when water is absorbed and shrink when dried. Highly expansive soils can cause damage to foundations and roads. Construction of the self-storage unit and food hall would comply with current building code requirements. The California Building Code requirements require the addition of measures to reduce potential impacts of expansive soils. Therefore, impacts are expected to be less than significant.

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

No Impact. The proposed project would not involve the use or construction of septic tanks. The proposed project would connect to the existing sanitary sewer system for wastewater disposal for the City. No impact would occur.

References

California Department of Conservation, California Geologic Survey (CGS). 2015. *Search Results for Regulatory Maps.* Accessed December 2015. http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm

United States Department of Agriculture, Natural Resources Conservation Service. *Search Results for Soils Maps.* Accessed December, 2015. http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

4.7 Greenhouse Gas Emissions

Environmental Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
7. GREENHOUSE GAS EMISSIONS — Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Environmental Evaluation

Would the project:

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

Less than Significant Impact. According to SCAQMD methodology, because greenhouse gas (GHG) emissions are a cumulative impact, project significance is determined by the combined amortized construction and operational emissions.

Construction-related GHG emissions for the proposed project were estimated using the CalEEMod with the same assumptions as the air quality analysis. The project's total estimated GHG emissions during construction would be approximately 443 $MTCO_2e$. This would equal to approximately 14.8 $MTCO_2e$ per year after amortization over 30 years per SCAQMD methodology.

Area and indirect sources associated with the proposed project would primarily result from electricity and natural gas consumption, water transport (the energy used to pump water to and from the project site), and solid waste generation. In addition, the new commercial buildings at the project site would also generate mobile source emissions from motor vehicle trips generated by workers and customers.

Similar to the air quality analysis, the annual operational GHG emissions associated with the existing uses at the project site, which would be displaced by the project, are subtracted from the project's estimated annual GHG emissions to properly assess the net change in emissions that would occur from project implementation.

Currently, while SCAQMD has issued proposed standards and guidelines, there is no adopted state or local standard for determining the cumulative significance of the proposed Project's GHG emissions on global climate change. However, the SCAQMD has proposed a screening level of 3,000 $MTCO_2e$ per year for residential and commercial projects (SCAQMD, 2008). It is estimated that this screening threshold would capture 90 percent of the GHG emissions from new residential or commercial projects. Since the City also has not adopted any significance criteria or

guidelines for GHG analysis, the annual threshold of 3,000 $MTCO_2e$ proposed by the SCAQMD was be used as a screening level for determining the significance of the Project's GHG emissions.

As shown in **Table 4.7-1**, the proposed project's total annual GHG emissions, as calculated using the CalEEMod, would be approximately 1,570 $MTCO_2e$ per year (detailed calculations are included in Appendix A of this report), which would not exceed SCAQMD's proposed screening level of 3,000 $MTCO_2e$ per year for commercial projects. Therefore, the net change in GHG emissions resulting from project implementation (which would be an increase in annual emissions from existing emissions of 741.11 $MTCO_2e$ per year) is considered to be less than significant.

TABLE 4.7-1
ESTIMATED CONSTRUCTION AND OPERATIONS-RELATED GHG EMISSIONS

Emission Source	Estimated Emissions CO_2e (MT/yr)
Construction	
Annual Mitigated Construction (Amortized over 30 years)	14.8
Project Operations	
Area Sources	0.003
Energy Consumption [a]	64.60
Mobile Sources	1,419.8
Solid Waste	49.14
Water Consumption [b]	22.48
Total (Construction and Operational Emissions)	***1,570.82***
Existing Use Operations	
Area Sources	0.001
Energy Consumption	4.18
Mobile Sources	770.22
Solid Waste	51.98
Water consumption	3.31
Total Operational Emissions	***829.71***
Total Net Change in Emissions	***741.11***
Greater than 3,000 $MTCO_2e$ per year?	No

NOTES: CO_2e= carbon dioxide equivalent; MT/yr = metric tons per year; %=percent.

[a] The energy-related GHG emissions, as estimated by CalEEMod, use 2008 Title 24 energy usage rates. According to the California Energy Commission, nonresidential buildings that are constructed in accordance with the 2013 Building and Energy Efficiency Standards would be 15 percent more energy efficient than the 2008 Standards. As such, this additional reduction in energy consumption was accounted for in the Project's estimated GHG emissions associated with energy consumption.

[b] GHG emissions reductions associated with water use resulting from compliance with CALGreen requirements, which requires a minimum 20 percent reduction in indoor water use and the provision of irrigation controllers for outdoor water use, were accounted for in CalEEMod model run.

SOURCE: ESA, 2016

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

Less than Significant Impact. The most applicable plans associated with reducing the emissions of greenhouse gases that are associated with the proposed project are the CARB Scoping Plan, the Sustainable Communities Strategy (SCS), and the any applicable Climate Action Plans. However, the City of Costa Mesa does not have a published Climate Action Plan at this time. Therefore, the less-than-significant impact is based on the project's consistency with these plans as discussed by plan below.

Consistency with CARB Scoping Plan

Of the Recommended Actions contained in CARB's Scoping Plan, the actions that are most applicable to the proposed project would be Actions E-1 (increased Utility Energy efficiency programs including more stringent building and appliance standards), GB-1 (Green building), and W-1 (Increased water use efficiency). CARB Scoping Plan Action E-1, together with Action GB-1 (Green Building), aims to reduce electricity demand by increased efficiency of Utility Energy Programs and adoption of more stringent building and appliance standards, while Action W-1 aims to promote water use efficiency. The proposed project would be required to include all mandatory green building measures for new residential developments under the CALGreen Code. As such, compliance with the Green Building Practices Ordinance would result in additional reductions in energy and water consumption above current CALGreen Code requirements. Therefore, the proposed project would be consistent with the Scoping Plan measures through incorporation of stricter building and appliance standards.

Consistency with the Sustainable Communities Strategy (SCS)

Because the proposed project is a permitted use under the General Plan, any growth resulting from the proposed project would be consistent with SCAG's regional forecast projections and, in turn, would also be consistent with the growth projections accounted for in the Regional Transportation Plan (RTP). As the Sustainable Communities Plan is a part of the RTP, the proposed project would not conflict with, or obstruct, implementation of the SCS, and this impact would be less than significant.

References

ESA, *Air Quality and Greenhouse Gas Emissions Technical Report*, February 2016 (See Appendix A)

SCAQMD, Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold, October 2008.

4.8 Hazards and Hazardous Materials

Environmental Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
HAZARDS AND HAZARDOUS MATERIALS — Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Environmental Evaluation

Would the project:

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

Less than Significant Impact. The proposed construction activities would involve transport, use, and disposal of hazardous materials such as solvents, oils, grease, and cleaning fluids. In addition, hazardous materials may be needed for fueling and servicing construction equipment on the site. During construction of the proposed project, material safety data sheets for all applicable materials present at the project site would be made readily available to on-site personnel. All transport, handling, use and disposal of substances such as petroleum products related to construction would comply with all federal, state and local laws regulating the management and

use of hazardous materials. BMPs would be in place to ensure the lawful and proper storage and use of these materials.

The proposed project would result in the demolition of an existing 37,883 square foot multi-tenant automotive center and redevelopment of a two-story, 98,800 square foot, self-storage facility and 5,000 square foot court pad building. Operation and maintenance activities associated with a self-storage facility and food court would require limited use of hazardous materials. Such materials would involve cleaning and degreasing solvents, fertilizers, pesticides, and other materials used for the maintenance of buildings and associated landscaping. Those that would be used would be stored on-site, and in designated areas. Hazardous materials would not be stored in the self-storage units. Therefore, operation of the proposed project would not result in a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous materials during operation of the proposed project. Impacts would be less than significant.

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

Less than Significant Impact with Mitigation. A Phase I and Phase II Environmental Site Assessment for 375 Bristol Street was prepared in 2015 (EMS, 2015, included in Appendix D). The potential for subsurface contamination associated with past and current uses such as the auto maintenance and repair complex was documented. Specifically, a three-stage clarifier on the project site is used to control discharges from floor drains in the tenant suites. It is possible that solvents have been used to clean auto parts. There is also a concern for potential subsurface contamination from use of petroleum products. The Phase II consisted of analyzing 11 soil gas samples for volatile organic compounds (VOCs), total petroleum hydrocarbons as gasoline (TPHg), and tetrachloroethylene (PCE), and trichloroethylene (TCE). The results of the laboratory analysis of the samples determined that TCE was not detected in any of the soil gas samples. PCE was detected at concentrations below the Department of Toxic Substances Control (DTSC) / Human Ecological Risk Office (HERO) Note 3 adjusted commercial/industrial screening level of 4,200 micrograms per cubic meter. The Phase II also included analysis of 14 soil samples for VOCs. TPHg was detected at concentrations below the Environmental Protection Agency (EPA) Region Residential Screening Levels (RSL) for TPHg. PCE and TCE were detected at concentrations below the DTSC/HERO Note 3 screening level for PCE and EPA Region 9 RSLs for TCE. During soil sampling of the borings near the clarifier, groundwater was encountered at depths of approximately 10 and 12 feet. According to the Phase I performed for the site, groundwater in the area is at approximately 35 feet below ground surface. Therefore, groundwater was not anticipated at 10 feet. Based on the close proximity of the borings to the clarifier, it is a possibility that the clarifier is leaking and the perched groundwater and wet soil encountered are a result of a leak. While there is a possibility of a leak, no soil or soil gas was detected that exceeded the DTSC/HERO Note 3 or EPA Region 9 RSLs for VOCs or TPHg.

Based on the soil gas and soil testing results, it is recommended that the clarifier be removed during site demolition and preparation. The potential for the release of hazardous materials during earthmoving activities is considered low based on the findings. However, there is a potential for affected soils in the area, and could be a potentially significant effect on workers during construction activities at the site.

As discussed above in discussion 4.8 (c), operation and maintenance activities associated with a self-storage facility and food court would require limited use of hazardous materials. Such materials would involve cleaning and degreasing solvents, fertilizers, pesticides, and other materials used for the maintenance of buildings and associated landscaping. Those that would be used would be stored on-site, and in designated areas. Hazardous materials would not be stored in the self-storage units. Therefore, operation of the proposed project would not result in a significant hazard to the public or to the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts associated with operation of the project would be less than significant.

Mitigation Measure

HAZ-1: A Soil Management Plan (SMP) should be developed for the site and used during demolition and grading to ensure proper handling and disposal of unknown affected soils encountered during excavation and grading. The SMP should specify the process for identifying, segregating, profiling and disposing of any stained soil or soil with strong odors. The SMP should also identify the specific process for removal and cleanup of the clarifier.

Significance after Mitigation

Implementation of Mitigation Measure HAZ-1 would reduce potential impacts to construction workers and the public from exposure to unknown affected soils. Therefore, compliance with Mitigation Measure HAZ-1 would ensure that the project construction would not create a significant hazard to workers or the public through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, impacts would be less than significant.

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

No Impact. There are no schools within 0.25 mile of an existing or proposed school. The closest school is Duggan Dental Studies, which is located approximately 0.35 mile southeast from the project area. The Montesstori Academy is located 0.60 mile southwest of the project site, and Costa Mesa High School is located 1.50 miles northwest of the project site. Therefore, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of a school. No impact would occur.

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

Less than Significant Impact. A review of the Department of Toxic Substances Control's (DTSC) Hazardous Waste and Substances List – Site Cleanup (Cortese List) indicates that identified hazardous material sites are not located within the project site (DTSC, 2007). In addition, a review of the DTSC EnviroStor and the State Water Resources Control Board GeoTracker online databases did not indicate any open cleanup sites or hazardous waste facilities within the vicinity of the project area (DTSC, 2012). Therefore, since the project is not located on a list associated with hazardous materials, impacts are expected to be less than significant.

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

Less than Significant Impact. The Airport Environs Land Use Plan (AELUP) is the comprehensive land use plan adopted and administered by the Airport Land Use Commission (ALUC) for Orange County, as required by Section 21675 of the California Public Utilities Code. The AELUP establishes land use guidelines based on noise and safety impacts for areas surrounding airports. The most current AELUP for John Wayne Airport (JWA) was approved in April 2008. The proposed project is located less than a quarter-mile southwest of JWA, and thus is within the Airport Planning Area of JWA according to the ALUC. Land uses within the planning area boundaries of the AELUP must conform to the following safety and height restriction standards.

Height Restriction Zone. Buildings within this area of the AELUP cannot exceed 30 feet in height. The proposed project buildings would not exceed 30 feet.

Airspace/Airport Inconsistency. In reviewing projects, the Commission will find any structure, either within or outside of the planning areas, inconsistent with this AELUP if it:

1. Is determined to be a "Hazard" by the FAA;
2. Would raise the ceiling or visibility minimums at an airport for an existing or planned instrument procedure (i.e., a procedure consistent with the FAA approved airport layout plan or a proposed procedure formally on file with the FAA);
3. Would result in a loss in airport utility, e.g. in a diminution of the established operational efficiency and capacity of the airport, such as by causing the usable length of the runway (s) to be reduced; or
4. Would conflict with the VFR air space used for the airport traffic pattern or enroute navigation to and from the airport.

Since the project is located within the vicinity of John Wayne Airport's Airport Planning Area, it is subject to the safety restrictions listed above. The building height of the self-storage facility and

food service establishment would not “interfere with the established, or planned, airport flight procedures, patterns, or navigational systems” since it meets the development standards specified in the Costa Mesa General Plan. In addition, the project would not threaten, endanger, or interfere with aeronautical operations due to the project’s exterior lighting, where it would be clearly visible during hours of twilight or darkness. Therefore, the project would result in a less than significant safety hazard for people residing or working in the project area.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The project area is not located within the vicinity of a private airstrip. The closest private airstrip is the Costa Mesa Police Department, which is approximately 1.45 miles southwest of the project site. Therefore, no impact would occur.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. The Costa Mesa Disaster Plan serves as the community's Emergency Operations Plan (EOP), which provides guidance during emergency situations. The EOP analyzes potential large scale disasters that require a coordinated and immediate response. The City’s emergency evacuation routes are shown in the City General Plan Safety Element, Exhibit SAF-9: Emergency *Evacuation Routes*. Evacuation operations would be conducted by law enforcement agencies, highway/road/street departments, and public and private transportation providers. The project site is located along a designated emergency evacuation route along Bristol Street.

The proposed project would be constructed completely within the proposed project property and construction equipment would access the project site via Bristol Street which is the main access point to the site. There will be no road closures or alterations to Bristol Street during construction and all construction equipment would be stored in active grading areas and/or the proposed staging areas within the project area. Once constructed, the proposed project does not include any uses or design features that would result in interference with any adopted emergency response plan or emergency evacuation plan. The design of the proposed project would provide adequate emergency access consistent with City requirements, including the required number and design of access points and safety features. Therefore, the proposed project would not result in significant impacts to emergency access during construction and/or operation. The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and, thus, this impact would be less than significant.

h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?

No Impact. The project site is not located in an area classified as a “Wildland Area That May Contain Substantial Forest Fire Risks and Hazards” or a “Very High Fire Hazard Severity Zone”

by the California Department of Forestry and Fire Protection. Therefore, the risk for wildland fire is low and project implementation would not expose people or structures to a significant risk involving wild land fires.

References

California Department of Toxic Substances Control (DTSC). 2015. DTSC's Hazardous Waste and Substances Site list – Site Cleanup (Cortese List). Accessed December, 2015. http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm.

DTSC. EnviroStor Database. Accessed December 2015. http://www.envirostor.dtsc.ca.gov/public/

California State Water Resources Control Board. GeoTracker. Accessed December, 2015. http://geotracker.waterboards.ca.gov/gama/gamamap/public/default.asp?CMD=runreport&myaddress=375+Bristol+St.+Costa+Mesa%2C+Ca

Environmental Management Strategies, Inc., *Phase I Environmental Site Assessment*, November 2015.

Environmental Management Strategies, Inc., *Phase II Environmental Site Assessment*, December 2015.

4.9 Hydrology and Water Quality

Environmental Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
9. HYDROLOGY AND WATER QUALITY — Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of a site or area through the alteration of the course of a stream or river, or by other means, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of a site or area through the alteration of the course of a stream or river, or by other means, substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☒	☐
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

Environmental Evaluation

Would the project:

a) Violate any water quality standards or waste discharge requirements?

Less Than Significant Impact. Impacts related to water could occur during construction, when the potential for erosion, siltation, and sedimentation is highest, and after construction during project operation, when impacts related to sedimentation would decrease, but urban runoff would increase. Although the project site is relatively flat, construction activities such as vegetation

clearing and grading have the potential to result in top soil loss and soil erosion by exposing bare soil to wind and rain. Materials that could potentially contaminate the construction area from a spill or leak include diesel fuel, gasoline, lubrication oil, hydraulic fluid, antifreeze, transmission fluid, lubricating grease, concrete, and other fluids. Potential stormwater pollutants during operation that are specific to this project site include: suspended solids/sediment, nutrients, and pesticides as landscaping would exist on-site; pathogens (bacteria/virus) as bacterial indicators are routinely detected in pavement runoff; and heavy metals, oil and grease, toxic organic compounds, and trash and debris, which is expected in commercial development (Psomas, 2015).

Impervious surfaces do not allow rain and runoff to infiltrate into the ground; therefore any reduction of impervious surfaces would benefit potential impacts to water quality. The process of infiltration reduces the amount of stormwater that is capable of becoming urban runoff and also filters water removing potential water quality pollutants.

According to the Preliminary Water Quality Management Plan (P-WQMP) prepared by Psomas (2015; Appendix E), the project is located in potential areas of erosions, habitat and physical structure susceptibility. The project site consists of three parcels totaling 3.2 acres. The site is located in an area of low infiltration which classifies the soil as being soil group D (infiltration rate approximately 0.20 in/hour). Infiltration on site is not feasible because of the low infiltration rate of the underlying soil. The existing site is lower than the adjacent Bristol Street to the north. Runoff currently drains directly into grate inlets in the drive aisles, parking lots and interior courtyards. The existing storm drain flows from the north to south into the existing Orange County owned Santa Ana-Delhi Channel south of the project. This concrete channel then flows easterly and southerly through the Newport Beach golf course property which then connects into Upper Newport Bay.

The proposed drainage pattern is similar to the existing condition, with the exception that the site runoff would be directed into biofiltration BMPs before discharging into the storm drain system.

National Pollutant Discharge Elimination System

Under Section 402 of the Clean Water Act, the EPA has established regulations under the NPDES program to control direct stormwater discharges from construction activities disturbing one acre or more of land. The NPDES program regulates industrial pollutant discharges, which include construction activities. The State Water Resources Control Board (SWRCB) works in coordination with the Regional Water Quality Control Boards (RWQCB) to preserve, protect, enhance, and restore water quality. The City is within the jurisdiction of the Santa Ana RWQCB (SARWQCB).

Short-Term Construction

The proposed project construction would be completed in one phase and would have short-term impacts. The project would disturb more than one acre of soil and therefore is required to obtain coverage under the Construction General Permit Order 2009-0009-DWQ and prepare an SWPPP. One element required under an SWPPP is to list Best Management Practices (BMPs) that the project operators will use to protect stormwater runoff and the placement of those BMPs.

In addition, the CMMC Title 8, Chapter III, Section 8-32, requires that all significant redevelopment within the city be undertaken in accordance with the Orange County Drainage Area Management Plan (DAMP). A significant redevelopment project is described as one that adds or replaces 5,000 or more square feet of impervious surface. Accordance with the DAMP also includes project guidance and conditions and requirements established by the development services and public services departments. These conditions and requirements are related to the reduction and elimination of pollutants in stormwater runoff from project. These departments must approve plans prior to the City's issuance of Grading or Building Permits.

As the project's demolition and construction activities would be subject to compliance with NPDES requirements, which include obtaining coverage under the General Construction Permit by filing the Permit Registration Documents like the SWPPP as well as the provisions of the CMMC. Compliance with the NPDES and CMMC requirements would ensure that the project's construction-related impacts to water quality would be less than significant.

Operation

The Municipal Storm Water Permitting Program regulates stormwater discharges from municipal separate storm sewer (drain) systems (MS4s). The MS4 permits require the development and implementation of a Storm Water Management Plan/Program with the goal of reducing the discharge of pollutants to the maximum extent practicable (MEP) which is the performance standard specified in Section 402(p) of the Clean Water Act. The management programs specify what BMPs would be used to address certain program areas that include public education and outreach; illicit discharge detection and elimination; construction and post-construction; and good housekeeping for municipal operations.

The Orange County Flood Control District, the County of Orange, and the City of Costa Mesa, along with 51 other incorporated cities therein (Permittees) discharge pollutants from their MS4s. Stormwater and non-stormwater enter and are conveyed through the MS4s and are discharged to surface water bodies of the Orange Region. These discharges are regulated under countywide waste discharge requirements contained in Order No. R8-2009-0030 (as amended by Order No. R8-2010- 0062), Waste Discharge Requirements for the County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County within the Santa Ana Region Area wide Urban Storm Water Runoff Orange County, which was approved on May 19, 2011. Order No. R8-2009-0030, which serves as an NPDES permit, has expired but remains in effect until the Orange Water Board adopts a new permit.

The County Model Water Quality Management Plan (WQMP) was developed as part of the municipal stormwater program to address stormwater pollution from new development and redevelopment by the private sector. This WQMP contains a list of the minimum required BMPs that must be employed for a designated project. The Model WQMP describes the process for preparing Conceptual or Preliminary WQMPs and final Project WQMPs for certain new development and significant redevelopment projects called "Priority Projects." The proposed project is a priority project, and therefore, must prepare a WQMP that specifies the proposed BMPs.

The Preliminary WQMP mentioned above describes proposed project landscaping that would include drought-tolerant shrubs and trees in perimeter landscaping. Since infiltration is not feasible on this project, stormwater BMPs for the project would include filtration planters and bioretention with underdrains. The proposed project drainage would be collected using roof downspouts, and flow directly into the top of filtration planter boxes. These planter boxes and bioretention BMPs would consist of a layer of mulch, sandy loam and gravel. Once the stormwater passes through the planting material, the water will outlet from the base of the planter by curb drain to the street gutter. The proposed drainage pattern is similar to the existing condition, with the exception of runoff into biofiltration BMPs before discharging into the storm drain system. The existing 18-inch on-site storm drain would be relocated away from the proposed structures and placed within a proposed sidewalk and on-site traffic circulation system. The 18-inch on-site storm drain system would collect stormwater from the eastern half of the project site. Existing 6-inch, 12-inch, and 18-inch on-site storm drain would remain it their current locations and continue to collect stormwater from the western half of the project site. The 18-inch on-site storm drain in the eastern portion of the project site would convey stormwater to the existing Santa Ana-Delhi channel near the southeastern corner of the project site. The 18-inch on-site storm drain in the southwestern portion of the project site would convey stormwater to the Santa Ana-Delhi channel in the southern portion of the project site.

Overall, the existing site has more impervious surfaces than the proposed condition, therefore, the proposed runoff and peak flows would be lower for proposed condition than in the existing condition. Compliance with NPDES, DAMP, CMMC, and the SWPPP's and WQMP's BMPs, would reduce potential project development impacts on water quality, hydraulic conditions, and stormwater pollutants. Impacts related to water quality standards or waste discharge requirements during construction and operation would be less than significant.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?

Less than Significant Impact. Mesa Consolidated Water District (Mesa Water) supplies water to the project site. According to Mesa Water's UWMP (mentioned in 4.17b), Mesa Water's main sources of water supply are groundwater pumped from wells within the Lower Santa Ana River Groundwater Basin (Orange County Basin) and imported water from Metropolitan Water District of Southern California through Municipal Water District of Orange County. Mesa relies on approximately 15,900 acre-feet of groundwater from the Orange County Basin each year. This local source of supply meets approximately 82 percent of Mesa's total annual demand.

The project would include the demolition of an existing 37,883 sf multi-tenant automotive center, and the redevelopment of a two-story100,000 sq. ft., self-storage unit facility with a freestanding 5,000 sf multi-tenant food court building. The project would include a 1,200 sf ground-floor management office. Though the water demand will increase with project implementation, there

would be no net deficit in aquifer volume or lowering of groundwater table near the project site as the proposed project would result in an increase of permeable surface area. Project implementation would result in less-than-significant impacts to groundwater supplies and ground water recharge.

c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on or off-site?

Less than Significant Impact. The proposed project would not alter the existing drainage pattern of a site or area through the alteration of the course of a stream or river, or by other means, in a manner that would result in substantial erosion or siltation on- or off-site. No streams or rivers exist within the proposed project area as the project site is located within an already urbanized environment. The Santa Ana-Delhi concrete-lined channel is located just south of the project site. The proposed project would not involve activities that could potentially impact local drainage patterns such as substantial grading, topographic alteration, or impacts to drainages or storm drain facilities. Adherence to all NPDES MS4 Permit regulations, including applicable BMPs, would ensure construction and operation does not result in erosion or flooding impacts. The proposed project would include implementation of landscape features, including bio-retention areas and other BMPs would also be incorporated into landscape design. These BMPs would reduce the peak discharge of runoff from the project site. Therefore, the proposed project would not alter the existing drainage pattern of the project site or area and substantial erosion of siltation would not occur. Impacts would be less than significant.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?

Less than Significant Impact. As stated above in response 4.9 (c), the proposed project would not substantially alter the local drainage pattern. The proposed project would use minimal water during construction and operation and would thereby not generate a large amount of runoff as a result of site activities. No stream or river traverses the project site. The Santa Ana-Delhi Flood Control Channel is located just south of the project site but project implementation would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site, off-site, or in the channel. BMPs discussed above would control drainage on-site, thereby reducing its potential to cause flooding from occurring on or off-site. Therefore, flooding impacts resulting from drainage pattern alteration would be less than significant.

e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less than Significant Impact. The project would be served by the City's stormwater drainage system. Temporary construction activities such as demolition and grading could introduce

additional pollutants and sediment into water runoff and flow into nearby storm drains. Stormwater runoff generated on the project site during operation could result in flooding on- or off-site. During storm events, some runoff could wash into the adjacent Santa Ana-Delhi Channel located south of the project site. However, as discussed, the project would implement BMPs during construction and operation that are designed to help maintain perviousness on-site. Therefore, the proposed project would not generate runoff that exceeds the existing stormwater drainage system or creates additional polluted sources of runoff. Impacts regarding exceedance of storm drain systems and creation of polluted runoff would be less than significant.

f) Otherwise substantially degrade water quality?

Less than Significant Impact. Refer to response 4.9(a).

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. The proposed project consists of commercial redevelopment. No housing would be developed as part of the proposed project. The Federal Emergency Management Act (FEMA) Flood Insurance Rate Map (FIRM) for the project site (FIRM No. 06059C0267J) shows that the project site is located within a Zone A, flood hazard zone (FEMA, 2012). Because no housing is proposed, there would be no impacts regarding placement of housing within a flood zone.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Less Than Significant Impact. As stated above in response 9 (g), the FEMA FIRM for the project site shows that the project site is located within a flood hazard zone. The existing site is at a lower elevation than the adjacent Bristol Street to the north. Stormwater runoff currently drains directly into grate inlets in the drive aisles, parking lots and interior courtyards. The existing storm drain flows from the north to south into the Delhi Flood Control Channel south of the project. This concrete channel then flows easterly and southerly through the Newport Beach golf course property which then connects into Upper Newport Bay. The proposed project's first finished floor would be elevated above the base flood elevation indicated on the Flood Insurance Rate Map effective height. Therefore, there would be less-than-significant impacts related to flooding and flood flows.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Less than Significant Impact. The project site is not located in a City-designated dam inundation flood zone (Costa Mesa, 2000). Therefore, impacts related to flooding including failure of a levee or dam would be less than significant.

j) Inundation by seiche, tsunami, or mudflow?

Less than Significant Impact. A seiche is the sloshing of a closed body of water from earthquake shaking (USGS, 2016). Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. There is no enclosed body of water in the project area. The absence of any large bodies of water within Costa Mesa and the location of high bluffs adjacent to Newport Bay preclude the possibility of damage from seiche effects (Costa Mesa, 2000). Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury or death involving inundation by seiche. Impacts would be less than significant.

A tsunami is a sea wave of local or distant origin that results from large-scale seafloor displacements associated with earthquakes, major submarine slides or exploding volcanic islands (USGS, 2012). An event such as an earthquake creates a large displacement of water resulting in a rise or mounding at the ocean surface that moves away from this center as a sea wave. Tsunamis generally affect coastal communities and low-lying (low-elevation) river valleys in the vicinity of the coast. Buildings closest to the ocean and near sea level are most at jeopardy. The project site is located approximately 4.50 miles north of the Pacific Ocean and outside of the Tsunami Hazard Zone identified by the California Emergency Management Agency (Cal EMA, 2009). Therefore, impacts related to tsunamis would not occur**.**

A mudflow is an earthflow consisting of material that is wet enough to flow rapidly and typically occurs in small, steep stream channels (USGS, 2004). The project area is flat and does not contain any small, steep stream channels. Thus, no mudflow impacts would occur.

References

California Emergency Management Agency (CAL EMA). 2009. Tsunami Inundation Map for Emergency Planning, Newport Beach Quadrangle. Accessed at http://www.conservation.ca.gov/cgs/geologic_hazards/Tsunami/Inundation_Maps/Orange/Documents/Tsunami_Inundation_NewportBeach_Quad_Orange.pdf on December16, 2015.

Federal Emergency Management Act (FEMA). Flood Insurance Rate Map. Accessed at http://map1.msc.fema.gov/idms/IntraView.cgi?ROT=0&O_X=7200&O_Y=5175&O_ZM=0.077294&O_SX=1113&O_SY=799&O_DPI=400&O_TH=90223620&O_EN=90263746&O_PG=1&O_MP=1&CT=0&DI=0&WD=14400&HT=10350&JX=1672&JY=917&MPT=0&MPS=0&ACT=1&KEY=90223305&ITEM=1&PICK_VIEW_CENTER.x=731&PICK_VIEW_CENTER.y=549&R1=VIN on December 16, 2015.

United States Geological Survey (USGS), 2012, Earthquake Glossary – seiche, Accessed at www.earthquake.usgs.gov/learn/glossary/?term=seiche on February 2, 2016.

USGS, 2012, Earthquake Glossary – tsunami, Accessed at www.earthquake.usgs.gov/learn/glossary/?term=tsunami on February 2, 2016.

USGS, 2004, Landslide Types and Processes, Fact Sheet, Accessed at www.pubs.usgs.gov/fs/2004/3072/fs-2004-3072.html on February 2, 2016.

City of Costa Mesa, *General Plan, Safety Element*, 2000.

4.10 Land Use and Land Use Planning

Environmental Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
10. LAND USE AND LAND USE PLANNING — Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☒	☐	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Environmental Evaluation

Would the project:

a) Physically divide an established community?

No Impact. The project does not propose any action that could divide an established community. The physical division of an established community generally refers to the construction of a feature such as an interstate highway or railroad tracks, or removal of a means of access, such as a local road or bridge that would impact mobility within an existing community or between a community and outlying area. The project site is located in the eastern portion of Costa Mesa and is surrounded by commercial uses to the east, Newport Beach Golf Course to the west, SR-73 and John Wayne Airport to the north, and residential uses to the south. The proposed project would demolish and remove an existing 37,883 sf automotive center and construct a self-storage facility and a supporting ground floor management office, and a freestanding multi-tenant food court building within the same site boundaries as the automotive center. Since the project would construct the facility on an established commercial facility, the project would result in no impact to the physical division of an established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant with Mitigation. The proposed project would be consistent with following applicable goals and objectives outlined in the City's General Plan. However, the proposed project is subject to the development standards outlined in the City's Zoning Code and the applicable standards outlined in the JWA's AELUP. Therefore, implementation of the proposed project would result in a less-than-significant impact to a conflict with any applicable land use plan, policy, or regulation with jurisdiction over the project.

City of Costa Mesa 2000 General Plan

The Land Use Element of the General Plan depicts long-range development in the City of Costa Mesa by setting forth the location and extent of allowable development and by indicating the land use goals, policies, and objectives to guide new development.

According to the City of Costa Mesa General Plan Land Use Map, the land use designation of the project is General Commercial. The General Commercial designation is intended to permit a wide range of commercial uses, which serve both local and regional needs. These areas should have exposure and access to major transportation routes since significant traffic can be generated. General Commercial areas should be insulated from the most sensitive land uses, either through buffers of less sensitive uses or on-site mitigation techniques. Project consistency with the General Plan's specific goals and objectives is evaluated below. The goals and objectives listed below are evaluated due to their relevance to the proposed project.

Goal LU-1: Land Use. It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and, to ensure the long-term viability and productivity of the community's natural and man-made environments.

> *Consistency:* The redevelopment project would provide a self-storage facility under the title and design features of a "mini-warehouse" with a freestanding food court building that is designated for general commercial uses. The project would add to the commercial character of the community and meet the competing demands for alternative development. Therefore, the Project is consistent with this General Plan goal.

Objective LU-1B. Ensure the long-term productivity and viability of the community's economic base.

> *Consistency:* The project would develop a profitable self-storage facility and food court building and would provide local employment opportunities. The proposed project would strengthen the City's economic base. Therefore, the project is consistent with this General Plan objective.

Goal LU-2: Development. It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.

> *Consistency:* The project would redevelop the property with a self-storage and a food court building. The project would enhance the site's visual appearance through the use of landscaping to soften the visual impact of the storage facility. The proposed project would include the use of materials and colors that create visual interest as outlined in City policies related to aesthetics. The project's design would reflect that of similar project

recently constructed in the area. Therefore, the project is consistent with this General Plan goal.

Objective LU-2A: Encourage new development and redevelopment to improve and maintain the quality of the environment.

Consistency: The proposed project includes the redevelopment of a site that currently has an automotive mall. Implementation of the proposed project would reduce stormwater runoff by improving on-site hydrology. The building would be designed with energy saving components including solar panels and low-energy lighting.

City of Costa Mesa Municipal Code: Title 13 – Planning, Zoning, and Development

According to the Costa Mesa Zoning Map, the project site is zoned Planned Development Community (PDC). The Costa Mesa Zoning Code states that a PDC zoning allows for the use of retail shops, offices and service establishments, including but not limited to, hotels, restaurants, theaters, museums, financial institutions, and health clubs. These uses are intended to serve adjacent residential areas, as well as the entire community and region. Complementary residential and industrial uses of a similar or supportive nature to the uses noted may also be allowed if compatible with the PDC zoning. The PDC zoning designation is compatible with the General Commercial Land Use designation.

The project proposes a rezone from PDC to General Business District (C2), which is defined as a district intended to provide for those uses which offer a wide range of goods and services which are generally less compatible with more sensitive land uses of a residential or institutional nature. The proposed project's self-storage facility would be defined under the title of mini-warehouse. According to the City Municipal Code: Title 13, Chapter IX, Special Land Use Regulations, Article 7, mini-warehouses have the following use restrictions:

(1) No facility shall be used for:

a. Any business activity (other than rental of storage units) including miscellaneous or garage sales, and transfer/storage businesses which utilize vehicles as part of the business; or

b. Servicing or repair of motor vehicles, boats, trailers, lawn mowers, or any similar equipment.

(2) All rental contracts shall include clauses prohibiting:

a. The storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals; and

b. The use of the property for uses other than storage.

(3) A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval and all applicable ordinances. This requirement may be waived by the final review authority, if alternative security measures are found acceptable.

TABLE 4.10-1
CONSISTENCY WITH GENERAL COMMERCIAL STANDARDS

Development Standard (Required/Allowed)	Project	Consistent?
Minimum Lot Area: 12,000 SF	138,487 SF (total lot area)	Yes
Floor Area Ratio: • **Very Low Traffic FAR:** 0.75	0.75	Yes
Density: 20 DU per acre (residential units)	None	N/A
Building Height: 2 stories/30 feet	2 stories/30 feet	Yes
Setbacks: • **Front:** 20 feet • **Side (left/right):** 15 feet • **Rear:** 0 feet	• 25 feet • 31-35 feet • 20-24 feet	Yes Yes Yes
Parking: • **Office:** 4 spaces per 1000 SF 1200 SF × 4 = 5 spaces • **Restaurant:** 10 spaces per 1000 SF (for the first 3000 SF) 3000 SF × 10 = 30 spaces • **Restaurant:** 12 spaces per 1000 SF (for each additional 1000 SF above the first 3000 SF) 2000 SF × 12 = 24 spaces • **Storage:** 1 space per 200 units 744 units/200 = 4 spaces **Total Required = 63 spaces**	**Total = 63 spaces** (according to Wiley Architects site plan, July 2015)	Yes

Airport Environs Land Use Plan for John Wayne Airport

The Airport Environs Land Use Plan (AELUP) is the comprehensive land use plan adopted and administered by the Airport Land Use Commission (ALUC) for Orange County, as required by Section 21675 of the California Public Utilities Code. The AELUP establishes land use guidelines based on noise and safety impacts for areas surrounding airports. The most current AELUP for John Wayne Airport (JWA) was approved in April 2008.

The land use compatibility plan within the AELUP is intended to provide for JWA's 20-year planning future. The purpose of the plan is to "protect the public from the adverse effects of aircraft noise, to ensure that people and facilities are not concentrated in areas susceptible to aircraft accidents, and to ensure that no structures or activities adversely affect navigable air space" (JWA DEIR 2014).

The proposed project is located less than a quarter-mile southwest of JWA, and thus is within the Airport Planning Area of JWA according to the ALUC. Land uses within the planning area

boundaries of the AELUP must conform to the following noise, safety and height restriction standards.

Noise Impact Zone 1 – High Noise Impact

Commercial, industrial, and recreational uses may be acceptable in the High Noise Impact Zone providing that commercial and industrial structures are sufficiently sound attenuated to allow normal work activities to be conducted. Said structures shall be sound attenuated against the combined input of all present and projected exterior noise to meet the following criteria:

Typical Use	Level L (eq)*(12)**
General office, reception, clerical etc.	50 dB(A)
Restaurant, bank lobby, retail store, , etc.	55 dB(A)
Warehousing, manufacturing, kitchen, , etc.	65 dB(A)

* L(eq) is the equivalent sound level for a specified time period in dB(A).
** Measured from 7:00 a.m. to 7:00 p.m. or other appropriate, approved time period.

Source: AELUP for JWA, 2008

In addition, it is recommended that all designated outdoor common or recreational areas within Noise Impact Zone 1 provide outdoor signage informing the public of the presence of operating aircraft.

As described below in response 4.12, the proposed project's interior noise at the proposed food hall would exceed the 55 decibels (dBA) standard which could result in a potentially significant impact. The proposed project's interior noise at the proposed office within the self-storage facility would exceed the 50 dBA standard which could result in a potentially significant impact.

Height Restriction Zone

Any object, which by reason of its height or location would interfere with the established, or planned, airport flight procedures, patterns, or navigational systems, is unacceptable to the Commission. Similarly, any proposal which would cause a diminution in the utility of an airport is unacceptable to the Commission. The standards, criteria, and procedures promulgated by the FAA for the thorough evaluation of development projects are designed to ensure the safe and efficient use of the navigable airspace. The application of these principles by the Commission will ensure the stability of local air transportation, as well as promote land uses that are compatible with the AELUP. However, any object which rises above the height of surrounding development, or which is located in close proximity to any of the various flight paths, must be clearly visible during hours of

twilight or darkness and must not threaten, endanger, or interfere with aeronautical operations. Such objects, even if within the above height restrictions, are not acceptable to the Commission unless they are clearly marked or lighted according to FAA standards.

The proposed building would not exceed 30 feet and would remain compatible with the AELUP height restrictions. Therefore, no impact would occur.

In reviewing projects, the Commission will find any structure, either within or outside of the planning areas, inconsistent with this AELUP if it:

1. Is determined to be a "Hazard" by the FAA;
2. Would raise the ceiling or visibility minimums at an airport for an existing or planned instrument procedure (i.e., a procedure consistent with the FAA approved airport layout plan or a proposed procedure formally on file with the FAA);
3. Would result in a loss in airport utility, e.g. in a diminution of the established operational efficiency and capacity of the airport, such as by causing the usable length of the runway (s) to be reduced; or
4. Would conflict with the VFR air space used for the airport traffic pattern or enroute navigation to and from the airport.

The project includes 360 rooftop-mounted photovoltaic modules with anti-reflective coating. The photovoltaic modules are not anticipated to create a new source of substantial reflective glare. Furthermore, as required for any project within the approach/departure corridor, the FAA's final approval would be required to ensure no glare or interference with aviation operations would occur.

Mitigation Measures

Implementation of Mitigation Measures NOI-1 and NOI-2 is required

Significance after Mitigation

Implementation of Mitigation Measures NOI-1 and NOI-2 would ensure that the interior noise levels within the proposed food hall and the office within the self-storage facility would meet the AELUP interior noise standards of 55 dBA and 50 dBA, respectively. Potential interior noise impacts would be reduced to less than significant.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. The project site is located within the Orange County Natural Community Conservation/Plan Habitat Conservation Plan (NCCP/HCP) and specifically within the Coastal Subarea. The NCCP/HCP focuses on protecting sensitive species and habitats within Orange County, including but not limited to the coastal California gnatcatcher (*Polioptila californica californica*) and coastal sage scrub habitat. Due to the existing development on the project site, there are no areas that provide suitable habitat for special-status species worth considering for

inclusion into the NCCP/HCP Reserve System. The proposed project will not result in any impacts to any Covered Species or Covered Habitats and the proposed project is determined to be consistent with the biological goals and guidelines of the NCCP/HCP. Therefore, the proposed project will not have an impact on any adopted HCP or NCCP.

References

Airport Land Use Commission, Orange County. *Airport Environs Land Use Plan for John Wayne Airport*. Amended April 17, 2008.

City of Costa Mesa. *City of Costa Mesa 2000 General Plan*. Chapter 2: Land Use Element. Adopted January 2002.

City of Costa Mesa. *Commercial Development Standards*. Handout. Last Printed June 20, 2012.

County of Orange. *Natural Community Conservation Plan & Habitat Conservation Plan*. July 17, 1996.

Data Basin. *California Coastal Zone Map*. <http://databasin.org/maps/new#datasets=ed49d8389c2349f2a0c9e56cfc7c48ef>. Accessed January 22, 2016.

John Wayne Airport. *Draft Environmental Impact Report No.617 - John Wayne Airport Settlement Agreement Amendment*. SCH No. 2001111135. Published May 2014.

Order of the City Council. *Costa Mesa Municipal Code*. Title 13: Planning, Zoning and Development. Adopted January 7, 1974.

4.11 Mineral Resources

Environmental Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
11. MINERAL RESOURCES — Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Environmental Evaluation

Would the project:

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

No Impact. According to United States Geological Survey's (USGS) Mineral Resources Data System, the project site is not identified as a known mineral resource area and does not have a history of mineral extraction uses. In addition, according to the State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, no oil well exists on the project site. Therefore, the proposed project would not result in the loss of availability of a known mineral resource and no impacts would occur.

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

No Impact. The Costa Mesa 2000 General Plan does not identify the project site as a mineral resource zone. In addition, the project site is developed with light industrial uses and does not support mineral extraction operations. This condition precludes the possibility of related impacts. No impacts would occur.

References

United States Geological Survey, Mineral Resources Data System, 2015. http://mrdata.usgs.gov/mineral-resources/mrds-us.html.

California Department of Conservation, Division of Oil, Gas & Geothermal Resources Well Finder, 2015. http://maps.conservation.ca.gov/doggr/index.html#close.

4.12 Noise

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
12. NOISE — Would the project:				
a) Result in Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Result in Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) Result in A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) Result in A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☐	☒	☐	☐
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Background

Noise is generally defined as unwanted sound. Sound, traveling in the form of waves from a source, exerts a sound pressure level (referred to as sound level) that is measured in dB, which is the standard unit of sound amplitude measurement. The dB scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound, with 0 dB corresponding roughly to the threshold of human hearing and 120 to 140 dB corresponding to the threshold of pain. Pressure waves traveling through air exert a force registered by the human ear as sound.

Sound pressure fluctuations can be measured in units of hertz (Hz), which correspond to the frequency of a particular sound. Typically, sound does not consist of a single frequency, but rather a broad band of frequencies varying in levels of magnitude. When all the audible frequencies of a sound are measured, a sound spectrum is plotted consisting of a range of frequency spanning 20 to 20,000 Hz. The sound pressure level, therefore, constitutes the additive force exerted by a sound corresponding to the sound frequency/sound power level spectrum.

The typical human ear is not equally sensitive to all frequencies of the audible sound spectrum. As a consequence, when assessing potential noise impacts, sound is measured using an electronic filter that deemphasizes the frequencies below 1,000 Hz and above 5,000 Hz in a manner corresponding to the human ear's decreased sensitivity to extremely low and extremely high frequencies. This method of frequency weighting is referred to as A-weighting and is expressed

in units of A-weighted decibels (dBA). A-weighting follows an international standard methodology of frequency de-emphasis and is typically applied to community noise measurements.

An individual's noise exposure is a measure of noise over a period of time. While a noise level is a measure of noise at a given instant in time, community noise varies continuously over a period of time with respect to the contributing sound sources of the community noise environment. Community noise is primarily the product of many distant noise sources, which constitute a relatively stable background noise exposure, with the individual contributors unidentifiable. The background noise level changes throughout a typical day, but does so gradually, corresponding with the addition and subtraction of distant noise sources such as traffic. What makes community noise variable throughout a day, besides the slowly changing background noise, is the addition of short-duration, single-event noise sources (e.g., aircraft flyovers, motor vehicles, sirens), which are readily identifiable to the individual.

These successive additions of sound to the community noise environment change the community noise level from instant to instant, requiring the measurement of noise exposure over a period of time to legitimately characterize a community noise environment and evaluate cumulative noise impacts. This time-varying characteristic of environmental noise is described using statistical noise descriptors. The most frequently used noise descriptors are summarized below:

L_{eq}: The L_{eq}, or equivalent sound level, is L_{eq} is the energy-mean dBA during a measured time interval. It is the "equivalent" constant sound level that would have to be produced by a given source to equal the acoustic energy contained in the fluctuating sound level measured.

L_{max}: The maximum, instantaneous noise level experienced during a given period of time.

L_{min}: The minimum, instantaneous noise level experienced during a given period of time.

L_{dn}: Also termed the DNL, the L_{dn} is defined as the A-weighted average sound level for a 24-hour day with a 10-dB penalty added to nighttime sound levels (10:00 p.m. to 7:00 a.m.) to compensate for increased sensitivity to noise during usually quieter evening and nighttime hours.

CNEL: CNEL, or Community Noise Equivalent Level, is defined as the A-weighted average sound level for a 24-hour day. It is calculated by adding a 5-dB penalty to sound levels in the evening (7:00 p.m. to 10:00 p.m.) and a 10-dB penalty to sound levels at night (10:00 p.m. to 7:00 a.m.) to compensate for increased sensitivity during such time periods when a quiet environment is expected.

An important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted (i.e., comparison to the ambient noise environment). In general, the more a new noise level exceeds the previously existing ambient noise level, the less acceptable the new noise level will be judged by those hearing it. With regard to increases in A-weighted noise level, the following relationships generally occur:

- Except in carefully controlled laboratory experiments, a change of 1 dBA cannot be perceived.
- Outside of the laboratory, a 3 dBA change in noise levels is considered to be a barely perceivable difference.
- A change in noise levels of 5 dBA is considered to be a readily perceivable difference.
- A change in noise levels of 10 dBA is subjectively heard as doubling of the perceived loudness.

These relationships occur in part because of the logarithmic nature of sound and the decibel system. The human ear perceives sound in a non-linear fashion, hence the decibel scale was developed. Because the decibel scale is based on logarithms, two noise sources do not combine in a simple additive fashion, but rather logarithmically. For example, if two identical noise sources produce noise levels of 50 dBA, the combined sound level would be 53 dBA, not 100 dBA.

Noise levels from a particular source generally decline as distance to the receptor increases. Other factors, such as the weather and reflecting or barriers, also help intensify or reduce the noise level at any given location. A commonly used rule of thumb for roadway noise is that for every doubling of distance from the source, the noise level is reduced by about 3 dBA at acoustically "hard" locations (i.e., the area between the noise source and the receptor is nearly complete asphalt, concrete, hard-packed soil, or other solid materials) and 4.5 dBA at acoustically "soft" locations (i.e., the area between the source and receptor is normal earth or has vegetation, including grass). Noise from stationary or point sources is reduced by about 6 to 7.5 dBA for every doubling of distance at acoustically hard and soft locations, respectively. Noise levels may also be reduced by intervening structures – generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm reduces noise levels by 5 to 10 dBA.

Regulatory Framework

County of Orange Noise Ordinance

Because the single-family residential to the south of the project site is in the unincorporated areas of the County, the County noise ordinance is applied for the noise impacts due to the project operation and construction. The County's code of ordinance states that in order to control unnecessary, excessive and annoying sounds emanating from unincorporated areas of the County, it is hereby declared to be the policy of the County to prohibit such sounds generated from all sources as specified in this code of ordinance. **Table 4.12-1** presents the residential noise standards.

TABLE 4.12-1
RESIDENTIAL NOISE STANDARDS

Time of Day	Exterior	Interior
7:00 a.m.—10:00 p.m.	55 dBA	55 dBA
10:00 p.m.—7:00 a.m.	50 dBA	45 dBA

SOURCE: County of Orange, Division 6, Noise Control.

In addition to the residential noise standard, Section 4-6-7 exempts noise sources associated with construction, repair, remodeling, or grading of any real property, provided said activities do not take place between the hours of 8:00 p.m. and 7:00 a.m. on weekdays, including Saturday, or at any time on Sunday or a federal holiday.

Note that this ordinance will be applied to the determination of the significant impact to the single-family residential to the south of the project site by project construction and operation.

City of Costa Mesa General Plan

The General Plan provides criteria to assess the compatibility of proposed project development. The Noise Element, Tables N-3 and N-4 specify land use compatibility and exterior/interior noise standards. Because the proposed project is to develop a self-storage unit facility with a freestanding multi-tenant food court pad building, the proposed project is considered as commercial. Noise Element Table N-4 states that the interior noise standard for office building is 50 dBA CNEL and business commercial is 55 dBA CNEL. Table **4.12-2** presents land use compatibility for the proposed project land use.

TABLE 4.12-2
NOISE AND LAND USE COMPATIBILITY MATRIX

	Community Noise Exposure in CNEL dBA			
Land Use Category	**Normally Acceptable[a]**	**Conditionally Acceptable[b]**	**Normally Unacceptable[c]**	**Clearly Unacceptable[d]**
Office Building, Business Commercial and Professional	50-67.5	67.5-77.5	77.5-85	NA

a Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
b Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.
c Normally Unacceptable: New Construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
d Clearly Unacceptable: New construction or development should generally not be undertaken.

NA: Not Applicable

SOURCE: City of Costa Mesa, General Plan Noise Element

Environmental Evaluation

a) Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards or other agencies?

Less-than-Significant Impact with Mitigation. Potential project noise impacts were assessed for 1) project construction to the adjacent noise sensitive receivers, 2) off-site noise impact due to the project operation, and 3) on-site noise impact to the project development. It is concluded the impact would be less than significant with the implementation of specified mitigation measurements. See details in below.

Construction

With regard to construction noise, Section 4-6-7 exempts noise sources associated with construction, repair, remodeling, or grading of any real property, provided said activities do not take place between the hours of 8:00 p.m. and 7:00 a.m. on weekdays, including Saturday, or at any time on Sunday or a federal holiday. It is assumed that construction would not occur outside of indicated hours and considered less than significant.

Off-Site Noise Impacts

The potential noise impacts to the off-site noise sensitive receivers due to the development of the project would be vehicular activity in the parking lot and potential rooftop HVAC (Heating, Ventilating, and Air Conditioning) units. It should be noted that the Trip Generation Assessment report dated on July 21, 2015 indicated that the traffic volume at the project site would decrease when compared to the existing condition. Therefore it is determined that the noise level due to the vehicular activity in the parking lot would not increase with the project.

With regard to HVAC noise, the project design, which includes the number of HVAC units and its locations, is not available at this early stage of the project. Therefore, a typical commercial rooftop unit was used. According to Carrier's Duct Free Systems Product Data Digest, large commercial size HVAC unit would produce the noise level of 65.3 dBA at 1 meter. It equates the HVAC unit noise level at the closest noise sensitive receiver (100 feet from the project site) would be less than 40 dBA based on the noise attenuation rate of 6 dBA per doubling the distance. Therefore, the impact of noise levels from rooftop HVAC units would be less than significant.

On-Site Noise Impacts

Noise impact to the project is based on the land use compatibility described in the City's General Plan, which is presented in Table 4.12-2. There are two dominant noise sources to the project site: vehicular traffic noise from State Road (SR) 73 and air traffic noise from SNA.

The Federal Highway Administration's (FHWA's) Traffic Noise Model (TNM) was used to predict SR 73 vehicular traffic noise level at the project structure facades. In order to predict noise levels from existing traffic condition, the following data was used:

- Traffic Volume: 2014 traffic volumes were derived from Caltrans' Traffic Census Program. The 2014 peak hour traffic volume on SR73 between Jamboree Road and Route 55 Junction was 12,800.
- Vehicular Mix: 2014 truck traffic data was derived from Caltrans' Traffic Census Program. It was determined approximately 2% of medium trucks and 0.5% of heavy trucks.

Based on the above information, the predicted noise level at 50 feet from the center of SR73 would be approximately 83 dBA. The distances to the Food Hall and the office of the storage building would be 280 feet and 350 feet from the center of SR73, respectively. Based on the noise attenuation rate of 3 dBA per doubling the distance, the noise level at Food Hall would be 76 dBA and at the office of the storage building would be 75 dBA.

With regard to air traffic noise at the project site, SNA's Noise Abatement Program Quarterly Report from July 2015 to September 2015 was reviewed. Noise Monitoring Site (NMS) 1S is located approximately 1,000 feet to the south of the project site. However, the distance between the project site and the extended runway centerline is relatively similar to the distance between NMS 1S and the extended runway centerline, it is determined that NMS 1S noise data would represent the air traffic noise at the project site. The air traffic noise at the project site would be 67.3 dBA.

The project site exterior noise would be the combination of noise levels from vehicular traffic and air traffic. At the food hall, the exterior noise level would be 77 dBA (76 + 67.3 = 77 dBA). At the office of the storage building, the exterior noise level would be 76 dBA (75 + 67.3 = 76 dBA). Based on Table 4.12-2, the noise level up to 77.5 dBA would be conditionally acceptable as it is noted that new construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Therefore, impacts related to interior noise would be potentially significant.

Mitigation Measures

NOI-1: Prior to issuance of building permits, the developer shall show evidence, and the Development Services Director shall approve, an alternative form of ventilation, such as air conditioning systems or noise-attenuated passive ventilation, shall be included in the building design to ensure that windows can remain closed for prolonged periods of time in order to meet the commercial (food hall) interior noise standard of 55 dBA CNEL established by the City. In addition, prior to issuance of building permits, the developer shall show evidence, and the Development Services Director shall approve, that all project wall assemblies (windows, doors, and wall combinations) have been designed and will be constructed to meet the interior noise standard of 55 dBA CNEL.

NOI-2: Prior to issuance of building permits, the developer shall show evidence, and the Development Services Director shall approve, an alternative form of ventilation, such as air conditioning systems or noise-attenuated passive ventilation, shall be included in the building design of the proposed office within the self-storage facility to ensure that windows can remain closed for prolonged periods of time in order to meet the office interior noise standard of 50 dBA CNEL established by the City. In addition, prior to issuance of building permits, the developer shall show evidence, and the Development Services Director shall approve, that all project wall assemblies (windows, doors, and wall combinations) have been designed and will be constructed to meet the interior noise standard of 50 dBA CNEL.

Significance after Mitigation

Implementation of Mitigation Measures NOI-1and NOI-2 would reduce the potential noise impact to less than significant. In order to meet the interior noise standard for office building of 50 dBA and for commercial (food hall) of 55 dBA, at least 26 dBA of exterior to interior noise reduction would be required for the proposed office within the self-storage facility, and at least 27 dBA of exterior noise reduction would be required for the proposed food hall. Mitigation measures to incorporate such design would be required in order to reduce potential impacts to a less than significant level. Implementation of Mitigation Measures NOI-1 for the proposed food hall interior noise level and Mitigation Measure NOI-2 for the proposed office use within the self-storage facility would reduce noise impacts to less than significant.

b) Exposure of people to generation or excessive groundborne vibration or groundborne noise levels?

Less-than-Significant Impact. Ground-borne vibration would be generated from the operation of heavy construction equipment at the project site, which could potentially affect the existing sensitive land uses surrounding the site. Once completed the proposed project, there would be no operational sources causing ground-borne vibration.

The closest off-site structure to the project site is the commercial building to the northwest and residential structures to the south. Distances to the commercial building and residential structures are approximately 30 feet and 100 feet, respectively.

Ground-borne vibration levels resulting from construction activities at the project site were estimated using data published by the Federal Transit Administration (FTA) in its *Transit Noise and Vibration Impact Assessment* (2006) document. The FTA has adopted vibration standards that are used to evaluate potential building damage impacts related to construction activities, which are shown in **Table 4.12-3**.

TABLE 4.12-3
CONSTRUCTION VIBRATION DAMAGE CRITERIA

Building Category	PPV (in/sec)
I. Reinforced-concrete, steel or timber (no plaster)	0.5
II. Engineered concrete and masonry (no plaster)	0.3
III. Non-engineered timber and masonry buildings	0.2
IV. Buildings extremely susceptible to vibration damage	0.12

SOURCE: FTA, 2006.

In addition, the FTA has also adopted standards associated with human annoyance for ground-borne vibration impacts for the following three land-use categories: Vibration Category 1 – High Sensitivity, Vibration Category 2 – Residential, and Vibration Category 3 – Institutional. The FTA defines Category 1 as buildings where vibration would interfere with operations within the building, including vibration-sensitive research and manufacturing facilities, hospitals with vibration-sensitive equipment, and university research operations. Vibration-sensitive equipment includes, but is not limited to, electron microscopes, high-resolution lithographic equipment, and normal optical microscopes. Category 2 refers to all residential land uses and any buildings where people sleep, such as hotels and hospitals. Category 3 refers to institutional land uses such as schools, churches, other institutions, and quiet offices that do not have vibration-sensitive equipment, but still have the potential for activity interference. The vibration thresholds associated with human annoyance for these three land-use categories are shown in **Table 4.12-4**.

TABLE 4.12-4
GROUNDBORNE VIBRATION IMPACT CRITERIA FOR GENERAL ASSESSMENT

Land Use Category	Frequent Events[a]	Occasional Events[b]	Infrequent Events[c]
Category 1: Buildings where vibration would interfere with interior operations.	65 VdB[d]	65 VdB[d]	65 VdB[d]
Category 2: Residences and buildings where people normally sleep.	72 VdB	75 VdB	80 VdB
Category 3: Institutional land uses with primarily daytime use.	75 VdB	78 VdB	83 VdB

a "Frequent Events" is defined as more than 70 vibration events of the same source per day.
b "Occasional Events" is defined as between 30 and 70 vibration events of the same source per day.
c "Infrequent Events" is defined as fewer than 30 vibration events of the same kind per day.
d This criterion is based on levels that are acceptable for most moderately sensitive equipment such as optical microscopes.

SOURCE: FTA, 2006.

The various peak particle velocity (PPV) expressed in inches per second (in/sec) and root mean square (RMS) velocity expressed in VdB levels for the general construction equipment that would operate during the construction of the proposed project are identified in Table 5. Based on the information presented in Table **4.12-5**, vibration velocities could reach as high as

approximately 0.210 PPV at 25 feet from the source activity, depending on the type of construction equipment in use. This corresponds to a RMS velocity level of 94 VdB at 25 feet from the source activity. Note that it is assumed that impact activities, such as pile driving, would not be used for this project.

TABLE 4.12-5
VIBRATION SOURCE LEVELS FOR CONSTRUCTION EQUIPMENT

Equipment	Approximate PPV (in/sec) at 25 feet	Approximate RMS (VdB) at 25 feet
Vibratory Roller[a]	0.210	94
Large Bulldozer	0.089	87
Loaded Trucks	0.076	86
Jackhammer	0.035	79
Small Bulldozer	0.003	58

a Vibratory roller will be used only for Pond Lining/Miscellaneous phase.

SOURCE: FTA, 2006.

Structure Damage

Construction activities associated with the proposed project would have the potential to impact the surrounding off-site structures. The commercial building to the northwest is considered as engineered concrete structure, with no habitable rooms other than business use. Therefore, the vibration impact threshold would be 0.3 in/sec PPV. In order to exceed 0.3 in/sec PPV, a vibratory roller needs to be within 20 feet of the structure. Because the adjacent building is more than 30 feet apart from the project site, the vibration impact from project construction would be less than significant.

The closest residential structure to the south is approximately 100 feet from the project site and considered as non-engineered timber structure. The vibration impact threshold would be 0.2 in/sec PPV. The PPV value of a vibratory roller at 100 feet would be 0.026 in/sec PPV. Therefore, the vibration impact from project construction would be less than significant.

Human Annoyance

The construction vibration could annoy people within a building. Note that the businesses to the northwest of the project site would not be considered for human annoyance because it is assumed that people would not sleep in a building. The vibration impact threshold for human annoyance at a residential structure would be 80 VdB. The RMS value of a vibratory roller at 100 feet would be 76 VdB. Therefore, the vibration human annoyance impact from project construction would be less than significant.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact. As described above in Section 12.a, operation of the project would not increase existing noise levels as a result of vehicular traffic activity in the parking lot and HVAC units. Therefore, impacts would be less than significant.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact. Construction of the proposed project would involve the use of a wide variety of heavy construction equipment on-site, and would generally involve the following construction phases: Demolition, Ground Clearing, Excavation, Foundation, Erection, and Finishing.

Project construction would occur during the hours specified in the CCMC, which his between 7:00 a.m. and 7:00 p.m., Monday through Friday, and 9:00 am through 6:00 pm Saturday. Construction activity is prohibited on Sunday and the following specified holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. Construction activities occurring under each of these phases would require the use of heavy equipment (e.g., excavators, backhoes, loaders, graders, bore/drill rigs, compactors, cranes, etc.) along with the use of smaller power tools, generators, and other sources of noise. During each construction phase there would be a different mix of equipment operating and noise levels would vary based on the amount of equipment in operation and the location of each activity. As such, construction activity noise levels at the site would fluctuate depending on the particular type, number, and duration of use of the various pieces of construction equipment. Because it is in the early stage of the project, the details of construction equipment and usage information are not available. Table **4.12-6** presents the approximate noise levels by construction phases.

TABLE 4.12-6
TYPICAL CONSTRUCTION NOISE LEVELS AT 50 FEET

Construction Phase	Estimated Noise Levels (dBA)
Clearing and Demolition	84
Excavation	89
Foundation	78
Erection	85
Finishing	89

SOURCE: EPA 1971

The closest noise sensitive receiver is located to the south of the project site, approximately 170 feet from the center of the construction site. It is estimated that the construction noise level at the

closest noise sensitive receiver would be 78 dBA during excavation based on the noise attenuation rate of 6 dBA per doubling the distance.

As it is described in Section 12.a, traffic noise level from SR73 would be 83 dBA at 50 feet. The distance between the center of SR73 and the closest residential property line is approximately 500 feet. Based on the noise attenuation rate of 3 dBA per doubling the distance, the traffic noise level at the closest residential property would be 73 dBA. It is also described in Section 12.a, air traffic noise level in the vicinity of the project site would be 67.3 dBA. Therefore, the ambient noise level at the closest residential use would be as high as 74 dBA (73 dBA + 67.3 dBA).

Combining construction noise level and ambient noise level at the closest residential property would be 79 dBA, which is an increase of 5 dBA over ambient noise level. A 5-dBA increase is clearly perceptible. However, with regard to construction noise, Section 4-6-7 of the County noise ordinance exempts noise sources associated with construction, repair, remodeling, or grading of any real property, provided said activities do not take place between the hours of 8:00 p.m. and 7:00 a.m. on weekdays, including Saturday, or at any time on Sunday or a federal holiday. Therefore, the construction noise from the project site would be less than significant.

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

Less than Significant with Mitigation. The project site is located approximately 500 feet south of SNA property line and is exposed to aircraft noise levels between 65 and 70 dBA CNEL. Under the SNA's Airport Environs Land Use Plan (AELUC) standards, commercial/industrial uses are considered "conditionally consistent" with aircraft noise levels less than 70 dBA CNEL. It states that the project must use sound attenuation as required by the California Noise Insulation Standards, Title 25, California Code of Regulations. Commercial and industrial structures shall be sound attenuated to meet Noise Impact Zone 1 criteria, which is 50 dBA in a general office space and 55 dBA for the proposed food hall. Implementation of the proposed project could result in an exceedance of both of these noise level standards, and therefore would result in a significant noise impact.

Mitigation Measure

Implementation of Mitigation Measures NOI-1 and NOI-2 is required.

Significance after Mitigation

Implementation of Mitigation Measures NOI-1and NOI-2 would reduce the potential noise impact to less than significant. In order to meet the interior noise standard for office building of 50 dBA and for commercial (food hall) of 55 dBA, at least 26 dBA of exterior to interior noise reduction would be required for the proposed office within the self-storage facility, and at least 27 dBA of exterior noise reduction would be required for the proposed food hall. Mitigation measures to incorporate such design would be required in order to reduce potential impacts to a

less than significant level. Implementation of Mitigation Measures NOI-1 for the proposed food hall interior noise level and Mitigation Measure NOI-2 for the proposed office use within the self-storage facility would reduce noise impacts to less than significant.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The project site is not located within the vicinity of a private airstrip. No impacts would occur.

References

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County of Orange. 2008. Airport Environs Land Use Plan for John Wayne Airport, April 17.

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Linscott, Law & Greenspan, Engineers. 2015. *Trip Generation Assessment for the Bristol Autoplex Site Proposed Bristol Food Market and Bristol Storage Project*, July 21.

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4.13 Population and Housing

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
13. POPULATION AND HOUSING — Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Environmental Evaluation

Would the project:

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

No Impact. A project could induce population growth in an area directly or indirectly. For example, direct population growth can occur by introducing new business or residential areas and indirect growth by extending roads or other infrastructure. The proposed project involves the development of a two-story self-storage facility with a management office, and a freestanding food court building. The proposed project would result in temporary employment during construction and permanent employment during operation. The on-site workforce for construction is expected to be negligible for a short duration. The construction workers would likely come from the existing labor pool in the general vicinity. The long-term employment would not impact population growth to a significant impact level as the self-storage facility and food court does not pose the addition of a substantial amount of new employment. Although the proposed project would produce additional short-term and permanent employment, it is intended to meet the existing commercial demand that is already projected based on the existing land use. As such, the redevelopment of the proposed self-storage facility and food court would be considered growth-accommodating, rather than growth-inducing. The proposed project would not result in any substantial change to the existing land use pattern or trigger substantial growth in the area. Therefore, no impacts are expected, and no mitigation measures are required.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. The existing project site currently contains an automotive center titled The Autoplex facility, and the site includes associated parking. The proposed project would demolish the Autoplex and redevelop the project site with a self-storage facility and food court building. There are no existing residences on the project site and no residences would be condemned or displaced

by this project. Therefore, the proposed project would not displace people or housing, and there would be no impact.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. As discussed, project implementation would include the demolition of an existing multi-tenant automotive center named The Autoplex, and the development of a self-storage facility. The proposed project would not remove housing and would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, no impacts would occur.

4.14 Public Services

Environmental Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
14. PUBLIC SERVICES — Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
i) Fire protection?	☐	☐	☒	☐
ii) Police protection?	☐	☐	☒	☐
iii) Schools?	☐	☐	☐	☒
iv) Parks?	☐	☐	☐	☒
v) Other public facilities?	☐	☐	☐	☒

Environmental Evaluation

Would the project:

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

i) Fire protection?

Less than Significant Impact. The City of Costa Mesa is provided with emergency medical services, paramedic services, fire protection, prevention, and suppression, and hazardous material management services from the Costa Mesa Fire Department (CMFD). The CMFD respond from six fire stations located within the City and the closest station to the proposed project site is the Baker Station approximately 1.25 miles northeast from the project site located at 800 Baker St Costa Mesa, CA 92626. The goal of the Costa Mesa Fire Departments is to meet an emergency response time of five minutes at least 80 percent of the time (Costa Mesa GPEIR, 2000). Based on the project site's location of 1.25 miles from the nearest fire station, the CMFD would be able to respond within five minutes and meet the Department's goal.

The existing use of the project site is a commercial auto-center and associated shops. The proposed project consists of the demolition of the auto-center and redevelopment of a two-story, self-storage facility with a management office and a multi-tenant food court building. Prior to the issuance of the Building Permit, it is required that the City of Costa Mesa Fire Department review and approve project design features to assess compliance with the CBC and California Fire Code.

The Applicant shall then pay the appropriate fee (if any) in effect to mitigate the project's proportionate impact to additional demands on fire protection services. The proposed project does not include new homes or businesses that would require any additional services or extended response times for fire protection services. Furthermore, the proposed project would not substantially alter the existing fire service demands associated with the current on-site uses and therefore, the CMFD would not be required to expand or construct new fire station locations to serve the project site. Therefore, less-than-significant impacts would occur with the proposed project.

ii) Police protection?

Less than Significant Impact. The City of Costa Mesa is provided with police protection services by the Costa Mesa Police Department (CMPD) and their headquarters is located approximately 1.4 miles southwest of the project site at 99 Fair Drive Costa Mesa, CA 92626. It is required that the proposed project design and site plans are reviewed and approved by the Costa Mesa Building and Police Departments which ensures adequate safety and crime prevention measures are provided by the new development. The project would also comply with the City's discretionary review process. The proposed project does not include new homes or businesses that would require any additional services or extended response times for police protection services beyond those required with the existing on-site uses. Therefore, the CMPD would not be required to expand or construct new police stations to serve the project site. Less-than-significant impacts would occur with the proposed project.

iii**) Schools?**

No Impact. The project site lies within the Newport-Mesa Unified School District (NMUSD) service area. The student generation rates within (NMUSD) would not be substantially affected or altered by the redevelopment of the proposed project. The proposed redevelopment is a commercial use that would not affect local school enrollment. No school facilities would be impacted by the proposed project. Therefore, no impacts are anticipated.

iv) Parks?

No Impact. The City of Costa Mesa contains approximately 1,708 acres of open space and parkland. This includes Neighborhood and Community Parks, Regional Nature Preserve areas, Community Centers, Institutional Uses, Open Space Easements, and Golf Courses. The City's standard for permanent public open space is 5.76 acres per 1,000 residents. The project would not interfere with or have adverse impacts on parks. The project would not involve new housing or employment opportunities that would prompt the need for new parks. No impacts are anticipated.

v) Other public facilities?

No Impact. The City of Costa Mesa contains three public libraries. The closest one to the project site is Costa Mesa Technology Library located approximately 1.75 miles southwest at 2263 Fairview Rd Costa Mesa, CA 92627. The proposed commercial redevelopment would not adversely impact this library or other public facilities. Therefore, no impact would occur.

References

City of Costa Mesa, *General Plan EIR*, 2000.

4.15 Recreation

Environmental Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
15. RECREATION — Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒

Environmental Evaluation

Would the project:

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

No Impact. The proposed project is not growth inducing and would not increase the use of neighborhood and regional parks or other recreational facilities. The proposed project does not involve the use, construction, or expansion of recreational facilities. Therefore, no impacts would occur.

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

No Impact. The project is not growth inducing and thus does not propose recreational facilities or require the construction or expansion of recreational facilities which would have an adverse physical effect on the environment. The proposed project does not include the recreational facilities or require the construction or expansion of recreational facilities. Therefore, no impacts would occur.

4.16 Transportation and Traffic

Environmental Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
16. TRANSPORTATION AND TRAFFIC — Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

This section is based on the Trip Generation Assessment prepared by LLG (LLG, 2015), which is included as Appendix F, Transportation and Traffic Data. The Trip Generation Assessment Letter Report addresses the expected variation in site's existing baseline traffic generation potential due to the proposed redevelopment of the site.

Existing Conditions

The project site is currently developed with an automotive commercial center, with access from two- or three-lane one-way Bristol Street. Based on the project site's current floor area occupancy of approximately 84%, the site's current daily traffic generation totals about 1,228 trips per day (sum of both directions, inbound and outbound), as determined by driveways counts conducted using automatic video cameras).

Environmental Evaluation

Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Less-than-Significant Impact. Table 4.16-1, Project Traffic Generation Forecast, summarizes the site's daily, AM and PM peak hour trip generation calculations for the existing as well as redeveloped and General Plan Conditions. Trip generation rates used in the traffic forecast were estimated using the 9th Edition of *Trip Generation*, published by the Institute of Transportation Engineers (ITE) and the City of Costa Mesa General Plan.

The upper portion of Table 4.16-1 summarizes the trip generation rates used in documenting the existing full-occupancy trip generating potential of the site, and as a basis of forecasting the future project-related condition.

Trip Making of Existing Site Occupancies

Existing site occupancy generates 1,228 daily trips, with 60 trips generated during the AM peak hour, and 95 trips generated during the PM peak hour. The driveway count results are presented in Appendix F of this IS/MND.

Fully Occupied Baseline Trip-Making Potential of Existing Center

Subsection B of Table 4.16-1 combines the existing actual (empirically-collected) trip generation of the site (for existing occupancies) with a forecast (using empirically-derived trip rates at the site) for re-occupancy of the currently vacant 6,230 sf. Using those trip rates, a fully-occupied existing center would produce a baseline "driveway count" of 1,470 daily trips, with 72 trips (48 inbound, 24 outbound) during the AM peak hour and 114 trips (68 inbound, 46 outbound) during the PM peak hour.

General Plan Trip-Making Potential

The General Plan shows that the site is currently designated for General Commercial, which permits a floor area ratio (FAR) that varies from 0.75 to 0.20, depending on traffic intensity. For a conservative assessment, a FAR of 0.30 (Moderate Traffic FAR) was assumed in this analysis. Application of this FAR to the site area of 138,487 sf results in a permitted Moderate Traffic FAR site development of 41,546 sf (138,487 SF x 0.30 FAR= 41,546 SF).

As shown in Subsection C of Table 4.16-1, this General Plan site characteristic is forecast to generate 1,687 daily trips, with 72 trips (46 inbound, 26 outbound) during the AM peak hour and 165 trips (77 inbound, 88 outbound) during the PM peak hour.

TABLE 4.16-1
PROJECT TRAFFIC GENERATION FORECAST

ITE Land Use Code / Project Description	Daily 2-way	AM Peak Hour Enter	AM Peak Hour Exit	AM Peak Hour Total	PM Peak Hour Enter	PM Peak Hour Exit	PM Peak Hour Total
Generation Rates[a]							
Empirical Autoplex Rates (TE Occupied/TSP)	38.80	67%	33%	1.90	60%	40%	3.00
ITE 151: Mini-Warehouse (TE/TSF)	2.50	55%	45%	0.14	50%	50%	0.26
ITE 932: High-Turnover (Sit-Down) Restaurant (TE/TSF)	127.15	55%	45%	10.81	60%	40%	9.85
Costa Mesa General Plan General Commercial (TE/TSF)	40.60	1.11	0.63	1.74	1.85	2.12	3.97
Generation Forecasts							
A. Existing Site							
Existing Occupied Site Trips[b] (31,653 SF)	1,228	40	20	60	57	38	95
A: Subtotal	**1,228**	**40**	**20**	**60**	**57**	**38**	**95**
B. Fully-Occupied Existing Floor Area (37,883 SF)							
Existing Occupied Site Trips[b] (31,653 SF)	1,228	40	20	60	57	38	95
Existing Vacancy Trips (6,230 SF)	242	8	4	12	11	8	19
B: Subtotal	**1,470**	**48**	**24**	**72**	**68**	**46**	**114**
C. Permitted General Plan Floor Area (41,546 SF)[c]							
General Commercial	1,687	46	26	72	77	88	165
C: Subtotal	**1,687**	**46**	**26**	**72**	**77**	**88**	**165**
D. Proposed Project							
Self-Storage (100,000 SF)	250	8	6	14	13	13	26
Food Court Building (5,000 SF)	636	30	24	54	29	20	49
D: Subtotal	**886**	**38**	**30**	**68**	**42**	**33**	**75**
Fully-Occupied Existing Center Vs Existing Site Occupancies (B -A)	**242**	**8**	**4**	**12**	**11**	**8**	**19**
General Plan Vs Existing Site Occupancies (C - A)	**459**	**6**	**6**	**12**	**20**	**50**	**70**
Proposed Project Vs Existing Site Occupancies (D-A)	**-342**	**-2**	**10**	**8**	**-15**	**-5**	**-20**
Proposed Project Vs Fully-Occupied Existing Floor Area (D-B)	**-584**	**-10**	**6**	**-4**	**-26**	**-13**	**-39**

TE/TSF =Trip end per 1,000 square feet

a Sources: Trip Generation, 9th Edition, Institute of Transportation Engineers, (ITE) [Washington, D.C. (2012)], and Costa Mesa General Plan (2002).
b Existing counts were conducted on Thursday, May 28, 2015. During the counts three suites consisting of 6,230 SF were vacant for a total occupancy of 31,653 SF.
c The General Plan shows that the site is currently designated for General Commercial which has an FAR that varies from 0.75 to 0.20. For a conservative assessment an FAR of 0.30 (Moderate Traffic FAR) was assumed. Application of this FAR to the site area of 138,487 SF results in an entitled site development of 41,546 SF (138,487 SF x 0.30 FAR= 41,546 SF).

SOURCE: LLG, 2015

Proposed Project Trip-Making Potential

Subsection D of Table 4.16-1 shows the trip generation potential for the proposed project. While the proposed food court building could be interpreted as purely retail activity, a more conservative approach was used, where the entire food hall was assumed to be a high-turnover (sit-down) restaurant based in ITE Land Use Code 932. Based on that approach, the proposed project is forecast to generate 886 daily trips, with 68 trips (38 inbound, 30 outbound) in the AM peak hour, and 75 trips (42 inbound, 33 outbound) produced in the PM peak hour.

Proposed Project Trips

Compared to the actual site traffic, the proposed project would generate 342 fewer daily trips, 8 more (68 trips) AM peak hour trips, and 20 fewer (75 trips) PM peak hour trips. The AM peak hour trips increase is considered less than significant because it would not exceed the peak hour threshold for the City of Costa Mesa (50 or more net trips). Therefore, operation of the proposed project would not result in significant operational traffic increases.

b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Less than Significant. Little to no long-term increase in traffic generation would occur as a result of the proposed project. Traffic along Bristol Street would be limited to equipment and materials deliveries during construction phases, and minimal traffic in and out of the project site would occur during operation, as described above. The proposed project would not include construction along any public roadway right-of-ways, and would not interfere with local traffic. The operational traffic and the short-term intermittent construction traffic resulting from the proposed project would not adversely affect level of service standards and travel demand measures for designated roads or highways. The impacts would be less than significant.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks?

No Impact. The proposed project does not involve any aviation components or structures at heights that would potentially pose an aviation concern. No project activities would alter the existing air traffic patterns, levels, or locations that result in safety risks. No impact would occur.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The proposed project would not alter existing roadways and would not include any hazardous design features such as sharp curves or dangerous intersections. No incompatible uses are proposed. In addition, the project would generate fewer daily vehicle trips than are generated currently. As such, no impacts would occur.

e) Result in inadequate emergency access?

Less than Significant Impact. Access to the project area would be from Bristol Street. Construction activities would be within the project site, would not require any lane or road closures, and would not interfere with traffic flow or emergency response access to the project area. On-site operational activities would include traffic in and out of the project site; however, it would be consistent with the commercial uses and would not result in interference with emergency response access. Impacts would be less than significant.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

No Impact. The project would not directly or indirectly eliminate alternative transportation corridors or facilities (e.g., bicycle lanes, bus routes/stops, etc.). In addition, the project would not include changes in policies or programs that support modes of alternative transportation. In addition, the proposed project would generate fewer daily vehicle trips than the existing conditions. As such, the proposed project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

References

Linscott Law & Greenspan, Letter Report: Trip Generation Assessment for the Bristol Autoplex Site Proposed Bristol Food Market and Bristol Storage Project, 2015.

4.17 Utilities and Service Systems

Environmental Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
17. UTILITIES AND SERVICE SYSTEMS — Would the project:				
a) Conflict with wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new stormwater drainage facilities, or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider that would serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Environmental Evaluation

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less than Significant Impact. The Regional Water Quality Control Board, Santa Ana Region, issued an NPDES permit that implements federal and state law governing point source discharges and nonpoint source discharges to surface waters of the United States. Construction and operation of the proposed project would generate a minimal volume of wastewater and would only nominally increase wastewater generation. Based on the scope of the project, the proposed project would not exceed wastewater treatment requirements of the Santa Ana Region of the Regional Water Quality Control Board, and impacts would be less than significant.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less than Significant Impact.

Water

Supply and Demand

The project site is located within the Division 1, Mesa Consolidated Water District (Mesa Water) service area. Mesa Water provides water service to an 18-square-mile area that includes the city of Costa Mesa, parts of Newport Beach, and parts of unincorporated Orange County. In compliance with legislative requirements, Mesa Water has prepared their 2010 Urban Water Management Plan (UWMP), which provides information on the present and future water resources and demands, and assesses water resource needs.

After review of the UWMP, Mesa Water's main sources of water supply are groundwater pumped from wells within the Orange County Basin and imported water from Metropolitan Water District of Southern California through Municipal Water District of Orange County. Project implementation would not result in a substantial permanent population increase as it includes the redevelopment of 103,800 sf of commercial space. The increase in water demand would place an incremental increase in the demand for water supplies and treatment facilities. Project implementation would generate a demand for approximately 22,836 gallons per day.[2] The increase is not considered substantial, since the project is consistent with the site's General Plan land use designation and City General Plan form the basis for evaluating the service area's future water demands. Mesa Water has concluded they are capable of meeting the water demands of their customers in normal, single dry, and multiple dry years between 2015 and 2035.

Water Treatment and Conveyance

Groundwater is pumped from six wells that pump clear water from the Orange County Basin and two wells that pump colored water. The colored water is treated at the Colored Water Treatment Facility (CWTF) and imported water is treated at the Diemer Filtration Plant, and then delivered to Mesa Water through the imported water connections (Mesa Water, 2010). The applicant would be responsible for construction of all water conveyance facilities pursuant to current Uniform Codes, City Ordinances, Public Works standards, and Water Division criteria.

As concluded, the project would result in a negligible increase in water supply or demand and therefore the impact on existing water treatment facilities and existing water conveyance is less-than-significant impact. Therefore, project implementation would not require or result in the construction of new water treatment facilities or expansion of existing facilities.

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2 Based on water use factor of 0.22 gallons per day per square foot of commercial uses.

Wastewater

Supply and Demand

The project site is located within the Costa Mesa Sanitary District (Sanitary District) service area which includes the City, the city of Newport Beach, and the unincorporated county. There would be a slight increase of wastewater generated due to the operation of the proposed food court. The increase in wastewater generation would place an incremental increase in the demand for wastewater conveyance and treatment facilities. The project would be consistent with the site's General Plan land use designation and City General Plans form the basis for issuance of the County Sanitation's NPDES wastewater discharge permits.

Wastewater Treatment and Conveyance

Wastewater collected is sent to the County Sanitation Districts of Orange County (County Sanitation) plants for treatment and disposal. County Sanitation has a 479-square-mile service area which collects, treats, and disposes of wastewater generated. Wastewater is treated at treatment plants in Fountain Valley and Huntington Beach. County Sanitation operates under an NPDES ocean discharge permit issued by the California Regional Water Quality Control Board. The project's increase in wastewater generation is not considered substantial because the project is consistent with the site's General Plan land use designation and City General Plans form the basis for issuance of the NPDES wastewater discharge permits.

The Sanitary District's facilities include 216 miles of mainline, 114 miles of private property sewer lateral pipelines, and 20 pumping stations. The applicant would be responsible for construction of all wastewater conveyance facilities pursuant to current Uniform Codes, City Ordinances, and Public Works standards. The Sanitary District would issue a Sewer Service Confirmation Letter indicating that they will serve sanitary sewer to the project. Service to the project would be conditioned upon approval of sewer infrastructure construction plans by the Sanitary District's Engineers, processing of easements, and payment of all applicable fees (OCSD 2016).

The proposed project would result in a negligible increase in wastewater generation and would not exceed the treatment plants' operating capacities or existing wastewater conveyance facilities. Therefore, implementation would not require the construction or expansion of new wastewater conveyance facilities.

c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less than Significant Impact. The project would not require the expansion of any off-site stormwater drainage facilities. The proposed drainage pattern is similar to the existing condition except the proposed site will runoff into biofiltration BMPs before discharging into the storm drain system. The existing 18-inch on-site storm drain would be relocated away from the proposed structures and placed within a proposed sidewalk and on-site traffic circulation system. The 18-inch on-site storm drain system would collect stormwater from the eastern half of the

project site. Existing 6-inch, 12-inch, and 18-inch on-site storm drains would remain it their current locations and continue to collect stormwater from the western half of the project site. The 18-inch on-site storm drain in the eastern portion of the project site would convey stormwater to the existing Santa Ana-Delhi channel near the southeastern corner of the project site. The 18-inch on-site storm drain in the southwestern portion of the project site would convey stormwater to the Santa Ana-Delhi channel in the southern portion of the project site. The use of filtration planter boxes and bioretention with underdrains would be used to treat runoff and site drainage. Runoff from the building will be collected using roof downspouts that will flow directly into the top of the filtration planter boxes, where it will be filtered, then discharged into the street at the curb face. Infiltration on-site is not feasible because of the low infiltration rate of the underlying soil. Inlet risers are designed to allow the silt and pollutants to settle within the planter boxes, and the peak flows to overflow into the inlet riser (PSOMAS 2015). The construction of the on-site stormwater drainage facilities would be designed in accordance with the City Storm Water Manual and MS 4 Permit requirements, including implementation of BMPs to ensure surface water quality protection. Therefore, the project would result in a less-than-significant environmental impact to new or existing stormwater drainage facilities.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less than Significant Impact.

Senate Bill 610

Water Code Sections 10610 to 10656 require water suppliers to prepare an UWMP to promote water demand management and efficient use in their service areas. UWMPs are included with the environmental document for specified projects. In compliance with legislative requirements, Mesa Water has prepared their 2010 UWMP, which provides information on the present and future water resources and demands.

According to the Guidebook for Implementation of Senate Bill (SB) 610 requires the preparation of a water supply assessment for inclusion in environmental documentation for certain projects, as defined in Water Code 10912[a], subject to CEQA. SB 610 requires that a water supply assessment be prepared for any “project” that would consist of one or more of the following:

- A proposed residential development of more than 500 dwelling units
- A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 sq. ft. of floor space
- A proposed commercial office building employing more than 1,000 persons or having more than 250,000 sq. ft. of floor space
- A proposed hotel and motel having more than 500 rooms
- A proposed industrial, manufacturing, or processing plant, or an industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 sq. ft. of floor area

- A mixed-use project that includes one or more of the projects specified in this subdivision
- A project that would demand an amount of water equivalent to or greater than the amount of water required by a 500 dwelling unit project

The measure defined above does not apply to the proposed project development because the project does not meet any of the above definitions of a "project" under SB 610. Thus, a water supply assessment is not warranted to verify that sufficient water supplies are available to serve the project from existing entitlements and resources. The project would not need new or expanded entitlements for water supply, and would result in a less-than-significant impact.

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

Less than Significant Impact. According to County Sanitation's treatment plant operational data, the combined effluent treated at both plants (2004-2005) totaled approximately 244 million gallons daily (average). Project implementation would generate a demand for approximately 22,836 gallons per day. The project's increase in wastewater generation is not considered substantial, since the project is consistent with the site's General Plan land use designation and City General Plans form the basis for issuance of the NPDES wastewater discharge permits. The existing capacity of the wastewater treatment plant would be adequate to serve the proposed project. Therefore, the project would result in a less-than-significant impact on the existing capacity of the wastewater treatment plant.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less than Significant Impact. The proposed project would result in the demolition of an existing 37,883 sq. ft. multi-tenant automotive center and redevelopment of a two-story, 98,800 square foot, self-storage facility and 5,000 sq. ft. court pad building. Demolition and construction activities would generate debris. Operation and maintenance of the proposed self-storage facility would result in minimal trash generation, mainly personal waste generated by operation and maintenance crews. Furthermore, the food court would contribute food and food establishment solid waste. The City is served by three landfills: Frank R. Bowerman Sanitary Landfill, Olinda Alpha Sanitary Landfill, and the Prima Deschecha Sanitary Landfill. Based on generation rates of 5 pounds per 1,000 square feet of commercial space per day, the proposed project could generate an estimated 519 pounds per day or 94.72 tons (435.31 cubic yards) of solid waste per year, which is less than 0.0001 percent of the remaining capacity. With a combined total of 328,974,506 cubic yards of remaining capacity, waste generated during project construction and operation would be minimal, and the three landfills that serve the City would have the capacity to accommodate the project's solid waste disposal needs. (Calrecycle, 2014). The City would continue to comply with existing regulatory framework for reducing solid waste disposal volumes and address District consultation to abide by Costa Mesa Sanitary requirements. Impacts regarding remaining landfill capacity would be less than significant.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Less than Significant Impact. The project would be required to be in compliance with all federal, state, and local statutes related to solid waste. These regulations include the U.S. Environmental Protection Agency's Resource Conservation and Recovery Act (RCRA), which provides the federal government with "cradle to grave" authority over the disposal of solid waste and hazardous materials. The project would also be required to comply with Assembly Bills 939 and 1327, which require measures to enhance recycling and source reduction. Thus, impacts related to compliance with regulations related to solid waste would be less than significant.

References

California Department of Water Resources. *Guidebook for Implementation of Senate Bill 610 and Senate Bill 221 of 2001*. October 8, 2003.

Costa Mesa Sanitary District. 2013. Costa Mesa Sanitary District Boundary Map. Website: http://www.cmsdca.gov/images/sewer/sewer_boundary_map.pdf. Accessed June 2014.

Malcolm Pirnie, Inc. *2010 Urban Water Management Plan*. Mesa Consolidated Water District. May 2011.

PSOMAS. *Preliminary Water Quality Management Plan*. December 16, 2015.

Orange County Sanitation District. <http://www.ocsd.com/about-ocsd/general-information/facilities>. Accessed January 26, 2016.

Cal Recycle, Landfill Capacity, Accessed at www.calrecycle.ca.gov/Search/default.aspx?q=lanfill+capacity on January 26, 2016.

Cal Recycle, History of CA Solid Waste, Accessed at <www.calrecycle.ca.gov/laws/legislation/calhist/1985to1989.htm on January 26, 2016.

CA Integrated Waste Management Act of 1989, Fact Sheet, Accessed at <www.co.imperial.ca.us/publicwork/PDFdocuments/fact%20sheet%20recycling.pdf on January 26, 2016.

4.18 Mandatory Findings of Significance

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

Environmental Evaluation

Would the project:

a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Less than Significant Impact with Mitigation. There are biological resources present in the area like ornamental trees that could provide suitable nesting habitat for bird species. Therefore, the project has the potential to degrade the quality of the environment associated with nesting habitat. This potential degradation could result in a significant impact on nesting birds.

Furthermore, the records search indicated that total of three prehistoric archaeological sites (CA-OR-174; CA-OR-687; CA-OR-1223) were recorded within a ½-mile radius of the project site, one of which is located within the project site. The project site has been subject to extensive disturbance during the construction of the existing commercial center. Although the project site has been previously disturbed, construction activities associated with the project could result in significant impacts to unknown archaeological resources.

Mitigation Measure

Implementation of Mitigation Measures BIO-1, BIO-2, CUL-1 and CUL-2 is required.

Significance After Mitigation

Implementation of the above referenced mitigation measures would reduce the project impacts on biological and cultural resources to less than significant.

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

Less than Significant with Mitigation. The project would result in several potentially significant project-level impacts in the following areas: Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, and Noise. The project's contribution to cumulative impacts to Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, and Noise would be cumulatively considerable, and therefore, would result in significant cumulative impacts.

Mitigation Measure

Implementation of Mitigation Measures AIR-1, BIO-1, BIO-2, CUL-1, CUL-2, CUL-3, HAZ-1, NOI-1 and NOI-2 is required.

Significance After Mitigation

Implementation of the above referenced mitigation measures would reduce the project's contribution to potential cumulative impacts to less than cumulatively considerable. Therefore, the proposed project would result in less-than-significant cumulative impacts after the implementation of the above mitigation measures.

c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant with Mitigation. The proposed project would result in potentially significant project-level impacts in the following areas: Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, and Noise. However, the impacts that could result in significant adverse impacts on human beings include the impacts associated with Air Quality, Hazards and Hazardous Materials, and Noise.

Mitigation Measure

Implementation of Mitigation Measures AIR-1, HAZ-1, NOI-1 and NOI-2 is required.

Significance After Mitigation

Implementation of the above referenced mitigation measures would reduce the project's potential adverse effects on human beings to less than significant.

Section 5: Consultant Recommendation

Based on the information and environmental analysis contained in this Initial Study, we recommend that the City of Costa Mesa prepare a Mitigated Negative Declaration for the Bristol Mini Storage Facility and Food Court Building Project. We find that the project could have a significant effect on a number of environmental issues, but that the specified mitigation measures would reduce such impacts to less than significant. We recommend that the second category, which specifies preparation of a Mitigated Negative Declaration, be selected for the City's determination; refer to Section 3.3, Lead Agency Determination.

Date: 05/05/2016 Signed: _____

Arabesque Said-Abdelwahed, Project Manager
Environmental Science Associates

Section 6: Report Preparation Personnel

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APPENDIX A

Air Quality and Greenhouse Gas Modeling Data

Briistol Gourmet Food Hall and Storage Project

South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Office Park	100.00	1000sqft	2.30	100,000.00	0
Pharmacy/Drugstore w/o Drive Thru	5.00	1000sqft	0.11	5,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2019
Utility Company					
CO2 Intensity (lb/MWhr)	0	**CH4 Intensity (lb/MWhr)**	0	**N2O Intensity (lb/MWhr)**	0

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Info from PD

Construction Phase - Based on email and assumptions of construction cycle

Demolition -

Grading - estimated from site plan

Architectural Coating - From PD, following SCAQMD guide for interior/exterior areas

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	52,500.00	26,250.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	157,500.00	78,750.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	0.00
tblArchitecturalCoating	EF_Residential_Interior	50.00	0.00
tblConstructionPhase	NumDays	10.00	5.00
tblConstructionPhase	NumDays	220.00	264.00
tblConstructionPhase	NumDays	20.00	40.00
tblConstructionPhase	NumDays	6.00	10.00
tblConstructionPhase	NumDays	3.00	5.00
tblConstructionPhase	PhaseEndDate	12/20/2018	1/4/2019
tblConstructionPhase	PhaseStartDate	1/19/2019	1/21/2019
tblConstructionPhase	PhaseStartDate	12/16/2017	1/2/2018
tblConstructionPhase	PhaseStartDate	12/2/2017	12/4/2017
tblConstructionPhase	PhaseStartDate	1/5/2019	1/7/2019
tblConstructionPhase	PhaseStartDate	11/25/2017	11/27/2017
tblGrading	AcresOfGrading	5.00	3.00
tblGrading	AcresOfGrading	7.50	4.50
tblProjectCharacteristics	OperationalYear	2014	2019

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.0769	0.7686	0.5915	7.6000e-004	0.0578	0.0438	0.1016	0.0212	0.0408	0.0619			68.6251	0.0161	0.0000	68.9641
2018	0.4081	2.8606	2.4913	4.3100e-003	0.0621	0.1657	0.2278	0.0168	0.1587	0.1755			357.4677	0.0611	0.0000	358.7514
2019	0.6210	0.1073	0.1044	1.7000e-004	1.9700e-003	6.1600e-003	8.1300e-003	5.3000e-004	5.7800e-003	6.3100e-003			14.7275	3.4200e-003	0.0000	14.7993
Total	**1.1060**	**3.7365**	**3.1871**	**5.2400e-003**	**0.1219**	**0.2156**	**0.3375**	**0.0385**	**0.2052**	**0.2437**			**440.8204**	**0.0807**	**0.0000**	**442.5148**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.0769	0.7686	0.5915	7.6000e-004	0.0578	0.0438	0.1016	0.0212	0.0408	0.0619			68.6250	0.0161	0.0000	68.9640
2018	0.4081	2.8606	2.4913	4.3100e-003	0.0621	0.1657	0.2278	0.0168	0.1587	0.1755			357.4674	0.0611	0.0000	358.7511
2019	0.6210	0.1073	0.1044	1.7000e-004	1.9700e-003	6.1600e-003	8.1300e-003	5.3000e-004	5.7800e-003	6.3100e-003			14.7275	3.4200e-003	0.0000	14.7993
Total	**1.1060**	**3.7365**	**3.1871**	**5.2400e-003**	**0.1219**	**0.2156**	**0.3375**	**0.0385**	**0.2052**	**0.2437**			**440.8199**	**0.0807**	**0.0000**	**442.5144**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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	0.5012	1.0000e-005	1.3500e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.6100e-003	1.0000e-005	0.0000	2.7500e-003
Energy	6.4900e-003	0.0590	0.0496	3.5000e-004		4.4800e-003	4.4800e-003		4.4800e-003	4.4800e-003			64.2100	1.2300e-003	1.1800e-003	64.6008
Mobile	0.6649	1.8652	7.1771	0.0195	1.3222	0.0276	1.3498	0.3538	0.0255	0.3793			1,418.6708	0.0522	0.0000	1,419.7671
Waste						0.0000	0.0000		0.0000	0.0000			21.9291	1.2960	0.0000	49.1446
Water						0.0000	0.0000		0.0000	0.0000			5.7504	0.5906	0.0140	22.4767
Total	**1.1726**	**1.9242**	**7.2280**	**0.0199**	**1.3222**	**0.0321**	**1.3543**	**0.3538**	**0.0300**	**0.3838**			**1,510.5629**	**1.9400**	**0.0151**	**1,555.9919**

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	0.5012	1.0000e-005	1.3500e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.6100e-003	1.0000e-005	0.0000	2.7500e-003
Energy	6.4900e-003	0.0590	0.0496	3.5000e-004		4.4800e-003	4.4800e-003		4.4800e-003	4.4800e-003			64.2100	1.2300e-003	1.1800e-003	64.6008
Mobile	0.6649	1.8652	7.1771	0.0195	1.3222	0.0276	1.3498	0.3538	0.0255	0.3793			1,418.6708	0.0522	0.0000	1,419.7671
Waste						0.0000	0.0000		0.0000	0.0000			21.9291	1.2960	0.0000	49.1446
Water						0.0000	0.0000		0.0000	0.0000			5.7504	0.5906	0.0140	22.4767
Total	**1.1726**	**1.9242**	**7.2280**	**0.0199**	**1.3222**	**0.0321**	**1.3543**	**0.3538**	**0.0300**	**0.3838**			**1,510.5629**	**1.9400**	**0.0151**	**1,555.9919**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	10/2/2017	11/24/2017	5	40	
2	Site Preparation	Site Preparation	11/27/2017	12/1/2017	5	5	
3	Grading	Grading	12/4/2017	12/15/2017	5	10	
4	Building Construction	Building Construction	1/2/2018	1/4/2019	5	264	
5	Paving	Paving	1/7/2019	1/18/2019	5	10	
6	Architectural Coating	Architectural Coating	1/21/2019	1/25/2019	5	5	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 3

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 78,750; Non-Residential Outdoor: 26,250 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	174	0.41
Site Preparation	Scrapers	1	8.00	361	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	226	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	125	0.42
Paving	Paving Equipment	1	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	172.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	34.00	17.00	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	1	7.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2017

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					0.0187	0.0000	0.0187	2.8200e-003	0.0000	2.8200e-003			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0544	0.5317	0.4174	4.9000e-004		0.0321	0.0321		0.0300	0.0300			44.5876	0.0113	0.0000	44.8251
Total	**0.0544**	**0.5317**	**0.4174**	**4.9000e-004**	**0.0187**	**0.0321**	**0.0508**	**2.8200e-003**	**0.0300**	**0.0329**			**44.5876**	**0.0113**	**0.0000**	**44.8251**

3.2 Demolition - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.4400e-003	0.0228	0.0181	6.0000e-005	1.4700e-003	3.4000e-004	1.8200e-003	4.0000e-004	3.1000e-004	7.2000e-004			5.6970	4.0000e-005	0.0000	5.6979
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	9.4000e-004	1.3900e-003	0.0144	4.0000e-005	2.8500e-003	2.0000e-005	2.8800e-003	7.6000e-004	2.0000e-005	7.8000e-004			2.5699	1.3000e-004	0.0000	2.5727
Total	**2.3800e-003**	**0.0242**	**0.0325**	**1.0000e-004**	**4.3200e-003**	**3.6000e-004**	**4.7000e-003**	**1.1600e-003**	**3.3000e-004**	**1.5000e-003**			**8.2669**	**1.7000e-004**	**0.0000**	**8.2706**

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					0.0187	0.0000	0.0187	2.8200e-003	0.0000	2.8200e-003			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0544	0.5317	0.4174	4.9000e-004		0.0321	0.0321		0.0300	0.0300			44.5875	0.0113	0.0000	44.8251
Total	**0.0544**	**0.5317**	**0.4174**	**4.9000e-004**	**0.0187**	**0.0321**	**0.0508**	**2.8200e-003**	**0.0300**	**0.0329**			**44.5875**	**0.0113**	**0.0000**	**44.8251**

3.2 Demolition - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.4400e-003	0.0228	0.0181	6.0000e-005	1.4700e-003	3.4000e-004	1.8200e-003	4.0000e-004	3.1000e-004	7.2000e-004			5.6970	4.0000e-005	0.0000	5.6979
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	9.4000e-004	1.3900e-003	0.0144	4.0000e-005	2.8500e-003	2.0000e-005	2.8800e-003	7.6000e-004	2.0000e-005	7.8000e-004			2.5699	1.3000e-004	0.0000	2.5727
Total	**2.3800e-003**	**0.0242**	**0.0325**	**1.0000e-004**	**4.3200e-003**	**3.6000e-004**	**4.7000e-003**	**1.1600e-003**	**3.3000e-004**	**1.5000e-003**			**8.2669**	**1.7000e-004**	**0.0000**	**8.2706**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004			0.0000	0.0000	0.0000	0.0000
Off-Road	6.3200e-003	0.0716	0.0428	6.0000e-005		3.4900e-003	3.4900e-003		3.2100e-003	3.2100e-003			5.5326	1.7000e-003	0.0000	5.5682
Total	**6.3200e-003**	**0.0716**	**0.0428**	**6.0000e-005**	**2.3900e-003**	**3.4900e-003**	**5.8800e-003**	**2.6000e-004**	**3.2100e-003**	**3.4700e-003**			**5.5326**	**1.7000e-003**	**0.0000**	**5.5682**

3.3 Site Preparation - 2017

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
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	7.0000e-005	1.1000e-004	1.1100e-003	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005			0.1977	1.0000e-005	0.0000	0.1979
Total	**7.0000e-005**	**1.1000e-004**	**1.1100e-003**	**0.0000**	**2.2000e-004**	**0.0000**	**2.2000e-004**	**6.0000e-005**	**0.0000**	**6.0000e-005**			**0.1977**	**1.0000e-005**	**0.0000**	**0.1979**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004			0.0000	0.0000	0.0000	0.0000
Off-Road	6.3200e-003	0.0716	0.0428	6.0000e-005		3.4900e-003	3.4900e-003		3.2100e-003	3.2100e-003			5.5325	1.7000e-003	0.0000	5.5681
Total	**6.3200e-003**	**0.0716**	**0.0428**	**6.0000e-005**	**2.3900e-003**	**3.4900e-003**	**5.8800e-003**	**2.6000e-004**	**3.2100e-003**	**3.4700e-003**			**5.5325**	**1.7000e-003**	**0.0000**	**5.5681**

3.3 Site Preparation - 2017

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
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	7.0000e-005	1.1000e-004	1.1100e-003	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005			0.1977	1.0000e-005	0.0000	0.1979
Total	**7.0000e-005**	**1.1000e-004**	**1.1100e-003**	**0.0000**	**2.2000e-004**	**0.0000**	**2.2000e-004**	**6.0000e-005**	**0.0000**	**6.0000e-005**			**0.1977**	**1.0000e-005**	**0.0000**	**0.1979**

3.4 Grading - 2017

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					0.0317	0.0000	0.0317	0.0167	0.0000	0.0167			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0135	0.1408	0.0948	1.0000e-004		7.7800e-003	7.7800e-003		7.1500e-003	7.1500e-003			9.5462	2.9200e-003	0.0000	9.6076
Total	**0.0135**	**0.1408**	**0.0948**	**1.0000e-004**	**0.0317**	**7.7800e-003**	**0.0395**	**0.0167**	**7.1500e-003**	**0.0239**			**9.5462**	**2.9200e-003**	**0.0000**	**9.6076**

3.4 Grading - 2017

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
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	1.8000e-004	2.7000e-004	2.7700e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004			0.4942	3.0000e-005	0.0000	0.4947
Total	**1.8000e-004**	**2.7000e-004**	**2.7700e-003**	**1.0000e-005**	**5.5000e-004**	**0.0000**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**			**0.4942**	**3.0000e-005**	**0.0000**	**0.4947**

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					0.0317	0.0000	0.0317	0.0167	0.0000	0.0167			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0135	0.1408	0.0948	1.0000e-004		7.7800e-003	7.7800e-003		7.1500e-003	7.1500e-003			9.5462	2.9200e-003	0.0000	9.6076
Total	**0.0135**	**0.1408**	**0.0948**	**1.0000e-004**	**0.0317**	**7.7800e-003**	**0.0395**	**0.0167**	**7.1500e-003**	**0.0239**			**9.5462**	**2.9200e-003**	**0.0000**	**9.6076**

3.4 Grading - 2017

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
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	1.8000e-004	2.7000e-004	2.7700e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004			0.4942	3.0000e-005	0.0000	0.4947
Total	**1.8000e-004**	**2.7000e-004**	**2.7700e-003**	**1.0000e-005**	**5.5000e-004**	**0.0000**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**			**0.4942**	**3.0000e-005**	**0.0000**	**0.4947**

3.5 Building Construction - 2018

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	0.3771	2.6728	2.0363	3.2400e-003		0.1626	0.1626		0.1559	0.1559			273.2778	0.0587	0.0000	274.5111
Total	**0.3771**	**2.6728**	**2.0363**	**3.2400e-003**		**0.1626**	**0.1626**		**0.1559**	**0.1559**			**273.2778**	**0.0587**	**0.0000**	**274.5111**

3.5 Building Construction - 2018

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
Vendor	0.0168	0.1665	0.2335	4.8000e-004	0.0136	2.6500e-003	0.0163	3.8800e-003	2.4400e-003	6.3200e-003			42.1329	3.0000e-004	0.0000	42.1393
Worker	0.0143	0.0214	0.2215	6.0000e-004	0.0485	3.9000e-004	0.0489	0.0129	3.6000e-004	0.0132			42.0571	2.1000e-003	0.0000	42.1011
Total	**0.0311**	**0.1878**	**0.4550**	**1.0800e-003**	**0.0621**	**3.0400e-003**	**0.0651**	**0.0168**	**2.8000e-003**	**0.0196**			**84.1900**	**2.4000e-003**	**0.0000**	**84.2404**

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	0.3771	2.6728	2.0363	3.2400e-003		0.1626	0.1626		0.1559	0.1559			273.2774	0.0587	0.0000	274.5107
Total	**0.3771**	**2.6728**	**2.0363**	**3.2400e-003**		**0.1626**	**0.1626**		**0.1559**	**0.1559**			**273.2774**	**0.0587**	**0.0000**	**274.5107**

3.5 Building Construction - 2018

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
Vendor	0.0168	0.1665	0.2335	4.8000e-004	0.0136	2.6500e-003	0.0163	3.8800e-003	2.4400e-003	6.3200e-003			42.1329	3.0000e-004	0.0000	42.1393
Worker	0.0143	0.0214	0.2215	6.0000e-004	0.0485	3.9000e-004	0.0489	0.0129	3.6000e-004	0.0132			42.0571	2.1000e-003	0.0000	42.1011
Total	**0.0311**	**0.1878**	**0.4550**	**1.0800e-003**	**0.0621**	**3.0400e-003**	**0.0651**	**0.0168**	**2.8000e-003**	**0.0196**			**84.1900**	**2.4000e-003**	**0.0000**	**84.2404**

3.5 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	tons/yr										MT/yr					
Off-Road	5.0900e-003	0.0376	0.0304	5.0000e-005		2.1700e-003	2.1700e-003		2.0800e-003	2.0800e-003			4.1727	8.7000e-004	0.0000	4.1908
Total	**5.0900e-003**	**0.0376**	**0.0304**	**5.0000e-005**		**2.1700e-003**	**2.1700e-003**		**2.0800e-003**	**2.0800e-003**			**4.1727**	**8.7000e-004**	**0.0000**	**4.1908**

3.5 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	2.4000e-004	2.3600e-003	3.4700e-003	1.0000e-005	2.1000e-004	4.0000e-005	2.5000e-004	6.0000e-005	4.0000e-005	1.0000e-004			0.6356	0.0000	0.0000	0.6357
Worker	2.0000e-004	3.0000e-004	3.1200e-003	1.0000e-005	7.5000e-004	1.0000e-005	7.5000e-004	2.0000e-004	1.0000e-005	2.0000e-004			0.6224	3.0000e-005	0.0000	0.6230
Total	**4.4000e-004**	**2.6600e-003**	**6.5900e-003**	**2.0000e-005**	**9.6000e-004**	**5.0000e-005**	**1.0000e-003**	**2.6000e-004**	**5.0000e-005**	**3.0000e-004**			**1.2580**	**3.0000e-005**	**0.0000**	**1.2587**

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	5.0900e-003	0.0376	0.0304	5.0000e-005		2.1700e-003	2.1700e-003		2.0800e-003	2.0800e-003			4.1727	8.7000e-004	0.0000	4.1908
Total	**5.0900e-003**	**0.0376**	**0.0304**	**5.0000e-005**		**2.1700e-003**	**2.1700e-003**		**2.0800e-003**	**2.0800e-003**			**4.1727**	**8.7000e-004**	**0.0000**	**4.1908**

3.5 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	2.4000e-004	2.3600e-003	3.4700e-003	1.0000e-005	2.1000e-004	4.0000e-005	2.5000e-004	6.0000e-005	4.0000e-005	1.0000e-004			0.6356	0.0000	0.0000	0.6357
Worker	2.0000e-004	3.0000e-004	3.1200e-003	1.0000e-005	7.5000e-004	1.0000e-005	7.5000e-004	2.0000e-004	1.0000e-005	2.0000e-004			0.6224	3.0000e-005	0.0000	0.6230
Total	**4.4000e-004**	**2.6600e-003**	**6.5900e-003**	**2.0000e-005**	**9.6000e-004**	**5.0000e-005**	**1.0000e-003**	**2.6000e-004**	**5.0000e-005**	**3.0000e-004**			**1.2580**	**3.0000e-005**	**0.0000**	**1.2587**

3.6 Paving - 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					
Off-Road	6.1600e-003	0.0621	0.0585	9.0000e-005		3.6100e-003	3.6100e-003		3.3300e-003	3.3300e-003			7.8119	2.4200e-003	0.0000	7.8628
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total	**6.1600e-003**	**0.0621**	**0.0585**	**9.0000e-005**		**3.6100e-003**	**3.6100e-003**		**3.3300e-003**	**3.3300e-003**			**7.8119**	**2.4200e-003**	**0.0000**	**7.8628**

3.6 Paving - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	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	2.2000e-004	3.3000e-004	3.4500e-003	1.0000e-005	8.2000e-004	1.0000e-005	8.3000e-004	2.2000e-004	1.0000e-005	2.2000e-004			0.6865	3.0000e-005	0.0000	0.6872
Total	**2.2000e-004**	**3.3000e-004**	**3.4500e-003**	**1.0000e-005**	**8.2000e-004**	**1.0000e-005**	**8.3000e-004**	**2.2000e-004**	**1.0000e-005**	**2.2000e-004**			**0.6865**	**3.0000e-005**	**0.0000**	**0.6872**

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	6.1600e-003	0.0621	0.0585	9.0000e-005		3.6100e-003	3.6100e-003		3.3300e-003	3.3300e-003			7.8119	2.4200e-003	0.0000	7.8628
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total	**6.1600e-003**	**0.0621**	**0.0585**	**9.0000e-005**		**3.6100e-003**	**3.6100e-003**		**3.3300e-003**	**3.3300e-003**			**7.8119**	**2.4200e-003**	**0.0000**	**7.8628**

3.6 Paving - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	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	2.2000e-004	3.3000e-004	3.4500e-003	1.0000e-005	8.2000e-004	1.0000e-005	8.3000e-004	2.2000e-004	1.0000e-005	2.2000e-004			0.6865	3.0000e-005	0.0000	0.6872
Total	**2.2000e-004**	**3.3000e-004**	**3.4500e-003**	**1.0000e-005**	**8.2000e-004**	**1.0000e-005**	**8.3000e-004**	**2.2000e-004**	**1.0000e-005**	**2.2000e-004**			**0.6865**	**3.0000e-005**	**0.0000**	**0.6872**

3.7 Architectural Coating - 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					
Archit. Coating	0.6083					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Off-Road	6.7000e-004	4.5900e-003	4.6000e-003	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004			0.6383	5.0000e-005	0.0000	0.6395
Total	**0.6090**	**4.5900e-003**	**4.6000e-003**	**1.0000e-005**		**3.2000e-004**	**3.2000e-004**		**3.2000e-004**	**3.2000e-004**			**0.6383**	**5.0000e-005**	**0.0000**	**0.6395**

3.7 Architectural Coating - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	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	5.0000e-005	8.0000e-005	8.0000e-004	0.0000	1.9000e-004	0.0000	1.9000e-004	5.0000e-005	0.0000	5.0000e-005			0.1602	1.0000e-005	0.0000	0.1603
Total	**5.0000e-005**	**8.0000e-005**	**8.0000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**5.0000e-005**	**0.0000**	**5.0000e-005**			**0.1602**	**1.0000e-005**	**0.0000**	**0.1603**

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	0.6083					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Off-Road	6.7000e-004	4.5900e-003	4.6000e-003	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004			0.6383	5.0000e-005	0.0000	0.6394
Total	**0.6090**	**4.5900e-003**	**4.6000e-003**	**1.0000e-005**		**3.2000e-004**	**3.2000e-004**		**3.2000e-004**	**3.2000e-004**			**0.6383**	**5.0000e-005**	**0.0000**	**0.6394**

3.7 Architectural Coating - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	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	5.0000e-005	8.0000e-005	8.0000e-004	0.0000	1.9000e-004	0.0000	1.9000e-004	5.0000e-005	0.0000	5.0000e-005			0.1602	1.0000e-005	0.0000	0.1603
Total	**5.0000e-005**	**8.0000e-005**	**8.0000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**5.0000e-005**	**0.0000**	**5.0000e-005**			**0.1602**	**1.0000e-005**	**0.0000**	**0.1603**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.6649	1.8652	7.1771	0.0195	1.3222	0.0276	1.3498	0.3538	0.0255	0.3793			1,418.6708	0.0522	0.0000	1,419.7671
Unmitigated	0.6649	1.8652	7.1771	0.0195	1.3222	0.0276	1.3498	0.3538	0.0255	0.3793			1,418.6708	0.0522	0.0000	1,419.7671

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Office Park	1,142.00	164.00	76.00	2,871,853	2,871,853
Pharmacy/Drugstore w/o Drive Thru	450.30	450.30	450.30	616,260	616,260
Total	1,592.30	614.30	526.30	3,488,113	3,488,113

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Pharmacy/Drugstore w/o Drive	16.60	8.40	6.90	7.40	73.60	19.00	41	6	53

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.510142	0.059804	0.180842	0.139058	0.042603	0.006701	0.016107	0.033206	0.001939	0.002487	0.004384	0.000580	0.002146

4.4 Fleet Mix

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	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	6.4900e-003	0.0590	0.0496	3.5000e-004		4.4800e-003	4.4800e-003		4.4800e-003	4.4800e-003			64.2100	1.2300e-003	1.1800e-003	64.6008
NaturalGas Unmitigated	6.4900e-003	0.0590	0.0496	3.5000e-004		4.4800e-003	4.4800e-003		4.4800e-003	4.4800e-003			64.2100	1.2300e-003	1.1800e-003	64.6008

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					
Pharmacy/Drugstore w/o Drive Thru	10250	6.0000e-005	5.0000e-004	4.2000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.5470	1.0000e-005	1.0000e-005	0.5503
Office Park	1.193e+006	6.4300e-003	0.0585	0.0491	3.5000e-004		4.4400e-003	4.4400e-003		4.4400e-003	4.4400e-003			63.6630	1.2200e-003	1.1700e-003	64.0505
Total		**6.4900e-003**	**0.0590**	**0.0495**	**3.5000e-004**		**4.4800e-003**	**4.4800e-003**		**4.4800e-003**	**4.4800e-003**			**64.2100**	**1.2300e-003**	**1.1800e-003**	**64.6008**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Pharmacy/Drugstore w/o Drive Thru	10250	6.0000e-005	5.0000e-004	4.2000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.5470	1.0000e-005	1.0000e-005	0.5503
Office Park	1.193e+006	6.4300e-003	0.0585	0.0491	3.5000e-004		4.4400e-003	4.4400e-003		4.4400e-003	4.4400e-003			63.6630	1.2200e-003	1.1700e-003	64.0505
Total		**6.4900e-003**	**0.0590**	**0.0495**	**3.5000e-004**		**4.4800e-003**	**4.4800e-003**		**4.4800e-003**	**4.4800e-003**			**64.2100**	**1.2300e-003**	**1.1800e-003**	**64.6008**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Office Park	1.717e+006	0.0000	0.0000	0.0000	0.0000
Pharmacy/Drugstore w/o Drive Thru	64000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Office Park	1.717e+006	0.0000	0.0000	0.0000	0.0000
Pharmacy/Drugstore w/o Drive Thru	64000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive 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	0.5012	1.0000e-005	1.3500e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.6100e-003	1.0000e-005	0.0000	2.7500e-003
Unmitigated	0.5012	1.0000e-005	1.3500e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.6100e-003	1.0000e-005	0.0000	2.7500e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1217					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3794					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Landscaping	1.3000e-004	1.0000e-005	1.3500e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.6100e-003	1.0000e-005	0.0000	2.7500e-003
Total	**0.5012**	**1.0000e-005**	**1.3500e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**			**2.6100e-003**	**1.0000e-005**	**0.0000**	**2.7500e-003**

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	0.1217					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3794					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Landscaping	1.3000e-004	1.0000e-005	1.3500e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.6100e-003	1.0000e-005	0.0000	2.7500e-003
Total	**0.5012**	**1.0000e-005**	**1.3500e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**			**2.6100e-003**	**1.0000e-005**	**0.0000**	**2.7500e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	5.7504	0.5906	0.0140	22.4767
Unmitigated	5.7504	0.5906	0.0140	22.4767

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Office Park	17.7734 / 10.8934	5.6387	0.5792	0.0137	22.0400
Pharmacy/Drugstore w/o Drive Thru	0.352238 / 0.215888	0.1118	0.0115	2.7000e-004	0.4368
Total		**5.7504**	**0.5906**	**0.0139**	**22.4767**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Office Park	17.7734 / 10.8934	5.6387	0.5792	0.0137	22.0400
Pharmacy/Drugstore w/o Drive Thru	0.352238 / 0.215888	0.1118	0.0115	2.7000e-004	0.4368
Total		**5.7504**	**0.5906**	**0.0139**	**22.4767**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	21.9291	1.2960	0.0000	49.1446
Unmitigated	21.9291	1.2960	0.0000	49.1446

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Office Park	93	18.8782	1.1157	0.0000	42.3072
Pharmacy/Drugstore w/o Drive Thru	15.03	3.0510	0.1803	0.0000	6.8374
Total		**21.9291**	**1.2960**	**0.0000**	**49.1446**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Office Park	93	18.8782	1.1157	0.0000	42.3072
Pharmacy/Drugstore w/o Drive Thru	15.03	3.0510	0.1803	0.0000	6.8374
Total		**21.9291**	**1.2960**	**0.0000**	**49.1446**

9.0 Operational Offroad

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

10.0 Vegetation

Briistol Gourmet Food Hall and Storage Project

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Office Park	100.00	1000sqft	2.30	100,000.00	0
Pharmacy/Drugstore w/o Drive Thru	5.00	1000sqft	0.11	5,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2019
Utility Company					
CO2 Intensity (lb/MWhr)	0	**CH4 Intensity (lb/MWhr)**	0	**N2O Intensity (lb/MWhr)**	0

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Info from PD

Construction Phase - Based on email and assumptions of construction cycle

Demolition -

Grading - estimated from site plan

Architectural Coating - From PD, following SCAQMD guide for interior/exterior areas

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	52,500.00	26,250.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	157,500.00	78,750.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	0.00
tblArchitecturalCoating	EF_Residential_Interior	50.00	0.00
tblConstructionPhase	NumDays	10.00	5.00
tblConstructionPhase	NumDays	220.00	264.00
tblConstructionPhase	NumDays	20.00	40.00
tblConstructionPhase	NumDays	6.00	10.00
tblConstructionPhase	NumDays	3.00	5.00
tblConstructionPhase	PhaseEndDate	12/20/2018	1/4/2019
tblConstructionPhase	PhaseStartDate	1/19/2019	1/21/2019
tblConstructionPhase	PhaseStartDate	12/16/2017	1/2/2018
tblConstructionPhase	PhaseStartDate	12/2/2017	12/4/2017
tblConstructionPhase	PhaseStartDate	1/5/2019	1/7/2019
tblConstructionPhase	PhaseStartDate	11/25/2017	11/27/2017
tblGrading	AcresOfGrading	5.00	3.00
tblGrading	AcresOfGrading	7.50	4.50
tblProjectCharacteristics	OperationalYear	2014	2019

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	2.8399	28.6607	22.4351	0.0295	6.4520	1.6245	8.0079	3.3742	1.5191	4.8057			2,920.4890	0.7519	0.0000	2,936.2798
2018	3.1370	21.9316	18.9964	0.0334	0.4863	1.2744	1.7607	0.1311	1.2207	1.3517			3,050.2011	0.5183	0.0000	3,061.0852
2019	243.6258	20.0444	18.3336	0.0334	0.4863	1.1068	1.5932	0.1311	1.0603	1.1914			3,011.6126	0.5415	0.0000	3,022.9840
Total	**249.6027**	**70.6367**	**59.7652**	**0.0962**	**7.4247**	**4.0057**	**11.3618**	**3.6363**	**3.8000**	**7.3488**			**8,982.3027**	**1.8117**	**0.0000**	**9,020.3490**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	2.8399	28.6607	22.4351	0.0295	6.4520	1.6245	8.0079	3.3742	1.5191	4.8057			2,920.4890	0.7519	0.0000	2,936.2798
2018	3.1370	21.9316	18.9964	0.0334	0.4863	1.2744	1.7607	0.1311	1.2207	1.3517			3,050.2011	0.5183	0.0000	3,061.0852
2019	243.6258	20.0444	18.3336	0.0334	0.4863	1.1068	1.5932	0.1311	1.0603	1.1914			3,011.6126	0.5415	0.0000	3,022.9840
Total	**249.6027**	**70.6367**	**59.7652**	**0.0962**	**7.4247**	**4.0057**	**11.3618**	**3.6363**	**3.8000**	**7.3488**			**8,982.3027**	**1.8117**	**0.0000**	**9,020.3489**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Energy	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927
Mobile	4.6325	12.1954	49.6185	0.1428	9.4919	0.1941	9.6861	2.5363	0.1790	2.7153			11,431.7200	0.4042		11,440.2073
Total	**7.4148**	**12.5187**	**49.9008**	**0.1448**	**9.4919**	**0.2187**	**9.7107**	**2.5363**	**0.2036**	**2.7399**			**11,819.5754**	**0.4116**	**7.1100e-003**	**11,830.4243**

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	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Energy	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927
Mobile	4.6325	12.1954	49.6185	0.1428	9.4919	0.1941	9.6861	2.5363	0.1790	2.7153			11,431.7200	0.4042		11,440.2073
Total	**7.4148**	**12.5187**	**49.9008**	**0.1448**	**9.4919**	**0.2187**	**9.7107**	**2.5363**	**0.2036**	**2.7399**			**11,819.5754**	**0.4116**	**7.1100e-003**	**11,830.4243**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	10/2/2017	11/24/2017	5	40	
2	Site Preparation	Site Preparation	11/27/2017	12/1/2017	5	5	
3	Grading	Grading	12/4/2017	12/15/2017	5	10	
4	Building Construction	Building Construction	1/2/2018	1/4/2019	5	264	
5	Paving	Paving	1/7/2019	1/18/2019	5	10	
6	Architectural Coating	Architectural Coating	1/21/2019	1/25/2019	5	5	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 3

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 78,750; Non-Residential Outdoor: 26,250 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	174	0.41
Site Preparation	Scrapers	1	8.00	361	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	226	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	125	0.42
Paving	Paving Equipment	1	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	172.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	34.00	17.00	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	1	7.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9323	0.0000	0.9323	0.1412	0.0000	0.1412			0.0000			0.0000
Off-Road	2.7216	26.5855	20.8712	0.0245		1.6062	1.6062		1.5022	1.5022			2,457.4682	0.6235		2,470.5620
Total	**2.7216**	**26.5855**	**20.8712**	**0.0245**	**0.9323**	**1.6062**	**2.5385**	**0.1412**	**1.5022**	**1.6434**			**2,457.4682**	**0.6235**		**2,470.5620**

3.2 Demolition - 2017

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	0.0695	1.0804	0.7995	3.1700e-003	0.0749	0.0171	0.0920	0.0205	0.0157	0.0363			314.3095	2.2200e-003		314.3562
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
Worker	0.0488	0.0613	0.7644	1.8400e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396			148.7114	7.3200e-003		148.8651
Total	**0.1183**	**1.1417**	**1.5639**	**5.0100e-003**	**0.2203**	**0.0183**	**0.2385**	**0.0591**	**0.0168**	**0.0759**			**463.0208**	**9.5400e-003**		**463.2212**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9323	0.0000	0.9323	0.1412	0.0000	0.1412			0.0000			0.0000
Off-Road	2.7216	26.5855	20.8712	0.0245		1.6062	1.6062		1.5022	1.5022			2,457.4682	0.6235		2,470.5620
Total	**2.7216**	**26.5855**	**20.8712**	**0.0245**	**0.9323**	**1.6062**	**2.5385**	**0.1412**	**1.5022**	**1.6434**			**2,457.4682**	**0.6235**		**2,470.5620**

3.2 Demolition - 2017

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	0.0695	1.0804	0.7995	3.1700e-003	0.0749	0.0171	0.0920	0.0205	0.0157	0.0363			314.3095	2.2200e-003		314.3562
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
Worker	0.0488	0.0613	0.7644	1.8400e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396			148.7114	7.3200e-003		148.8651
Total	**0.1183**	**1.1417**	**1.5639**	**5.0100e-003**	**0.2203**	**0.0183**	**0.2385**	**0.0591**	**0.0168**	**0.0759**			**463.0208**	**9.5400e-003**		**463.2212**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9545	0.0000	0.9545	0.1031	0.0000	0.1031			0.0000			0.0000
Off-Road	2.5289	28.6230	17.1310	0.0238		1.3967	1.3967		1.2850	1.2850			2,439.4360	0.7474		2,455.1322
Total	**2.5289**	**28.6230**	**17.1310**	**0.0238**	**0.9545**	**1.3967**	**2.3512**	**0.1031**	**1.2850**	**1.3880**			**2,439.4360**	**0.7474**		**2,455.1322**

3.3 Site Preparation - 2017

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
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
Worker	0.0300	0.0377	0.4704	1.1300e-003	0.0894	7.2000e-004	0.0901	0.0237	6.6000e-004	0.0244			91.5147	4.5000e-003		91.6093
Total	**0.0300**	**0.0377**	**0.4704**	**1.1300e-003**	**0.0894**	**7.2000e-004**	**0.0901**	**0.0237**	**6.6000e-004**	**0.0244**			**91.5147**	**4.5000e-003**		**91.6093**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9545	0.0000	0.9545	0.1031	0.0000	0.1031			0.0000			0.0000
Off-Road	2.5289	28.6230	17.1310	0.0238		1.3967	1.3967		1.2850	1.2850			2,439.4360	0.7474		2,455.1322
Total	**2.5289**	**28.6230**	**17.1310**	**0.0238**	**0.9545**	**1.3967**	**2.3512**	**0.1031**	**1.2850**	**1.3880**			**2,439.4360**	**0.7474**		**2,455.1322**

3.3 Site Preparation - 2017

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
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
Worker	0.0300	0.0377	0.4704	1.1300e-003	0.0894	7.2000e-004	0.0901	0.0237	6.6000e-004	0.0244			91.5147	4.5000e-003		91.6093
Total	**0.0300**	**0.0377**	**0.4704**	**1.1300e-003**	**0.0894**	**7.2000e-004**	**0.0901**	**0.0237**	**6.6000e-004**	**0.0244**			**91.5147**	**4.5000e-003**		**91.6093**

3.4 Grading - 2017

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					6.3402	0.0000	6.3402	3.3446	0.0000	3.3446			0.0000			0.0000
Off-Road	2.6973	28.1608	18.9679	0.0206		1.5550	1.5550		1.4306	1.4306			2,104.5737	0.6448		2,118.1153
Total	**2.6973**	**28.1608**	**18.9679**	**0.0206**	**6.3402**	**1.5550**	**7.8953**	**3.3446**	**1.4306**	**4.7752**			**2,104.5737**	**0.6448**		**2,118.1153**

3.4 Grading - 2017

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
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
Worker	0.0375	0.0472	0.5880	1.4200e-003	0.1118	9.0000e-004	0.1127	0.0296	8.3000e-004	0.0305			114.3934	5.6300e-003		114.5116
Total	**0.0375**	**0.0472**	**0.5880**	**1.4200e-003**	**0.1118**	**9.0000e-004**	**0.1127**	**0.0296**	**8.3000e-004**	**0.0305**			**114.3934**	**5.6300e-003**		**114.5116**

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					6.3402	0.0000	6.3402	3.3446	0.0000	3.3446			0.0000			0.0000
Off-Road	2.6973	28.1608	18.9679	0.0206		1.5550	1.5550		1.4306	1.4306			2,104.5737	0.6448		2,118.1153
Total	**2.6973**	**28.1608**	**18.9679**	**0.0206**	**6.3402**	**1.5550**	**7.8953**	**3.3446**	**1.4306**	**4.7752**			**2,104.5737**	**0.6448**		**2,118.1153**

3.4 Grading - 2017

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
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
Worker	0.0375	0.0472	0.5880	1.4200e-003	0.1118	9.0000e-004	0.1127	0.0296	8.3000e-004	0.0305			114.3934	5.6300e-003		114.5116
Total	**0.0375**	**0.0472**	**0.5880**	**1.4200e-003**	**0.1118**	**9.0000e-004**	**0.1127**	**0.0296**	**8.3000e-004**	**0.0305**			**114.3934**	**5.6300e-003**		**114.5116**

3.5 Building Construction - 2018

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	2.9004	20.5600	15.6637	0.0249		1.2511	1.2511		1.1992	1.1992			2,317.2089	0.4980		2,327.6664
Total	**2.9004**	**20.5600**	**15.6637**	**0.0249**		**1.2511**	**1.2511**		**1.1992**	**1.1992**			**2,317.2089**	**0.4980**		**2,327.6664**

3.5 Building Construction - 2018

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
Vendor	0.1216	1.2261	1.5168	3.6900e-003	0.1063	0.0203	0.1266	0.0303	0.0187	0.0490			358.5267	2.5400e-003		358.5801
Worker	0.1151	0.1454	1.8159	4.8100e-003	0.3800	2.9700e-003	0.3830	0.1008	2.7500e-003	0.1035			374.4655	0.0178		374.8387
Total	**0.2367**	**1.3716**	**3.3327**	**8.5000e-003**	**0.4863**	**0.0233**	**0.5096**	**0.1311**	**0.0214**	**0.1525**			**732.9923**	**0.0203**		**733.4188**

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	2.9004	20.5600	15.6637	0.0249		1.2511	1.2511		1.1992	1.1992			2,317.2089	0.4980		2,327.6664
Total	**2.9004**	**20.5600**	**15.6637**	**0.0249**		**1.2511**	**1.2511**		**1.1992**	**1.1992**			**2,317.2089**	**0.4980**		**2,327.6664**

3.5 Building Construction - 2018

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
Vendor	0.1216	1.2261	1.5168	3.6900e-003	0.1063	0.0203	0.1266	0.0303	0.0187	0.0490			358.5267	2.5400e-003		358.5801
Worker	0.1151	0.1454	1.8159	4.8100e-003	0.3800	2.9700e-003	0.3830	0.1008	2.7500e-003	0.1035			374.4655	0.0178		374.8387
Total	**0.2367**	**1.3716**	**3.3327**	**8.5000e-003**	**0.4863**	**0.0233**	**0.5096**	**0.1311**	**0.0214**	**0.1525**			**732.9923**	**0.0203**		**733.4188**

3.5 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	2.5471	18.7802	15.2049	0.0249		1.0846	1.0846		1.0399	1.0399			2,299.7816	0.4771		2,309.8005
Total	**2.5471**	**18.7802**	**15.2049**	**0.0249**		**1.0846**	**1.0846**		**1.0399**	**1.0399**			**2,299.7816**	**0.4771**		**2,309.8005**

3.5 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.1152	1.1308	1.4598	3.6700e-003	0.1063	0.0193	0.1256	0.0303	0.0177	0.0480			351.5617	2.4900e-003		351.6140
Worker	0.1059	0.1334	1.6689	4.8000e-003	0.3800	2.9200e-003	0.3830	0.1008	2.7100e-003	0.1035			360.2693	0.0166		360.6186
Total	**0.2211**	**1.2642**	**3.1288**	**8.4700e-003**	**0.4863**	**0.0222**	**0.5085**	**0.1311**	**0.0205**	**0.1515**			**711.8310**	**0.0191**		**712.2326**

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	2.5471	18.7802	15.2049	0.0249		1.0846	1.0846		1.0399	1.0399			2,299.7816	0.4771		2,309.8005
Total	**2.5471**	**18.7802**	**15.2049**	**0.0249**		**1.0846**	**1.0846**		**1.0399**	**1.0399**			**2,299.7816**	**0.4771**		**2,309.8005**

3.5 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.1152	1.1308	1.4598	3.6700e-003	0.1063	0.0193	0.1256	0.0303	0.0177	0.0480			351.5617	2.4900e-003		351.6140
Worker	0.1059	0.1334	1.6689	4.8000e-003	0.3800	2.9200e-003	0.3830	0.1008	2.7100e-003	0.1035			360.2693	0.0166		360.6186
Total	**0.2211**	**1.2642**	**3.1288**	**8.4700e-003**	**0.4863**	**0.0222**	**0.5085**	**0.1311**	**0.0205**	**0.1515**			**711.8310**	**0.0191**		**712.2326**

3.6 Paving - 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	1.2310	12.4141	11.7009	0.0176		0.7225	0.7225		0.6658	0.6658			1,722.2285	0.5342		1,733.4458
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2310**	**12.4141**	**11.7009**	**0.0176**		**0.7225**	**0.7225**		**0.6658**	**0.6658**			**1,722.2285**	**0.5342**		**1,733.4458**

3.6 Paving - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0467	0.0589	0.7363	2.1200e-003	0.1677	1.2900e-003	0.1690	0.0445	1.1900e-003	0.0457			158.9423	7.3400e-003		159.0964
Total	**0.0467**	**0.0589**	**0.7363**	**2.1200e-003**	**0.1677**	**1.2900e-003**	**0.1690**	**0.0445**	**1.1900e-003**	**0.0457**			**158.9423**	**7.3400e-003**		**159.0964**

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	1.2310	12.4141	11.7009	0.0176		0.7225	0.7225		0.6658	0.6658			1,722.2285	0.5342		1,733.4458
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2310**	**12.4141**	**11.7009**	**0.0176**		**0.7225**	**0.7225**		**0.6658**	**0.6658**			**1,722.2285**	**0.5342**		**1,733.4458**

3.6 Paving - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0467	0.0589	0.7363	2.1200e-003	0.1677	1.2900e-003	0.1690	0.0445	1.1900e-003	0.0457			158.9423	7.3400e-003		159.0964
Total	**0.0467**	**0.0589**	**0.7363**	**2.1200e-003**	**0.1677**	**1.2900e-003**	**0.1690**	**0.0445**	**1.1900e-003**	**0.0457**			**158.9423**	**7.3400e-003**		**159.0964**

3.7 Architectural Coating - 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					
Archit. Coating	243.3375					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288			281.4481	0.0238		281.9473
Total	**243.6039**	**1.8354**	**1.8413**	**2.9700e-003**		**0.1288**	**0.1288**		**0.1288**	**0.1288**			**281.4481**	**0.0238**		**281.9473**

3.7 Architectural Coating - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0218	0.0275	0.3436	9.9000e-004	0.0782	6.0000e-004	0.0789	0.0208	5.6000e-004	0.0213			74.1731	3.4200e-003		74.2450
Total	**0.0218**	**0.0275**	**0.3436**	**9.9000e-004**	**0.0782**	**6.0000e-004**	**0.0789**	**0.0208**	**5.6000e-004**	**0.0213**			**74.1731**	**3.4200e-003**		**74.2450**

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	243.3375					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288			281.4481	0.0238		281.9473
Total	**243.6039**	**1.8354**	**1.8413**	**2.9700e-003**		**0.1288**	**0.1288**		**0.1288**	**0.1288**			**281.4481**	**0.0238**		**281.9473**

3.7 Architectural Coating - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0218	0.0275	0.3436	9.9000e-004	0.0782	6.0000e-004	0.0789	0.0208	5.6000e-004	0.0213			74.1731	3.4200e-003		74.2450
Total	**0.0218**	**0.0275**	**0.3436**	**9.9000e-004**	**0.0782**	**6.0000e-004**	**0.0789**	**0.0208**	**5.6000e-004**	**0.0213**			**74.1731**	**3.4200e-003**		**74.2450**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.6325	12.1954	49.6185	0.1428	9.4919	0.1941	9.6861	2.5363	0.1790	2.7153			11,431.7200	0.4042		11,440.2073
Unmitigated	4.6325	12.1954	49.6185	0.1428	9.4919	0.1941	9.6861	2.5363	0.1790	2.7153			11,431.7200	0.4042		11,440.2073

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Office Park	1,142.00	164.00	76.00	2,871,853	2,871,853
Pharmacy/Drugstore w/o Drive Thru	450.30	450.30	450.30	616,260	616,260
Total	1,592.30	614.30	526.30	3,488,113	3,488,113

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Pharmacy/Drugstore w/o Drive	16.60	8.40	6.90	7.40	73.60	19.00	41	6	53

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.510142	0.059804	0.180842	0.139058	0.042603	0.006701	0.016107	0.033206	0.001939	0.002487	0.004384	0.000580	0.002146

4.4 Fleet Mix

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	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927
NaturalGas Unmitigated	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927

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					
Pharmacy/Drugstore w/o Drive Thru	28.0822	3.0000e-004	2.7500e-003	2.3100e-003	2.0000e-005		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004			3.3038	6.0000e-005	6.0000e-005	3.3239
Office Park	3268.49	0.0353	0.3204	0.2692	1.9200e-003		0.0244	0.0244		0.0244	0.0244			384.5286	7.3700e-003	7.0500e-003	386.8688
Total		**0.0356**	**0.3232**	**0.2715**	**1.9400e-003**		**0.0246**	**0.0246**		**0.0246**	**0.0246**			**387.8324**	**7.4300e-003**	**7.1100e-003**	**390.1927**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Pharmacy/Drugstore w/o Drive Thru	0.0280822	3.0000e-004	2.7500e-003	2.3100e-003	2.0000e-005		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004			3.3038	6.0000e-005	6.0000e-005	3.3239
Office Park	3.26849	0.0353	0.3204	0.2692	1.9200e-003		0.0244	0.0244		0.0244	0.0244			384.5286	7.3700e-003	7.0500e-003	386.8688
Total		**0.0356**	**0.3232**	**0.2715**	**1.9400e-003**		**0.0246**	**0.0246**		**0.0246**	**0.0246**			**387.8324**	**7.4300e-003**	**7.1100e-003**	**390.1927**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Unmitigated	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243

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	0.6667					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0790					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0300e-003	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Total	**2.7467**	**1.0000e-004**	**0.0108**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**			**0.0230**	**6.0000e-005**		**0.0243**

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	0.6667					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0790					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0300e-003	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Total	**2.7467**	**1.0000e-004**	**0.0108**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**			**0.0230**	**6.0000e-005**		**0.0243**

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

10.0 Vegetation

Briistol Gourmet Food Hall and Storage Project

South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Office Park	100.00	1000sqft	2.30	100,000.00	0
Pharmacy/Drugstore w/o Drive Thru	5.00	1000sqft	0.11	5,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2019
Utility Company					
CO2 Intensity (lb/MWhr)	0	**CH4 Intensity (lb/MWhr)**	0	**N2O Intensity (lb/MWhr)**	0

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Info from PD

Construction Phase - Based on email and assumptions of construction cycle

Demolition -

Grading - estimated from site plan

Architectural Coating - From PD, following SCAQMD guide for interior/exterior areas

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	52,500.00	26,250.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	157,500.00	78,750.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	0.00
tblArchitecturalCoating	EF_Residential_Interior	50.00	0.00
tblConstructionPhase	NumDays	10.00	5.00
tblConstructionPhase	NumDays	220.00	264.00
tblConstructionPhase	NumDays	20.00	40.00
tblConstructionPhase	NumDays	6.00	10.00
tblConstructionPhase	NumDays	3.00	5.00
tblConstructionPhase	PhaseEndDate	12/20/2018	1/4/2019
tblConstructionPhase	PhaseStartDate	1/19/2019	1/21/2019
tblConstructionPhase	PhaseStartDate	12/16/2017	1/2/2018
tblConstructionPhase	PhaseStartDate	12/2/2017	12/4/2017
tblConstructionPhase	PhaseStartDate	1/5/2019	1/7/2019
tblConstructionPhase	PhaseStartDate	11/25/2017	11/27/2017
tblGrading	AcresOfGrading	5.00	3.00
tblGrading	AcresOfGrading	7.50	4.50
tblProjectCharacteristics	OperationalYear	2014	2019

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	2.8444	28.6644	22.4954	0.0294	6.4520	1.6245	8.0079	3.3742	1.5191	4.8057			2,910.5016	0.7519	0.0000	2,926.2924
2018	3.1497	21.9753	19.1758	0.0331	0.4863	1.2746	1.7609	0.1311	1.2208	1.3519			3,023.8672	0.5184	0.0000	3,034.7530
2019	243.6261	20.0839	18.5175	0.0330	0.4863	1.1070	1.5934	0.1311	1.0605	1.1915			2,986.1525	0.5415	0.0000	2,997.5239
Total	**249.6202**	**70.7235**	**60.1888**	**0.0955**	**7.4247**	**4.0061**	**11.3622**	**3.6363**	**3.8004**	**7.3491**			**8,920.5213**	**1.8118**	**0.0000**	**8,958.5693**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	2.8444	28.6644	22.4954	0.0294	6.4520	1.6245	8.0079	3.3742	1.5191	4.8057			2,910.5016	0.7519	0.0000	2,926.2924
2018	3.1497	21.9753	19.1758	0.0331	0.4863	1.2746	1.7609	0.1311	1.2208	1.3519			3,023.8672	0.5184	0.0000	3,034.7530
2019	243.6261	20.0839	18.5175	0.0330	0.4863	1.1070	1.5934	0.1311	1.0605	1.1915			2,986.1525	0.5415	0.0000	2,997.5239
Total	**249.6202**	**70.7235**	**60.1888**	**0.0955**	**7.4247**	**4.0061**	**11.3622**	**3.6363**	**3.8004**	**7.3491**			**8,920.5213**	**1.8118**	**0.0000**	**8,958.5693**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Energy	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927
Mobile	4.7806	12.7941	49.4611	0.1357	9.4919	0.1949	9.6869	2.5363	0.1797	2.7160			10,888.0546	0.4046		10,896.5519
Total	**7.5629**	**13.1174**	**49.7434**	**0.1376**	**9.4919**	**0.2195**	**9.7115**	**2.5363**	**0.2043**	**2.7406**			**11,275.9099**	**0.4121**	**7.1100e-003**	**11,286.7689**

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	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Energy	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927
Mobile	4.7806	12.7941	49.4611	0.1357	9.4919	0.1949	9.6869	2.5363	0.1797	2.7160			10,888.0546	0.4046		10,896.5519
Total	**7.5629**	**13.1174**	**49.7434**	**0.1376**	**9.4919**	**0.2195**	**9.7115**	**2.5363**	**0.2043**	**2.7406**			**11,275.9099**	**0.4121**	**7.1100e-003**	**11,286.7689**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	10/2/2017	11/24/2017	5	40	
2	Site Preparation	Site Preparation	11/27/2017	12/1/2017	5	5	
3	Grading	Grading	12/4/2017	12/15/2017	5	10	
4	Building Construction	Building Construction	1/2/2018	1/4/2019	5	264	
5	Paving	Paving	1/7/2019	1/18/2019	5	10	
6	Architectural Coating	Architectural Coating	1/21/2019	1/25/2019	5	5	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 3

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 78,750; Non-Residential Outdoor: 26,250 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	174	0.41
Site Preparation	Scrapers	1	8.00	361	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	226	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	125	0.42
Paving	Paving Equipment	1	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	172.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	34.00	17.00	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	1	7.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9323	0.0000	0.9323	0.1412	0.0000	0.1412			0.0000			0.0000
Off-Road	2.7216	26.5855	20.8712	0.0245		1.6062	1.6062		1.5022	1.5022			2,457.4682	0.6235		2,470.5620
Total	**2.7216**	**26.5855**	**20.8712**	**0.0245**	**0.9323**	**1.6062**	**2.5385**	**0.1412**	**1.5022**	**1.6434**			**2,457.4682**	**0.6235**		**2,470.5620**

3.2 Demolition - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0731	1.1195	0.9225	3.1600e-003	0.0749	0.0171	0.0921	0.0205	0.0158	0.0363			313.5615	2.2500e-003		313.6088
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
Worker	0.0497	0.0673	0.7017	1.7200e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396			139.4719	7.3200e-003		139.6256
Total	**0.1229**	**1.1868**	**1.6242**	**4.8800e-003**	**0.2203**	**0.0183**	**0.2386**	**0.0591**	**0.0169**	**0.0759**			**453.0334**	**9.5700e-003**		**453.2345**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9323	0.0000	0.9323	0.1412	0.0000	0.1412			0.0000			0.0000
Off-Road	2.7216	26.5855	20.8712	0.0245		1.6062	1.6062		1.5022	1.5022			2,457.4682	0.6235		2,470.5620
Total	**2.7216**	**26.5855**	**20.8712**	**0.0245**	**0.9323**	**1.6062**	**2.5385**	**0.1412**	**1.5022**	**1.6434**			**2,457.4682**	**0.6235**		**2,470.5620**

3.2 Demolition - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0731	1.1195	0.9225	3.1600e-003	0.0749	0.0171	0.0921	0.0205	0.0158	0.0363			313.5615	2.2500e-003		313.6088
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
Worker	0.0497	0.0673	0.7017	1.7200e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396			139.4719	7.3200e-003		139.6256
Total	**0.1229**	**1.1868**	**1.6242**	**4.8800e-003**	**0.2203**	**0.0183**	**0.2386**	**0.0591**	**0.0169**	**0.0759**			**453.0334**	**9.5700e-003**		**453.2345**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9545	0.0000	0.9545	0.1031	0.0000	0.1031			0.0000			0.0000
Off-Road	2.5289	28.6230	17.1310	0.0238		1.3967	1.3967		1.2850	1.2850			2,439.4360	0.7474		2,455.1322
Total	**2.5289**	**28.6230**	**17.1310**	**0.0238**	**0.9545**	**1.3967**	**2.3512**	**0.1031**	**1.2850**	**1.3880**			**2,439.4360**	**0.7474**		**2,455.1322**

3.3 Site Preparation - 2017

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
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
Worker	0.0306	0.0414	0.4318	1.0600e-003	0.0894	7.2000e-004	0.0901	0.0237	6.6000e-004	0.0244			85.8289	4.5000e-003		85.9235
Total	**0.0306**	**0.0414**	**0.4318**	**1.0600e-003**	**0.0894**	**7.2000e-004**	**0.0901**	**0.0237**	**6.6000e-004**	**0.0244**			**85.8289**	**4.5000e-003**		**85.9235**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9545	0.0000	0.9545	0.1031	0.0000	0.1031			0.0000			0.0000
Off-Road	2.5289	28.6230	17.1310	0.0238		1.3967	1.3967		1.2850	1.2850			2,439.4360	0.7474		2,455.1322
Total	**2.5289**	**28.6230**	**17.1310**	**0.0238**	**0.9545**	**1.3967**	**2.3512**	**0.1031**	**1.2850**	**1.3880**			**2,439.4360**	**0.7474**		**2,455.1322**

3.3 Site Preparation - 2017

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
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
Worker	0.0306	0.0414	0.4318	1.0600e-003	0.0894	7.2000e-004	0.0901	0.0237	6.6000e-004	0.0244			85.8289	4.5000e-003		85.9235
Total	**0.0306**	**0.0414**	**0.4318**	**1.0600e-003**	**0.0894**	**7.2000e-004**	**0.0901**	**0.0237**	**6.6000e-004**	**0.0244**			**85.8289**	**4.5000e-003**		**85.9235**

3.4 Grading - 2017

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					6.3402	0.0000	6.3402	3.3446	0.0000	3.3446			0.0000			0.0000
Off-Road	2.6973	28.1608	18.9679	0.0206		1.5550	1.5550		1.4306	1.4306			2,104.5737	0.6448		2,118.1153
Total	**2.6973**	**28.1608**	**18.9679**	**0.0206**	**6.3402**	**1.5550**	**7.8953**	**3.3446**	**1.4306**	**4.7752**			**2,104.5737**	**0.6448**		**2,118.1153**

3.4 Grading - 2017

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
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
Worker	0.0382	0.0518	0.5398	1.3300e-003	0.1118	9.0000e-004	0.1127	0.0296	8.3000e-004	0.0305			107.2861	5.6300e-003		107.4043
Total	**0.0382**	**0.0518**	**0.5398**	**1.3300e-003**	**0.1118**	**9.0000e-004**	**0.1127**	**0.0296**	**8.3000e-004**	**0.0305**			**107.2861**	**5.6300e-003**		**107.4043**

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					6.3402	0.0000	6.3402	3.3446	0.0000	3.3446			0.0000			0.0000
Off-Road	2.6973	28.1608	18.9679	0.0206		1.5550	1.5550		1.4306	1.4306			2,104.5737	0.6448		2,118.1153
Total	**2.6973**	**28.1608**	**18.9679**	**0.0206**	**6.3402**	**1.5550**	**7.8953**	**3.3446**	**1.4306**	**4.7752**			**2,104.5737**	**0.6448**		**2,118.1153**

3.4 Grading - 2017

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
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
Worker	0.0382	0.0518	0.5398	1.3300e-003	0.1118	9.0000e-004	0.1127	0.0296	8.3000e-004	0.0305			107.2861	5.6300e-003		107.4043
Total	**0.0382**	**0.0518**	**0.5398**	**1.3300e-003**	**0.1118**	**9.0000e-004**	**0.1127**	**0.0296**	**8.3000e-004**	**0.0305**			**107.2861**	**5.6300e-003**		**107.4043**

3.5 Building Construction - 2018

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	2.9004	20.5600	15.6637	0.0249		1.2511	1.2511		1.1992	1.1992			2,317.2089	0.4980		2,327.6664
Total	**2.9004**	**20.5600**	**15.6637**	**0.0249**		**1.2511**	**1.2511**		**1.1992**	**1.1992**			**2,317.2089**	**0.4980**		**2,327.6664**

3.5 Building Construction - 2018

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
Vendor	0.1324	1.2557	1.8514	3.6600e-003	0.1063	0.0205	0.1268	0.0303	0.0189	0.0491			355.5062	2.6200e-003		355.5612
Worker	0.1169	0.1596	1.6607	4.5100e-003	0.3800	2.9700e-003	0.3830	0.1008	2.7500e-003	0.1035			351.1522	0.0178		351.5253
Total	**0.2494**	**1.4152**	**3.5121**	**8.1700e-003**	**0.4863**	**0.0235**	**0.5098**	**0.1311**	**0.0216**	**0.1527**			**706.6583**	**0.0204**		**707.0866**

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	2.9004	20.5600	15.6637	0.0249		1.2511	1.2511		1.1992	1.1992			2,317.2089	0.4980		2,327.6664
Total	**2.9004**	**20.5600**	**15.6637**	**0.0249**		**1.2511**	**1.2511**		**1.1992**	**1.1992**			**2,317.2089**	**0.4980**		**2,327.6664**

3.5 Building Construction - 2018

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
Vendor	0.1324	1.2557	1.8514	3.6600e-003	0.1063	0.0205	0.1268	0.0303	0.0189	0.0491			355.5062	2.6200e-003		355.5612
Worker	0.1169	0.1596	1.6607	4.5100e-003	0.3800	2.9700e-003	0.3830	0.1008	2.7500e-003	0.1035			351.1522	0.0178		351.5253
Total	**0.2494**	**1.4152**	**3.5121**	**8.1700e-003**	**0.4863**	**0.0235**	**0.5098**	**0.1311**	**0.0216**	**0.1527**			**706.6583**	**0.0204**		**707.0866**

3.5 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	2.5471	18.7802	15.2049	0.0249		1.0846	1.0846		1.0399	1.0399			2,299.7816	0.4771		2,309.8005
Total	**2.5471**	**18.7802**	**15.2049**	**0.0249**		**1.0846**	**1.0846**		**1.0399**	**1.0399**			**2,299.7816**	**0.4771**		**2,309.8005**

3.5 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.1252	1.1574	1.7906	3.6500e-003	0.1063	0.0195	0.1258	0.0303	0.0179	0.0482			348.5863	2.5700e-003		348.6404
Worker	0.1075	0.1463	1.5221	4.5000e-003	0.3800	2.9200e-003	0.3830	0.1008	2.7100e-003	0.1035			337.7846	0.0166		338.1339
Total	**0.2327**	**1.3037**	**3.3127**	**8.1500e-003**	**0.4863**	**0.0224**	**0.5087**	**0.1311**	**0.0206**	**0.1517**			**686.3710**	**0.0192**		**686.7743**

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	2.5471	18.7802	15.2049	0.0249		1.0846	1.0846		1.0399	1.0399			2,299.7816	0.4771		2,309.8005
Total	**2.5471**	**18.7802**	**15.2049**	**0.0249**		**1.0846**	**1.0846**		**1.0399**	**1.0399**			**2,299.7816**	**0.4771**		**2,309.8005**

3.5 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.1252	1.1574	1.7906	3.6500e-003	0.1063	0.0195	0.1258	0.0303	0.0179	0.0482			348.5863	2.5700e-003		348.6404
Worker	0.1075	0.1463	1.5221	4.5000e-003	0.3800	2.9200e-003	0.3830	0.1008	2.7100e-003	0.1035			337.7846	0.0166		338.1339
Total	**0.2327**	**1.3037**	**3.3127**	**8.1500e-003**	**0.4863**	**0.0224**	**0.5087**	**0.1311**	**0.0206**	**0.1517**			**686.3710**	**0.0192**		**686.7743**

3.6 Paving - 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	1.2310	12.4141	11.7009	0.0176		0.7225	0.7225		0.6658	0.6658			1,722.2285	0.5342		1,733.4458
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2310**	**12.4141**	**11.7009**	**0.0176**		**0.7225**	**0.7225**		**0.6658**	**0.6658**			**1,722.2285**	**0.5342**		**1,733.4458**

3.6 Paving - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0474	0.0645	0.6715	1.9800e-003	0.1677	1.2900e-003	0.1690	0.0445	1.1900e-003	0.0457			149.0226	7.3400e-003		149.1767
Total	**0.0474**	**0.0645**	**0.6715**	**1.9800e-003**	**0.1677**	**1.2900e-003**	**0.1690**	**0.0445**	**1.1900e-003**	**0.0457**			**149.0226**	**7.3400e-003**		**149.1767**

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	1.2310	12.4141	11.7009	0.0176		0.7225	0.7225		0.6658	0.6658			1,722.2285	0.5342		1,733.4458
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2310**	**12.4141**	**11.7009**	**0.0176**		**0.7225**	**0.7225**		**0.6658**	**0.6658**			**1,722.2285**	**0.5342**		**1,733.4458**

3.6 Paving - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0474	0.0645	0.6715	1.9800e-003	0.1677	1.2900e-003	0.1690	0.0445	1.1900e-003	0.0457			149.0226	7.3400e-003		149.1767
Total	**0.0474**	**0.0645**	**0.6715**	**1.9800e-003**	**0.1677**	**1.2900e-003**	**0.1690**	**0.0445**	**1.1900e-003**	**0.0457**			**149.0226**	**7.3400e-003**		**149.1767**

3.7 Architectural Coating - 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					
Archit. Coating	243.3375					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288			281.4481	0.0238		281.9473
Total	**243.6039**	**1.8354**	**1.8413**	**2.9700e-003**		**0.1288**	**0.1288**		**0.1288**	**0.1288**			**281.4481**	**0.0238**		**281.9473**

3.7 Architectural Coating - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0221	0.0301	0.3134	9.3000e-004	0.0782	6.0000e-004	0.0789	0.0208	5.6000e-004	0.0213			69.5439	3.4200e-003		69.6158
Total	**0.0221**	**0.0301**	**0.3134**	**9.3000e-004**	**0.0782**	**6.0000e-004**	**0.0789**	**0.0208**	**5.6000e-004**	**0.0213**			**69.5439**	**3.4200e-003**		**69.6158**

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	243.3375					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288			281.4481	0.0238		281.9473
Total	**243.6039**	**1.8354**	**1.8413**	**2.9700e-003**		**0.1288**	**0.1288**		**0.1288**	**0.1288**			**281.4481**	**0.0238**		**281.9473**

3.7 Architectural Coating - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0221	0.0301	0.3134	9.3000e-004	0.0782	6.0000e-004	0.0789	0.0208	5.6000e-004	0.0213			69.5439	3.4200e-003		69.6158
Total	**0.0221**	**0.0301**	**0.3134**	**9.3000e-004**	**0.0782**	**6.0000e-004**	**0.0789**	**0.0208**	**5.6000e-004**	**0.0213**			**69.5439**	**3.4200e-003**		**69.6158**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.7806	12.7941	49.4611	0.1357	9.4919	0.1949	9.6869	2.5363	0.1797	2.7160			10,888.0546	0.4046		10,896.5519
Unmitigated	4.7806	12.7941	49.4611	0.1357	9.4919	0.1949	9.6869	2.5363	0.1797	2.7160			10,888.0546	0.4046		10,896.5519

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Office Park	1,142.00	164.00	76.00	2,871,853	2,871,853
Pharmacy/Drugstore w/o Drive Thru	450.30	450.30	450.30	616,260	616,260
Total	1,592.30	614.30	526.30	3,488,113	3,488,113

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Pharmacy/Drugstore w/o Drive	16.60	8.40	6.90	7.40	73.60	19.00	41	6	53

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.510142	0.059804	0.180842	0.139058	0.042603	0.006701	0.016107	0.033206	0.001939	0.002487	0.004384	0.000580	0.002146

5.0 Energy Detail

4.4 Fleet Mix

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	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927
NaturalGas Unmitigated	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927

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					
Office Park	3268.49	0.0353	0.3204	0.2692	1.9200e-003		0.0244	0.0244		0.0244	0.0244			384.5286	7.3700e-003	7.0500e-003	386.8688
Pharmacy/Drugstore w/o Drive Thru	28.0822	3.0000e-004	2.7500e-003	2.3100e-003	2.0000e-005		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004			3.3038	6.0000e-005	6.0000e-005	3.3239
Total		**0.0356**	**0.3232**	**0.2715**	**1.9400e-003**		**0.0246**	**0.0246**		**0.0246**	**0.0246**			**387.8324**	**7.4300e-003**	**7.1100e-003**	**390.1927**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Pharmacy/Drugstore w/o Drive Thru	0.0280822	3.0000e-004	2.7500e-003	2.3100e-003	2.0000e-005		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004			3.3038	6.0000e-005	6.0000e-005	3.3239
Office Park	3.26849	0.0353	0.3204	0.2692	1.9200e-003		0.0244	0.0244		0.0244	0.0244			384.5286	7.3700e-003	7.0500e-003	386.8688
Total		**0.0356**	**0.3232**	**0.2715**	**1.9400e-003**		**0.0246**	**0.0246**		**0.0246**	**0.0246**			**387.8324**	**7.4300e-003**	**7.1100e-003**	**390.1927**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Unmitigated	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243

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	0.6667					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0790					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0300e-003	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Total	**2.7467**	**1.0000e-004**	**0.0108**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**			**0.0230**	**6.0000e-005**		**0.0243**

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	0.6667					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0790					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0300e-003	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Total	**2.7467**	**1.0000e-004**	**0.0108**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**			**0.0230**	**6.0000e-005**		**0.0243**

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

10.0 Vegetation

Briistol Gourmet Food Hall and Storage Project

South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Office Park	100.00	1000sqft	2.30	100,000.00	0
Pharmacy/Drugstore w/o Drive Thru	5.00	1000sqft	0.11	5,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2019
Utility Company					
CO2 Intensity (lb/MWhr)	0	**CH4 Intensity (lb/MWhr)**	0	**N2O Intensity (lb/MWhr)**	0

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Info from PD

Construction Phase - Based on email and assumptions of construction cycle

Demolition -

Grading - estimated from site plan

Architectural Coating - From PD, following SCAQMD guide for interior/exterior areas, added mitigation of low VOC paint

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	52,500.00	26,250.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	157,500.00	78,750.00
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	50.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	0.00
tblArchitecturalCoating	EF_Residential_Interior	50.00	0.00
tblConstructionPhase	NumDays	10.00	5.00
tblConstructionPhase	NumDays	220.00	264.00
tblConstructionPhase	NumDays	20.00	40.00
tblConstructionPhase	NumDays	6.00	10.00
tblConstructionPhase	NumDays	3.00	5.00
tblConstructionPhase	PhaseEndDate	12/20/2018	1/4/2019
tblConstructionPhase	PhaseStartDate	1/19/2019	1/21/2019
tblConstructionPhase	PhaseStartDate	12/16/2017	1/2/2018
tblConstructionPhase	PhaseStartDate	12/2/2017	12/4/2017
tblConstructionPhase	PhaseStartDate	1/5/2019	1/7/2019
tblConstructionPhase	PhaseStartDate	11/25/2017	11/27/2017
tblGrading	AcresOfGrading	5.00	3.00
tblGrading	AcresOfGrading	7.50	4.50
tblProjectCharacteristics	OperationalYear	2014	2019

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.0769	0.7686	0.5915	7.6000e-004	0.0578	0.0438	0.1016	0.0212	0.0408	0.0619			68.6251	0.0161	0.0000	68.9641
2018	0.4081	2.8606	2.4913	4.3100e-003	0.0621	0.1657	0.2278	0.0168	0.1587	0.1755			357.4677	0.0611	0.0000	358.7514
2019	0.1343	0.1073	0.1044	1.7000e-004	1.9700e-003	6.1600e-003	8.1300e-003	5.3000e-004	5.7800e-003	6.3100e-003			14.7275	3.4200e-003	0.0000	14.7993
Total	**0.6193**	**3.7365**	**3.1871**	**5.2400e-003**	**0.1219**	**0.2156**	**0.3375**	**0.0385**	**0.2052**	**0.2437**			**440.8204**	**0.0807**	**0.0000**	**442.5148**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.0769	0.7686	0.5915	7.6000e-004	0.0578	0.0438	0.1016	0.0212	0.0408	0.0619			68.6250	0.0161	0.0000	68.9640
2018	0.4081	2.8606	2.4913	4.3100e-003	0.0621	0.1657	0.2278	0.0168	0.1587	0.1755			357.4674	0.0611	0.0000	358.7511
2019	0.1343	0.1073	0.1044	1.7000e-004	1.9700e-003	6.1600e-003	8.1300e-003	5.3000e-004	5.7800e-003	6.3100e-003			14.7275	3.4200e-003	0.0000	14.7993
Total	**0.6193**	**3.7365**	**3.1871**	**5.2400e-003**	**0.1219**	**0.2156**	**0.3375**	**0.0385**	**0.2052**	**0.2437**			**440.8199**	**0.0807**	**0.0000**	**442.5144**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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	0.5012	1.0000e-005	1.3500e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.6100e-003	1.0000e-005	0.0000	2.7500e-003
Energy	6.4900e-003	0.0590	0.0496	3.5000e-004		4.4800e-003	4.4800e-003		4.4800e-003	4.4800e-003			64.2100	1.2300e-003	1.1800e-003	64.6008
Mobile	0.6649	1.8652	7.1771	0.0195	1.3222	0.0276	1.3498	0.3538	0.0255	0.3793			1,418.6708	0.0522	0.0000	1,419.7671
Waste						0.0000	0.0000		0.0000	0.0000			21.9291	1.2960	0.0000	49.1446
Water						0.0000	0.0000		0.0000	0.0000			5.7504	0.5906	0.0140	22.4767
Total	**1.1726**	**1.9242**	**7.2280**	**0.0199**	**1.3222**	**0.0321**	**1.3543**	**0.3538**	**0.0300**	**0.3838**			**1,510.5629**	**1.9400**	**0.0151**	**1,555.9919**

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	0.5012	1.0000e-005	1.3500e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.6100e-003	1.0000e-005	0.0000	2.7500e-003
Energy	6.4900e-003	0.0590	0.0496	3.5000e-004		4.4800e-003	4.4800e-003		4.4800e-003	4.4800e-003			64.2100	1.2300e-003	1.1800e-003	64.6008
Mobile	0.6649	1.8652	7.1771	0.0195	1.3222	0.0276	1.3498	0.3538	0.0255	0.3793			1,418.6708	0.0522	0.0000	1,419.7671
Waste						0.0000	0.0000		0.0000	0.0000			21.9291	1.2960	0.0000	49.1446
Water						0.0000	0.0000		0.0000	0.0000			5.7504	0.5906	0.0140	22.4767
Total	**1.1726**	**1.9242**	**7.2280**	**0.0199**	**1.3222**	**0.0321**	**1.3543**	**0.3538**	**0.0300**	**0.3838**			**1,510.5629**	**1.9400**	**0.0151**	**1,555.9919**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	10/2/2017	11/24/2017	5	40	
2	Site Preparation	Site Preparation	11/27/2017	12/1/2017	5	5	
3	Grading	Grading	12/4/2017	12/15/2017	5	10	
4	Building Construction	Building Construction	1/2/2018	1/4/2019	5	264	
5	Paving	Paving	1/7/2019	1/18/2019	5	10	
6	Architectural Coating	Architectural Coating	1/21/2019	1/25/2019	5	5	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 3

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 78,750; Non-Residential Outdoor: 26,250 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	174	0.41
Site Preparation	Scrapers	1	8.00	361	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	226	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	125	0.42
Paving	Paving Equipment	1	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	172.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	34.00	17.00	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	1	7.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2017

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					0.0187	0.0000	0.0187	2.8200e-003	0.0000	2.8200e-003			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0544	0.5317	0.4174	4.9000e-004		0.0321	0.0321		0.0300	0.0300			44.5876	0.0113	0.0000	44.8251
Total	**0.0544**	**0.5317**	**0.4174**	**4.9000e-004**	**0.0187**	**0.0321**	**0.0508**	**2.8200e-003**	**0.0300**	**0.0329**			**44.5876**	**0.0113**	**0.0000**	**44.8251**

3.2 Demolition - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.4400e-003	0.0228	0.0181	6.0000e-005	1.4700e-003	3.4000e-004	1.8200e-003	4.0000e-004	3.1000e-004	7.2000e-004			5.6970	4.0000e-005	0.0000	5.6979
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	9.4000e-004	1.3900e-003	0.0144	4.0000e-005	2.8500e-003	2.0000e-005	2.8800e-003	7.6000e-004	2.0000e-005	7.8000e-004			2.5699	1.3000e-004	0.0000	2.5727
Total	**2.3800e-003**	**0.0242**	**0.0325**	**1.0000e-004**	**4.3200e-003**	**3.6000e-004**	**4.7000e-003**	**1.1600e-003**	**3.3000e-004**	**1.5000e-003**			**8.2669**	**1.7000e-004**	**0.0000**	**8.2706**

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					0.0187	0.0000	0.0187	2.8200e-003	0.0000	2.8200e-003			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0544	0.5317	0.4174	4.9000e-004		0.0321	0.0321		0.0300	0.0300			44.5875	0.0113	0.0000	44.8251
Total	**0.0544**	**0.5317**	**0.4174**	**4.9000e-004**	**0.0187**	**0.0321**	**0.0508**	**2.8200e-003**	**0.0300**	**0.0329**			**44.5875**	**0.0113**	**0.0000**	**44.8251**

3.2 Demolition - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.4400e-003	0.0228	0.0181	6.0000e-005	1.4700e-003	3.4000e-004	1.8200e-003	4.0000e-004	3.1000e-004	7.2000e-004			5.6970	4.0000e-005	0.0000	5.6979
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	9.4000e-004	1.3900e-003	0.0144	4.0000e-005	2.8500e-003	2.0000e-005	2.8800e-003	7.6000e-004	2.0000e-005	7.8000e-004			2.5699	1.3000e-004	0.0000	2.5727
Total	**2.3800e-003**	**0.0242**	**0.0325**	**1.0000e-004**	**4.3200e-003**	**3.6000e-004**	**4.7000e-003**	**1.1600e-003**	**3.3000e-004**	**1.5000e-003**			**8.2669**	**1.7000e-004**	**0.0000**	**8.2706**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004			0.0000	0.0000	0.0000	0.0000
Off-Road	6.3200e-003	0.0716	0.0428	6.0000e-005		3.4900e-003	3.4900e-003		3.2100e-003	3.2100e-003			5.5326	1.7000e-003	0.0000	5.5682
Total	**6.3200e-003**	**0.0716**	**0.0428**	**6.0000e-005**	**2.3900e-003**	**3.4900e-003**	**5.8800e-003**	**2.6000e-004**	**3.2100e-003**	**3.4700e-003**			**5.5326**	**1.7000e-003**	**0.0000**	**5.5682**

3.3 Site Preparation - 2017

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
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	7.0000e-005	1.1000e-004	1.1100e-003	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005			0.1977	1.0000e-005	0.0000	0.1979
Total	**7.0000e-005**	**1.1000e-004**	**1.1100e-003**	**0.0000**	**2.2000e-004**	**0.0000**	**2.2000e-004**	**6.0000e-005**	**0.0000**	**6.0000e-005**			**0.1977**	**1.0000e-005**	**0.0000**	**0.1979**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004			0.0000	0.0000	0.0000	0.0000
Off-Road	6.3200e-003	0.0716	0.0428	6.0000e-005		3.4900e-003	3.4900e-003		3.2100e-003	3.2100e-003			5.5325	1.7000e-003	0.0000	5.5681
Total	**6.3200e-003**	**0.0716**	**0.0428**	**6.0000e-005**	**2.3900e-003**	**3.4900e-003**	**5.8800e-003**	**2.6000e-004**	**3.2100e-003**	**3.4700e-003**			**5.5325**	**1.7000e-003**	**0.0000**	**5.5681**

3.3 Site Preparation - 2017

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
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	7.0000e-005	1.1000e-004	1.1100e-003	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005			0.1977	1.0000e-005	0.0000	0.1979
Total	**7.0000e-005**	**1.1000e-004**	**1.1100e-003**	**0.0000**	**2.2000e-004**	**0.0000**	**2.2000e-004**	**6.0000e-005**	**0.0000**	**6.0000e-005**			**0.1977**	**1.0000e-005**	**0.0000**	**0.1979**

3.4 Grading - 2017

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					0.0317	0.0000	0.0317	0.0167	0.0000	0.0167			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0135	0.1408	0.0948	1.0000e-004		7.7800e-003	7.7800e-003		7.1500e-003	7.1500e-003			9.5462	2.9200e-003	0.0000	9.6076
Total	**0.0135**	**0.1408**	**0.0948**	**1.0000e-004**	**0.0317**	**7.7800e-003**	**0.0395**	**0.0167**	**7.1500e-003**	**0.0239**			**9.5462**	**2.9200e-003**	**0.0000**	**9.6076**

3.4 Grading - 2017

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
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	1.8000e-004	2.7000e-004	2.7700e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004			0.4942	3.0000e-005	0.0000	0.4947
Total	**1.8000e-004**	**2.7000e-004**	**2.7700e-003**	**1.0000e-005**	**5.5000e-004**	**0.0000**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**			**0.4942**	**3.0000e-005**	**0.0000**	**0.4947**

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					0.0317	0.0000	0.0317	0.0167	0.0000	0.0167			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0135	0.1408	0.0948	1.0000e-004		7.7800e-003	7.7800e-003		7.1500e-003	7.1500e-003			9.5462	2.9200e-003	0.0000	9.6076
Total	**0.0135**	**0.1408**	**0.0948**	**1.0000e-004**	**0.0317**	**7.7800e-003**	**0.0395**	**0.0167**	**7.1500e-003**	**0.0239**			**9.5462**	**2.9200e-003**	**0.0000**	**9.6076**

3.4 Grading - 2017

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
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	1.8000e-004	2.7000e-004	2.7700e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004			0.4942	3.0000e-005	0.0000	0.4947
Total	**1.8000e-004**	**2.7000e-004**	**2.7700e-003**	**1.0000e-005**	**5.5000e-004**	**0.0000**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**			**0.4942**	**3.0000e-005**	**0.0000**	**0.4947**

3.5 Building Construction - 2018

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	0.3771	2.6728	2.0363	3.2400e-003		0.1626	0.1626		0.1559	0.1559			273.2778	0.0587	0.0000	274.5111
Total	**0.3771**	**2.6728**	**2.0363**	**3.2400e-003**		**0.1626**	**0.1626**		**0.1559**	**0.1559**			**273.2778**	**0.0587**	**0.0000**	**274.5111**

3.5 Building Construction - 2018

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
Vendor	0.0168	0.1665	0.2335	4.8000e-004	0.0136	2.6500e-003	0.0163	3.8800e-003	2.4400e-003	6.3200e-003			42.1329	3.0000e-004	0.0000	42.1393
Worker	0.0143	0.0214	0.2215	6.0000e-004	0.0485	3.9000e-004	0.0489	0.0129	3.6000e-004	0.0132			42.0571	2.1000e-003	0.0000	42.1011
Total	**0.0311**	**0.1878**	**0.4550**	**1.0800e-003**	**0.0621**	**3.0400e-003**	**0.0651**	**0.0168**	**2.8000e-003**	**0.0196**			**84.1900**	**2.4000e-003**	**0.0000**	**84.2404**

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	0.3771	2.6728	2.0363	3.2400e-003		0.1626	0.1626		0.1559	0.1559			273.2774	0.0587	0.0000	274.5107
Total	**0.3771**	**2.6728**	**2.0363**	**3.2400e-003**		**0.1626**	**0.1626**		**0.1559**	**0.1559**			**273.2774**	**0.0587**	**0.0000**	**274.5107**

3.5 Building Construction - 2018

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
Vendor	0.0168	0.1665	0.2335	4.8000e-004	0.0136	2.6500e-003	0.0163	3.8800e-003	2.4400e-003	6.3200e-003			42.1329	3.0000e-004	0.0000	42.1393
Worker	0.0143	0.0214	0.2215	6.0000e-004	0.0485	3.9000e-004	0.0489	0.0129	3.6000e-004	0.0132			42.0571	2.1000e-003	0.0000	42.1011
Total	**0.0311**	**0.1878**	**0.4550**	**1.0800e-003**	**0.0621**	**3.0400e-003**	**0.0651**	**0.0168**	**2.8000e-003**	**0.0196**			**84.1900**	**2.4000e-003**	**0.0000**	**84.2404**

3.5 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	tons/yr										MT/yr					
Off-Road	5.0900e-003	0.0376	0.0304	5.0000e-005		2.1700e-003	2.1700e-003		2.0800e-003	2.0800e-003			4.1727	8.7000e-004	0.0000	4.1908
Total	**5.0900e-003**	**0.0376**	**0.0304**	**5.0000e-005**		**2.1700e-003**	**2.1700e-003**		**2.0800e-003**	**2.0800e-003**			**4.1727**	**8.7000e-004**	**0.0000**	**4.1908**

3.5 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	2.4000e-004	2.3600e-003	3.4700e-003	1.0000e-005	2.1000e-004	4.0000e-005	2.5000e-004	6.0000e-005	4.0000e-005	1.0000e-004			0.6356	0.0000	0.0000	0.6357
Worker	2.0000e-004	3.0000e-004	3.1200e-003	1.0000e-005	7.5000e-004	1.0000e-005	7.5000e-004	2.0000e-004	1.0000e-005	2.0000e-004			0.6224	3.0000e-005	0.0000	0.6230
Total	**4.4000e-004**	**2.6600e-003**	**6.5900e-003**	**2.0000e-005**	**9.6000e-004**	**5.0000e-005**	**1.0000e-003**	**2.6000e-004**	**5.0000e-005**	**3.0000e-004**			**1.2580**	**3.0000e-005**	**0.0000**	**1.2587**

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	5.0900e-003	0.0376	0.0304	5.0000e-005		2.1700e-003	2.1700e-003		2.0800e-003	2.0800e-003			4.1727	8.7000e-004	0.0000	4.1908
Total	**5.0900e-003**	**0.0376**	**0.0304**	**5.0000e-005**		**2.1700e-003**	**2.1700e-003**		**2.0800e-003**	**2.0800e-003**			**4.1727**	**8.7000e-004**	**0.0000**	**4.1908**

3.5 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	2.4000e-004	2.3600e-003	3.4700e-003	1.0000e-005	2.1000e-004	4.0000e-005	2.5000e-004	6.0000e-005	4.0000e-005	1.0000e-004			0.6356	0.0000	0.0000	0.6357
Worker	2.0000e-004	3.0000e-004	3.1200e-003	1.0000e-005	7.5000e-004	1.0000e-005	7.5000e-004	2.0000e-004	1.0000e-005	2.0000e-004			0.6224	3.0000e-005	0.0000	0.6230
Total	**4.4000e-004**	**2.6600e-003**	**6.5900e-003**	**2.0000e-005**	**9.6000e-004**	**5.0000e-005**	**1.0000e-003**	**2.6000e-004**	**5.0000e-005**	**3.0000e-004**			**1.2580**	**3.0000e-005**	**0.0000**	**1.2587**

3.6 Paving - 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					
Off-Road	6.1600e-003	0.0621	0.0585	9.0000e-005		3.6100e-003	3.6100e-003		3.3300e-003	3.3300e-003			7.8119	2.4200e-003	0.0000	7.8628
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total	**6.1600e-003**	**0.0621**	**0.0585**	**9.0000e-005**		**3.6100e-003**	**3.6100e-003**		**3.3300e-003**	**3.3300e-003**			**7.8119**	**2.4200e-003**	**0.0000**	**7.8628**

3.6 Paving - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	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	2.2000e-004	3.3000e-004	3.4500e-003	1.0000e-005	8.2000e-004	1.0000e-005	8.3000e-004	2.2000e-004	1.0000e-005	2.2000e-004			0.6865	3.0000e-005	0.0000	0.6872
Total	**2.2000e-004**	**3.3000e-004**	**3.4500e-003**	**1.0000e-005**	**8.2000e-004**	**1.0000e-005**	**8.3000e-004**	**2.2000e-004**	**1.0000e-005**	**2.2000e-004**			**0.6865**	**3.0000e-005**	**0.0000**	**0.6872**

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	6.1600e-003	0.0621	0.0585	9.0000e-005		3.6100e-003	3.6100e-003		3.3300e-003	3.3300e-003			7.8119	2.4200e-003	0.0000	7.8628
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total	**6.1600e-003**	**0.0621**	**0.0585**	**9.0000e-005**		**3.6100e-003**	**3.6100e-003**		**3.3300e-003**	**3.3300e-003**			**7.8119**	**2.4200e-003**	**0.0000**	**7.8628**

3.6 Paving - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	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	2.2000e-004	3.3000e-004	3.4500e-003	1.0000e-005	8.2000e-004	1.0000e-005	8.3000e-004	2.2000e-004	1.0000e-005	2.2000e-004			0.6865	3.0000e-005	0.0000	0.6872
Total	**2.2000e-004**	**3.3000e-004**	**3.4500e-003**	**1.0000e-005**	**8.2000e-004**	**1.0000e-005**	**8.3000e-004**	**2.2000e-004**	**1.0000e-005**	**2.2000e-004**			**0.6865**	**3.0000e-005**	**0.0000**	**0.6872**

3.7 Architectural Coating - 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					
Archit. Coating	0.1217					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Off-Road	6.7000e-004	4.5900e-003	4.6000e-003	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004			0.6383	5.0000e-005	0.0000	0.6395
Total	**0.1223**	**4.5900e-003**	**4.6000e-003**	**1.0000e-005**		**3.2000e-004**	**3.2000e-004**		**3.2000e-004**	**3.2000e-004**			**0.6383**	**5.0000e-005**	**0.0000**	**0.6395**

3.7 Architectural Coating - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	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	5.0000e-005	8.0000e-005	8.0000e-004	0.0000	1.9000e-004	0.0000	1.9000e-004	5.0000e-005	0.0000	5.0000e-005			0.1602	1.0000e-005	0.0000	0.1603
Total	**5.0000e-005**	**8.0000e-005**	**8.0000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**5.0000e-005**	**0.0000**	**5.0000e-005**			**0.1602**	**1.0000e-005**	**0.0000**	**0.1603**

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	0.1217					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Off-Road	6.7000e-004	4.5900e-003	4.6000e-003	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004			0.6383	5.0000e-005	0.0000	0.6394
Total	**0.1223**	**4.5900e-003**	**4.6000e-003**	**1.0000e-005**		**3.2000e-004**	**3.2000e-004**		**3.2000e-004**	**3.2000e-004**			**0.6383**	**5.0000e-005**	**0.0000**	**0.6394**

3.7 Architectural Coating - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	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	5.0000e-005	8.0000e-005	8.0000e-004	0.0000	1.9000e-004	0.0000	1.9000e-004	5.0000e-005	0.0000	5.0000e-005			0.1602	1.0000e-005	0.0000	0.1603
Total	**5.0000e-005**	**8.0000e-005**	**8.0000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**5.0000e-005**	**0.0000**	**5.0000e-005**			**0.1602**	**1.0000e-005**	**0.0000**	**0.1603**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.6649	1.8652	7.1771	0.0195	1.3222	0.0276	1.3498	0.3538	0.0255	0.3793			1,418.6708	0.0522	0.0000	1,419.7671
Unmitigated	0.6649	1.8652	7.1771	0.0195	1.3222	0.0276	1.3498	0.3538	0.0255	0.3793			1,418.6708	0.0522	0.0000	1,419.7671

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Office Park	1,142.00	164.00	76.00	2,871,853	2,871,853
Pharmacy/Drugstore w/o Drive Thru	450.30	450.30	450.30	616,260	616,260
Total	1,592.30	614.30	526.30	3,488,113	3,488,113

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Pharmacy/Drugstore w/o Drive	16.60	8.40	6.90	7.40	73.60	19.00	41	6	53

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.510142	0.059804	0.180842	0.139058	0.042603	0.006701	0.016107	0.033206	0.001939	0.002487	0.004384	0.000580	0.002146

5.0 Energy Detail

4.4 Fleet Mix

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	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	6.4900e-003	0.0590	0.0496	3.5000e-004		4.4800e-003	4.4800e-003		4.4800e-003	4.4800e-003			64.2100	1.2300e-003	1.1800e-003	64.6008
NaturalGas Unmitigated	6.4900e-003	0.0590	0.0496	3.5000e-004		4.4800e-003	4.4800e-003		4.4800e-003	4.4800e-003			64.2100	1.2300e-003	1.1800e-003	64.6008

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					
Pharmacy/Drugstore w/o Drive Thru	10250	6.0000e-005	5.0000e-004	4.2000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.5470	1.0000e-005	1.0000e-005	0.5503
Office Park	1.193e+006	6.4300e-003	0.0585	0.0491	3.5000e-004		4.4400e-003	4.4400e-003		4.4400e-003	4.4400e-003			63.6630	1.2200e-003	1.1700e-003	64.0505
Total		**6.4900e-003**	**0.0590**	**0.0495**	**3.5000e-004**		**4.4800e-003**	**4.4800e-003**		**4.4800e-003**	**4.4800e-003**			**64.2100**	**1.2300e-003**	**1.1800e-003**	**64.6008**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Pharmacy/Drugstore w/o Drive Thru	10250	6.0000e-005	5.0000e-004	4.2000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.5470	1.0000e-005	1.0000e-005	0.5503
Office Park	1.193e+006	6.4300e-003	0.0585	0.0491	3.5000e-004		4.4400e-003	4.4400e-003		4.4400e-003	4.4400e-003			63.6630	1.2200e-003	1.1700e-003	64.0505
Total		**6.4900e-003**	**0.0590**	**0.0495**	**3.5000e-004**		**4.4800e-003**	**4.4800e-003**		**4.4800e-003**	**4.4800e-003**			**64.2100**	**1.2300e-003**	**1.1800e-003**	**64.6008**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Office Park	1.717e+006	0.0000	0.0000	0.0000	0.0000
Pharmacy/Drugstore w/o Drive Thru	64000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Office Park	1.717e+006	0.0000	0.0000	0.0000	0.0000
Pharmacy/Drugstore w/o Drive Thru	64000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive 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	0.5012	1.0000e-005	1.3500e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.6100e-003	1.0000e-005	0.0000	2.7500e-003
Unmitigated	0.5012	1.0000e-005	1.3500e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.6100e-003	1.0000e-005	0.0000	2.7500e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1217					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3794					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Landscaping	1.3000e-004	1.0000e-005	1.3500e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.6100e-003	1.0000e-005	0.0000	2.7500e-003
Total	**0.5012**	**1.0000e-005**	**1.3500e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**			**2.6100e-003**	**1.0000e-005**	**0.0000**	**2.7500e-003**

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	0.1217					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3794					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Landscaping	1.3000e-004	1.0000e-005	1.3500e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.6100e-003	1.0000e-005	0.0000	2.7500e-003
Total	**0.5012**	**1.0000e-005**	**1.3500e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**			**2.6100e-003**	**1.0000e-005**	**0.0000**	**2.7500e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	5.7504	0.5906	0.0140	22.4767
Unmitigated	5.7504	0.5906	0.0140	22.4767

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Office Park	17.7734 / 10.8934	5.6387	0.5792	0.0137	22.0400
Pharmacy/Drugstore w/o Drive Thru	0.352238 / 0.215888	0.1118	0.0115	2.7000e-004	0.4368
Total		**5.7504**	**0.5906**	**0.0139**	**22.4767**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Office Park	17.7734 / 10.8934	5.6387	0.5792	0.0137	22.0400
Pharmacy/Drugstore w/o Drive Thru	0.352238 / 0.215888	0.1118	0.0115	2.7000e-004	0.4368
Total		**5.7504**	**0.5906**	**0.0139**	**22.4767**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	21.9291	1.2960	0.0000	49.1446
Unmitigated	21.9291	1.2960	0.0000	49.1446

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Office Park	93	18.8782	1.1157	0.0000	42.3072
Pharmacy/Drugstore w/o Drive Thru	15.03	3.0510	0.1803	0.0000	6.8374
Total		**21.9291**	**1.2960**	**0.0000**	**49.1446**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Office Park	93	18.8782	1.1157	0.0000	42.3072
Pharmacy/Drugstore w/o Drive Thru	15.03	3.0510	0.1803	0.0000	6.8374
Total		**21.9291**	**1.2960**	**0.0000**	**49.1446**

9.0 Operational Offroad

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

10.0 Vegetation

Briistol Gourmet Food Hall and Storage Project

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Office Park	100.00	1000sqft	2.30	100,000.00	0
Pharmacy/Drugstore w/o Drive Thru	5.00	1000sqft	0.11	5,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2019
Utility Company					
CO2 Intensity (lb/MWhr)	0	**CH4 Intensity (lb/MWhr)**	0	**N2O Intensity (lb/MWhr)**	0

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Info from PD

Construction Phase - Based on email and assumptions of construction cycle

Demolition -

Grading - estimated from site plan

Architectural Coating - From PD, following SCAQMD guide for interior/exterior areas, added mitigation of low VOC paint

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	52,500.00	26,250.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	157,500.00	78,750.00
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	50.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	0.00
tblArchitecturalCoating	EF_Residential_Interior	50.00	0.00
tblConstructionPhase	NumDays	10.00	5.00
tblConstructionPhase	NumDays	220.00	264.00
tblConstructionPhase	NumDays	20.00	40.00
tblConstructionPhase	NumDays	6.00	10.00
tblConstructionPhase	NumDays	3.00	5.00
tblConstructionPhase	PhaseEndDate	12/20/2018	1/4/2019
tblConstructionPhase	PhaseStartDate	1/19/2019	1/21/2019
tblConstructionPhase	PhaseStartDate	12/16/2017	1/2/2018
tblConstructionPhase	PhaseStartDate	12/2/2017	12/4/2017
tblConstructionPhase	PhaseStartDate	1/5/2019	1/7/2019
tblConstructionPhase	PhaseStartDate	11/25/2017	11/27/2017
tblGrading	AcresOfGrading	5.00	3.00
tblGrading	AcresOfGrading	7.50	4.50
tblProjectCharacteristics	OperationalYear	2014	2019

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	2.8399	28.6607	22.4351	0.0295	6.4520	1.6245	8.0079	3.3742	1.5191	4.8057			2,920.4890	0.7519	0.0000	2,936.2798
2018	3.1370	21.9316	18.9964	0.0334	0.4863	1.2744	1.7607	0.1311	1.2207	1.3517			3,050.2011	0.5183	0.0000	3,061.0852
2019	48.9558	20.0444	18.3336	0.0334	0.4863	1.1068	1.5932	0.1311	1.0603	1.1914			3,011.6126	0.5415	0.0000	3,022.9840
Total	**54.9327**	**70.6367**	**59.7652**	**0.0962**	**7.4247**	**4.0057**	**11.3618**	**3.6363**	**3.8000**	**7.3488**			**8,982.3027**	**1.8117**	**0.0000**	**9,020.3490**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	2.8399	28.6607	22.4351	0.0295	6.4520	1.6245	8.0079	3.3742	1.5191	4.8057			2,920.4890	0.7519	0.0000	2,936.2798
2018	3.1370	21.9316	18.9964	0.0334	0.4863	1.2744	1.7607	0.1311	1.2207	1.3517			3,050.2011	0.5183	0.0000	3,061.0852
2019	48.9558	20.0444	18.3336	0.0334	0.4863	1.1068	1.5932	0.1311	1.0603	1.1914			3,011.6126	0.5415	0.0000	3,022.9840
Total	**54.9327**	**70.6367**	**59.7652**	**0.0962**	**7.4247**	**4.0057**	**11.3618**	**3.6363**	**3.8000**	**7.3488**			**8,982.3027**	**1.8117**	**0.0000**	**9,020.3489**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Energy	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927
Mobile	4.6325	12.1954	49.6185	0.1428	9.4919	0.1941	9.6861	2.5363	0.1790	2.7153			11,431.7200	0.4042		11,440.2073
Total	**7.4148**	**12.5187**	**49.9008**	**0.1448**	**9.4919**	**0.2187**	**9.7107**	**2.5363**	**0.2036**	**2.7399**			**11,819.5754**	**0.4116**	**7.1100e-003**	**11,830.4243**

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	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Energy	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927
Mobile	4.6325	12.1954	49.6185	0.1428	9.4919	0.1941	9.6861	2.5363	0.1790	2.7153			11,431.7200	0.4042		11,440.2073
Total	**7.4148**	**12.5187**	**49.9008**	**0.1448**	**9.4919**	**0.2187**	**9.7107**	**2.5363**	**0.2036**	**2.7399**			**11,819.5754**	**0.4116**	**7.1100e-003**	**11,830.4243**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	10/2/2017	11/24/2017	5	40	
2	Site Preparation	Site Preparation	11/27/2017	12/1/2017	5	5	
3	Grading	Grading	12/4/2017	12/15/2017	5	10	
4	Building Construction	Building Construction	1/2/2018	1/4/2019	5	264	
5	Paving	Paving	1/7/2019	1/18/2019	5	10	
6	Architectural Coating	Architectural Coating	1/21/2019	1/25/2019	5	5	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 3

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 78,750; Non-Residential Outdoor: 26,250 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	174	0.41
Site Preparation	Scrapers	1	8.00	361	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	226	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	125	0.42
Paving	Paving Equipment	1	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	172.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	34.00	17.00	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	1	7.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9323	0.0000	0.9323	0.1412	0.0000	0.1412			0.0000			0.0000
Off-Road	2.7216	26.5855	20.8712	0.0245		1.6062	1.6062		1.5022	1.5022			2,457.4682	0.6235		2,470.5620
Total	**2.7216**	**26.5855**	**20.8712**	**0.0245**	**0.9323**	**1.6062**	**2.5385**	**0.1412**	**1.5022**	**1.6434**			**2,457.4682**	**0.6235**		**2,470.5620**

3.2 Demolition - 2017

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	0.0695	1.0804	0.7995	3.1700e-003	0.0749	0.0171	0.0920	0.0205	0.0157	0.0363			314.3095	2.2200e-003		314.3562
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
Worker	0.0488	0.0613	0.7644	1.8400e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396			148.7114	7.3200e-003		148.8651
Total	**0.1183**	**1.1417**	**1.5639**	**5.0100e-003**	**0.2203**	**0.0183**	**0.2385**	**0.0591**	**0.0168**	**0.0759**			**463.0208**	**9.5400e-003**		**463.2212**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9323	0.0000	0.9323	0.1412	0.0000	0.1412			0.0000			0.0000
Off-Road	2.7216	26.5855	20.8712	0.0245		1.6062	1.6062		1.5022	1.5022			2,457.4682	0.6235		2,470.5620
Total	**2.7216**	**26.5855**	**20.8712**	**0.0245**	**0.9323**	**1.6062**	**2.5385**	**0.1412**	**1.5022**	**1.6434**			**2,457.4682**	**0.6235**		**2,470.5620**

3.2 Demolition - 2017

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	0.0695	1.0804	0.7995	3.1700e-003	0.0749	0.0171	0.0920	0.0205	0.0157	0.0363			314.3095	2.2200e-003		314.3562
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
Worker	0.0488	0.0613	0.7644	1.8400e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396			148.7114	7.3200e-003		148.8651
Total	**0.1183**	**1.1417**	**1.5639**	**5.0100e-003**	**0.2203**	**0.0183**	**0.2385**	**0.0591**	**0.0168**	**0.0759**			**463.0208**	**9.5400e-003**		**463.2212**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9545	0.0000	0.9545	0.1031	0.0000	0.1031			0.0000			0.0000
Off-Road	2.5289	28.6230	17.1310	0.0238		1.3967	1.3967		1.2850	1.2850			2,439.4360	0.7474		2,455.1322
Total	**2.5289**	**28.6230**	**17.1310**	**0.0238**	**0.9545**	**1.3967**	**2.3512**	**0.1031**	**1.2850**	**1.3880**			**2,439.4360**	**0.7474**		**2,455.1322**

3.3 Site Preparation - 2017

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
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
Worker	0.0300	0.0377	0.4704	1.1300e-003	0.0894	7.2000e-004	0.0901	0.0237	6.6000e-004	0.0244			91.5147	4.5000e-003		91.6093
Total	**0.0300**	**0.0377**	**0.4704**	**1.1300e-003**	**0.0894**	**7.2000e-004**	**0.0901**	**0.0237**	**6.6000e-004**	**0.0244**			**91.5147**	**4.5000e-003**		**91.6093**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9545	0.0000	0.9545	0.1031	0.0000	0.1031			0.0000			0.0000
Off-Road	2.5289	28.6230	17.1310	0.0238		1.3967	1.3967		1.2850	1.2850			2,439.4360	0.7474		2,455.1322
Total	**2.5289**	**28.6230**	**17.1310**	**0.0238**	**0.9545**	**1.3967**	**2.3512**	**0.1031**	**1.2850**	**1.3880**			**2,439.4360**	**0.7474**		**2,455.1322**

3.3 Site Preparation - 2017

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
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
Worker	0.0300	0.0377	0.4704	1.1300e-003	0.0894	7.2000e-004	0.0901	0.0237	6.6000e-004	0.0244			91.5147	4.5000e-003		91.6093
Total	**0.0300**	**0.0377**	**0.4704**	**1.1300e-003**	**0.0894**	**7.2000e-004**	**0.0901**	**0.0237**	**6.6000e-004**	**0.0244**			**91.5147**	**4.5000e-003**		**91.6093**

3.4 Grading - 2017

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					6.3402	0.0000	6.3402	3.3446	0.0000	3.3446			0.0000			0.0000
Off-Road	2.6973	28.1608	18.9679	0.0206		1.5550	1.5550		1.4306	1.4306			2,104.5737	0.6448		2,118.1153
Total	**2.6973**	**28.1608**	**18.9679**	**0.0206**	**6.3402**	**1.5550**	**7.8953**	**3.3446**	**1.4306**	**4.7752**			**2,104.5737**	**0.6448**		**2,118.1153**

3.4 Grading - 2017

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
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
Worker	0.0375	0.0472	0.5880	1.4200e-003	0.1118	9.0000e-004	0.1127	0.0296	8.3000e-004	0.0305			114.3934	5.6300e-003		114.5116
Total	**0.0375**	**0.0472**	**0.5880**	**1.4200e-003**	**0.1118**	**9.0000e-004**	**0.1127**	**0.0296**	**8.3000e-004**	**0.0305**			**114.3934**	**5.6300e-003**		**114.5116**

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					6.3402	0.0000	6.3402	3.3446	0.0000	3.3446			0.0000			0.0000
Off-Road	2.6973	28.1608	18.9679	0.0206		1.5550	1.5550		1.4306	1.4306			2,104.5737	0.6448		2,118.1153
Total	**2.6973**	**28.1608**	**18.9679**	**0.0206**	**6.3402**	**1.5550**	**7.8953**	**3.3446**	**1.4306**	**4.7752**			**2,104.5737**	**0.6448**		**2,118.1153**

3.4 Grading - 2017

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
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
Worker	0.0375	0.0472	0.5880	1.4200e-003	0.1118	9.0000e-004	0.1127	0.0296	8.3000e-004	0.0305			114.3934	5.6300e-003		114.5116
Total	**0.0375**	**0.0472**	**0.5880**	**1.4200e-003**	**0.1118**	**9.0000e-004**	**0.1127**	**0.0296**	**8.3000e-004**	**0.0305**			**114.3934**	**5.6300e-003**		**114.5116**

3.5 Building Construction - 2018

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	2.9004	20.5600	15.6637	0.0249		1.2511	1.2511		1.1992	1.1992			2,317.2089	0.4980		2,327.6664
Total	**2.9004**	**20.5600**	**15.6637**	**0.0249**		**1.2511**	**1.2511**		**1.1992**	**1.1992**			**2,317.2089**	**0.4980**		**2,327.6664**

3.5 Building Construction - 2018

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
Vendor	0.1216	1.2261	1.5168	3.6900e-003	0.1063	0.0203	0.1266	0.0303	0.0187	0.0490			358.5267	2.5400e-003		358.5801
Worker	0.1151	0.1454	1.8159	4.8100e-003	0.3800	2.9700e-003	0.3830	0.1008	2.7500e-003	0.1035			374.4655	0.0178		374.8387
Total	**0.2367**	**1.3716**	**3.3327**	**8.5000e-003**	**0.4863**	**0.0233**	**0.5096**	**0.1311**	**0.0214**	**0.1525**			**732.9923**	**0.0203**		**733.4188**

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	2.9004	20.5600	15.6637	0.0249		1.2511	1.2511		1.1992	1.1992			2,317.2089	0.4980		2,327.6664
Total	**2.9004**	**20.5600**	**15.6637**	**0.0249**		**1.2511**	**1.2511**		**1.1992**	**1.1992**			**2,317.2089**	**0.4980**		**2,327.6664**

3.5 Building Construction - 2018

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
Vendor	0.1216	1.2261	1.5168	3.6900e-003	0.1063	0.0203	0.1266	0.0303	0.0187	0.0490			358.5267	2.5400e-003		358.5801
Worker	0.1151	0.1454	1.8159	4.8100e-003	0.3800	2.9700e-003	0.3830	0.1008	2.7500e-003	0.1035			374.4655	0.0178		374.8387
Total	**0.2367**	**1.3716**	**3.3327**	**8.5000e-003**	**0.4863**	**0.0233**	**0.5096**	**0.1311**	**0.0214**	**0.1525**			**732.9923**	**0.0203**		**733.4188**

3.5 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	2.5471	18.7802	15.2049	0.0249		1.0846	1.0846		1.0399	1.0399			2,299.7816	0.4771		2,309.8005
Total	**2.5471**	**18.7802**	**15.2049**	**0.0249**		**1.0846**	**1.0846**		**1.0399**	**1.0399**			**2,299.7816**	**0.4771**		**2,309.8005**

3.5 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.1152	1.1308	1.4598	3.6700e-003	0.1063	0.0193	0.1256	0.0303	0.0177	0.0480			351.5617	2.4900e-003		351.6140
Worker	0.1059	0.1334	1.6689	4.8000e-003	0.3800	2.9200e-003	0.3830	0.1008	2.7100e-003	0.1035			360.2693	0.0166		360.6186
Total	**0.2211**	**1.2642**	**3.1288**	**8.4700e-003**	**0.4863**	**0.0222**	**0.5085**	**0.1311**	**0.0205**	**0.1515**			**711.8310**	**0.0191**		**712.2326**

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	2.5471	18.7802	15.2049	0.0249		1.0846	1.0846		1.0399	1.0399			2,299.7816	0.4771		2,309.8005
Total	**2.5471**	**18.7802**	**15.2049**	**0.0249**		**1.0846**	**1.0846**		**1.0399**	**1.0399**			**2,299.7816**	**0.4771**		**2,309.8005**

3.5 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.1152	1.1308	1.4598	3.6700e-003	0.1063	0.0193	0.1256	0.0303	0.0177	0.0480			351.5617	2.4900e-003		351.6140
Worker	0.1059	0.1334	1.6689	4.8000e-003	0.3800	2.9200e-003	0.3830	0.1008	2.7100e-003	0.1035			360.2693	0.0166		360.6186
Total	**0.2211**	**1.2642**	**3.1288**	**8.4700e-003**	**0.4863**	**0.0222**	**0.5085**	**0.1311**	**0.0205**	**0.1515**			**711.8310**	**0.0191**		**712.2326**

3.6 Paving - 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	1.2310	12.4141	11.7009	0.0176		0.7225	0.7225		0.6658	0.6658			1,722.2285	0.5342		1,733.4458
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2310**	**12.4141**	**11.7009**	**0.0176**		**0.7225**	**0.7225**		**0.6658**	**0.6658**			**1,722.2285**	**0.5342**		**1,733.4458**

3.6 Paving - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0467	0.0589	0.7363	2.1200e-003	0.1677	1.2900e-003	0.1690	0.0445	1.1900e-003	0.0457			158.9423	7.3400e-003		159.0964
Total	**0.0467**	**0.0589**	**0.7363**	**2.1200e-003**	**0.1677**	**1.2900e-003**	**0.1690**	**0.0445**	**1.1900e-003**	**0.0457**			**158.9423**	**7.3400e-003**		**159.0964**

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	1.2310	12.4141	11.7009	0.0176		0.7225	0.7225		0.6658	0.6658			1,722.2285	0.5342		1,733.4458
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2310**	**12.4141**	**11.7009**	**0.0176**		**0.7225**	**0.7225**		**0.6658**	**0.6658**			**1,722.2285**	**0.5342**		**1,733.4458**

3.6 Paving - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0467	0.0589	0.7363	2.1200e-003	0.1677	1.2900e-003	0.1690	0.0445	1.1900e-003	0.0457			158.9423	7.3400e-003		159.0964
Total	**0.0467**	**0.0589**	**0.7363**	**2.1200e-003**	**0.1677**	**1.2900e-003**	**0.1690**	**0.0445**	**1.1900e-003**	**0.0457**			**158.9423**	**7.3400e-003**		**159.0964**

3.7 Architectural Coating - 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					
Archit. Coating	48.6675					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288			281.4481	0.0238		281.9473
Total	**48.9339**	**1.8354**	**1.8413**	**2.9700e-003**		**0.1288**	**0.1288**		**0.1288**	**0.1288**			**281.4481**	**0.0238**		**281.9473**

3.7 Architectural Coating - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0218	0.0275	0.3436	9.9000e-004	0.0782	6.0000e-004	0.0789	0.0208	5.6000e-004	0.0213			74.1731	3.4200e-003		74.2450
Total	**0.0218**	**0.0275**	**0.3436**	**9.9000e-004**	**0.0782**	**6.0000e-004**	**0.0789**	**0.0208**	**5.6000e-004**	**0.0213**			**74.1731**	**3.4200e-003**		**74.2450**

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	48.6675					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288			281.4481	0.0238		281.9473
Total	**48.9339**	**1.8354**	**1.8413**	**2.9700e-003**		**0.1288**	**0.1288**		**0.1288**	**0.1288**			**281.4481**	**0.0238**		**281.9473**

3.7 Architectural Coating - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0218	0.0275	0.3436	9.9000e-004	0.0782	6.0000e-004	0.0789	0.0208	5.6000e-004	0.0213			74.1731	3.4200e-003		74.2450
Total	**0.0218**	**0.0275**	**0.3436**	**9.9000e-004**	**0.0782**	**6.0000e-004**	**0.0789**	**0.0208**	**5.6000e-004**	**0.0213**			**74.1731**	**3.4200e-003**		**74.2450**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.6325	12.1954	49.6185	0.1428	9.4919	0.1941	9.6861	2.5363	0.1790	2.7153			11,431.7200	0.4042		11,440.2073
Unmitigated	4.6325	12.1954	49.6185	0.1428	9.4919	0.1941	9.6861	2.5363	0.1790	2.7153			11,431.7200	0.4042		11,440.2073

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Office Park	1,142.00	164.00	76.00	2,871,853	2,871,853
Pharmacy/Drugstore w/o Drive Thru	450.30	450.30	450.30	616,260	616,260
Total	1,592.30	614.30	526.30	3,488,113	3,488,113

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Pharmacy/Drugstore w/o Drive	16.60	8.40	6.90	7.40	73.60	19.00	41	6	53

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.510142	0.059804	0.180842	0.139058	0.042603	0.006701	0.016107	0.033206	0.001939	0.002487	0.004384	0.000580	0.002146

5.0 Energy Detail

4.4 Fleet Mix

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	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927
NaturalGas Unmitigated	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927

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					
Pharmacy/Drugstore w/o Drive Thru	28.0822	3.0000e-004	2.7500e-003	2.3100e-003	2.0000e-005		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004			3.3038	6.0000e-005	6.0000e-005	3.3239
Office Park	3268.49	0.0353	0.3204	0.2692	1.9200e-003		0.0244	0.0244		0.0244	0.0244			384.5286	7.3700e-003	7.0500e-003	386.8688
Total		**0.0356**	**0.3232**	**0.2715**	**1.9400e-003**		**0.0246**	**0.0246**		**0.0246**	**0.0246**			**387.8324**	**7.4300e-003**	**7.1100e-003**	**390.1927**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Pharmacy/Drugstore w/o Drive Thru	0.0280822	3.0000e-004	2.7500e-003	2.3100e-003	2.0000e-005		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004			3.3038	6.0000e-005	6.0000e-005	3.3239
Office Park	3.26849	0.0353	0.3204	0.2692	1.9200e-003		0.0244	0.0244		0.0244	0.0244			384.5286	7.3700e-003	7.0500e-003	386.8688
Total		**0.0356**	**0.3232**	**0.2715**	**1.9400e-003**		**0.0246**	**0.0246**		**0.0246**	**0.0246**			**387.8324**	**7.4300e-003**	**7.1100e-003**	**390.1927**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Unmitigated	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243

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	0.6667					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0790					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0300e-003	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Total	**2.7467**	**1.0000e-004**	**0.0108**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**			**0.0230**	**6.0000e-005**		**0.0243**

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	0.6667					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0790					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0300e-003	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Total	**2.7467**	**1.0000e-004**	**0.0108**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**			**0.0230**	**6.0000e-005**		**0.0243**

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

10.0 Vegetation

Briistol Gourmet Food Hall and Storage Project

South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Office Park	100.00	1000sqft	2.30	100,000.00	0
Pharmacy/Drugstore w/o Drive Thru	5.00	1000sqft	0.11	5,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2019
Utility Company					
CO2 Intensity (lb/MWhr)	0	**CH4 Intensity (lb/MWhr)**	0	**N2O Intensity (lb/MWhr)**	0

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Info from PD

Construction Phase - Based on email and assumptions of construction cycle

Demolition -

Grading - estimated from site plan

Architectural Coating - From PD, following SCAQMD guide for interior/exterior areas, added mitigation of low VOC paint

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	52,500.00	26,250.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	157,500.00	78,750.00
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	50.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	0.00
tblArchitecturalCoating	EF_Residential_Interior	50.00	0.00
tblConstructionPhase	NumDays	10.00	5.00
tblConstructionPhase	NumDays	220.00	264.00
tblConstructionPhase	NumDays	20.00	40.00
tblConstructionPhase	NumDays	6.00	10.00
tblConstructionPhase	NumDays	3.00	5.00
tblConstructionPhase	PhaseEndDate	12/20/2018	1/4/2019
tblConstructionPhase	PhaseStartDate	1/19/2019	1/21/2019
tblConstructionPhase	PhaseStartDate	12/16/2017	1/2/2018
tblConstructionPhase	PhaseStartDate	12/2/2017	12/4/2017
tblConstructionPhase	PhaseStartDate	1/5/2019	1/7/2019
tblConstructionPhase	PhaseStartDate	11/25/2017	11/27/2017
tblGrading	AcresOfGrading	5.00	3.00
tblGrading	AcresOfGrading	7.50	4.50
tblProjectCharacteristics	OperationalYear	2014	2019

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	2.8444	28.6644	22.4954	0.0294	6.4520	1.6245	8.0079	3.3742	1.5191	4.8057			2,910.5016	0.7519	0.0000	2,926.2924
2018	3.1497	21.9753	19.1758	0.0331	0.4863	1.2746	1.7609	0.1311	1.2208	1.3519			3,023.8672	0.5184	0.0000	3,034.7530
2019	48.9561	20.0839	18.5175	0.0330	0.4863	1.1070	1.5934	0.1311	1.0605	1.1915			2,986.1525	0.5415	0.0000	2,997.5239
Total	**54.9502**	**70.7235**	**60.1888**	**0.0955**	**7.4247**	**4.0061**	**11.3622**	**3.6363**	**3.8004**	**7.3491**			**8,920.5213**	**1.8118**	**0.0000**	**8,958.5693**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	2.8444	28.6644	22.4954	0.0294	6.4520	1.6245	8.0079	3.3742	1.5191	4.8057			2,910.5016	0.7519	0.0000	2,926.2924
2018	3.1497	21.9753	19.1758	0.0331	0.4863	1.2746	1.7609	0.1311	1.2208	1.3519			3,023.8672	0.5184	0.0000	3,034.7530
2019	48.9561	20.0839	18.5175	0.0330	0.4863	1.1070	1.5934	0.1311	1.0605	1.1915			2,986.1525	0.5415	0.0000	2,997.5239
Total	**54.9502**	**70.7235**	**60.1888**	**0.0955**	**7.4247**	**4.0061**	**11.3622**	**3.6363**	**3.8004**	**7.3491**			**8,920.5213**	**1.8118**	**0.0000**	**8,958.5693**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Energy	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927
Mobile	4.7806	12.7941	49.4611	0.1357	9.4919	0.1949	9.6869	2.5363	0.1797	2.7160			10,888.0546	0.4046		10,896.5519
Total	**7.5629**	**13.1174**	**49.7434**	**0.1376**	**9.4919**	**0.2195**	**9.7115**	**2.5363**	**0.2043**	**2.7406**			**11,275.9099**	**0.4121**	**7.1100e-003**	**11,286.7689**

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	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Energy	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927
Mobile	4.7806	12.7941	49.4611	0.1357	9.4919	0.1949	9.6869	2.5363	0.1797	2.7160			10,888.0546	0.4046		10,896.5519
Total	**7.5629**	**13.1174**	**49.7434**	**0.1376**	**9.4919**	**0.2195**	**9.7115**	**2.5363**	**0.2043**	**2.7406**			**11,275.9099**	**0.4121**	**7.1100e-003**	**11,286.7689**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	10/2/2017	11/24/2017	5	40	
2	Site Preparation	Site Preparation	11/27/2017	12/1/2017	5	5	
3	Grading	Grading	12/4/2017	12/15/2017	5	10	
4	Building Construction	Building Construction	1/2/2018	1/4/2019	5	264	
5	Paving	Paving	1/7/2019	1/18/2019	5	10	
6	Architectural Coating	Architectural Coating	1/21/2019	1/25/2019	5	5	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 3

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 78,750; Non-Residential Outdoor: 26,250 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	174	0.41
Site Preparation	Scrapers	1	8.00	361	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	226	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	125	0.42
Paving	Paving Equipment	1	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	172.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	34.00	17.00	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	1	7.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9323	0.0000	0.9323	0.1412	0.0000	0.1412			0.0000			0.0000
Off-Road	2.7216	26.5855	20.8712	0.0245		1.6062	1.6062		1.5022	1.5022			2,457.4682	0.6235		2,470.5620
Total	**2.7216**	**26.5855**	**20.8712**	**0.0245**	**0.9323**	**1.6062**	**2.5385**	**0.1412**	**1.5022**	**1.6434**			**2,457.4682**	**0.6235**		**2,470.5620**

3.2 Demolition - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0731	1.1195	0.9225	3.1600e-003	0.0749	0.0171	0.0921	0.0205	0.0158	0.0363			313.5615	2.2500e-003		313.6088
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
Worker	0.0497	0.0673	0.7017	1.7200e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396			139.4719	7.3200e-003		139.6256
Total	**0.1229**	**1.1868**	**1.6242**	**4.8800e-003**	**0.2203**	**0.0183**	**0.2386**	**0.0591**	**0.0169**	**0.0759**			**453.0334**	**9.5700e-003**		**453.2345**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9323	0.0000	0.9323	0.1412	0.0000	0.1412			0.0000			0.0000
Off-Road	2.7216	26.5855	20.8712	0.0245		1.6062	1.6062		1.5022	1.5022			2,457.4682	0.6235		2,470.5620
Total	**2.7216**	**26.5855**	**20.8712**	**0.0245**	**0.9323**	**1.6062**	**2.5385**	**0.1412**	**1.5022**	**1.6434**			**2,457.4682**	**0.6235**		**2,470.5620**

3.2 Demolition - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0731	1.1195	0.9225	3.1600e-003	0.0749	0.0171	0.0921	0.0205	0.0158	0.0363			313.5615	2.2500e-003		313.6088
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
Worker	0.0497	0.0673	0.7017	1.7200e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396			139.4719	7.3200e-003		139.6256
Total	**0.1229**	**1.1868**	**1.6242**	**4.8800e-003**	**0.2203**	**0.0183**	**0.2386**	**0.0591**	**0.0169**	**0.0759**			**453.0334**	**9.5700e-003**		**453.2345**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9545	0.0000	0.9545	0.1031	0.0000	0.1031			0.0000			0.0000
Off-Road	2.5289	28.6230	17.1310	0.0238		1.3967	1.3967		1.2850	1.2850			2,439.4360	0.7474		2,455.1322
Total	**2.5289**	**28.6230**	**17.1310**	**0.0238**	**0.9545**	**1.3967**	**2.3512**	**0.1031**	**1.2850**	**1.3880**			**2,439.4360**	**0.7474**		**2,455.1322**

3.3 Site Preparation - 2017

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
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
Worker	0.0306	0.0414	0.4318	1.0600e-003	0.0894	7.2000e-004	0.0901	0.0237	6.6000e-004	0.0244			85.8289	4.5000e-003		85.9235
Total	**0.0306**	**0.0414**	**0.4318**	**1.0600e-003**	**0.0894**	**7.2000e-004**	**0.0901**	**0.0237**	**6.6000e-004**	**0.0244**			**85.8289**	**4.5000e-003**		**85.9235**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9545	0.0000	0.9545	0.1031	0.0000	0.1031			0.0000			0.0000
Off-Road	2.5289	28.6230	17.1310	0.0238		1.3967	1.3967		1.2850	1.2850			2,439.4360	0.7474		2,455.1322
Total	**2.5289**	**28.6230**	**17.1310**	**0.0238**	**0.9545**	**1.3967**	**2.3512**	**0.1031**	**1.2850**	**1.3880**			**2,439.4360**	**0.7474**		**2,455.1322**

3.3 Site Preparation - 2017

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
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
Worker	0.0306	0.0414	0.4318	1.0600e-003	0.0894	7.2000e-004	0.0901	0.0237	6.6000e-004	0.0244			85.8289	4.5000e-003		85.9235
Total	**0.0306**	**0.0414**	**0.4318**	**1.0600e-003**	**0.0894**	**7.2000e-004**	**0.0901**	**0.0237**	**6.6000e-004**	**0.0244**			**85.8289**	**4.5000e-003**		**85.9235**

3.4 Grading - 2017

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					6.3402	0.0000	6.3402	3.3446	0.0000	3.3446			0.0000			0.0000
Off-Road	2.6973	28.1608	18.9679	0.0206		1.5550	1.5550		1.4306	1.4306			2,104.5737	0.6448		2,118.1153
Total	**2.6973**	**28.1608**	**18.9679**	**0.0206**	**6.3402**	**1.5550**	**7.8953**	**3.3446**	**1.4306**	**4.7752**			**2,104.5737**	**0.6448**		**2,118.1153**

3.4 Grading - 2017

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
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
Worker	0.0382	0.0518	0.5398	1.3300e-003	0.1118	9.0000e-004	0.1127	0.0296	8.3000e-004	0.0305			107.2861	5.6300e-003		107.4043
Total	**0.0382**	**0.0518**	**0.5398**	**1.3300e-003**	**0.1118**	**9.0000e-004**	**0.1127**	**0.0296**	**8.3000e-004**	**0.0305**			**107.2861**	**5.6300e-003**		**107.4043**

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					6.3402	0.0000	6.3402	3.3446	0.0000	3.3446			0.0000			0.0000
Off-Road	2.6973	28.1608	18.9679	0.0206		1.5550	1.5550		1.4306	1.4306			2,104.5737	0.6448		2,118.1153
Total	**2.6973**	**28.1608**	**18.9679**	**0.0206**	**6.3402**	**1.5550**	**7.8953**	**3.3446**	**1.4306**	**4.7752**			**2,104.5737**	**0.6448**		**2,118.1153**

3.4 Grading - 2017

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
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
Worker	0.0382	0.0518	0.5398	1.3300e-003	0.1118	9.0000e-004	0.1127	0.0296	8.3000e-004	0.0305			107.2861	5.6300e-003		107.4043
Total	**0.0382**	**0.0518**	**0.5398**	**1.3300e-003**	**0.1118**	**9.0000e-004**	**0.1127**	**0.0296**	**8.3000e-004**	**0.0305**			**107.2861**	**5.6300e-003**		**107.4043**

3.5 Building Construction - 2018

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	2.9004	20.5600	15.6637	0.0249		1.2511	1.2511		1.1992	1.1992			2,317.2089	0.4980		2,327.6664
Total	**2.9004**	**20.5600**	**15.6637**	**0.0249**		**1.2511**	**1.2511**		**1.1992**	**1.1992**			**2,317.2089**	**0.4980**		**2,327.6664**

3.5 Building Construction - 2018

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
Vendor	0.1324	1.2557	1.8514	3.6600e-003	0.1063	0.0205	0.1268	0.0303	0.0189	0.0491			355.5062	2.6200e-003		355.5612
Worker	0.1169	0.1596	1.6607	4.5100e-003	0.3800	2.9700e-003	0.3830	0.1008	2.7500e-003	0.1035			351.1522	0.0178		351.5253
Total	**0.2494**	**1.4152**	**3.5121**	**8.1700e-003**	**0.4863**	**0.0235**	**0.5098**	**0.1311**	**0.0216**	**0.1527**			**706.6583**	**0.0204**		**707.0866**

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	2.9004	20.5600	15.6637	0.0249		1.2511	1.2511		1.1992	1.1992			2,317.2089	0.4980		2,327.6664
Total	**2.9004**	**20.5600**	**15.6637**	**0.0249**		**1.2511**	**1.2511**		**1.1992**	**1.1992**			**2,317.2089**	**0.4980**		**2,327.6664**

3.5 Building Construction - 2018

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
Vendor	0.1324	1.2557	1.8514	3.6600e-003	0.1063	0.0205	0.1268	0.0303	0.0189	0.0491			355.5062	2.6200e-003		355.5612
Worker	0.1169	0.1596	1.6607	4.5100e-003	0.3800	2.9700e-003	0.3830	0.1008	2.7500e-003	0.1035			351.1522	0.0178		351.5253
Total	**0.2494**	**1.4152**	**3.5121**	**8.1700e-003**	**0.4863**	**0.0235**	**0.5098**	**0.1311**	**0.0216**	**0.1527**			**706.6583**	**0.0204**		**707.0866**

3.5 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	2.5471	18.7802	15.2049	0.0249		1.0846	1.0846		1.0399	1.0399			2,299.7816	0.4771		2,309.8005
Total	**2.5471**	**18.7802**	**15.2049**	**0.0249**		**1.0846**	**1.0846**		**1.0399**	**1.0399**			**2,299.7816**	**0.4771**		**2,309.8005**

3.5 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.1252	1.1574	1.7906	3.6500e-003	0.1063	0.0195	0.1258	0.0303	0.0179	0.0482			348.5863	2.5700e-003		348.6404
Worker	0.1075	0.1463	1.5221	4.5000e-003	0.3800	2.9200e-003	0.3830	0.1008	2.7100e-003	0.1035			337.7846	0.0166		338.1339
Total	**0.2327**	**1.3037**	**3.3127**	**8.1500e-003**	**0.4863**	**0.0224**	**0.5087**	**0.1311**	**0.0206**	**0.1517**			**686.3710**	**0.0192**		**686.7743**

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	2.5471	18.7802	15.2049	0.0249		1.0846	1.0846		1.0399	1.0399			2,299.7816	0.4771		2,309.8005
Total	**2.5471**	**18.7802**	**15.2049**	**0.0249**		**1.0846**	**1.0846**		**1.0399**	**1.0399**			**2,299.7816**	**0.4771**		**2,309.8005**

3.5 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.1252	1.1574	1.7906	3.6500e-003	0.1063	0.0195	0.1258	0.0303	0.0179	0.0482			348.5863	2.5700e-003		348.6404
Worker	0.1075	0.1463	1.5221	4.5000e-003	0.3800	2.9200e-003	0.3830	0.1008	2.7100e-003	0.1035			337.7846	0.0166		338.1339
Total	**0.2327**	**1.3037**	**3.3127**	**8.1500e-003**	**0.4863**	**0.0224**	**0.5087**	**0.1311**	**0.0206**	**0.1517**			**686.3710**	**0.0192**		**686.7743**

3.6 Paving - 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	1.2310	12.4141	11.7009	0.0176		0.7225	0.7225		0.6658	0.6658			1,722.2285	0.5342		1,733.4458
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2310**	**12.4141**	**11.7009**	**0.0176**		**0.7225**	**0.7225**		**0.6658**	**0.6658**			**1,722.2285**	**0.5342**		**1,733.4458**

3.6 Paving - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0474	0.0645	0.6715	1.9800e-003	0.1677	1.2900e-003	0.1690	0.0445	1.1900e-003	0.0457			149.0226	7.3400e-003		149.1767
Total	**0.0474**	**0.0645**	**0.6715**	**1.9800e-003**	**0.1677**	**1.2900e-003**	**0.1690**	**0.0445**	**1.1900e-003**	**0.0457**			**149.0226**	**7.3400e-003**		**149.1767**

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	1.2310	12.4141	11.7009	0.0176		0.7225	0.7225		0.6658	0.6658			1,722.2285	0.5342		1,733.4458
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2310**	**12.4141**	**11.7009**	**0.0176**		**0.7225**	**0.7225**		**0.6658**	**0.6658**			**1,722.2285**	**0.5342**		**1,733.4458**

3.6 Paving - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0474	0.0645	0.6715	1.9800e-003	0.1677	1.2900e-003	0.1690	0.0445	1.1900e-003	0.0457			149.0226	7.3400e-003		149.1767
Total	**0.0474**	**0.0645**	**0.6715**	**1.9800e-003**	**0.1677**	**1.2900e-003**	**0.1690**	**0.0445**	**1.1900e-003**	**0.0457**			**149.0226**	**7.3400e-003**		**149.1767**

3.7 Architectural Coating - 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					
Archit. Coating	48.6675					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288			281.4481	0.0238		281.9473
Total	**48.9339**	**1.8354**	**1.8413**	**2.9700e-003**		**0.1288**	**0.1288**		**0.1288**	**0.1288**			**281.4481**	**0.0238**		**281.9473**

3.7 Architectural Coating - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0221	0.0301	0.3134	9.3000e-004	0.0782	6.0000e-004	0.0789	0.0208	5.6000e-004	0.0213			69.5439	3.4200e-003		69.6158
Total	**0.0221**	**0.0301**	**0.3134**	**9.3000e-004**	**0.0782**	**6.0000e-004**	**0.0789**	**0.0208**	**5.6000e-004**	**0.0213**			**69.5439**	**3.4200e-003**		**69.6158**

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	48.6675					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288			281.4481	0.0238		281.9473
Total	**48.9339**	**1.8354**	**1.8413**	**2.9700e-003**		**0.1288**	**0.1288**		**0.1288**	**0.1288**			**281.4481**	**0.0238**		**281.9473**

3.7 Architectural Coating - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0221	0.0301	0.3134	9.3000e-004	0.0782	6.0000e-004	0.0789	0.0208	5.6000e-004	0.0213			69.5439	3.4200e-003		69.6158
Total	**0.0221**	**0.0301**	**0.3134**	**9.3000e-004**	**0.0782**	**6.0000e-004**	**0.0789**	**0.0208**	**5.6000e-004**	**0.0213**			**69.5439**	**3.4200e-003**		**69.6158**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.7806	12.7941	49.4611	0.1357	9.4919	0.1949	9.6869	2.5363	0.1797	2.7160			10,888.0546	0.4046		10,896.5519
Unmitigated	4.7806	12.7941	49.4611	0.1357	9.4919	0.1949	9.6869	2.5363	0.1797	2.7160			10,888.0546	0.4046		10,896.5519

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Office Park	1,142.00	164.00	76.00	2,871,853	2,871,853
Pharmacy/Drugstore w/o Drive Thru	450.30	450.30	450.30	616,260	616,260
Total	1,592.30	614.30	526.30	3,488,113	3,488,113

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Pharmacy/Drugstore w/o Drive	16.60	8.40	6.90	7.40	73.60	19.00	41	6	53

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.510142	0.059804	0.180842	0.139058	0.042603	0.006701	0.016107	0.033206	0.001939	0.002487	0.004384	0.000580	0.002146

5.0 Energy Detail

4.4 Fleet Mix

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	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927
NaturalGas Unmitigated	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927

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					
Office Park	3268.49	0.0353	0.3204	0.2692	1.9200e-003		0.0244	0.0244		0.0244	0.0244			384.5286	7.3700e-003	7.0500e-003	386.8688
Pharmacy/Drugstore w/o Drive Thru	28.0822	3.0000e-004	2.7500e-003	2.3100e-003	2.0000e-005		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004			3.3038	6.0000e-005	6.0000e-005	3.3239
Total		**0.0356**	**0.3232**	**0.2715**	**1.9400e-003**		**0.0246**	**0.0246**		**0.0246**	**0.0246**			**387.8324**	**7.4300e-003**	**7.1100e-003**	**390.1927**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Pharmacy/Drugstore w/o Drive Thru	0.0280822	3.0000e-004	2.7500e-003	2.3100e-003	2.0000e-005		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004			3.3038	6.0000e-005	6.0000e-005	3.3239
Office Park	3.26849	0.0353	0.3204	0.2692	1.9200e-003		0.0244	0.0244		0.0244	0.0244			384.5286	7.3700e-003	7.0500e-003	386.8688
Total		**0.0356**	**0.3232**	**0.2715**	**1.9400e-003**		**0.0246**	**0.0246**		**0.0246**	**0.0246**			**387.8324**	**7.4300e-003**	**7.1100e-003**	**390.1927**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Unmitigated	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243

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	0.6667					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0790					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0300e-003	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Total	**2.7467**	**1.0000e-004**	**0.0108**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**			**0.0230**	**6.0000e-005**		**0.0243**

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	0.6667					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0790					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0300e-003	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Total	**2.7467**	**1.0000e-004**	**0.0108**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**			**0.0230**	**6.0000e-005**		**0.0243**

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

10.0 Vegetation

Briistol Gourmet Food Hall and Storage Project

South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Pharmacy/Drugstore w/o Drive Thru	38.00	1000sqft	0.87	38,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2016
Utility Company					
CO2 Intensity (lb/MWhr)	0	**CH4 Intensity (lb/MWhr)**	0	**N2O Intensity (lb/MWhr)**	0

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Info from PD

Construction Phase - Based on email and assumptions of construction cycle

Demolition -

Grading - estimated from site plan

Vehicle Trips - adjusted per traffic report

Table Name	Column Name	Default Value	New Value
tblProjectCharacteristics	OperationalYear	2014	2016
tblVehicleTrips	ST_TR	90.06	32.32
tblVehicleTrips	SU_TR	90.06	32.32
tblVehicleTrips	WD_TR	90.06	32.32

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	6.4000e-004	6.3600e-003	3.7500e-003	1.0000e-005	2.9000e-004	3.9000e-004	6.8000e-004	4.0000e-005	3.5000e-004	3.9000e-004			0.4583	1.3000e-004	0.0000	0.4611
Total	**6.4000e-004**	**6.3600e-003**	**3.7500e-003**	**1.0000e-005**	**2.9000e-004**	**3.9000e-004**	**6.8000e-004**	**4.0000e-005**	**3.5000e-004**	**3.9000e-004**			**0.4583**	**1.3000e-004**	**0.0000**	**0.4611**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	6.4000e-004	6.3600e-003	3.7500e-003	1.0000e-005	2.9000e-004	3.9000e-004	6.8000e-004	4.0000e-005	3.5000e-004	3.9000e-004			0.4583	1.3000e-004	0.0000	0.4611
Total	**6.4000e-004**	**6.3600e-003**	**3.7500e-003**	**1.0000e-005**	**2.9000e-004**	**3.9000e-004**	**6.8000e-004**	**4.0000e-005**	**3.5000e-004**	**3.9000e-004**			**0.4583**	**1.3000e-004**	**0.0000**	**0.4611**

	ROG	**NOx**	**CO**	**SO2**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**	**Bio- CO2**	**NBio-CO2**	**Total CO2**	**CH4**	**N20**	**CO2e**
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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	0.1814	0.0000	5.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			9.4000e-004	0.0000	0.0000	1.0000e-003
Energy	4.2000e-004	3.8200e-003	3.2100e-003	2.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004			4.1570	8.0000e-005	8.0000e-005	4.1823
Mobile	0.6619	1.2748	5.5996	9.6600e-003	0.6368	0.0156	0.6524	0.1704	0.0144	0.1847			769.5030	0.0341	0.0000	770.2197
Waste						0.0000	0.0000		0.0000	0.0000			23.1958	1.3708	0.0000	51.9832
Water						0.0000	0.0000		0.0000	0.0000			0.8493	0.0872	2.0600e-003	3.3196
Total	**0.8437**	**1.2786**	**5.6033**	**9.6800e-003**	**0.6368**	**0.0159**	**0.6527**	**0.1704**	**0.0146**	**0.1850**			**797.7060**	**1.4923**	**2.1400e-003**	**829.7059**

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	0.1814	0.0000	5.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			9.4000e-004	0.0000	0.0000	1.0000e-003
Energy	4.2000e-004	3.8200e-003	3.2100e-003	2.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004			4.1570	8.0000e-005	8.0000e-005	4.1823
Mobile	0.6619	1.2748	5.5996	9.6600e-003	0.6368	0.0156	0.6524	0.1704	0.0144	0.1847			769.5030	0.0341	0.0000	770.2197
Waste						0.0000	0.0000		0.0000	0.0000			23.1958	1.3708	0.0000	51.9832
Water						0.0000	0.0000		0.0000	0.0000			0.8493	0.0872	2.0600e-003	3.3196
Total	**0.8437**	**1.2786**	**5.6033**	**9.6800e-003**	**0.6368**	**0.0159**	**0.6527**	**0.1704**	**0.0146**	**0.1850**			**797.7060**	**1.4923**	**2.1400e-003**	**829.7059**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/14/2017	1/16/2017	5	1	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	174	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

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
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005			0.0000	0.0000	0.0000	0.0000
Off-Road	6.3000e-004	6.3400e-003	3.6200e-003	0.0000		3.9000e-004	3.9000e-004		3.5000e-004	3.5000e-004			0.4336	1.3000e-004	0.0000	0.4364
Total	**6.3000e-004**	**6.3400e-003**	**3.6200e-003**	**0.0000**	**2.7000e-004**	**3.9000e-004**	**6.6000e-004**	**3.0000e-005**	**3.5000e-004**	**3.8000e-004**			**0.4336**	**1.3000e-004**	**0.0000**	**0.4364**

3.2 Site Preparation - 2017

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
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	1.0000e-005	1.0000e-005	1.4000e-004	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005			0.0247	0.0000	0.0000	0.0247
Total	**1.0000e-005**	**1.0000e-005**	**1.4000e-004**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**			**0.0247**	**0.0000**	**0.0000**	**0.0247**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005			0.0000	0.0000	0.0000	0.0000
Off-Road	6.3000e-004	6.3400e-003	3.6200e-003	0.0000		3.9000e-004	3.9000e-004		3.5000e-004	3.5000e-004			0.4336	1.3000e-004	0.0000	0.4364
Total	**6.3000e-004**	**6.3400e-003**	**3.6200e-003**	**0.0000**	**2.7000e-004**	**3.9000e-004**	**6.6000e-004**	**3.0000e-005**	**3.5000e-004**	**3.8000e-004**			**0.4336**	**1.3000e-004**	**0.0000**	**0.4364**

3.2 Site Preparation - 2017

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
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	1.0000e-005	1.0000e-005	1.4000e-004	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005			0.0247	0.0000	0.0000	0.0247
Total	**1.0000e-005**	**1.0000e-005**	**1.4000e-004**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**			**0.0247**	**0.0000**	**0.0000**	**0.0247**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.6619	1.2748	5.5996	9.6600e-003	0.6368	0.0156	0.6524	0.1704	0.0144	0.1847			769.5030	0.0341	0.0000	770.2197
Unmitigated	0.6619	1.2748	5.5996	9.6600e-003	0.6368	0.0156	0.6524	0.1704	0.0144	0.1847			769.5030	0.0341	0.0000	770.2197

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Pharmacy/Drugstore w/o Drive Thru	1,228.00	1,228.00	1228.00	1,680,585	1,680,585
Total	1,228.00	1,228.00	1,228.00	1,680,585	1,680,585

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Pharmacy/Drugstore w/o Drive	16.60	8.40	6.90	7.40	73.60	19.00	41	6	53

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.513363	0.060352	0.180146	0.139338	0.042155	0.006672	0.015739	0.030749	0.001928	0.002503	0.004351	0.000593	0.002111

4.4 Fleet Mix

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	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	4.2000e-004	3.8200e-003	3.2100e-003	2.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004			4.1570	8.0000e-005	8.0000e-005	4.1823
NaturalGas Unmitigated	4.2000e-004	3.8200e-003	3.2100e-003	2.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004			4.1570	8.0000e-005	8.0000e-005	4.1823

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					
Pharmacy/Drugstore w/o Drive Thru	77900	4.2000e-004	3.8200e-003	3.2100e-003	2.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004			4.1570	8.0000e-005	8.0000e-005	4.1823
Total		**4.2000e-004**	**3.8200e-003**	**3.2100e-003**	**2.0000e-005**		**2.9000e-004**	**2.9000e-004**		**2.9000e-004**	**2.9000e-004**			**4.1570**	**8.0000e-005**	**8.0000e-005**	**4.1823**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Pharmacy/Drugstore w/o Drive Thru	77900	4.2000e-004	3.8200e-003	3.2100e-003	2.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004			4.1570	8.0000e-005	8.0000e-005	4.1823
Total		**4.2000e-004**	**3.8200e-003**	**3.2100e-003**	**2.0000e-005**		**2.9000e-004**	**2.9000e-004**		**2.9000e-004**	**2.9000e-004**			**4.1570**	**8.0000e-005**	**8.0000e-005**	**4.1823**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Pharmacy/Drugstore w/o Drive Thru	486400	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Pharmacy/Drugstore w/o Drive Thru	486400	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive 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	0.1814	0.0000	5.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			9.4000e-004	0.0000	0.0000	1.0000e-003
Unmitigated	0.1814	0.0000	5.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			9.4000e-004	0.0000	0.0000	1.0000e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0440					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1373					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	0.0000	5.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			9.4000e-004	0.0000	0.0000	1.0000e-003
Total	**0.1814**	**0.0000**	**5.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**			**9.4000e-004**	**0.0000**	**0.0000**	**1.0000e-003**

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	0.0440					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1373					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	0.0000	5.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			9.4000e-004	0.0000	0.0000	1.0000e-003
Total	**0.1814**	**0.0000**	**5.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**			**9.4000e-004**	**0.0000**	**0.0000**	**1.0000e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.8493	0.0872	2.0600e-003	3.3196
Unmitigated	0.8493	0.0872	2.0600e-003	3.3196

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Pharmacy/Drugstore w/o Drive Thru	2.67701 / 1.64075	0.8493	0.0872	2.0600e-003	3.3196
Total		**0.8493**	**0.0872**	**2.0600e-003**	**3.3196**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Pharmacy/Drugstore w/o Drive Thru	2.67701 / 1.64075	0.8493	0.0872	2.0600e-003	3.3196
Total		**0.8493**	**0.0872**	**2.0600e-003**	**3.3196**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	23.1958	1.3708	0.0000	51.9832
Unmitigated	23.1958	1.3708	0.0000	51.9832

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Pharmacy/Drugstore w/o Drive Thru	114.27	23.1958	1.3708	0.0000	51.9832
Total		**23.1958**	**1.3708**	**0.0000**	**51.9832**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Pharmacy/Drugstore w/o Drive Thru	114.27	23.1958	1.3708	0.0000	51.9832
Total		**23.1958**	**1.3708**	**0.0000**	**51.9832**

9.0 Operational Offroad

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

10.0 Vegetation

Briistol Gourmet Food Hall and Storage Project

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Pharmacy/Drugstore w/o Drive Thru	38.00	1000sqft	0.87	38,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2016
Utility Company					
CO2 Intensity (lb/MWhr)	0	**CH4 Intensity (lb/MWhr)**	0	**N2O Intensity (lb/MWhr)**	0

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Info from PD

Construction Phase - Based on email and assumptions of construction cycle

Demolition -

Grading - estimated from site plan

Vehicle Trips - adjusted per traffic report

Table Name	Column Name	Default Value	New Value
tblProjectCharacteristics	OperationalYear	2014	2016
tblVehicleTrips	ST_TR	90.06	32.32
tblVehicleTrips	SU_TR	90.06	32.32
tblVehicleTrips	WD_TR	90.06	32.32

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	1.2882	12.7088	7.5259	0.0100	0.5861	0.7709	1.3571	0.0721	0.7093	0.7813			1,013.0630	0.2957	0.0000	1,019.2725
Total	**1.2882**	**12.7088**	**7.5259**	**0.0100**	**0.5861**	**0.7709**	**1.3571**	**0.0721**	**0.7093**	**0.7813**			**1,013.0630**	**0.2957**	**0.0000**	**1,019.2725**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	1.2882	12.7088	7.5259	0.0100	0.5861	0.7709	1.3571	0.0721	0.7093	0.7813			1,013.0630	0.2957	0.0000	1,019.2725
Total	**1.2882**	**12.7088**	**7.5259**	**0.0100**	**0.5861**	**0.7709**	**1.3571**	**0.0721**	**0.7093**	**0.7813**			**1,013.0630**	**0.2957**	**0.0000**	**1,019.2725**

	ROG	**NOx**	**CO**	**SO2**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**	**Bio- CO2**	**NBio-CO2**	**Total CO2**	**CH4**	**N20**	**CO2e**
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.9941	4.0000e-005	3.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			8.3200e-003	2.0000e-005		8.8100e-003
Energy	2.3000e-003	0.0209	0.0176	1.3000e-004		1.5900e-003	1.5900e-003		1.5900e-003	1.5900e-003			25.1088	4.8000e-004	4.6000e-004	25.2616
Mobile	3.6989	6.5805	29.3467	0.0551	3.5634	0.0855	3.6490	0.9521	0.0786	1.0307			4,840.5741	0.2068		4,844.9178
Total	**4.6953**	**6.6014**	**29.3682**	**0.0553**	**3.5634**	**0.0871**	**3.6506**	**0.9521**	**0.0802**	**1.0323**			**4,865.6912**	**0.2073**	**4.6000e-004**	**4,870.1882**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.9941	4.0000e-005	3.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			8.3200e-003	2.0000e-005		8.8100e-003
Energy	2.3000e-003	0.0209	0.0176	1.3000e-004		1.5900e-003	1.5900e-003		1.5900e-003	1.5900e-003			25.1088	4.8000e-004	4.6000e-004	25.2616
Mobile	3.6989	6.5805	29.3467	0.0551	3.5634	0.0855	3.6490	0.9521	0.0786	1.0307			4,840.5741	0.2068		4,844.9178
Total	**4.6953**	**6.6014**	**29.3682**	**0.0553**	**3.5634**	**0.0871**	**3.6506**	**0.9521**	**0.0802**	**1.0323**			**4,865.6912**	**0.2073**	**4.6000e-004**	**4,870.1882**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/14/2017	1/16/2017	5	1	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	174	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

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
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	1.2694	12.6852	7.2319	9.3300e-003		0.7705	0.7705		0.7089	0.7089			955.8663	0.2929		962.0167
Total	**1.2694**	**12.6852**	**7.2319**	**9.3300e-003**	**0.5303**	**0.7705**	**1.3007**	**0.0573**	**0.7089**	**0.7661**			**955.8663**	**0.2929**		**962.0167**

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
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
Worker	0.0188	0.0236	0.2940	7.1000e-004	0.0559	4.5000e-004	0.0563	0.0148	4.1000e-004	0.0152			57.1967	2.8200e-003		57.2558
Total	**0.0188**	**0.0236**	**0.2940**	**7.1000e-004**	**0.0559**	**4.5000e-004**	**0.0563**	**0.0148**	**4.1000e-004**	**0.0152**			**57.1967**	**2.8200e-003**		**57.2558**

3.2 Site Preparation - 2017

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	1.2694	12.6852	7.2319	9.3300e-003		0.7705	0.7705		0.7089	0.7089			955.8663	0.2929		962.0167
Total	**1.2694**	**12.6852**	**7.2319**	**9.3300e-003**	**0.5303**	**0.7705**	**1.3007**	**0.0573**	**0.7089**	**0.7661**			**955.8663**	**0.2929**		**962.0167**

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
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
Worker	0.0188	0.0236	0.2940	7.1000e-004	0.0559	4.5000e-004	0.0563	0.0148	4.1000e-004	0.0152			57.1967	2.8200e-003		57.2558
Total	**0.0188**	**0.0236**	**0.2940**	**7.1000e-004**	**0.0559**	**4.5000e-004**	**0.0563**	**0.0148**	**4.1000e-004**	**0.0152**			**57.1967**	**2.8200e-003**		**57.2558**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.6989	6.5805	29.3467	0.0551	3.5634	0.0855	3.6490	0.9521	0.0786	1.0307			4,840.5741	0.2068		4,844.9178
Unmitigated	3.6989	6.5805	29.3467	0.0551	3.5634	0.0855	3.6490	0.9521	0.0786	1.0307			4,840.5741	0.2068		4,844.9178

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Pharmacy/Drugstore w/o Drive Thru	1,228.00	1,228.00	1228.00	1,680,585	1,680,585
Total	1,228.00	1,228.00	1,228.00	1,680,585	1,680,585

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Pharmacy/Drugstore w/o Drive	16.60	8.40	6.90	7.40	73.60	19.00	41	6	53

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.513363	0.060352	0.180146	0.139338	0.042155	0.006672	0.015739	0.030749	0.001928	0.002503	0.004351	0.000593	0.002111

5.0 Energy Detail

4.4 Fleet Mix

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	2.3000e-003	0.0209	0.0176	1.3000e-004		1.5900e-003	1.5900e-003		1.5900e-003	1.5900e-003			25.1088	4.8000e-004	4.6000e-004	25.2616
NaturalGas Unmitigated	2.3000e-003	0.0209	0.0176	1.3000e-004		1.5900e-003	1.5900e-003		1.5900e-003	1.5900e-003			25.1088	4.8000e-004	4.6000e-004	25.2616

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					
Pharmacy/Drugstore w/o Drive Thru	213.425	2.3000e-003	0.0209	0.0176	1.3000e-004		1.5900e-003	1.5900e-003		1.5900e-003	1.5900e-003			25.1088	4.8000e-004	4.6000e-004	25.2616
Total		**2.3000e-003**	**0.0209**	**0.0176**	**1.3000e-004**		**1.5900e-003**	**1.5900e-003**		**1.5900e-003**	**1.5900e-003**			**25.1088**	**4.8000e-004**	**4.6000e-004**	**25.2616**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Pharmacy/Drugstore w/o Drive Thru	0.213425	2.3000e-003	0.0209	0.0176	1.3000e-004		1.5900e-003	1.5900e-003		1.5900e-003	1.5900e-003			25.1088	4.8000e-004	4.6000e-004	25.2616
Total		**2.3000e-003**	**0.0209**	**0.0176**	**1.3000e-004**		**1.5900e-003**	**1.5900e-003**		**1.5900e-003**	**1.5900e-003**			**25.1088**	**4.8000e-004**	**4.6000e-004**	**25.2616**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.9941	4.0000e-005	3.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			8.3200e-003	2.0000e-005		8.8100e-003
Unmitigated	0.9941	4.0000e-005	3.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			8.3200e-003	2.0000e-005		8.8100e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2413					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7524					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9000e-004	4.0000e-005	3.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			8.3200e-003	2.0000e-005		8.8100e-003
Total	**0.9941**	**4.0000e-005**	**3.9800e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**			**8.3200e-003**	**2.0000e-005**		**8.8100e-003**

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	0.2413					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7524					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9000e-004	4.0000e-005	3.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			8.3200e-003	2.0000e-005		8.8100e-003
Total	**0.9941**	**4.0000e-005**	**3.9800e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**			**8.3200e-003**	**2.0000e-005**		**8.8100e-003**

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

10.0 Vegetation

Briistol Gourmet Food Hall and Storage Project

South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Pharmacy/Drugstore w/o Drive Thru	38.00	1000sqft	0.87	38,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2016
Utility Company					
CO2 Intensity (lb/MWhr)	0	**CH4 Intensity (lb/MWhr)**	0	**N2O Intensity (lb/MWhr)**	0

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Info from PD

Construction Phase - Based on email and assumptions of construction cycle

Demolition -

Grading - estimated from site plan

Vehicle Trips - adjusted per traffic report

Table Name	Column Name	Default Value	New Value
tblProjectCharacteristics	OperationalYear	2014	2016
tblVehicleTrips	ST_TR	90.06	32.32
tblVehicleTrips	SU_TR	90.06	32.32
tblVehicleTrips	WD_TR	90.06	32.32

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	1.2885	12.7111	7.5018	0.0100	0.5861	0.7709	1.3571	0.0721	0.7093	0.7813			1,009.5093	0.2957	0.0000	1,015.7189
Total	**1.2885**	**12.7111**	**7.5018**	**0.0100**	**0.5861**	**0.7709**	**1.3571**	**0.0721**	**0.7093**	**0.7813**			**1,009.5093**	**0.2957**	**0.0000**	**1,015.7189**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	1.2885	12.7111	7.5018	0.0100	0.5861	0.7709	1.3571	0.0721	0.7093	0.7813			1,009.5093	0.2957	0.0000	1,015.7189
Total	**1.2885**	**12.7111**	**7.5018**	**0.0100**	**0.5861**	**0.7709**	**1.3571**	**0.0721**	**0.7093**	**0.7813**			**1,009.5093**	**0.2957**	**0.0000**	**1,015.7189**

	ROG	**NOx**	**CO**	**SO2**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**	**Bio- CO2**	**NBio-CO2**	**Total CO2**	**CH4**	**N20**	**CO2e**
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.9941	4.0000e-005	3.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			8.3200e-003	2.0000e-005		8.8100e-003
Energy	2.3000e-003	0.0209	0.0176	1.3000e-004		1.5900e-003	1.5900e-003		1.5900e-003	1.5900e-003			25.1088	4.8000e-004	4.6000e-004	25.2616
Mobile	3.8818	6.8774	30.7974	0.0524	3.5634	0.0863	3.6498	0.9521	0.0794	1.0314			4,607.8726	0.2072		4,612.2231
Total	**4.8782**	**6.8984**	**30.8190**	**0.0526**	**3.5634**	**0.0879**	**3.6514**	**0.9521**	**0.0810**	**1.0330**			**4,632.9897**	**0.2077**	**4.6000e-004**	**4,637.4935**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.9941	4.0000e-005	3.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			8.3200e-003	2.0000e-005		8.8100e-003
Energy	2.3000e-003	0.0209	0.0176	1.3000e-004		1.5900e-003	1.5900e-003		1.5900e-003	1.5900e-003			25.1088	4.8000e-004	4.6000e-004	25.2616
Mobile	3.8818	6.8774	30.7974	0.0524	3.5634	0.0863	3.6498	0.9521	0.0794	1.0314			4,607.8726	0.2072		4,612.2231
Total	**4.8782**	**6.8984**	**30.8190**	**0.0526**	**3.5634**	**0.0879**	**3.6514**	**0.9521**	**0.0810**	**1.0330**			**4,632.9897**	**0.2077**	**4.6000e-004**	**4,637.4935**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/14/2017	1/16/2017	5	1	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	174	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

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
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	1.2694	12.6852	7.2319	9.3300e-003		0.7705	0.7705		0.7089	0.7089			955.8663	0.2929		962.0167
Total	**1.2694**	**12.6852**	**7.2319**	**9.3300e-003**	**0.5303**	**0.7705**	**1.3007**	**0.0573**	**0.7089**	**0.7661**			**955.8663**	**0.2929**		**962.0167**

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
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
Worker	0.0191	0.0259	0.2699	6.6000e-004	0.0559	4.5000e-004	0.0563	0.0148	4.1000e-004	0.0152			53.6430	2.8200e-003		53.7022
Total	**0.0191**	**0.0259**	**0.2699**	**6.6000e-004**	**0.0559**	**4.5000e-004**	**0.0563**	**0.0148**	**4.1000e-004**	**0.0152**			**53.6430**	**2.8200e-003**		**53.7022**

3.2 Site Preparation - 2017

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	1.2694	12.6852	7.2319	9.3300e-003		0.7705	0.7705		0.7089	0.7089			955.8663	0.2929		962.0167
Total	**1.2694**	**12.6852**	**7.2319**	**9.3300e-003**	**0.5303**	**0.7705**	**1.3007**	**0.0573**	**0.7089**	**0.7661**			**955.8663**	**0.2929**		**962.0167**

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
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
Worker	0.0191	0.0259	0.2699	6.6000e-004	0.0559	4.5000e-004	0.0563	0.0148	4.1000e-004	0.0152			53.6430	2.8200e-003		53.7022
Total	**0.0191**	**0.0259**	**0.2699**	**6.6000e-004**	**0.0559**	**4.5000e-004**	**0.0563**	**0.0148**	**4.1000e-004**	**0.0152**			**53.6430**	**2.8200e-003**		**53.7022**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.8818	6.8774	30.7974	0.0524	3.5634	0.0863	3.6498	0.9521	0.0794	1.0314			4,607.8726	0.2072		4,612.2231
Unmitigated	3.8818	6.8774	30.7974	0.0524	3.5634	0.0863	3.6498	0.9521	0.0794	1.0314			4,607.8726	0.2072		4,612.2231

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Pharmacy/Drugstore w/o Drive Thru	1,228.00	1,228.00	1228.00	1,680,585	1,680,585
Total	1,228.00	1,228.00	1,228.00	1,680,585	1,680,585

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Pharmacy/Drugstore w/o Drive	16.60	8.40	6.90	7.40	73.60	19.00	41	6	53

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.513363	0.060352	0.180146	0.139338	0.042155	0.006672	0.015739	0.030749	0.001928	0.002503	0.004351	0.000593	0.002111

5.0 Energy Detail

4.4 Fleet Mix

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	2.3000e-003	0.0209	0.0176	1.3000e-004		1.5900e-003	1.5900e-003		1.5900e-003	1.5900e-003			25.1088	4.8000e-004	4.6000e-004	25.2616
NaturalGas Unmitigated	2.3000e-003	0.0209	0.0176	1.3000e-004		1.5900e-003	1.5900e-003		1.5900e-003	1.5900e-003			25.1088	4.8000e-004	4.6000e-004	25.2616

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					
Pharmacy/Drugstore w/o Drive Thru	213.425	2.3000e-003	0.0209	0.0176	1.3000e-004		1.5900e-003	1.5900e-003		1.5900e-003	1.5900e-003			25.1088	4.8000e-004	4.6000e-004	25.2616
Total		**2.3000e-003**	**0.0209**	**0.0176**	**1.3000e-004**		**1.5900e-003**	**1.5900e-003**		**1.5900e-003**	**1.5900e-003**			**25.1088**	**4.8000e-004**	**4.6000e-004**	**25.2616**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Pharmacy/Drugstore w/o Drive Thru	0.213425	2.3000e-003	0.0209	0.0176	1.3000e-004		1.5900e-003	1.5900e-003		1.5900e-003	1.5900e-003			25.1088	4.8000e-004	4.6000e-004	25.2616
Total		**2.3000e-003**	**0.0209**	**0.0176**	**1.3000e-004**		**1.5900e-003**	**1.5900e-003**		**1.5900e-003**	**1.5900e-003**			**25.1088**	**4.8000e-004**	**4.6000e-004**	**25.2616**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.9941	4.0000e-005	3.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			8.3200e-003	2.0000e-005		8.8100e-003
Unmitigated	0.9941	4.0000e-005	3.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			8.3200e-003	2.0000e-005		8.8100e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2413					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7524					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9000e-004	4.0000e-005	3.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			8.3200e-003	2.0000e-005		8.8100e-003
Total	**0.9941**	**4.0000e-005**	**3.9800e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**			**8.3200e-003**	**2.0000e-005**		**8.8100e-003**

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	0.2413					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7524					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.9000e-004	4.0000e-005	3.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			8.3200e-003	2.0000e-005		8.8100e-003
Total	**0.9941**	**4.0000e-005**	**3.9800e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**			**8.3200e-003**	**2.0000e-005**		**8.8100e-003**

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

10.0 Vegetation

Briistol Gourmet Food Hall and Storage Project

South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Office Park	100.00	1000sqft	2.30	100,000.00	0
Pharmacy/Drugstore w/o Drive Thru	5.00	1000sqft	0.11	5,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2019
Utility Company					
CO2 Intensity (lb/MWhr)	0	**CH4 Intensity (lb/MWhr)**	0	**N2O Intensity (lb/MWhr)**	0

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Info from PD

Construction Phase - Based on email and assumptions of construction cycle

Demolition -

Grading - estimated from site plan

Vehicle Trips - Adjusted for Traffic report information

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	9.00
tblConstructionPhase	NumDays	220.00	264.00
tblConstructionPhase	NumDays	20.00	40.00
tblConstructionPhase	NumDays	6.00	10.00
tblConstructionPhase	NumDays	3.00	5.00
tblConstructionPhase	PhaseEndDate	12/20/2018	1/4/2019
tblConstructionPhase	PhaseStartDate	1/19/2019	1/21/2019
tblConstructionPhase	PhaseStartDate	12/16/2017	1/2/2018
tblConstructionPhase	PhaseStartDate	12/2/2017	12/4/2017
tblConstructionPhase	PhaseStartDate	1/5/2019	1/7/2019
tblConstructionPhase	PhaseStartDate	11/25/2017	11/27/2017
tblGrading	AcresOfGrading	5.00	3.00
tblGrading	AcresOfGrading	7.50	4.50
tblProjectCharacteristics	OperationalYear	2014	2019
tblVehicleTrips	ST_TR	1.64	0.36
tblVehicleTrips	ST_TR	90.06	127.20
tblVehicleTrips	SU_TR	0.76	0.17
tblVehicleTrips	SU_TR	90.06	127.20
tblVehicleTrips	WD_TR	11.42	2.50
tblVehicleTrips	WD_TR	90.06	127.20

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.0769	0.7686	0.5915	7.6000e-004	0.0578	0.0438	0.1016	0.0212	0.0408	0.0619			68.6251	0.0161	0.0000	68.9641
2018	0.4081	2.8606	2.4913	4.3100e-003	0.0621	0.1657	0.2278	0.0168	0.1587	0.1755			357.4677	0.0611	0.0000	358.7514
2019	1.2299	0.1110	0.1087	1.8000e-004	2.1200e-003	6.4100e-003	8.5400e-003	5.7000e-004	6.0400e-003	6.6100e-003			15.3663	3.4700e-003	0.0000	15.4391
Total	**1.7149**	**3.7402**	**3.1914**	**5.2500e-003**	**0.1221**	**0.2159**	**0.3379**	**0.0385**	**0.2055**	**0.2440**			**441.4591**	**0.0807**	**0.0000**	**443.1546**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.0769	0.7686	0.5915	7.6000e-004	0.0578	0.0438	0.1016	0.0212	0.0408	0.0619			68.6250	0.0161	0.0000	68.9640
2018	0.4081	2.8606	2.4913	4.3100e-003	0.0621	0.1657	0.2278	0.0168	0.1587	0.1755			357.4674	0.0611	0.0000	358.7511
2019	1.2299	0.1110	0.1087	1.8000e-004	2.1200e-003	6.4100e-003	8.5400e-003	5.7000e-004	6.0400e-003	6.6100e-003			15.3663	3.4700e-003	0.0000	15.4391
Total	**1.7149**	**3.7402**	**3.1914**	**5.2500e-003**	**0.1221**	**0.2159**	**0.3379**	**0.0385**	**0.2055**	**0.2440**			**441.4587**	**0.0807**	**0.0000**	**443.1542**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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	0.5012	1.0000e-005	1.3500e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.6100e-003	1.0000e-005	0.0000	2.7500e-003
Energy	6.4900e-003	0.0590	0.0496	3.5000e-004		4.4800e-003	4.4800e-003		4.4800e-003	4.4800e-003			64.2100	1.2300e-003	1.1800e-003	64.6008
Mobile	0.3818	0.8660	3.5608	8.5100e-003	0.5682	0.0123	0.5805	0.1521	0.0113	0.1634			618.8510	0.0234	0.0000	619.3432
Waste						0.0000	0.0000		0.0000	0.0000			21.9291	1.2960	0.0000	49.1446
Water						0.0000	0.0000		0.0000	0.0000			5.7504	0.5906	0.0140	22.4767
Total	**0.8895**	**0.9250**	**3.6117**	**8.8600e-003**	**0.5682**	**0.0168**	**0.5850**	**0.1521**	**0.0158**	**0.1679**			**710.7431**	**1.9113**	**0.0151**	**755.5680**

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	0.5012	1.0000e-005	1.3500e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.6100e-003	1.0000e-005	0.0000	2.7500e-003
Energy	6.4900e-003	0.0590	0.0496	3.5000e-004		4.4800e-003	4.4800e-003		4.4800e-003	4.4800e-003			64.2100	1.2300e-003	1.1800e-003	64.6008
Mobile	0.3818	0.8660	3.5608	8.5100e-003	0.5682	0.0123	0.5805	0.1521	0.0113	0.1634			618.8510	0.0234	0.0000	619.3432
Waste						0.0000	0.0000		0.0000	0.0000			21.9291	1.2960	0.0000	49.1446
Water						0.0000	0.0000		0.0000	0.0000			5.7504	0.5906	0.0140	22.4767
Total	**0.8895**	**0.9250**	**3.6117**	**8.8600e-003**	**0.5682**	**0.0168**	**0.5850**	**0.1521**	**0.0158**	**0.1679**			**710.7431**	**1.9113**	**0.0151**	**755.5680**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	10/2/2017	11/24/2017	5	40	
2	Site Preparation	Site Preparation	11/27/2017	12/1/2017	5	5	
3	Grading	Grading	12/4/2017	12/15/2017	5	10	
4	Building Construction	Building Construction	1/2/2018	1/4/2019	5	264	
5	Paving	Paving	1/7/2019	1/18/2019	5	10	
6	Architectural Coating	Architectural Coating	1/21/2019	1/31/2019	5	9	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 3

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 157,500; Non-Residential Outdoor: 52,500 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Site Preparation	Graders	1	8.00	174	0.41
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Site Preparation	Scrapers	1	8.00	361	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	226	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	125	0.42
Paving	Paving Equipment	1	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	172.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	34.00	17.00	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	1	7.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2017

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					0.0187	0.0000	0.0187	2.8200e-003	0.0000	2.8200e-003			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0544	0.5317	0.4174	4.9000e-004		0.0321	0.0321		0.0300	0.0300			44.5876	0.0113	0.0000	44.8251
Total	**0.0544**	**0.5317**	**0.4174**	**4.9000e-004**	**0.0187**	**0.0321**	**0.0508**	**2.8200e-003**	**0.0300**	**0.0329**			**44.5876**	**0.0113**	**0.0000**	**44.8251**

3.2 Demolition - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.4400e-003	0.0228	0.0181	6.0000e-005	1.4700e-003	3.4000e-004	1.8200e-003	4.0000e-004	3.1000e-004	7.2000e-004			5.6970	4.0000e-005	0.0000	5.6979
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	9.4000e-004	1.3900e-003	0.0144	4.0000e-005	2.8500e-003	2.0000e-005	2.8800e-003	7.6000e-004	2.0000e-005	7.8000e-004			2.5699	1.3000e-004	0.0000	2.5727
Total	**2.3800e-003**	**0.0242**	**0.0325**	**1.0000e-004**	**4.3200e-003**	**3.6000e-004**	**4.7000e-003**	**1.1600e-003**	**3.3000e-004**	**1.5000e-003**			**8.2669**	**1.7000e-004**	**0.0000**	**8.2706**

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					0.0187	0.0000	0.0187	2.8200e-003	0.0000	2.8200e-003			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0544	0.5317	0.4174	4.9000e-004		0.0321	0.0321		0.0300	0.0300			44.5875	0.0113	0.0000	44.8251
Total	**0.0544**	**0.5317**	**0.4174**	**4.9000e-004**	**0.0187**	**0.0321**	**0.0508**	**2.8200e-003**	**0.0300**	**0.0329**			**44.5875**	**0.0113**	**0.0000**	**44.8251**

3.2 Demolition - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.4400e-003	0.0228	0.0181	6.0000e-005	1.4700e-003	3.4000e-004	1.8200e-003	4.0000e-004	3.1000e-004	7.2000e-004			5.6970	4.0000e-005	0.0000	5.6979
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	9.4000e-004	1.3900e-003	0.0144	4.0000e-005	2.8500e-003	2.0000e-005	2.8800e-003	7.6000e-004	2.0000e-005	7.8000e-004			2.5699	1.3000e-004	0.0000	2.5727
Total	**2.3800e-003**	**0.0242**	**0.0325**	**1.0000e-004**	**4.3200e-003**	**3.6000e-004**	**4.7000e-003**	**1.1600e-003**	**3.3000e-004**	**1.5000e-003**			**8.2669**	**1.7000e-004**	**0.0000**	**8.2706**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004			0.0000	0.0000	0.0000	0.0000
Off-Road	6.3200e-003	0.0716	0.0428	6.0000e-005		3.4900e-003	3.4900e-003		3.2100e-003	3.2100e-003			5.5326	1.7000e-003	0.0000	5.5682
Total	**6.3200e-003**	**0.0716**	**0.0428**	**6.0000e-005**	**2.3900e-003**	**3.4900e-003**	**5.8800e-003**	**2.6000e-004**	**3.2100e-003**	**3.4700e-003**			**5.5326**	**1.7000e-003**	**0.0000**	**5.5682**

3.3 Site Preparation - 2017

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
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	7.0000e-005	1.1000e-004	1.1100e-003	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005			0.1977	1.0000e-005	0.0000	0.1979
Total	**7.0000e-005**	**1.1000e-004**	**1.1100e-003**	**0.0000**	**2.2000e-004**	**0.0000**	**2.2000e-004**	**6.0000e-005**	**0.0000**	**6.0000e-005**			**0.1977**	**1.0000e-005**	**0.0000**	**0.1979**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004			0.0000	0.0000	0.0000	0.0000
Off-Road	6.3200e-003	0.0716	0.0428	6.0000e-005		3.4900e-003	3.4900e-003		3.2100e-003	3.2100e-003			5.5325	1.7000e-003	0.0000	5.5681
Total	**6.3200e-003**	**0.0716**	**0.0428**	**6.0000e-005**	**2.3900e-003**	**3.4900e-003**	**5.8800e-003**	**2.6000e-004**	**3.2100e-003**	**3.4700e-003**			**5.5325**	**1.7000e-003**	**0.0000**	**5.5681**

3.3 Site Preparation - 2017

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
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	7.0000e-005	1.1000e-004	1.1100e-003	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005			0.1977	1.0000e-005	0.0000	0.1979
Total	**7.0000e-005**	**1.1000e-004**	**1.1100e-003**	**0.0000**	**2.2000e-004**	**0.0000**	**2.2000e-004**	**6.0000e-005**	**0.0000**	**6.0000e-005**			**0.1977**	**1.0000e-005**	**0.0000**	**0.1979**

3.4 Grading - 2017

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					0.0317	0.0000	0.0317	0.0167	0.0000	0.0167			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0135	0.1408	0.0948	1.0000e-004		7.7800e-003	7.7800e-003		7.1500e-003	7.1500e-003			9.5462	2.9200e-003	0.0000	9.6076
Total	**0.0135**	**0.1408**	**0.0948**	**1.0000e-004**	**0.0317**	**7.7800e-003**	**0.0395**	**0.0167**	**7.1500e-003**	**0.0239**			**9.5462**	**2.9200e-003**	**0.0000**	**9.6076**

3.4 Grading - 2017

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
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	1.8000e-004	2.7000e-004	2.7700e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004			0.4942	3.0000e-005	0.0000	0.4947
Total	**1.8000e-004**	**2.7000e-004**	**2.7700e-003**	**1.0000e-005**	**5.5000e-004**	**0.0000**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**			**0.4942**	**3.0000e-005**	**0.0000**	**0.4947**

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					0.0317	0.0000	0.0317	0.0167	0.0000	0.0167			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0135	0.1408	0.0948	1.0000e-004		7.7800e-003	7.7800e-003		7.1500e-003	7.1500e-003			9.5462	2.9200e-003	0.0000	9.6076
Total	**0.0135**	**0.1408**	**0.0948**	**1.0000e-004**	**0.0317**	**7.7800e-003**	**0.0395**	**0.0167**	**7.1500e-003**	**0.0239**			**9.5462**	**2.9200e-003**	**0.0000**	**9.6076**

3.4 Grading - 2017

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
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	1.8000e-004	2.7000e-004	2.7700e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004			0.4942	3.0000e-005	0.0000	0.4947
Total	**1.8000e-004**	**2.7000e-004**	**2.7700e-003**	**1.0000e-005**	**5.5000e-004**	**0.0000**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**			**0.4942**	**3.0000e-005**	**0.0000**	**0.4947**

3.5 Building Construction - 2018

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	0.3771	2.6728	2.0363	3.2400e-003		0.1626	0.1626		0.1559	0.1559			273.2778	0.0587	0.0000	274.5111
Total	**0.3771**	**2.6728**	**2.0363**	**3.2400e-003**		**0.1626**	**0.1626**		**0.1559**	**0.1559**			**273.2778**	**0.0587**	**0.0000**	**274.5111**

3.5 Building Construction - 2018

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
Vendor	0.0168	0.1665	0.2335	4.8000e-004	0.0136	2.6500e-003	0.0163	3.8800e-003	2.4400e-003	6.3200e-003			42.1329	3.0000e-004	0.0000	42.1393
Worker	0.0143	0.0214	0.2215	6.0000e-004	0.0485	3.9000e-004	0.0489	0.0129	3.6000e-004	0.0132			42.0571	2.1000e-003	0.0000	42.1011
Total	**0.0311**	**0.1878**	**0.4550**	**1.0800e-003**	**0.0621**	**3.0400e-003**	**0.0651**	**0.0168**	**2.8000e-003**	**0.0196**			**84.1900**	**2.4000e-003**	**0.0000**	**84.2404**

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	0.3771	2.6728	2.0363	3.2400e-003		0.1626	0.1626		0.1559	0.1559			273.2774	0.0587	0.0000	274.5107
Total	**0.3771**	**2.6728**	**2.0363**	**3.2400e-003**		**0.1626**	**0.1626**		**0.1559**	**0.1559**			**273.2774**	**0.0587**	**0.0000**	**274.5107**

3.5 Building Construction - 2018

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
Vendor	0.0168	0.1665	0.2335	4.8000e-004	0.0136	2.6500e-003	0.0163	3.8800e-003	2.4400e-003	6.3200e-003			42.1329	3.0000e-004	0.0000	42.1393
Worker	0.0143	0.0214	0.2215	6.0000e-004	0.0485	3.9000e-004	0.0489	0.0129	3.6000e-004	0.0132			42.0571	2.1000e-003	0.0000	42.1011
Total	**0.0311**	**0.1878**	**0.4550**	**1.0800e-003**	**0.0621**	**3.0400e-003**	**0.0651**	**0.0168**	**2.8000e-003**	**0.0196**			**84.1900**	**2.4000e-003**	**0.0000**	**84.2404**

3.5 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	tons/yr										MT/yr					
Off-Road	5.0900e-003	0.0376	0.0304	5.0000e-005		2.1700e-003	2.1700e-003		2.0800e-003	2.0800e-003			4.1727	8.7000e-004	0.0000	4.1908
Total	**5.0900e-003**	**0.0376**	**0.0304**	**5.0000e-005**		**2.1700e-003**	**2.1700e-003**		**2.0800e-003**	**2.0800e-003**			**4.1727**	**8.7000e-004**	**0.0000**	**4.1908**

3.5 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	2.4000e-004	2.3600e-003	3.4700e-003	1.0000e-005	2.1000e-004	4.0000e-005	2.5000e-004	6.0000e-005	4.0000e-005	1.0000e-004			0.6356	0.0000	0.0000	0.6357
Worker	2.0000e-004	3.0000e-004	3.1200e-003	1.0000e-005	7.5000e-004	1.0000e-005	7.5000e-004	2.0000e-004	1.0000e-005	2.0000e-004			0.6224	3.0000e-005	0.0000	0.6230
Total	**4.4000e-004**	**2.6600e-003**	**6.5900e-003**	**2.0000e-005**	**9.6000e-004**	**5.0000e-005**	**1.0000e-003**	**2.6000e-004**	**5.0000e-005**	**3.0000e-004**			**1.2580**	**3.0000e-005**	**0.0000**	**1.2587**

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	5.0900e-003	0.0376	0.0304	5.0000e-005		2.1700e-003	2.1700e-003		2.0800e-003	2.0800e-003			4.1727	8.7000e-004	0.0000	4.1908
Total	**5.0900e-003**	**0.0376**	**0.0304**	**5.0000e-005**		**2.1700e-003**	**2.1700e-003**		**2.0800e-003**	**2.0800e-003**			**4.1727**	**8.7000e-004**	**0.0000**	**4.1908**

3.5 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	2.4000e-004	2.3600e-003	3.4700e-003	1.0000e-005	2.1000e-004	4.0000e-005	2.5000e-004	6.0000e-005	4.0000e-005	1.0000e-004			0.6356	0.0000	0.0000	0.6357
Worker	2.0000e-004	3.0000e-004	3.1200e-003	1.0000e-005	7.5000e-004	1.0000e-005	7.5000e-004	2.0000e-004	1.0000e-005	2.0000e-004			0.6224	3.0000e-005	0.0000	0.6230
Total	**4.4000e-004**	**2.6600e-003**	**6.5900e-003**	**2.0000e-005**	**9.6000e-004**	**5.0000e-005**	**1.0000e-003**	**2.6000e-004**	**5.0000e-005**	**3.0000e-004**			**1.2580**	**3.0000e-005**	**0.0000**	**1.2587**

3.6 Paving - 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					
Off-Road	6.1600e-003	0.0621	0.0585	9.0000e-005		3.6100e-003	3.6100e-003		3.3300e-003	3.3300e-003			7.8119	2.4200e-003	0.0000	7.8628
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total	**6.1600e-003**	**0.0621**	**0.0585**	**9.0000e-005**		**3.6100e-003**	**3.6100e-003**		**3.3300e-003**	**3.3300e-003**			**7.8119**	**2.4200e-003**	**0.0000**	**7.8628**

3.6 Paving - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	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	2.2000e-004	3.3000e-004	3.4500e-003	1.0000e-005	8.2000e-004	1.0000e-005	8.3000e-004	2.2000e-004	1.0000e-005	2.2000e-004			0.6865	3.0000e-005	0.0000	0.6872
Total	**2.2000e-004**	**3.3000e-004**	**3.4500e-003**	**1.0000e-005**	**8.2000e-004**	**1.0000e-005**	**8.3000e-004**	**2.2000e-004**	**1.0000e-005**	**2.2000e-004**			**0.6865**	**3.0000e-005**	**0.0000**	**0.6872**

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	6.1600e-003	0.0621	0.0585	9.0000e-005		3.6100e-003	3.6100e-003		3.3300e-003	3.3300e-003			7.8119	2.4200e-003	0.0000	7.8628
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total	**6.1600e-003**	**0.0621**	**0.0585**	**9.0000e-005**		**3.6100e-003**	**3.6100e-003**		**3.3300e-003**	**3.3300e-003**			**7.8119**	**2.4200e-003**	**0.0000**	**7.8628**

3.6 Paving - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	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	2.2000e-004	3.3000e-004	3.4500e-003	1.0000e-005	8.2000e-004	1.0000e-005	8.3000e-004	2.2000e-004	1.0000e-005	2.2000e-004			0.6865	3.0000e-005	0.0000	0.6872
Total	**2.2000e-004**	**3.3000e-004**	**3.4500e-003**	**1.0000e-005**	**8.2000e-004**	**1.0000e-005**	**8.3000e-004**	**2.2000e-004**	**1.0000e-005**	**2.2000e-004**			**0.6865**	**3.0000e-005**	**0.0000**	**0.6872**

3.7 Architectural Coating - 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					
Archit. Coating	1.2167					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Off-Road	1.2000e-003	8.2600e-003	8.2900e-003	1.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004			1.1490	1.0000e-004	0.0000	1.1510
Total	**1.2179**	**8.2600e-003**	**8.2900e-003**	**1.0000e-005**		**5.8000e-004**	**5.8000e-004**		**5.8000e-004**	**5.8000e-004**			**1.1490**	**1.0000e-004**	**0.0000**	**1.1510**

3.7 Architectural Coating - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	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	9.0000e-005	1.4000e-004	1.4500e-003	0.0000	3.5000e-004	0.0000	3.5000e-004	9.0000e-005	0.0000	9.0000e-005			0.2883	1.0000e-005	0.0000	0.2886
Total	**9.0000e-005**	**1.4000e-004**	**1.4500e-003**	**0.0000**	**3.5000e-004**	**0.0000**	**3.5000e-004**	**9.0000e-005**	**0.0000**	**9.0000e-005**			**0.2883**	**1.0000e-005**	**0.0000**	**0.2886**

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	1.2167					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Off-Road	1.2000e-003	8.2600e-003	8.2900e-003	1.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004			1.1490	1.0000e-004	0.0000	1.1510
Total	**1.2179**	**8.2600e-003**	**8.2900e-003**	**1.0000e-005**		**5.8000e-004**	**5.8000e-004**		**5.8000e-004**	**5.8000e-004**			**1.1490**	**1.0000e-004**	**0.0000**	**1.1510**

3.7 Architectural Coating - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	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	9.0000e-005	1.4000e-004	1.4500e-003	0.0000	3.5000e-004	0.0000	3.5000e-004	9.0000e-005	0.0000	9.0000e-005			0.2883	1.0000e-005	0.0000	0.2886
Total	**9.0000e-005**	**1.4000e-004**	**1.4500e-003**	**0.0000**	**3.5000e-004**	**0.0000**	**3.5000e-004**	**9.0000e-005**	**0.0000**	**9.0000e-005**			**0.2883**	**1.0000e-005**	**0.0000**	**0.2886**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3818	0.8660	3.5608	8.5100e-003	0.5682	0.0123	0.5805	0.1521	0.0113	0.1634			618.8510	0.0234	0.0000	619.3432
Unmitigated	0.3818	0.8660	3.5608	8.5100e-003	0.5682	0.0123	0.5805	0.1521	0.0113	0.1634			618.8510	0.0234	0.0000	619.3432

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Office Park	250.00	35.90	16.64	628,689	628,689
Pharmacy/Drugstore w/o Drive Thru	636.00	636.00	636.00	870,401	870,401
Total	886.00	671.90	652.64	1,499,090	1,499,090

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Pharmacy/Drugstore w/o Drive	16.60	8.40	6.90	7.40	73.60	19.00	41	6	53

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.510142	0.059804	0.180842	0.139058	0.042603	0.006701	0.016107	0.033206	0.001939	0.002487	0.004384	0.000580	0.002146

5.0 Energy Detail

4.4 Fleet Mix

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	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	6.4900e-003	0.0590	0.0496	3.5000e-004		4.4800e-003	4.4800e-003		4.4800e-003	4.4800e-003			64.2100	1.2300e-003	1.1800e-003	64.6008
NaturalGas Unmitigated	6.4900e-003	0.0590	0.0496	3.5000e-004		4.4800e-003	4.4800e-003		4.4800e-003	4.4800e-003			64.2100	1.2300e-003	1.1800e-003	64.6008

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					
Pharmacy/Drugstore w/o Drive Thru	10250	6.0000e-005	5.0000e-004	4.2000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.5470	1.0000e-005	1.0000e-005	0.5503
Office Park	1.193e+006	6.4300e-003	0.0585	0.0491	3.5000e-004		4.4400e-003	4.4400e-003		4.4400e-003	4.4400e-003			63.6630	1.2200e-003	1.1700e-003	64.0505
Total		**6.4900e-003**	**0.0590**	**0.0495**	**3.5000e-004**		**4.4800e-003**	**4.4800e-003**		**4.4800e-003**	**4.4800e-003**			**64.2100**	**1.2300e-003**	**1.1800e-003**	**64.6008**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Pharmacy/Drugstore w/o Drive Thru	10250	6.0000e-005	5.0000e-004	4.2000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.5470	1.0000e-005	1.0000e-005	0.5503
Office Park	1.193e+006	6.4300e-003	0.0585	0.0491	3.5000e-004		4.4400e-003	4.4400e-003		4.4400e-003	4.4400e-003			63.6630	1.2200e-003	1.1700e-003	64.0505
Total		**6.4900e-003**	**0.0590**	**0.0495**	**3.5000e-004**		**4.4800e-003**	**4.4800e-003**		**4.4800e-003**	**4.4800e-003**			**64.2100**	**1.2300e-003**	**1.1800e-003**	**64.6008**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Office Park	1.717e+006	0.0000	0.0000	0.0000	0.0000
Pharmacy/Drugstore w/o Drive Thru	64000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Office Park	1.717e+006	0.0000	0.0000	0.0000	0.0000
Pharmacy/Drugstore w/o Drive Thru	64000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive 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	0.5012	1.0000e-005	1.3500e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.6100e-003	1.0000e-005	0.0000	2.7500e-003
Unmitigated	0.5012	1.0000e-005	1.3500e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.6100e-003	1.0000e-005	0.0000	2.7500e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1217					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3794					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Landscaping	1.3000e-004	1.0000e-005	1.3500e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.6100e-003	1.0000e-005	0.0000	2.7500e-003
Total	**0.5012**	**1.0000e-005**	**1.3500e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**			**2.6100e-003**	**1.0000e-005**	**0.0000**	**2.7500e-003**

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	0.1217					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3794					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Landscaping	1.3000e-004	1.0000e-005	1.3500e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.6100e-003	1.0000e-005	0.0000	2.7500e-003
Total	**0.5012**	**1.0000e-005**	**1.3500e-003**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**			**2.6100e-003**	**1.0000e-005**	**0.0000**	**2.7500e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	5.7504	0.5906	0.0140	22.4767
Unmitigated	5.7504	0.5906	0.0140	22.4767

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Office Park	17.7734 / 10.8934	5.6387	0.5792	0.0137	22.0400
Pharmacy/Drugstore w/o Drive Thru	0.352238 / 0.215888	0.1118	0.0115	2.7000e-004	0.4368
Total		**5.7504**	**0.5906**	**0.0139**	**22.4767**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Office Park	17.7734 / 10.8934	5.6387	0.5792	0.0137	22.0400
Pharmacy/Drugstore w/o Drive Thru	0.352238 / 0.215888	0.1118	0.0115	2.7000e-004	0.4368
Total		**5.7504**	**0.5906**	**0.0139**	**22.4767**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	21.9291	1.2960	0.0000	49.1446
Unmitigated	21.9291	1.2960	0.0000	49.1446

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Office Park	93	18.8782	1.1157	0.0000	42.3072
Pharmacy/Drugstore w/o Drive Thru	15.03	3.0510	0.1803	0.0000	6.8374
Total		**21.9291**	**1.2960**	**0.0000**	**49.1446**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Office Park	93	18.8782	1.1157	0.0000	42.3072
Pharmacy/Drugstore w/o Drive Thru	15.03	3.0510	0.1803	0.0000	6.8374
Total		**21.9291**	**1.2960**	**0.0000**	**49.1446**

9.0 Operational Offroad

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

10.0 Vegetation

Briistol Gourmet Food Hall and Storage Project

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Office Park	100.00	1000sqft	2.30	100,000.00	0
Pharmacy/Drugstore w/o Drive Thru	5.00	1000sqft	0.11	5,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2019
Utility Company					
CO2 Intensity (lb/MWhr)	0	**CH4 Intensity (lb/MWhr)**	0	**N2O Intensity (lb/MWhr)**	0

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Info from PD

Construction Phase - Based on email and assumptions of construction cycle

Demolition -

Grading - estimated from site plan

Vehicle Trips - Adjusted for Traffic report information

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	9.00
tblConstructionPhase	NumDays	220.00	264.00
tblConstructionPhase	NumDays	20.00	40.00
tblConstructionPhase	NumDays	6.00	10.00
tblConstructionPhase	NumDays	3.00	5.00
tblConstructionPhase	PhaseEndDate	12/20/2018	1/4/2019
tblConstructionPhase	PhaseStartDate	1/19/2019	1/21/2019
tblConstructionPhase	PhaseStartDate	12/16/2017	1/2/2018
tblConstructionPhase	PhaseStartDate	12/2/2017	12/4/2017
tblConstructionPhase	PhaseStartDate	1/5/2019	1/7/2019
tblConstructionPhase	PhaseStartDate	11/25/2017	11/27/2017
tblGrading	AcresOfGrading	5.00	3.00
tblGrading	AcresOfGrading	7.50	4.50
tblProjectCharacteristics	OperationalYear	2014	2019
tblVehicleTrips	ST_TR	1.64	0.36
tblVehicleTrips	ST_TR	90.06	127.20
tblVehicleTrips	SU_TR	0.76	0.17
tblVehicleTrips	SU_TR	90.06	127.20
tblVehicleTrips	WD_TR	11.42	2.50
tblVehicleTrips	WD_TR	90.06	127.20

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	2.8399	28.6607	22.4351	0.0295	6.4520	1.6245	8.0079	3.3742	1.5191	4.8057			2,920.4890	0.7519	0.0000	2,936.2798
2018	3.1370	21.9316	18.9964	0.0334	0.4863	1.2744	1.7607	0.1311	1.2207	1.3517			3,050.2011	0.5183	0.0000	3,061.0852
2019	270.6633	20.0444	18.3336	0.0334	0.4863	1.1068	1.5932	0.1311	1.0603	1.1914			3,011.6126	0.5415	0.0000	3,022.9840
Total	**276.6402**	**70.6367**	**59.7652**	**0.0962**	**7.4247**	**4.0057**	**11.3618**	**3.6363**	**3.8000**	**7.3488**			**8,982.3027**	**1.8117**	**0.0000**	**9,020.3490**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	2.8399	28.6607	22.4351	0.0295	6.4520	1.6245	8.0079	3.3742	1.5191	4.8057			2,920.4890	0.7519	0.0000	2,936.2798
2018	3.1370	21.9316	18.9964	0.0334	0.4863	1.2744	1.7607	0.1311	1.2207	1.3517			3,050.2011	0.5183	0.0000	3,061.0852
2019	270.6633	20.0444	18.3336	0.0334	0.4863	1.1068	1.5932	0.1311	1.0603	1.1914			3,011.6126	0.5415	0.0000	3,022.9840
Total	**276.6402**	**70.6367**	**59.7652**	**0.0962**	**7.4247**	**4.0057**	**11.3618**	**3.6363**	**3.8000**	**7.3488**			**8,982.3027**	**1.8117**	**0.0000**	**9,020.3489**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Energy	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927
Mobile	2.3393	5.0384	21.2067	0.0555	3.6381	0.0766	3.7147	0.9721	0.0706	1.0428			4,440.6995	0.1612		4,444.0854
Total	**5.1216**	**5.3617**	**21.4890**	**0.0574**	**3.6381**	**0.1012**	**3.7393**	**0.9721**	**0.0952**	**1.0674**			**4,828.5549**	**0.1687**	**7.1100e-003**	**4,834.3024**

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	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Energy	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927
Mobile	2.3393	5.0384	21.2067	0.0555	3.6381	0.0766	3.7147	0.9721	0.0706	1.0428			4,440.6995	0.1612		4,444.0854
Total	**5.1216**	**5.3617**	**21.4890**	**0.0574**	**3.6381**	**0.1012**	**3.7393**	**0.9721**	**0.0952**	**1.0674**			**4,828.5549**	**0.1687**	**7.1100e-003**	**4,834.3024**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	10/2/2017	11/24/2017	5	40	
2	Site Preparation	Site Preparation	11/27/2017	12/1/2017	5	5	
3	Grading	Grading	12/4/2017	12/15/2017	5	10	
4	Building Construction	Building Construction	1/2/2018	1/4/2019	5	264	
5	Paving	Paving	1/7/2019	1/18/2019	5	10	
6	Architectural Coating	Architectural Coating	1/21/2019	1/31/2019	5	9	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 3

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 157,500; Non-Residential Outdoor: 52,500 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Site Preparation	Graders	1	8.00	174	0.41
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Site Preparation	Scrapers	1	8.00	361	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	226	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	125	0.42
Paving	Paving Equipment	1	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	172.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	34.00	17.00	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	1	7.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9323	0.0000	0.9323	0.1412	0.0000	0.1412			0.0000			0.0000
Off-Road	2.7216	26.5855	20.8712	0.0245		1.6062	1.6062		1.5022	1.5022			2,457.4682	0.6235		2,470.5620
Total	**2.7216**	**26.5855**	**20.8712**	**0.0245**	**0.9323**	**1.6062**	**2.5385**	**0.1412**	**1.5022**	**1.6434**			**2,457.4682**	**0.6235**		**2,470.5620**

3.2 Demolition - 2017

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	0.0695	1.0804	0.7995	3.1700e-003	0.0749	0.0171	0.0920	0.0205	0.0157	0.0363			314.3095	2.2200e-003		314.3562
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
Worker	0.0488	0.0613	0.7644	1.8400e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396			148.7114	7.3200e-003		148.8651
Total	**0.1183**	**1.1417**	**1.5639**	**5.0100e-003**	**0.2203**	**0.0183**	**0.2385**	**0.0591**	**0.0168**	**0.0759**			**463.0208**	**9.5400e-003**		**463.2212**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9323	0.0000	0.9323	0.1412	0.0000	0.1412			0.0000			0.0000
Off-Road	2.7216	26.5855	20.8712	0.0245		1.6062	1.6062		1.5022	1.5022			2,457.4682	0.6235		2,470.5620
Total	**2.7216**	**26.5855**	**20.8712**	**0.0245**	**0.9323**	**1.6062**	**2.5385**	**0.1412**	**1.5022**	**1.6434**			**2,457.4682**	**0.6235**		**2,470.5620**

3.2 Demolition - 2017

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	0.0695	1.0804	0.7995	3.1700e-003	0.0749	0.0171	0.0920	0.0205	0.0157	0.0363			314.3095	2.2200e-003		314.3562
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
Worker	0.0488	0.0613	0.7644	1.8400e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396			148.7114	7.3200e-003		148.8651
Total	**0.1183**	**1.1417**	**1.5639**	**5.0100e-003**	**0.2203**	**0.0183**	**0.2385**	**0.0591**	**0.0168**	**0.0759**			**463.0208**	**9.5400e-003**		**463.2212**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9545	0.0000	0.9545	0.1031	0.0000	0.1031			0.0000			0.0000
Off-Road	2.5289	28.6230	17.1310	0.0238		1.3967	1.3967		1.2850	1.2850			2,439.4360	0.7474		2,455.1322
Total	**2.5289**	**28.6230**	**17.1310**	**0.0238**	**0.9545**	**1.3967**	**2.3512**	**0.1031**	**1.2850**	**1.3880**			**2,439.4360**	**0.7474**		**2,455.1322**

3.3 Site Preparation - 2017

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
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
Worker	0.0300	0.0377	0.4704	1.1300e-003	0.0894	7.2000e-004	0.0901	0.0237	6.6000e-004	0.0244			91.5147	4.5000e-003		91.6093
Total	**0.0300**	**0.0377**	**0.4704**	**1.1300e-003**	**0.0894**	**7.2000e-004**	**0.0901**	**0.0237**	**6.6000e-004**	**0.0244**			**91.5147**	**4.5000e-003**		**91.6093**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9545	0.0000	0.9545	0.1031	0.0000	0.1031			0.0000			0.0000
Off-Road	2.5289	28.6230	17.1310	0.0238		1.3967	1.3967		1.2850	1.2850			2,439.4360	0.7474		2,455.1322
Total	**2.5289**	**28.6230**	**17.1310**	**0.0238**	**0.9545**	**1.3967**	**2.3512**	**0.1031**	**1.2850**	**1.3880**			**2,439.4360**	**0.7474**		**2,455.1322**

3.3 Site Preparation - 2017

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
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
Worker	0.0300	0.0377	0.4704	1.1300e-003	0.0894	7.2000e-004	0.0901	0.0237	6.6000e-004	0.0244			91.5147	4.5000e-003		91.6093
Total	**0.0300**	**0.0377**	**0.4704**	**1.1300e-003**	**0.0894**	**7.2000e-004**	**0.0901**	**0.0237**	**6.6000e-004**	**0.0244**			**91.5147**	**4.5000e-003**		**91.6093**

3.4 Grading - 2017

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					6.3402	0.0000	6.3402	3.3446	0.0000	3.3446			0.0000			0.0000
Off-Road	2.6973	28.1608	18.9679	0.0206		1.5550	1.5550		1.4306	1.4306			2,104.5737	0.6448		2,118.1153
Total	**2.6973**	**28.1608**	**18.9679**	**0.0206**	**6.3402**	**1.5550**	**7.8953**	**3.3446**	**1.4306**	**4.7752**			**2,104.5737**	**0.6448**		**2,118.1153**

3.4 Grading - 2017

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
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
Worker	0.0375	0.0472	0.5880	1.4200e-003	0.1118	9.0000e-004	0.1127	0.0296	8.3000e-004	0.0305			114.3934	5.6300e-003		114.5116
Total	**0.0375**	**0.0472**	**0.5880**	**1.4200e-003**	**0.1118**	**9.0000e-004**	**0.1127**	**0.0296**	**8.3000e-004**	**0.0305**			**114.3934**	**5.6300e-003**		**114.5116**

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					6.3402	0.0000	6.3402	3.3446	0.0000	3.3446			0.0000			0.0000
Off-Road	2.6973	28.1608	18.9679	0.0206		1.5550	1.5550		1.4306	1.4306			2,104.5737	0.6448		2,118.1153
Total	**2.6973**	**28.1608**	**18.9679**	**0.0206**	**6.3402**	**1.5550**	**7.8953**	**3.3446**	**1.4306**	**4.7752**			**2,104.5737**	**0.6448**		**2,118.1153**

3.4 Grading - 2017

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
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
Worker	0.0375	0.0472	0.5880	1.4200e-003	0.1118	9.0000e-004	0.1127	0.0296	8.3000e-004	0.0305			114.3934	5.6300e-003		114.5116
Total	**0.0375**	**0.0472**	**0.5880**	**1.4200e-003**	**0.1118**	**9.0000e-004**	**0.1127**	**0.0296**	**8.3000e-004**	**0.0305**			**114.3934**	**5.6300e-003**		**114.5116**

3.5 Building Construction - 2018

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	2.9004	20.5600	15.6637	0.0249		1.2511	1.2511		1.1992	1.1992			2,317.2089	0.4980		2,327.6664
Total	**2.9004**	**20.5600**	**15.6637**	**0.0249**		**1.2511**	**1.2511**		**1.1992**	**1.1992**			**2,317.2089**	**0.4980**		**2,327.6664**

3.5 Building Construction - 2018

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
Vendor	0.1216	1.2261	1.5168	3.6900e-003	0.1063	0.0203	0.1266	0.0303	0.0187	0.0490			358.5267	2.5400e-003		358.5801
Worker	0.1151	0.1454	1.8159	4.8100e-003	0.3800	2.9700e-003	0.3830	0.1008	2.7500e-003	0.1035			374.4655	0.0178		374.8387
Total	**0.2367**	**1.3716**	**3.3327**	**8.5000e-003**	**0.4863**	**0.0233**	**0.5096**	**0.1311**	**0.0214**	**0.1525**			**732.9923**	**0.0203**		**733.4188**

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	2.9004	20.5600	15.6637	0.0249		1.2511	1.2511		1.1992	1.1992			2,317.2089	0.4980		2,327.6664
Total	**2.9004**	**20.5600**	**15.6637**	**0.0249**		**1.2511**	**1.2511**		**1.1992**	**1.1992**			**2,317.2089**	**0.4980**		**2,327.6664**

3.5 Building Construction - 2018

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
Vendor	0.1216	1.2261	1.5168	3.6900e-003	0.1063	0.0203	0.1266	0.0303	0.0187	0.0490			358.5267	2.5400e-003		358.5801
Worker	0.1151	0.1454	1.8159	4.8100e-003	0.3800	2.9700e-003	0.3830	0.1008	2.7500e-003	0.1035			374.4655	0.0178		374.8387
Total	**0.2367**	**1.3716**	**3.3327**	**8.5000e-003**	**0.4863**	**0.0233**	**0.5096**	**0.1311**	**0.0214**	**0.1525**			**732.9923**	**0.0203**		**733.4188**

3.5 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	2.5471	18.7802	15.2049	0.0249		1.0846	1.0846		1.0399	1.0399			2,299.7816	0.4771		2,309.8005
Total	**2.5471**	**18.7802**	**15.2049**	**0.0249**		**1.0846**	**1.0846**		**1.0399**	**1.0399**			**2,299.7816**	**0.4771**		**2,309.8005**

3.5 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.1152	1.1308	1.4598	3.6700e-003	0.1063	0.0193	0.1256	0.0303	0.0177	0.0480			351.5617	2.4900e-003		351.6140
Worker	0.1059	0.1334	1.6689	4.8000e-003	0.3800	2.9200e-003	0.3830	0.1008	2.7100e-003	0.1035			360.2693	0.0166		360.6186
Total	**0.2211**	**1.2642**	**3.1288**	**8.4700e-003**	**0.4863**	**0.0222**	**0.5085**	**0.1311**	**0.0205**	**0.1515**			**711.8310**	**0.0191**		**712.2326**

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	2.5471	18.7802	15.2049	0.0249		1.0846	1.0846		1.0399	1.0399			2,299.7816	0.4771		2,309.8005
Total	**2.5471**	**18.7802**	**15.2049**	**0.0249**		**1.0846**	**1.0846**		**1.0399**	**1.0399**			**2,299.7816**	**0.4771**		**2,309.8005**

3.5 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.1152	1.1308	1.4598	3.6700e-003	0.1063	0.0193	0.1256	0.0303	0.0177	0.0480			351.5617	2.4900e-003		351.6140
Worker	0.1059	0.1334	1.6689	4.8000e-003	0.3800	2.9200e-003	0.3830	0.1008	2.7100e-003	0.1035			360.2693	0.0166		360.6186
Total	**0.2211**	**1.2642**	**3.1288**	**8.4700e-003**	**0.4863**	**0.0222**	**0.5085**	**0.1311**	**0.0205**	**0.1515**			**711.8310**	**0.0191**		**712.2326**

3.6 Paving - 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	1.2310	12.4141	11.7009	0.0176		0.7225	0.7225		0.6658	0.6658			1,722.2285	0.5342		1,733.4458
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2310**	**12.4141**	**11.7009**	**0.0176**		**0.7225**	**0.7225**		**0.6658**	**0.6658**			**1,722.2285**	**0.5342**		**1,733.4458**

3.6 Paving - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0467	0.0589	0.7363	2.1200e-003	0.1677	1.2900e-003	0.1690	0.0445	1.1900e-003	0.0457			158.9423	7.3400e-003		159.0964
Total	**0.0467**	**0.0589**	**0.7363**	**2.1200e-003**	**0.1677**	**1.2900e-003**	**0.1690**	**0.0445**	**1.1900e-003**	**0.0457**			**158.9423**	**7.3400e-003**		**159.0964**

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	1.2310	12.4141	11.7009	0.0176		0.7225	0.7225		0.6658	0.6658			1,722.2285	0.5342		1,733.4458
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2310**	**12.4141**	**11.7009**	**0.0176**		**0.7225**	**0.7225**		**0.6658**	**0.6658**			**1,722.2285**	**0.5342**		**1,733.4458**

3.6 Paving - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0467	0.0589	0.7363	2.1200e-003	0.1677	1.2900e-003	0.1690	0.0445	1.1900e-003	0.0457			158.9423	7.3400e-003		159.0964
Total	**0.0467**	**0.0589**	**0.7363**	**2.1200e-003**	**0.1677**	**1.2900e-003**	**0.1690**	**0.0445**	**1.1900e-003**	**0.0457**			**158.9423**	**7.3400e-003**		**159.0964**

3.7 Architectural Coating - 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					
Archit. Coating	270.3750					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288			281.4481	0.0238		281.9473
Total	**270.6414**	**1.8354**	**1.8413**	**2.9700e-003**		**0.1288**	**0.1288**		**0.1288**	**0.1288**			**281.4481**	**0.0238**		**281.9473**

3.7 Architectural Coating - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0218	0.0275	0.3436	9.9000e-004	0.0782	6.0000e-004	0.0789	0.0208	5.6000e-004	0.0213			74.1731	3.4200e-003		74.2450
Total	**0.0218**	**0.0275**	**0.3436**	**9.9000e-004**	**0.0782**	**6.0000e-004**	**0.0789**	**0.0208**	**5.6000e-004**	**0.0213**			**74.1731**	**3.4200e-003**		**74.2450**

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	270.3750					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288			281.4481	0.0238		281.9473
Total	**270.6414**	**1.8354**	**1.8413**	**2.9700e-003**		**0.1288**	**0.1288**		**0.1288**	**0.1288**			**281.4481**	**0.0238**		**281.9473**

3.7 Architectural Coating - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0218	0.0275	0.3436	9.9000e-004	0.0782	6.0000e-004	0.0789	0.0208	5.6000e-004	0.0213			74.1731	3.4200e-003		74.2450
Total	**0.0218**	**0.0275**	**0.3436**	**9.9000e-004**	**0.0782**	**6.0000e-004**	**0.0789**	**0.0208**	**5.6000e-004**	**0.0213**			**74.1731**	**3.4200e-003**		**74.2450**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.3393	5.0384	21.2067	0.0555	3.6381	0.0766	3.7147	0.9721	0.0706	1.0428			4,440.6995	0.1612		4,444.0854
Unmitigated	2.3393	5.0384	21.2067	0.0555	3.6381	0.0766	3.7147	0.9721	0.0706	1.0428			4,440.6995	0.1612		4,444.0854

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Office Park	250.00	35.90	16.64	628,689	628,689
Pharmacy/Drugstore w/o Drive Thru	636.00	636.00	636.00	870,401	870,401
Total	886.00	671.90	652.64	1,499,090	1,499,090

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Pharmacy/Drugstore w/o Drive	16.60	8.40	6.90	7.40	73.60	19.00	41	6	53

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.510142	0.059804	0.180842	0.139058	0.042603	0.006701	0.016107	0.033206	0.001939	0.002487	0.004384	0.000580	0.002146

5.0 Energy Detail

4.4 Fleet Mix

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	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927
NaturalGas Unmitigated	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927

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					
Pharmacy/Drugstore w/o Drive Thru	28.0822	3.0000e-004	2.7500e-003	2.3100e-003	2.0000e-005		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004			3.3038	6.0000e-005	6.0000e-005	3.3239
Office Park	3268.49	0.0353	0.3204	0.2692	1.9200e-003		0.0244	0.0244		0.0244	0.0244			384.5286	7.3700e-003	7.0500e-003	386.8688
Total		**0.0356**	**0.3232**	**0.2715**	**1.9400e-003**		**0.0246**	**0.0246**		**0.0246**	**0.0246**			**387.8324**	**7.4300e-003**	**7.1100e-003**	**390.1927**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Pharmacy/Drugstore w/o Drive Thru	0.0280822	3.0000e-004	2.7500e-003	2.3100e-003	2.0000e-005		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004			3.3038	6.0000e-005	6.0000e-005	3.3239
Office Park	3.26849	0.0353	0.3204	0.2692	1.9200e-003		0.0244	0.0244		0.0244	0.0244			384.5286	7.3700e-003	7.0500e-003	386.8688
Total		**0.0356**	**0.3232**	**0.2715**	**1.9400e-003**		**0.0246**	**0.0246**		**0.0246**	**0.0246**			**387.8324**	**7.4300e-003**	**7.1100e-003**	**390.1927**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Unmitigated	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243

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	0.6667					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0790					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0300e-003	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Total	**2.7467**	**1.0000e-004**	**0.0108**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**			**0.0230**	**6.0000e-005**		**0.0243**

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	0.6667					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0790					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0300e-003	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Total	**2.7467**	**1.0000e-004**	**0.0108**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**			**0.0230**	**6.0000e-005**		**0.0243**

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

10.0 Vegetation

Briistol Gourmet Food Hall and Storage Project

South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Office Park	100.00	1000sqft	2.30	100,000.00	0
Pharmacy/Drugstore w/o Drive Thru	5.00	1000sqft	0.11	5,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2019
Utility Company					
CO2 Intensity (lb/MWhr)	0	**CH4 Intensity (lb/MWhr)**	0	**N2O Intensity (lb/MWhr)**	0

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Info from PD

Construction Phase - Based on email and assumptions of construction cycle

Demolition -

Grading - estimated from site plan

Vehicle Trips - Adjusted for Traffic report information

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	9.00
tblConstructionPhase	NumDays	220.00	264.00
tblConstructionPhase	NumDays	20.00	40.00
tblConstructionPhase	NumDays	6.00	10.00
tblConstructionPhase	NumDays	3.00	5.00
tblConstructionPhase	PhaseEndDate	12/20/2018	1/4/2019
tblConstructionPhase	PhaseStartDate	1/19/2019	1/21/2019
tblConstructionPhase	PhaseStartDate	12/16/2017	1/2/2018
tblConstructionPhase	PhaseStartDate	12/2/2017	12/4/2017
tblConstructionPhase	PhaseStartDate	1/5/2019	1/7/2019
tblConstructionPhase	PhaseStartDate	11/25/2017	11/27/2017
tblGrading	AcresOfGrading	5.00	3.00
tblGrading	AcresOfGrading	7.50	4.50
tblProjectCharacteristics	OperationalYear	2014	2019
tblVehicleTrips	ST_TR	1.64	0.36
tblVehicleTrips	ST_TR	90.06	127.20
tblVehicleTrips	SU_TR	0.76	0.17
tblVehicleTrips	SU_TR	90.06	127.20
tblVehicleTrips	WD_TR	11.42	2.50
tblVehicleTrips	WD_TR	90.06	127.20

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	2.8444	28.6644	22.4954	0.0294	6.4520	1.6245	8.0079	3.3742	1.5191	4.8057			2,910.5016	0.7519	0.0000	2,926.2924
2018	3.1497	21.9753	19.1758	0.0331	0.4863	1.2746	1.7609	0.1311	1.2208	1.3519			3,023.8672	0.5184	0.0000	3,034.7530
2019	270.6636	20.0839	18.5175	0.0330	0.4863	1.1070	1.5934	0.1311	1.0605	1.1915			2,986.1525	0.5415	0.0000	2,997.5239
Total	**276.6577**	**70.7235**	**60.1888**	**0.0955**	**7.4247**	**4.0061**	**11.3622**	**3.6363**	**3.8004**	**7.3491**			**8,920.5213**	**1.8118**	**0.0000**	**8,958.5693**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	2.8444	28.6644	22.4954	0.0294	6.4520	1.6245	8.0079	3.3742	1.5191	4.8057			2,910.5016	0.7519	0.0000	2,926.2924
2018	3.1497	21.9753	19.1758	0.0331	0.4863	1.2746	1.7609	0.1311	1.2208	1.3519			3,023.8672	0.5184	0.0000	3,034.7530
2019	270.6636	20.0839	18.5175	0.0330	0.4863	1.1070	1.5934	0.1311	1.0605	1.1915			2,986.1525	0.5415	0.0000	2,997.5239
Total	**276.6577**	**70.7235**	**60.1888**	**0.0955**	**7.4247**	**4.0061**	**11.3622**	**3.6363**	**3.8004**	**7.3491**			**8,920.5213**	**1.8118**	**0.0000**	**8,958.5693**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Energy	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927
Mobile	2.4305	5.2703	21.7938	0.0527	3.6381	0.0770	3.7151	0.9721	0.0710	1.0432			4,229.8554	0.1615		4,233.2469
Total	**5.2127**	**5.5936**	**22.0761**	**0.0547**	**3.6381**	**0.1016**	**3.7397**	**0.9721**	**0.0956**	**1.0678**			**4,617.7107**	**0.1690**	**7.1100e-003**	**4,623.4639**

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	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Energy	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927
Mobile	2.4305	5.2703	21.7938	0.0527	3.6381	0.0770	3.7151	0.9721	0.0710	1.0432			4,229.8554	0.1615		4,233.2469
Total	**5.2127**	**5.5936**	**22.0761**	**0.0547**	**3.6381**	**0.1016**	**3.7397**	**0.9721**	**0.0956**	**1.0678**			**4,617.7107**	**0.1690**	**7.1100e-003**	**4,623.4639**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	10/2/2017	11/24/2017	5	40	
2	Site Preparation	Site Preparation	11/27/2017	12/1/2017	5	5	
3	Grading	Grading	12/4/2017	12/15/2017	5	10	
4	Building Construction	Building Construction	1/2/2018	1/4/2019	5	264	
5	Paving	Paving	1/7/2019	1/18/2019	5	10	
6	Architectural Coating	Architectural Coating	1/21/2019	1/31/2019	5	9	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 3

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 157,500; Non-Residential Outdoor: 52,500 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Site Preparation	Graders	1	8.00	174	0.41
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Site Preparation	Scrapers	1	8.00	361	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	226	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	125	0.42
Paving	Paving Equipment	1	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	172.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	34.00	17.00	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	1	7.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9323	0.0000	0.9323	0.1412	0.0000	0.1412			0.0000			0.0000
Off-Road	2.7216	26.5855	20.8712	0.0245		1.6062	1.6062		1.5022	1.5022			2,457.4682	0.6235		2,470.5620
Total	**2.7216**	**26.5855**	**20.8712**	**0.0245**	**0.9323**	**1.6062**	**2.5385**	**0.1412**	**1.5022**	**1.6434**			**2,457.4682**	**0.6235**		**2,470.5620**

3.2 Demolition - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0731	1.1195	0.9225	3.1600e-003	0.0749	0.0171	0.0921	0.0205	0.0158	0.0363			313.5615	2.2500e-003		313.6088
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
Worker	0.0497	0.0673	0.7017	1.7200e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396			139.4719	7.3200e-003		139.6256
Total	**0.1229**	**1.1868**	**1.6242**	**4.8800e-003**	**0.2203**	**0.0183**	**0.2386**	**0.0591**	**0.0169**	**0.0759**			**453.0334**	**9.5700e-003**		**453.2345**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9323	0.0000	0.9323	0.1412	0.0000	0.1412			0.0000			0.0000
Off-Road	2.7216	26.5855	20.8712	0.0245		1.6062	1.6062		1.5022	1.5022			2,457.4682	0.6235		2,470.5620
Total	**2.7216**	**26.5855**	**20.8712**	**0.0245**	**0.9323**	**1.6062**	**2.5385**	**0.1412**	**1.5022**	**1.6434**			**2,457.4682**	**0.6235**		**2,470.5620**

3.2 Demolition - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0731	1.1195	0.9225	3.1600e-003	0.0749	0.0171	0.0921	0.0205	0.0158	0.0363			313.5615	2.2500e-003		313.6088
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
Worker	0.0497	0.0673	0.7017	1.7200e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396			139.4719	7.3200e-003		139.6256
Total	**0.1229**	**1.1868**	**1.6242**	**4.8800e-003**	**0.2203**	**0.0183**	**0.2386**	**0.0591**	**0.0169**	**0.0759**			**453.0334**	**9.5700e-003**		**453.2345**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9545	0.0000	0.9545	0.1031	0.0000	0.1031			0.0000			0.0000
Off-Road	2.5289	28.6230	17.1310	0.0238		1.3967	1.3967		1.2850	1.2850			2,439.4360	0.7474		2,455.1322
Total	**2.5289**	**28.6230**	**17.1310**	**0.0238**	**0.9545**	**1.3967**	**2.3512**	**0.1031**	**1.2850**	**1.3880**			**2,439.4360**	**0.7474**		**2,455.1322**

3.3 Site Preparation - 2017

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
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
Worker	0.0306	0.0414	0.4318	1.0600e-003	0.0894	7.2000e-004	0.0901	0.0237	6.6000e-004	0.0244			85.8289	4.5000e-003		85.9235
Total	**0.0306**	**0.0414**	**0.4318**	**1.0600e-003**	**0.0894**	**7.2000e-004**	**0.0901**	**0.0237**	**6.6000e-004**	**0.0244**			**85.8289**	**4.5000e-003**		**85.9235**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9545	0.0000	0.9545	0.1031	0.0000	0.1031			0.0000			0.0000
Off-Road	2.5289	28.6230	17.1310	0.0238		1.3967	1.3967		1.2850	1.2850			2,439.4360	0.7474		2,455.1322
Total	**2.5289**	**28.6230**	**17.1310**	**0.0238**	**0.9545**	**1.3967**	**2.3512**	**0.1031**	**1.2850**	**1.3880**			**2,439.4360**	**0.7474**		**2,455.1322**

3.3 Site Preparation - 2017

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
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
Worker	0.0306	0.0414	0.4318	1.0600e-003	0.0894	7.2000e-004	0.0901	0.0237	6.6000e-004	0.0244			85.8289	4.5000e-003		85.9235
Total	**0.0306**	**0.0414**	**0.4318**	**1.0600e-003**	**0.0894**	**7.2000e-004**	**0.0901**	**0.0237**	**6.6000e-004**	**0.0244**			**85.8289**	**4.5000e-003**		**85.9235**

3.4 Grading - 2017

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					6.3402	0.0000	6.3402	3.3446	0.0000	3.3446			0.0000			0.0000
Off-Road	2.6973	28.1608	18.9679	0.0206		1.5550	1.5550		1.4306	1.4306			2,104.5737	0.6448		2,118.1153
Total	**2.6973**	**28.1608**	**18.9679**	**0.0206**	**6.3402**	**1.5550**	**7.8953**	**3.3446**	**1.4306**	**4.7752**			**2,104.5737**	**0.6448**		**2,118.1153**

3.4 Grading - 2017

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
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
Worker	0.0382	0.0518	0.5398	1.3300e-003	0.1118	9.0000e-004	0.1127	0.0296	8.3000e-004	0.0305			107.2861	5.6300e-003		107.4043
Total	**0.0382**	**0.0518**	**0.5398**	**1.3300e-003**	**0.1118**	**9.0000e-004**	**0.1127**	**0.0296**	**8.3000e-004**	**0.0305**			**107.2861**	**5.6300e-003**		**107.4043**

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					6.3402	0.0000	6.3402	3.3446	0.0000	3.3446			0.0000			0.0000
Off-Road	2.6973	28.1608	18.9679	0.0206		1.5550	1.5550		1.4306	1.4306			2,104.5737	0.6448		2,118.1153
Total	**2.6973**	**28.1608**	**18.9679**	**0.0206**	**6.3402**	**1.5550**	**7.8953**	**3.3446**	**1.4306**	**4.7752**			**2,104.5737**	**0.6448**		**2,118.1153**

3.4 Grading - 2017

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
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
Worker	0.0382	0.0518	0.5398	1.3300e-003	0.1118	9.0000e-004	0.1127	0.0296	8.3000e-004	0.0305			107.2861	5.6300e-003		107.4043
Total	**0.0382**	**0.0518**	**0.5398**	**1.3300e-003**	**0.1118**	**9.0000e-004**	**0.1127**	**0.0296**	**8.3000e-004**	**0.0305**			**107.2861**	**5.6300e-003**		**107.4043**

3.5 Building Construction - 2018

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	2.9004	20.5600	15.6637	0.0249		1.2511	1.2511		1.1992	1.1992			2,317.2089	0.4980		2,327.6664
Total	**2.9004**	**20.5600**	**15.6637**	**0.0249**		**1.2511**	**1.2511**		**1.1992**	**1.1992**			**2,317.2089**	**0.4980**		**2,327.6664**

3.5 Building Construction - 2018

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
Vendor	0.1324	1.2557	1.8514	3.6600e-003	0.1063	0.0205	0.1268	0.0303	0.0189	0.0491			355.5062	2.6200e-003		355.5612
Worker	0.1169	0.1596	1.6607	4.5100e-003	0.3800	2.9700e-003	0.3830	0.1008	2.7500e-003	0.1035			351.1522	0.0178		351.5253
Total	**0.2494**	**1.4152**	**3.5121**	**8.1700e-003**	**0.4863**	**0.0235**	**0.5098**	**0.1311**	**0.0216**	**0.1527**			**706.6583**	**0.0204**		**707.0866**

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	2.9004	20.5600	15.6637	0.0249		1.2511	1.2511		1.1992	1.1992			2,317.2089	0.4980		2,327.6664
Total	**2.9004**	**20.5600**	**15.6637**	**0.0249**		**1.2511**	**1.2511**		**1.1992**	**1.1992**			**2,317.2089**	**0.4980**		**2,327.6664**

3.5 Building Construction - 2018

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
Vendor	0.1324	1.2557	1.8514	3.6600e-003	0.1063	0.0205	0.1268	0.0303	0.0189	0.0491			355.5062	2.6200e-003		355.5612
Worker	0.1169	0.1596	1.6607	4.5100e-003	0.3800	2.9700e-003	0.3830	0.1008	2.7500e-003	0.1035			351.1522	0.0178		351.5253
Total	**0.2494**	**1.4152**	**3.5121**	**8.1700e-003**	**0.4863**	**0.0235**	**0.5098**	**0.1311**	**0.0216**	**0.1527**			**706.6583**	**0.0204**		**707.0866**

3.5 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	2.5471	18.7802	15.2049	0.0249		1.0846	1.0846		1.0399	1.0399			2,299.7816	0.4771		2,309.8005
Total	**2.5471**	**18.7802**	**15.2049**	**0.0249**		**1.0846**	**1.0846**		**1.0399**	**1.0399**			**2,299.7816**	**0.4771**		**2,309.8005**

3.5 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.1252	1.1574	1.7906	3.6500e-003	0.1063	0.0195	0.1258	0.0303	0.0179	0.0482			348.5863	2.5700e-003		348.6404
Worker	0.1075	0.1463	1.5221	4.5000e-003	0.3800	2.9200e-003	0.3830	0.1008	2.7100e-003	0.1035			337.7846	0.0166		338.1339
Total	**0.2327**	**1.3037**	**3.3127**	**8.1500e-003**	**0.4863**	**0.0224**	**0.5087**	**0.1311**	**0.0206**	**0.1517**			**686.3710**	**0.0192**		**686.7743**

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	2.5471	18.7802	15.2049	0.0249		1.0846	1.0846		1.0399	1.0399			2,299.7816	0.4771		2,309.8005
Total	**2.5471**	**18.7802**	**15.2049**	**0.0249**		**1.0846**	**1.0846**		**1.0399**	**1.0399**			**2,299.7816**	**0.4771**		**2,309.8005**

3.5 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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	0.1252	1.1574	1.7906	3.6500e-003	0.1063	0.0195	0.1258	0.0303	0.0179	0.0482			348.5863	2.5700e-003		348.6404
Worker	0.1075	0.1463	1.5221	4.5000e-003	0.3800	2.9200e-003	0.3830	0.1008	2.7100e-003	0.1035			337.7846	0.0166		338.1339
Total	**0.2327**	**1.3037**	**3.3127**	**8.1500e-003**	**0.4863**	**0.0224**	**0.5087**	**0.1311**	**0.0206**	**0.1517**			**686.3710**	**0.0192**		**686.7743**

3.6 Paving - 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	1.2310	12.4141	11.7009	0.0176		0.7225	0.7225		0.6658	0.6658			1,722.2285	0.5342		1,733.4458
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2310**	**12.4141**	**11.7009**	**0.0176**		**0.7225**	**0.7225**		**0.6658**	**0.6658**			**1,722.2285**	**0.5342**		**1,733.4458**

3.6 Paving - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0474	0.0645	0.6715	1.9800e-003	0.1677	1.2900e-003	0.1690	0.0445	1.1900e-003	0.0457			149.0226	7.3400e-003		149.1767
Total	**0.0474**	**0.0645**	**0.6715**	**1.9800e-003**	**0.1677**	**1.2900e-003**	**0.1690**	**0.0445**	**1.1900e-003**	**0.0457**			**149.0226**	**7.3400e-003**		**149.1767**

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	1.2310	12.4141	11.7009	0.0176		0.7225	0.7225		0.6658	0.6658			1,722.2285	0.5342		1,733.4458
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2310**	**12.4141**	**11.7009**	**0.0176**		**0.7225**	**0.7225**		**0.6658**	**0.6658**			**1,722.2285**	**0.5342**		**1,733.4458**

3.6 Paving - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0474	0.0645	0.6715	1.9800e-003	0.1677	1.2900e-003	0.1690	0.0445	1.1900e-003	0.0457			149.0226	7.3400e-003		149.1767
Total	**0.0474**	**0.0645**	**0.6715**	**1.9800e-003**	**0.1677**	**1.2900e-003**	**0.1690**	**0.0445**	**1.1900e-003**	**0.0457**			**149.0226**	**7.3400e-003**		**149.1767**

3.7 Architectural Coating - 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					
Archit. Coating	270.3750					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288			281.4481	0.0238		281.9473
Total	**270.6414**	**1.8354**	**1.8413**	**2.9700e-003**		**0.1288**	**0.1288**		**0.1288**	**0.1288**			**281.4481**	**0.0238**		**281.9473**

3.7 Architectural Coating - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0221	0.0301	0.3134	9.3000e-004	0.0782	6.0000e-004	0.0789	0.0208	5.6000e-004	0.0213			69.5439	3.4200e-003		69.6158
Total	**0.0221**	**0.0301**	**0.3134**	**9.3000e-004**	**0.0782**	**6.0000e-004**	**0.0789**	**0.0208**	**5.6000e-004**	**0.0213**			**69.5439**	**3.4200e-003**		**69.6158**

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	270.3750					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288			281.4481	0.0238		281.9473
Total	**270.6414**	**1.8354**	**1.8413**	**2.9700e-003**		**0.1288**	**0.1288**		**0.1288**	**0.1288**			**281.4481**	**0.0238**		**281.9473**

3.7 Architectural Coating - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	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
Worker	0.0221	0.0301	0.3134	9.3000e-004	0.0782	6.0000e-004	0.0789	0.0208	5.6000e-004	0.0213			69.5439	3.4200e-003		69.6158
Total	**0.0221**	**0.0301**	**0.3134**	**9.3000e-004**	**0.0782**	**6.0000e-004**	**0.0789**	**0.0208**	**5.6000e-004**	**0.0213**			**69.5439**	**3.4200e-003**		**69.6158**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.4305	5.2703	21.7938	0.0527	3.6381	0.0770	3.7151	0.9721	0.0710	1.0432			4,229.8554	0.1615		4,233.2469
Unmitigated	2.4305	5.2703	21.7938	0.0527	3.6381	0.0770	3.7151	0.9721	0.0710	1.0432			4,229.8554	0.1615		4,233.2469

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Office Park	250.00	35.90	16.64	628,689	628,689
Pharmacy/Drugstore w/o Drive Thru	636.00	636.00	636.00	870,401	870,401
Total	886.00	671.90	652.64	1,499,090	1,499,090

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Pharmacy/Drugstore w/o Drive	16.60	8.40	6.90	7.40	73.60	19.00	41	6	53

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.510142	0.059804	0.180842	0.139058	0.042603	0.006701	0.016107	0.033206	0.001939	0.002487	0.004384	0.000580	0.002146

5.0 Energy Detail

4.4 Fleet Mix

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	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927
NaturalGas Unmitigated	0.0356	0.3232	0.2715	1.9400e-003		0.0246	0.0246		0.0246	0.0246			387.8324	7.4300e-003	7.1100e-003	390.1927

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					
Office Park	3268.49	0.0353	0.3204	0.2692	1.9200e-003		0.0244	0.0244		0.0244	0.0244			384.5286	7.3700e-003	7.0500e-003	386.8688
Pharmacy/Drugstore w/o Drive Thru	28.0822	3.0000e-004	2.7500e-003	2.3100e-003	2.0000e-005		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004			3.3038	6.0000e-005	6.0000e-005	3.3239
Total		**0.0356**	**0.3232**	**0.2715**	**1.9400e-003**		**0.0246**	**0.0246**		**0.0246**	**0.0246**			**387.8324**	**7.4300e-003**	**7.1100e-003**	**390.1927**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Pharmacy/Drugstore w/o Drive Thru	0.0280822	3.0000e-004	2.7500e-003	2.3100e-003	2.0000e-005		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004			3.3038	6.0000e-005	6.0000e-005	3.3239
Office Park	3.26849	0.0353	0.3204	0.2692	1.9200e-003		0.0244	0.0244		0.0244	0.0244			384.5286	7.3700e-003	7.0500e-003	386.8688
Total		**0.0356**	**0.3232**	**0.2715**	**1.9400e-003**		**0.0246**	**0.0246**		**0.0246**	**0.0246**			**387.8324**	**7.4300e-003**	**7.1100e-003**	**390.1927**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Unmitigated	2.7467	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243

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	0.6667					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0790					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0300e-003	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Total	**2.7467**	**1.0000e-004**	**0.0108**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**			**0.0230**	**6.0000e-005**		**0.0243**

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	0.6667					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0790					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0300e-003	1.0000e-004	0.0108	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0230	6.0000e-005		0.0243
Total	**2.7467**	**1.0000e-004**	**0.0108**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**			**0.0230**	**6.0000e-005**		**0.0243**

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

10.0 Vegetation

Per Traffic Report for Project Trip Generation for weekday =

			Size		Rate	
Office	250	trips	100	ksf	2.500	trip/ksf
Retail	1228	trips	38	ksf	32.31579	trip/ksf
Restaurant - composite	636	trips	5	ksf	127.2	trip/ksf

CalEEMod Weekday and Weekend default rates from ITE =

	Weekday	Saturday	Sunday
Office	11.42	1.64	0.76
Retail	44.32	42.04	20.43
Restaurant - composite	90.06	90.06	90.06

Calculate weekend trips based on Project specific Trip demand from Traffic Report

	Saturday		Rate		Sunday		Rate	
Office	36	trips	0.359019	trip/ksf	17	trips	0.166375	trip/ksf
Retail	1165	trips	30.65333	trip/ksf	566	trips	14.89647	trip/ksf
Restaurant - composite	636	trips	127.2	trip/ksf	636	trips	127.2	trip/ksf

APPENDIX B

Biological Data Search Results

CALIFORNIA DEPARTMENT OF FISH and WILDLIFE **RareFind**

Query Summary:
Quad IS (Anaheim (3311778) OR Laguna Beach (3311757) OR Los Alamitos (3311871) OR Newport Beach (3311768) OR Orange (3311777) OR Seal Beach (3311861) OR Tustin (3311767))

Print Close

CNDDB Element Query Results

Scientific Name	Common Name	Taxonomic Group	Element Code	Total Occs	Returned Occs	Federal Status	State Status	Global Rank	State Rank	CA Rare Plant Rank	Other Status	Habitats
Abronia villosa var. aurita	chaparral sand-verbena	Dicots	PDNYC010P1	81	4	None	None	G5T2T3	S2	1B.1	BLM_S-Sensitive | USFS_S-Sensitive	Chaparral | Coastal scrub | Desert dunes
Accipiter cooperii	Cooper's hawk	Birds	ABNKC12040	103	2	None	None	G5	S4	null	CDFW_WL-Watch List | IUCN_LC-Least Concern	Cismontane woodland | Riparian forest | Riparian woodland | Upper montane coniferous forest
Agelaius tricolor	tricolored blackbird	Birds	ABPBXB0020	674	2	None	None	G2G3	S1S2	null	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_EN-Endangered | NABCI_RWL-Red Watch List | USFWS_BCC-Birds of Conservation Concern	Freshwater marsh | Marsh & swamp | Swamp | Wetland
Aimophila ruficeps canescens	southern California rufous-crowned sparrow	Birds	ABPBX91091	196	13	None	None	G5T3	S2S3	null	CDFW_WL-Watch List	Chaparral | Coastal scrub
Ammodramus savannarum	grasshopper sparrow	Birds	ABPBXA0020	18	2	None	None	G5	S3	null	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Valley & foothill grassland
Aphanisma blitoides	aphanisma	Dicots	PDCHE02010	67	4	None	None	G3G4	S2	1B.2	null	Coastal bluff scrub | Coastal dunes | Coastal scrub
Ardea herodias	great blue heron	Birds	ABNGA04010	135	1	None	None	G5	S4	null	CDF_S-Sensitive | IUCN_LC-Least Concern	Brackish marsh | Estuary | Freshwater marsh | Marsh & swamp | Riparian forest | Wetland
Aspidoscelis hyperythra	orangethroat whiptail	Reptiles	ARACJ02060	346	10	None	None	G5	S2	null	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFS_S-Sensitive	Chaparral | Cismontane woodland | Coastal scrub
Astragalus pycnostachyus var. lanosissimus	Ventura Marsh milk-vetch	Dicots	PDFAB0F7B1	7	1	Endangered	Endangered	G2T1	S1	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden | SB_SBBG-Santa Barbara Botanic Garden	Coastal dunes | Coastal scrub | Marsh & swamp | Salt marsh | Wetland
											BLM_S-Sensitive | CDFW_SSC-Species of Special	Coastal prairie | Coastal scrub | Great Basin

Athene cunicularia	burrowing owl	Birds	ABNSB10010	1875	7	None	None	G4	S3	null	Concern | IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern	grassland | Great Basin scrub | Mojavean desert scrub | Sonoran desert scrub | Valley & foothill grassland
Atriplex coulteri	Coulter's saltbush	Dicots	PDCHE040E0	75	6	None	None	G3	S2	1B.2	SB_RSABG-Rancho Santa Ana Botanic Garden	Coastal bluff scrub | Coastal dunes | Coastal scrub | Valley & foothill grassland
Atriplex pacifica	south coast saltscale	Dicots	PDCHE041C0	77	4	None	None	G4	S2	1B.2	null	Alkali playa | Coastal bluff scrub | Coastal dunes | Coastal scrub
Atriplex parishii	Parish's brittlescale	Dicots	PDCHE041D0	16	2	None	None	G1G2	S1	1B.1	USFS_S-Sensitive	Alkali playa | Chenopod scrub | Meadow & seep | Vernal pool | Wetland
Atriplex serenana var. davidsonii	Davidson's saltscale	Dicots	PDCHE041T1	28	5	None	None	G5T1	S1	1B.2	null	Coastal bluff scrub | Coastal scrub
Bombus crotchii	Crotch bumble bee	Insects	IIHYM24480	232	4	None	None	G3G4	S1S2	null	null	null
Branchinecta sandiegonensis	San Diego fairy shrimp	Crustaceans	ICBRA03060	119	2	Endangered	None	G2	S2	null	IUCN_EN-Endangered	Chaparral | Coastal scrub | Vernal pool | Wetland
Buteo regalis	ferruginous hawk	Birds	ABNKC19120	103	1	None	None	G4	S3S4	null	CDFW_WL-Watch List | IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern	Great Basin grassland | Great Basin scrub | Pinon & juniper woodlands | Valley & foothill grassland
Buteo swainsoni	Swainson's hawk	Birds	ABNKC19070	2394	1	None	Threatened	G5	S3	null	BLM_S-Sensitive | IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern	Great Basin grassland | Riparian forest | Riparian woodland | Valley & foothill grassland
California Walnut Woodland	California Walnut Woodland	Woodland	CTT71210CA	76	2	None	None	G2	S2.1	null	null	Cismontane woodland
Calochortus weedii var. intermedius	intermediate mariposa-lily	Monocots	PMLIL0D1J1	117	14	None	None	G3G4T2	S2	1B.2	SB_RSABG-Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Coastal scrub | Valley & foothill grassland
Campylorhynchus brunneicapillus sandiegensis	coastal cactus wren	Birds	ABPBG02095	150	19	None	None	G5T3Q	S3	null	CDFW_SSC-Species of Special Concern | USFS_S-Sensitive | USFWS_BCC-Birds of Conservation Concern	Coastal scrub
Catostomus santaanae	Santa Ana sucker	Fish	AFCJC02190	27	4	Threatened	None	G1	S1	null	AFS_TH-Threatened | IUCN_VU-Vulnerable	Aquatic | South coast flowing waters
Centromadia parryi ssp. australis	southern tarplant	Dicots	PDAST4R0P4	87	34	None	None	G3T2	S2	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden	Marsh & swamp | Salt marsh | Valley & foothill grassland | Vernal pool | Wetland
Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	Dicots	PDAST20095	23	2	None	None	G5T1T2	S1	1B.1	BLM_S-Sensitive | SB_RSABG-Rancho Santa Ana Botanic Garden	Coastal bluff scrub | Coastal dunes
											CDFW_SSC-Species of Special	

Charadrius alexandrinus nivosus	western snowy plover	Birds	ABNNB03031	121	5	Threatened	None	G3T3	S2	null	Concern | NABCI_RWL-Red Watch List | USFWS_BCC-Birds of Conservation Concern	Great Basin standing waters | Sand shore | Wetland
Charina trivirgata	rosy boa	Reptiles	ARADA01020	48	1	None	None	G4G5	S3S4	null	IUCN_LC-Least Concern | USFS_S-Sensitive	Chaparral | Mojavean desert scrub | Sonoran desert scrub
Chelonia mydas	green turtle	Reptiles	ARAAA02010	2	1	Threatened	None	G3	S1	null	IUCN_EN-Endangered	Marine bay
Chloropyron maritimum ssp. maritimum	salt marsh bird's-beak	Dicots	PDSCR0J0C2	27	4	Endangered	Endangered	G4?T1	S1	1B.2	SB_RSABG-Rancho Santa Ana Botanic Garden	Coastal dunes | Marsh & swamp | Salt marsh | Wetland
Choeronycteris mexicana	Mexican long-tongued bat	Mammals	AMACB02010	14	1	None	None	G4	S1	null	CDFW_SSC-Species of Special Concern | IUCN_NT-Near Threatened | WBWG_H-High Priority	Pinon & juniper woodlands | Riparian scrub | Sonoran thorn woodland
Cicindela gabbii	western tidal-flat tiger beetle	Insects	IICOL02080	9	5	None	None	G2G4	S1	null	null	Estuary | Mud shore/flats
Cicindela hirticollis gravida	sandy beach tiger beetle	Insects	IICOL02101	34	3	None	None	G5T2	S1	null	null	Coastal dunes
Cicindela latesignata latesignata	western beach tiger beetle	Insects	IICOL02113	15	5	None	None	G2G4T1T2	S1	null	null	Mud shore/flats
Cicindela senilis frosti	senile tiger beetle	Insects	IICOL02121	9	1	None	None	G2G3T1T3	S1	null	null	Mud shore/flats | Wetland
Coccyzus americanus occidentalis	western yellow-billed cuckoo	Birds	ABNRB02022	155	3	Threatened	Endangered	G5T2T3	S1	null	BLM_S-Sensitive | NABCI_RWL-Red Watch List | USFS_S-Sensitive | USFWS_BCC-Birds of Conservation Concern	Riparian forest
Coelus globosus	globose dune beetle	Insects	IICOL4A010	49	2	None	None	G1G2	S1S2	null	IUCN_VU-Vulnerable	Coastal dunes
Comarostaphylis diversifolia ssp. diversifolia	summer holly	Dicots	PDERI0B011	106	1	None	None	G3T2	S2	1B.2	BLM_S-Sensitive | SB_RSABG-Rancho Santa Ana Botanic Garden	Chaparral | Cismontane woodland
Crotalus ruber	red-diamond rattlesnake	Reptiles	ARADE02090	161	3	None	None	G4	S3	null	CDFW_SSC-Species of Special Concern | USFS_S-Sensitive	Chaparral | Mojavean desert scrub | Sonoran desert scrub
Danaus plexippus pop. 1	monarch - California overwintering population	Insects	IILEPP2012	354	9	None	None	G4T2T3	S2S3	null	USFS_S-Sensitive	Closed-cone coniferous forest
Dudleya multicaulis	many-stemmed dudleya	Dicots	PDCRA040H0	147	33	None	None	G2	S2	1B.2	BLM_S-Sensitive | SB_RSABG-Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Coastal scrub | Valley & foothill grassland
Dudleya stolonifera	Laguna Beach dudleya	Dicots	PDCRA040P0	6	6	Threatened	Threatened	G1	S1	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden	Chaparral | Cismontane woodland | Coastal scrub | Valley & foothill grassland
Elanus leucurus	white-tailed kite	Birds	ABNKC06010	158	12	None	None	G5	S3S4	null	BLM_S-Sensitive | CDFW_FP-Fully Protected | IUCN_LC-Least	Cismontane woodland | Marsh & swamp | Riparian woodland | Valley & foothill grassland |

											Concern	Wetland
Emys marmorata	western pond turtle	Reptiles	ARAAD02030	1147	13	None	None	G3G4	S3	null	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_VU-Vulnerable | USFS_S-Sensitive	Aquatic | Artificial flowing waters | Klamath/North coast flowing waters | Klamath/North coast standing waters | Marsh & swamp | Sacramento/San Joaquin flowing waters | Sacramento/San Joaquin standing waters | South coast flowing waters | South coast standing waters | Wetland
Eremophila alpestris actia	California horned lark	Birds	ABPAT02011	82	4	None	None	G5T3Q	S3	null	CDFW_WL-Watch List | IUCN_LC-Least Concern	Marine intertidal & splash zone communities | Meadow & seep
Eriastrum densifolium ssp. sanctorum	Santa Ana River woollystar	Dicots	PDPLM03035	30	1	Endangered	Endangered	G4T1	S1	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden	Chaparral | Coastal scrub
Eryngium aristulatum var. parishii	San Diego button-celery	Dicots	PDAPI0Z042	79	1	Endangered	Endangered	G5T1	S1	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden	Coastal scrub | Valley & foothill grassland | Vernal pool | Wetland
Eucyclogobius newberryi	tidewater goby	Fish	AFCQN04010	117	1	Endangered	None	G3	S3	null	AFS_EN-Endangered | CDFW_SSC-Species of Special Concern | IUCN_VU-Vulnerable	Aquatic | Klamath/North coast flowing waters | Sacramento/San Joaquin flowing waters | South coast flowing waters
Eumops perotis californicus	western mastiff bat	Mammals	AMACD02011	293	9	None	None	G5T4	S3S4	null	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | WBWG_H-High Priority	Chaparral | Cismontane woodland | Coastal scrub | Valley & foothill grassland
Euphorbia misera	cliff spurge	Dicots	PDEUP0Q1B0	37	1	None	None	G5	S2	2B.2	SB_RSABG-Rancho Santa Ana Botanic Garden	Coastal bluff scrub | Coastal scrub | Mojavean desert scrub
Helianthus nuttallii ssp. parishii	Los Angeles sunflower	Dicots	PDAST4N102	8	2	None	None	G5TH	SH	1A	null	Freshwater marsh | Marsh & swamp | Salt marsh | Wetland
Horkelia cuneata var. puberula	mesa horkelia	Dicots	PDROS0W045	58	1	None	None	G4T1	S1	1B.1	USFS_S-Sensitive	Chaparral | Cismontane woodland | Coastal scrub
Icteria virens	yellow-breasted chat	Birds	ABPBX24010	84	2	None	None	G5	S3	null	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Riparian forest | Riparian scrub | Riparian woodland
Isocoma menziesii var. decumbens	decumbent goldenbush	Dicots	PDAST57091	63	1	None	None	G3G5T2T3	S2	1B.2	null	Chaparral | Coastal scrub
Lasionycteris noctivagans	silver-haired bat	Mammals	AMACC02010	138	1	None	None	G5	S3S4	null	IUCN_LC-Least Concern | WBWG_M-Medium Priority	Lower montane coniferous forest | Oldgrowth | Riparian forest
Lasiurus cinereus	hoary bat	Mammals	AMACC05030	235	1	None	None	G5	S4	null	IUCN_LC-Least Concern | WBWG_M-Medium Priority	Broadleaved upland forest | Cismontane woodland | Lower montane coniferous forest | North coast coniferous forest

Lasiurus xanthinus	western yellow bat	Mammals	AMACC05070	57	1	None	None	G5	S3	null	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | WBWG_H-High Priority	Desert wash
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	Dicots	PDAST5L0A1	97	11	None	None	G4T2	S2	1B.1	BLM_S-Sensitive | SB_RSABG-Rancho Santa Ana Botanic Garden	Alkali playa | Marsh & swamp | Salt marsh | Vernal pool | Wetland
Laterallus jamaicensis coturniculus	California black rail	Birds	ABNME03041	241	1	None	Threatened	G3G4T1	S1	null	BLM_S-Sensitive | CDFW_FP-Fully Protected | IUCN_NT-Near Threatened | NABCI_RWL-Red Watch List | USFWS_BCC-Birds of Conservation Concern	Brackish marsh | Freshwater marsh | Marsh & swamp | Salt marsh | Wetland
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	Dicots	PDBRA1M114	142	1	None	None	G5T3	S3	4.3	null	Chaparral | Coastal scrub
Microtus californicus stephensi	south coast marsh vole	Mammals	AMAFF11035	7	2	None	None	G5T1T2	S1S2	null	CDFW_SSC-Species of Special Concern	null
Myotis yumanensis	Yuma myotis	Mammals	AMACC01020	260	1	None	None	G5	S4	null	BLM_S-Sensitive | IUCN_LC-Least Concern | WBWG_LM-Low-Medium Priority	Lower montane coniferous forest | Riparian forest | Riparian woodland | Upper montane coniferous forest
Nama stenocarpa	mud nama	Dicots	PDHYD0A0H0	22	5	None	None	G4G5	S1S2	2B.2	null	Marsh & swamp | Wetland
Nasturtium gambelii	Gambel's water cress	Dicots	PDBRA270V0	12	1	Endangered	Threatened	G1	S1	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden | SB_SBBG-Santa Barbara Botanic Garden	Brackish marsh | Freshwater marsh | Marsh & swamp | Wetland
Navarretia prostrata	prostrate vernal pool navarretia	Dicots	PDPLM0C0Q0	60	2	None	None	G2	S2	1B.1	null	Coastal scrub | Meadow & seep | Valley & foothill grassland | Vernal pool | Wetland
Nemacaulis denudata var. denudata	coast woolly-heads	Dicots	PDPGN0G011	37	5	None	None	G3G4T2	S2	1B.2	SB_RSABG-Rancho Santa Ana Botanic Garden	Coastal dunes
Nyctinomops macrotis	big free-tailed bat	Mammals	AMACD04020	32	1	None	None	G5	S3	null	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | WBWG_MH-Medium-High Priority	null
Orcuttia californica	California Orcutt grass	Monocots	PMPOA4G010	37	1	Endangered	Endangered	G1	S1	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden	Vernal pool | Wetland
Pandion haliaetus	osprey	Birds	ABNKC01010	482	1	None	None	G5	S4	null	CDF_S-Sensitive | CDFW_WL-Watch List | IUCN_LC-Least Concern	Riparian forest
Panoquina errans	wandering (=saltmarsh)	Insects	IILEP84030	14	5	None	None	G4G5	S2	null	IUCN_NT-Near	Marsh & swamp |

	skipper										Threatened	Wetland
Passerculus sandwichensis beldingi	Belding's savannah sparrow	Birds	ABPBX99015	36	8	None	Endangered	G5T3	S3	null	null	Marsh & swamp | Wetland
Pentachaeta aurea ssp. allenii	Allen's pentachaeta	Dicots	PDAST6X021	8	2	None	None	G4T1	S1	1B.1	null	Coastal scrub | Valley & foothill grassland
Perognathus longimembris pacificus	Pacific pocket mouse	Mammals	AMAFD01042	13	2	Endangered	None	G5T1	S1	null	CDFW_SSC-Species of Special Concern	Coastal scrub
Phacelia stellaris	Brand's star phacelia	Dicots	PDHYD0C510	15	1	None	None	G1	S1	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden	Coastal dunes | Coastal scrub
Phrynosoma blainvillii	coast horned lizard	Reptiles	ARACF12100	728	13	None	None	G3G4	S3S4	null	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Chaparral | Cismontane woodland | Coastal bluff scrub | Coastal scrub | Desert wash | Pinon & juniper woodlands | Riparian scrub | Riparian woodland | Valley & foothill grassland
Polioptila californica californica	coastal California gnatcatcher	Birds	ABPBJ08081	809	60	Threatened	None	G3T2	S2	null	CDFW_SSC-Species of Special Concern | NABCI_YWL-Yellow Watch List	Coastal bluff scrub | Coastal scrub
Quercus dumosa	Nuttall's scrub oak	Dicots	PDFAG050D0	148	4	None	None	G3	S3	1B.1	USFS_S-Sensitive	Chaparral | Closed-cone coniferous forest | Coastal scrub
Rallus longirostris levipes	light-footed clapper rail	Birds	ABNME05014	30	5	Endangered	Endangered	G5T1T2	S1	null	CDFW_FP-Fully Protected | NABCI_RWL-Red Watch List	Marsh & swamp | Salt marsh | Wetland
Riparia riparia	bank swallow	Birds	ABPAU08010	296	2	None	Threatened	G5	S2	null	BLM_S-Sensitive | IUCN_LC-Least Concern	Riparian scrub | Riparian woodland
Rynchops niger	black skimmer	Birds	ABNNM14010	6	1	None	None	G5	S2	null	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | NABCI_YWL-Yellow Watch List | USFWS_BCC-Birds of Conservation Concern	Alkali playa | Sand shore
Senecio aphanactis	chaparral ragwort	Dicots	PDAST8H060	47	1	None	None	G3?	S2	2B.2	null	Chaparral | Cismontane woodland | Coastal scrub
Sidalcea neomexicana	Salt Spring checkerbloom	Dicots	PDMAL110J0	15	2	None	None	G4	S2	2B.2	USFS_S-Sensitive	Alkali playa | Chaparral | Coastal scrub | Lower montane coniferous forest | Mojavean desert scrub | Wetland
Sorex ornatus salicornicus	southern California saltmarsh shrew	Mammals	AMABA01104	4	2	None	None	G5T1?	S1	null	CDFW_SSC-Species of Special Concern	Salt marsh
Southern California Arroyo Chub/Santa Ana Sucker Stream	Southern California Arroyo Chub/Santa Ana Sucker Stream	Inland Waters	CARE2330CA	4	1	None	None	GNR	SNR	null	null	null
	Southern											

Southern Coast Live Oak Riparian Forest	Coast Live Oak Riparian Forest	Riparian	CTT61310CA	246	9	None	None	G4	S4	null	null	Riparian forest
Southern Coastal Salt Marsh	Southern Coastal Salt Marsh	Marsh	CTT52120CA	24	7	None	None	G2	S2.1	null	null	Marsh & swamp | Wetland
Southern Cottonwood Willow Riparian Forest	Southern Cottonwood Willow Riparian Forest	Riparian	CTT61330CA	111	2	None	None	G3	S3.2	null	null	Riparian forest
Southern Dune Scrub	Southern Dune Scrub	Dune	CTT21330CA	10	2	None	None	G1	S1.1	null	null	Coastal dunes
Southern Foredunes	Southern Foredunes	Dune	CTT21230CA	23	3	None	None	G2	S2.1	null	null	Coastal dunes
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	Riparian	CTT62400CA	230	2	None	None	G4	S4	null	null	Riparian woodland
Spea hammondii	western spadefoot	Amphibians	AAABF02020	425	3	None	None	G3	S3	null	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_NT-Near Threatened	Cismontane woodland | Coastal scrub | Valley & foothill grassland | Vernal pool | Wetland
Sternula antillarum browni	California least tern	Birds	ABNNM08103	67	9	Endangered	Endangered	G4T2T3Q	S2	null	CDFW_FP-Fully Protected | NABCI_RWL-Red Watch List	Alkali playa | Wetland
Suaeda esteroa	estuary seablite	Dicots	PDCHE0P0D0	23	7	None	None	G3	S2	1B.2	null	Marsh & swamp | Salt marsh | Wetland
Symphyotrichum defoliatum	San Bernardino aster	Dicots	PDASTE80C0	76	7	None	None	G2	S2	1B.2	BLM_S-Sensitive | USFS_S-Sensitive	Cismontane woodland | Coastal scrub | Lower montane coniferous forest | Marsh & swamp | Meadow & seep | Valley & foothill grassland
Taxidea taxus	American badger	Mammals	AMAJF04010	478	1	None	None	G5	S3	null	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Alkali marsh | Alkali playa | Alpine | Alpine dwarf scrub | Bog & fen | Brackish marsh | Broadleaved upland forest | Chaparral | Chenopod scrub | Cismontane woodland | Closed-cone coniferous forest | Coastal bluff scrub | Coastal dunes | Coastal prairie | Coastal scrub | Desert dunes | Desert wash | Freshwater marsh | Great Basin grassland | Great Basin scrub | Interior dunes | Ione formation | Joshua tree woodland | Limestone | Lower montane coniferous forest | Marsh & swamp | Meadow & seep | Mojavean desert scrub | Montane dwarf scrub | North coast coniferous forest | Oldgrowth | Pavement plain | Redwood |

												Riparian forest | Riparian scrub | Riparian woodland | Salt marsh | Sonoran desert scrub | Sonoran thorn woodland | Ultramafic | Upper montane coniferous forest | Upper Sonoran scrub | Valley & foothill grassland
Trigonoscuta dorothea dorothea	Dorothy's El Segundo Dune weevil	Insects	IICOL51021	4	2	None	None	G1T1	S1	null	null	Coastal dunes
Tryonia imitator	mimic tryonia (=California brackishwater snail)	Mollusks	IMGASJ7040	39	2	None	None	G2	S2	null	IUCN_DD-Data Deficient	Aquatic | Brackish marsh | Estuary | Lagoon | Marsh & swamp | Salt marsh | Wetland
Valley Needlegrass Grassland	Valley Needlegrass Grassland	Herbaceous	CTT42110CA	45	1	None	None	G3	S3.1	null	null	Valley & foothill grassland
Verbesina dissita	big-leaved crownbeard	Dicots	PDAST9R050	2	1	Threatened	Threatened	G2G3	S1	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden	Chaparral | Coastal scrub
Vireo bellii pusillus	least Bell's vireo	Birds	ABPBW01114	469	15	Endangered	Endangered	G5T2	S2	null	IUCN_NT-Near Threatened | NABCI_YWL-Yellow Watch List	Riparian forest | Riparian scrub | Riparian woodland

CNPS California Native Plant Soc Rare and Endangered Plant Inventory

Plant List

49 matches found. *Click on scientific name for details*

Search Criteria
Found in 9 Quads around 33117F8

Scientific Name	Common Name	Family	Lifeform	Rare Plant Rank	State Rank	Global Rank
Abronia maritima	red sand-verbena	Nyctaginaceae	perennial herb	4.2	S3S4	G4
Abronia villosa var. aurita	chaparral sand-verbena	Nyctaginaceae	annual herb	1B.1	S2	G5T2T3
Aphanisma blitoides	aphanisma	Chenopodiaceae	annual herb	1B.2	S2	G3G4
Astragalus pycnostachyus var. lanosissimus	Ventura marsh milk-vetch	Fabaceae	perennial herb	1B.1	S1	G2T1
Atriplex coulteri	Coulter's saltbush	Chenopodiaceae	perennial herb	1B.2	S2	G2
Atriplex pacifica	South Coast saltscale	Chenopodiaceae	annual herb	1B.2	S2	G3G4
Atriplex parishii	Parish's brittlescale	Chenopodiaceae	annual herb	1B.1	S1	G1G2
Atriplex serenana var. davidsonii	Davidson's saltscale	Chenopodiaceae	annual herb	1B.2	S1	G5T1
Calochortus catalinae	Catalina mariposa lily	Liliaceae	perennial bulbiferous herb	4.2	S4	G4
Calochortus weedii var. intermedius	intermediate mariposa lily	Liliaceae	perennial bulbiferous herb	1B.2	S2	G3G4T2
Camissoniopsis lewisii	Lewis' evening-primrose	Onagraceae	annual herb	3	S4	G4
Centromadia parryi ssp. australis	southern tarplant	Asteraceae	annual herb	1B.1	S2	G3T2
Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	Asteraceae	annual herb	1B.1	S1	G5T1T2
Chloropyron maritimum ssp. maritimum	salt marsh bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	1B.2	S1	G4?T1
Chorizanthe parryi var. fernandina	San Fernando Valley spineflower	Polygonaceae	annual herb	1B.1	S1	G2T1
Cistanthe maritima	seaside cistanthe	Montiaceae	annual herb	4.2	S3	G3G4
Comarostaphylis diversifolia ssp. diversifolia	summer holly	Ericaceae	perennial evergreen shrub	1B.2	S2	G3T2
Convolvulus simulans	small-flowered morning-glory	Convolvulaceae	annual herb	4.2	S4	G4
Deinandra paniculata	paniculate tarplant	Asteraceae	annual herb	4.2	S4	G4
Dichondra occidentalis	western dichondra	Convolvulaceae	perennial rhizomatous herb	4.2	S3S4	G3G4
Dudleya multicaulis	many-stemmed	Crassulaceae	perennial herb	1B.2	S2	G2

	dudleya					
Dudleya stolonifera	Laguna Beach dudleya	Crassulaceae	perennial stoloniferous herb	1B.1	S1	G1
Eryngium aristulatum var. parishii	San Diego button-celery	Apiaceae	annual / perennial herb	1B.1	S1	G5T1
Euphorbia misera	cliff spurge	Euphorbiaceae	perennial shrub	2B.2	S2	G5
Helianthus nuttallii ssp. parishii	Los Angeles sunflower	Asteraceae	perennial rhizomatous herb	1A	SH	G5TH
Hordeum intercedens	vernal barley	Poaceae	annual herb	3.2	S3S4	G3G4
Horkelia cuneata var. puberula	mesa horkelia	Rosaceae	perennial herb	1B.1	S1	G4T1
Isocoma menziesii var. decumbens	decumbent goldenbush	Asteraceae	perennial shrub	1B.2	S2	G3G5T2T3
Juglans californica	Southern California black walnut	Juglandaceae	perennial deciduous tree	4.2	S3	G3
Juncus acutus ssp. leopoldii	southwestern spiny rush	Juncaceae	perennial rhizomatous herb	4.2	S4	G5T5
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	Asteraceae	annual herb	1B.1	S2	G4T2
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	Brassicaceae	annual herb	4.3	S3	G5T3
Lycium californicum	California box-thorn	Solanaceae	perennial shrub	4.2	S4	G4
Malacothrix saxatilis var. saxatilis	cliff malacothrix	Asteraceae	perennial rhizomatous herb	4.2	S4	G5T4
Nama stenocarpa	mud nama	Boraginaceae	annual / perennial herb	2B.2	S1S2	G4G5
Nasturtium gambelii	Gambel's water cress	Brassicaceae	perennial rhizomatous herb	1B.1	S1	G1
Navarretia prostrata	prostrate vernal pool navarretia	Polemoniaceae	annual herb	1B.1	S2	G2
Nemacaulis denudata var. denudata	coast woolly-heads	Polygonaceae	annual herb	1B.2	S2	G3G4T2
Orcuttia californica	California Orcutt grass	Poaceae	annual herb	1B.1	S1	G1
Pentachaeta aurea ssp. allenii	Allen's pentachaeta	Asteraceae	annual herb	1B.1	S1	G4T1
Phacelia ramosissima var. austrolitoralis	south coast branching phacelia	Boraginaceae	perennial herb	3.2	S3	G5?T3
Phacelia stellaris	Brand's star phacelia	Boraginaceae	annual herb	1B.1	S1	G1
Quercus dumosa	Nuttall's scrub oak	Fagaceae	perennial evergreen shrub	1B.1	S3	G3
Sagittaria sanfordii	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb	1B.2	S3	G3
Senecio aphanactis	chaparral ragwort	Asteraceae	annual herb	2B.2	S2	G3?
Sidalcea neomexicana	salt spring checkerbloom	Malvaceae	perennial herb	2B.2	S2	G4
Suaeda esteroa	estuary seablite	Chenopodiaceae	perennial herb	1B.2	S2	G3
Symphyotrichum defoliatum	San Bernardino aster	Asteraceae	perennial rhizomatous herb	1B.2	S2	G2
Verbesina dissita	big-leaved crownbeard	Asteraceae	perennial herb	1B.1	S1	G2G3

Suggested Citation

CNPS, Rare Plant Program. 2016. Inventory of Rare and Endangered Plants (online edition, v8-02). California Native Plant Society, Sacramento, CA. Website http://www.rareplants.cnps.org [accessed 06 January 2016].

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APPENDIX C

Cultural Resources

NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 FAX

December 24, 2015

Vanessa Ortiz
ESA

Sent by Email: vortiz@esassoc.com
Number of Pages: 4

RE: Bristol Street Autoplex Project-D150652.00, City of Costa Mesa, Orange County

Dear Ms. Ortiz:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced project. Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to tribal cultural resources in creating or amending general plans, including specific plans. As of July 1, 2015, Public Resources Code Sections 21080.1, 21080.3.1 and 21080.3.2 require public agencies to consult with California Native American tribes identified by the NAHC for the purpose mitigating impacts to tribal cultural resources under the California Environmental Quality Act (CEQA). In accordance with Public Resources Code Section 21080.1(d):

> Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The law does not preclude agencies from initiating consultation with the tribes that are culturally and traditionally affiliated with their jurisdictions. The NAHC believes that in fact that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

In accordance with Public Resources Code Section 21080.1(d), formal notification must include a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation. The NAHC believes that agencies should also include with their notification letters information regarding any cultural resources assessment that has been completed on the APE, such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

   - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE;
   - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
   - If the probability is low, moderate, or high that cultural resources are located in the APE.
   - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the potential APE; and

- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

   - Any report that may contain site forms, site significance, and suggested mitigation measurers.

     All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for pubic disclosure in accordance with Government Code Section 6254.10.

3. The results of any Sacred Lands File (SLF) check conducted through Native American Heritage Commission. A SLF search was completed with negative results.

4. Any ethnographic studies conducted for any area including all or part of the potential APE; and

5. Any geotechnical reports regarding all or part of the potential APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the case that they do, having the information beforehand well help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: rw_nahc@pacbell.net.

Sincerely,

Rob Wood
Associate Environmental Planner

Native American Heritage Commission
Tribal Consultation List
Orange County
December 24, 2015

Juaneno Band of Mission Indians Acjachemen Nation
Chairperson, Matias Belardes
32161 Avenida Los Amigos Juaneno
San Juan Capisttrano , CA 92675
(949) 293-8522
(949) 444-4340 (Cell)

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Tribal Chair/Cultural Resources
P.O. Box 490 Gabrielino Tongva
Bellflower , CA 90707
gtongva@verizon.net
(562) 761-6417 Voice/Fax

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.
Gabrielino Tongva
,
tattnlaw@gmail.com
(310) 570-6567

Juaneno Band of Mission Indians
Adolph 'Bud' Sepulveda, Vice Chairperson
P.O. Box 25828 Juaneno
Santa Ana , CA 92799
bssepul@yahoo.net
(714) 838-3270
(714) 914-1812 Cell

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693 Gabrielino Tongva
San Gabriel , CA 91778
GTTribalcouncil@aol.com
(626) 483-3564 Cell

Juaneño Band of Mission Indians
Sonia Johnston, Tribal Chairperson
P.O. Box 25628
Santa Ana , CA 92799 Juaneno
sonia.johnston@sbcglobal.net

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231 Gabrielino Tongva
Los Angeles , CA 90012
sgoad@gabrielino-tongva.com
(951) 807-0479

Juaneno Band of Mission Indians
Anita Espinoza
639 Holten Road
Talent , Or 97540 Juaneno
neta777@sbcglobal.net

Juaneno Band of Mission Indians Acjachemen Nation
Teresa Romero, Chairwoman
31411-A La Matanza Street Juaneno
San Juan Capistrano , CA 92675
tromero@juaneno.com
(949) 488-3484
(530) 354-5876 Cell

United Coalition to Protect Panhe (UCPP)
Rebecca Robles
119 Avenida San Fernando
San Clemente , CA 92672
rebrobles1@gmail.com Juaneno
(949) 573-3138

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.
This list applicable only for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Bristol Street Autoplex Project - D150652.00, City of Costa Mesa, Orange County.

Native American Heritage Commission
Tribal Consultation List
Orange County
December 24, 2015

Gabrielino-Tongva Tribe
Bernie Acuna, Co-Chairperson
1999 Avenue of the Stars, Suite 1100
Los Angeles , CA 90067
Gabrielino

(310) 428-5690 Cell

Gabrielino /Tongva Nation
Sam Dunlap, Cultural Resources Director
P.O. Box 86908 Gabrielino Tongva
Los Angeles , CA 90086
samdunlap@earthlink.net
(909) 262-9351

Juaneno Band of Mission Indians Acjachemen Nation
Joyce Perry, Tribal Manager
4955 Paseo Segovia Juaneno
Irvine , CA 92612
kaamalam@gmail.com
(949) 293-8522

Gabrielino-Tongva Tribe
Linda Candelaria, Co-Chairperson
1999 Avenue of the Stars, Suite 1100
Los Angeles , CA 90067
Gabrielino

(626) 676-1184 Cell

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina , CA 91723
gabrielenoindians@yahoo.com Gabrielino
(626) 926-4131

Gabrielino-Tongva Tribe
Conrad Acuna
1999 Avenue of the Stars, Suite 1100
Los Angeles , CA 90067
Gabrielino

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.
This list applicable only for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Bristol Street Autoplex Project - D150652.00, City of Costa Mesa, Orange County.

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org

Vertebrate Paleontology Section
Telephone: (213) 763-3325
Fax: (213) 746-7431
e-mail: smcleod@nhm.org

5 January 2016

Environmental Science Associates
626 Wilshire Boulevard, Suite 1100
Los Angeles, CA 90017

Attn: Vanessa Ortiz, Cultural Resources

re: Paleontological resources for the proposed Bristol Street Autoplex Project, ESA Project # D150652.00, in the City of Costa Mesa, Orange County, project area

Dear Vanessa:

I have thoroughly searched our paleontology collection records for the locality and specimen data for the proposed Bristol Street Autoplex Project, ESA Project # D150652.00, in the City of Costa Mesa, Orange County, project area as outlined on the portion of the Newport Beach USGS topographic quadrangle map that you sent to me via e-mail on 10 December 2015. We have no vertebrate fossil localities that lie directly within the boundaries of the proposed project area, but we do have localities nearby from sedimentary deposits similar to those that occur at depth in the proposed project area.

There may be younger Quaternary Alluvium in the lowest lying portions of the proposed project area derived from the drainage that flows through the area. Otherwise, according to the geologic mapping, the proposed project area has surface exposures of marine younger Quaternary Terrace deposits, although our vertebrate fossil localities in this area almost always contain terrestrial fossil vertebrates. These deposits typically do not contain significant vertebrate fossils, at least in the uppermost layers, but they are usually underlain by older Quaternary deposits that frequently do contain significant vertebrate fossils. Our closest vertebrate fossil locality from these deposits is LACM 4219, west-southwest of the proposed project area in a roadcut for the Newport Freeway near Santa Isabel Avenue, that produced fossil sea turtle, Cheloniidae, and camel, Camelidae, bones in coarse poorly sorted friable sands about 30 feet below the grade of

Newport Boulevard. Further to the southwest of the proposed project area, near the intersection of 19th Street and Anaheim Avenue, our locality LACM 3267 produced a fossil specimen of undetermined elephant, Proboscidea. Just north of west of the proposed project area, along Adams Avenue near the top of the mesa bluffs east of the Santa Ana River, our locality LACM 1339, produced fossil specimens of mammoth, *Mammuthus*, and camel, Camelidae, bones in sand approximately 15 feet below the top of the mesa that is overlain by shell bearing silts and sands. We further have a large number of localities from the marine and terrestrial Late Pleistocene terraces deposits on the east side of Upper Newport Bay. Those localities have produced an extensive composite fauna.

Surface grading or very shallow excavations in the younger Quaternary Alluvium exposed in the proposed project area probably will not uncover significant vertebrate fossil remains. Deeper excavations that extend down into older Quaternary deposits, however, may well encounter significant fossil vertebrate specimens. Any substantial excavations in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains discovered while not impeding development. Also, sediment samples should be collected and processed to determine the small fossil potential in the proposed project area. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

Samuel A. McLeod

Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice

APPENDIX D

Phase I and Phase II Environmental Site Assessment

PHASE I ENVIRONMENTAL SITE ASSESSMENT

BRISTOL AUTOPLEX
375 BRISTOL STREET,
COSTA MESA, CA 92626

EMS PROJECT NUMBER EMS547

SANDERSON J. RAY DEVELOPMENT
2699 WHITE ROAD,
IRVINE, CA 92614

NOVEMBER 2015

EMS
ENVIRONMENTAL MANAGEMENT STRATEGIES, INC.

TECHNICAL REPORT

PHASE I ENVIRONMENTAL SITE ASSESSMENT

BRISTOL AUTOPLEX
375 BRISTOL STREET
COSTA MESA, CA 92626

EMS PROJECT NUMBER EMS547

NOVEMBER 2015

ENVIRONMENTAL MANAGEMENT STRATEGIES, INC.

Financially Based, *Environmental Solutions*
16510 Aston St. Irvine, CA 92606
Tel (949) 679-9500 Fax (949) 679-9501

CERTIFICATION

All engineering and geologic information, conclusions, and recommendations in this document were prepared under the supervision of and reviewed by an Environmental Management Strategies, Inc. Professional Geologist in the State of California. Further and to the best of our professional knowledge and belief, the work was performed by professionals who meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and these professionals have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. Our investigation conforms to the U.S. Environmental Protection Agency's (EPA) Standards and Practices for All Appropriate Inquiries (AAI, 40 CFR Part 312) as well as ASTM International's (ASTM) Standard E 1527-13 titled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process".

PROFESSIONAL GEOLOGIST
ANTHONY F. SEVERINI
No. 3852
10/31/17
STATE OF CALIFORNIA

November 3, 2015

Anthony F. Severini
President
Professional Geologist
No. 3852

Date

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1 Executive Summary

Environmental Management Strategies, Inc. (EMS) is pleased to present this Phase I Environmental Site Assessment (Phase I ESA) for the property located at 375 Bristol Street in the City of Costa Mesa, Orange County, California 92626 (the "Site", see Figures 1 and 2). Sanderson J. Ray Development (SJRD) retained EMS on August 19, 2015 to perform the Phase I ESA in support of redevelopment of the 375 Bristol Street property. Our investigation conforms to the U.S. Environmental Protection Agency's (EPA) Standards and Practices for All Appropriate Inquiries (AAI, 40 CFR Part 312) as well as ASTM International's (ASTM) Standard E 1527-13 titled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process".

1.1 Background

The Site consists of three commercial buildings used primarily by businesses performing auto maintenance and repair work on a 3.18 acre parcel of land. The parcel number for the Site is 119-200-33. The Site is located on the southwestern side of Bristol Street to the northwest of the Newport Beach Golf Course, in a primarily commercial area.

1.2 Scope of Work

EMS performed the following scope of work in support of developing this Phase I ESA:

- EMS performed a detailed investigation into the historical use of the Site. Our historical investigation entailed the review of reasonably ascertainable documents from standard sources from the early 1900's to the present.

- EMS reviewed executive summaries of previous reports documenting environmental conditions at the Site and adjacent properties.

- EMS performed a review of reasonably ascertainable regulatory agency information regarding hazardous material use, disposal, and contaminated property information for the Site and surrounding area. This review included a search for environmental liens as well as activity and use limitations (AULs) on the Site.

- EMS contacted the following public agencies for additional information for the Site: the EPA; the State of California Department of Toxic Substances Control (DTSC); the California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR); the Orange County Health Care Agency (OCHCA); the Santa Ana Regional Water Quality Control Board (RWQCB); and, the South Coast Air Quality Management District (AQMD).

- EMS was supplied with an ASTM E 1527-13 User Questionnaire completed by Mr. Scott Rimland, President of Cardinal Development Company.

- EMS performed an inspection of the Site on September 22, 2015.

- EMS was provided with site information by Mr. Scott Rimland, President of Cardinal Development Company and Torrey Chacon, Property Manager with Cardinal Development Company.

1.3 Results of Investigation

EMS performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 for 375 Bristol Street in the City of Costa Mesa, Orange County, California 92626. Any exception to, or deletions from, this practice are described in Section 3 of this report. This assessment has revealed no evidence of *Recognized Environmental Conditions, Historical Recognized Environmental Conditions, Controlled Recognized Environmental Conditions* or *De Minimis Conditions* in connection with the Site with the following exceptions:

- EMS performed an inspection of the Site on September 22, 2015. Many of the tenant suites are used as automotive maintenance and repair shops. There is an on-site Property Manager and all tenant spaces are routinely inspected and checked for major environmental issues by the Property Manager. In general, housekeeping practices are good with minor exceptions. EMS did not observe any use of large quantities of solvents or automotive cleaning products; only small amounts of solvents were observed in aerosol cans.

- The Site inspection did not reveal the presence of *Recognized Environmental Conditions* with the exception of the following: Some suites with automotive maintenance and repair shops have 55-gallon drums that lack secondary containment; The three-stage clarifier on the Site is a concern for subsurface contamination; EMS did not observe solvents being used for the cleaning of auto parts; however, the Site has been an auto maintenance and repair complex for a number of years and it is possible solvents have been used in the past to clean parts; The drains in each suite leading to the clarifier are a concern for shallow subsurface contamination; Staining inside some of the suites and in the rear of the central building of the complex is a concern for potential subsurface contamination of petroleum products; Suites with hydraulic lifts may have leaked at some time in the past and therefore are a concern for shallow subsurface contamination; and, the small concrete block structure formerly used by Jiffy Lube is also a concern for shallow subsurface contamination as it was used to store either oil or waste oil.

- Some of the automotive maintenance shops generate waste oil that is considered a regulated waste in California. The Facility and Manifest Data (HAZNET) database is information extracted from copies of hazardous waste manifests received by DTSC each year. The following businesses on the HAZNET database were listed at the Site: ALL FORDS & CHEVY TR, BENZE & BEAMERS, JIFFY LUBE #861, COMPETITION ST, SAEILO MOTORS CA INC, FOREIGN WORKS INC, FOREIGN WORKS THE, SADDLEBACK SMOG & RE, AUTOCARE EXPRESS, DANS AUTOCARE EXPRE, CALIFORNIA COVENTRY, BRISTOL AUTOPLEX, EURO WEST INC, THE DING KING and CALIFORNIA BRAKE WOR. A few of the descriptions provided in the EDR report describe the waste as containing oil; however, a majority of the listings do not have a description listed for the waste. Based on the waste descriptions listed and the number of listings for automotive maintenance and repair shops, EMS believes the HAZNET listings represent a *Recognized Environmental Concern*.

- The Site address was listed as JIFFY LUBE, JIFFY LUBE #0861 and JIFFY LUBE NO 861 on the SWEEPS UST, RCRA-SQG, FINDS and UST databases. Two of the databases listed have updated and specific information for the JIFFY LUBE listing and they are the RCRA-SQG database which lists sites that generate, transport, store, treat and/or dispose of hazardous waste and the UST database which lists active UST facilities gathered from local regulatory agencies. According to the EDR report the number of USTs listed at Jiffy Lube is six and tank use is described as M.V. Fuel. Storage for JIFFY LUBE is listed as product and capacity for each tank

is listed as 2,000, 1,000, 1,000, 2,000, 220 and 220. According to EDR no violations were found for Jiffy Lube. During the site walk EMS was informed that Jiffy Lube did not have USTs and it appears the listed tanks were ASTs stored in the basement of Suite 110. EMS was unable to review any environmental reports regarding investigations into these ASTs; therefore, EMS believes these ASTs on the Site represent a *Recognized Environmental Condition*.

- The *Tenant Environmental Site Assessment, Bristol Autoplex* was prepared by Anne M. Brown of Environmental Management Consulting in May 1997 to evaluate environmental conditions at the Bristol Autoplex property. Findings and recommendations from the report are as follows:

  1. According to Mr. Searcy, the clarifier is cleaned out about once a year. In order to keep the system operating properly, it is recommended that the clarifier be put on a biannual cleanout program.
  2. Secondary containment has not been provided beneath the solvent baths in the auto servicing units. Stains were observed on the floor beneath each of these units, and over time, this could create an environmental contamination problem since some solvents can penetrate through unsealed concrete slabs, and/or find pathways to underlying soil via cracks. It is recommended that all tenants with solvent baths provide secondary containment such as a plastic spill pan. These pans are readily available through Safety Supply companies.
  3. To ensure that tenants and others are aware that hazardous wastes are not to be disposed of in or around the dumpsters, it is recommended that the property manager post signs stating NO WASTE CHEMICAL OR BATTERY DISPOSAL ALLOWED on each of the dumpster enclosures.
  4. Mop water from those tenants not connected to the trench/clarifier system is discharged into sinks or floor drains. Since this water could contain significant quantities of oil and other debris, this practice over time could result in clogged drains. It is recommended that a means of discharging this water into the clarifier system be provided. This way, oily residues and debris can be collected before discharge to the sewer system.
  5. Imari Sushi stores their waste grease in a container behind the shop. The asphalt in the immediate area was covered with a grease residue creating both a potential health & safety problem. It is recommended that secondary containment be provided beneath the grease container and grease spills be cleaned up on a routine basis.
  6. Ding King is using Unit #45 itself as a paint booth which appears to present a potential contamination problem for the unit as well potential health/safety problems for users and possibly other tenants. It is recommended that Ding King contact the South Coast Air Quality Management District concerning the necessity of installing and operating a controlled paint booth.
  7. No evidence of a monitoring well was observed on the property during the site visit. If the owner is aware of a monitoring well on the property, it should be determined if the well is still necessary. If not, it is recommended that the well be removed, preferably by the company that installed the well.

  EMS was informed by the property manager that there was not a paint booth at Unit #45 and the area mentioned in the report was actually just a corner of the building used for small “touch up” jobs on repaired vehicles. EMS believes the lack of secondary containment beneath solvent baths and the disposal of mop water into sinks and floor drains represent a *Recognized Environmental Condition* in relation to the Site.

- The Environmental Protection Agency (EPA) RCRA-LQG and RCRA-SQG lists sites that generate, transport, store, treat and/or dispose of hazardous waste. COUNTRY STYLE CLEANE located at 320 Bristol St is located adjacent and to the northwest of the Site. This listing appears to be for a dry cleaner and is potentially up-gradient of the Site based on a *Quarterly Monitoring Report* prepared for the Bristol Plaza Chevron at 300 Bristol St; therefore, EMS believes it represents a *Recognized Environmental Condition.*

- One location was listed on the DRYCLEANERS database which lists drycleaner related facilities that have EPA ID numbers and is listed at 320 Bristol St with a facility name of REDHILL DRYCLEANERS. What appears to be the same location without a facility name was also listed at the address of 320 Bristol St on the EDR US Hist Cleaners database. This database lists what EDR refers to as "High Risk Historical Records" and is a collection of potential dry cleaner sites. Based on this listing being approximately 0.215 mile and potentially up-gradient from the Site; EMS believes the listing for 320 Bristol St represent a *Recognized Environmental Condition*.

- The Site is listed as J. RAY CONSTRUCTION and J RAY SANDERSON/CARD on the Leaking Underground Storage Tank (LUST), Hazardous Waste & Substance Site List (HIST CORTESE) and The Recovered Government Archive Leaking Underground Storage Tank (RGA LUST) databases. The LUST database contains an inventory of reported leaking underground storage tank incidents; the HIST CORTESE is a database no longer updated by the government agencies; and, RGA LUST is a database that provides a list of LUST incidents derived from historical databases. All the listings for J. RAY CONSTRUCTION and J RAY SANDERSON/CARD appear to be for one case of a leaking underground storage tank listed on the LUST database. According to the EDR report, the LUST case has a status of "Completed – Case Closed" as of June 18, 1991. Based on the status of the LUST case, EMS believes the listings mentioned above represent a *Historical Recognized Environmental Condition*.

- The *Quarterly Monitoring Report Prepared For the Property Located at Bristol Plaza Chevron* prepared by Centec Engineering (Centec) on January 21, 2011 was prepared for the former Chevron station at 300 Bristol St. Site assessment at the property began in 1996 and six groundwater monitoring wells, one vapor extraction well and four air sparging wells were installed at the site. Investigation results for the site indicated that soil and groundwater were impacted by low to moderate levels of petroleum hydrocarbons. Remediation at the site was performed using high vacuum vapor and dual phase extraction, complimented by air sparging. This was accomplished using a mobile unit as opposed to a fixed unit. The groundwater gradient in this report was measured to be to the south-southwest. The results from post-remediation monitoring found no detectable levels of MTBE or benzene remained in groundwater and Centec felt closure of the site was appropriate. On January 8, 2013 the OCHCA submitted a Remedial Action Completion Certification to Bristol Plaza Chevron at 300 Bristol St. Based on the completion certification from the OCHCA and its location relative to the Site, EMS believes Bristol Plaza Chevron represents a *Historical Recognized Environmental Condition*.

- The EDR report identified 10 Leaking Underground Storage Tank (LUST) cases within 0.5 mile of the Site. The LUST database contains an inventory of reported leaking underground storage tank incidents. One of the LUST cases listed in the EDR report was for a facility located within 0.25 mile and potentially up-gradient of the Site. The facility was listed as UNOCAL #5909 located at 1476 Bristol St. According to the EDR report the status for this facility was listed as

"Completed – Case Closed". Based on its status and location, EMS believes UNOCAL #5909 represents a *Historical Recognized Environmental Condition.*

- The EDR report also supplied information from databases that list underground storage tanks in the area of the Site. The databases included were Statewide Environmental Evaluation and Planning System (SWEEPS UST), Historical UST Registered Database (HIST UST) and The Facility Inventory Database (Ca FID UST). The EDR report listed two facilities with the names of R K B INVESTMENTS and KOBOWAY INC at the address of 380 Clinton St. This address was listed on the CERCLIS-NFRAP database which is a list of archived sites in which assessment has been completed and the EPA has determined no further steps will be taken to list the site on the National Priorities List. Based on the distance, location and its listing on the CERCLIS-NFRAP database, EMS believes the 380 Clinton St listing represents a *Historical Recognized Environmental Condition*.

- The *2014 Annual Groundwater Monitoring Report Old Fuel Farm John Wayne Airport* was prepared by Amec Foster Wheeler (Amec) on January 30, 2015 for the Old Fuel Farm located near the southeastern corner of the John Wayne Airport (JWA) property. This fuel farm supplied the fuel for airport operations prior to the construction of the new commercial fueling facility in 1990. According to the report the RWQCB in 1988 issued a Clean-up and Abatement Order to JWA and all 30 fuel tanks were subsequently removed. Soil and groundwater were primarily impacted by Jet Fuel and to a lesser extent aviation gasoline. MTBE was also detected in groundwater samples after the installation of a gasoline tank which was eventurally replaced. According to the report there are 31 monitoring wells, 12 of which have contained free floating product and have used canisters to skim free product. This method of product removal was implemented for over ten years and discontinued in 2007 due to diminishing returns. JWA at this time requested site closure and was denied by the RWQCB. As part of their monitoring and sampling it appears AMEC subcontracts a company to remove free product from wells on the site. Shallow groundwater flow beneath JWA is generally to the west and southwest. During this reporting period 10 of 31 wells contained free product. The conclusions in the report state that "the distribution of free product is generally similar to past monitoring events and suggests generally two separate areas of free product presence". EMS reviewed the AMEC Free Product Distribution Map supplied in the report and it appears the free product measured in the monitoring wells does not appear to have moved off-site. Based on the regular removal of free product from on-site wells, EMS believes the JWA facility represents a *Controlled Recognized Environmental Condition*.

Although indoor air quality is specifically listed as a non-scope consideration under Section 13.1.5.7 of ASTM E 1527-13, *Environmental Professionals* cannot eliminate migration of vapors from the ASTM E 1527-13 Phase I ESA scope of work as this would result in the Phase I ESA being non-AAI compliant. ASTM has released ASTM E 2600-10 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*. The Guidance is directed at identifying the likelihood for migrating vapors to encroach onto a target property creating a VEC. The potential findings of the ASTM E 2600-10 screening are the following:

- A VEC exists or is likely to exist; or,
- A VEC can be ruled out because it does not exist or is not likely to exist.

ASTM E 2600-10 is a two Tier process. Tier 1 focuses on known or suspected contaminated

properties identified during the Phase I ESA within an Area of Concern (AOC) about the target property. For volatile and semi-volatile organic compounds (VOCs and SVOCs), such as dry cleaning chemicals and industrial solvents, the AOC is defined as 1/3 mile. For petroleum hydrocarbon chemicals such as gasoline the AOC is defined as 1/10 mile. The AOC can be shortened in the down- and cross-gradient directions if the groundwater flow direction is known. Three LUST cases, eight USTs, two dry cleaners, a number oil ASTs and 55-gallon drums were found on or in close proximity of the Site.

Tier 2 focuses on the contaminated plumes from the contaminated properties identified within the AOC and their proximity (critical distance) to the target property. The critical distance is 100 feet for VOCs and 30 feet for petroleum hydrocarbons. A VEC is likely to exist due to the presence of USTs, oil and waste oil ASTs and 55-gallon drums present on the Site.

Although not considered *Recognized Environmental Conditions* as defined by the EPA AAI rule and ASTM E 1527-13, EMS also noted the following potential environmental concerns and issues:

- A 55-gallon drum of used frying oil was noted behind the sushi restaurant that is not within any secondary containment and could pose a slipping hazard.

- Auto parts, oil, antifreeze, transmission oil and other related tools were haphazardly stored within all the auto maintenance and repair shops.

- What appeared to be vehicles that had not been moved for an extended period of time were also behind some of the auto maintenance and repair shops.

2 Introduction

Environmental Management Strategies, Inc. (EMS) is pleased to present this Phase I Environmental Site Assessment (Phase I ESA) for the property located at 375 Bristol Street in the City of Costa Mesa, Orange County, California 92626 (the "Site", see Figures 1 and 2).

2.1 Purpose

Sanderson J. Ray Development (SJRD) retained EMS on August 19, 2015 to perform the Phase I ESA in support of redevelopment of the 375 Bristol Street property. The purpose of this Phase I ESA is to identify *Recognized Environmental Conditions* as defined by the U.S. Environmental Protection Agency's (EPA) Standards and Practices for All Appropriate Inquiries (AAI, 40 CFR Part 312) as well as the American Society for Testing and Materials (ASTM) Standard E 1527-13 titled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". The ASTM standard defines *Recognized Environmental Condition* as follows: "The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De Minimis* conditions are not *recognized environmental conditions*."

The EPA's AAI and ASTM E 1527-13 practices are intended to permit the *User*, SJRD, to satisfy one of the requirements to qualify for the *Innocent Landowner, Contiguous Property Owner, or Bona Fide Prospective Purchaser* limitations on Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability (also known as *"Landowner Liability Protections"*). Additional requirements include, but are not limited to, complying with activity and use limitations (AULs), taking reasonable steps to prevent releases, complying with legally required release reporting obligations, etc.

In addition to *Recognized Environmental Conditions*, this Phase I ESA also reports on *Historical Recognized Environmental Conditions, Controlled Recognized Environmental Conditions, De Minimis* conditions and other potential environmental concerns and issues (also known as *Business Environmental Risks*) such as Vapor Encroachment Conditions (VECs), asbestos-containing materials (ACM), polychlorinated biphenyl (PCB) containing electrical equipment, lead-based paint, radon, etc.

2.1.1 Special Terms and Conditions

Our investigation conforms to the EPA's AAI rule and ASTM E 1527-13. This report was prepared by EMS solely for the use and benefit of SJRD, together with its affiliates, participants, successors and assigns. No other parties shall have any right to rely on this document. The use of this report is expressly controlled by the terms and conditions in the contract between SJRD and EMS.

2.1.2 Methodology

Mr. Anthony F. Severini and Mr. Ashley Flores of EMS performed the Phase I ESA. Mr. Severini is a State of California registered Professional Geologists with over thirty years of relevant, full-time experience performing Phase I ESAs within several states throughout the United States. Mr. Flores holds a Bachelor of Science degree in Environmental Science and has over five years of relevant, full-time experience performing Phase I ESAs.

We declare 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 and we have the specific

qualifications based on education, training and experience to assess a property of the nature, history and setting of the Site. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Mr. Severini's and Mr. Flores' detailed qualifications are presented in Appendix A. EMS performed the following scope of work in support of developing this Phase I ESA:

- EMS performed a detailed investigation into the historical use of the Site. Our historical investigation entailed the review of reasonably ascertainable documents from standard sources from the early 1900's to the present.

- EMS reviewed executive summaries of previous reports documenting environmental conditions at the Site and adjacent properties.

- EMS conducted a review of reasonably ascertainable regulatory agency information regarding hazardous material use, disposal, and contaminated property information for the Site and surrounding area. This review included a search for environmental liens as well as activity and use limitations (AULs) on the Site.

- EMS contacted the following public agencies for additional information for the Site: the EPA; the State of California Department of Toxic Substances Control (DTSC); the California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR); the Orange County Health Care Agency (OCHCA); the Santa Ana Regional Water Quality Control Board (RWQCB); and, the South Coast Air Quality Management District (AQMD).

- EMS was supplied with an ASTM E 1527-13 User Questionnaire completed by Mr. Scott Rimland, President of Cardinal Development Company.

- EMS performed an inspection of the Site on September 22, 2015.

- EMS was provided with site information by Mr. Scott Rimland, President of Cardinal Development Company and Torrey Chacon, Property Manager with Cardinal Development Company.

2.2 Site Description

The Site consists of three commercial buildings with a majority the businesses performing auto maintenance and repair work on a 3.18 acre parcel of land. The parcel number for the Site is 119-200-33. The Site is located on the southwestern side of Bristol Street to the northwest of the Newport Beach Golf Course, in a primarily commercial area.

2.2.1 Site Location

The Site is located on the southwestern side of Bristol Street to the northwest of the Newport Beach Golf Course at the address of 375 Bristol Street in the City of Costa Mesa, Orange County, California 92626 (see Figures 1 and 2).

2.2.2 Site and Vicinity Characteristics

The Site is located in a commercial area and is bordered to the north and east by the Corona Del Mar Freeway, to the south by the Newport Beach Golf Course and to the west by residential structures.

2.2.3 Description of Structures, Roads and other Improvements

The Site consists of three commercial buildings with a majority the businesses performing auto maintenance and repair work on a 3.18 acre parcel of land. The Site is adjacent to a golf course and commercial and residential structures.

2.2.4 Information Reported by Property Engineers

EMS was provided with site information by Mr. Scott Rimland, President of Cardinal Development Company and Ms. Torrey Chacon, Property Manager with Cardinal Development Company. Mr. Rimland escorted Mr. Flores during the EMS Site inspection and provided information regarding former Site operations. Additional information provided by Mr. Rimland and Ms. Chacon is also presented in Section 2.4.

2.2.5 Current Uses of the Property

The Site consists of three commercial buildings and associated parking lot used primarily by businesses performing auto maintenance and repair work. A complete description of current activities is provided in Section 2.4.

2.2.6 Past Uses of the Property

Based on information provided to and reviewed by EMS during the performance of this Phase I ESA; the Site was originally a vacant parcel of land and was then used as a lot for a car rental company until it was developed into the complex currently at the Site sometime between 1986 and 1987.

2.2.7 Past and Current Uses of Adjoining Properties

Based on information reviewed by EMS during the performance of this Phase I ESA, the Site and adjoining properties were vacant land from the late 1930's to about the mid to late 1940's. As the years progressed the Site and adjoining property to the northwest were developed into commercial businesses, to the southwest the properties were developed into residential homes, to the southeast a golf course was constructed and to the northwest the Corona Del Mar freeway was built.

2.3 Records Review

EMS conducted a review of reasonably ascertainable and practically reviewable public information for the Site and surrounding area. The information was supplied to EMS both by an outside contractor specializing in compiling such information and by direct contacts made by EMS.

2.3.1 Standard Environmental Records Sources: Federal, State, Tribal and Local

EMS retained Environmental Data Resources, Inc. (EDR) to perform a search of reasonably ascertainable information from databases for facilities with environmental records within the Site vicinity. The information sources utilized by EDR included publicly available databases compiled by federal, state, tribal and local governmental agencies and proprietary databases available through EDR. The EDR report was designed to assist parties seeking to meet the search requirements of the EPA's AAI rule and ASTM E 1527-13. The databases searched provide information on facilities with records including, but not limited to, the following potential environmental concerns: Resource Conservation and Recovery Act Small and Large Quantity Hazardous Waste Generators (RCRA-SQGs and RCRA-LQGs); the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS); registered above-ground storage tanks (ASTs); registered underground storage tanks (USTs); historical USTs (HIST USTs); leaking USTs (LUSTs); non-tank spills of hazardous materials; active and inactive landfills; and facilities engaged in the investigation and cleanup of known releases

of hazardous materials. In general, the EPA's AAI rule and ASTM E 1527-13 require a larger search radius for databases with information of greater environmental concern (such as LUSTs, landfills and hazardous substance release facilities) than databases with information of lesser environmental concern (such as registered ASTs, USTs, RCRA-SQGs and RCRA-LQGs).

The EPA's AAI rule and ASTM E 1527-13 require the Phase I ESA to include searches for environmental cleanup liens as well as AULs including institutional and engineering controls, recorded under federal, state, tribal, or local laws. The AAI rule and ASTM E 1527-13 allows that either the prospective property owner or the environmental professional may conduct these searches.

EDR's regulatory agency database search included searches for liens and AULs from the following four EPA databases: Federal Superfund Liens (NPL LIENS); CERCLA Lien Information (LIEN2); Engineering Controls Sites (US ENG CONTROLS); and Sites with Institutional Controls (US INST CONTROLS). EDR's regulatory agency database search also included a search of the DTSC's Deed Restriction Listing (DEED) and Lien Holder (LIENS) databases. Specific information regarding the databases searched, corresponding search radii, and search results are presented in EDR's report entitled, *EDR Radius Map™ with GeoCheck®*, included in Appendix B.

EMS also retained EDR to perform an environmental lien search for the Site. The search was conducted for the Site's parcel number of 119-200-33 and included a search for environmental liens and other AULs. The results of this lien search are presented in EDR's report entitled, *EDR Environmental LienSearch™ Report*, included in Appendix C. The *EDR Property Tax Map Report* is included in Appendix D.

The Site was not identified on NPL LIENS, LIEN2, US ENG CONTROLS, US INST CONTROLS, LIENS or DEED databases. EDR's environmental lien search found no environmental liens or AULs for the Site's parcel number of 119-200-33. The EDR report indicates that the current owner of the Site is J. Ray Sanderson/Cardinal Development-Bristol Center, a California general partnership and the title was received from Bristol Partners, a general partnership.

The EDR report listed the Site on a number of databases related to the auto repair and maintenance shops located on the Site. The Site was listed on the following databases: HAZNET, CA FID UST, LUST, HIST CORTESE, SWEEPS UST, RGA LUST, RCRA-SQG, RCRA NonGen/NLR and EDR HIST Auto Stat. Based on the nature of the information provided by EDR, EMS does not believe all the listings mentioned above are an environmental concern to the Site. Following are the database listings EMS believes may be a potential concern.

The Facility and Manifest Data (HAZNET) database is information extracted from copies of hazardous waste manifests received by DTSC each year. The following businesses on the HAZNET database were listed at the Site: ALL FORDS & CHEVY TR, BENZE & BEAMERS, JIFFY LUBE #861, COMPETITION ST, SAEILO MOTORS CA INC, FOREIGN WORKS INC, FOREIGN WORKS THE, SADDLEBACK SMOG & RE, AUTOCARE EXPRESS, DANS AUTOCARE EXPRE, CALIFORNIA COVENTRY, BRISTOL AUTOPLEX, EURO WEST INC, THE DING KING and CALIFORNIA BRAKE WOR. A few of the descriptions provided in the EDR report describe the waste as containing oil; however, a majority of the listings do not have a description listed for the waste. Based on the waste descriptions listed and the number of listings for automotive maintenance and repair shops, EMS believes the HAZNET listings represent a *Recognized Environmental Concern*.

J. RAY CONSTRUCTION and J RAY SANDERSON/CARD appear on the Recovered Government Archive Leaking Underground Storage Tank (RGA LUST), Leaking Underground Storage Tank (LUST) and Hazardous Waste & Substance Site List (HIST CORTESE) databases. The RGA LUST is a database that provides a list of LUST incidents derived from historical databases; the LUST database contains an inventory of reported leaking underground storage tank incidents; and, the HIST CORTESE is a database no longer updated by government agencies. All the listings for J. RAY CONSTRUCTION and J RAY SANDERSON/CARD appear to be for one case of a leaking underground storage tank listed on the LUST database. According to the EDR report, the LUST case has a status of "Completed – Case Closed" of June 18, 1991. Based on the status of the LUST case, EMS believes the listings mentioned above represent a *Historical Recognized Environmental Condition*.

JIFFY LUBE, JIFFY LUBE #0861 and JIFFY LUBE NO 861 were listed on the SWEEPS UST, RCRA-SQG, FINDS and UST databases. Two of the databases listed have updated and specific information for the JIFFY LUBE listing and they are the RCRA-SQG which lists sites that generate, transport, store, treat and/or dispose of hazardous waste and the UST database which lists active UST facilities gathered from local regulatory agencies. According to the EDR report the number of USTs listed at Jiffy Lube is six and tank use described as M.V. Fuel. Storage is listed as product and capacity for each tank is listed as 2,000, 1,000, 1,000, 2,000, 220 and 220. According to EDR no violations were found for Jiffy Lube. EMS was unable to review any environmental reports regarding investigations into these USTs; therefore, EMS believes these USTs on the Site represent a *Recognized Environmental Condition*.

The EDR report includes a database with information it classifies as "High Risk Historical Records". This database includes the EDR US Hist Auto Stat which is a listing of potential gas station/filling station/service station sites. 375 Bristol St is listed on the EDR US Hist Auto Stat database and in reviewing the findings appears to list a number of the auto repair and maintenance shops located at the Site from 1999 to 2012. No additional information was available for this database.

Numerous additional environmental records were identified for facilities in the surrounding area. Due to the distance and direction from the Site, and the nature of the information present in the EDR report, most of these records do not appear to represent a potential environmental concern to the Site. The following nearby facilities discussed below may represent a potential environmental concern to the Site.

The Environmental Protection Agency (EPA) RCRA-LQG and RCRA-SQG lists sites that generate, transport, store, treat and/or dispose of hazardous waste. The EDR report identified three RCRA-LQG sites within 0.25 mile of the site. Based on the location and distance of the listings for KYOWA OF AMERICA COR located at 385 Clinton Street and KOBOWAY INC it does not appear they pose an environmental concern to the Site. COUNTRY STYLE CLEANE located at 320 Bristol St was located adjacent and to the northwest of the Site. This listing appears to be for a dry cleaner and is potentially up-gradient of the Site based on a *Quarterly Monitoring Report* prepared for the Bristol Plaza Chevron at 300 Bristol St; therefore, EMS believes it represents a *Recognized Environmental Condition.*

The Department of Toxic Substances Control's (DTSC's) maintains the EnviroStor database which identifies sites that have known contamination or sites for which there may be reason to investigate further. The EDR report identified 7 ENVIROSTOR facilities within approximately 1-mile of the Site. Two facilities were within 0.5 mile and possibly up-gradient of the Site on the EDR report and they are

listed as COMMODORE SEMIDONDUC at 2955 Airway Ave and SIGMA CIRCUITS INC. at 2970 Airway Ave. These facilities have a listed status of "Refer: Other Agency" according to the EDR report. Based on the distance and location of these two facilities it does not appear they pose an environmental concern to the Site.

The EDR report identified 10 Leaking Underground Storage Tank (LUST) cases within 0.5 mile of the Site. The LUST database contains an inventory of reported leaking underground storage tank incidents. According to the EDR report all the listed LUST cases attained closure with the exception of THRIFTY OIL #008 located at 704. EMS mapped this LUST case based on information from the RWQCB's Geotracker website and found that it was located approximately 8 miles north of the Site in the City of Santa Ana. Based on its distance from the Site, the LUST case for THRIFTY OIL #008 does not appear to pose an environmental concern to the Site. Two of the LUST cases listed in the EDR report were for facilities located within 0.25 mile and potentially up-gradient of the Site. The two facilities listed were BRISTOL PLAZA CHEVRO located at 300 Bristol St and UNOCAL #5909 located at 1476 Bristol St. According to the EDR report the status for these two facilities was listed as "Completed – Case Closed". Additional information regarding the 300 Bristol St listing is provided section 2.3.4. Based on its status and location EMS believes UNOCAL #5909 represents a *Historical Recognized Environmental Condition*.

According to the EDR report two Spills, Leaks, Investigations and Cleanups (SLIC) cases were identified within 0.5 mile of the Site. The SLIC program is designed to protect and restore water quality from spills, leaks and similar discharges. Both cases were more than a 0.25 mile from the site and had a status of "Completed – Case Closed". Based on the status and distance of these cases from the Site it does not appear they pose an environmental concern.

State Water Resources Control Board's Hazardous Substance Storage Container Database contains the Underground Storage Database which lists registered USTs. The UST list provided by EDR lists four UST sites within approximately 0.25-mile of the Site. Three of the facilities do not appear to pose an environmental concern based on their location and distance to the Site. The remaining facility is listed as TESORO ARCO #42076 located at 300 Bristol St. Additional information regarding the 300 Bristol St listing is provided section 2.3.4.

The EDR report also supplied information from databases that list underground storage tanks in the area of the Site. The databases included were Statewide Environmental Evaluation and Planning System (SWEEPS UST), Historical UST Registered Database (HIST UST) and The Facility Inventory Database (Ca FID UST). The EDR report listed two facilities with the names of R K B INVESTMENTS and KOBOWAY INC at the address of 380 Clinton St. This address was listed on the CERCLIS-NFRAP database which is a list of archived sites in which assessment has been completed and the EPA has determined no further steps will be taken to list the site on the National Priorities List. Based on the distance, location and its listing on the CERCLIS-NFRAP database, EMS believes the 380 Clinton St listing represents a *Historical Recognized Environmental Condition*.

One location was listed on the DRYCLEANERS database which lists drycleaner related facilities that have EPA ID numbers. The facility listed had an address of 320 Bristol St and a facility name of REDHILL DRYCLEANERS. What appears to be the same location without a facility name was also listed at the address of 320 Bristol St on the EDR US Hist Cleaners database. This database lists what EDR refers to as "High Risk Historical Records" and is a collection of potential dry cleaner sites.

Based on this listing being approximately 0.215 mile and potentially up-gradient from the Site; EMS believes the listings for 320 Bristol St represent a *Recognized Environmental Condition*.

EDR US Hist Auto Stat is a database of potential gas station/filling station/service station sites that EDR has put together from searching selected national collections of business directories. This database listed one EDR US Hist Auto Stat site within 0.25-mile of the site. The site listed did not have a name associated with it but did have the address of 300 Bristol St. The site was also listed on the LUST database and according to the EDR report has a status of "Completed – Case Closed". Additional information regarding this site is presented in section 2.3.4.

The EDR report also identifies "orphan" facilities that, due to poor or inadequate address information, could not be accurately mapped. Nine orphan facilities were identified by EDR with a majority of them being different names for the gas station located at 300 Bristol St. EMS did a search of the remaining available addresses in the EDR report and determined that based on their distance and location relative to the Site they did not pose an environmental concern. There was one exception to this and it was the listing for the COSTA MESA FWY 19TH TO BRISTOL which is most likely for the freeway adjacent to the Site. This listing only mentions that the freeway has a NPDES permit listing according to EDR. Based on this limited information it does not appear the listing for the COSTA MESA FWY 19TH TO BRISTOL poses an environmental concern to the Site.

The results of EMS' review of Standard Environmental Records Sources revealed evidence of *Recognized Environmental Conditions* and *Historical Recognized Environmental Conditions* in connection with the Site.

2.3.2 Physical Setting Sources

The EDR Radius Map™ Report provides a physical setting source addendum (Geocheck®). The Site is located at an elevation of approximately 27-feet above mean sea level (msl). Local topography decreases in elevation to the southwest. The Site is located in a 500-year Federal Emergency Management Agency (FEMA) flood zone. The EDR report searched for site-specific hydrogeologic data within a 1.25-mile radius from the Site. Site-specific hydrogeologic data was available for Western Digital Corporation approximately ½ - 1-mile north of the Site and listed groundwater depth at 35.5-feet and flow to the south. EDR has also developed a groundwater information system, known as Aquiflow, which maintains groundwater depth and flow direction data from reports submitted by environmental professionals to regulatory agencies. The Aquiflow system listed eleven locations with groundwater data within a 1-mile radius of the Site. General direction of groundwater flow was reported to the southeast, south-southeast, south, west, east, south-southwest, west-northwest, west-southwest, north-northeast and not reported for locations listed by Aquiflow. The EDR report also searched for public water systems and water wells known to the United States Geological Survey (USGS) and the State of California. Three Federal USGS water wells were listed within 1-mile of the Site. No public water supply systems were identified within one mile of the Site. The State Database Well Information list listed three wells within 1-mile of the Site. The EDR report did not identify any earthquake fault lines within one mile of the Site.

The results of EMS' review of Physical Setting Sources did not reveal any evidence of *Recognized Environmental Conditions* in connection with the Site.

2.3.3 Historical Use Information

EMS conducted a review of reasonably ascertainable historical information from standard sources to

determine the past land use of the Site and surrounding area including the following: Sanborn® fire insurance maps; historical topographic maps; historical aerial photographs; historical city directories; and, historical building permits. The following paragraphs summarize our findings.

2.3.3.1 Sanborn® Fire Insurance Map Review

EMS retained EDR to perform a search for historical Sanborn® fire insurance maps for the site vicinity. Sanborn® maps were not found for the site. EDR's *Certified Sanborn® Map Report* is included in Appendix E.

2.3.3.2 Historical USGS Topographic Map Review

EMS retained EDR to provide historical topographic maps prepared by the USGS for the site vicinity. Historical topographic maps were available for the years 1901, 1902, 1935, 1942, 1951, 1965, 1972 and 1981. The *EDR Historical Topographic Map Report* is included in Appendix F.

The Southern Pacific Railroad Newport, a major road and the Newport Bay are visible near the site in Santa Ana 1901, Southern Ca Sheet 1 and the 1902 topographic map. Roads in a grid based pattern are also located to the north and northwest of the Site. Palisades road and the Delhi Drainage Ditch are first listed adjacent to the Site in the 1935 topographic map. Development has significantly increased to the south-southwest of the Site, with the addition of a number of roads in a grid based pattern and what appear to be residential structures in the 1935 map. A number of new roads appear to have been constructed in the immediate vicinity of the Site showing the increase in development in the region by the time we reach the 1942 topographic map. The Orange County Airport is first listed in the 1951 topographic map to the northeast of the Site. Roads to the southwest of the Site indicating the construction of residential structures adjacent to the Site and renaming of the Delhi Drainage Ditch to the Delhi Drainage Channel are first visible in the 1965 topographic map. There are no significant changes to the Site in the 1972 and 1981 topographic maps with the exception of increased development in the surrounding area.

2.3.3.3 Aerial Photograph Review

EMS reviewed historical aerial photographs obtained from EDR for the years, 1938, 1947, 1952, 1963, 1972, 1977, 1985, 1989, 1990, 1994, 2005, 2009, 2010 and 2012. The *EDR Aerial Photo Decade Package* report is included in Appendix G.

The Site and surrounding adjacent properties appear to be vacant land in the 1938 aerial photograph, with the exception of the Delhi Drainage Channel to the southwest of the Site. Development in the surrounding area of the Site has increased significantly and the runway for the Orange County Airport is visible in the 1947 and 1952 aerial photographs. The 1963 aerial photograph appears to show a small building and a number of small structures on the Site. According to information from Ray Walkie of SJRD the Site was previously owned by the Irvine Company and was used as a storage facility for various pieces of equipment. The building on the Site in this aerial photograph was likely used by the small crew that manned the facility. A building is also visible on the adjacent property to the northwest and residential structures are also visible in this aerial photograph. The Site in the 1972 aerial photograph appears to be surrounded by rows of trees or shrubs along its perimeter with what appears to possibly be equipment on the Site. Development on the adjacent property to the northwest and southwest along with the surrounding area has increased in this aerial photograph. There are no significant changes to the Site on the 1977 aerial photograph; however, the construction of the Corona Del Mar Freeway appears to have begun to the northwest of the Site. The 1985 aerial photograph appears to show that the Site has been graded for development and the surrounding area has seen an

increase in construction of commercial structures. Adjacent and to the northeast of the Site it appears the construction of the Corona Del Mar Freeway has continued and further east it appears the Orange County Airport has expanded. The 1989 aerial photograph is the first time the buildings currently on the Site are visible. Construction of the commercial development and hotel adjacent and to the northwest of the Site has also been completed in the 1989 aerial photograph. There are no significant changes to the Site or surrounding area in the 1990 to 2012 aerial photographs.

2.3.3.4 City Directory Abstract

EMS retained EDR to provide a historical city directory search for the Site and nearby properties. The city directories identify individuals and businesses by street address. EDR obtained information from sources including city and telephone directories dating back to 1920. The *EDR City Directory Abstract* is included in Appendix H.

A number of occupants were listed for the address of 375 Bristol Street in the Cole Information Services, Pacific Bell and Haines Company directories searched by EDR. A majority of the listings on the directories were for auto maintenance and repair shops dating back to 1991. Some of the businesses listed were CALIFORNIA BRAKE WORKS, AUTOCARE EXPRESS, A OK MUFFLER AUTO REPAIR, COVENTRY JIFFY LUBE ORANGE, etc. The properties surrounding the Site were primarily occupied by commercial businesses. The Cole Information Services directory listed TRUSPEED MOTORCARS at the address of 275 Bristol Street in 2008. This listing appears to be for an auto repair shop that was located over 1,000 feet northwest of the Site. Based on the location of this facility it does not appear to pose an environmental concern to the Site. EMS's review of the city directory did not find any other businesses that may have posed an environmental risk to the Site.

2.3.3.5 Building Permit Report

EMS retained EDR to provide a building permit report for the Site and adjacent properties. The EDR Building Permit Report provides municipal building permit records from local municipal governments. The *EDR Building Permit Report* is included in Appendix I.

The only building permit listed for the Site in the EDR report was a building permit for the construction of an "accessible path of travel from Bristol St side and relocate two accessible parking". None of the permits listed in the Building Permit Report for surrounding properties appeared to pose an environmental concern to the Site. Permits listed in the EDR report included sign alteration, roofing, block wall construction, suite expansion and tenant improvement.

2.3.4 Previous Environmental Reports

EMS reviewed a tenant assessment report prepared for the Site and two recent environmental reports for facilities within 0.25 mile of the Site. The two reports for sites within 0.25 mile of the Site were for the Old Fuel Farm located at John Wayne Airport and Bristol Plaza Chevron located at 300 Bristol St. Both of these reports were used to determine their potential impact to the Site and general groundwater flow in the area.

The *Tenant Environmental Site Assessment, Bristol Autoplex* was prepared by Anne M. Brown of Environmental Management Consulting in May 1997 to evaluate environmental conditions at the Bristol Autoplex property. According to the report the complex at the time was nine years old and was primarily occupied by automotive repair and related service businesses. The report also mentions that the complex was previously occupied by an Avis vehicle maintenance facility. Findings and recommendations from the report are as follows:

1. According to Mr. Searcy, the clarifier is cleaned out about once a year. In order to keep the system operating properly, it is recommended that the clarifier be put on a biannual cleanout program.
2. Secondary containment has not been provided beneath the solvent baths in the auto servicing units. Stains were observed on the floor beneath each of these units, and over time, this could create an environmental contamination problem since some solvents can penetrate through unsealed concrete slabs, and/or find pathways to underlying soil via cracks. It is recommended that all tenants with solvent baths provide secondary containment such as a plastic spill pan. These pans are readily available through Safety Supply companies.
3. To ensure that tenants and others are aware that hazardous wastes are not to be disposed of in or around the dumpsters, it is recommended that the property manager post signs stating NO WASTE CHEMICAL OR BATTERY DISPOSAL ALLOWED on each of the dumpster enclosures.
4. Mop water from those tenants not connected to the trench/clarifier system is discharged into sinks or floor drains. Since this water could contain significant quantities of oil and other debris, this practice over time could result in clogged drains. It is recommended that a means of discharging this water into the clarifier system be provided. This way, oily residues and debris can be collected before discharge to the sewer system.
5. Imari Sushi stores their waste grease in a container behind the shop. The asphalt in the immediate area was covered with a grease residue creating both a potential health & safety problem. It is recommended that secondary containment be provided beneath the grease container and grease spills be cleaned up on a routine basis.
6. Ding King is using Unit #45 itself as a paint booth which appears to present a potential contamination problem for the unit as well potential health/safety problems for users and possibly other tenants. It is recommended that Ding King contact the South Coast Air Quality Management District concerning the necessity of installing and operating a controlled paint booth.
7. No evidence of a monitoring well was observed on the property during the site visit. If the owner is aware of a monitoring well on the property, it should be determined if the well is still necessary. If not, it is recommended that the well be removed, preferably by the company that installed the well.

The lack of secondary containment beneath solvent baths, the disposal of mop water into sinks and floor drains and the existence of a paint booth represent a *Recognized Environmental Condition* in relation to the Site.

The *2014 Annual Groundwater Monitoring Report Old Fuel Farm John Wayne Airport* was prepared by Amec Foster Wheeler (Amec) on January 30, 2015 for the Old Fuel Farm located near the southeastern corner of the John Wayne Airport (JWA) property. This fuel farm supplied the fuel for airport operations prior to the construction of the new commercial fueling facility in 1990. According to the report the RWQCB in 1988 issued a Clean-up and Abatement Order to JWA and all 30 fuel tanks were subsequently removed. Soil and groundwater were primarily impacted by Jet Fuel and to a lesser extent aviation gasoline. MTBE was also detected in groundwater samples after the installation of a gasoline tank which was replaced. According to the report there are 31 monitoring wells, 12 of which have contained free floating product and have used canisters to skim free product. This method of product removal was implemented for over ten years and discontinued in 2007 due to diminishing

returns. JWA at this time requested site closure and was denied by the RWQCB. As part of their monitoring and sampling it appears Amec subcontracts a company to remove free product from wells on the site. According to the report shallow groundwater flow beneath JWA is generally to the west and southwest. During this reporting period 10 of 31 wells contained free product. The conclusions in the report state that "the distribution of free product is generally similar to past monitoring events and suggests generally two separate areas of free product presence". EMS reviewed the Amec Free Product Distribution Map supplied in the report and it appears the free product measured in the monitoring wells does not appear to have moved off-site. Based on the regular removal of free product from on-site wells, EMS believes the JWA facility represents a *Controlled Recognized Environmental Condition*.

The *Quarterly Monitoring Report Prepared For the Property Located at Bristol Plaza Chevron* prepared by Centec Engineering (Centec) on January 21, 2011 was prepared for the former Chevron station at 300 Bristol St. Site assessment at the property began in 1996 and six groundwater monitoring wells, one vapor extraction well and four air sparging wells were installed at the site. Investigation results for the site indicated that soil and groundwater were impacted by low to moderate levels of petroleum hydrocarbons. Remediation at the site was performed using high vacuum vapor and dual phase extraction, complimented by air sparging. This was accomplished using a mobile unit as opposed to a fixed unit. The groundwater gradient in this report was measured to be to the south-southwest. The results from post-remediation monitoring found no detectable levels of MTBE or benzene remained in groundwater and Centec felt closure of the site was appropriate. On January 8, 2013 the OCHCA submitted a Remedial Action Completion Certification to Bristol Plaza Chevron at 300 Bristol St. Based on the completion certification from the OCHCA and its location relative to the Site, EMS believes Bristol Plaza Chevron represents a *Historical Recognized Environmental Condition*.

2.3.5 Additional Record Sources

EMS searched the following regulatory agency websites for any additional information for the Site and addresses adjacent to the Site: EPA's Envirofacts; DTSC's EnviroStor; SWRCB's GeoTracker; and the FIND websites. No additional information was available for the Site on the EnviroStor, Envirofacts and EnviroStor websites.

The Site was listed on the Geotracker website as J RAY SANDERSON/CARDINAL as a LUST clean-up site. The potential contaminant of concern was listed as gasoline with a clean-up status of "Completed – Case Closed as of 6/18/1991". Potential media affected was listed on the website as "other groundwater (uses other than drinking water)" and regulatory activities included a leak discovery on 7/9/1987.

The Geotracker database listed two facilities adjacent to the Site as LUST Cleanup Sites. The two facilities were listed as BRISTOL PLAZA CHEVRON at 300 Bristol St and MARTIN AVIATION (FUEL FARM) which is part of John Wayne Airport. The BRISTOL PLAZA CHEVRON facility is listed as "Completed – Case Closed" and a "Remedial Action Completion Certification" letter is available on the Geotracker website for this facility (see Appendix J). The MARTIN AVIATION (FUEL FARM) is listed as "Open – Verification Monitoring as of 1/1/2004". These two facilities are discussed in further detail in the previous section 2.3.4.

The FIND website listed two inactive permits on the Site for CFC-12 Recovery/Recycling equipment issued in April 1994. The two company names listed were Aladdin Auto Repair and Saddleback

Automotive. No other information was available for the Site on the FIND website.

A number of permits were listed on the FIND website for properties near the Site. Permits for the two service stations located at 300 and 1512 Bristol St were available for the storage and dispensing of gasoline. An inactive permit for a soil vapor extraction system for gasoline was also listed on the FIND website for the service station at 1512 Bristol St. One inactive and two active permits were also listed for the dry cleaning equipment used at Red Hill Cleaners at 320 Bristol St. One inactive and one active permit were listed for the dry cleaning equipment which appeared to use perchloroethene. The remaining active permit listed equipment which appeared to use a petroleum solvent as opposed to perchloroethene. Additional information for facilities up-gradient of the Site is available in section 2.3.4.

No facilities were listed adjacent to the Site on the Envirostor or Envirofacts websites.

According to the DOGGR Online Mapping System (DOMS), no historic oil and gas production wells are listed within 1 mile of the Site.

2.3.6 ASTM E 1527-05 User Questionnaire

Mr. Scott Rimland, President of Cardinal Development Company, completed an ASTM E 1527-13 User Questionnaire for the Site on September 30, 2015. Mr. Rimland answered in the negative to all questions regarding knowledge of present or past activities, uses, or any obvious indicators that point to the presence or likely presence of contamination at the Site. A copy of the completed ASTM E 1527-13 User Questionnaire is included in Appendix K.

2.4 Information from Site Reconnaissance and Interviews

EMS visited the Site on September 22, 2015 and performed a Site inspection. Mr. Flores with EMS was escorted by Mr. Scott Rimland, President of Cardinal Development Company during the inspection of unoccupied suites at the Site. During the inspection of occupied suites Mr. Flores requested access and information from tenants currently occupying the suites.

The Site consists of a three building complex totaling approximately 38,000 square feet of commercial space on approximately 3.18 acres of land. The Site is located on the southwestern side of Bristol Street to the northwest of the Newport Beach Golf Course, in a primarily commercial area (see Figure 2). Many of the tenant suites are used as automotive maintenance and repair shops. There is an on-site Property Manager and all tenant spaces are routinely inspected and checked for major environmental issues by the Property Manager.

EMS met with Mr. Rimland at the offices of Cardinal Development Company which is located in Suite 50 of the complex. The interior of this suite consisted of a reception area, meeting room, cubicles, kitchen break room area and offices (see Photographs 1 and 2). EMS was informed by Mr. Rimland that cleaning supplies were not stored in this office other than a bottle or two of glass cleaner.

Mr. Flores was escorted by Mr. Rimland to Suite 85 at the complex which is located at the western end of the central building on the complex. This suite has been vacant for over a year and according to Mr. Rimland was previously occupied by an auto repair shop. According to Mr. Rimland the drain along the front of the garage in this suite, drains into the three stage clarifier on the western side of the central building on the complex (see Photograph 3). The interior of the building contained walls for a small office and two vehicles were noted parked inside (see Photograph 4). Light staining was also

noted near the drain along the front of the garage (see Photograph 5).

Upon exiting Suite 85 Mr. Flores was escorted to Suite 110 which is currently being leased to a company that sells Halloween costumes and decorations (see Photograph 6). This suite is a standalone building located on the western side of the Site. According to Mr. Rimland this suite was previously used by Jiffy Lube as an auto maintenance shop approximately four to five years ago. This was followed by another auto maintenance shop which stayed in the location for approximately a year. This building has a basement with a large drain that was used to drain the basement of any water that may have entered into the building. This drain was covered by Halloween decorations and EMS was unable to examine the drain more closely (see Photograph 7). According to Mr. Rimland this drain was not used to dispose of any hazardous material produced by the two auto maintenance shops previously there. EMS was also informed that the two shops used 55-gallon drums of oil and antifreeze when they were at the location and Mr. Rimland did not know of any tanks that may have been used there. The upper floor consisted of a waiting area and small offices along with the bays used for work on automobiles. EMS did not note any obvious staining on the floor related to previous operations at Suite 110.

Following Suite 110 Mr. Flores and Mr. Rimland entered Suite 95 which has been unoccupied for two years. This suite is located in the northwestern building on the property near the western corner of the property. This suite was previously used as a transmission and muffler shop. It is currently being used as storage by the Cardinal Development Company with fitness equipment, furniture, a trailer and a vespa and an automobile currently being stored inside (see Photograph 8). EMS noted an electric lift in the garage area of the suite and was informed that the suite previously had four of them (see Photograph 9). According to Mr. Rimland this suite also had a drain which led to the three-stage clarifier to the east of the suite (see Photograph 10). EMS also noted some paint stored on top of the electrical room in the southwestern corner of the suite.

EMS was shown the three-stage clarifier on the northern side of Suite 85 but was unable to access it as vehicles were parked on top of it (see Photograph 11). According to Mr. Rimland the clarifier is pumped once to twice a year by a waste hauling company. Mr. Rimland was unsure what waste hauling company they used as it has changed over the years. To the south of this area along the property line was a small block structure previously used by Jiffy Lube. According to Mr. Rimland this small block room was used by Jiffy Lube for a short time to store 55-gallon drums. The room had a small concrete trench inside of it which was full of dirt, leaves, trash and two empty five-gallon buckets of pickle chips (see Photograph 12).

EMS continued the Site walk without Mr. Rimland and was granted access to Suite 100 by the current tenant. This suite is located in the building on the northwestern portion of the Site. This suite is used for automotive repair by Beach City Motorsport. The suite had a waiting area, office and garage. The garage was full of tools, gallons of oil, oil filters, batteries, antifreeze and auto parts stored haphazardly throughout the garage (see Photograph 13). In the center of the garage EMS noted a small drum with an attachment used to drain oil from oil filters. Next to this was a mop bucket full of oily water which according to the tenant was emptied into 55-gallon drums for disposal. These 55-gallon drums were not placed in secondary containment and were located in the northern portion of the suite (see Photograph 14). This suite is not attached to the clarifier and according to the tenant hazardous waste is picked up and disposed of by a hazardous waste hauler.

EMS continued the Site walk at Suite 105 which is adjacent and to the north of Suite 100. This suite

was occupied by Becker Tire and Service Center, an automotive maintenance and tire shop. This suite also consisted of a waiting area, offices and garage (see Photograph 15). Stored near the southwest corner of the building were two 120 gallon oil aboveground storage tanks (AST) and one 1,250 gallon waste oil AST. Between the two ASTs were two 55-gallon drums that were not placed on secondary containment, one containing transmission oil and one containing used oil filters (see Photograph 16). Another oil drum and 5-gallon buckets of oil were also stored in this area without any secondary containment. A number of oil pans and used oil filters were also haphazardly stored on top of the waste oil AST. In the southwestern corner of the building were two 55-gallon drums on secondary containment, one containing coolant and the other containing used coolant (see Photograph 17). Above the drums were a number of dyes for coloring the coolant. There was also a third empty 55-gallon drum filled with what appeared to be auto parts. Two large air compressors were also noted in the corner of the building. The remainder of the garage contained a number of tires, auto parts, batteries and hydraulic lifts. Paint was also being stored in the garage area temporarily as some repairs were just completed in the building. According to the manager, the suite is not attached to the clarifier and hazardous waste is removed by a waste hauling company.

EMS continued the Site walk at Suite 90 which is currently occupied by Dan's AutoCare Express, an automotive maintenance shop. The layout of this suite was the same as the rest of the automotive repair and maintenance shops with an office, waiting room and garage. The garage had two electric and one hydraulic lift for vehicles. Along the western wall of the suite were two 55-gallon drums containing antifreeze (see Photograph 18). The southwestern corner of the suite contained two oil ASTs and one waste oil AST along with two waste oil 55-gallon drums (see Photograph 19). None of these ASTs or drums were within secondary containment.

Suite 80 located adjacent and to the east of Suite 90 is currently occupied by Newport Smog, a smog check location for vehicles. Two pistons previously used for a hydraulic lift were covered with a bucket lid in the rear of the garage (see Photograph 20). According to the tenant a hydraulic lift has not been used in the suite for a number of years. Equipment and tools for smog checking vehicles was noted in the suite along with an air compressor and what appeared to be two small compressed gas cylinders used for an acetylene torch. A mop bucket with what appeared to be oily water was also noted in the rear of the garage (see Photograph 21). According to the tenant this oily mop water is disposed of into the drain which leads to the clarifier.

The suite adjacent to 80 was Suite 75 whose current tenant is Saddleback Smog and Repair. This suite was also occupied by an automotive maintenance and repair shop. The garage has four hydraulic lifts used for work on the automobiles serviced there. Walking the garage area EMS noted a parts cleaner bin attached to a tank used for disposing of hazardous waste (see Photograph 22). Near the parts washer were a number of bottles of oil and up a small flight of stairs were a number of auto parts stored above the office and waiting room. Moving towards the western side of the garage EMS noted a 55-gallon drum of antifreeze that was not on secondary containment. In the western portion of the garage were 55-gallon drums with waste oil, waste antifreeze and oil filters along with three ASTs containing oil, waste oil and antifreeze. None of the drums or ASTs in the garage were on or in secondary containment (see Photograph 23). This suite also has a drain in the rear of the garage which leads to the clarifier on the Site. Tools, vehicle parts and vehicle maintenance chemicals were stored haphazardly throughout the garage of this suite.

Euro West Rover, Inc. was located in Suite 70 which is adjacent and to the east of Suite 75. The current tenant for this suite is a Land Rover/Jaguar automotive service and repair shop. Oil for service

and maintenance of vehicles is stored in the northwest corner of the building. Two 55-gallon drums containing oil were in this location along with smaller drums and 5-gallon buckets containing waste oil. All of the drums and buckets were not within secondary containment. Automobile parts and engines were also stored in this area along with quarts and gallons of oil. Two small ASTs were also noted in this area near the front of the building (see Photograph 25). A mop bucket with oily water was also noted in this suite and is likely disposed of into the drain leading to the clarifier in the back of the suite. Brake cleaner was also noted on a shelf and two electric lifts were also noted in the garage.

Suite 65 was occupied by Waves Window Tinting which did not perform automotive maintenance or repairs. An electric lift was noted in the garage of this suite and EMS was informed by the tenant that they do not use any hazardous materials in large quantities.

There were no other auto maintenance or repair shops in the remaining suites of the complex. The remaining suites consisted of two martial arts training schools, a crossfit training location, sushi restaurant, water sculpture gallery and a sandwich restaurant. EMS was unable to access some of these suites as the tenants were not currently at the Site during the inspection. A 55-gallon drum was noted behind the sushi restaurant which appears to store frying oil. This drum was not stored on or in secondary containment.

Around the back of the central building in the complex EMS noted four trash enclosures on the Site. Each of these enclosures had signs stating that dumping of oil, oil filters, solvents, batteries and junk that does not fit in the dumpster was not permitted. There were no signs of dumping of any of the prohibited items in the enclosures. A number of vehicles were also noted to be parked behind the suites which are occupied by automotive maintenance and repair shops. Staining on the asphalt behind these suites was also visible (see Photograph 27). Two transformers were also noted on the site behind the central building and according to Mr. Rimland are the property of Southern California Edison.

In general, housekeeping practices are good with minor exceptions. EMS did not observe any use of large quantities of solvents or automotive cleaning products; only small amounts of solvents were observed in aerosol cans. In summary, the Site inspection did not reveal the presence of *Recognized Environmental Conditions* except for the following:

- Suites with automotive maintenance and repair shops with 55-gallon drums and/or ASTs lack secondary containment and are a concern for shallow subsurface contamination.

- Suites currently and formerly containing automotive maintenance and repair shops are a concern for shallow subsurface contamination due to their work with hazardous materials.

- The three-stage clarifier on the Site is a concern for subsurface contamination.

- EMS did not observe solvents being used for the cleaning of auto parts; however, the Site has been an auto maintenance and repair complex for a number of years and it is possible solvents have been used in the past to clean parts.

- The drains in each suite leading to the clarifier are a concern for shallow subsurface contamination.

- Staining inside some of the suites and in the rear of the central building of the complex is a

concern for potential subsurface contamination of petroleum products.

- Suites with hydraulic lifts may have leaked at some time in the past and therefore are a concern for shallow subsurface contamination.

- The block storage area formerly used by Jiffy Lube is also a concern for shallow subsurface contamination as it was used to store either oil or waste oil.

2.4.1 Hazardous Substances in Connection with Identified Uses

EMS did observe oil, waste oil, antifreeze, brake cleaner and other substances used in automotive maintenance and repair in a number of suites.

2.4.2 Other Hazardous Substance Containers and Unidentified Substance Containers

There were no hazardous substances (not in connection with identified uses) or unidentified substance containers observed on-site during the Site inspection.

2.4.3 Storage Tanks

A number of ASTs and a clarifier were observed on the Site during the inspection performed by EMS. For additional information regarding storage tanks see section 2.4.

2.4.4 Indications of Polychlorinated Biphenyls (PCBs)

Two pad-mounted electrical transformers were noted on the Site; however, they are the property of Southern California Edison (SCE) and any PCBs contained within the transformers would be handled by SCE.

2.4.5 Indications of Solid Waste Disposal

Four trash enclosures were noted at the Site with signs stating that the disposal of any automotive maintenance or repair waste was prohibited. EMS did not note any staining inside the trash enclosures indicating dumping of automotive waste.

2.4.6 Physical Setting Analysis, if Migrating Substances are an Issue

There are three facilities potentially up-gradient of the Site where environmental assessments have been performed. Additional information regarding these investigations is provided in section 2.3.4 and 2.3.5.

2.4.7 Indications of Asbestos Containing Material (ACM)

EMS did not note ACM during the Site inspection and according to Torrey Chacon, Property Manager with Cardinal Development the complex was constructed sometime between 1986 and 1987. The use of ACMs was banned in the late 1970s; therefore, EMS believes there is a low likelihood of ACM in building materials.

2.4.8 Radon Accumulation Potential

The National Radon Database has been developed by the EPA and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The EPA has established the following three zone classifications for radon:

Zone 1 indoor average level > 4 picocuries per liter (pCi/L)

Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L
Zone 3 indoor average level < 2 pCi/L

The EDR report contains radon information for Orange County (Appendix B). The EPA Radon Zone for Orange County is Zone 3 (indoor average level < 2 pCi/L). The EPA recommended guideline for radon is 4.0 pCi/L. Federal radon information for Orange County also indicates that 100% of first floor living areas reported radon levels below 4 pCi/L. Second floor living areas and basements were not reported (a total of 1 site was tested).

The EDR report also contains data from a California State database for radon. This database indicates that of the 14 sites tested for radon within the 92707 Zip Code, none had radon levels greater than 4.0 pCi/L.

Based on this information, EMS noted no potential environmental concerns due to radon.

2.4.9 Indications of Lead Based Paint

The buildings on the Site were constructed sometime between 1986 and 1987; therefore, lead based paint is not a concern.

3 Data Gaps

EMS did not interview the previous owner of the Site. The lack of interviews during the completion of this Phase I ESA may be considered significant data gaps; however, the historical use of the Site is well documented and Mr. Scott Rimland who is President with Cardinal Development Company provided EMS with information regarding the previous owners of the Site. EMS was unable to receive a response from the Orange County Health Care Agency and Costa Mesa Building Department regarding any records for this Site. This information is currently pending and will be provided once received and reviewed by EMS. EMS feels the lack of this information does not significantly impact EMS' ability to identify *Recognized Environmental Conditions* at the Site.

4 Findings and Conclusions

EMS performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 for 375 Bristol Street in the City of Costa Mesa, Orange County, California 92626. Any exception to, or deletions from, this practice are described in Section 3 of this report. This assessment has revealed no evidence of *Recognized Environmental Conditions, Historical Recognized Environmental Conditions, Controlled Recognized Environmental Conditions* or *De Minimis Conditions* in connection with the Site with the following exceptions:

- EMS performed an inspection of the Site on September 22, 2015. Many of the tenant suites are used as automotive maintenance and repair shops. There is an on-site Property Manager and all tenant spaces are routinely inspected and checked for major environmental issues by the Property Manager. In general, housekeeping practices are good with minor exceptions. EMS did not observe any use of large quantities of solvents or automotive cleaning products; only small amounts of solvents were observed in aerosol cans.

- The Site inspection did not reveal the presence of *Recognized Environmental Conditions* with the exception of the following: Some suites with automotive maintenance and repair shops have 55-gallon drums that lack secondary containment; The three-stage clarifier on the Site is a concern for subsurface contamination; EMS did not observe solvents being used for the cleaning of auto parts; however, the Site has been an auto maintenance and repair complex for a number of years and it is possible solvents have been used in the past to clean parts; The drains in each suite leading to the clarifier are a concern for shallow subsurface contamination; Staining inside some of the suites and in the rear of the central building of the complex is a concern for potential subsurface contamination of petroleum products; Suites with hydraulic lifts may have leaked at some time in the past and therefore are a concern for shallow subsurface contamination; and, the small concrete block structure formerly used by Jiffy Lube is also a concern for shallow subsurface contamination as it was used to store either oil or waste oil.

- Some of the automotive maintenance shops generate waste oil that is considered a regulated waste in California. The Facility and Manifest Data (HAZNET) database is information extracted from copies of hazardous waste manifests received by DTSC each year. The following businesses on the HAZNET database were listed at the Site: ALL FORDS & CHEVY TR, BENZE & BEAMERS, JIFFY LUBE #861, COMPETITION ST, SAEILO MOTORS CA INC, FOREIGN WORKS INC, FOREIGN WORKS THE, SADDLEBACK SMOG & RE, AUTOCARE EXPRESS, DANS AUTOCARE EXPRE, CALIFORNIA COVENTRY, BRISTOL AUTOPLEX, EURO WEST INC, THE DING KING and CALIFORNIA BRAKE WOR. A few of the descriptions provided in the EDR report describe the waste as containing oil; however, a majority of the listings do not have a description listed for the waste. Based on the waste descriptions listed and the number of listings for automotive maintenance and repair shops, EMS believes the HAZNET listings represent a *Recognized Environmental Concern*.

- The Site address was listed as JIFFY LUBE, JIFFY LUBE #0861 and JIFFY LUBE NO 861 on the SWEEPS UST, RCRA-SQG, FINDS and UST databases. Two of the databases listed have updated and specific information for the JIFFY LUBE listing and they are the RCRA-SQG database which lists sites that generate, transport, store, treat and/or dispose of hazardous waste and the UST database which lists active UST facilities gathered from local regulatory agencies. According to the EDR report the number of USTs listed at Jiffy Lube is six and tank use is described as M.V. Fuel. Storage for JIFFY LUBE is listed as product and capacity for each tank

is listed as 2,000, 1,000, 1,000, 2,000, 220 and 220. According to EDR no violations were found for Jiffy Lube. During the site walk EMS was informed that Jiffy Lube did not have USTs and it appears the listed tanks were ASTs stored in the basement of Suite 110. EMS was unable to review any environmental reports regarding investigations into these ASTs; therefore, EMS believes these ASTs on the Site represent a *Recognized Environmental Condition*.

- The *Tenant Environmental Site Assessment, Bristol Autoplex* was prepared by Anne M. Brown of Environmental Management Consulting in May 1997 to evaluate environmental conditions at the Bristol Autoplex property. Findings and recommendations from the report are as follows:

  8. According to Mr. Searcy, the clarifier is cleaned out about once a year. In order to keep the system operating properly, it is recommended that the clarifier be put on a biannual cleanout program.
  9. Secondary containment has not been provided beneath the solvent baths in the auto servicing units. Stains were observed on the floor beneath each of these units, and over time, this could create an environmental contamination problem since some solvents can penetrate through unsealed concrete slabs, and/or find pathways to underlying soil via cracks. It is recommended that all tenants with solvent baths provide secondary containment such as a plastic spill pan. These pans are readily available through Safety Supply companies.
  10. To ensure that tenants and others are aware that hazardous wastes are not to be disposed of in or around the dumpsters, it is recommended that the property manager post signs stating NO WASTE CHEMICAL OR BATTERY DISPOSAL ALLOWED on each of the dumpster enclosures.
  11. Mop water from those tenants not connected to the trench/clarifier system is discharged into sinks or floor drains. Since this water could contain significant quantities of oil and other debris, this practice over time could result in clogged drains. It is recommended that a means of discharging this water into the clarifier system be provided. This way, oily residues and debris can be collected before discharge to the sewer system.
  12. Imari Sushi stores their waste grease in a container behind the shop. The asphalt in the immediate area was covered with a grease residue creating both a potential health & safety problem. It is recommended that secondary containment be provided beneath the grease container and grease spills be cleaned up on a routine basis.
  13. Ding King is using Unit #45 itself as a paint booth which appears to present a potential contamination problem for the unit as well potential health/safety problems for users and possibly other tenants. It is recommended that Ding King contact the South Coast Air Quality Management District concerning the necessity of installing and operating a controlled paint booth.
  14. No evidence of a monitoring well was observed on the property during the site visit. If the owner is aware of a monitoring well on the property, it should be determined if the well is still necessary. If not, it is recommended that the well be removed, preferably by the company that installed the well.

  EMS was informed by the property manager that there was not a paint booth at Unit #45 and the area mentioned in the report was actually just a corner of the building used for small “touch up” jobs on repaired vehicles. EMS believes the lack of secondary containment beneath solvent baths and the disposal of mop water into sinks and floor drains represent a *Recognized Environmental Condition* in relation to the Site.

- The Environmental Protection Agency (EPA) RCRA-LQG and RCRA-SQG lists sites that generate, transport, store, treat and/or dispose of hazardous waste. COUNTRY STYLE CLEANE located at 320 Bristol St is located adjacent and to the northwest of the Site. This listing appears to be for a dry cleaner and is potentially up-gradient of the Site based on a *Quarterly Monitoring Report* prepared for the Bristol Plaza Chevron at 300 Bristol St; therefore, EMS believes it represents a *Recognized Environmental Condition.*

- One location was listed on the DRYCLEANERS database which lists drycleaner related facilities that have EPA ID numbers and is listed at 320 Bristol St with a facility name of REDHILL DRYCLEANERS. What appears to be the same location without a facility name was also listed at the address of 320 Bristol St on the EDR US Hist Cleaners database. This database lists what EDR refers to as "High Risk Historical Records" and is a collection of potential dry cleaner sites. Based on this listing being approximately 0.215 mile and potentially up-gradient from the Site; EMS believes the listing for 320 Bristol St represent a *Recognized Environmental Condition*.

- The Site is listed as J. RAY CONSTRUCTION and J RAY SANDERSON/CARD on the Leaking Underground Storage Tank (LUST), Hazardous Waste & Substance Site List (HIST CORTESE) and The Recovered Government Archive Leaking Underground Storage Tank (RGA LUST) databases. The LUST database contains an inventory of reported leaking underground storage tank incidents; the HIST CORTESE is a database no longer updated by the government agencies; and, RGA LUST is a database that provides a list of LUST incidents derived from historical databases. All the listings for J. RAY CONSTRUCTION and J RAY SANDERSON/CARD appear to be for one case of a leaking underground storage tank listed on the LUST database. According to the EDR report, the LUST case has a status of "Completed – Case Closed" as of June 18, 1991. Based on the status of the LUST case, EMS believes the listings mentioned above represent a *Historical Recognized Environmental Condition*.

- The *Quarterly Monitoring Report Prepared For the Property Located at Bristol Plaza Chevron* prepared by Centec Engineering (Centec) on January 21, 2011 was prepared for the former Chevron station at 300 Bristol St. Site assessment at the property began in 1996 and six groundwater monitoring wells, one vapor extraction well and four air sparging wells were installed at the site. Investigation results for the site indicated that soil and groundwater were impacted by low to moderate levels of petroleum hydrocarbons. Remediation at the site was performed using high vacuum vapor and dual phase extraction, complimented by air sparging. This was accomplished using a mobile unit as opposed to a fixed unit. The groundwater gradient in this report was measured to be to the south-southwest. The results from post-remediation monitoring found no detectable levels of MTBE or benzene remained in groundwater and Centec felt closure of the site was appropriate. On January 8, 2013 the OCHCA submitted a Remedial Action Completion Certification to Bristol Plaza Chevron at 300 Bristol St. Based on the completion certification from the OCHCA and its location relative to the Site, EMS believes Bristol Plaza Chevron represents a *Historical Recognized Environmental Condition*.

- The EDR report identified 10 Leaking Underground Storage Tank (LUST) cases within 0.5 mile of the Site. The LUST database contains an inventory of reported leaking underground storage tank incidents. One of the LUST cases listed in the EDR report was for a facility located within 0.25 mile and potentially up-gradient of the Site. The facility was listed as UNOCAL #5909 located at 1476 Bristol St. According to the EDR report the status for this facility was listed as

"Completed – Case Closed". Based on its status and location, EMS believes UNOCAL #5909 represents a *Historical Recognized Environmental Condition.*

- The EDR report also supplied information from databases that list underground storage tanks in the area of the Site. The databases included were Statewide Environmental Evaluation and Planning System (SWEEPS UST), Historical UST Registered Database (HIST UST) and The Facility Inventory Database (Ca FID UST). The EDR report listed two facilities with the names of R K B INVESTMENTS and KOBOWAY INC at the address of 380 Clinton St. This address was listed on the CERCLIS-NFRAP database which is a list of archived sites in which assessment has been completed and the EPA has determined no further steps will be taken to list the site on the National Priorities List. Based on the distance, location and its listing on the CERCLIS-NFRAP database, EMS believes the 380 Clinton St listing represents a *Historical Recognized Environmental Condition*.

- The *2014 Annual Groundwater Monitoring Report Old Fuel Farm John Wayne Airport* was prepared by Amec Foster Wheeler (Amec) on January 30, 2015 for the Old Fuel Farm located near the southeastern corner of the John Wayne Airport (JWA) property. This fuel farm supplied the fuel for airport operations prior to the construction of the new commercial fueling facility in 1990. According to the report the RWQCB in 1988 issued a Clean-up and Abatement Order to JWA and all 30 fuel tanks were subsequently removed. Soil and groundwater were primarily impacted by Jet Fuel and to a lesser extent aviation gasoline. MTBE was also detected in groundwater samples after the installation of a gasoline tank which was eventurally replaced. According to the report there are 31 monitoring wells, 12 of which have contained free floating product and have used canisters to skim free product. This method of product removal was implemented for over ten years and discontinued in 2007 due to diminishing returns. JWA at this time requested site closure and was denied by the RWQCB. As part of their monitoring and sampling it appears AMEC subcontracts a company to remove free product from wells on the site. Shallow groundwater flow beneath JWA is generally to the west and southwest. During this reporting period 10 of 31 wells contained free product. The conclusions in the report state that "the distribution of free product is generally similar to past monitoring events and suggests generally two separate areas of free product presence". EMS reviewed the AMEC Free Product Distribution Map supplied in the report and it appears the free product measured in the monitoring wells does not appear to have moved off-site. Based on the regular removal of free product from on-site wells, EMS believes the JWA facility represents a *Controlled Recognized Environmental Condition*.

Although indoor air quality is specifically listed as a non-scope consideration under Section 13.1.5.7 of ASTM E 1527-13, *Environmental Professionals* cannot eliminate migration of vapors from the ASTM E 1527-13 Phase I ESA scope of work as this would result in the Phase I ESA being non-AAI compliant. ASTM has released ASTM E 2600-10 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*. The Guidance is directed at identifying the likelihood for migrating vapors to encroach onto a target property creating a VEC. The potential findings of the ASTM E 2600-10 screening are the following:

- A VEC exists or is likely to exist; or,
- A VEC can be ruled out because it does not exist or is not likely to exist.

ASTM E 2600-10 is a two Tier process. Tier 1 focuses on known or suspected contaminated

properties identified during the Phase I ESA within an Area of Concern (AOC) about the target property. For volatile and semi-volatile organic compounds (VOCs and SVOCs), such as dry cleaning chemicals and industrial solvents, the AOC is defined as 1/3 mile. For petroleum hydrocarbon chemicals such as gasoline the AOC is defined as 1/10 mile. The AOC can be shortened in the down- and cross-gradient directions if the groundwater flow direction is known. Three LUST cases, eight USTs, two dry cleaners, a number oil ASTs and 55-gallon drums were found on or in close proximity of the Site.

Tier 2 focuses on the contaminated plumes from the contaminated properties identified within the AOC and their proximity (critical distance) to the target property. The critical distance is 100 feet for VOCs and 30 feet for petroleum hydrocarbons. A VEC is likely to exist due to the presence of USTs, oil and waste oil ASTs and 55-gallon drums present on the Site.

Although not considered *Recognized Environmental Conditions* as defined by the EPA AAI rule and ASTM E 1527-13, EMS also noted the following potential environmental concerns and issues:

- A 55-gallon drum of used frying oil was noted behind the sushi restaurant that is not within any secondary containment and could pose a slipping hazard.

- Auto parts, oil, antifreeze, transmission oil and other related tools were haphazardly stored within all the auto maintenance and repair shops.

- What appeared to be vehicles that had not been moved for an extended period of time were also behind some of the auto maintenance and repair shops.

5 Bibliography

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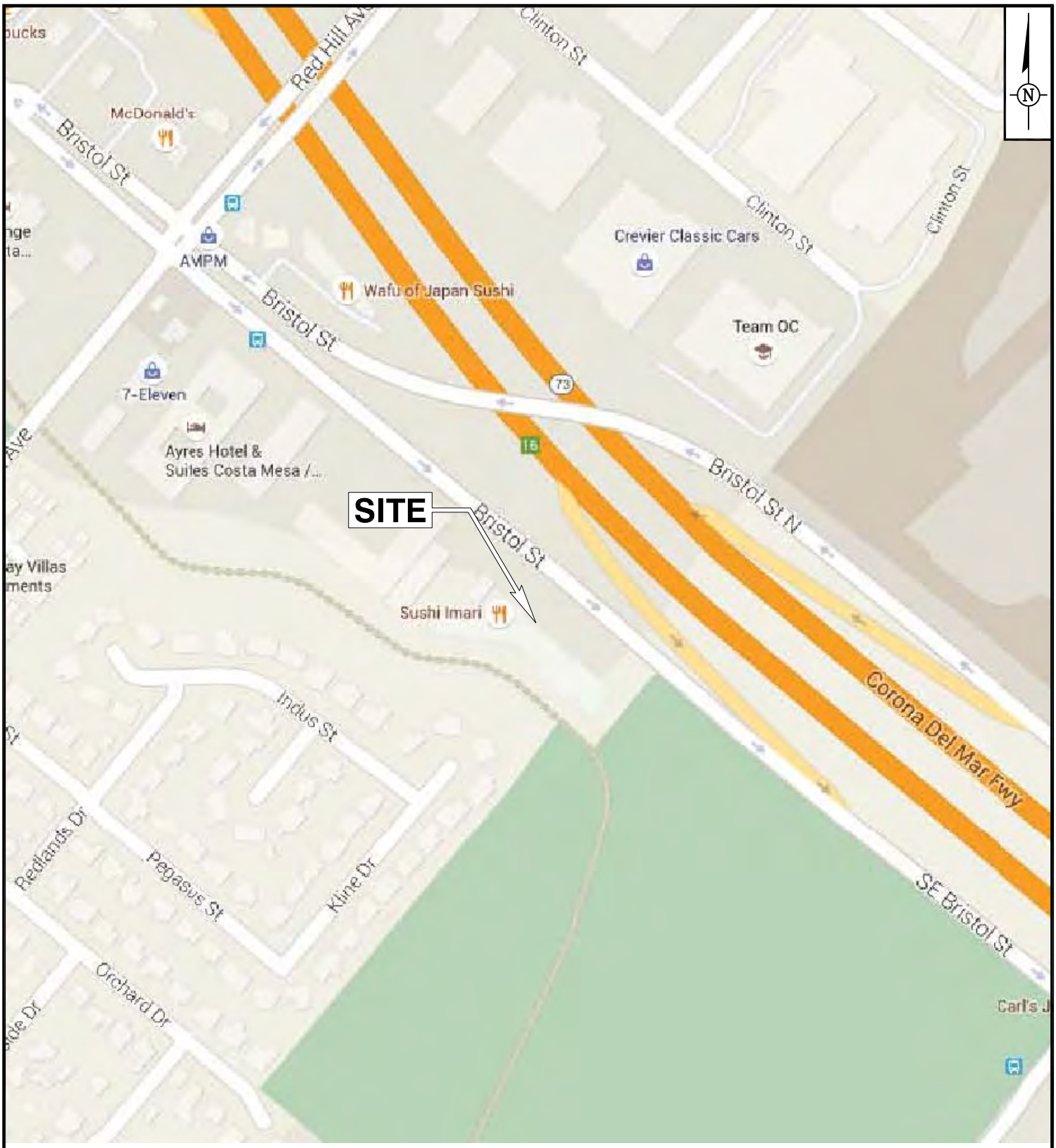
2014 Annual Groundwater Monitoring Report Old Fuel Farm John Wayne Airport, Amec Foster Wheeler (Amec), January 30, 2015

Quarterly Monitoring Report Prepared For the Property Located at Bristol Plaza Chevron, Centec Engineering (Centec), January 21, 2011

FIGURES

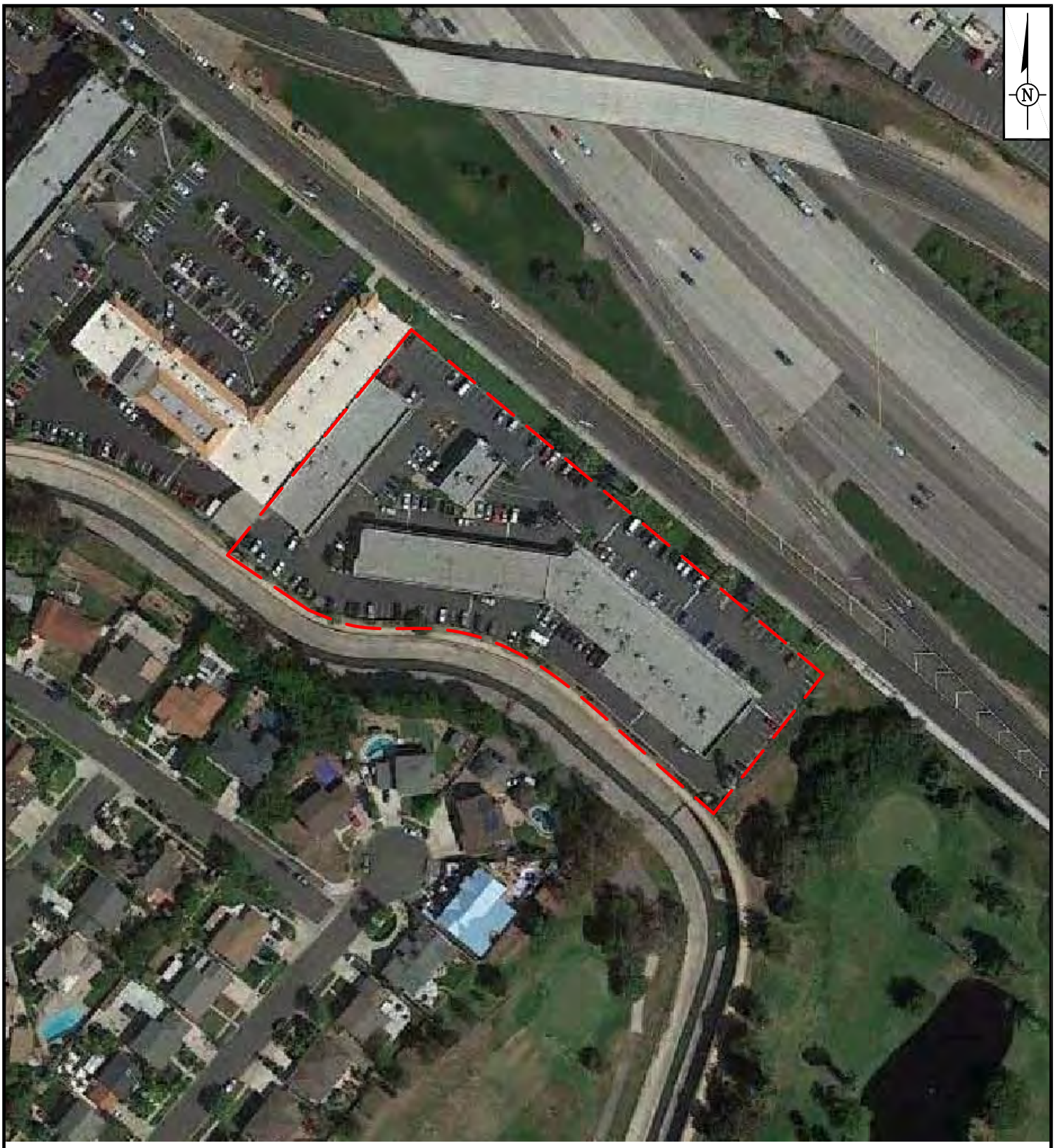
\\Estserver\projects\EMS FIGS\EMS547 - Sanderson - Bristol Autoplex\FIG 1-Site Location Map - 375 Bristol St - 09/30/2015



Map Source: Google Maps

	NOT TO SCALE	**SITE LOCATION MAP** Bristol Autoplex 375 Bristol Street, Costa Mesa, CA
	Project Number: EMS547	Phase I Environmental Site Assessment
	Project Manager: AS / Drafter: AF	ENVIRONMENTAL MANAGEMENT STRATEGIES, INC. *Financially Based, Environmental Solutions*
	Date: 9/30/2015	Figure: 1

\\Estserver\projects\EMS FIGS\EMS547 - Sanderson - Bristol Autoplex\FIG 2-Site Map - 375 Bristol St - 09/30/2015



Map Source: Bing Maps

NOT TO SCALE

SITE MAP

Bristol Autoplex
375 Bristol Street,
Costa Mesa, CA

Project Number	EMS547
Project Manager	AS
Drafter	AF
Date	9/30/2015

Phase I Environmental Site Assessment

ENVIRONMENTAL MANAGEMENT STRATEGIES, INC.

Financially Based, Environmental Solutions

Figure **2**

PHOTOGRAPHS

Client: Sanderson J Ray Development
Property Location:

Photographs Date:

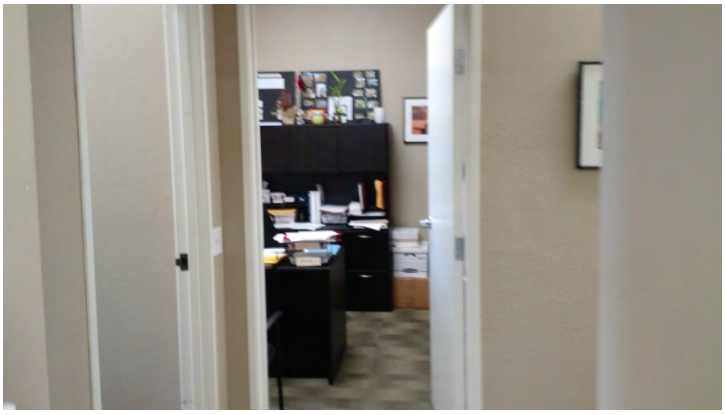
Project Number: EMS547

375 Bristol Street
Costa Mesa, Ca

September 22, 2015

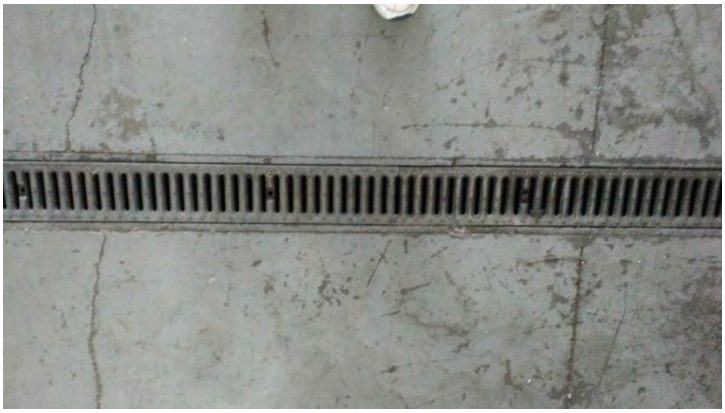
EMS

ENVIRONMENTAL MANAGEMENT STRATEGIES, INC.



Photograph 1: Office located in suite 50.

Photograph 2: Kitchen break room area in suite 50.



Photograph 3: Drain along the front of garage which leads to a three-stage clarifier.

Client: Sanderson J Ray Development
Property Location:

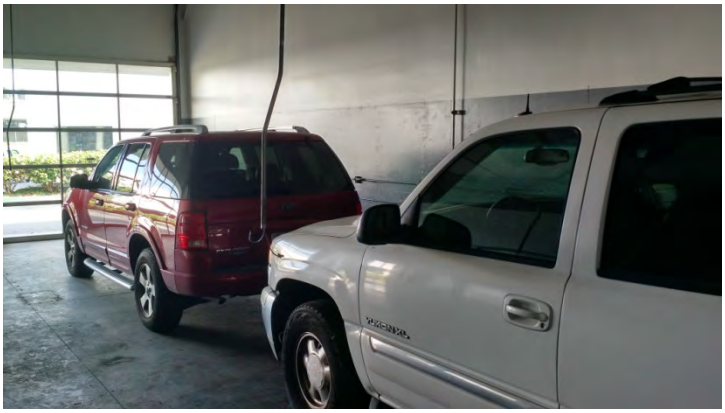
Photographs Date:

Project Number: EMS547

375 Bristol Street
Costa Mesa, Ca
September 22, 2015

EMS

ENVIRONMENTAL MANAGEMENT STRATEGIES, INC.



Photograph 4: Cars parked inside suite 85.

Photograph 5: Staining near drain inside of suite 85.

Photograph 6: Suite 110 being used as a Halloween store.

Client: Sanderson J Ray Development
Property Location:

Photographs Date:

Project Number: EMS547

375 Bristol Street
Costa Mesa, Ca

September 22, 2015

EMS

ENVIRONMENTAL MANAGEMENT STRATEGIES, INC.

Photograph 7: Large drain in basement of suite 110 covered in Halloween decorations.

Photograph 8: Fitness equipment and trailer stored in suite 95.

Photograph 9: Electric car lift inside suite 95.

Client: Sanderson J Ray Development
Property Location:

Photographs Date:

Project Number: EMS547

375 Bristol Street
Costa Mesa, Ca
September 22, 2015

EMS

ENVIRONMENTAL MANAGEMENT STRATEGIES, INC.

Photograph 10: Drain in suite 95 leading to three-stage clarifier.

Photograph 11: Three-stage clarifier north of suite 85.

Photograph 12: Pit inside small block structure in southwestern portion of Site.

Client: Sanderson J Ray Development
Property Location:

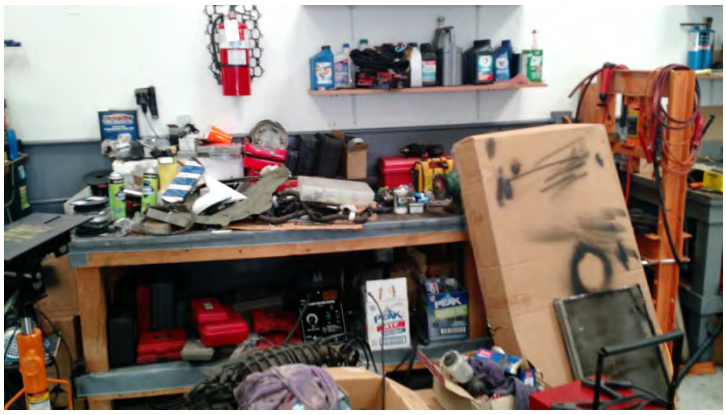
Photographs Date:

Project Number: EMS547

375 Bristol Street
Costa Mesa, Ca
September 22, 2015

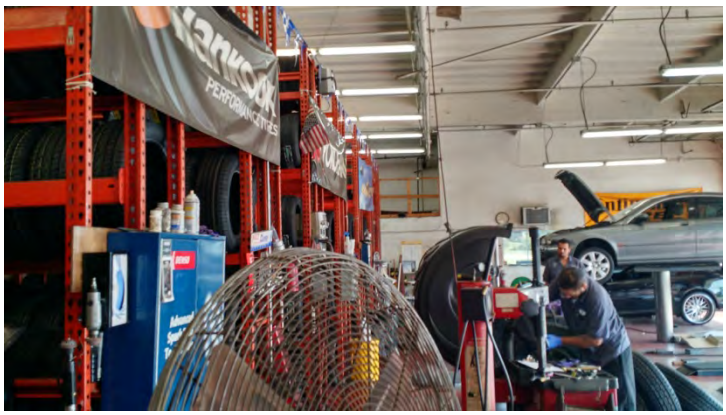
EMS

ENVIRONMENTAL MANAGEMENT STRATEGIES, INC.



Photograph 13: Garage area in suite 100.

Photograph 14: Waste oil drums not stored in secondary containment in suite 100.



Photograph 15: Garage area suite 105.

Client: Sanderson J Ray Development
Property Location:

Photographs Date:

Project Number: EMS547

375 Bristol Street
Costa Mesa, Ca

September 22, 2015

EMS

ENVIRONMENTAL MANAGEMENT STRATEGIES, INC.

Photograph 16: 55-gallon drums between two oil ASTs in suite 105.

Photograph 17: Two 55-gallon drums on secondary containment, one containing coolant the other containing used coolant in suite 105.

Photograph 18: Two 55-gallon drums containing waste antifreeze in suite 90.

Client: Sanderson J Ray Development
Property Location:

Photographs Date:

Project Number: EMS547

375 Bristol Street
Costa Mesa, Ca
September 22, 2015

EMS

ENVIRONMENTAL MANAGEMENT STRATEGIES, INC.

Photograph 19: Two 55-gallon drums of waste oil between two ASTs in suite 90.

Photograph 20: Covered piston previously used in suite 80.

Photograph 21: Oily mop water in suite 80.

Client: Sanderson J Ray Development
Property Location:

Photographs Date:

Project Number: EMS547

375 Bristol Street
Costa Mesa, Ca
September 22, 2015

EMS

ENVIRONMENTAL MANAGEMENT STRATEGIES, INC.

Photograph 22: Parts cleaner in garage of suite 75.

Photograph 23: ASTs in garage of suite 75.

Photograph 24: 55-gallon drums in suite 70.

Client: Sanderson J Ray Development
Property Location:

Photographs Date:

Project Number: EMS547

375 Bristol Street
Costa Mesa, Ca
September 22, 2015

EMS

ENVIRONMENTAL MANAGEMENT STRATEGIES, INC.

Photograph 25: Two small ASTs in suite 70.

Photograph 26: Trash enclosure sign.

Photograph 27: Staining on asphalt behind suites with automotive maintenance and repair tenants.

APPENDIX A

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Anthony F. Severini, P.G.

Position in the Firm

Mr. Severini is the President and Owner of Environmental Management Strategies, Inc., headquartered in Irvine, California. Mr. Severini specializes in the fields of damage assessment and cost recovery of environmental remediation, PRP cost assessment and allocation, environmental contractor dispute resolution, the transfer sale and/or divestiture of environmentally impaired property, regulatory dispute resolution, environmental insurance claims and protection, and strategic environmental planning.

Mr. Severini is a licensed Geologist in eight states including California. His 30 years of experience is based upon environmental work performed on over 2000 sites spanning 44 states in the US. Mr. Severini, who is considered one of the top hydrogeologists in Southern California, brings an understanding of complex environmental issues along with business acumen of key financial impacts of environmental damage to assist law firms, industry, insurance companies, lenders and property owners in environmental litigation and cost allocation of environmental pollution.

Professional Experience

Mr. Severini provides expert witness testimony for environmental litigation on sites involving soil and ground-water contamination, environmental stigma, cost allocation, NCP applicability and financial damage assessment. He has both testified and provided expert opinions on numerous court cases involving CERCLA claims, toxic torts, and PRP cost allocation. Additionally, he has provided testimony under direct and cross examination and has provided thousands of pages of deposition testimony. Because of his strong environmental background, numerous cases have been settled immediately after Mr. Severini's delivery of an expert report.

Mr. Severini has directed or overseen environmental investigations on sites involving manufacturing, aerospace, chemical storage, manufactured gas plant, automotive assembly, petroleum storage, petroleum refining, landfill / disposal, multiple PRP groundwater plumes, site demolition, and facility decommissioning.

Mr. Severini's areas of environmental technical skills include hydrogeology, geology, geochemistry, property conveyance, ground-water monitoring systems, site assessments, site remediation, environmental audits, vacuum extraction, ground-water remediation, biodegradation, and regulatory negotiation. Mr. Severini is one of the nation's leading consultants on environmental investigations related to due diligence and property transfer, purchasing, and financing, having managed and directed investigations on more than 2000 properties totaling more than $35 billion in real estate value.

Mr. Severini's experience includes assessing aquifer properties, quantifying ground-water flow, determining the extent of ground-water contamination, and ground-water and contaminant

modeling in saturated and unsaturated soils. Mr. Severini has experience in interpreting hydrogeologic and geochemical data; estimating hydrogeologic properties of aquifers; and determining ground-water flow paths and travel time. He has worked on ground-water models including data synthesis, developing and calibrating two- and three-dimensional finite-element and finite-difference flow models, sensitivity analysis of input parameters, predictive modeling of contaminant transport, and performance modeling of proposed containment systems. He is also a professional in "forensic-type" analyses for determining unknown sources for contaminant plumes and has received corporate quality awards for excellence in hydrology.

Summary of Related Project Experience

The following is a brief description of a sampling of Mr. Severini's experience on environmentally impaired sites.

- Mr. Severini was the former National Environmental Practice Leader for KPMG's Forensic and Litigation Services Practice. In this capacity, Mr. Severini directed a team of insurance, real estate and engineering professionals in the development of exit strategies for clients with environmentally impaired properties. These exit strategies included the procurement of environmental insurance products, the cleanup of potentially hazardous chemical constituents in the soil and ground water, and the assessment of real estate value based on impaired and unimpaired conditions.

- Consulted on the procurement of remediation cost cap insurance and third party liability insurance products for a $150 M commercial development in Irvine, California. The site was impaired by two off-site sources of ground-water contamination and the owner wanted to sell an equity interest to an institutional investor. Our staff developed all the necessary environmental due diligence information, coordinated the transfer of data between the insurance broker and insurance carrier, and reviewed sample policies and draft policies during the procurement phase.

- Directed the analysis of potential exit strategies for a $22 M commercial development in Milpitas, California. The site was impaired by on-site and off-site sources of ground-water contamination. Three exit strategies were selected which included a combination of on-site remediation and insurance products in lieu of indemnifications. The property is currently in remediation stages and will be placed on the market for sale once insurance products are procured.

- Directed the remediation of 240 acres of a former oil production area in Huntington Beach, California. Over 100,000 cubic yards of soil contaminated with petroleum products, arsenic, metals and reduced sulfur compounds were remediated for development of the site for residential housing. Directed the recycling, treatment and disposal of contaminated soil from leaking oil field production wells, methane and odor measurements and abatement, oil storage tanks, oil field sumps, refining facilities and buried pipelines. Assisted with regulatory compliance and permitting. Assisted in the

development plans for the reuse of the former oil production facility as a future residential housing development, area parks and a golf course.

- Directed site characterization studies on four separate refineries in the greater Los Angeles area. Bulk storage terminals, aboveground and underground storage tanks, pumping/transfer stations, marine terminals, and spill areas were investigated with soil borings and monitoring wells. Soil and ground-water contamination, and free-phased floating product were identified.

- Directed a RCRA corrective action remediation of a metal foundry in Paramount, California. The site was identified as a potential school site for the Paramount school district. Tasks included characterization of the vertical and lateral extent of contamination, removal of underground storage tanks, disposal of soil contaminated with metals and solvents, remediation of 4,000 cubic yards of contaminated soil by enhanced biodegradation, free-phase product recovery, ground-water monitoring and remediation.

- For a former oil recycling facility in Santa Fe Springs, California, managed the ground-water and soil characterization studies, negotiated a formal process for removing the site from the Superfund list with regulatory agencies, designed soil and ground-water cleanup measures, managed the removal of aboveground and underground storage tanks, and prepared documents in support of construction financing.

- One of Mr. Severini's specialties is the computer simulation of ground-water aquifers and contaminant plume migration, having completed nearly 30 separate investigations in his career.

- Using optimization modeling, determined the optimal pumping scheme for water supply wells in the Cheyenne, Wyoming municipal water well fields. Analyzed existing aquifer conditions, simulated seasonal performances of the well fields with computer models, and developed pumping strategies that minimized well field drawdown and produced abundant water supply for the city of Cheyenne during normal and below normal precipitation periods.

- Evaluated the effectiveness of recharge strategies for the West Coast Basin ground-water aquifer for the Los Angeles County Flood Control District. Evaluated the effectiveness of recharge basins, evapotranspiration losses, salt-water intrusion barriers, ground-water injection and recharge requirements to meet peak ground-water demand periods during drought years.

- Designed the ground-water extraction system for a mining facility in Denver, Colorado to control ground-water contaminant migration from a mine tailings pond using state-of-the-art computer simulation techniques.

- Managed the cost accounting for economic damages caused by regional ground-water contamination for a major aerospace corporation in southern California. Performed and directed the financial analyses of financial statements, databases, invoices, contracts and purchase orders for the development, installation, and operation of a water treatment purification plant. Assisted in the development of financial summary documents to support the submittal of claim packages to insurance carriers.

- Managed ground-water projects for the Department of Energy's program to determine safe geologic media for the deep burial of high-level radioactive waste in the mid-Atlantic and Gulf Coast states. Calculated ground-water flow velocities in deep formations, simulated the performance of the deep repositories with finite-difference and finite-element models in three dimensions, and performed stochastic probability analyses to determine the effects of data error on repository performance. Analyzed the ability to characterize hydrologic properties in deep, fractured crystalline rocks and salt domes through small and large diameter boreholes.

- Directed the investigations of sites contaminated with MTBE in Santa Monica, Irvine and Los Angeles, California. Each site involved the characterization of ground-water plumes, the extent of MTBE plume migration, and the overlap of other plumes with MTBE. Forensic types of analyses were performed using numerical modeling simulations to evaluate the locations of possible sources and the time-rate-of-travel of MTBE. Results indicated the possible times when spillage of MTBE occurred at each of the sources, the volume of ground water contaminated by each source and provided a basis for cost allocation between PRPs for total remediation costs.

- Developed the design for a vapor extraction remediation system for Caltrans in support of freeway expansion in Livingston, California. System was designed to remove free petroleum products from the water table and shallow soils. Project awarded and designed while Mr. Severini was with a former employer. The system designed by Mr. Severini was placed into operation and site closure was achieved.

- Provided senior oversight of hydrogeologic investigations on manufactured gas plant sites in New York and California. Investigations included review of historic operations, locations of potential source areas of contamination, and identification of MGP constituents in soil and ground water.

- Directed the sampling of soils to determine the deposition of air-borne contaminants at residences in the City of Glen Avon in support of the PRP defense committee at the Stringfellow Superfund site in southern California. Provided testimony as to the techniques for sampling, constituents discovered and their likely source.

- Directed the remediation of a large TCE/PCE ground-water plume at a former aerospace facility in Irvine, California. Tasks included delineating the extent of the plume, installing a pump and treat extraction well system, removal of an underground storage

tank, NPDES permitting, treatment of contaminated effluent by ultraviolet/peroxide purification and carbon adsorption, and treatment of 2,000 yards of contaminated soil by chemical oxidation. Developed a cost allocation model for the settlement of CERCLA claims between existing and previous landowners.

- Managed the cleanup of a gasoline leak from an underground storage tank in Fullerton, California. Permitted, designed, and operated a vapor extraction system using carbon adsorption to achieve eventual cleanup of the contaminated soil.

- Evaluated the effectiveness of ground-water extraction systems at the Rocky Mountain Arsenal in Denver, Colorado. Simulated the recovery of contaminated ground water using a two-dimensional finite-difference computer model and predicted the shape and concentration of the plume over the next 25 years of use. The simulations were used to upgrade the existing extraction system to increase the effectiveness of all control measures.

Former Positions

Prior to forming Environmental Management Strategies, Inc., Mr. Severini was the National Environmental Practice Leader for KPMG LLP where he was the lead consultant on all environmental litigation engagements.

Prior to joining KPMG, Mr. Severini managed the California operations of Blasland, Bouck & Lee, Inc., an environmental engineering, design and remediation firm, where he was Vice President and General Manager of BBL's Irvine, California office.

Prior to joining BBL, Mr. Severini managed the California operations of TRC Companies, an environmental engineering firm, where he was Vice President and Manager of Hazardous Waste Services for TRC's offices in Irvine, Fresno and San Francisco.

Publications

Severini, A. and Gibson, J. - *Evaluation of In Situ Hydrogeologic Techniques for Determining Crystalline Rock Permeability in Large- and Small-Diameter Boreholes*. Abstract of the Hydrogeology of Rocks of Low Permeability, International Association of Hydrogeologists, Tucson, Arizona, January 1985.

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Severini, A., Denne, J., and Cobb, P. - *Results Comparison Between Conventional and Signal Enhanced DC Resistivity Instruments in Ground-Water Resource and Contaminant Exploration*. Abstracts of the American Geophysical Union, Fall Meeting, San Francisco, December 1981.

Severini, A. - *Resistivity Methods Applicable to the Detection of the Freshwater-Saltwater Interface in Ground-Water Aquifers*. Kansas Water Resources Board, Kansas River Basin, Salt River Intrusion Briefing, February 1980.

Severini, A. - *Optimization of the Drilling of Water Quality Observation Wells Using Electrical Resistivity*. Annual Meeting of the Big Bend Ground-water Management District No. 5, March 1980.

Severini, A., Denne, J., Sophocleous, M., and Lucus, J. - *Integrated Approach for Locating Glacial Buried Valley Aquifers in Northeastern Kansas*. New Techniques in Assessing Ground-Water Conditions in Glaciated Terrains Symposium, Midwest Ground-Water Conference, October 1980.

Mr. Severini is an author or co-author on over 1,500 technical reports documenting his consulting services to client.

Registrations

Professional Geologist, Arizona
Professional Geologist, Arkansas
Professional Geologist, California
Professional Geologist, Idaho
Professional Geologist, Indiana
Professional Geologist, Oregon
Professional Geologist, Tennessee
Professional Geologist, Virginia
AHERA Certified Asbestos Building Inspector
AHERA Certified Asbestos Management Planner
AHERA Certified Asbestos Project Designer
AHERA Certified Asbestos Contractor Supervisor
General Engineering A Licensed Contractor, California
C-57 Certified Well Driller, California

Education

MS/Geology, 1980, University of Connecticut
BS/Geology, 1975, University of Connecticut

ASHLEY FLORES

POSITION IN THE FIRM

Mr. Flores has a Bachelor of Science degree in Environmental Science from the University of California Riverside and has been in the environmental consulting industry since 2005. Mr. Flores has joined our team at EMS as a Staff Scientist in 2008. While at EMS Mr. Flores has participated in Potentially Responsible Party (PRP) identification environmental cost allocation, forensic environmental analysis, environmental due diligence, and environmental litigation support.

PROFESSIONAL EXPERIENCE

As a Staff Scientist with EMS, Mr. Flores has conducted Phase I Environmental Site Assessments (Phase I ESAs) and Phase II subsurface investigations. Mr. Flores has also conducted site remediation activities including remedial excavation confirmation sampling and routine soil vapor extraction system operation and maintenance. Mr. Flores site investigation and remediation experience has included work performed at vacant, residential, commercial, and industrial properties. Contaminants of concern included petroleum hydrocarbons, industrial solvents and emergent chemicals. Mr. Flores has experience with traditional hollow-stem auger, direct push and sonic drilling techniques for soil boring and groundwater monitoring well installation. Mr. Flores has also directed soil gas surveys. Mr. Flores has written reports, in whole or in part, documenting Phase I, Phase II and remediation activities.

As a Staff Scientist with EMS, Mr. Flores has conducted sampling of suspected asbestos containing material in commercial and residential structures. Mr. Flores participates in an on-going mold-abatement project for a food distribution warehouse located in Rancho Cucamonga, California.

As an Operations Manager, Mr. Flores managed, organized, and scheduled excavation and housing renovation projects in New Orleans, Louisiana for a crew of 20 employees.

As an Environmental Technician/Scientist Mr. Flores has prepared storm water pollution prevention plans for companies who are required to sample their storm water discharge. Mr. Flores has also prepared toxic chemical release inventory reports and countermeasure plans for spill prevention of hazardous materials or chemicals, also has experience in biohazard cleanup of vehicles and has also taught training sessions for first aid, CPR, and blood borne pathogen exposure.

REPRESENTATIVE SITE EXPERIENCE

- Conducted Due Diligence site assessment activities for numerous residential, commercial and industrial properties located in California. The Due Diligence site assessment activities consisted of the completion of Phase I and Phase II ESAs as well as conducting

and evaluating the results of asbestos, lead based paint, lead in drinking water and radon gas surveys.

- Participates in on-going litigation support projects including PRP identification, detailed evaluation of historic activities, detailed hydrogeological and contaminant distribution evaluations, and cost allocation projects located in Orange and Los Angeles Counties, California.

- Coordinated meetings for mold abatement activities conducted at a 165,000 square foot distribution warehouse in Rancho Cucamonga, California. Meetings were held during the week on a daily basis to ensure the abatement contractor personnel did not interfere with normal warehouse operations. Communication between the warehouse personnel and the abatement contractor personnel allowed the abatement activities to be completed in a timely manner and ahead of schedule. Programmed and oversaw the installation of temperature and humidity data loggers to monitor building conditions.

- Conducted asbestos sampling for the remodeling of office suites at an office complex in the city of Pasadena. Due to the age of the buildings asbestos containing material was suspected to be contained within the building materials of the buildings. Asbestos samples were taken from a number of different medium including drywall, joint compound, carpet glue, etc. in each of the office suites ready for remodeling. The suites sampled did not contain asbestos allowing the suites to be remodeled without any additional expenses for asbestos removal and disposal.

- Performed remedial excavation confirmation soil sampling for a former copier refurbishing facility located in Irvine, California. Activities included screening soil for segregation according to South Coast Air Quality Management District Rule 1166, soil confirmation sampling and determination of final excavation limits.

- Conducted groundwater monitoring on a quarterly basis at a former oil field services bulk plant in northern California. The location previously contained a maintenance shop including underground storage tanks, steam cleaning, sumps, clarifiers, and associated drain lines. Currently conducting quarterly groundwater monitoring at an active plating facility and former aerospace manufacturing facility, both located in southern California. Groundwater underlying the plating facility is impacted with hexavalent chromium, while the aerospace facility is impacted with chlorinated solvents.

FORMER POSITIONS

2008 – Present	Scientist, Environmental Management Strategies, Inc., Irvine, California.
2005 – 2008	Operation Manager, BPD Inc., Fontana, California
2003 – 2005	Environmental Technician/Scientist, Jorgenson Environmental, Rancho Cucamonga, California.
2003	Part-time Environmental Technician, Regulation Compliance Inc., Riverside, California.

EDUCATION

Mr. Flores is a graduate from the University of California Riverside, he has received a Bachelor of Science degree in Environmental Science.

SPECIAL SKILLS / AWARDS

Fluent in Spanish
Proficient in PC programs such as Excel and Microsoft Word.

APPENDIX B

EDR RADIUS MAP™ WITH GEOCHECK®

Bristol Autoplex
375 Bristol Street
Costa Mesa, CA 92626

Inquiry Number: 4397232.2s
August 28, 2015

The EDR Radius Map™ Report with GeoCheck®

EDR® Environmental Data Resources Inc

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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GEOCHECK ADDENDUM

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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

375 BRISTOL STREET
COSTA MESA, CA 92626

COORDINATES

Latitude (North):	33.6643000 - 33˚ 39' 51.48''
Longitude (West):	117.8795000 - 117˚ 52' 46.20''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	418458.9
UTM Y (Meters):	3725088.8
Elevation:	27 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5640950 NEWPORT BEACH, CA
Version Date:	2012
Northeast Map:	5640942 TUSTIN, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20120505
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
375 BRISTOL STREET
COSTA MESA, CA 92707

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	ALL FORDS & CHEVY TR	375 BRISTOL ST STE 6	HAZNET		TP
A2	BENZ & BEAMERS	375 S BRISTOL UNIT 8	HAZNET		TP
A3	JIFFY LUBE	375 S BRISTOL	CA FID UST		TP
A4	JIFFY LUBE #861	375 BRISTOL ST	HAZNET		TP
A5	COMPETITION ST	375 BRISTOL ST STE 9	HAZNET		TP
A6	SAEILO MOTORS CA INC	375 BRISTOL ST STE 8	HAZNET		TP
A7	J. RAY CONSTRUCTION	375 BRISTOL	LUST, HIST CORTESE		TP
A8	FOREIGN WORKS INC	375 S BRISTOL #90	HAZNET		TP
A9	JIFFY LUBE	375 S BRISTOL 110	SWEEPS UST		TP
A10	J RAY SANDERSON/CARD	375 BRISTOL	RGA LUST		TP
A11	JIFFY LUBE #0861	375 S BRISTOL STE 11	RCRA-SQG, FINDS		TP
A12	JIFFY LUBE NO 861	375 BRISTOL ST	RCRA-SQG, UST		TP
A13	FOREIGN WORKS THE	375 S BRISTOL #90	HAZNET		TP
A14	J. RAY CONSTRUCTION	375 BRISTOL ST	RGA LUST		TP
A15	SADDLEBACK SMOG & RE	375 BRISTOL ST STE 7	HAZNET		TP
A16	AUTOCARE EXPRESS	375 S. BRISTOL STREE	HAZNET		TP
A17	J. RAY CONSTRUCTION	375 BRISTOL STREET	RGA LUST		TP
A18	AUTOPLEX TRANSMISSIO	375 BRISTOL STE 95	RCRA NonGen / NLR, FINDS		TP
A19	J RAY SANDERSON/CARD	375 BRISTOL ST S	RGA LUST		TP
A20	DAN'S AUTOCARE EXPRE	375 S BRISTOL ST STE	HAZNET		TP
A21	CALIFORNIA COVENTRY	375 BRISTOL #30	HAZNET		TP
A22		375 BRISTOL ST	EDR US Hist Auto Stat		TP
A23	BRISTOL AUTOPLEX	375 BRISTOL STREET	HAZNET		TP
A24	EURO WEST INC	375 S BRISTOL	HAZNET		TP
A25	THE DING KING	375 BRISTOL ST STE 3	HAZNET		TP
A26	CALIFORNIA BRAKE WOR	375 BRISTOL ST STE 1	HAZNET		TP
B27		320 BRISTOL ST	EDR US Hist Cleaners	Higher	946, 0.179, NW
B28	REDHILL DRYCLEANERS	320 BRISTOL ST STE C	DRYCLEANERS	Higher	946, 0.179, NW
B29	COUNTRY STYLE CLEANE	320 BRISTOL ST	RCRA-SQG, FINDS, HAZNET	Higher	946, 0.179, NW
C30	KYOWA OF AMERICA COR	385 CLINTON ST	RCRA-SQG	Higher	1026, 0.194, NNE
C31	KOBOWAY INC	380 CLINTON ST	CERC-NFRAP, RCRA-SQG, HIST UST, FINDS	Higher	1046, 0.198, NNE
C32	R K B INVESTMENTS	380 CLINTON ST	CA FID UST	Higher	1046, 0.198, NNE
C33	R K B INVESTMENTS	380 CLINTON ST	UST, SWEEPS UST	Higher	1046, 0.198, NNE
34	GUNTHERS PRINTING	3188 BLDG F AIRWAY A	RCRA NonGen / NLR, FINDS, HAZNET	Higher	1058, 0.200, North
D35	SOUTH COAST SHELL	1512 SE BRISTOL ST	UST	Higher	1099, 0.208, NW
D36	SOUTH COAST SHELL	1512 SE BRISTOL ST	UST	Higher	1099, 0.208, NW
D37	TESORO ARCO #42076	300 BRISTOL ST	UST	Higher	1136, 0.215, NW
D38		300 BRISTOL ST	EDR US Hist Auto Stat	Higher	1136, 0.215, NW
D39	BRISTOL PLAZA CHEVRO	300 BRISTOL	LUST, HAZNET	Higher	1136, 0.215, NW

MAPPED SITES SUMMARY

Target Property Address:
375 BRISTOL STREET
COSTA MESA, CA 92707

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
E40	UNOCAL #5909	1476 BRISTOL	LUST, HIST CORTESE	Higher	1264, 0.239, NW
E41	UNOCAL SERVICE STATI	1476 SOUTH EAST BRIS	Notify 65	Higher	1264, 0.239, NW
42	DOLLAR RENTAL CAR	2152 BRISTOL	LUST, SWEEPS UST, CA FID UST, HIST CORTESE	Higher	1377, 0.261, SE
F43	THRIFTY OIL #008	704	LUST, HIST CORTESE	Higher	1434, 0.272, NW
F44	AL & J'S CLEANERS	270 BRISTOL STREET,	ENVIROSTOR	Higher	1558, 0.295, NW
G45	ALAMO RENT A CAR	3510 IRVINE	HIST CORTESE	Higher	1561, 0.296, SE
G46	ALAMO RENT A CAR	3500 IRVINE	LUST, CA FID UST	Higher	1571, 0.298, SE
47	BRISTOL VILLAGE CLEA	260 BRISTOL ST	RCRA-SQG, SLIC, Orange Co. Industrial Site, FINDS	Higher	1602, 0.303, NW
H48	SUPERFORMANCE	2950 AIRWAY	LUST, HIST CORTESE	Higher	1642, 0.311, NNE
H49	SUPERFORMANCE	2950 AIRWAY AVE	LUST, UST	Higher	1642, 0.311, NNE
H50	SUPERFORMANCE	2950 AIRWAY AVENUE A	SWEEPS UST, CA FID UST, HIST CORTESE	Higher	1642, 0.311, NNE
I51	SANTA ANA COUNTRY CL	20241 SANTA ANA	LUST, UST, SWEEPS UST, HIST CORTESE	Higher	1643, 0.311, West
I52	SANTA ANA COUNTRY CL	20241	CA FID UST, HIST CORTESE	Higher	1643, 0.311, West
53	NEWPORT BEACH GOLF C	3100 IRVINE	LUST, CA FID UST	Lower	1736, 0.329, SSW
54	COMMODORE SEMICONDUC	2955 AIRWAY AVE	ENVIROSTOR, HIST UST, EMI	Higher	1916, 0.363, NNE
55	SIGMA CIRCUITS INC.	2970 AIRWAY AVENUE	CERC-NFRAP, RCRA-SQG, ENVIROSTOR, SLIC, Orange Co...	Higher	2067, 0.391, NNE
J56	EXXON SERVICE STATIO	2122	HIST CORTESE	Higher	2172, 0.411, SE
J57	CHEVRON #20-2016	2121	SWEEPS UST, CA FID UST, HIST CORTESE	Higher	2178, 0.412, SE
58	SIERRACIN TRANSMASK	3952 N CAMPUS DR	CERC-NFRAP, RCRA NonGen / NLR, FINDS	Higher	2276, 0.431, East
J59	CHEVRON #20-2016	2121 BRISTOL	LUST, CHMIRS	Higher	2302, 0.436, SE
60	ORANGE COUNTY AIRPOR		ENVIROSTOR	Higher	3538, 0.670, NE
61	(CMAFP) SANTA ANA AI		ENVIROSTOR	Higher	4001, 0.758, WNW
62	COSTA MESA AIR NATIO	S OF PRESIDIO DR & W	RESPONSE, ENVIROSTOR, HIST Cal-Sites, Cortese	Higher	4241, 0.803, NW
63	JOHN WAYNE AIRPORT F	19801 AIRPORT WAY SO	EMI, Notify 65	Higher	4903, 0.929, ENE
64	EXOTIC MATERIAL INC	2930 BRISTOL ST	ENVIROSTOR	Higher	5193, 0.984, NNW

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
ALL FORDS & CHEVY TR 375 BRISTOL ST STE 6 COSTA MESA, CA 92626	HAZNET GEPAID: CAL000339507	N/A
BENZ & BEAMERS 375 S BRISTOL UNIT 8 COSTA MESA, CA 92626	HAZNET GEPAID: CAL000088218	N/A
JIFFY LUBE 375 S BRISTOL COSTA MESA, CA 92626	CA FID UST Facility Id: 30001588 Status: I	N/A
JIFFY LUBE #861 375 BRISTOL ST COSTA MESA, CA 92626	HAZNET GEPAID: CAR000020594	N/A
COMPETITION ST 375 BRISTOL ST STE 9 COSTA MESA, CA 92626	HAZNET GEPAID: CAL000351417	N/A
SAEILO MOTORS CA INC 375 BRISTOL ST STE 8 COSTA MESA, CA 92626	HAZNET GEPAID: CAL000275471	N/A
J. RAY CONSTRUCTION 375 BRISTOL COSTA MESA, CA 92626	LUST Status: Completed - Case Closed Facility Id: 87UT151 Facility Status: Case Closed Global Id: T0605900488 Current Status: 9 Global ID: T0605900488 HIST CORTESE Reg Id: 083000608T	N/A
FOREIGN WORKS INC 375 S BRISTOL #90 COSTA MESA, CA 92626	HAZNET GEPAID: CAL000033993	N/A
JIFFY LUBE 375 S BRISTOL 110 COSTA MESA, CA 92626	SWEEPS UST	N/A

EXECUTIVE SUMMARY

Comp Number: 11174

J RAY SANDERSON/CARD 375 BRISTOL COSTA MESA, CA	RGA LUST	N/A
JIFFY LUBE #0861 375 S BRISTOL STE 11 COSTA MESA, CA 92626	RCRA-SQG EPA ID:: CAD983582727 FINDS Registry ID:: 110008280948	CAD983582727
JIFFY LUBE NO 861 375 BRISTOL ST COSTA MESA, CA 92626	RCRA-SQG EPA ID:: CAR000020594 UST Facility Id: 11174	CAR000020594
FOREIGN WORKS THE 375 S BRISTOL #90 COSTA MESA, CA 92626	HAZNET GEPAID: CAL000021256	N/A
J. RAY CONSTRUCTION 375 BRISTOL ST COSTA MESA, CA	RGA LUST	N/A
SADDLEBACK SMOG & RE 375 BRISTOL ST STE 7 COSTA MESA, CA 92626	HAZNET GEPAID: CAL000168335	N/A
AUTOCARE EXPRESS 375 S. BRISTOL STREE COSTA MESA, CA 92626	HAZNET GEPAID: CAL000125301	N/A
J. RAY CONSTRUCTION 375 BRISTOL STREET COSTA MESA, CA	RGA LUST	N/A
AUTOPLEX TRANSMISSIO 375 BRISTOL STE 95 COSTA MESA, CA 92626	RCRA NonGen / NLR EPA ID:: CAD982368979 FINDS Registry ID:: 110002801781	CAD982368979
J RAY SANDERSON/CARD 375 BRISTOL ST S COSTA MESA, CA	RGA LUST	N/A

EXECUTIVE SUMMARY

DAN'S AUTOCARE EXPRE 375 S BRISTOL ST STE COSTA MESA, CA 92626	HAZNET GEPAID: CAL000298743	N/A
CALIFORNIA COVENTRY 375 BRISTOL #30 COSTA MESA, CA 92626	HAZNET GEPAID: CAL000142853	N/A
375 BRISTOL ST 375 BRISTOL ST COSTA MESA, CA 92626	EDR US Hist Auto Stat	N/A
BRISTOL AUTOPLEX 375 BRISTOL STREET COSTA MESSA, CA 92626	HAZNET GEPAID: CAL000112045	N/A
EURO WEST INC 375 S BRISTOL COSTA MESA, CA 92626	HAZNET GEPAID: CAL000217157	N/A
THE DING KING 375 BRISTOL ST STE 3 COSTA MESA, CA 92626	HAZNET GEPAID: CAC002689519	N/A
CALIFORNIA BRAKE WOR 375 BRISTOL ST STE 1 COSTA MESA, CA 92626	HAZNET GEPAID: CAL000120379	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

EXECUTIVE SUMMARY

Proposed NPL ..... Proposed National Priority List Sites
NPL LIENS ..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ..... Federal Facility Site Information listing
CERCLIS ..... Comprehensive Environmental Response, Compensation, and Liability Information 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 landfill and/or solid waste disposal site lists

SWF/LF ..... Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST ..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST ..... Underground Storage Tank Listing
AST ..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST ..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

VCP ..... Voluntary Cleanup Program Properties
INDIAN VCP ..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS ..... Considered Brownfieds Sites Listing

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT ..... Waste Management Unit Database
SWRCY ..... Recycler Database
HAULERS ..... Registered Waste Tire Haulers Listing
INDIAN ODI ..... Report on the Status of Open Dumps on Indian Lands
ODI ..... Open Dump Inventory
DEBRIS REGION 9 ..... Torres Martinez Reservation Illegal Dump Site Locations

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ..... National Clandestine Laboratory Register
SCH ..... School Property Evaluation Program
CDL ..... Clandestine Drug Labs
Toxic Pits ..... Toxic Pits Cleanup Act Sites
US CDL ..... Clandestine Drug Labs

Local Land Records

LIENS ..... Environmental Liens Listing
LIENS 2 ..... CERCLA Lien Information
DEED ..... Deed Restriction Listing

Records of Emergency Release Reports

HMIRS ..... Hazardous Materials Information Reporting System
CHMIRS ..... California Hazardous Material Incident Report System
LDS ..... Land Disposal Sites Listing
MCS ..... Military Cleanup Sites Listing
Orange Co. Industrial Site ..... List of Industrial Site Cleanups
SPILLS 90 ..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS ..... Formerly Used Defense Sites
DOD ..... Department of Defense Sites
SCRD DRYCLEANERS ..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ..... Financial Assurance Information
EPA WATCH LIST ..... EPA WATCH LIST
2020 COR ACTION ..... 2020 Corrective Action Program List
TSCA ..... Toxic Substances Control Act
TRIS ..... Toxic Chemical Release Inventory System
SSTS ..... Section 7 Tracking Systems
ROD ..... Records Of Decision
RMP ..... Risk Management Plans
RAATS ..... RCRA Administrative Action Tracking System
PRP ..... Potentially Responsible Parties

EXECUTIVE SUMMARY

PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
CA BOND EXP. PLAN	Bond Expenditure Plan
Cortese	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings	CUPA Resources List
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

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS NFRAP site List

CERC-NFRAP: Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

A review of the CERC-NFRAP list, as provided by EDR, and dated 10/25/2013 has revealed that there are 3 CERC-NFRAP sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
KOBOWAY INC	***380 CLINTON ST***	***NNE 1/8 - 1/4 (0.198 mi.)***	***C31***	***41***
SIGMA CIRCUITS INC.	***2970 AIRWAY AVENUE***	***NNE 1/4 - 1/2 (0.391 mi.)***	***55***	***82***
SIERRACIN TRANSMASK	***3952 N CAMPUS DR***	***E 1/4 - 1/2 (0.431 mi.)***	***58***	***92***

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 03/10/2015 has revealed that there are 3 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
COUNTRY STYLE CLEANE	***320 BRISTOL ST***	***NW 1/8 - 1/4 (0.179 mi.)***	***B29***	***37***
KYOWA OF AMERICA COR	385 CLINTON ST	NNE 1/8 - 1/4 (0.194 mi.)	C30	40
KOBOWAY INC	***380 CLINTON ST***	***NNE 1/8 - 1/4 (0.198 mi.)***	***C31***	***41***

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 05/04/2015 has revealed that there is 1 RESPONSE site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
COSTA MESA AIR NATIO AWP Facility Id: 30970004 Status: Active	***S OF PRESIDIO DR & W***	***NW 1/2 - 1 (0.803 mi.)***	***62***	***105***

Facility Id: 30970004

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 05/04/2015 has revealed that there are 7 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
AL & J'S CLEANERS Facility Id: 30720003 Status: Refer: 1248 Local Agency	270 BRISTOL STREET,	NW 1/4 - 1/2 (0.295 mi.)	F44	61
COMMODORE SEMICONDUC Facility Id: 71002508 Status: Refer: Other Agency	***2955 AIRWAY AVE***	***NNE 1/4 - 1/2 (0.363 mi.)***	***54***	***80***
SIGMA CIRCUITS INC. Facility Id: 30280370 Status: Refer: Other Agency	***2970 AIRWAY AVENUE***	***NNE 1/4 - 1/2 (0.391 mi.)***	***55***	***82***
ORANGE COUNTY AIRPOR Facility Id: 80000829 Status: Inactive - Needs Evaluation		NE 1/2 - 1 (0.670 mi.)	60	103
(CMAFP) SANTA ANA AI Facility Id: 80000028 Status: Inactive - Needs Evaluation		WNW 1/2 - 1 (0.758 mi.)	61	104
COSTA MESA AIR NATIO Facility Id: 30970004 Status: Active	***S OF PRESIDIO DR & W***	***NW 1/2 - 1 (0.803 mi.)***	***62***	***105***
EXOTIC MATERIAL INC Facility Id: 30280530 Status: Refer: Other Agency	2930 BRISTOL ST	NNW 1/2 - 1 (0.984 mi.)	64	114

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 06/15/2015 has revealed that there are 10

EXECUTIVE SUMMARY

LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BRISTOL PLAZA CHEVRO	***300 BRISTOL***	***NW 1/8 - 1/4 (0.215 mi.)***	***D39***	***48***
Status: Completed - Case Closed Facility Id: 97UT025 Facility Status: Remediation Plan Global Id: T0605902077 Current Status: 9 Global ID: T0605902077				
UNOCAL #5909	***1476 BRISTOL***	***NW 1/8 - 1/4 (0.239 mi.)***	***E40***	***54***
Status: Completed - Case Closed Facility Id: 90UT109 Facility Status: Case Closed Global Id: T0605901145 Current Status: 9 Global ID: T0605901145				
DOLLAR RENTAL CAR	***2152 BRISTOL***	***SE 1/4 - 1/2 (0.261 mi.)***	***42***	***56***
Status: Completed - Case Closed Facility Id: 98UT109 Facility Status: Case Closed Global Id: T0605902234 Current Status: 9 Global ID: T0605902234				
THRIFTY OIL #008	***704***	***NW 1/4 - 1/2 (0.272 mi.)***	***F43***	***60***
Facility Status: Remedial action (cleanup) Underway Global ID: T0605900604				
ALAMO RENT A CAR	***3500 IRVINE***	***SE 1/4 - 1/2 (0.298 mi.)***	***G46***	***62***
Status: Completed - Case Closed Facility Id: 94UT070 Facility Status: Case Closed Global Id: T0605901821 Current Status: 9 Global ID: T0605901821				
SUPERFORMANCE	***2950 AIRWAY***	***NNE 1/4 - 1/2 (0.311 mi.)***	***H48***	***67***
Status: Completed - Case Closed Facility Id: 93UT044 Global Id: T0605901795 Current Status: 9				
SUPERFORMANCE	***2950 AIRWAY AVE***	***NNE 1/4 - 1/2 (0.311 mi.)***	***H49***	***68***
Facility Status: Case Closed Global ID: T0605901795				
SANTA ANA COUNTRY CL	***20241 SANTA ANA***	***W 1/4 - 1/2 (0.311 mi.)***	***I51***	***70***
Status: Completed - Case Closed Facility Id: 87UT224 Facility Id: 98UT032 Facility Status: Case Closed Global Id: T0605902156 Global Id: T0605900564 Current Status: 9 Global ID: T0605900564				
CHEVRON #20-2016	***2121 BRISTOL***	***SE 1/4 - 1/2 (0.436 mi.)***	***J59***	***94***

Status: Completed - Case Closed
Facility Id: 99UT034
Facility Id: 92UT065
Facility Status: Case Closed
Facility Status: Remediation Plan
Global Id: T0605901528
Global Id: T0605902282
Current Status: 9
Global ID: T0605901528
Global ID: T0605902282

Lower Elevation	Address	Direction / Distance	Map ID	Page
NEWPORT BEACH GOLF C	***3100 IRVINE***	***SSW 1/4 - 1/2 (0.329 mi.)***	***53***	***77***
Status: Completed - Case Closed Facility Id: 86UT158 Facility Status: Remediation Plan Global Id: T0605900231 Current Status: 9 Global ID: T0605900231				

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 06/15/2015 has revealed that there are 2 SLIC sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BRISTOL VILLAGE CLEA	***260 BRISTOL ST***	***NW 1/4 - 1/2 (0.303 mi.)***	***47***	***65***
Facility Status: Completed - Case Closed Global Id: SLT8R0613945				
SIGMA CIRCUITS INC.	***2970 AIRWAY AVENUE***	***NNE 1/4 - 1/2 (0.391 mi.)***	***55***	***82***
Facility Status: Completed - Case Closed Global Id: SLT8R1824103				

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 06/15/2015 has revealed that there are 4 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
R K B INVESTMENTS	***380 CLINTON ST***	***NNE 1/8 - 1/4 (0.198 mi.)***	***C33***	***44***
Facility Id: 1185				
SOUTH COAST SHELL	1512 SE BRISTOL ST	NW 1/8 - 1/4 (0.208 mi.)	D35	46
Facility Id: 2357				
SOUTH COAST SHELL	1512 SE BRISTOL ST	NW 1/8 - 1/4 (0.208 mi.)	D36	47

Facility Id: FA0047260				
TESORO ARCO #42076 Facility Id: FA0063272 Facility Id: 18456	300 BRISTOL ST	NW 1/8 - 1/4 (0.215 mi.)	D37	47

ADDITIONAL ENVIRONMENTAL RECORDS

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.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
COSTA MESA AIR NATIO	***S OF PRESIDIO DR & W***	***NW 1/2 - 1 (0.803 mi.)***	***62***	***105***

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.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
R K B INVESTMENTS Status: A Tank Status: A Comp Number: 1185	***380 CLINTON ST***	***NNE 1/8 - 1/4 (0.198 mi.)***	***C33***	***44***

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.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
KOBOWAY INC Facility Id: 00000016659	***380 CLINTON ST***	***NNE 1/8 - 1/4 (0.198 mi.)***	***C31***	***41***

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.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
R K B INVESTMENTS Facility Id: 30008693 Status: A	380 CLINTON ST	NNE 1/8 - 1/4 (0.198 mi.)	C32	44

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/10/2015 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GUNTHERS PRINTING	***3188 BLDG F AIRWAY A***	***N 1/8 - 1/4 (0.200 mi.)***	***34***	***45***

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 02/18/2015 has revealed that there is 1 DRYCLEANERS site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
REDHILL DRYCLEANERS EPA Id: CAL000303898	320 BRISTOL ST STE C	NW 1/8 - 1/4 (0.179 mi.)	B28	37

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 10 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNOCAL #5909 Reg Id: 083001502T	***1476 BRISTOL***	***NW 1/8 - 1/4 (0.239 mi.)***	***E40***	***54***
DOLLAR RENTAL CAR	***2152 BRISTOL***	***SE 1/4 - 1/2 (0.261 mi.)***	***42***	***56***

Reg Id: 083003337T				
THRIFTY OIL #008 Reg Id: 083000764T	***704***	***NW 1/4 - 1/2 (0.272 mi.)***	***F43***	***60***
ALAMO RENT A CAR Reg Id: 083002612T	3510 IRVINE	SE 1/4 - 1/2 (0.296 mi.)	G45	62
SUPERFORMANCE Reg Id: 083002555T	***2950 AIRWAY***	***NNE 1/4 - 1/2 (0.311 mi.)***	***H48***	***67***
SUPERFORMANCE Reg Id: 083000095T Reg Id: 083003124T	***2950 AIRWAY AVENUE A***	***NNE 1/4 - 1/2 (0.311 mi.)***	***H50***	***69***
SANTA ANA COUNTRY CL Reg Id: 083000714T	***20241 SANTA ANA***	***W 1/4 - 1/2 (0.311 mi.)***	***I51***	***70***
SANTA ANA COUNTRY CL Reg Id: 083003171T	***20241***	***W 1/4 - 1/2 (0.311 mi.)***	***I52***	***76***
EXXON SERVICE STATIO Reg Id: 083002060T	2122	SE 1/4 - 1/2 (0.411 mi.)	J56	90
CHEVRON #20-2016 Reg Id: 083003460T	***2121***	***SE 1/4 - 1/2 (0.412 mi.)***	***J57***	***90***

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 10/21/1993 has revealed that there are 2 Notify 65 sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNOCAL SERVICE STATI	1476 SOUTH EAST BRIS	NW 1/8 - 1/4 (0.239 mi.)	E41	56
JOHN WAYNE AIRPORT F	***19801 AIRPORT WAY SO***	***ENE 1/2 - 1 (0.929 mi.)***	***63***	***114***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR US Hist Auto Stat: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there is 1 EDR US Hist Auto Stat site within approximately 0.25 miles of the target property.

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	300 BRISTOL ST	NW 1/8 - 1/4 (0.215 mi.)	D38	47

EDR US Hist 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.

A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there is 1 EDR US Hist Cleaners site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	320 BRISTOL ST	NW 1/8 - 1/4 (0.179 mi.)	B27	36

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 9 records.

Site Name	Database(s)
BRISTOL PLAZA CHEVRON	RGA LUST
BRISTOL PLAZA CHEVRON	RGA LUST
BRISTOL PLAZA CHEVRON	RGA LUST
BRISTOL STREET	NPDES
COSTA MESA FWY 19TH TO BRISTOL	NPDES
SANTA ANA VALLEY IRRIGATION DUMP #	SWF/LF
BRISTOL PETROLEUM	HAZNET
NORTH BRISTOL CLEANERS	HAZNET
BRISTOL PLAZA CALIF CLEANERS	SLIC

OVERVIEW MAP - 4397232.2S

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

0 1/4 1/2 1 Miles

- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- 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: Bristol Autoplex	CLIENT: Env. Management Strategies
ADDRESS: 375 Bristol Street Costa Mesa CA 92626	CONTACT: Ashley Flores
LAT/LONG: 33.6643 / 117.8795	INQUIRY #: 4397232.2s DATE: August 28, 2015 7:34 pm

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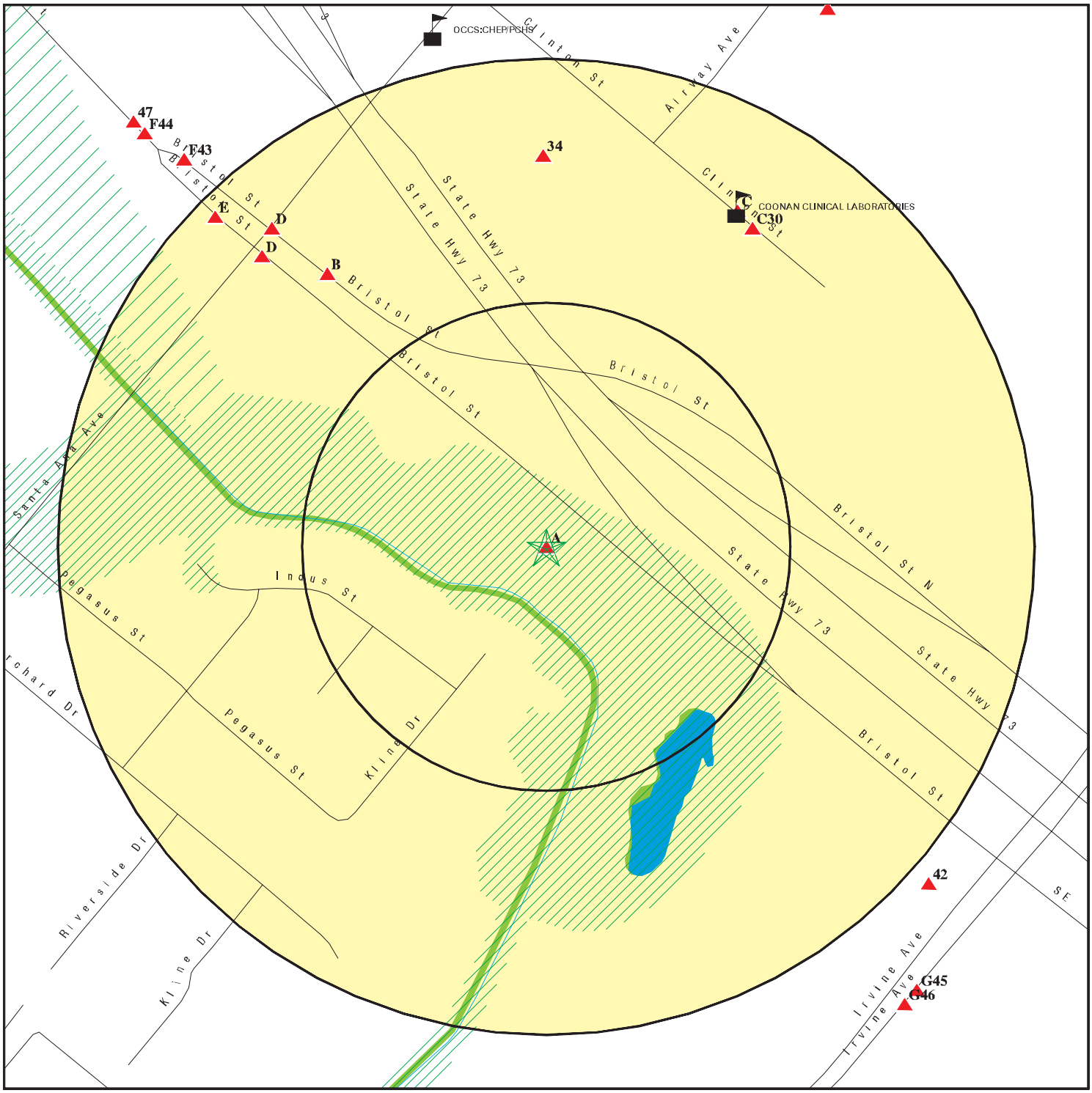
DETAIL MAP - 4397232.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

0 1/16 1/8 1/4 Miles

- Indian Reservations BIA
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern

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ADDRESS: 375 Bristol Street Costa Mesa CA 92626	CONTACT: Ashley Flores
LAT/LONG: 33.6643 / 117.8795	INQUIRY #: 4397232.2s
	DATE: August 28, 2015 7:35 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
CERCLIS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site List								
CERC-NFRAP	0.500		0	1	2	NR	NR	3
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250	2	0	3	NR	NR	NR	5
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	1	NR	1
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	3	4	NR	7
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500	1	0	2	8	NR	NR	11

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
SLIC	0.500		0	0	2	NR	NR	2
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250	1	0	4	NR	NR	NR	5
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	1	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		0	1	NR	NR	NR	1
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	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250	1	0	1	NR	NR	NR	2
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP	2	NR	NR	NR	NR	NR	2
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	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	15	NR	NR	NR	NR	NR	15
HIST CORTESE	0.500	1	0	1	9	NR	NR	11
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	TP		NR	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	1	0	1	NR	2
UIC	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250	1	0	1	NR	NR	NR	2
EDR US Hist Cleaners	0.250		0	1	NR	NR	NR	1
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP	4	NR	NR	NR	NR	NR	4
- Totals --		30	0	19	24	7	0	80

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 Target Property | **ALL FORDS & CHEVY TRUCKS DBA FORDS ONLY** | **HAZNET** | **S113155033**
375 BRISTOL ST STE 60 | **N/A**
COSTA MESA, CA 92626

Site 1 of 26 in cluster A

Actual: 27 ft.

HAZNET:

envid:	S113155033
Year:	2012
GEPAID:	CAL000339507
Contact:	JACK EVANS - OWNER
Telephone:	7145491900
Mailing Name:	Not reported
Mailing Address:	3027 ENTERPRISE
Mailing City,St,Zip:	COSTA MESA, CA 926263031
Gen County:	Orange
TSD EPA ID:	NVR000001925
TSD County:	99
Waste Category:	Not reported
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.231
Facility County:	Orange

envid:	S113155033
Year:	2012
GEPAID:	CAL000339507
Contact:	JACK EVANS - OWNER
Telephone:	7145491900
Mailing Name:	Not reported
Mailing Address:	3027 ENTERPRISE
Mailing City,St,Zip:	COSTA MESA, CA 926263031
Gen County:	Orange
TSD EPA ID:	NVR000082925
TSD County:	Not reported
Waste Category:	Not reported
Disposal Method:	Not reported
Tons:	0.231
Facility County:	Orange

envid:	S113155033
Year:	2011
GEPAID:	CAL000339507
Contact:	JACK EVANS - OWNER
Telephone:	7145491900
Mailing Name:	Not reported
Mailing Address:	3027 ENTERPRISE
Mailing City,St,Zip:	COSTA MESA, CA 926263031
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
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:	0.231
Facility County:	Orange

envid:	S113155033
Year:	2010

ALL FORDS & CHEVY TRUCKS DBA FORDS ONLY (Continued) **S113155033**

GEPAID:	CAL000339507
Contact:	JACK EVANS - OWNER
Telephone:	7145491900
Mailing Name:	Not reported
Mailing Address:	3027 ENTERPRISE
Mailing City,St,Zip:	COSTA MESA, CA 926263031
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
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:	0.231
Facility County:	Orange

A2
Target Property
Actual: 27 ft.

BENZ & BEAMERS **HAZNET** **S113054880**
375 S BRISTOL UNIT 85 **N/A**
COSTA MESA, CA 92626

Site 2 of 26 in cluster A

HAZNET:

envid:	S113054880
Year:	1999
GEPAID:	CAL000088218
Contact:	SHAH NARESH
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 85
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Unspecified aqueous solution
Disposal Method:	Recycler
Tons:	.2293
Facility County:	Orange

envid:	S113054880
Year:	1998
GEPAID:	CAL000088218
Contact:	SHAH NARESH
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 85
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Unspecified aqueous solution
Disposal Method:	Recycler
Tons:	.2293
Facility County:	Orange

envid:	S113054880
Year:	1997
GEPAID:	CAL000088218
Contact:	SHAH NARESH

BENZ & BEAMERS (Continued) **S113054880**

Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 85
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Unspecified aqueous solution
Disposal Method:	Recycler
Tons:	.4586
Facility County:	Orange

A3 Target Property **JIFFY LUBE** **CA FID UST** **S101589142**
375 S BRISTOL **N/A**
COSTA MESA, CA 92626

Site 3 of 26 in cluster A

Actual: 27 ft.

CA FID UST:

Facility ID:	30001588
Regulated By:	UTNKI
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	7144729114
Mail To:	Not reported
Mailing Address:	23436 MADERO STE 200 ATTN:
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:	Inactive

A4 Target Property **JIFFY LUBE #861** **HAZNET** **S113173935**
375 BRISTOL ST **N/A**
COSTA MESA, CA 92626

Site 4 of 26 in cluster A

Actual: 27 ft.

HAZNET:

envid:	S113173935
Year:	2008
GEPAID:	CAR000020594
Contact:	GILBERT MARTINEZ
Telephone:	8186799453
Mailing Name:	Not reported
Mailing Address:	11308 DAVENPORT ST
Mailing City,St,Zip:	OMAHA, NE 681540000
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Unspecified aqueous solution

JIFFY LUBE #861 (Continued) **S113173935**

Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.84
Facility County:	Orange

envid:	S113173935
Year:	2008
GEPAID:	CAR000020594
Contact:	GILBERT MARTINEZ
Telephone:	8186799453
Mailing Name:	Not reported
Mailing Address:	11308 DAVENPORT ST
Mailing City,St,Zip:	OMAHA, NE 681540000
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Unspecified aqueous solution
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.84
Facility County:	Orange

envid:	S113173935
Year:	2006
GEPAID:	CAR000020594
Contact:	GILBERT MARTINEZ
Telephone:	8186799453
Mailing Name:	Not reported
Mailing Address:	11308 DAVENPORT ST
Mailing City,St,Zip:	OMAHA, NE 681540000
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Unspecified aqueous solution
Disposal Method:	Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Tons:	8.34
Facility County:	Orange

envid:	S113173935
Year:	2006
GEPAID:	CAR000020594
Contact:	GILBERT MARTINEZ
Telephone:	8186799453
Mailing Name:	Not reported
Mailing Address:	11308 DAVENPORT ST
Mailing City,St,Zip:	OMAHA, NE 681540000
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Unspecified aqueous solution
Disposal Method:	Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Tons:	8.34
Facility County:	Orange

envid: S113173935

JIFFY LUBE #861 (Continued) **S113173935**

Year:	1998
GEPAID:	CAR000020594
Contact:	A FANTICOLA COMPANIES INC
Telephone:	9095920665
Mailing Name:	Not reported
Mailing Address:	978 AMELIA AVE
Mailing City,St,Zip:	SAN DIMAS, CA 917730000
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Unspecified aqueous solution
Disposal Method:	Recycler
Tons:	.1668
Facility County:	Orange

Click this hyperlink while viewing on your computer to access
7 additional CA_HAZNET: record(s) in the EDR Site Report.

A5 Target Property **COMPETITION ST** **HAZNET** **S113467940**
375 BRISTOL ST STE 95 **N/A**
COSTA MESA, CA 92626

Site 5 of 26 in cluster A

Actual: 27 ft.

HAZNET:

envid:	S113467940
Year:	2010
GEPAID:	CAL000351417
Contact:	MICHAEL LOUIE
Telephone:	7142102525
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 95
Mailing City,St,Zip:	COSTA MESA, CA 926267905
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
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:	0.231
Facility County:	Orange

A6 Target Property **SAEILO MOTORS CA INC** **HAZNET** **S113128718**
375 BRISTOL ST STE 85 **N/A**
COSTA MESA, CA 92626

Site 6 of 26 in cluster A

Actual: 27 ft.

HAZNET:

envid:	S113128718
Year:	2011
GEPAID:	CAL000275471
Contact:	YOSHIO KAWASAKI
Telephone:	5624316376
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 85

SAEILO MOTORS CA INC (Continued) **S113128718**

Mailing City,St,Zip: COSTA MESA, CA 926267905
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
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: 0.231
Facility County: Orange

envid: S113128718
Year: 2011
GEPAID: CAL000275471
Contact: YOSHIO KAWASAKI
Telephone: 5624316376
Mailing Name: Not reported
Mailing Address: 375 BRISTOL ST STE 85
Mailing City,St,Zip: COSTA MESA, CA 926267905
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
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: 0.231
Facility County: Orange

envid: S113128718
Year: 2009
GEPAID: CAL000275471
Contact: YOSHIO KAWASAKI
Telephone: 5624316376
Mailing Name: Not reported
Mailing Address: 375 BRISTOL ST UNIT 85
Mailing City,St,Zip: COSTA MESA, CA 92626
Gen County: Not reported
TSD EPA ID: CAT080025711
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.231
Facility County: Orange

envid: S113128718
Year: 2009
GEPAID: CAL000275471
Contact: YOSHIO KAWASAKI
Telephone: 5624316376
Mailing Name: Not reported
Mailing Address: 375 BRISTOL ST UNIT 85
Mailing City,St,Zip: COSTA MESA, CA 92626
Gen County: Not reported
TSD EPA ID: CAT080025711
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery

SAEILO MOTORS CA INC (Continued) **S113128718**

	(H010-H129) Or (H131-H135)
Tons:	0.231
Facility County:	Orange

envid:	S113128718
Year:	2007
GEPAID:	CAL000275471
Contact:	YOSHIO KAWASAKI
Telephone:	5624316376
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST UNIT 85
Mailing City,St,Zip:	COSTA MESA, CA 92626
Gen County:	Not reported
TSD EPA ID:	CAD099452708
TSD County:	Not reported
Waste Category:	Unspecified aqueous solution
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.46
Facility County:	Orange

Click this hyperlink while viewing on your computer to access
3 additional CA_HAZNET: record(s) in the EDR Site Report.

A7 Target Property **J. RAY CONSTRUCTION**
375 BRISTOL
COSTA MESA, CA 92626

LUST **S103954150**
HIST CORTESE **N/A**

Site 7 of 26 in cluster A

Actual: 27 ft.

LUST:

Region:	STATE
Global Id:	T0605900488
Latitude:	33.6656471
Longitude:	-117.880869
Case Type:	Not reported
Status:	Completed - Case Closed
Status Date:	06/18/1991
Lead Agency:	Not reported
Case Worker:	DB
Local Agency:	Not reported
RB Case Number:	083000608T
LOC Case Number:	Not reported
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

J. RAY CONSTRUCTION (Continued) **S103954150**

Phone Number: 7144336255

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 Reported

Global Id: T0605900488
Action Type: Other
Date: 07/09/1987
Action: Leak Discovery

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

J. RAY CONSTRUCTION (Continued) **S103954150**

How Discovered:	Tank Closure
How Stopped:	Close Tank
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

A8 Target Property | **FOREIGN WORKS INC**
375 S BRISTOL #90
COSTA MESA, CA 92626 | **HAZNET** | **S113034806**
N/A

Site 8 of 26 in cluster A

Actual: 27 ft.

HAZNET:

envid:	S113034806
Year:	1995
GEPAID:	CAL000033993
Contact:	THE FOREIGN WORK INC
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	375 S BRISTOL #90
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	CAD093459485
TSD County:	Not reported
Waste Category:	Unspecified solvent mixture
Disposal Method:	Not reported
Tons:	.0333
Facility County:	Orange

A9 Target Property | **JIFFY LUBE**
375 S BRISTOL 110
COSTA MESA, CA 92626 | **SWEEPS UST** | **S106927785**
N/A

Site 9 of 26 in cluster A

Actual: 27 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	11174
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-011174-000002
Tank Status:	Not reported
Capacity:	2000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	OTHER
Number Of Tanks:	6

Status:	Not reported
Comp Number:	11174
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-011174-000003
Tank Status:	Not reported
Capacity:	1000
Active Date:	Not reported
Tank Use:	M.V. FUEL

JIFFY LUBE (Continued) **S106927785**

STG:	PRODUCT
Content:	OTHER
Number Of Tanks:	Not reported

Status:	Not reported
Comp Number:	11174
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-011174-000004
Tank Status:	Not reported
Capacity:	1000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	OTHER
Number Of Tanks:	Not reported

Status:	Not reported
Comp Number:	11174
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-011174-000005
Tank Status:	Not reported
Capacity:	2000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	OTHER
Number Of Tanks:	Not reported

Status:	Not reported
Comp Number:	11174
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-011174-000006
Tank Status:	Not reported
Capacity:	220
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	OTHER
Number Of Tanks:	Not reported

Status:	Not reported
Comp Number:	11174

JIFFY LUBE (Continued) **S106927785**

Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-011174-000007
Tank Status:	Not reported
Capacity:	220
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	OTHER
Number Of Tanks:	Not reported

A10 Target Property **J RAY SANDERSON/CARDINAL** **RGA LUST** **S114636155**
375 BRISTOL **N/A**
COSTA MESA, CA

Site 10 of 26 in cluster A

Actual: 27 ft.

RGA LUST:

2012	J RAY SANDERSON/CARDINAL	375 BRISTOL
2011	J RAY SANDERSON/CARDINAL	375 BRISTOL
2010	J RAY SANDERSON/CARDINAL	375 BRISTOL
2009	J RAY SANDERSON/CARDINAL	375 BRISTOL
2008	J RAY SANDERSON/CARDINAL	375 BRISTOL
2007	J RAY SANDERSON/CARDINAL	375 BRISTOL
2006	J RAY SANDERSON/CARDINAL	375 BRISTOL
2005	J RAY SANDERSON/CARDINAL	375 BRISTOL

A11 Target Property **JIFFY LUBE #0861** **RCRA-SQG** **1000594442**
375 S BRISTOL STE 110 **FINDS** **CAD983582727**
COSTA MESA, CA 92626

Site 11 of 26 in cluster A

Actual: 27 ft.

RCRA-SQG:

Date form received by agency:	05/28/1991
Facility name:	JIFFY LUBE
Facility address:	375 S BRISTOL STE 110 COSTA MESA, CA 92626
EPA ID:	CAD983582727
Mailing address:	23436 MADERO STE SECOND HUNDRE MISSION VIEJO, CA 92691
Contact:	LARRY DOMNITZ
Contact address:	375 S BRISTOL STE 110 COSTA MESA, CA 92696
Contact country:	US
Contact telephone:	(714) 472-9114
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

JIFFY LUBE #0861 (Continued) **1000594442**

waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	CARDINAL DEV CO
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

FINDS:

Registry ID: 110008280948

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

JIFFY LUBE #0861 (Continued) **1000594442**

program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

UORS (California - Used Oil Recycling System). California Integrated Waste Management Board (CIWMB) helps communities establish and promote convenient collection opportunities for used oil and used oil filters.

A12 Target Property | **JIFFY LUBE NO 861** | **RCRA-SQG** | **1001195479**
375 BRISTOL ST | **UST** | **CAR000020594**
COSTA MESA, CA 92626

Site 12 of 26 in cluster A

Actual: 27 ft.

RCRA-SQG:

Date form received by agency:	06/18/1997
Facility name:	JIFFY LUBE NO 861
Facility address:	375 BRISTOL ST COSTA MESA, CA 926267903
EPA ID:	CAR000020594
Mailing address:	PO BOX 5709 DIAMOND BAR, CA 917659998
Contact:	SUZAN PAEK
Contact address:	PO BOX 5709 DIAMOND BAR, CA 917659998
Contact country:	US
Contact telephone:	(909) 613-1772
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:	ALLIED LUBE INC
Owner/operator address:	PO BOX 5709 DIAMOND BAR, CA 91765
Owner/operator country:	Not reported
Owner/operator telephone:	(909) 613-1772
Legal status:	Other
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

JIFFY LUBE NO 861 (Continued) **1001195479**

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

UST:
Facility ID: 11174
Permitting Agency: ORANGE COUNTY
Latitude: 33.665538
Longitude: -117.8782101

A13 Target Property **FOREIGN WORKS THE** **HAZNET** **S113029152**
375 S BRISTOL #90 **N/A**
COSTA MESA, CA 92626

Site 13 of 26 in cluster A

Actual: 27 ft.

HAZNET:
envid: S113029152
Year: 2001
GEPAID: CAL000021256
Contact: INACTIVATED BY JAMES LAU PER
Telephone: 7149796630
Mailing Name: Not reported
Mailing Address: 51 AUTO CENTER DR
Mailing City,St,Zip: IRVINE, CA 927180000
Gen County: Not reported
TSD EPA ID: CAD044429835
TSD County: Not reported
Waste Category: Unspecified organic liquid mixture
Disposal Method: Recycler
Tons: 0.41
Facility County: Orange

A14 Target Property **J. RAY CONSTRUCTION** **RGA LUST** **S114636267**
375 BRISTOL ST **N/A**
COSTA MESA, CA

Site 14 of 26 in cluster A

Actual: 27 ft.

RGA LUST:

2002	J. RAY CONSTRUCTION	375 BRISTOL ST
2001	J. RAY CONSTRUCTION	375 BRISTOL ST

A15 Target Property | **SADDLEBACK SMOG & REPAIR**
375 BRISTOL ST STE 75
COSTA MESA, CA 92626 | **HAZNET** | **S113088355**
N/A

Site 15 of 26 in cluster A

Actual: 27 ft.

HAZNET:

envid:	S113088355
Year:	2013
GEPAID:	CAL000168335
Contact:	ANDREW PRESTON
Telephone:	7146623838
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 75
Mailing City,St,Zip:	COSTA MESA, CA 926267905
Gen County:	Orange
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Not reported
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.2562
Facility County:	Not reported

envid:	S113088355
Year:	2012
GEPAID:	CAL000168335
Contact:	ANDREW PRESTON
Telephone:	7146623838
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 75
Mailing City,St,Zip:	COSTA MESA, CA 926267905
Gen County:	Orange
TSD EPA ID:	CAD981696420
TSD County:	Los Angeles
Waste Category:	Not reported
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.2436
Facility County:	Orange

envid:	S113088355
Year:	2012
GEPAID:	CAL000168335
Contact:	ANDREW PRESTON
Telephone:	7146623838
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 75
Mailing City,St,Zip:	COSTA MESA, CA 926267905
Gen County:	Orange
TSD EPA ID:	CAD981696420
TSD County:	Los Angeles
Waste Category:	Not reported
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.2436
Facility County:	Orange

envid: S113088355

SADDLEBACK SMOG & REPAIR (Continued) **S113088355**

Year:	2002
GEPAID:	CAL000168335
Contact:	ANDREW PRESTON
Telephone:	7146623838
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 75
Mailing City,St,Zip:	COSTA MESA, CA 926267905
Gen County:	Not reported
TSD EPA ID:	NVR000001925
TSD County:	Not reported
Waste Category:	Unspecified aqueous solution
Disposal Method:	Recycler
Tons:	0.22
Facility County:	Orange

envid:	S113088355
Year:	2002
GEPAID:	CAL000168335
Contact:	ANDREW PRESTON
Telephone:	7146623838
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 75
Mailing City,St,Zip:	COSTA MESA, CA 926267905
Gen County:	Not reported
TSD EPA ID:	NVR000001925
TSD County:	Not reported
Waste Category:	Unspecified aqueous solution
Disposal Method:	Recycler
Tons:	0.22
Facility County:	Orange

Click this hyperlink while viewing on your computer to access
4 additional CA_HAZNET: record(s) in the EDR Site Report.

A16 **AUTOCARE EXPRESS** **HAZNET** **S113070798**
Target **375 S. BRISTOL STREET** **N/A**
Property **COSTA MESA, CA 92626**

Site 16 of 26 in cluster A

Actual:
27 ft.

HAZNET:

envid:	S113070798
Year:	2005
GEPAID:	CAL000125301
Contact:	SHERRI KROGH
Telephone:	7149796630
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 90
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	NVR000037432
TSD County:	Not reported
Waste Category:	Unspecified aqueous solution
Disposal Method:	Recycler
Tons:	0.27
Facility County:	Orange

envid:	S113070798

AUTOCARE EXPRESS (Continued) **S113070798**

Year:	2005
GEPAID:	CAL000125301
Contact:	SHERRI KROGH
Telephone:	7149796630
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 90
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	NVR000037432
TSD County:	Not reported
Waste Category:	Unspecified aqueous solution
Disposal Method:	Not reported
Tons:	0.22
Facility County:	Orange

envid:	S113070798
Year:	2005
GEPAID:	CAL000125301
Contact:	SHERRI KROGH
Telephone:	7149796630
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 90
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	NVR000037432
TSD County:	Not reported
Waste Category:	Not reported
Disposal Method:	Recycler
Tons:	Not reported
Facility County:	Orange

envid:	S113070798
Year:	2004
GEPAID:	CAL000125301
Contact:	SHERRI KROGH
Telephone:	7149796630
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 90
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	NVR000037432
TSD County:	Not reported
Waste Category:	Unspecified aqueous solution
Disposal Method:	Recycler
Tons:	0.06
Facility County:	Orange

envid:	S113070798
Year:	2004
GEPAID:	CAL000125301
Contact:	SHERRI KROGH
Telephone:	7149796630
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 90
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	NVR000037432

AUTOCARE EXPRESS (Continued) **S113070798**

TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Not reported
Tons: 0.32
Facility County: Orange

Click this hyperlink while viewing on your computer to access
13 additional CA_HAZNET: record(s) in the EDR Site Report.

A17 Target Property **J. RAY CONSTRUCTION** **RGA LUST** **S114636268**
375 BRISTOL STREET **N/A**
COSTA MESA, CA

Site 17 of 26 in cluster A

Actual: 27 ft.

RGA LUST:

1998	J. RAY CONSTRUCTION	375 BRISTOL STREET
1997	J. RAY CONSTRUCTION	375 BRISTOL STREET
1996	J. RAY CONSTRUCTION	375 BRISTOL STREET
1995	J. RAY CONSTRUCTION	375 BRISTOL STREET
1994	J. RAY CONSTRUCTION	375 BRISTOL STREET
1993	J. RAY CONSTRUCTION	375 BRISTOL STREET
1992	J. RAY CONSTRUCTION	375 BRISTOL STREET

A18 Target Property **AUTOPLEX TRANSMISSION** **RCRA NonGen / NLR** **1000219077**
375 BRISTOL STE 95 **FINDS** **CAD982368979**
COSTA MESA, CA 92626

Site 18 of 26 in cluster A

Actual: 27 ft.

RCRA NonGen / NLR:

Date form received by agency:	04/09/1996
Facility name:	AUTOPLEX TRANSMISSION
Facility address:	375 BRISTOL STE 95 COSTA MESA, CA 92626
EPA ID:	CAD982368979
Mailing address:	BRISTOL STE 95 COSTA MESA, CA 92626
Contact:	WILLIAM NYBERG
Contact address:	375 BRISTOL STE 95 COSTA MESA, CA 92626
Contact country:	US
Contact telephone:	(714) 540-6384
Contact email:	Not reported
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	CARDINAL DEVELOPMENT
Owner/operator address:	375 BRISTOL STE 50 COSTA MESA, CA 92626
Owner/operator country:	Not reported
Owner/operator telephone:	(714) 557-1934
Legal status:	Private
Owner/Operator Type:	Owner

AUTOPLEX TRANSMISSION (Continued) **1000219077**

Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002801781

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.

A19 Target Property | **J RAY SANDERSON/CARDINAL** | **RGA LUST** | **S114636154**
375 BRISTOL ST S | **N/A**
COSTA MESA, CA

Site 19 of 26 in cluster A

Actual: 27 ft.

RGA LUST:
2003 J RAY SANDERSON/CARDINAL 375 BRISTOL ST S

A20 Target Property | **DAN'S AUTOCARE EXPRESS INC**
375 S BRISTOL ST STE 90
COSTA MESA, CA 92626 | **HAZNET** | **S113139139**
N/A

Site 20 of 26 in cluster A

Actual: 27 ft.

HAZNET:

envid:	S113139139
Year:	2012
GEPAID:	CAL000298743
Contact:	DANIEL KROGH
Telephone:	7149796630
Mailing Name:	Not reported
Mailing Address:	375 S BRISTOL ST STE 90
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Orange
TSD EPA ID:	NVR000082925
TSD County:	Not reported
Waste Category:	Not reported
Disposal Method:	Not reported
Tons:	0.42
Facility County:	Orange

envid:	S113139139
Year:	2012
GEPAID:	CAL000298743
Contact:	DANIEL KROGH
Telephone:	7149796630
Mailing Name:	Not reported
Mailing Address:	375 S BRISTOL ST STE 90
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Orange
TSD EPA ID:	NVR000001925
TSD County:	99
Waste Category:	Not reported
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.2604
Facility County:	Orange

envid:	S113139139
Year:	2011
GEPAID:	CAL000298743
Contact:	DANIEL KROGH
Telephone:	7149796630
Mailing Name:	Not reported
Mailing Address:	375 S BRISTOL ST STE 90
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
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:	0.4662
Facility County:	Orange

envid:	S113139139
Year:	2010

DAN'S AUTOCARE EXPRESS INC (Continued) **S113139139**

GEPAID:	CAL000298743
Contact:	DANIEL KROGH
Telephone:	7149796630
Mailing Name:	Not reported
Mailing Address:	375 S BRISTOL ST STE 90
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
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:	0.1302
Facility County:	Orange

envid:	S113139139
Year:	2009
GEPAID:	CAL000298743
Contact:	DANIEL KROGH
Telephone:	7149796630
Mailing Name:	Not reported
Mailing Address:	375 S BRISTOL ST STE 90
Mailing City,St,Zip:	COSTA MESA, CA 92626
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
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:	0.2898
Facility County:	Orange

Click this hyperlink while viewing on your computer to access
6 additional CA_HAZNET: record(s) in the EDR Site Report.

A21 **CALIFORNIA COVENTRY** **HAZNET** **S113078316**
Target **375 BRISTOL #30** **N/A**
Property **COSTA MESA, CA 92626**

Site 21 of 26 in cluster A

Actual:
27 ft.

HAZNET:

envid:	S113078316
Year:	1997
GEPAID:	CAL000142853
Contact:	CHARLES WISNIEWSKI
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST SUITE 70
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	CAD050806850
TSD County:	Not reported
Waste Category:	Waste oil and mixed oil
Disposal Method:	Recycler
Tons:	.4587
Facility County:	Orange

A22 **EDR US Hist Auto Stat** **1015456183**
Target Property **375 BRISTOL ST** **N/A**
COSTA MESA, CA 92626

Site 22 of 26 in cluster A

Actual: 27 ft.

EDR Historical Auto Stations:

Name: DR AUTOPLEX
Year: 1999
Address: 375 BRISTOL ST

Name: CALIFORNIA BRAKE WORKS
Year: 2001
Address: 375 BRISTOL ST

Name: PRIORITY AUTO CARE
Year: 2002
Address: 375 BRISTOL ST

Name: AUTOCARE EXPRESS
Year: 2003
Address: 375 BRISTOL ST

Name: SAEILO MOTORS
Year: 2004
Address: 375 BRISTOL ST

Name: EURO MANIA AUTOMOTIVE
Year: 2005
Address: 375 BRISTOL ST

Name: AUTOWISE
Year: 2006
Address: 375 BRISTOL ST

Name: SAEILO MOTORS INC
Year: 2007
Address: 375 BRISTOL ST

Name: CALIFORNIA BRAKE WORKS
Year: 2008
Address: 375 BRISTOL ST

Name: AUTOCARE EXPRESS
Year: 2009
Address: 375 BRISTOL ST

Name: FAST LANE CAR CARE
Year: 2010
Address: 375 BRISTOL ST

Name: CALIFORNIA BRAKE WORKS
Year: 2011
Address: 375 BRISTOL ST

Name: SAEILO MOTORS INC
Year: 2012
Address: 375 BRISTOL ST

A23 Target Property | **BRISTOL AUTOPLEX**
375 BRISTOL STREET
COSTA MESSA, CA 92626 | **HAZNET** | **S113063708**
N/A

Site 23 of 26 in cluster A

Actual: 27 ft.

HAZNET:

envid:	S113063708
Year:	2012
GEPAID:	CAL000112045
Contact:	SCOTT RIMLAND/PRESIDENT
Telephone:	7145571934
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 50
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Orange
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Not reported
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	7.2975
Facility County:	Orange

envid:	S113063708
Year:	2012
GEPAID:	CAL000112045
Contact:	SCOTT RIMLAND/PRESIDENT
Telephone:	7145571934
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 50
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Orange
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Not reported
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	7.2975
Facility County:	Orange

envid:	S113063708
Year:	2007
GEPAID:	CAL000112045
Contact:	SCOTT RIMLAND/PRESIDENT
Telephone:	7145571934
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 50
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	CAD981696420
TSD County:	Not reported
Waste Category:	Unspecified oil-containing waste
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	1.08
Facility County:	Orange

envid: S113063708

BRISTOL AUTOPLEX (Continued) **S113063708**

Year:	2007
GEPAID:	CAL000112045
Contact:	SCOTT RIMLAND/PRESIDENT
Telephone:	7145571934
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 50
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	CAD981696420
TSD County:	Not reported
Waste Category:	Unspecified oil-containing waste
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	1.08
Facility County:	Orange

envid:	S113063708
Year:	2006
GEPAID:	CAL000112045
Contact:	SCOTT RIMLAND/PRESIDENT
Telephone:	7145571934
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 50
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	AZR000501510
TSD County:	Not reported
Waste Category:	Unspecified oil-containing waste
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	1.16
Facility County:	Orange

Click this hyperlink while viewing on your computer to access
13 additional CA_HAZNET: record(s) in the EDR Site Report.

A24
Target
Property

EURO WEST INC
375 S BRISTOL
COSTA MESA, CA 92626

HAZNET **S113109810**
N/A

Site 24 of 26 in cluster A

Actual:
27 ft.

HAZNET:

envid:	S113109810
Year:	2006
GEPAID:	CAL000217157
Contact:	ERICK VOSS
Telephone:	7143085061
Mailing Name:	Not reported
Mailing Address:	375 S BRISTOL UNIT #70
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	NVR000037432
TSD County:	Not reported
Waste Category:	Unspecified aqueous solution
Disposal Method:	Recycler
Tons:	0.22
Facility County:	Orange

EURO WEST INC (Continued) **S113109810**

envid: S113109810
Year: 2005
GEPAID: CAL000217157
Contact: ERICK VOSS
Telephone: 7145569241
Mailing Name: Not reported
Mailing Address: 375 S BRISTOL UNIT #70
Mailing City,St,Zip: COSTA MESA, CA 926260000
Gen County: Not reported
TSD EPA ID: NVR000037432
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: 0.22
Facility County: Orange

envid: S113109810
Year: 2004
GEPAID: CAL000217157
Contact: ERICK VOSS
Telephone: 7145569241
Mailing Name: Not reported
Mailing Address: 375 S BRISTOL UNIT #70
Mailing City,St,Zip: COSTA MESA, CA 926260000
Gen County: Not reported
TSD EPA ID: NVR000037432
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Not reported
Tons: 0.43
Facility County: Orange

envid: S113109810
Year: 2003
GEPAID: CAL000217157
Contact: ERICK VOSS
Telephone: 7145569241
Mailing Name: Not reported
Mailing Address: 375 S BRISTOL UNIT #70
Mailing City,St,Zip: COSTA MESA, CA 926260000
Gen County: Not reported
TSD EPA ID: NVR000037432
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: 0.22
Facility County: Orange

envid: S113109810
Year: 2002
GEPAID: CAL000217157
Contact: ERICK VOSS
Telephone: 7145569241
Mailing Name: Not reported
Mailing Address: 375 S BRISTOL UNIT #70
Mailing City,St,Zip: COSTA MESA, CA 926260000
Gen County: Not reported

EURO WEST INC (Continued) **S113109810**

TSD EPA ID:	NVR000001925
TSD County:	Not reported
Waste Category:	Unspecified aqueous solution
Disposal Method:	Recycler
Tons:	0.22
Facility County:	Orange

Click this hyperlink while viewing on your computer to access additional CA_HAZNET: detail in the EDR Site Report.

A25 Target Property **THE DING KING** **HAZNET** **S113776408**
375 BRISTOL ST STE 30 **N/A**
COSTA MESA, CA 92626

Site 25 of 26 in cluster A

Actual: 27 ft.

HAZNET:

envid:	S113776408
Year:	2012
GEPAID:	CAC002689519
Contact:	TODD SUDECK
Telephone:	9499813464
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 30
Mailing City,St,Zip:	COSTA MESA, CA 926267904
Gen County:	Orange
TSD EPA ID:	CAD982444481
TSD County:	San Bernardino
Waste Category:	Not reported
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0825
Facility County:	Orange

A26 Target Property **CALIFORNIA BRAKE WORKS** **HAZNET** **S113067651**
375 BRISTOL ST STE 100 **N/A**
COSTA MESA, CA 92626

Site 26 of 26 in cluster A

Actual: 27 ft.

HAZNET:

envid:	S113067651
Year:	2012
GEPAID:	CAL000120379
Contact:	JOHN COUCH/OWNER
Telephone:	7145577587
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 100
Mailing City,St,Zip:	COSTA MESA, CA 926267905
Gen County:	Orange
TSD EPA ID:	NVR000001925
TSD County:	99
Waste Category:	Not reported
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.231

CALIFORNIA BRAKE WORKS (Continued) **S113067651**

Facility County:	Orange

envid:	S113067651
Year:	2012
GEPAID:	CAL000120379
Contact:	JOHN COUCH/OWNER
Telephone:	7145577587
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 100
Mailing City,St,Zip:	COSTA MESA, CA 926267905
Gen County:	Orange
TSD EPA ID:	NVR000001925
TSD County:	99
Waste Category:	Not reported
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.231
Facility County:	Orange

envid:	S113067651
Year:	2010
GEPAID:	CAL000120379
Contact:	JOHN COUCH/OWNER
Telephone:	7145577587
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 100
Mailing City,St,Zip:	COSTA MESA, CA 926267905
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
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:	0.21
Facility County:	Orange

envid:	S113067651
Year:	2010
GEPAID:	CAL000120379
Contact:	JOHN COUCH/OWNER
Telephone:	7145577587
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 100
Mailing City,St,Zip:	COSTA MESA, CA 926267905
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
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:	0.21
Facility County:	Orange

envid:	S113067651
Year:	2008
GEPAID:	CAL000120379
Contact:	JOHN COUCH/OWNER

CALIFORNIA BRAKE WORKS (Continued) **S113067651**

Telephone:	7145577587
Mailing Name:	Not reported
Mailing Address:	375 BRISTOL ST STE 100
Mailing City,St,Zip:	COSTA MESA, CA 926267905
Gen County:	Not reported
TSD EPA ID:	CAT080025711
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues less than 10 percent
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.231
Facility County:	Orange

Click this hyperlink while viewing on your computer to access
7 additional CA_HAZNET: record(s) in the EDR Site Report.

B27 **EDR US Hist Cleaners** **1015042351**
NW **320 BRISTOL ST** **N/A**
1/8-1/4 **COSTA MESA, CA 92626**
0.179 mi.
946 ft. **Site 1 of 3 in cluster B**

Relative:
Higher

Actual:
48 ft.

EDR Historical Cleaners:

Name:	REDHILL CLEANERS
Year:	2003
Address:	320 BRISTOL ST
Name:	REDHILL CLEANERS
Year:	2005
Address:	320 BRISTOL ST
Name:	REDHILL CLEANERS
Year:	2006
Address:	320 BRISTOL ST
Name:	REDHILL CLEANERS
Year:	2007
Address:	320 BRISTOL ST
Name:	RED HILL CLEANERS
Year:	2008
Address:	320 BRISTOL ST
Name:	REDHILL CLEANERS
Year:	2010
Address:	320 BRISTOL ST
Name:	REDHILL CLEANERS
Year:	2011
Address:	320 BRISTOL ST
Name:	REDHILL CLEANERS
Year:	2012
Address:	320 BRISTOL ST

B28 NW 1/8-1/4 0.179 mi. 946 ft. | **REDHILL DRYCLEANERS**
320 BRISTOL ST STE C
COSTA MESA, CA 92626 | **DRYCLEANERS** | **S108541232**
N/A

Site 2 of 3 in cluster B

Relative: Higher

Actual: 48 ft.

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
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:	Not reported
Region Code:	0000000000

B29 NW 1/8-1/4 0.179 mi. 946 ft. | **COUNTRY STYLE CLEANERS**
320 BRISTOL ST
COSTA MESA, CA 92626 | **RCRA-SQG**
FINDS
HAZNET | **1001023073**
CAR000004242

Site 3 of 3 in cluster B

Relative: Higher

Actual: 48 ft.

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 COSTA MESA, CA 92626
Contact:	DOAITI IBRANIM
Contact address:	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

COUNTRY STYLE CLEANERS (Continued) **1001023073**

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.

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,

COUNTRY STYLE CLEANERS (Continued) **1001023073**

	etc)
Disposal Method:	Recycler
Tons:	1.0425
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
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:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method:	Recycler
Tons:	1.9600
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
Facility County:	Orange

C30 NNE 1/8-1/4 0.194 mi. 1026 ft. | **KYOWA OF AMERICA CORPORATION**
385 CLINTON ST
COSTA MESA, CA 92626 | **RCRA-SQG** | **1000434990**
CAD982016347

Site 1 of 4 in cluster C

Relative: Higher

Actual: 51 ft.

RCRA-SQG:

Date form received by agency:	07/24/1987
Facility name:	KYOWA OF AMERICA CORPORATION
Facility address:	385 CLINTON ST COSTA MESA, CA 92626
EPA ID:	CAD982016347
Contact:	ENVIRONMENTAL MANAGER
Contact address:	385 CLINTON ST COSTA MESA, CA 92626
Contact country:	US
Contact telephone:	(714) 641-0411
Contact email:	Not reported
EPA Region:	09
Land type:	Other land type
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:	SUMITO FURUYA
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

KYOWA OF AMERICA CORPORATION (Continued) **1000434990**

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

Facility Has Received Notices of Violations:
Regulation violated: Not reported
Area of violation: Generators - General
Date violation determined: 03/30/2005
Date achieved compliance: 04/22/2005
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 03/30/2005
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:
Evaluation date: 03/30/2005
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: 04/22/2005
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 05/17/2004
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State Contractor/Grantee

C31 **KOBOWAY INC** **CERC-NFRAP** **1000343968**
NNE **380 CLINTON ST** **RCRA-SQG** **CAD067656025**
1/8-1/4 **COSTA MESA, CA 92626** **HIST UST**
0.198 mi. **FINDS**
1046 ft. **Site 2 of 4 in cluster C**

Relative: Higher

Actual: 51 ft.

CERC-NFRAP:
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
Person ID: 13003854.00000

Contact Sequence ID: 13294869.00000
Person ID: 13003858.00000

Contact Sequence ID: 13300727.00000
Person ID: 13004003.00000

KOBOWAY INC (Continued) **1000343968**

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
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

KOBOWAY INC (Continued) **1000343968**

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:
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
Type of Fuel: Not reported
Container Construction Thickness: 0.5
Leak Detection: Visual

FINDS:

Registry ID: 110002655289

KOBOWAY INC (Continued) **1000343968**

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.

C32 **R K B INVESTMENTS** **CA FID UST** **S101589373**
NNE **380 CLINTON ST** **N/A**
1/8-1/4 **COSTA MESA, CA 92626**
0.198 mi.
1046 ft. **Site 3 of 4 in cluster C**

Relative:
Higher

Actual:
51 ft.

CA FID UST:

Facility ID:	30008693
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	7145564730
Mail To:	Not reported
Mailing Address:	C/O JFI ENGINEERS 17
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

C33 **R K B INVESTMENTS** **UST** **U003803134**
NNE **380 CLINTON ST** **SWEEPS UST** **N/A**
1/8-1/4 **COSTA MESA, CA 92626**
0.198 mi.
1046 ft. **Site 4 of 4 in cluster C**

Relative:
Higher

Actual:
51 ft.

UST:

Facility ID:	1185
Permitting Agency:	ORANGE COUNTY
Latitude:	33.6684885
Longitude:	-117.8753339

SWEEPS UST:

Status:	Active
Comp Number:	1185
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:	30-000-001185-000026

R K B INVESTMENTS (Continued) **U003803134**

Tank Status:	A
Capacity:	3000
Active Date:	Not reported
Tank Use:	UNKNOWN
STG:	P
Content:	Not reported
Number Of Tanks:	1

34
North
1/8-1/4
0.200 mi.
1058 ft.

GUNTHERS PRINTING
3188 BLDG F AIRWAY AVE
COSTA MESA, CA 92626

RCRA NonGen / NLR **1000409143**
FINDS **CAD982522930**
HAZNET

Relative:
Higher

Actual:
46 ft.

RCRA NonGen / NLR:

Date form received by agency:	04/13/1989
Facility name:	GUNTHERS PRINTING
Facility address:	3188 BLDG F AIRWAY AVE COSTA MESA, CA 92626
EPA ID:	CAD982522930
Mailing address:	BLDG F AIRWAY AVE COSTA MESA, CA 92626
Contact:	ENVIRONMENTAL MANAGER
Contact address:	3188 BLDG F AIRWAY AVE COSTA MESA, CA 92626
Contact country:	US
Contact telephone:	(714) 556-3660
Contact email:	Not reported
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	LEIDER COLETTE
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

GUNTHERS PRINTING (Continued) **1000409143**

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: 110002841480

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

envid:	1000409143
Year:	1993
GEPAID:	CAD982522930
Contact:	Not reported
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	3188 BLDG F AIRWAY AVE
Mailing City,St,Zip:	COSTA MESSA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	CAD982524613
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Recycler
Tons:	5.00000000000
Facility County:	Orange

D35 **SOUTH COAST SHELL** **UST** **U003898712**
NW **1512 SE BRISTOL ST** **N/A**
1/8-1/4 **SANTA ANA, CA 92707**
0.208 mi.
1099 ft. **Site 1 of 5 in cluster D**

Relative:
Higher

Actual:
49 ft.

UST:

Facility ID:	2357
Permitting Agency:	SANTA ANA, CITY OF
Latitude:	33.6675179
Longitude:	-117.880722

D36 NW 1/8-1/4 0.208 mi. 1099 ft. — **SOUTH COAST SHELL**, **1512 SE BRISTOL ST**, **COSTA MESA, CA 92626** — **UST** — **U003933325** / **N/A**

Site 2 of 5 in cluster D

Relative: Higher

Actual: 49 ft.

ORANGE CO. UST:
Facility ID: FA0047260

D37 NW 1/8-1/4 0.215 mi. 1136 ft. — **TESORO ARCO #42076**, **300 BRISTOL ST**, **COSTA MESA, CA 92626** — **UST** — **U003779068** / **N/A**

Site 3 of 5 in cluster D

Relative: Higher

Actual: 49 ft.

UST:
Facility ID: 18456
Permitting Agency: ORANGE COUNTY
Latitude: 33.6680067
Longitude: -117.8802045

ORANGE CO. UST:
Facility ID: FA0063272

D38 NW 1/8-1/4 0.215 mi. 1136 ft. — **300 BRISTOL ST**, **COSTA MESA, CA 92626** — **EDR US Hist Auto Stat** — **1015399426** / **N/A**

Site 4 of 5 in cluster D

Relative: Higher

Actual: 49 ft.

EDR Historical Auto Stations:

Name: ARCO AM PM STORE
Year: 2005
Address: 300 BRISTOL ST

Name: ARCO AM PM STORE 5994
Year: 2006
Address: 300 BRISTOL ST

Name: ARCO AM PM STORE 5994
Year: 2007
Address: 300 BRISTOL ST

Name: ARCO AM PM
Year: 2008
Address: 300 BRISTOL ST

Name: BRISTOL GAS & MARKET
Year: 2011
Address: 300 BRISTOL ST

D39 NW 1/8-1/4 0.215 mi. 1136 ft. | **BRISTOL PLAZA CHEVRON**
300 BRISTOL
COSTA MESA, CA 92626

LUST **S103650567**
HAZNET **N/A**

Site 5 of 5 in cluster D

Relative: Higher

Actual: 49 ft.

LUST:

Region:	STATE
Global Id:	T0605902077
Latitude:	33.6666664118938
Longitude:	-117.881659269333
Case Type:	Not reported
Status:	Completed - Case Closed
Status Date:	01/02/2013
Lead Agency:	Not reported
Case Worker:	DB
Local Agency:	Not reported
RB Case Number:	083003044T
LOC Case Number:	Not reported
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

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: 10/15/2008
Action: Staff Letter

Global Id: T0605902077
Action Type: REMEDIATION
Date: 04/01/2003
Action: Excavation

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 01/10/2012
Action: Staff Letter

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 07/15/2009
Action: Staff Letter

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: 10/22/2012
Action: Notification - Preclosure

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 08/04/1997
Action: Notice of Responsibility

Global Id: T0605902077
Action Type: ENFORCEMENT

BRISTOL PLAZA CHEVRON (Continued) **S103650567**

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
Date: 10/22/2012
Action: Notification - Preclosure

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 02/22/2011
Action: File review

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 03/16/2010
Action: Staff Letter

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 10/13/2010
Action: File review

Global Id: T0605902077
Action Type: RESPONSE
Date: 03/18/2010
Action: Clean Up Fund - 5-Year Review Summary

BRISTOL PLAZA CHEVRON (Continued) **S103650567**

Global Id: T0605902077
Action Type: Other
Date: 07/25/1997
Action: Leak Reported

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 05/12/2009
Action: Staff Letter

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 01/02/2013
Action: Closure/No Further Action Letter

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 10/22/2012
Action: Notification - Preclosure

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 11/25/2008
Action: Technical Correspondence / Assistance / Other

Global Id: T0605902077
Action Type: Other
Date: 06/27/1996
Action: Leak Discovery

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 10/01/2008
Action: Staff Letter

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: REMEDIATION
Date: 11/14/2004
Action: In Situ Physical/Chemical Treatment (other than SVE)

Global Id: T0605902077
Action Type: ENFORCEMENT

BRISTOL PLAZA CHEVRON (Continued) **S103650567**

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: ENFORCEMENT
Date: 11/27/2012
Action: Notification - Preclosure

Global Id: T0605902077
Action Type: ENFORCEMENT
Date: 02/24/2011
Action: Staff Letter

Global Id: T0605902077
Action Type: REMEDIATION
Date: 10/27/2005
Action: In Situ Physical/Chemical Treatment (other than SVE)

Global Id: T0605902077
Action Type: REMEDIATION
Date: 07/13/2009
Action: In Situ Physical/Chemical Treatment (other than SVE)

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

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:	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
Facility County:	Not reported

E40 NW 1/8-1/4 0.239 mi. 1264 ft.

UNOCAL #5909
1476 BRISTOL
COSTA MESA, CA 92626

LUST **S101299432**
HIST CORTESE **N/A**

Site 1 of 2 in cluster E

Relative: Higher

Actual: 49 ft.

LUST:

Region:	STATE
Global Id:	T0605901145
Latitude:	33.727577
Longitude:	-117.885177
Case Type:	Not reported
Status:	Completed - Case Closed
Status Date:	03/10/2000
Lead Agency:	Not reported
Case Worker:	DB
Local Agency:	Not reported
RB Case Number:	083001502T
LOC Case Number:	Not reported
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:	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

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
Phone Number:	7144336255

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 Reported

UNOCAL #5909 (Continued) **S101299432**

Global Id:	T0605901145
Action Type:	Other
Date:	04/16/1990
Action:	Leak Discovery

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
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

UNOCAL #5909 (Continued) **S101299432**

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

E41
NW
1/8-1/4
0.239 mi.
1264 ft.

Relative:
Higher

Actual:
49 ft.

UNOCAL SERVICE STATION #5909 **Notify 65** **S100230462**
1476 SOUTH EAST BRISTOL S **N/A**
COSTA MESA, CA 90220

Site 2 of 2 in cluster E

NOTIFY 65:
Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Incident Description: 90220

42
SE
1/4-1/2
0.261 mi.
1377 ft.

Relative:
Higher

Actual:
53 ft.

DOLLAR RENTAL CAR **LUST** **S101631448**
2152 BRISTOL **SWEEPS UST** **N/A**
SANTA ANA, CA 92707 **CA FID UST**
HIST CORTESE

LUST:
Region: STATE
Global Id: T0605902234
Latitude: 33.6601893
Longitude: -117.8732008
Case Type: Not reported
Status: Completed - Case Closed
Status Date: 01/22/2001
Lead Agency: Not reported
Case Worker: KL
Local Agency: Not reported
RB Case Number: 083003337T
LOC Case Number: Not reported

DOLLAR RENTAL CAR (Continued) **S101631448**

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: T0605902234
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

Global Id: T0605902234
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

Status History:
Global Id: T0605902234
Status: Completed - Case Closed
Status Date: 01/22/2001

Global Id: T0605902234
Status: Open - Case Begin Date
Status Date: 12/17/1998

Regulatory Activities:
Global Id: T0605902234
Action Type: ENFORCEMENT
Date: 12/26/2000
Action: LOP Case Closure Summary to RB

Global Id: T0605902234
Action Type: Other
Date: 12/17/1998
Action: Leak Reported

Global Id: T0605902234
Action Type: Other
Date: 12/17/1998
Action: Leak Discovery

ORANGE CO. LUST:
Region: ORANGE
Facility Id: 98UT109
Current Status: Certification (Case Closed)

DOLLAR RENTAL CAR (Continued) **S101631448**

Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 01/22/2001
Case Type: Other Ground Water
Record ID: RO0001397

LUST REG 8:

Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083003337T
Local Case Num:	98UT109
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
Leak Cause:	Unknown
Leak Source:	Unknown
Global ID:	T0605902234
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:	12/17/1998
Enforcement Date:	Not reported
Close Date:	1/22/2001
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:	33.6601893
Longitude:	-117.8732008
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:	TME
Staff Initials:	AR
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported

DOLLAR RENTAL CAR (Continued) **S101631448**

Beneficial: MUN
Priority: Not reported
Cleanup Fund Id: Not reported
Work Suspended: Not reported
Summary: Not reported

SWEEPS UST:
Status: Active
Comp Number: 10034
Number: 9
Board Of Equalization: 44-016798
Referral Date: 09-30-92
Action Date: 09-15-92
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 30-000-010034-000001
Tank Status: A
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 1

CA FID UST:
Facility ID: 30017637
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: 2132 S HARBOR BLVD
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

HIST CORTESE:
Region: CORTESE
Facility County Code: 30
Reg By: LTNKA
Reg Id: 083003337T

F43 **THRIFTY OIL #008** **LUST** **S102439054**
NW **704** **HIST CORTESE** **N/A**
1/4-1/2 **SANTA ANA, CA 92700**
0.272 mi.
1434 ft. **Site 1 of 2 in cluster F**

Relative:
Higher

Actual:
51 ft.

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
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

THRIFTY OIL #008 (Continued) **S102439054**

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

F44 **AL & J'S CLEANERS** **ENVIROSTOR** **S106797623**
NW **270 BRISTOL STREET, NO. 106 (1F)** **N/A**
1/4-1/2 **COSTA MESA, CA 92626**
0.295 mi.
1558 ft. **Site 2 of 2 in cluster F**

Relative:
Higher

Actual:
50 ft.

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

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

AL & J'S CLEANERS (Continued) **S106797623**

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

G45 **ALAMO RENT A CAR** **HIST CORTESE** **S102423819**
SE **3510 IRVINE** **N/A**
1/4-1/2 **NEWPORT BEACH, CA 92660**
0.296 mi.
1561 ft. **Site 1 of 2 in cluster G**

Relative:
Higher

Actual:
54 ft.

HIST CORTESE:

Region:	CORTESE
Facility County Code:	30
Reg By:	LTNKA
Reg Id:	083002612T

G46 **ALAMO RENT A CAR** **LUST** **S101589586**
SE **3500 IRVINE** **CA FID UST** **N/A**
1/4-1/2 **NEWPORT BEACH, CA 92660**
0.298 mi.
1571 ft. **Site 2 of 2 in cluster G**

Relative:
Higher

Actual:
54 ft.

LUST:

Region:	STATE
Global Id:	T0605901821
Latitude:	33.6620103
Longitude:	-117.8752279
Case Type:	Not reported
Status:	Completed - Case Closed
Status Date:	11/27/1995
Lead Agency:	Not reported
Case Worker:	DB
Local Agency:	Not reported
RB Case Number:	083002612T
LOC Case Number:	Not reported
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:	T0605901821
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

ALAMO RENT A CAR (Continued) **S101589586**

Global Id: T0605901821
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

Status History:
Global Id: T0605901821
Status: Completed - Case Closed
Status Date: 11/27/1995

Global Id: T0605901821
Status: Open - Case Begin Date
Status Date: 12/22/1994

Regulatory Activities:
Global Id: T0605901821
Action Type: Other
Date: 12/22/1994
Action: Leak Reported

Global Id: T0605901821
Action Type: Other
Date: 12/22/1994
Action: Leak Discovery

ORANGE CO. LUST:
Region: ORANGE
Facility Id: 94UT070
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 11/27/1995
Case Type: Soil Only
Record ID: RO0002688

LUST REG 8:
Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083002612T
Local Case Num: 94UT070
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

ALAMO RENT A CAR (Continued) **S101589586**

Leak Cause:	Unknown
Leak Source:	Unknown
Global ID:	T0605901821
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:	12/22/1994
Enforcement Date:	Not reported
Close Date:	11/27/1995
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:	33.6620103
Longitude:	-117.8752279
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:	JK
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

CA FID UST:

Facility ID:	30017666
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	7148520403
Mail To:	Not reported
Mailing Address:	110 SE 6TH ST
Mailing Address 2:	Not reported
Mailing City,St,Zip:	NEWPORT BEACH 92660
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported

ALAMO RENT A CAR (Continued) **S101589586**

EPA ID: Not reported
Comments: Not reported
Status: Active

47
NW
1/4-1/2
0.303 mi.
1602 ft.

BRISTOL VILLAGE CLEANERS **RCRA-SQG** **1000389232**
260 BRISTOL ST **SLIC** **CAD981999139**
COSTA MESA, CA 92626 **Orange Co. Industrial Site**
FINDS

Relative:
Higher

Actual:
50 ft.

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
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

BRISTOL VILLAGE CLEANERS (Continued) **1000389232**

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:

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: RO0000588
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

BRISTOL VILLAGE CLEANERS (Continued) **1000389232**

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.

H48 **SUPERFORMANCE** **LUST** **S100616651**
NNE **2950 AIRWAY** **HIST CORTESE** **N/A**
1/4-1/2 **COSTA MESA, CA 92626**
0.311 mi.
1642 ft. **Site 1 of 3 in cluster H**

Relative:
Higher

Actual:
53 ft.

LUST:

Region:	STATE
Global Id:	T0605901795
Latitude:	33.668012
Longitude:	-117.876549
Case Type:	Not reported
Status:	Completed - Case Closed
Status Date:	05/10/1996
Lead Agency:	Not reported
Case Worker:	DB
Local Agency:	Not reported
RB Case Number:	083002555T
LOC Case Number:	Not reported
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:	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

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

Status History:

Global Id:	T0605901795
Status:	Completed - Case Closed
Status Date:	05/10/1996

Global Id:	T0605901795

SUPERFORMANCE (Continued) **S100616651**

Status: Open - Case Begin Date
Status Date: 05/24/1993

Regulatory Activities:
Global Id: T0605901795
Action Type: Other
Date: 05/24/1993
Action: Leak Reported

Global Id: T0605901795
Action Type: Other
Date: 05/24/1993
Action: Leak Discovery

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

H49 **SUPERFORMANCE** **LUST** **U003784931**
NNE **2950 AIRWAY AVE** **UST** **N/A**
1/4-1/2 **COSTA MESA, CA 92626**
0.311 mi.
1642 ft. **Site 2 of 3 in cluster H**

Relative:
Higher

Actual:
53 ft.

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
How Stopped: Close Tank
Leak Cause: Unknown
Leak Source: Unknown
Global ID: T0605901795
How Stopped Date: 9/9/9999

SUPERFORMANCE (Continued) **U003784931**

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

H50 **SUPERFORMANCE** **SWEEPS UST** **S101589572**
NNE **2950 AIRWAY AVENUE A5** **CA FID UST** **N/A**
1/4-1/2 **COSTA MESA, CA 92626** **HIST CORTESE**
0.311 mi.
1642 ft. **Site 3 of 3 in cluster H**

Relative:
Higher

Actual:
53 ft.

SWEEPS UST:

Status:	Active
Comp Number:	8696
Number:	9
Board Of Equalization:	44-016707
Referral Date:	09-30-92
Action Date:	09-15-92

SUPERFORMANCE (Continued) **S101589572**

Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-008696-000001
Tank Status:	A
Capacity:	280
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

I51 **SANTA ANA COUNTRY CLUB** **LUST** **U003659696**
West **20241 SANTA ANA** **UST** **N/A**
1/4-1/2 **SANTA ANA, CA 92707** **SWEEPS UST**
0.311 mi. **HIST CORTESE**
1643 ft. **Site 1 of 2 in cluster I**

Relative:
Higher

Actual:
41 ft.

LUST:

Region:	STATE
Global Id:	T0605902156
Latitude:	33.664042
Longitude:	-117.885888
Case Type:	Not reported
Status:	Completed - Case Closed
Status Date:	04/23/1999
Lead Agency:	Not reported
Case Worker:	KL

SANTA ANA COUNTRY CLUB (Continued) **U003659696**

Local Agency: Not reported
RB Case Number: 083003171T
LOC Case Number: Not reported
File Location: Local Agency
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel, Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0605902156
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

Global Id: T0605902156
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

Status History:
Global Id: T0605902156
Status: Completed - Case Closed
Status Date: 04/23/1999

Global Id: T0605902156
Status: Open - Case Begin Date
Status Date: 04/23/1998

Regulatory Activities:
Global Id: T0605902156
Action Type: Other
Date: 04/23/1998
Action: Leak Reported

Global Id: T0605902156
Action Type: Other
Date: 04/23/1998
Action: Leak Discovery

Global Id: T0605902156
Action Type: REMEDIATION
Date: 11/09/1998
Action: Excavation

Global Id: T0605902156
Action Type: ENFORCEMENT
Date: 02/26/1999

SANTA ANA COUNTRY CLUB (Continued) **U003659696**

Action: Closure/No Further Action Letter

Region: STATE
Global Id: T0605900564
Latitude: 33.664042
Longitude: -117.885888
Case Type: Not reported
Status: Completed - Case Closed
Status Date: 01/03/1989
Lead Agency: Not reported
Case Worker: KL
Local Agency: Not reported
RB Case Number: 083000714T
LOC Case Number: Not reported
File Location: Local Agency
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0605900564
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: T0605900564
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: T0605900564
Status: Completed - Case Closed
Status Date: 01/03/1989

Global Id: T0605900564
Status: Open - Case Begin Date
Status Date: 10/05/1987

Regulatory Activities:
Global Id: T0605900564
Action Type: Other
Date: 10/05/1987
Action: Leak Reported

Global Id: T0605900564

SANTA ANA COUNTRY CLUB (Continued) **U003659696**

Action Type: Other
Date: 10/05/1987
Action: Leak Discovery

ORANGE CO. LUST:
Region: ORANGE
Facility Id: 87UT224
Current Status: Certification (Case Closed)
Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4
Date Closed: 01/03/1989
Case Type: Soil Only
Record ID: RO0001542

Region: ORANGE
Facility Id: 98UT032
Current Status: Certification (Case Closed)
Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4
Date Closed: 04/23/1999
Case Type: Soil Only
Record ID: RO0001828

Region: ORANGE
Facility Id: 98UT032
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 04/23/1999
Case Type: Soil Only
Record ID: RO0001828

LUST REG 8:
Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083000714T
Local Case Num: 87UT224
Case Type: Soil only
Substance: Diesel
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: T0605900564
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: 10/5/1987
Enforcement Date: Not reported
Close Date: 1/3/1989

SANTA ANA COUNTRY CLUB (Continued) **U003659696**

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:	33.7480113
Longitude:	-117.8851239
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:	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

Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083003171T
Local Case Num:	98UT032
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:	T0605902156
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:	4/23/1998
Enforcement Date:	Not reported
Close Date:	4/23/1999

SANTA ANA COUNTRY CLUB (Continued) **U003659696**

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:	33.6641531
Longitude:	-117.8843551
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:	8791
Permitting Agency:	ORANGE COUNTY
Latitude:	33.70597
Longitude:	-117.86808

ORANGE CO. UST:

Facility ID:	FA0024642

SWEEPS UST:

Status:	Active
Comp Number:	8791
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:	30-000-008791-000001
Tank Status:	A
Capacity:	2000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	P

SANTA ANA COUNTRY CLUB (Continued) **U003659696**

Content: DIESEL
Number Of Tanks: 2

Status: Active
Comp Number: 8791
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: 30-000-008791-000002
Tank Status: A
Capacity: 2000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: LEADED
Number Of Tanks: Not reported

HIST CORTESE:
Region: CORTESE
Facility County Code: 30
Reg By: LTNKA
Reg Id: 083000714T

I52 **SANTA ANA COUNTRY CLUB** **CA FID UST** **U002096309**
West **20241** **HIST CORTESE** **N/A**
1/4-1/2 **SANTA ANA, CA 92707**
0.311 mi.
1643 ft. **Site 2 of 2 in cluster I**

Relative:
Higher

Actual:
41 ft.

CA FID UST:
Facility ID: 30001714
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7145458235
Mail To: Not reported
Mailing Address: 20382 W NEWPORT BLVD
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

HIST CORTESE:
Region: CORTESE
Facility County Code: 30
Reg By: LTNKA
Reg Id: 083003171T

53 SSW 1/4-1/2 0.329 mi. 1736 ft.

NEWPORT BEACH GOLF COURSE
3100 IRVINE
NEWPORT BEACH, CA 92660

LUST **U001742947**
CA FID UST **N/A**

Relative: Lower

Actual: 13 ft.

LUST:

Region:	STATE
Global Id:	T0605900231
Latitude:	33.6601103
Longitude:	-117.87953
Case Type:	Not reported
Status:	Completed - Case Closed
Status Date:	09/15/2006
Lead Agency:	Not reported
Case Worker:	DB
Local Agency:	Not reported
RB Case Number:	083000295T
LOC Case Number:	Not reported
File Location:	Local Agency Warehouse
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:	T0605900231
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

Global Id:	T0605900231
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

Status History:

Global Id:	T0605900231
Status:	Completed - Case Closed
Status Date:	09/15/2006

Global Id:	T0605900231
Status:	Open - Case Begin Date
Status Date:	09/03/1986

Global Id:	T0605900231
Status:	Open - Remediation
Status Date:	05/20/1998

NEWPORT BEACH GOLF COURSE (Continued) **U001742947**

Regulatory Activities:

Global Id:	T0605900231
Action Type:	Other
Date:	09/03/1986
Action:	Leak Reported
Global Id:	T0605900231
Action Type:	ENFORCEMENT
Date:	09/15/2006
Action:	Closure/No Further Action Letter
Global Id:	T0605900231
Action Type:	ENFORCEMENT
Date:	09/25/1986
Action:	Notice of Responsibility
Global Id:	T0605900231
Action Type:	ENFORCEMENT
Date:	08/11/2003
Action:	* Historical Enforcement
Global Id:	T0605900231
Action Type:	ENFORCEMENT
Date:	12/30/2003
Action:	Warning Letter
Global Id:	T0605900231
Action Type:	ENFORCEMENT
Date:	01/10/2006
Action:	Staff Letter
Global Id:	T0605900231
Action Type:	ENFORCEMENT
Date:	06/22/2004
Action:	Staff Letter
Global Id:	T0605900231
Action Type:	Other
Date:	09/03/1986
Action:	Leak Discovery
Global Id:	T0605900231
Action Type:	RESPONSE
Date:	12/03/1986
Action:	Soil and Water Investigation Report
Global Id:	T0605900231
Action Type:	RESPONSE
Date:	10/10/2003
Action:	Corrective Action Plan / Remedial Action Plan

ORANGE CO. LUST:

Region:	ORANGE
Facility Id:	86UT158
Current Status:	Certification (Case Closed)

NEWPORT BEACH GOLF COURSE (Continued) **U001742947**

Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 09/15/2006
Case Type: Other Ground Water
Record ID: RO0002204

LUST REG 8:

Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Remediation Plan
Case Number:	083000295T
Local Case Num:	86UT158
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:	Tank Closure
How Stopped:	Close Tank
Leak Cause:	Unknown
Leak Source:	Tank
Global ID:	T0605900231
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:	9/3/1986
Enforcement Date:	Not reported
Close Date:	Not reported
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	5/20/1998
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:	33.6601103
Longitude:	-117.87953
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:	TME
Staff Initials:	JK
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported

NEWPORT BEACH GOLF COURSE (Continued) **U001742947**

Beneficial: MUN
Priority: Not reported
Cleanup Fund Id: Not reported
Work Suspended: Not reported
Summary: Not reported

CA FID UST:
Facility ID: 30000515
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7148528681
Mail To: Not reported
Mailing Address: 4401 SAN FERNANDO
Mailing Address 2: Not reported
Mailing City,St,Zip: NEWPORT BEACH 92660
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

54
NNE
1/4-1/2
0.363 mi.
1916 ft.

Relative:
Higher

Actual:
52 ft.

COMMODORE SEMICONDUCTOR SYSTEM **ENVIROSTOR** **U001576790**
2955 AIRWAY AVE **HIST UST** **N/A**
COSTA MESA, CA 92626 **EMI**

ENVIROSTOR:
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

COMMODORE SEMICONDUCTOR SYSTEM (Continued) **U001576790**

Potential Description: NONE SPECIFIED
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

HIST UST:
Region: STATE
Facility ID: 00000064585
Facility Type: Other
Other Type: MANUFACTURING
Contact Name: Not reported
Telephone: 7149796300
Owner Name: COMMODORE INTERNATIONAL LIMITE
Owner Address: 1200 WILLSON DRIVE
Owner City,St,Zip: WESTCHESTER, PA 19380
Total Tanks: 0002

Tank Num: 001
Container Num: 1
Year Installed: 1972
Tank Capacity: 00000000
Tank Used for: WASTE
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Visual

Tank Num: 002
Container Num: 2
Year Installed: 1980
Tank Capacity: 00000000
Tank Used for: WASTE
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Visual

EMI:
Year: 1987
County Code: 30
Air Basin: SC

COMMODORE SEMICONDUCTOR SYSTEM (Continued) **U001576790**

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 & Smllr Tons/Yr:	0

55
NNE
1/4-1/2
0.391 mi.
2067 ft.

Relative:
Higher

Actual:
52 ft.

SIGMA CIRCUITS INC. SOUTHERN CALIFORNIA DIV.
2970 AIRWAY AVENUE
COSTA MESA, CA 92626

CERC-NFRAP **1000294703**
RCRA-SQG **CAD981658669**
ENVIROSTOR
SLIC
Orange Co. Industrial Site
FINDS
EMI
HAZNET

CERC-NFRAP:

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

SIGMA CIRCUITS INC. SOUTHERN CALIFORNIA DIV. (Continued) **1000294703**

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
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

SIGMA CIRCUITS INC. SOUTHERN CALIFORNIA DIV. (Continued) **1000294703**

Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 09/01/1996
Site name: 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

SIGMA CIRCUITS INC. SOUTHERN CALIFORNIA DIV. (Continued) **1000294703**

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
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

SIGMA CIRCUITS INC. SOUTHERN CALIFORNIA DIV. (Continued) **1000294703**

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
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

SIGMA CIRCUITS INC. SOUTHERN CALIFORNIA DIV. (Continued) **1000294703**

Case ID:	96IC032
Region:	ORANGE
Record ID:	RO0000554
Current Status:	CLOSED,4/3/1997
Closure Type:	Closure certification issued
Released Chemical:	LEAD COMPOUNDS

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 & 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

SIGMA CIRCUITS INC. SOUTHERN CALIFORNIA DIV. (Continued) **1000294703**

SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	2
Part. Matter 10 Micrometers & Smllr Tons/Yr:	1

Year:	1995
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:	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 & Smllr 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 & Smllr 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
Facility County:	Orange

envid:	1000294703
Year:	1996

SIGMA CIRCUITS INC. SOUTHERN CALIFORNIA DIV. (Continued) **1000294703**

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:	CAD097030993
TSD County:	Not reported
Waste Category:	Aqueous solution with metals (< restricted levels and (Alkaline solution (pH >= 12.5) with metals))
Disposal Method:	Recycler
Tons:	1.2510
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:	UTD981552177
TSD County:	Not reported
Waste Category:	Other inorganic solid waste
Disposal Method:	Treatment, Incineration
Tons:	16.8560
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:	CAD003963592
TSD County:	Not reported
Waste Category:	Invalid waste code
Disposal Method:	Recycler
Tons:	.2000
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:	CAD003963592

SIGMA CIRCUITS INC. SOUTHERN CALIFORNIA DIV. (Continued) **1000294703**

TSD County:	Not reported
Waste Category:	Other inorganic solid waste
Disposal Method:	Recycler
Tons:	2.4500
Facility County:	Orange

Click this hyperlink while viewing on your computer to access
53 additional CA_HAZNET: record(s) in the EDR Site Report.

J56 **EXXON SERVICE STATION #07** **HIST CORTESE** **S101307822**
SE **2122** **N/A**
1/4-1/2 **NEWPORT BEACH, CA 92660**
0.411 mi.
2172 ft. **Site 1 of 3 in cluster J**

Relative:
Higher

Actual:
54 ft.

HIST CORTESE:

Region:	CORTESE
Facility County Code:	30
Reg By:	LTNKA
Reg Id:	083002060T

J57 **CHEVRON #20-2016** **SWEEPS UST** **S101609577**
SE **2121** **CA FID UST** **N/A**
1/4-1/2 **NEWPORT BEACH, CA 92660** **HIST CORTESE**
0.412 mi.
2178 ft. **Site 2 of 3 in cluster J**

Relative:
Higher

Actual:
54 ft.

SWEEPS UST:

Status:	Active
Comp Number:	4844
Number:	9
Board Of Equalization:	44-000285
Referral Date:	09-30-92
Action Date:	09-15-92
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-004844-000001
Tank Status:	A
Capacity:	1000
Active Date:	Not reported
Tank Use:	PETROLEUM
STG:	P
Content:	Not reported
Number Of Tanks:	5

Status:	Active
Comp Number:	4844
Number:	9
Board Of Equalization:	44-000285
Referral Date:	09-30-92
Action Date:	09-15-92
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-004844-000003
Tank Status:	A
Capacity:	10000

CHEVRON #20-2016 (Continued) **S101609577**

Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	4844
Number:	9
Board Of Equalization:	44-000285
Referral Date:	09-30-92
Action Date:	09-15-92
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-004844-000004
Tank Status:	A
Capacity:	8000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	4844
Number:	9
Board Of Equalization:	44-000285
Referral Date:	09-30-92
Action Date:	09-15-92
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-004844-000005
Tank Status:	A
Capacity:	12000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	4844
Number:	9
Board Of Equalization:	44-000285
Referral Date:	09-30-92
Action Date:	09-15-92
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-004844-000006
Tank Status:	A
Capacity:	10000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

CHEVRON #20-2016 (Continued) **S101609577**

CA FID UST:

Facility ID:	30013428
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	7147569740
Mail To:	Not reported
Mailing Address:	CONSTRUCTION & MAINT
Mailing Address 2:	Not reported
Mailing City,St,Zip:	NEWPORT BEACH 92660
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:	083003460T

58
East
1/4-1/2
0.431 mi.
2276 ft.

SIERRACIN TRANSMASK CORP **CERC-NFRAP** **1000368707**
3952 N CAMPUS DR **RCRA NonGen / NLR** **CAD042932053**
NEWPORT BEACH, CA 92660 **FINDS**

Relative:
Higher

Actual:
52 ft.

CERC-NFRAP:

Site ID:	0901346
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:	13288467.00000
Person ID:	13003854.00000
Contact Sequence ID:	13294062.00000
Person ID:	13003858.00000
Contact Sequence ID:	13299920.00000
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

SIERRACIN TRANSMASK CORP (Continued) **1000368707**

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 NonGen / NLR:
Date form received by agency: 08/25/1980
Facility name: SIERRACIN TRANSMASK CORP
Facility address: 3952 N CAMPUS DR
NEWPORT BEACH, CA 92660
EPA ID: CAD042932053
Mailing address: N CAMPUS DR
NEWPORT BEACH, CA 92660
Contact: ENVIRONMENTAL MANAGER
Contact address: 3952 N CAMPUS DR
NEWPORT BEACH, CA 92660
Contact country: US
Contact telephone: (714) 540-6080
Contact email: Not reported
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: SIERRACIN CORPORATION
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No

SIERRACIN TRANSMASK CORP (Continued) **1000368707**

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: 110002644988

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.

J59 **CHEVRON #20-2016** **LUST** **S103956009**
SE **2121 BRISTOL** **CHMIRS** **N/A**
1/4-1/2 **NEWPORT BEACH, CA 92660**
0.436 mi.
2302 ft. **Site 3 of 3 in cluster J**

Relative:
Higher

Actual:
54 ft.

LUST:
Region: STATE
Global Id: T0605901528
Latitude: 33.6617423
Longitude: -117.8750999
Case Type: Not reported
Status: Completed - Case Closed
Status Date: 03/01/2001
Lead Agency: Not reported
Case Worker: DB
Local Agency: Not reported
RB Case Number: 083002060T
LOC Case Number: Not reported
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: T0605901528
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

Global Id: T0605901528

CHEVRON #20-2016 (Continued) **S103956009**

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

Status History:

Global Id:	T0605901528
Status:	Completed - Case Closed
Status Date:	03/01/2001
Global Id:	T0605901528
Status:	Open - Case Begin Date
Status Date:	05/11/1992

Regulatory Activities:

Global Id:	T0605901528
Action Type:	Other
Date:	05/11/1992
Action:	Leak Reported
Global Id:	T0605901528
Action Type:	ENFORCEMENT
Date:	03/01/2001
Action:	Closure/No Further Action Letter
Global Id:	T0605901528
Action Type:	Other
Date:	05/11/1992
Action:	Leak Discovery
Global Id:	T0605901528
Action Type:	REMEDIATION
Date:	11/01/1996
Action:	Other (Use Description Field)
Global Id:	T0605901528
Action Type:	REMEDIATION
Date:	11/01/1996
Action:	Soil Vapor Extraction (SVE)

Region:	STATE
Global Id:	T0605902282
Latitude:	33.6614425770348
Longitude:	-117.875275611877
Case Type:	Not reported
Status:	Completed - Case Closed
Status Date:	01/17/2014
Lead Agency:	Not reported
Case Worker:	DB
Local Agency:	Not reported
RB Case Number:	083003460T
LOC Case Number:	Not reported

CHEVRON #20-2016 (Continued) **S103956009**

File Location:	Local Agency
Potential Media Affect:	Other Groundwater (uses other than drinking water), Soil
Potential Contaminants of Concern:	Diesel, 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:	T0605902282
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

Global Id:	T0605902282
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

Status History:

Global Id:	T0605902282
Status:	Completed - Case Closed
Status Date:	01/17/2014

Global Id:	T0605902282
Status:	Open - Case Begin Date
Status Date:	10/31/1997

Global Id:	T0605902282
Status:	Open - Eligible for Closure
Status Date:	01/17/2013

Global Id:	T0605902282
Status:	Open - Remediation
Status Date:	07/23/2004

Global Id:	T0605902282
Status:	Open - Site Assessment
Status Date:	12/01/2002

Global Id:	T0605902282
Status:	Open - Site Assessment
Status Date:	09/29/2003

Global Id:	T0605902282
Status:	Open - Verification Monitoring
Status Date:	06/30/2008

CHEVRON #20-2016 (Continued) **S103956009**

Regulatory Activities:

Global Id:	T0605902282
Action Type:	ENFORCEMENT
Date:	06/22/2012
Action:	Staff Letter
Global Id:	T0605902282
Action Type:	ENFORCEMENT
Date:	10/21/2013
Action:	Notification - Public Notice of Case Closure
Global Id:	T0605902282
Action Type:	ENFORCEMENT
Date:	06/10/2003
Action:	* Verbal Communication
Global Id:	T0605902282
Action Type:	ENFORCEMENT
Date:	06/05/2007
Action:	Staff Letter
Global Id:	T0605902282
Action Type:	Other
Date:	11/13/1997
Action:	Leak Reported
Global Id:	T0605902282
Action Type:	ENFORCEMENT
Date:	03/28/2012
Action:	Staff Letter
Global Id:	T0605902282
Action Type:	ENFORCEMENT
Date:	01/18/2013
Action:	Staff Letter
Global Id:	T0605902282
Action Type:	ENFORCEMENT
Date:	10/21/2013
Action:	Notification - Public Notice of Case Closure
Global Id:	T0605902282
Action Type:	ENFORCEMENT
Date:	08/06/2010
Action:	File review
Global Id:	T0605902282
Action Type:	RESPONSE
Date:	12/19/2012
Action:	Well Destruction Workplan - Regulator Responded
Global Id:	T0605902282
Action Type:	RESPONSE
Date:	05/03/2013
Action:	Other Workplan - Regulator Responded
Global Id:	T0605902282

CHEVRON #20-2016 (Continued) **S103956009**

Action Type: Other
Date: 10/31/1997
Action: Leak Discovery

Global Id: T0605902282
Action Type: ENFORCEMENT
Date: 07/03/2009
Action: Staff Letter

Global Id: T0605902282
Action Type: RESPONSE
Date: 07/30/2007
Action: Other Report / Document

Global Id: T0605902282
Action Type: ENFORCEMENT
Date: 03/02/2011
Action: File review

Global Id: T0605902282
Action Type: ENFORCEMENT
Date: 01/17/2014
Action: Closure/No Further Action Letter

ORANGE CO. LUST:
Region: ORANGE
Facility Id: 99UT034
Current Status: Certification (Case Closed)
Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4
Date Closed: 01/17/2014
Case Type: Soil Only
Record ID: RO0001922

Region: ORANGE
Facility Id: 92UT065
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 03/01/2001
Case Type: Other Ground Water
Record ID: RO0002512

Region: ORANGE
Facility Id: 99UT034
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 01/17/2014
Case Type: Soil Only
Record ID: RO0001922

LUST REG 8:
Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083002060T

CHEVRON #20-2016 (Continued) **S103956009**

Local Case Num:	92UT065
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
Leak Cause:	Unknown
Leak Source:	Unknown
Global ID:	T0605901528
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:	5/11/1992
Enforcement Date:	Not reported
Close Date:	3/1/2001
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:	33.6617893
Longitude:	-117.8750459
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:	JK
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

Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Remediation Plan
Case Number:	083003460T

CHEVRON #20-2016 (Continued) **S103956009**

Local Case Num:	99UT034
Case Type:	Soil only
Substance:	12034,800661
Qty Leaked:	0
Abate Method:	Not reported
Cross Street:	Not reported
Enf Type:	VER
Funding:	Not reported
How Discovered:	UM
How Stopped:	NPP
Leak Cause:	Unknown
Leak Source:	Piping
Global ID:	T0605902282
How Stopped Date:	9/9/9999
Enter Date:	Not reported
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	12/1/2002
Discover Date:	10/31/1997
Enforcement Date:	Not reported
Close Date:	Not reported
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	9/29/2003
Date Remediation Plan Submitted:	7/23/2004
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	=
Soil Qualifies:	=
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.6606273
Longitude:	-117.8734098
MTBE Date:	10/26/2001
Max MTBE GW:	65
MTBE Concentration:	0
Max MTBE Soil:	35
MTBE Fuel:	0
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected
MTBE Class:	*
Staff:	TME
Staff Initials:	JK
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

CHMIRS:

OES Incident Number:	4-6090
OES notification:	10/27/2014
OES Date:	Not reported
OES Time:	Not reported

CHEVRON #20-2016 (Continued) **S103956009**

Incident Date:	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
More Than Two Substances Involved?:	Not reported
Resp Agncy 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:	Service Station
Cleanup By:	No
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Type:	PETROLEUM
Measure:	Gal(s)
Other:	Not reported
Date/Time:	905
Year:	2014
Agency:	Chevron
Incident Date:	10/27/2014
Admin Agency:	Not reported
Amount:	Not reported
Contained:	Yes
Site Type:	Not reported
E Date:	Not reported
Substance:	Gasoline
Quantity Released:	0.5
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	Not reported
Number of Injuries:	See above description
Number of Fatalities:	Not reported
#1 Pipeline:	No
#2 Pipeline:	No

CHEVRON #20-2016 (Continued) **S103956009**

#3 Pipeline:	No
#1 Vessel >= 300 Tons:	No
#2 Vessel >= 300 Tons:	No
#3 Vessel >= 300 Tons:	No
Evacs:	No
Injuries:	Other
Fatals:	No
Comments:	Not reported
Description:	Per RP, release occurred when auto shut-off failed at a dispenser. Release has been contained and clean-up. Lock-out, tag-out was conducted on the dispenser and maintenance was notified.
OES Incident Number:	15-2749
OES notification:	05/17/2015
OES Date:	Not reported
OES Time:	Not reported
Incident Date:	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
More Than Two Substances Involved?:	Not reported
Resp Agncy 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:	Service Station
Cleanup By:	Responsible Party
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Type:	PETROLEUM
Measure:	Gal(s)
Other:	Not reported
Date/Time:	2030
Year:	2015

CHEVRON #20-2016 (Continued) **S103956009**

Agency:	NRC
Incident Date:	2015-05-17 00:00:00
Admin Agency:	Newport Beach Fire Department
Amount:	Not reported
Contained:	Yes
Site Type:	Not reported
E Date:	Not reported
Substance:	Gasoline
Quantity Released:	4
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	Not reported
Number of Injuries:	Not reported
Number of Fatalities:	Not reported
#1 Pipeline:	No
#2 Pipeline:	No
#3 Pipeline:	No
#1 Vessel >= 300 Tons:	No
#2 Vessel >= 300 Tons:	No
#3 Vessel >= 300 Tons:	No
Evacs:	No
Injuries:	No
Fatals:	No
Comments:	Not reported
Description:	According to NRC#1116786, "Caller stated that a customer was fueling their vehicle and then drove off with the hose still attached. Caller stated the dispenser did not shut off and released 4 gallons of gasoline onto the ground."

60
NE
1/2-1
0.670 mi.
3538 ft.

ORANGE COUNTY AIRPORT **ENVIROSTOR** **S107736963**
N/A

NEWPORT BEACH, CA

Relative:
Higher

Actual:
53 ft.

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

ORANGE COUNTY AIRPORT (Continued) **S107736963**

Longitude:	-117.8719
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
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

61
WNW
1/2-1
0.758 mi.
4001 ft.

(CMAFP) SANTA ANA AIRUG **ENVIROSTOR** **S107735759**
N/A

SANTA ANA, CA

Relative:
Higher

Actual:
47 ft.

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

(CMAFP) SANTA ANA AIRUG (Continued) **S107735759**

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

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

62
NW
1/2-1
0.803 mi.
4241 ft.

COSTA MESA AIR NATIONAL GUARD
S OF PRESIDIO DR & WEST OF NEWPORT BLVD
COSTA MESA, CA 92626

RESPONSE **S101481491**
ENVIROSTOR **N/A**
HIST Cal-Sites
Cortese

Relative:
Higher

Actual:
46 ft.

AWP:

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

COSTA MESA AIR NATIONAL GUARD (Continued) **S101481491**

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

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:	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

COSTA MESA AIR NATIONAL GUARD (Continued) **S101481491**

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: Site Screening
Completed Date: 08/08/1991
Comments: Letter sent to Air National Guard (ANG) stating no concurr- ance 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.

COSTA MESA AIR NATIONAL GUARD (Continued) **S101481491**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	* Discovery
Completed Date:	07/24/1991
Comments:	Not reported

Future Area Name:	PROJECT WIDE
Future Sub Area Name:	Not reported
Future Document Type:	Certification
Future Due Date:	2019
Future Area Name:	PROJECT WIDE
Future Sub Area Name:	Not reported
Future Document Type:	Public Notice
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:	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:	Fact Sheets
Future Due Date:	2017
Future Area Name:	PROJECT WIDE
Future Sub Area Name:	Not reported
Future Document Type:	Remedial Action Plan
Future Due Date:	2017
Future Area Name:	PROJECT WIDE
Future Sub Area Name:	Not reported
Future Document Type:	Remedial Investigation Report
Future Due Date:	2016
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
Supervisor:	Manny Alonzo
Division Branch:	Cleanup Cypress
Assembly:	74
Senate:	37
Special Program:	DSMOA

COSTA MESA AIR NATIONAL GUARD (Continued) **S101481491**

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: 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: Site Screening
Completed Date: 08/08/1991
Comments: Letter sent to Air National Guard (ANG) stating no concurr- ance 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

COSTA MESA AIR NATIONAL GUARD (Continued) **S101481491**

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: * Discovery
Completed Date: 07/24/1991
Comments: Not reported

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Certification
Future Due Date: 2019
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Public Notice
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: 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: Fact Sheets
Future Due Date: 2017
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Remedial Action Plan

COSTA MESA AIR NATIONAL GUARD (Continued) **S101481491**

Future Due Date:	2017
Future Area Name:	PROJECT WIDE
Future Sub Area Name:	Not reported
Future Document Type:	Remedial Investigation Report
Future Due Date:	2016
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
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

COSTA MESA AIR NATIONAL GUARD (Continued) **S101481491**

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 active since 1964. The facility is located on former Santa Ana A rmy Air Base property. Activities include routine maintenance of vehicles, generators, and various ground equipment. Hazardous w astes 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 concurr- ance
Comments Date:	08081991
Comments:	with nfa recommendation & explaining pea process and funding opti
Comments Date:	08081991
Comments:	on for DTSC oversight.
Comments Date:	12162002
Comments:	BWEBS - SITE 1: In June 2002, the Phase II EBS was submitted pres
Comments Date:	12162002
Comments:	enting the results of the soil and groundwater field investigatio
Comments Date:	12162002
Comments:	ns. A total of nine areas of concern (AOCs) were identified wher
Comments Date:	12162002
Comments:	e potential risks to human health and the environment may exist.
Comments Date:	12162002

COSTA MESA AIR NATIONAL GUARD (Continued) **S101481491**

Comments: These include a battery room floor drain, motor vehicle lift are
Comments Date: 12162002
Comments: a, fuel storage area, grease rack, oil and water sparator, 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 p
Comments Date: 12162002
Comments: etroleum 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 requeste
Comments Date: 12162002
Comments: d additional sampling to be conducted to determine the extent of
Comments Date: 12162002
Comments: contamination. The Air Force responded with a final letter on Oc
Comments Date: 12162002
Comments: tober 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
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

63 ENE 1/2-1 0.929 mi. 4903 ft. | **JOHN WAYNE AIRPORT FUELSTORAGE**
19801 AIRPORT WAY SOUTH
SANTA ANA, CA 90603 | **EMI** **Notify 65** | **S100178912** **N/A**

Relative: Higher

Actual: 49 ft.

EMI:

Year:	1990
County Code:	30
Air Basin:	SC
Facility ID:	63657
Air District Name:	SC
SIC Code:	8249
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	5
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

NOTIFY 65:

Date Reported:	Not reported
Staff Initials:	Not reported
Board File Number:	Not reported
Facility Type:	Not reported
Discharge Date:	Not reported
Incident Description:	90603

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64 NNW 1/2-1 0.984 mi. 5193 ft. | **EXOTIC MATERIAL INC**
2930 BRISTOL ST
COSTA MESA, CA 92626 | **ENVIROSTOR** | **S100200509** **N/A**

Relative: Higher

Actual: 40 ft.

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

EXOTIC MATERIAL INC (Continued) **S100200509**

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: * Discovery
Completed Date: 10/12/1983
Comments: FACILITY IDENTIFIED ID FROM ERRIS

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 10/25/1994
Comments: DATABASE 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

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Count: 9 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
COSTA MESA	S114587027	BRISTOL PLAZA CHEVRON	300 BRISTOL ST SE		RGA LUST
COSTA MESA	S117696209	BRISTOL STREET	BRISTOL STREET		NPDES
COSTA MESA	S114587030	BRISTOL PLAZA CHEVRON	300 BRISTOL		RGA LUST
COSTA MESA	S114587029	BRISTOL PLAZA CHEVRON	300 BRISTOL STREET, SOUTHEAST		RGA LUST
COSTA MESA	S113127636	BRISTOL PETROLEUM	300 N BRISTOL	92626	HAZNET
COSTA MESA	S117698152	COSTA MESA FWY 19TH TO BRISTOL	COSTA MESA FWY 19TH TO BRISTOL		NPDES
NEWPORT BEACH	S113029279	NORTH BRISTOL CLEANERS	1000 N BRISTOL AVE	92660	HAZNET
SANTA ANA	S102361516	SANTA ANA VALLEY IRRIGATION DUMP #	E BANK OF SANTA ANA RIVER, S O		SWF/LF
SANTA ANA	S108985898	BRISTOL PLAZA CALIF CLEANERS	BRISTOL STREET		SLIC

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 03/26/2015
Date Data Arrived at EDR: 04/08/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 75

Source: EPA
Telephone: N/A
Last EDR Contact: 07/09/2015
Next Scheduled EDR Contact: 10/19/2015
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 03/26/2015
Date Data Arrived at EDR: 04/08/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 75

Source: EPA
Telephone: N/A
Last EDR Contact: 07/09/2015
Next Scheduled EDR Contact: 10/19/2015
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 03/26/2015	Source: EPA
Date Data Arrived at EDR: 04/08/2015	Telephone: N/A
Date Made Active in Reports: 06/22/2015	Last EDR Contact: 07/09/2015
Number of Days to Update: 75	Next Scheduled EDR Contact: 10/19/2015
	Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 03/26/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/08/2015	Telephone: 703-603-8704
Date Made Active in Reports: 06/11/2015	Last EDR Contact: 07/10/2015
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/19/2015
	Data Release Frequency: Varies

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 05/29/2015
Number of Days to Update: 94	Next Scheduled EDR Contact: 09/07/2015
	Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 05/29/2015
Number of Days to Update: 94	Next Scheduled EDR Contact: 09/07/2015
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/10/2015
Date Data Arrived at EDR: 03/31/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 72

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/26/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/10/2015
Date Data Arrived at EDR: 03/31/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 72

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/26/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/10/2015
Date Data Arrived at EDR: 03/31/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 72

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/26/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/10/2015
Date Data Arrived at EDR: 03/31/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 72

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/26/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/10/2015
Date Data Arrived at EDR: 03/31/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 72

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/26/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/28/2015
Date Data Arrived at EDR: 05/29/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 13

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 08/12/2015
Next Scheduled EDR Contact: 11/30/2015
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: 03/16/2015
Date Data Arrived at EDR: 03/17/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 06/01/2015
Next Scheduled EDR Contact: 09/14/2015
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: 03/16/2015
Date Data Arrived at EDR: 03/17/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 06/01/2015
Next Scheduled EDR Contact: 09/14/2015
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 03/30/2015
Date Data Arrived at EDR: 03/31/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 63

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 06/26/2015
Next Scheduled EDR Contact: 10/12/2015
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: 05/04/2015
Date Data Arrived at EDR: 05/05/2015
Date Made Active in Reports: 05/14/2015
Number of Days to Update: 9

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/04/2015
Next Scheduled EDR Contact: 11/16/2015
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 05/04/2015
Date Data Arrived at EDR: 05/05/2015
Date Made Active in Reports: 05/14/2015
Number of Days to Update: 9

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/04/2015
Next Scheduled EDR Contact: 11/16/2015
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/18/2015
Date Data Arrived at EDR: 05/20/2015
Date Made Active in Reports: 06/05/2015
Number of Days to Update: 16

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 05/20/2015
Next Scheduled EDR Contact: 08/31/2015
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST 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 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST: 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: 06/15/2015
Date Data Arrived at EDR: 06/17/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Quarterly

LUST REG 4: Underground Storage Tank Leak List
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/08/2015
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 07/31/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Quarterly

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/03/2015
Date Data Arrived at EDR: 02/12/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 29

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Quarterly

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/30/2015
Date Data Arrived at EDR: 05/29/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 24

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/30/2015
Date Data Arrived at EDR: 05/05/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 48

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 03/30/2015
Date Data Arrived at EDR: 04/28/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 55

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
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: 03/17/2015
Date Data Arrived at EDR: 05/01/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 52

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 09/30/2014
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 10

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/03/2015
Date Data Arrived at EDR: 04/30/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 53

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/31/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

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: 06/15/2015
Date Data Arrived at EDR: 06/17/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 07/10/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 06/15/2015
Date Data Arrived at EDR: 06/17/2015
Date Made Active in Reports: 07/06/2015
Number of Days to Update: 19

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 08/01/2009
Date Data Arrived at EDR: 09/10/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 21

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 07/13/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Quarterly

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: 03/17/2015
Date Data Arrived at EDR: 05/01/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 52

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Semi-Annually

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/23/2014
Date Data Arrived at EDR: 11/25/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 65

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 02/03/2015
Date Data Arrived at EDR: 04/30/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 53

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/31/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 12/14/2014
Date Data Arrived at EDR: 02/13/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 28

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 07/31/2015
Next Scheduled EDR Contact: 11/09/2015
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: 05/06/2015
Date Data Arrived at EDR: 05/19/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 34

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
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: 04/30/2015
Date Data Arrived at EDR: 05/26/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 27

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
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: 09/30/2014
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 10

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Semi-Annually

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/30/2015
Date Data Arrived at EDR: 05/05/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 48

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/29/2014
Date Data Arrived at EDR: 10/01/2014
Date Made Active in Reports: 11/06/2014
Number of Days to Update: 36

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 06/26/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 05/04/2015
Date Data Arrived at EDR: 05/05/2015
Date Made Active in Reports: 05/14/2015
Number of Days to Update: 9

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/04/2015
Next Scheduled EDR Contact: 11/16/2015
Data Release Frequency: Quarterly

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 06/08/2015
Date Data Arrived at EDR: 06/09/2015
Date Made Active in Reports: 07/10/2015
Number of Days to Update: 31

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 06/05/2015
Next Scheduled EDR Contact: 09/21/2015
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: 03/23/2015
Date Data Arrived at EDR: 03/24/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 06/24/2015
Next Scheduled EDR Contact: 10/05/2015
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 08/04/2015
Next Scheduled EDR Contact: 11/23/2015
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 06/15/2015
Date Data Arrived at EDR: 06/17/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 47

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 05/26/2015
Date Data Arrived at EDR: 05/28/2015
Date Made Active in Reports: 06/05/2015
Number of Days to Update: 8

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 08/12/2015
Next Scheduled EDR Contact: 11/30/2015
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: 05/01/2015
Next Scheduled EDR Contact: 08/17/2015
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: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
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. 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: 02/25/2015
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 15

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/29/2015
Next Scheduled EDR Contact: 09/14/2015
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 05/04/2015
Date Data Arrived at EDR: 05/05/2015
Date Made Active in Reports: 05/14/2015
Number of Days to Update: 9

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/04/2015
Next Scheduled EDR Contact: 11/16/2015
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs
A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/18/2015
Number of Days to Update: 8

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 08/07/2015
Next Scheduled EDR Contact: 10/28/2015
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: 02/25/2015
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 15

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/29/2015
Next Scheduled EDR Contact: 09/14/2015
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009
Date Data Arrived at EDR: 09/23/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 8

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 06/01/2015
Next Scheduled EDR Contact: 09/14/2015
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: 06/11/2015
Date Data Arrived at EDR: 06/16/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 28

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 06/05/2015
Next Scheduled EDR Contact: 09/21/2015
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: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 06/08/2015
Date Data Arrived at EDR: 06/09/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 35

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 06/09/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/30/2015
Date Data Arrived at EDR: 03/31/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 72

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 06/26/2015
Next Scheduled EDR Contact: 10/12/2015
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: 06/15/2015
Date Data Arrived at EDR: 07/28/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 6

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 07/28/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 06/15/2015
Date Data Arrived at EDR: 06/17/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 27

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 09/28/2015
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: 06/15/2015
Date Data Arrived at EDR: 06/17/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/10/2015
Date Data Arrived at EDR: 03/31/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 72

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/26/2015
Next Scheduled EDR Contact: 10/12/2015
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: 06/06/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 8

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 07/08/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 07/14/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 07/14/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/21/2015
Next Scheduled EDR Contact: 08/31/2015
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: 03/09/2015
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 08/12/2015
Next Scheduled EDR Contact: 11/30/2015
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: 08/04/2015
Next Scheduled EDR Contact: 11/23/2015
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: 05/14/2015
Next Scheduled EDR Contact: 08/24/2015
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: 06/25/2015
Next Scheduled EDR Contact: 10/05/2015
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 02/12/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 110

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 01/29/2015
Next Scheduled EDR Contact: 06/08/2015
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: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
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: 06/12/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 02/01/2015
Date Data Arrived at EDR: 02/13/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 05/14/2015
Next Scheduled EDR Contact: 08/24/2015
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 10/15/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 33

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 07/17/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/23/2015
Date Data Arrived at EDR: 02/06/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 07/09/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 05/20/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 05/20/2015
Next Scheduled EDR Contact: 09/07/2015
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: 03/31/2015
Date Data Arrived at EDR: 04/09/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 63

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 06/04/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 07/13/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/12/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 07/31/2015
Next Scheduled EDR Contact: 11/09/2015
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: 04/07/2015
Date Data Arrived at EDR: 04/09/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 07/09/2015
Next Scheduled EDR Contact: 10/19/2015
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 08/04/2015
Next Scheduled EDR Contact: 11/16/2015
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: 06/22/2015
Next Scheduled EDR Contact: 10/12/2015
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: 12/31/2011
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 04/19/2013
Number of Days to Update: 52

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 05/29/2015
Next Scheduled EDR Contact: 09/07/2015
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: 07/14/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Semi-Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/26/2015
Next Scheduled EDR Contact: 09/07/2015
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: 07/07/2015
Next Scheduled EDR Contact: 10/19/2015
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/16/2014
Date Data Arrived at EDR: 10/31/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 17

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 06/22/2015
Next Scheduled EDR Contact: 10/05/2015
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/16/2014
Date Data Arrived at EDR: 10/31/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 17

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 06/22/2015
Next Scheduled EDR Contact: 10/22/2015
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: 12/30/2014
Date Data Arrived at EDR: 12/31/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 29

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 06/03/2015
Next Scheduled EDR Contact: 09/14/2015
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 06/05/2015
Next Scheduled EDR Contact: 09/14/2015
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 06/05/2015
Next Scheduled EDR Contact: 09/14/2015
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: 01/18/2015
Date Data Arrived at EDR: 02/27/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 26

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 06/10/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 06/24/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 18

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 06/26/2015
Next Scheduled EDR Contact: 10/12/2015
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: 02/18/2015
Date Data Arrived at EDR: 02/20/2015
Date Made Active in Reports: 03/12/2015
Number of Days to Update: 20

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 07/31/2015
Next Scheduled EDR Contact: 09/21/2015
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: 12/31/2012
Date Data Arrived at EDR: 03/25/2014
Date Made Active in Reports: 04/28/2014
Number of Days to Update: 34

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 06/25/2015
Next Scheduled EDR Contact: 10/05/2015
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: 04/30/2015
Date Data Arrived at EDR: 05/01/2015
Date Made Active in Reports: 05/13/2015
Number of Days to Update: 12

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 08/07/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 04/30/2015
Date Data Arrived at EDR: 05/01/2015
Date Made Active in Reports: 05/13/2015
Number of Days to Update: 12

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 07/24/2015
Next Scheduled EDR Contact: 11/09/2015
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: 05/18/2015
Date Data Arrived at EDR: 05/22/2015
Date Made Active in Reports: 06/05/2015
Number of Days to Update: 14

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 05/18/2015
Next Scheduled EDR Contact: 08/31/2015
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 10/15/2014
Date Made Active in Reports: 11/19/2014
Number of Days to Update: 35

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 07/17/2015
Next Scheduled EDR Contact: 10/28/2015
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: 05/26/2015
Date Data Arrived at EDR: 05/28/2015
Date Made Active in Reports: 06/05/2015
Number of Days to Update: 8

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/28/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 07/13/2015
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 20

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 07/14/2015
Next Scheduled EDR Contact: 10/28/2015
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: 06/15/2015
Date Data Arrived at EDR: 06/17/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 27

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 09/28/2015
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: 05/07/2015
Date Data Arrived at EDR: 06/09/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 35

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 06/09/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 05/18/2015
Date Data Arrived at EDR: 05/20/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 22

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 05/20/2015
Next Scheduled EDR Contact: 08/31/2015
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: 06/07/2015
Date Data Arrived at EDR: 06/10/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 34

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 06/10/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 06/15/2015
Date Data Arrived at EDR: 06/17/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 27

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 09/28/2015
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: 10/21/1993
Date Data Arrived at EDR: 11/01/1993
Date Made Active in Reports: 11/19/1993
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 10/05/2015
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: 11/19/2014
Date Data Arrived at EDR: 12/15/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 45

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 06/19/2015
Next Scheduled EDR Contact: 09/28/2015
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: 07/13/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 05/20/2015
Next Scheduled EDR Contact: 09/07/2015
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: 06/22/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Cleaners: 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: 07/21/2015
Date Data Arrived at EDR: 07/24/2015
Date Made Active in Reports: 08/05/2015
Number of Days to Update: 12

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 08/10/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 07/21/2015
Date Data Arrived at EDR: 07/22/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 12

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 07/13/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA Facility List
Cupa Facility List

Date of Government Version: 06/05/2015
Date Data Arrived at EDR: 06/09/2015
Date Made Active in Reports: 07/10/2015
Number of Days to Update: 31

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 06/05/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA Facility Listing
Cupa facility list.

Date of Government Version: 11/20/2014
Date Data Arrived at EDR: 11/24/2014
Date Made Active in Reports: 01/07/2015
Number of Days to Update: 44

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 07/13/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 07/15/2015
Date Data Arrived at EDR: 07/17/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 17

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 06/22/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 06/11/2014
Date Data Arrived at EDR: 06/13/2014
Date Made Active in Reports: 07/07/2014
Number of Days to Update: 24

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 08/10/2015
Next Scheduled EDR Contact: 11/23/2015
Data Release Frequency: Varies

CONTRA COSTA COUNTY:

Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 05/26/2015
Date Data Arrived at EDR: 05/29/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 13

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 08/03/2015
Next Scheduled EDR Contact: 11/16/2015
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA Facility List
Cupa Facility list

Date of Government Version: 05/19/2015
Date Data Arrived at EDR: 05/22/2015
Date Made Active in Reports: 06/05/2015
Number of Days to Update: 14

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 07/31/2015
Next Scheduled EDR Contact: 11/16/2015
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 05/26/2015
Date Data Arrived at EDR: 05/29/2015
Date Made Active in Reports: 06/05/2015
Number of Days to Update: 7

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 08/03/2015
Next Scheduled EDR Contact: 11/16/2015
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: 07/13/2015
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 20

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 07/06/2015
Next Scheduled EDR Contact: 10/19/2015
Data Release Frequency: Semi-Annually

HUMBOLDT COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 03/11/2015
Date Data Arrived at EDR: 03/13/2015
Date Made Active in Reports: 03/24/2015
Number of Days to Update: 11

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 07/14/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Varies

IMPERIAL COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 04/27/2015
Date Data Arrived at EDR: 04/28/2015
Date Made Active in Reports: 05/13/2015
Number of Days to Update: 15

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 08/07/2015
Next Scheduled EDR Contact: 11/09/2015
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: 05/21/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 05/19/2015
Date Data Arrived at EDR: 06/18/2015
Date Made Active in Reports: 07/22/2015
Number of Days to Update: 34

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 08/07/2015
Next Scheduled EDR Contact: 11/23/2015
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: 05/26/2015
Date Data Arrived at EDR: 05/28/2015
Date Made Active in Reports: 06/15/2015
Number of Days to Update: 18

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 05/21/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 05/05/2015
Date Data Arrived at EDR: 05/07/2015
Date Made Active in Reports: 05/20/2015
Number of Days to Update: 13

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 07/20/2015
Next Scheduled EDR Contact: 11/02/2015
Data Release Frequency: Varies

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 10/05/2015
Data Release Frequency: No Update Planned

HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 11/24/2014
Date Data Arrived at EDR: 01/30/2015
Date Made Active in Reports: 03/04/2015
Number of Days to Update: 33

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 07/10/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/20/2015
Date Data Arrived at EDR: 07/21/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 13

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 07/21/2015
Next Scheduled EDR Contact: 11/02/2015
Data Release Frequency: Varies

City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2015
Date Data Arrived at EDR: 07/27/2015
Date Made Active in Reports: 08/10/2015
Number of Days to Update: 14

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 07/20/2015
Next Scheduled EDR Contact: 11/02/2015
Data Release Frequency: Varies

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/15/2015
Date Data Arrived at EDR: 01/29/2015
Date Made Active in Reports: 03/10/2015
Number of Days to Update: 40

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 07/15/2015
Next Scheduled EDR Contact: 11/02/2015
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: 07/17/2015
Next Scheduled EDR Contact: 11/02/2015
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: 03/03/2015
Date Data Arrived at EDR: 05/26/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 16

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 07/27/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Annually

City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 06/03/2015
Date Data Arrived at EDR: 06/04/2015
Date Made Active in Reports: 07/06/2015
Number of Days to Update: 32

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 06/04/2015
Next Scheduled EDR Contact: 10/28/2015
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: 05/28/2015
Date Data Arrived at EDR: 05/29/2015
Date Made Active in Reports: 06/15/2015
Number of Days to Update: 17

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 05/22/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 10/08/2014
Date Data Arrived at EDR: 10/22/2014
Date Made Active in Reports: 12/15/2014
Number of Days to Update: 54

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 07/06/2015
Next Scheduled EDR Contact: 10/19/2015
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 05/22/2015
Date Data Arrived at EDR: 05/26/2015
Date Made Active in Reports: 06/05/2015
Number of Days to Update: 10

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 05/22/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List
CUPA Facility List

Date of Government Version: 06/01/2015
Date Data Arrived at EDR: 06/03/2015
Date Made Active in Reports: 07/06/2015
Number of Days to Update: 33

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 06/01/2015
Next Scheduled EDR Contact: 09/14/2015
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 06/30/2015
Date Data Arrived at EDR: 07/07/2015
Date Made Active in Reports: 07/16/2015
Number of Days to Update: 9

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 05/26/2015
Next Scheduled EDR Contact: 09/07/2015
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: 06/01/2015
Next Scheduled EDR Contact: 09/14/2015
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: 06/01/2015
Next Scheduled EDR Contact: 09/14/2015
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 06/03/2015
Date Data Arrived at EDR: 06/04/2015
Date Made Active in Reports: 07/22/2015
Number of Days to Update: 48

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 07/31/2015
Next Scheduled EDR Contact: 11/16/2015
Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 05/01/2015
Date Data Arrived at EDR: 05/12/2015
Date Made Active in Reports: 06/05/2015
Number of Days to Update: 24

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/06/2015
Next Scheduled EDR Contact: 11/23/2015
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 05/01/2015
Date Data Arrived at EDR: 05/12/2015
Date Made Active in Reports: 06/08/2015
Number of Days to Update: 27

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/06/2015
Next Scheduled EDR Contact: 08/24/2015
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 05/01/2015
Date Data Arrived at EDR: 05/12/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 30

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/11/2015
Next Scheduled EDR Contact: 11/23/2015
Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 07/01/2015
Date Data Arrived at EDR: 07/07/2015
Date Made Active in Reports: 08/05/2015
Number of Days to Update: 29

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 06/22/2015
Next Scheduled EDR Contact: 09/21/2015
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: 07/15/2015
Date Data Arrived at EDR: 07/17/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 17

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/22/2015
Next Scheduled EDR Contact: 10/05/2015
Data Release Frequency: Quarterly

Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 07/15/2015
Date Data Arrived at EDR: 07/17/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 17

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/22/2015
Next Scheduled EDR Contact: 10/05/2015
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: 05/07/2015
Date Data Arrived at EDR: 07/24/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 10

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 10/19/2015
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: 05/07/2015
Date Data Arrived at EDR: 07/27/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 7

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 10/19/2015
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 06/30/2015
Date Data Arrived at EDR: 07/07/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 7

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 08/10/2015
Next Scheduled EDR Contact: 11/23/2015
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/23/2013
Date Data Arrived at EDR: 09/24/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 23

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 06/05/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Quarterly

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2014
Date Data Arrived at EDR: 11/21/2014
Date Made Active in Reports: 12/29/2014
Number of Days to Update: 38

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 06/03/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversite Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 08/06/2015
Next Scheduled EDR Contact: 11/23/2015
Data Release Frequency: Quarterly

Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 03/15/2011
Number of Days to Update: 5

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 08/06/2015
Next Scheduled EDR Contact: 11/23/2015
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: 06/22/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 07/06/2015
Number of Days to Update: 10

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 10/05/2015
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 05/22/2015
Date Data Arrived at EDR: 05/26/2015
Date Made Active in Reports: 06/10/2015
Number of Days to Update: 15

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 05/20/2015
Next Scheduled EDR Contact: 09/07/2015
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: 07/20/2015
Date Data Arrived at EDR: 07/22/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 12

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/15/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Annually

Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 06/10/2015
Date Data Arrived at EDR: 06/16/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 28

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/10/2015
Next Scheduled EDR Contact: 06/29/2015
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 05/22/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Varies

SANTA CLARA COUNTY:

Cupa Facility List
Cupa facility list

Date of Government Version: 06/10/2015
Date Data Arrived at EDR: 06/16/2015
Date Made Active in Reports: 07/10/2015
Number of Days to Update: 24

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 06/05/2015
Next Scheduled EDR Contact: 09/07/2015
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: 06/01/2015
Next Scheduled EDR Contact: 09/14/2015
Data Release Frequency: Annually

Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 05/07/2015
Date Data Arrived at EDR: 05/12/2015
Date Made Active in Reports: 06/08/2015
Number of Days to Update: 27

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 08/07/2015
Next Scheduled EDR Contact: 11/23/2015
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List

CUPA facility listing.

Date of Government Version: 05/22/2015
Date Data Arrived at EDR: 05/26/2015
Date Made Active in Reports: 06/08/2015
Number of Days to Update: 13

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 05/22/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List

Cupa Facility List.

Date of Government Version: 06/12/2015
Date Data Arrived at EDR: 06/16/2015
Date Made Active in Reports: 07/10/2015
Number of Days to Update: 24

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 05/26/2015
Next Scheduled EDR Contact: 09/07/2015
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: 06/19/2015
Date Data Arrived at EDR: 06/24/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 20

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/10/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 06/19/2015
Date Data Arrived at EDR: 06/30/2015
Date Made Active in Reports: 07/07/2015
Number of Days to Update: 7

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/10/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List
Cupa Facility list

Date of Government Version: 06/22/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 18

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 06/22/2015
Next Scheduled EDR Contact: 10/12/2015
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: 07/01/2015
Date Data Arrived at EDR: 07/07/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 7

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 06/22/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 06/05/2015
Date Data Arrived at EDR: 06/09/2015
Date Made Active in Reports: 07/06/2015
Number of Days to Update: 27

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 06/05/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Semi-Annually

TUOLUMNE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 07/13/2015
Date Data Arrived at EDR: 07/28/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 6

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 07/24/2015
Next Scheduled EDR Contact: 11/09/2015
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: 06/26/2015
Date Data Arrived at EDR: 07/17/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 17

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/12/2015
Next Scheduled EDR Contact: 11/30/2015
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 06/26/2015
Next Scheduled EDR Contact: 10/19/2015
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: 08/12/2015
Next Scheduled EDR Contact: 11/30/2015
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: 04/27/2015
Date Data Arrived at EDR: 04/29/2015
Date Made Active in Reports: 05/13/2015
Number of Days to Update: 14

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 07/27/2015
Next Scheduled EDR Contact: 11/09/2015
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: 05/27/2015
Date Data Arrived at EDR: 06/17/2015
Date Made Active in Reports: 07/06/2015
Number of Days to Update: 19

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 07/08/2015
Date Data Arrived at EDR: 07/13/2015
Date Made Active in Reports: 07/22/2015
Number of Days to Update: 9

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 07/06/2015
Next Scheduled EDR Contact: 10/05/2015
Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 05/18/2015
Date Data Arrived at EDR: 05/19/2015
Date Made Active in Reports: 06/05/2015
Number of Days to Update: 17

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 07/31/2015
Next Scheduled EDR Contact: 11/16/2015
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013
Date Data Arrived at EDR: 08/19/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/18/2015
Next Scheduled EDR Contact: 08/31/2015
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 07/17/2015
Date Made Active in Reports: 08/12/2015
Number of Days to Update: 26

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 07/13/2015
Next Scheduled EDR Contact: 10/28/2015
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: 08/01/2015
Date Data Arrived at EDR: 08/06/2015
Date Made Active in Reports: 08/24/2015
Number of Days to Update: 18

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 08/06/2015
Next Scheduled EDR Contact: 11/16/2015
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/24/2015
Date Made Active in Reports: 08/18/2015
Number of Days to Update: 25

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/20/2015
Next Scheduled EDR Contact: 11/02/2015
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: 05/26/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 03/19/2015
Date Made Active in Reports: 04/07/2015
Number of Days to Update: 19

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/11/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: PennWell Corporation
Telephone: 281-546-1505
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
Telephone: 800-823-6277
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.

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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.

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

BRISTOL AUTOPLEX
375 BRISTOL STREET
COSTA MESA, CA 92626

TARGET PROPERTY COORDINATES

Latitude (North):	33.6643 - 33˚ 39' 51.48''
Longitude (West):	117.8795 - 117˚ 52' 46.20''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	418458.9
UTM Y (Meters):	3725088.8
Elevation:	27 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5640950 NEWPORT BEACH, CA
Version Date:	2012
Northeast 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).

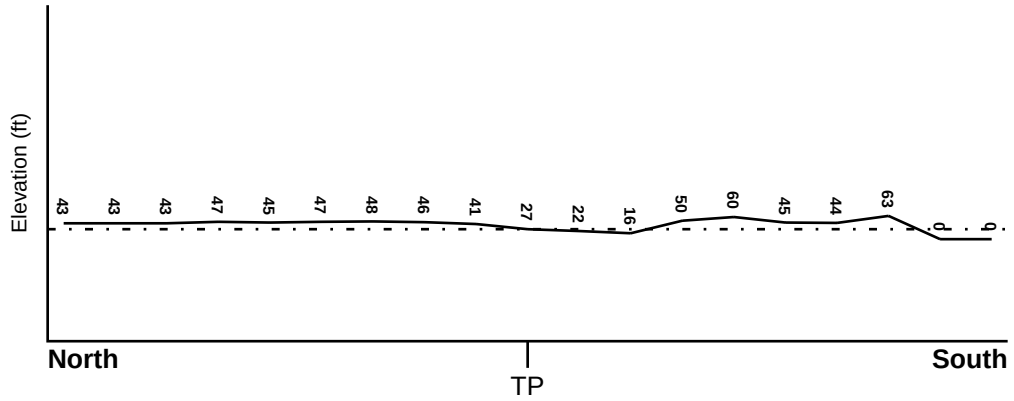
TOPOGRAPHIC INFORMATION

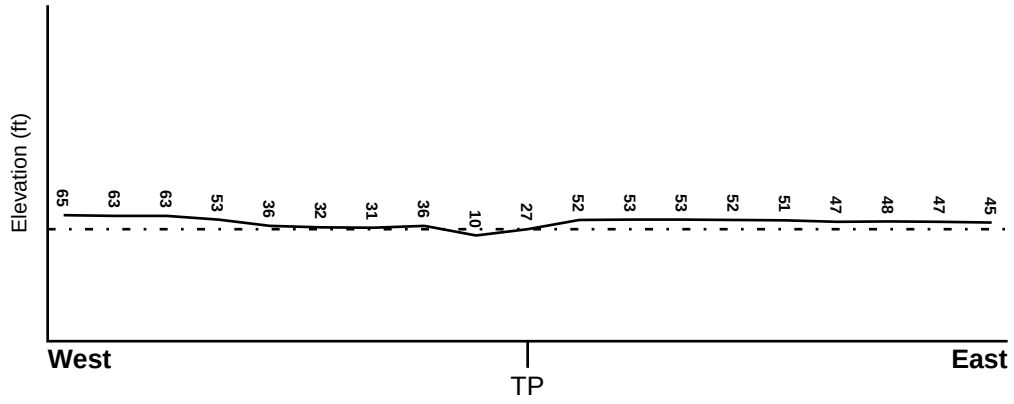
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES





Target Property Elevation: 27 ft.

0 1/2 1 Miles

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
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

NWI Quad at Target Property	NWI Electronic Data Coverage
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 North
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.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
2	1/8 - 1/4 Mile NW	SE
4	1/4 - 1/2 Mile ESE	Not Reported

* ©1996 Site--specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
5	1/4 - 1/2 Mile SE	SSE
6	1/4 - 1/2 Mile North	S
7	1/2 - 1 Mile ENE	W
9	1/2 - 1 Mile ENE	E
12	1/2 - 1 Mile NNW	Not Reported
14	1/2 - 1 Mile North	SSW
15	1/2 - 1 Mile ENE	WNW
16	1/2 - 1 Mile ENE	WSW
17	1/2 - 1 Mile North	NNE

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

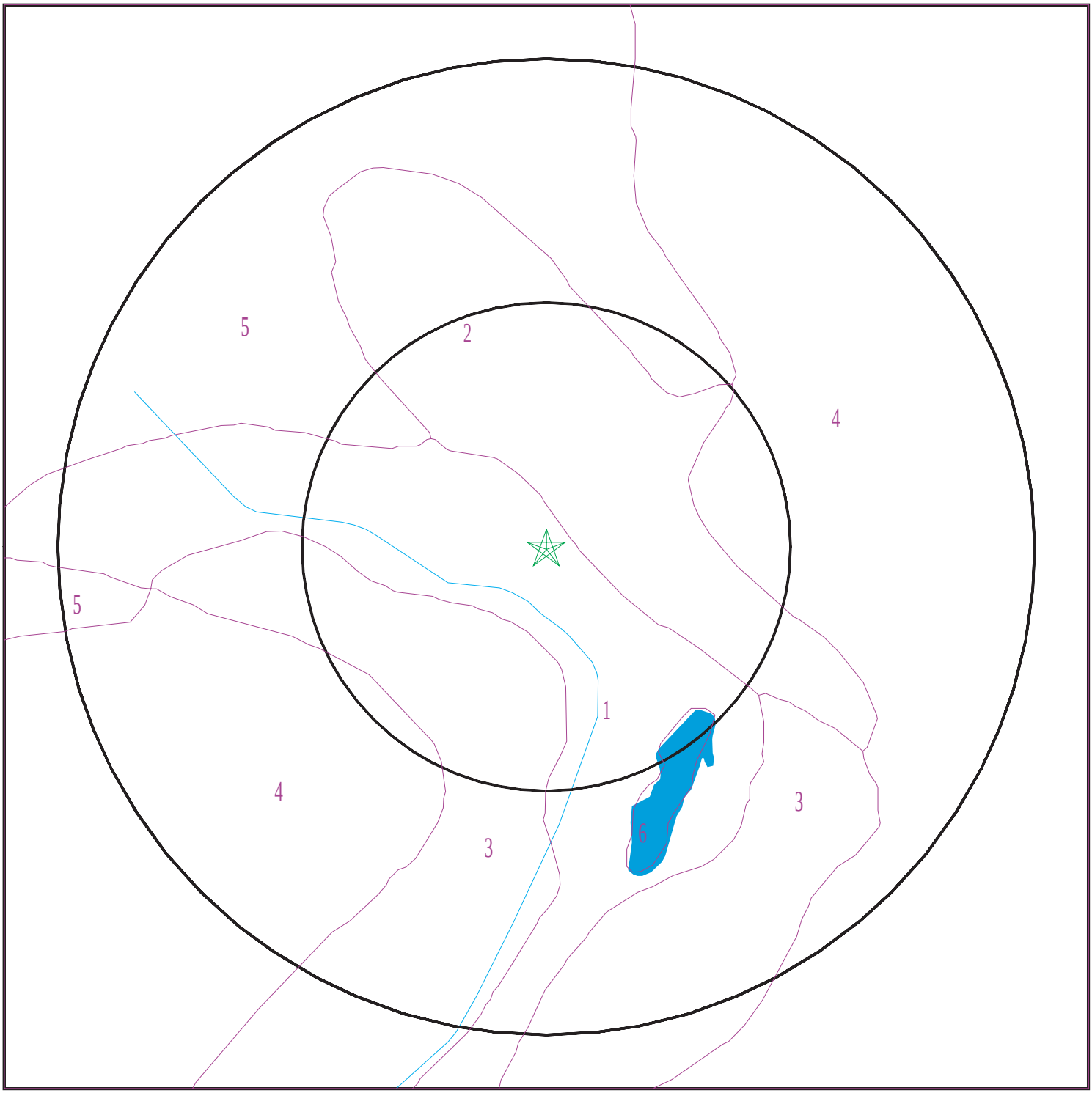
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 4397232.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Bristol Autoplex	CLIENT:	Env. Management Strategies
ADDRESS:	375 Bristol Street Costa Mesa CA 92626	CONTACT:	Ashley Flores
		INQUIRY #:	4397232.2s
LAT/LONG:	33.6643 / 117.8795	DATE:	August 28, 2015 7:35 pm

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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: THAPTO-HISTIC FLUVAQUENTS

Soil Surface Texture: mucky clay

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:
Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 84 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	mucky clay	Not reported	Not reported	Max: 1.4 Min: 0.42	Max: 8.4 Min: 7.9
2	9 inches	20 inches	mucky silty clay	Not reported	Not reported	Max: 1.4 Min: 0.42	Max: 6 Min: 5.1
3	20 inches	55 inches	muck	Not reported	Not reported	Max: 42 Min: 0.42	Max: 6.5 Min: 5.1
4	55 inches	68 inches	silty clay loam	Not reported	Not reported	Max: 1.4 Min: 0.42	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

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	59 inches	variable	Not reported	Not reported	Max: Min:	Max: Min:

Soil Map ID: 3

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							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	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

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
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
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	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: 4

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							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	22 inches	sandy loam	Not reported	Not reported	Max: 42 Min: 14	Max: 6 Min: 5.1
2	22 inches	27 inches	sandy clay	Not reported	Not reported	Max: 0.42 Min: 0.01	Max: 8.4 Min: 5.6
3	27 inches	38 inches	sandy clay loam	Not reported	Not reported	Max: 0.42 Min: 0.01	Max: 8.4 Min: 5.6
4	38 inches	70 inches	sandy loam	Not reported	Not reported	Max: 0.42 Min: 0.01	Max: 8.4 Min: 6.1
5	70 inches	79 inches	sandy loam	Not reported	Not reported	Max: 14 Min: 4	Max: 6.5 Min: 6.1

Soil Map ID: 5

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							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	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

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
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
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	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: 6

Soil Component Name: Water

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:
Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
3	USGS40000136499	1/4 - 1/2 Mile NW
A8	USGS40000136517	1/2 - 1 Mile WNW
13	USGS40000136358	1/2 - 1 Mile SSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CADW60000022117	1/8 - 1/4 Mile SSE
10	CADW60000022116	1/2 - 1 Mile WNW
A11	CADW60000000221	1/2 - 1 Mile WNW

PHYSICAL SETTING SOURCE MAP - 4397232.2s

0 1/4 1/2 1 Miles

- 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
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	Bristol Autoplex	CLIENT:	Env. Management Strategies
ADDRESS:	375 Bristol Street Costa Mesa CA 92626	CONTACT:	Ashley Flores
LAT/LONG:	33.6643 / 117.8795	INQUIRY #:	4397232.2s
		DATE:	August 28, 2015 7:35 pm

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Map ID Direction Distance Elevation		Database	EDR ID Number
1 **SSE** **1/8 - 1/4 Mile** **Higher**		**CA WELLS**	**CADW60000022117**

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

---

2 **NW** **1/8 - 1/4 Mile** **Higher**	Site ID:	083000343T	**AQUIFLOW**	**65355**
	Groundwater Flow:	SE		
	Shallow Water Depth:	33.29		
	Deep Water Depth:	35.11		
	Average Water Depth:	Not Reported		
	Date:	05/20/1987		

---

3 **NW** **1/4 - 1/2 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

4
ESE
1/4 - 1/2 Mile
Higher

AQUIFLOW **38903**

Site ID:	083002060T
Groundwater Flow:	Not Reported
Shallow Water Depth:	27
Deep Water Depth:	32
Average Water Depth:	Not Reported
Date:	06/30/1998

5
SE
1/4 - 1/2 Mile
Higher

AQUIFLOW **52081**

Site ID:	083002744T
Groundwater Flow:	SSE
Shallow Water Depth:	29.07
Deep Water Depth:	31.64
Average Water Depth:	Not Reported
Date:	02/24/1997

6
North
1/4 - 1/2 Mile
Higher

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

7
ENE
1/2 - 1 Mile
Higher

AQUIFLOW **34293**

Site ID:	083001459T
Groundwater Flow:	W
Shallow Water Depth:	22
Deep Water Depth:	24
Average Water Depth:	Not Reported
Date:	12/21/1998

A8
WNW
1/2 - 1 Mile
Higher

FED USGS **USGS40000136517**

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	

9
ENE
1/2 - 1 Mile
Higher

Site ID:	083000403T
Groundwater Flow:	E
Shallow Water Depth:	21.9
Deep Water Depth:	24.2
Average Water Depth:	Not Reported
Date:	12/1997

AQUIFLOW **66483**

Map ID Direction Distance Elevation		Database	EDR ID Number
10 **WNW** **1/2 - 1 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

A11 **WNW** **1/2 - 1 Mile** **Higher**			**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

---

12 **NNW** **1/2 - 1 Mile** **Higher**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083002072T Not Reported 25 26 Not Reported 03/31/1998	**AQUIFLOW**	**38855**

---

13 **SSW** **1/2 - 1 Mile** **Lower**	**FED USGS**	**USGS40000136358**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-333909117525801		
Monloc name:	006S010W13E001S		
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:	33.6525205
Longitude:	-117.8836679	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:	11.40
Vert measure units:	feet	Vertacc measure val:	.10
Vert accmeasure units:	feet		
Vertcollection method:	Level or other surveying method		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	19650915	Welldepth:	35
Welldepth units:	ft	Wellholedepth:	200
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 83

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
1986-08-13	10.65		1986-04-29	9.89	
1986-02-11	10.02		1985-11-04	10.80	
1985-08-07	9.63		1985-05-08	8.75	
1985-02-15	9.00		1984-10-25	9.42	
1984-09-05	8.91		1984-05-10	8.40	
1984-02-03	8.35		1983-11-01	9.39	
1983-08-10	8.96		1983-05-11	8.47	
1983-02-09	9.01		1982-11-03	9.54	
1982-07-29	9.10		1982-04-29	8.38	
1982-01-26	8.85		1981-11-09	9.39	
1981-07-30	8.61		1981-05-07	8.34	
1981-02-04	8.67		1980-10-29	9.26	
1980-08-26	9.17		1980-06-10	8.85	
1980-02-06	9.50		1979-11-05	10.10	
1979-08-01	9.95		1979-04-30	9.46	
1979-02-05	9.88		1978-10-25	10.73	
1978-09-29	10.76		1977-10-26	11.06	
1977-01-12	10.55		1976-10-29	10.55	
1976-05-11	9.85		1976-01-12	8.75	
1975-05-05	9.15		1975-03-14	9.15	
1975-01-09	9.35		1974-10-23	10.05	
1974-09-06	9.85		1974-07-09	9.55	
1974-05-06	9.15		1974-03-21	9.45	
1974-01-31	9.35		1973-11-05	9.95	
1973-09-13	9.75		1973-07-10	9.35	
1973-05-11	9.05		1973-03-13	8.96	
1973-01-11	9.55		1972-11-06	9.75	
1972-09-08	9.55		1972-07-12	9.15	
1972-05-05	8.85		1972-03-13	8.68	
1972-01-13	8.75		1971-11-08	8.65	
1971-09-02	8.55		1971-07-16	8.05	

Ground-water levels, continued.

Date	Feet below Surface	Feet to Sealevel
1971-06-17	8.25	
1971-04-16	8.35	
1970-11-05	8.75	
1970-09-11	9.15	
1970-07-09	8.05	
1970-05-05	7.95	
1970-03-12	7.95	
1970-01-05	8.05	
1969-09-08	8.75	
1969-06-12	8.05	
1969-01-07	9.15	
1971-05-06	8.35	
1970-12-16	7.75	
1970-10-08	8.75	
1970-08-12	8.35	
1970-06-04	8.15	
1970-04-03	8.25	
1970-02-16	7.85	
1969-10-08	8.4	
1969-07-07	8.35	
1969-05-07	8.05	

14
North
1/2 - 1 Mile
Higher

Site ID:	083000442T
Groundwater Flow:	SSW
Shallow Water Depth:	35 ft
Deep Water Depth:	70 ft
Average Water Depth:	Not Reported
Date:	12/1996

AQUIFLOW **69459**

15
ENE
1/2 - 1 Mile
Higher

Site ID:	083000209T
Groundwater Flow:	WNW
Shallow Water Depth:	Not Reported
Deep Water Depth:	Not Reported
Average Water Depth:	33
Date:	05/09/1994

AQUIFLOW **33998**

16
ENE
1/2 - 1 Mile
Higher

Site ID:	083002982T
Groundwater Flow:	WSW
Shallow Water Depth:	8.58
Deep Water Depth:	8.95
Average Water Depth:	Not Reported
Date:	11/03/1997

AQUIFLOW **51934**

17
North
1/2 - 1 Mile
Higher

Site ID:	083000135T
Groundwater Flow:	NNE
Shallow Water Depth:	Not Reported
Deep Water Depth:	Not Reported
Average Water Depth:	26
Date:	02/22/1995

AQUIFLOW **64529**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92707	14	0

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 Zip Code: 92707

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.700 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.

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 Services
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 Services (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, 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 C

EDR ENVIRONMENTAL LIEN AND AUL SEARCH

Bristol Autoplex
375 Bristol Street
Costa Mesa, CA 92626

Inquiry Number: 4397232.7S
September 08, 2015

The EDR Environmental LienSearch™

EDR® Environmental Data Resources Inc

6 Armstrong Road,
Fourth Floor
Shelton, CT 06484
800.352.0050
www.edrnet.com

EDR Environmental LienSearch™ Report

The EDR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Environmental LienSearch™ Report

TARGET PROPERTY INFORMATION

ADDRESS

BRISTOL AUTOPLEX
375 BRISTOL STREET
COSTA MESA, CA 92626

RESEARCH SOURCE

Source 1: Orange Assessor
Orange County, California

Source 2: Orange Recorder
Orange County, California

PROPERTY INFORMATION

Deed 1:

Type of Deed: Partnership Grant Deed

Title is vested in: J. Ray Sanderson/Cardinal Development-Bristol Center, a California general partnership

Title received from: Bristol Partners, a general partnership

Deed Recorded: 01/15/1987

Instrument: 87-025795

Legal Description: All that certain piece or parcel of land being Parcel 1 of Parcel Map No. 85-384, as shown on a map filed in Book 215, Pages 12 and 13 inclusive, of Parcel Maps, situate and lying in the County of Orange, State of California.

Legal Current Owner: J. Ray Sanderson/Cardinal Development-Bristol Center, a California general partnership

Property Identifiers: 119-200-33

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

If found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument:

Comments:

Miscellaneous:

EDR Environmental LienSearch™ Report

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AUL's: Found ☐ Not Found ☒

If found:

1st Party:

2nd Party:

Dated:
Recorded:
Book:
Page:
Docket:
Volume:
Instrument:
Comments:
Miscellaneous:

EDR Environmental LienSearch™ Report

DEED EXHIBIT

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name / Street Address / City & State:
J RAY-SANDERSON DEVELOPMENT
2699 WHITE ROAD, SUITE 150
IRVINE, CALIFORNIA 92714
ATTN: Michael D. Ray

MAIL TAX STATEMENTS TO

Name / Street Address / City & State:
J RAY-SANDERSON DEVELOPMENT
2699 WHITE ROAD, SUITE 150
IRVINE, CALIFORNIA 92714
Attn: Michael D. Ray

87-025795

$7.00
C7

SURVEY MON. FUND FEE $10.00

NO OWNERSHIP STATEMENT $20.00

RECORDING REQUESTED B
TICOR TITLE INS. CO. OF C

RECORDED IN OFFICIAL RE
OF ORANGE COUNTY, CAL

-3 40 PM JAN 3

Lee A Branch

SPACE ABOVE THIS LINE FOR RECORDER

Partnership Grant Deed

CAT. NO. NNC058S
TO 1925 CA (11-83)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

ALL / PTN.

PA
DOC TRANS
LEE A. B
ORANGE CO.

The undersigned grantor(s) declare(s):
Documentary transfer tax is $1,822.70.
(XX) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: ( ) City of Costa Mesa, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
BRISTOL PARTNERS

a general partnership organized under the laws of the State of California
hereby GRANTS to J. RAY SANDERSON/CARDINAL DEVELOPMENT-
BRISTOL CENTER
a California general partnership

the following described real property in the City of Costa Mesa
County of Orange, State of California.

PARCEL 1 OF PARCEL MAP NO. 85-384, IN THE CITY OF COSTA MESA, COU
ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 215,
13 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDE
COUNTY.

BRISTOL PARTNERS,
a California general pa

By: NEWPORT SHORES BUI
California Corpora
General Partner

By:
DONALD B. AYR
President

J RAY-SANDERSON DEVELOP
a California general pa

By:
JAMES W. RAY, Gene

By:
MICHAEL D. RAY, GE

By:
CHASE O. SANDERSON
General Partner

Dated: _____

STATE OF CALIFORNIA
COUNTY OF Orange } ss.

On November 14 1986 before me, the undersigned, a Notary Public in and for said State, personally appeared James W. Ray, Michael D. Ray and Chase O. Sanderson Jr.

personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as all of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

Signature Stephanie McWest

Stepl
NOTARY P
Official not
My Commiss

Title Order No. _____ Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

87-025795

I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY STEPHANIE M. WEST

DATE COMMISSION EXPIRES 9-2-88

COUNTY WHERE BOND IS FILED ORANGE COUNTY

PLACE OF EXECUTION SANTA ANA, CALIFORNIA DATE 1-15-87

TICOR TITLE INSURANCE OF CALIFORNIA
BY:

TITLE OFFICER

STATE OF CALIFORNIA
COUNTY OF Orange } ss.

On December 5, 1986 before me, the undersigned, a Notary Public in and for said State, personally appeared Donald T. Sykes and personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as President and Secretary, on behalf of Newport Shores Builders the corporation therein named, and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors, said corporation being known to me to be one of the partners of Bristol Partners the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.

Signature Irene Myers

OFFICIAL SEAL
IRENE MYERS
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. APR. 2, 1990

(This area for official notarial seal)

3005 (8/82) — (Corporation as Partner of Partnership)
First American Title Company

APPENDIX D

EDR PROPERTY TAX MAP REPORT

Bristol Autoplex
375 Bristol Street
Costa Mesa, CA 92626

Inquiry Number: 4397232.6
August 28, 2015

The EDR Property Tax Map Report

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

EDR Property Tax Map Report

Environmental Data Resources, Inc.'s EDR Property Tax Map Report is designed to assist environmental professionals in evaluating potential environmental conditions on a target property by understanding property boundaries and other characteristics. The report includes a search of available property tax maps, which include information on boundaries for the target property and neighboring properties, addresses, parcel identification numbers, as well as other data typically used in property location and identification.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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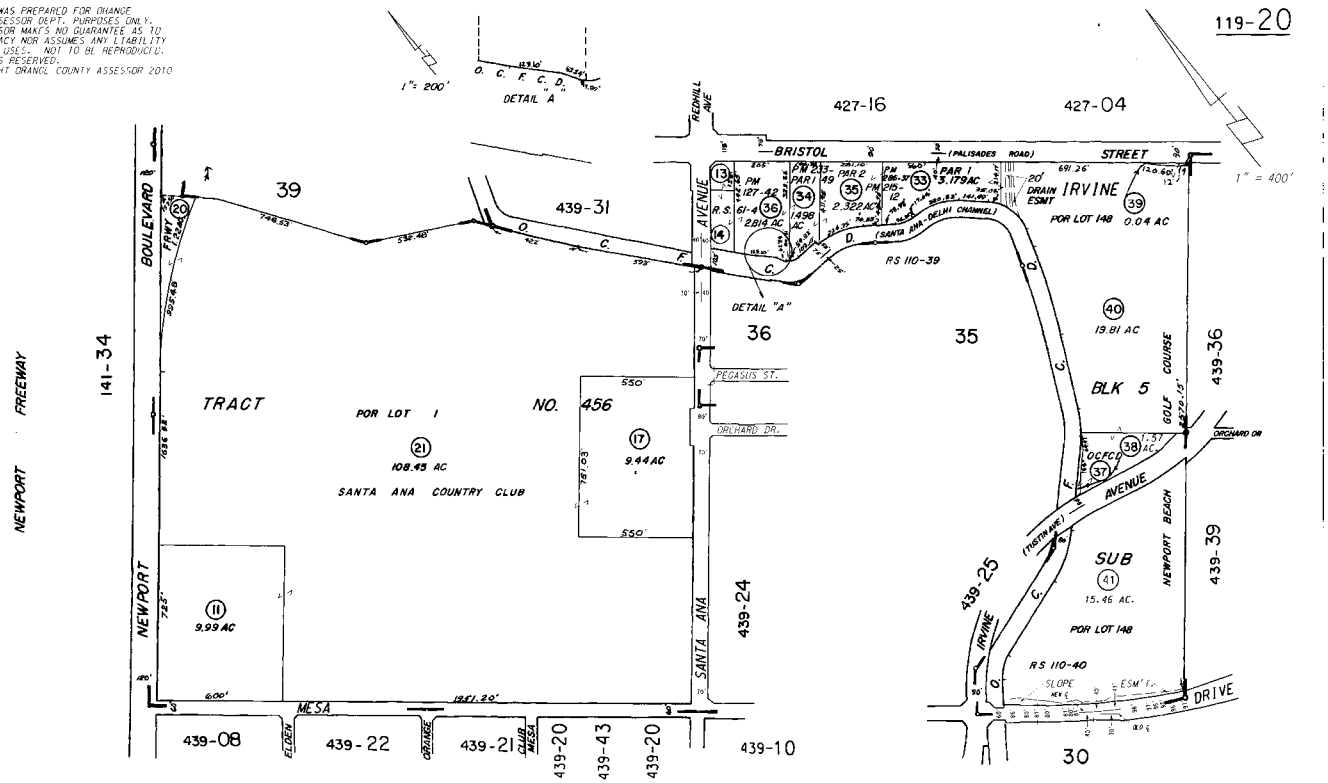

MARCH 1951

IRVINE SUB.
TR. NO. 456
PARCEL MAP

M. M. 1-88
M. M. 17-9
P.M. 233-49

NOTE – ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 119 PAGE 20
COUNTY OF ORANGE

APPENDIX E

CERTIFIED SANBORN® MAP REPORT

Bristol Autoplex
375 Bristol Street
Costa Mesa, CA 92626

Inquiry Number: 4397232.3
August 28, 2015

Certified Sanborn® Map Report

6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

8/28/15

Site Name:	**Client Name:**
Bristol Autoplex	Env. Management Strategies
375 Bristol Street	16510 Aston Street
Costa Mesa, CA 92626	Irvine, CA 92606-0000
EDR Inquiry # 4397232.3	Contact: Ashley Flores

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Env. Management Strategies were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name:	Bristol Autoplex
Address:	375 Bristol Street
City, State, Zip:	Costa Mesa, CA 92626
Cross Street:	
P.O. #	EMS 547
Project:	Bristol Autoplex
Certification #	1258-4798-B157

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results
Certification # 1258-4798-B157

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✔ Library of Congress
- ✔ University Publications of America
- ✔ EDR Private Collection

The Sanborn Library LLC Since 1866™

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APPENDIX F

EDR HISTORICAL TOPOGRAPHIC MAP REPORT

Bristol Autoplex
375 Bristol Street
Costa Mesa, CA 92626

Inquiry Number: 4397232.4
August 31, 2015

EDR Historical Topographic Map Report

6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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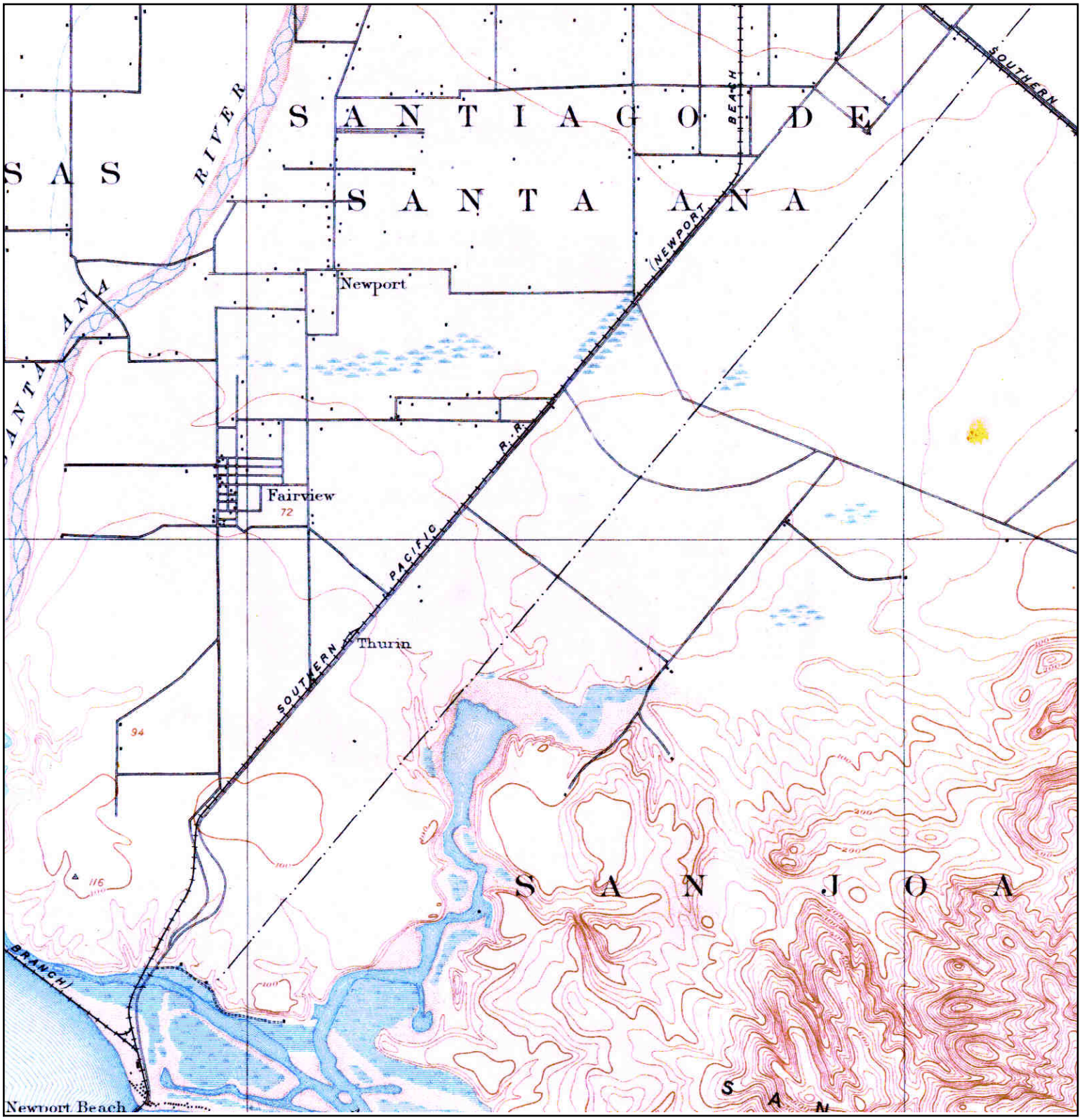
Historical Topographic Map



N	TARGET QUAD NAME: SANTA ANA MAP YEAR: 1901 SERIES: 15 SCALE: 1:62500	SITE NAME: Bristol Autoplex ADDRESS: 375 Bristol Street Costa Mesa, CA 92626 LAT/LONG: 33.6643 / -117.8795	CLIENT: Env. Management Strategies CONTACT: Ashley Flores INQUIRY#: 4397232.4 RESEARCH DATE: 08/31/2015

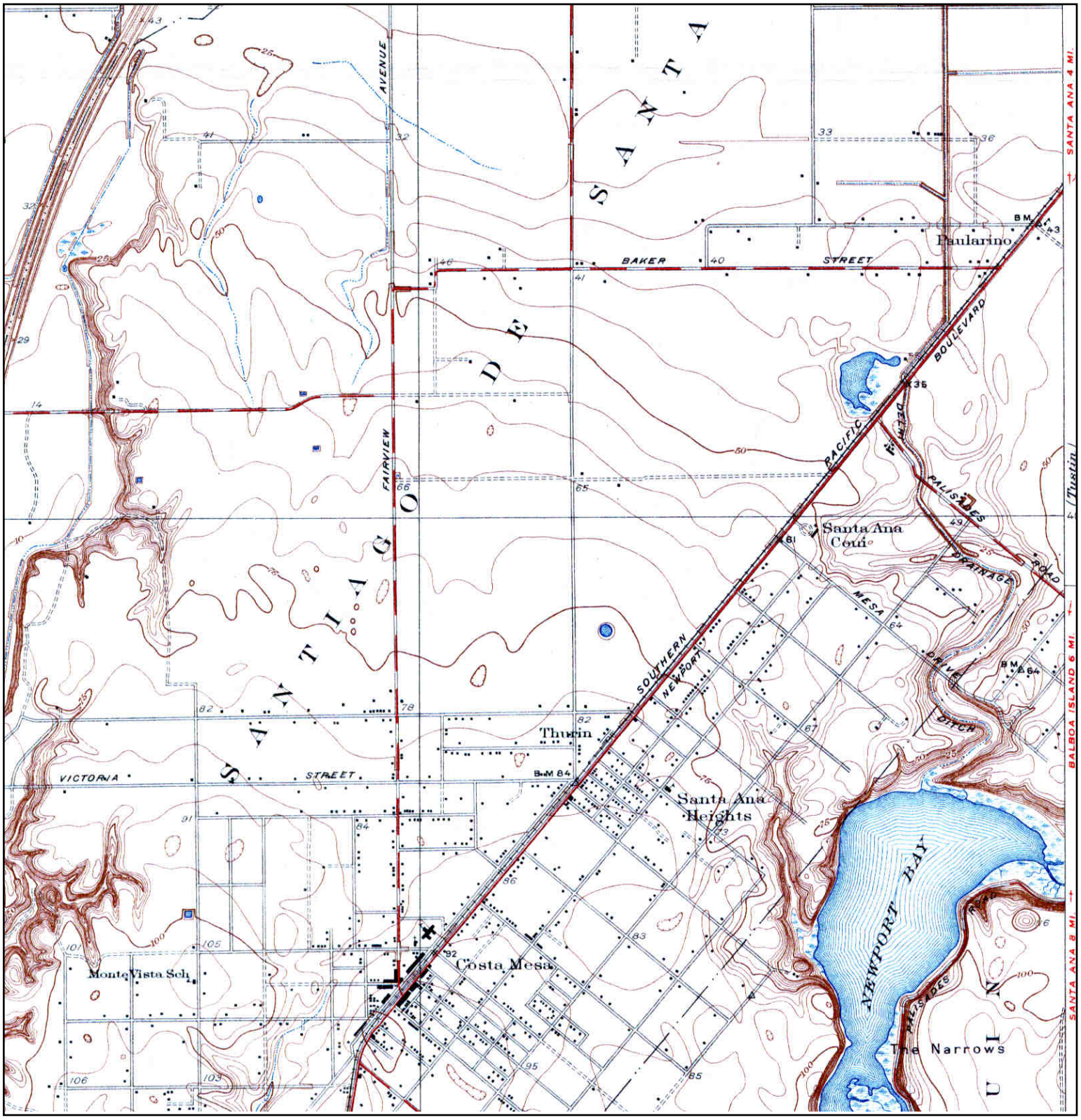
Historical Topographic Map

N	TARGET QUAD NAME: SOUTHERN CA SHEET 1 MAP YEAR: 1901 SERIES: 60 SCALE: 1:250000	SITE NAME: Bristol Autoplex ADDRESS: 375 Bristol Street Costa Mesa, CA 92626 LAT/LONG: 33.6643 / -117.8795	CLIENT: Env. Management Strategies CONTACT: Ashley Flores INQUIRY#: 4397232.4 RESEARCH DATE: 08/31/2015

Historical Topographic Map

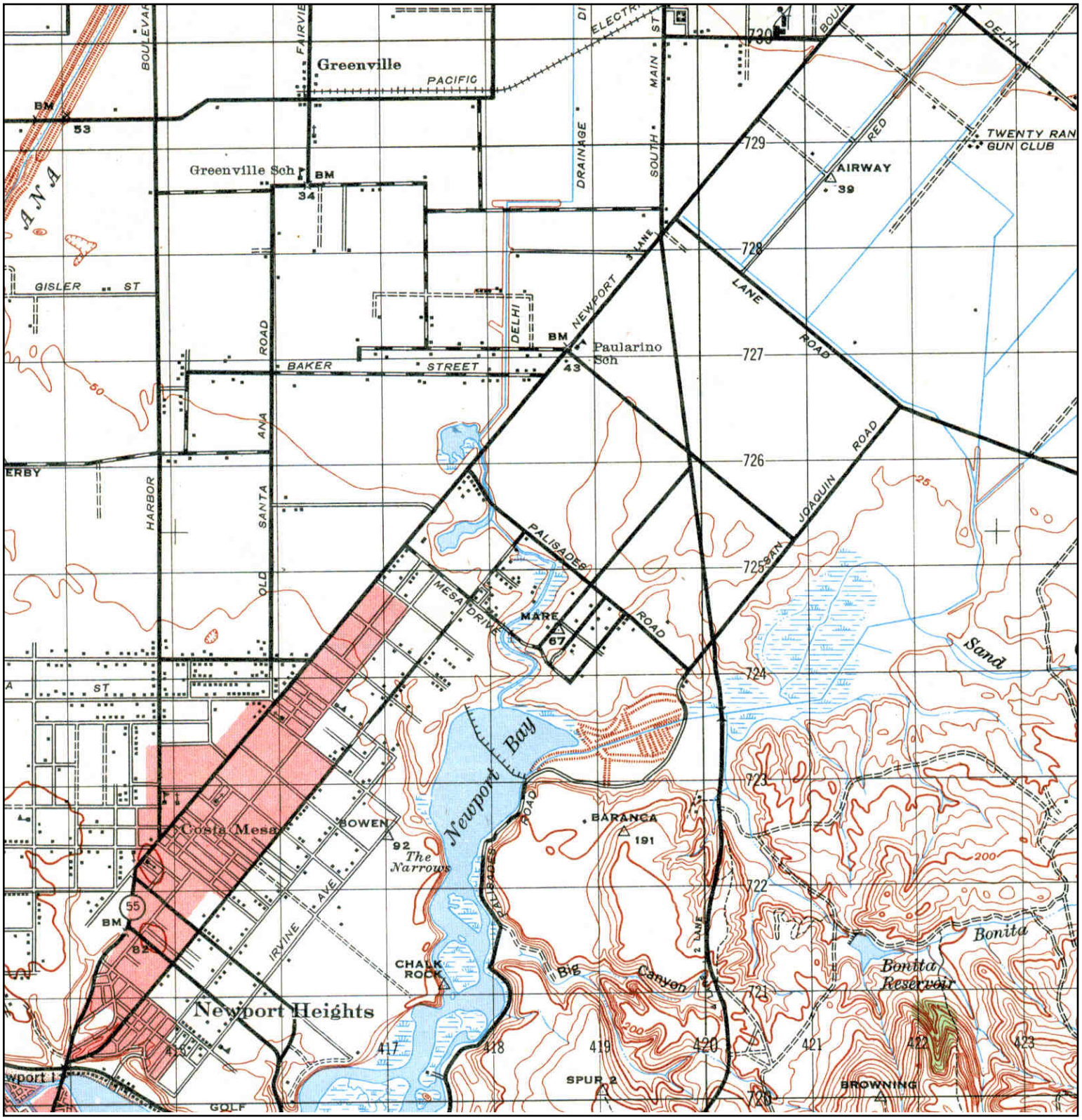
N	TARGET QUAD NAME: CORONA MAP YEAR: 1902 SERIES: 30 SCALE: 1:125000	SITE NAME: Bristol Autoplex ADDRESS: 375 Bristol Street Costa Mesa, CA 92626 LAT/LONG: 33.6643 / -117.8795	CLIENT: Env. Management Strategies CONTACT: Ashley Flores INQUIRY#: 4397232.4 RESEARCH DATE: 08/31/2015

Historical Topographic Map



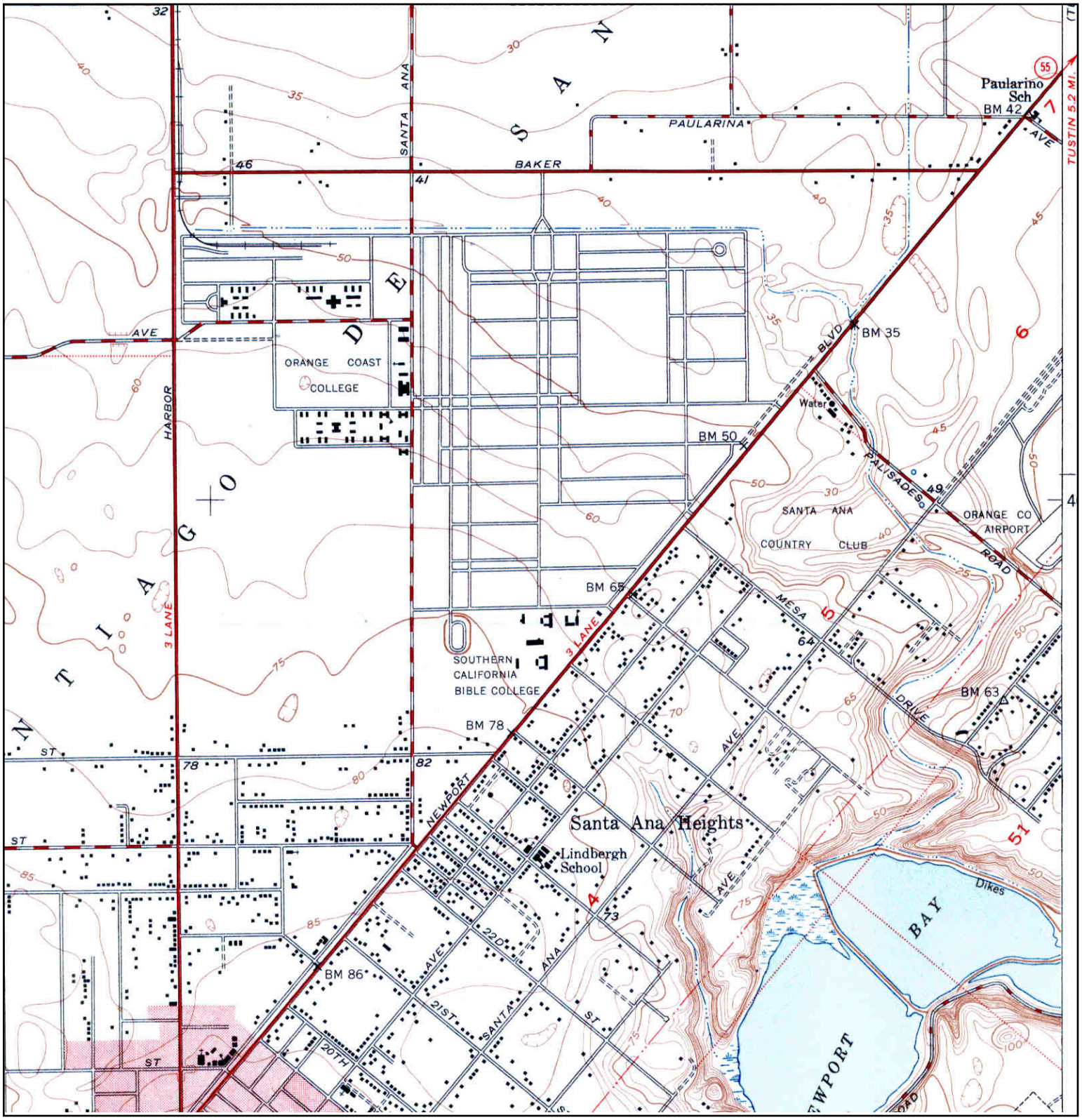
N	TARGET QUAD NAME: NEWPORT BEACH MAP YEAR: 1935 SERIES: 7.5 SCALE: 1:31680	SITE NAME: Bristol Autoplex ADDRESS: 375 Bristol Street Costa Mesa, CA 92626 LAT/LONG: 33.6643 / -117.8795	CLIENT: Env. Management Strategies CONTACT: Ashley Flores INQUIRY#: 4397232.4 RESEARCH DATE: 08/31/2015

Historical Topographic Map



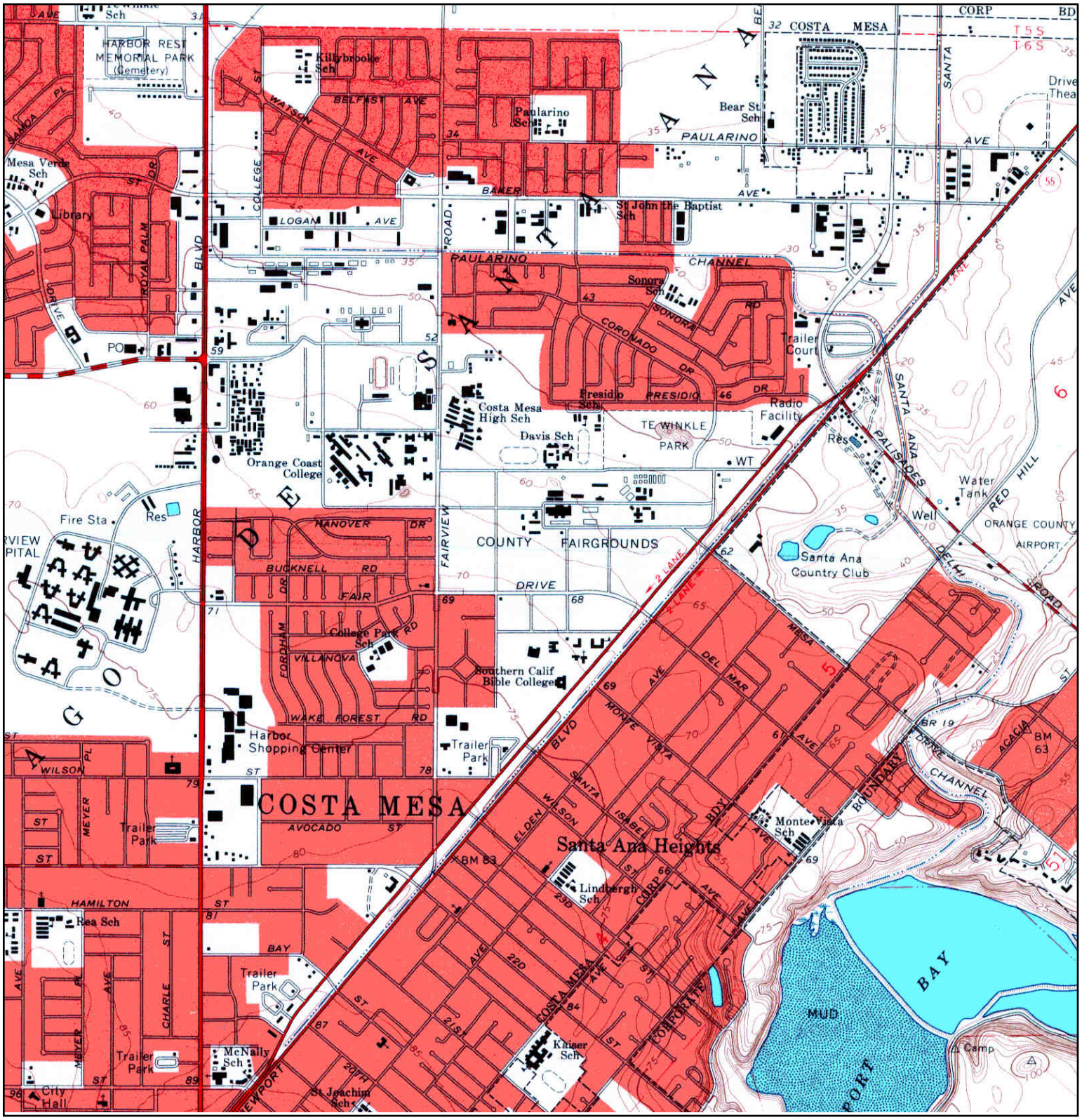
N	TARGET QUAD NAME: SANTA ANA MAP YEAR: 1942 SERIES: 15 SCALE: 1:50000	SITE NAME: Bristol Autoplex ADDRESS: 375 Bristol Street Costa Mesa, CA 92626 LAT/LONG: 33.6643 / -117.8795	CLIENT: Env. Management Strategies CONTACT: Ashley Flores INQUIRY#: 4397232.4 RESEARCH DATE: 08/31/2015

Historical Topographic Map



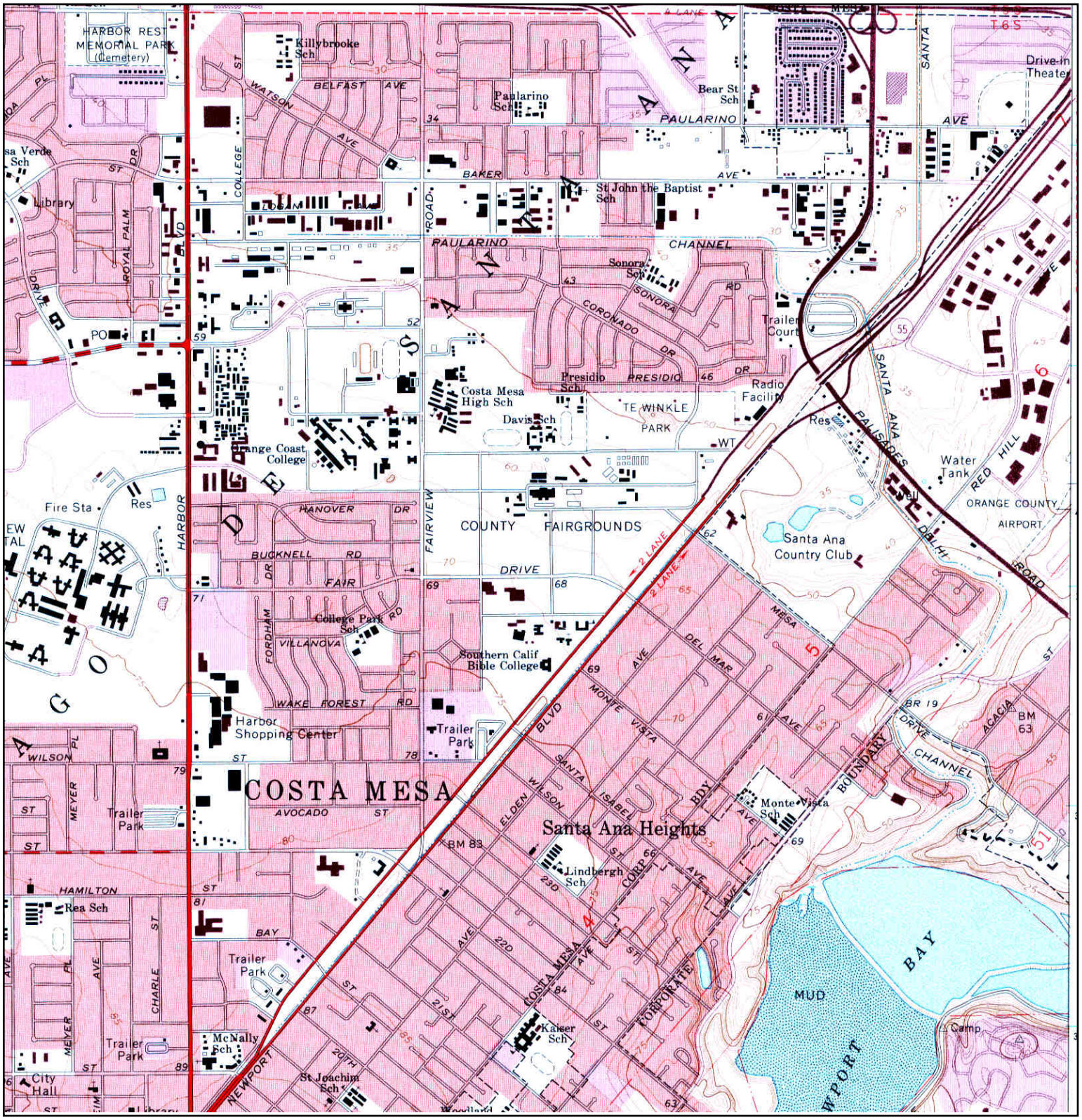
N	TARGET QUAD NAME: NEWPORT BEACH MAP YEAR: 1951 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Bristol Autoplex ADDRESS: 375 Bristol Street Costa Mesa, CA 92626 LAT/LONG: 33.6643 / -117.8795	CLIENT: Env. Management Strategies CONTACT: Ashley Flores INQUIRY#: 4397232.4 RESEARCH DATE: 08/31/2015

Historical Topographic Map



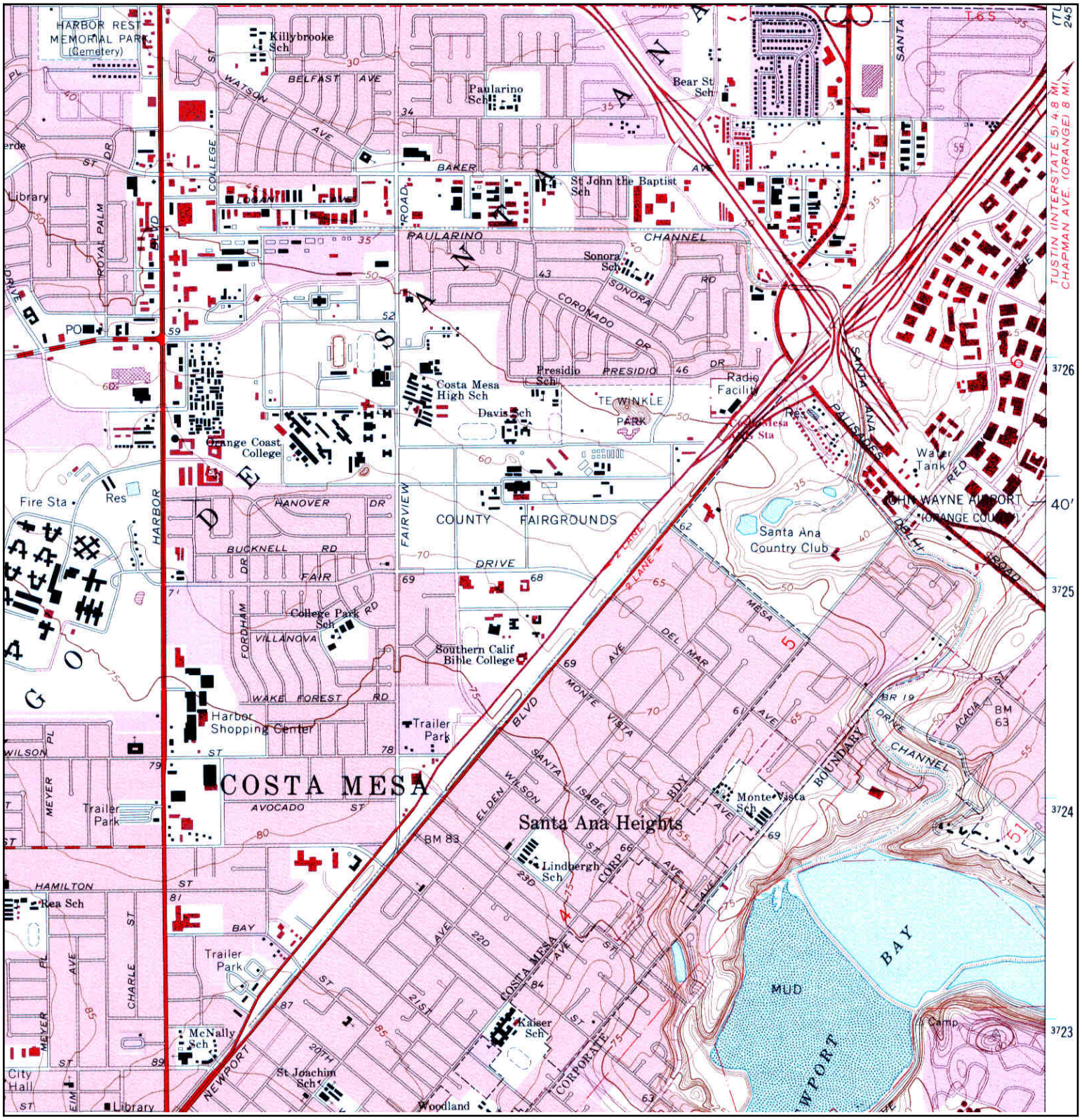
N	TARGET QUAD NAME: NEWPORT BEACH MAP YEAR: 1965 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Bristol Autoplex ADDRESS: 375 Bristol Street Costa Mesa, CA 92626 LAT/LONG: 33.6643 / -117.8795	CLIENT: Env. Management Strategies CONTACT: Ashley Flores INQUIRY#: 4397232.4 RESEARCH DATE: 08/31/2015

Historical Topographic Map



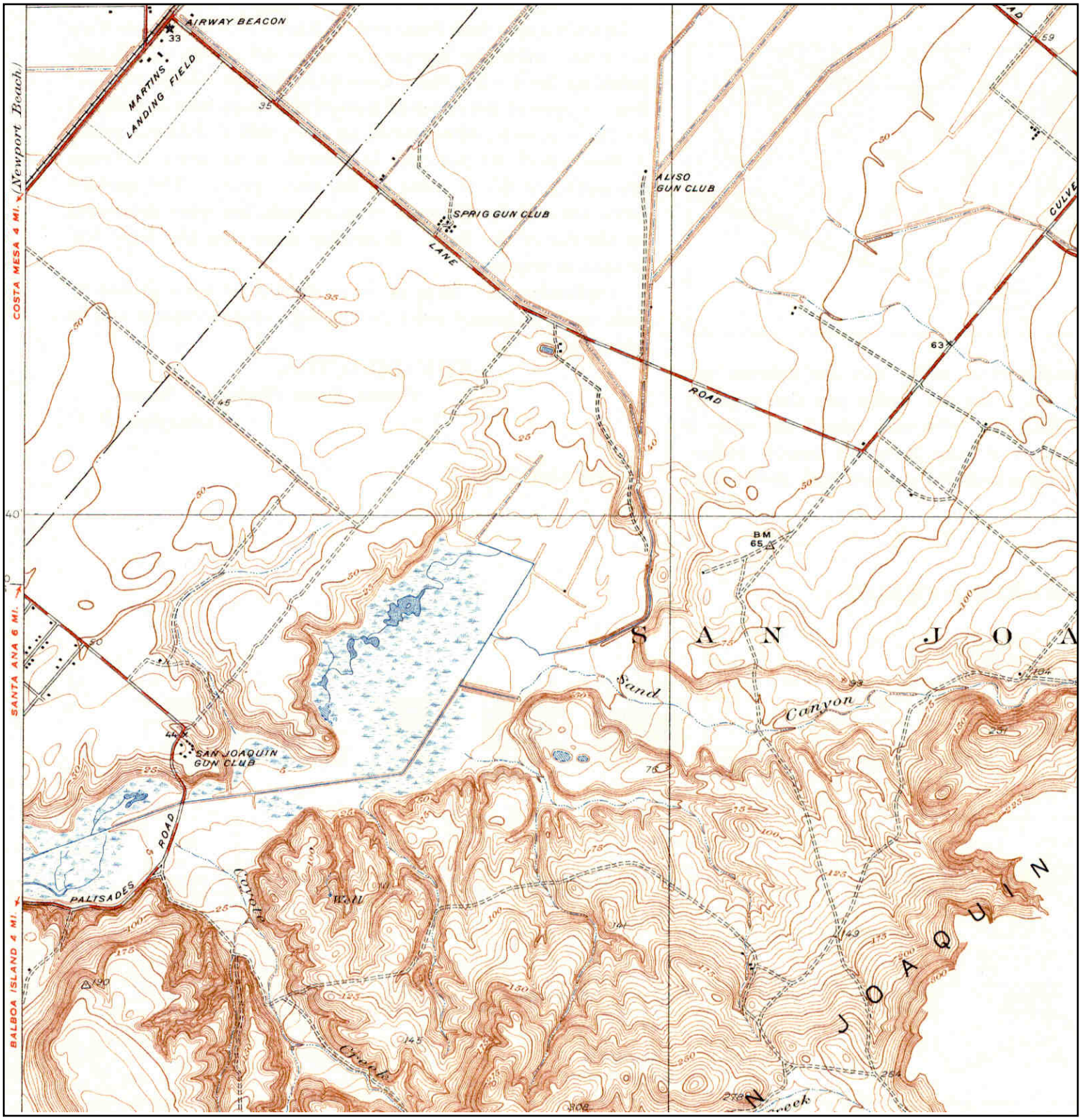
N	TARGET QUAD NAME: NEWPORT BEACH MAP YEAR: 1972 PHOTOREVISED FROM :1965 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Bristol Autoplex ADDRESS: 375 Bristol Street Costa Mesa, CA 92626 LAT/LONG: 33.6643 / -117.8795	CLIENT: Env. Management Strategies CONTACT: Ashley Flores INQUIRY#: 4397232.4 RESEARCH DATE: 08/31/2015

Historical Topographic Map



N	TARGET QUAD NAME: NEWPORT BEACH MAP YEAR: 1981 PHOTOREVISED FROM :1965 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Bristol Autoplex ADDRESS: 375 Bristol Street Costa Mesa, CA 92626 LAT/LONG: 33.6643 / -117.8795	CLIENT: Env. Management Strategies CONTACT: Ashley Flores INQUIRY#: 4397232.4 RESEARCH DATE: 08/31/2015

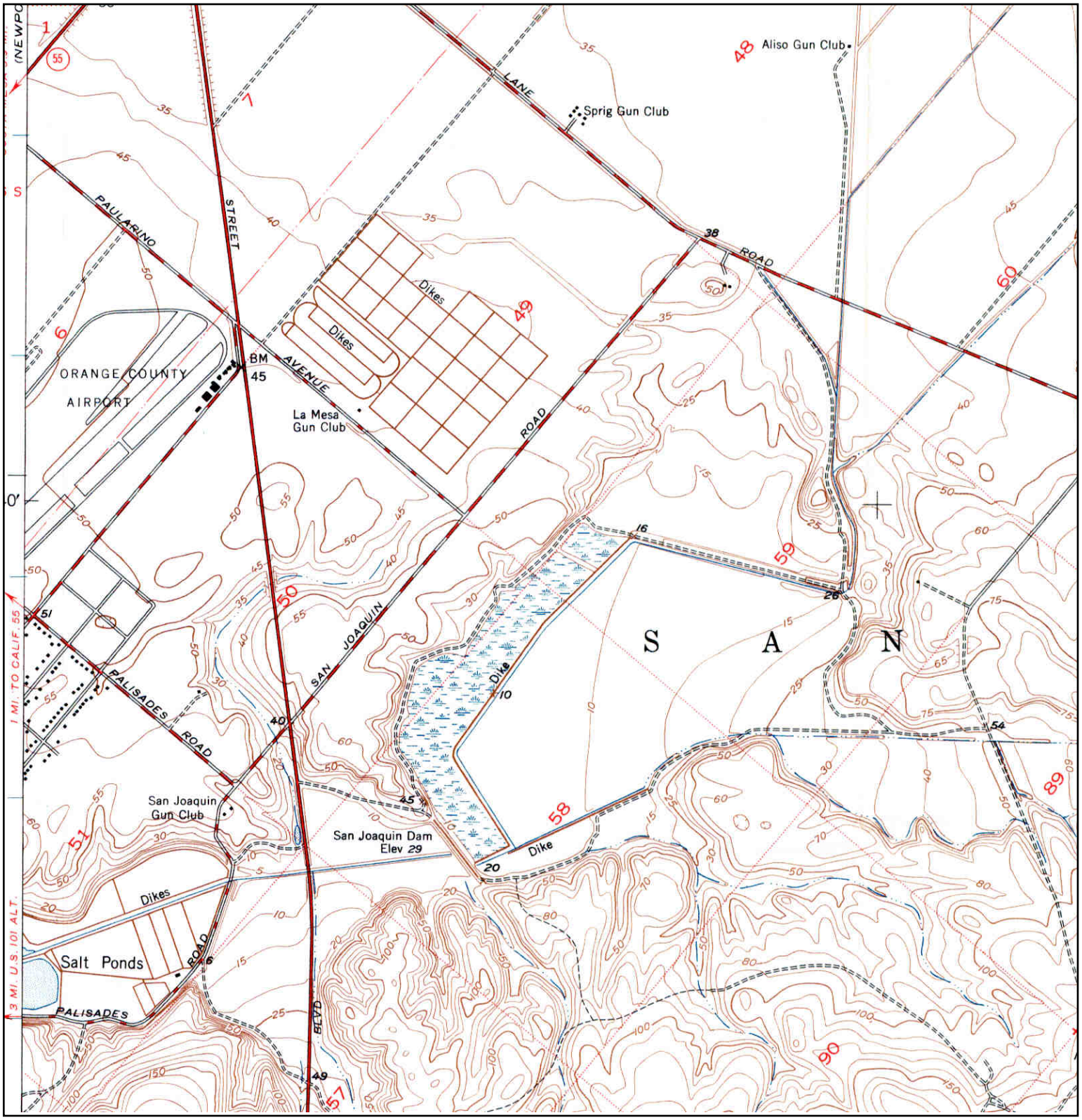
Historical Topographic Map



Unsurveyed Area on the Topographic Map

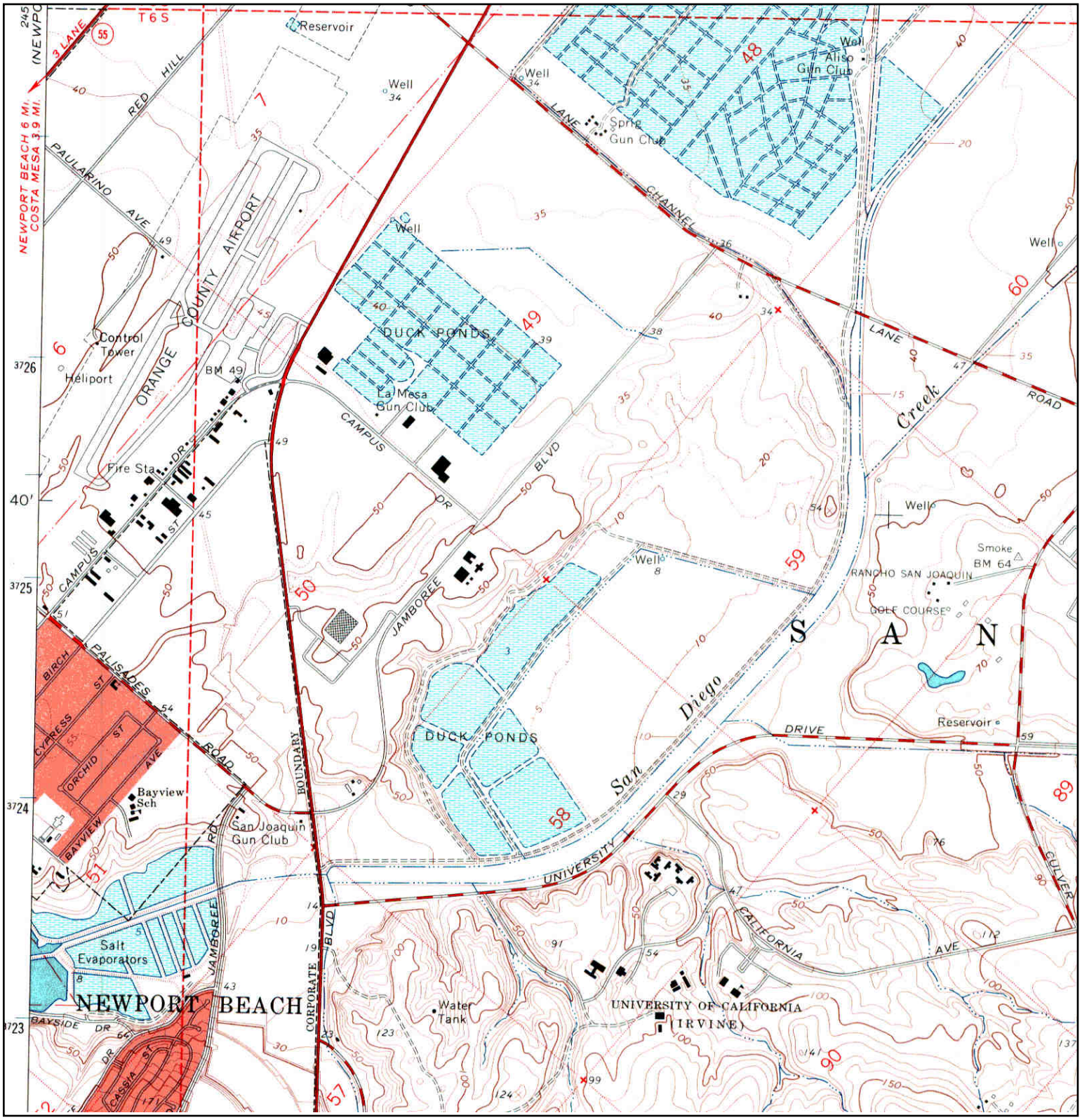
N	ADJOINING QUAD NAME: TUSTIN MAP YEAR: 1935 SERIES: 7.5 SCALE: 1:31680	SITE NAME: Bristol Autoplex ADDRESS: 375 Bristol Street Costa Mesa, CA 92626 LAT/LONG: 33.6643 / -117.8795	CLIENT: Env. Management Strategies CONTACT: Ashley Flores INQUIRY#: 4397232.4 RESEARCH DATE: 08/31/2015

Historical Topographic Map



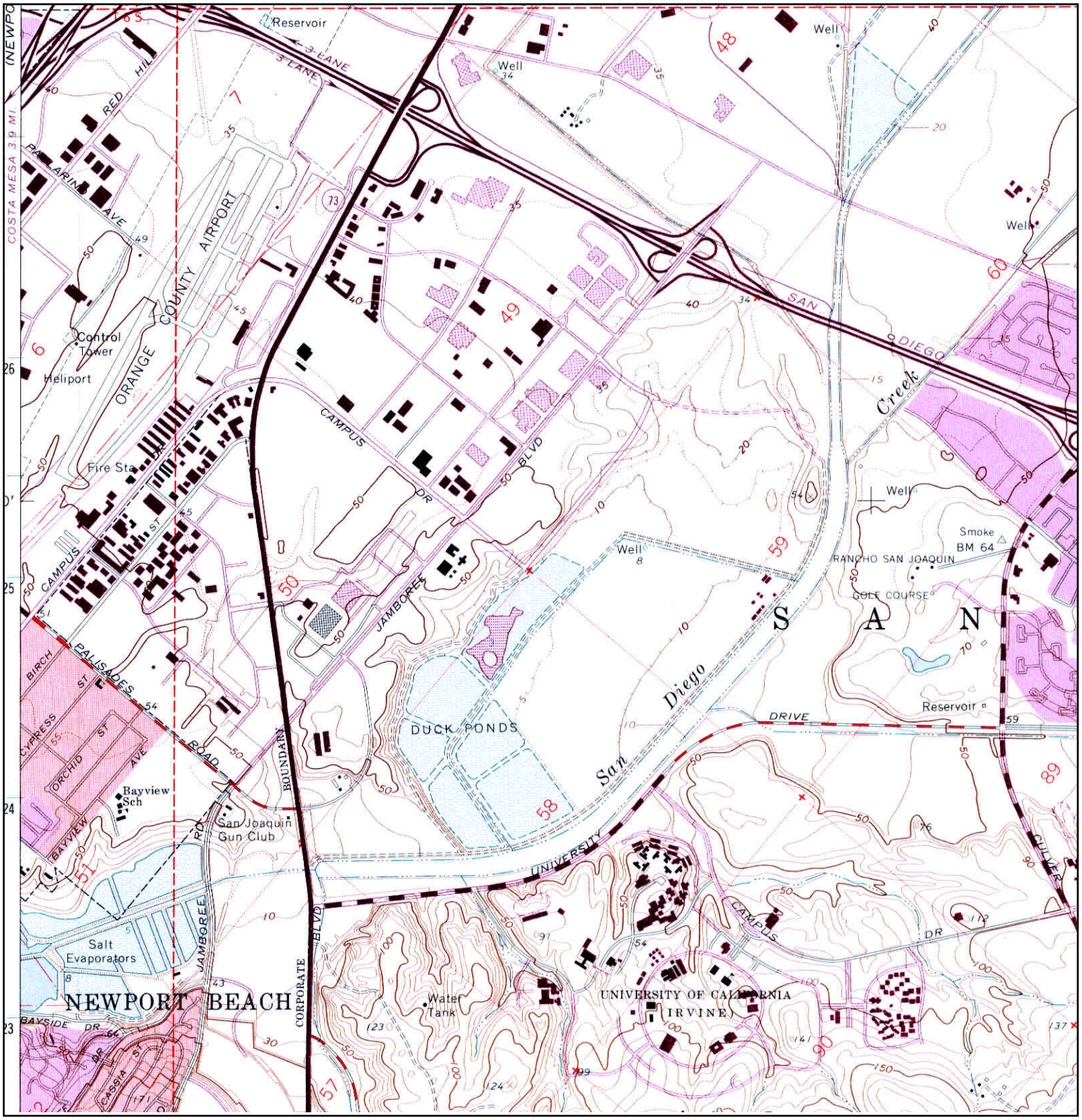
N	ADJOINING QUAD NAME: TUSTIN MAP YEAR: 1948 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Bristol Autoplex ADDRESS: 375 Bristol Street Costa Mesa, CA 92626 LAT/LONG: 33.6643 / -117.8795	CLIENT: Env. Management Strategies CONTACT: Ashley Flores INQUIRY#: 4397232.4 RESEARCH DATE: 08/31/2015

Historical Topographic Map



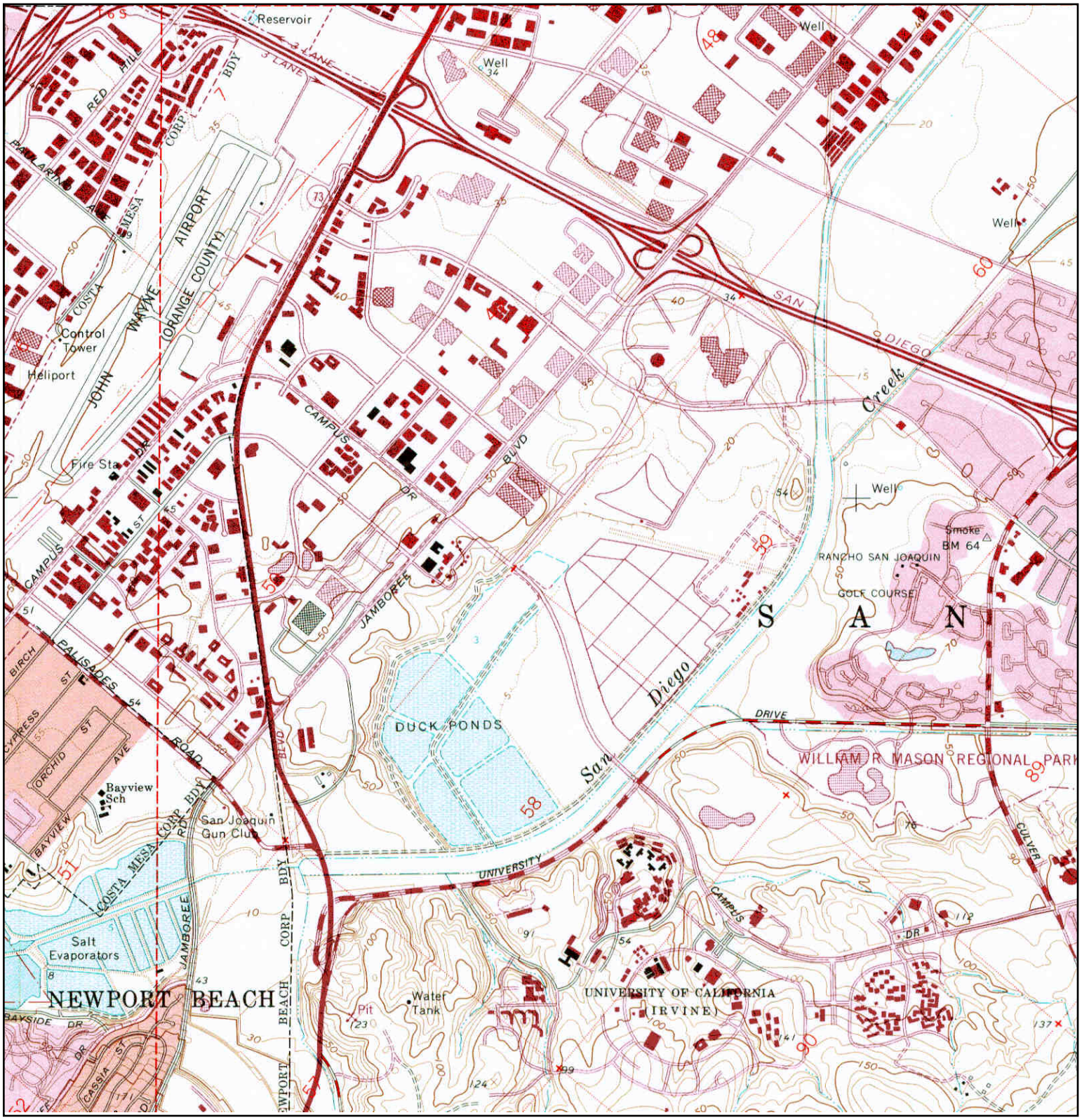
N	ADJOINING QUAD NAME: TUSTIN MAP YEAR: 1965 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Bristol Autoplex ADDRESS: 375 Bristol Street Costa Mesa, CA 92626 LAT/LONG: 33.6643 / -117.8795	CLIENT: Env. Management Strategies CONTACT: Ashley Flores INQUIRY#: 4397232.4 RESEARCH DATE: 08/31/2015

Historical Topographic Map



N	ADJOINING QUAD NAME: TUSTIN MAP YEAR: 1972 PHOTOREVISED FROM :1965 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Bristol Autoplex ADDRESS: 375 Bristol Street Costa Mesa, CA 92626 LAT/LONG: 33.6643 / -117.8795	CLIENT: Env. Management Strategies CONTACT: Ashley Flores INQUIRY#: 4397232.4 RESEARCH DATE: 08/31/2015

Historical Topographic Map



N	ADJOINING QUAD NAME: TUSTIN MAP YEAR: 1981 PHOTOREVISED FROM :1965 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Bristol Autoplex ADDRESS: 375 Bristol Street Costa Mesa, CA 92626 LAT/LONG: 33.6643 / -117.8795	CLIENT: Env. Management Strategies CONTACT: Ashley Flores INQUIRY#: 4397232.4 RESEARCH DATE: 08/31/2015

APPENDIX G

EDR AERIAL PHOTO DECADE PACKAGE

Bristol Autoplex
375 Bristol Street
Costa Mesa, CA 92626

Inquiry Number: 4397232.12
August 31, 2015

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

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Date EDR Searched Historical Sources:

Aerial Photography August 31, 2015

Target Property:

375 Bristol Street

Costa Mesa, CA 92626

Year	***Scale***	***Details***	***Source***
1938	Aerial Photograph. Scale: 1"=500'	Flight Year: 1938	USGS
1947	Aerial Photograph. Scale: 1"=500'	Flight Year: 1947	Fairchild
1952	Aerial Photograph. Scale: 1"=500'	Flight Year: 1952	USGS
1963	Aerial Photograph. Scale: 1"=500'	Flight Year: 1963	USGS
1972	Aerial Photograph. Scale: 1"=500'	Flight Year: 1972	USGS
1977	Aerial Photograph. Scale: 1"=500'	Flight Year: 1977	EDR Proprietary Brewster Pacific
1985	Aerial Photograph. Scale: 1"=500'	Flight Year: 1985	USGS
1989	Aerial Photograph. Scale: 1"=500'	Flight Year: 1989	USGS
1990	Aerial Photograph. Scale: 1"=500'	Flight Year: 1990	USGS
1994	Aerial Photograph. Scale: 1"=500'	/DOQQ - acquisition dates: 1994	USGS/DOQQ
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	USDA/NAIP
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	USDA/NAIP
2010	Aerial Photograph. Scale: 1"=500'	Flight Year: 2010	USDA/NAIP
2012	Aerial Photograph. Scale: 1"=500'	Flight Year: 2012	USDA/NAIP

INQUIRY #: 4397232.12
YEAR: 1938
= 500'
N
EDR

INQUIRY #: 4397232.12
YEAR: 1947
= 500'
N
EDR

INQUIRY #: 4397232.12
YEAR: 1952
= 500'
N
EDR

INQUIRY #: 4397232.12
YEAR: 1963
= 500'
N
EDR

INQUIRY #: 4397232.12
YEAR: 1972
= 500'
N
EDR

INQUIRY #: 4397232.12
YEAR: 1977
= 500'
N
EDR

INQUIRY #: 4397232.12
YEAR: 1985
= 500'
N
EDR

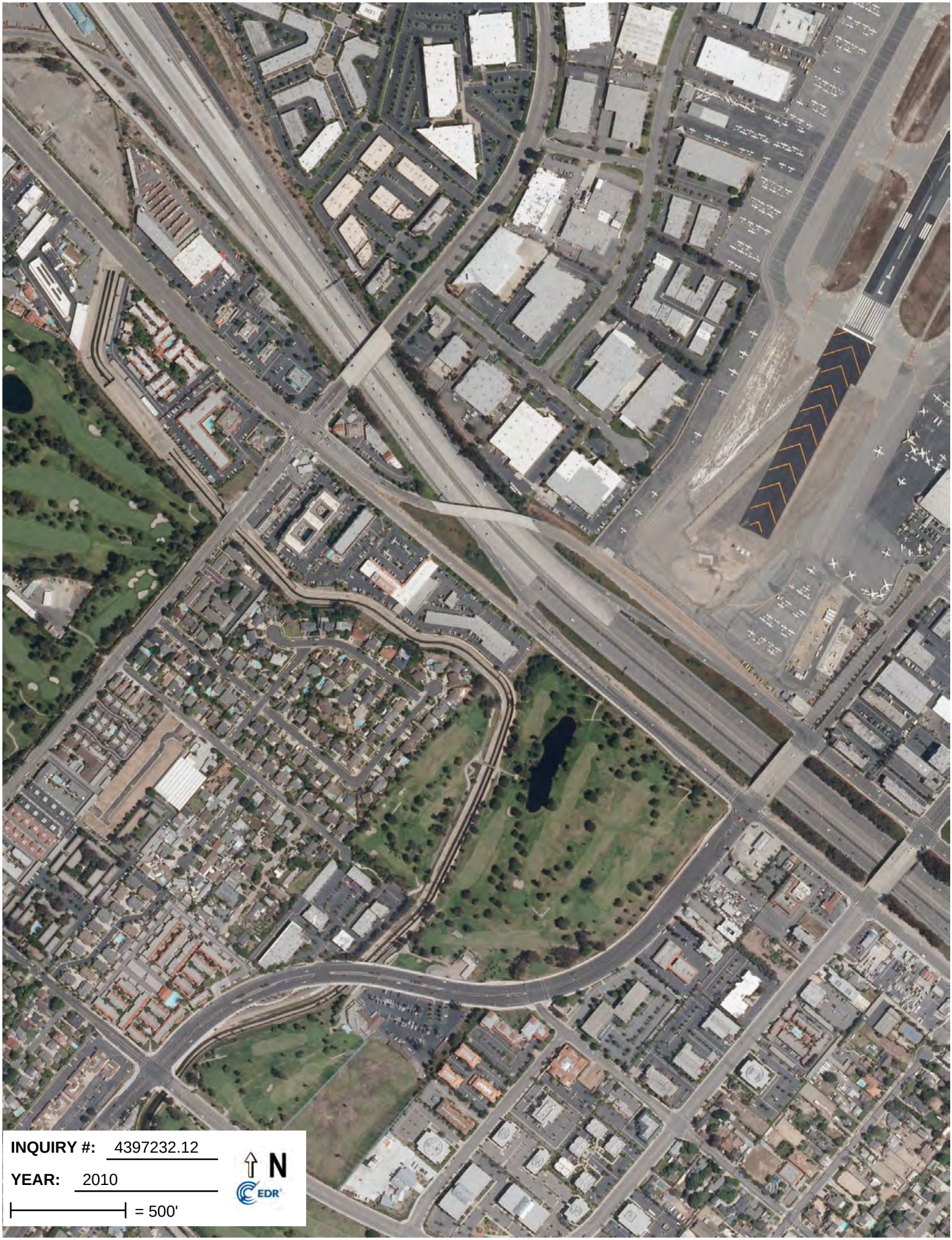
INQUIRY #: 4397232.12
YEAR: 1989
= 500'
N
EDR

INQUIRY #: 4397232.12
YEAR: 1990
= 500'
N
EDR

INQUIRY #: 4397232.12
YEAR: 1994
= 500'
N
EDR

INQUIRY #: 4397232.12
YEAR: 2005
= 500'
N
EDR

INQUIRY #: 4397232.12
YEAR: 2009
= 500'
N
EDR


INQUIRY #: 4397232.12
YEAR: 2010
= 500'
N
EDR

INQUIRY #: 4397232.12
YEAR: 2012
= 500'
N
EDR

APPENDIX H

EDR CITY DIRECTORY ABSTRACT

Bristol Autoplex
375 Bristol Street
Costa Mesa, CA 92626

Inquiry Number: 4397232.5
August 28, 2015

The EDR-City Directory Abstract

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2013. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2013	Cole Information Services	X	X	X	-
2008	Cole Information Services	X	X	X	-
2003	Cole Information Services	X	X	X	-
2002	Haines Company	X	X	X	-
2001	Pacific Telephone	-	-	-	-
1997	Pacific Bell	-	-	-	-
1995	Pacific Bell	X	X	X	-
1992	Pacific Bell	-	-	-	-
1991	Pacific Bell	X	X	X	-
1986	Pacific Bell	-	X	X	-
1980	Pacific Telephone	-	X	X	-
1975	Luskey Brothers & Co., Inc.	-	X	X	-
1971	Luskey Brothers Co., Inc.	-	-	-	-
1970	General Telephone Co., of California	-	X	X	-
1966	Pacific Telephone	-	X	X	-
1965	Luskey Brothers	-	X	X	-
1961	Luskey Brothers & Co.,	-	-	-	-
1960	Luskey Brothers & Co.,	-	X	X	-
1956	Luskey Brothers	-	X	X	-
1955	The Pacific Telephone and Telegraph Co.	-	X	X	-
1952	Luskeys Directory Service Co.	-	-	-	-
1950	West Directory Co.	-	-	-	-
1946	Southern California Telephone Co.	-	-	-	-
1945	Western Directory Co.	-	-	-	-
1941	Southern California Telephone Co.	-	-	-	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1936	Western Directory Co.	-	X	X	-
1930	Western Directory Co.	-	X	X	-
1926	Pacific Telephone	-	-	-	-
1925	Western Directory Co.	-	-	-	-
1922	Western Directory Co.	-	X	X	-
1921	Western Directory Co.	-	X	X	-
1920	Santa Ana Directory Co.	-	-	-	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

375 Bristol Street
Costa Mesa, CA 92626

FINDINGS DETAIL

Target Property research detail.

BRISTOL

375 BRISTOL

Year	Uses	Source
1995	Ability Fire Equipment Inc 5404840	Pacific Bell

BRISTOL ST

375 BRISTOL ST

Year	Uses	Source
2013	CALIFORNIA BRAKE WORKS	Cole Information Services
	CARDINAL DEVELOPEMENT CO	Cole Information Services
	DING KING THE	Cole Information Services
	EURO WEST ROVER	Cole Information Services
	EXCELLENCE AUTOMOTIVE	Cole Information Services
	FOREIGN WORKS THE	Cole Information Services
	IMARI	Cole Information Services
	NEWPORT SMOG TEST ONLY CENTER	Cole Information Services
	OC BENZ	Cole Information Services
	SADDLEBACK AUTOMOTIVE	Cole Information Services
	SAEILO MOTORS INC	Cole Information Services
	SANDWICH WORLD	Cole Information Services
	SUNDANCE WINDOW TINTING	Cole Information Services
	TOPLINE	Cole Information Services
	WAVES AUTO SOUND	Cole Information Services
	WINDSHIELD PROS	Cole Information Services
	XS GARAGE DOORS COSTA MESA	Cole Information Services
2008	A OK MUFFLER	Cole Information Services
	AUTOCARE EXPRESS	Cole Information Services
	CALIFORNIA BRAKE WORKS	Cole Information Services
	CALIFORNIA COVENTRY	Cole Information Services

FINDINGS

Year	Uses	Source
2008	CARDINAL DEVELOPMENT CO	Cole Information Services
	E L F ENTERPRISES INC	Cole Information Services
	EURO WEST ROVER	Cole Information Services
	HOUSE DR HANDY MAN SERVICES	Cole Information Services
	IMARI	Cole Information Services
	JIFFY LUBE	Cole Information Services
	NEWPORT SMOG	Cole Information Services
	SADDLEBACK SMOG & REPAIR	Cole Information Services
	SAEILO MOTORS INC	Cole Information Services
	SANDWICH WORLD	Cole Information Services
	SUNDANCE WINDOW TINTING	Cole Information Services
	WAVES AUTO SOUND	Cole Information Services
2003	A OK MUFFLER AUTO REPAIR	Cole Information Services
	AUTO CTR COMMUNITY ASSOCIATION	Cole Information Services
	AUTOCARE EXPRESS	Cole Information Services
	CARDINAL DEVELOPMENT CO	Cole Information Services
	CARDINAL SELF STORAGE V	Cole Information Services
	EURO WEST	Cole Information Services
	EXTRA STORAGE NEWPORT MESA	Cole Information Services
	FOX RENT A CAR	Cole Information Services
	HILLBANK MOTOR CORP	Cole Information Services
	IMARI	Cole Information Services
	IMARI RESTAURANT	Cole Information Services
	QUICK PASS SMOG TEST ONLY CTR	Cole Information Services
	ROLLS ROYCE LIMOUSINES	Cole Information Services
	SADDLEBACK SMOG & REPAIR	Cole Information Services
	SAEILO MOTORS	Cole Information Services
	XAD GROUP INC	Cole Information Services
2002	AUTOMOTIVE SAEILOMOTORS	Haines Company
	BUILDING AUTOCARE EXPRESS	Haines Company
	CAUFORNIA BRAKE	Haines Company
	COLUBECTS QUANTUM MECHANICS	Haines Company
	CORPORATION IMARI	Haines Company
	COVENTRY CARDINAL DEVLP CO	Haines Company
	COVENTRY JIFFY LUBE ORANGE	Haines Company
	DIGITAL DIFFERENCE	Haines Company
	HILLBANK MOTOR	Haines Company
	INC WIRED FOR SOUND	Haines Company

FINDINGS

Year	Uses	Source
2002	JAGUAR INDP SVCA	Haines Company
	SADDLEBACK	Haines Company
	STAND	Haines Company
	SUB STATION 2D	Haines Company
	SUNDANCEWINDOW	Haines Company
	TINTING TIRES WAREHOUSE	Haines Company
	WIRED FOR SOUND	Haines Company
	WORKS CALIFORNIA	Haines Company
	WRD FOR SND FOREIGN WORKS THE	Haines Company
1995	Abigails Custom Catering	Pacific Bell
	Abigails Soupor Sandwiches	Pacific Bell
	Advanced Euro Cars	Pacific Bell
	Audi Service Center	Pacific Bell
	Autoplex Transmissions	Pacific Bell
	Benz & Beamer	Pacific Bell
	BMW Service Center	Pacific Bell
	California Brake Works	Pacific Bell
	Cardinal Development Co	Pacific Bell
	Centers	Pacific Bell
	Dr Autoplex	Pacific Bell
	First Choice Auto Repair	Pacific Bell
	Foreign Works The	Pacific Bell
	Imari	Pacific Bell
	Jaguar Service Center	Pacific Bell
	Jiffy Lube	Pacific Bell
	Mercedez Benz Service Center	Pacific Bell
	Nationwide Cellular	Pacific Bell
	Newport Accessories & Parts	Pacific Bell
	Porsche Service Center	Pacific Bell
	Priority Auto Care	Pacific Bell
	Quality Auto	Pacific Bell
	SAAB Service Center	Pacific Bell
	Saddleback Automotive	Pacific Bell
	Soupor Sandwiches	Pacific Bell
	Volkswagen Service Center	Pacific Bell
	Volvo Service Center	Pacific Bell
1991	Abigails Custom Catering	Pacific Bell
	Abigails Soupor Sandwiches	Pacific Bell

FINDINGS

Year	Uses	Source
1991	Benz & Beamer	Pacific Bell
	Beringer Window Tinting	Pacific Bell
	Brake Express	Pacific Bell
	Cardinal Development Co	Pacific Bell
	Dao Audio & Alarms	Pacific Bell
	Dial Pizza Express	Pacific Bell
	Diversified Telecom	Pacific Bell
	forelgi Works The	Pacific Bell
	Ken Sushi	Pacific Bell
	Multistate Transmissions	Pacific Bell
	Newport Accessories & Parts	Pacific Bell
	Positive Tints	Pacific Bell
	Pozutive Testi	Pacific Bell
	Priority Auto Care	Pacific Bell
	Soupor Sandwiches	Pacific Bell
	Sour Michael @Huntington Beach@	Pacific Bell
	Southwest Leasing & Rental Inc	Pacific Bell
	Stores	Pacific Bell
	Tech Fm Ssh	Pacific Bell
	Tintz	Pacific Bell

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

BRISTOL

1607 BRISTOL

Year	Uses	Source
1995	Baron Pool Plastering Co Inc	Pacific Bell

355 BRISTOL

Year	Uses	Source
1995	Jason Kenneth Designs	Pacific Bell

BRISTOL CIR

333 BRISTOL CIR

Year	Uses	Source
1986	Laguna Beach @Artesia@ Museum a	Pacific Bell

BRISTOL ST

1607 BRISTOL ST

Year	Uses	Source
1960	Miller AC KI 2 a	Luskey Brothers & Co.,

1609 BRISTOL ST

Year	Uses	Source
1960	Pithod JM KI 7 a	Luskey Brothers & Co.,

1631 BRISTOL ST

Year	Uses	Source
1960	Yummies Inc KI 7 a	Luskey Brothers & Co.,

275 BRISTOL ST

Year	Uses	Source
2008	TRUSPEED MOTORCARS	Cole Information Services

303 BRISTOL ST

Year	Uses	Source
1960	PO Bristol Sta KI 7 a	Luskey Brothers & Co.,

FINDINGS

Year	Uses	Source
1956	Vacant	Luskey Brothers

305 BRISTOL ST

Year	Uses	Source
1956	Forsberg C P	Luskey Brothers

309 BRISTOL ST

Year	Uses	Source
1956	Fredrickson D E	Luskey Brothers

311 BRISTOL ST

Year	Uses	Source
1960	Bristol Beverages KI 3 a	Luskey Brothers & Co.,

313 BRISTOL ST

Year	Uses	Source
1956	Balderama F E	Luskey Brothers

315 BRISTOL ST

Year	Uses	Source
1960	Bristol Florists Ki 2 a	Luskey Brothers & Co.,

317 BRISTOL ST

Year	Uses	Source
1956	Master Chas	Luskey Brothers

323 BRISTOL ST

Year	Uses	Source
1956	Hanson Phil & Associates br OCampo J A	Luskey Brothers

325 BRISTOL ST

Year	Uses	Source
2013	AYRES HOTEL & SUITES COSTA MESA	Cole Information Services
2008	AYRES GROUP	Cole Information Services
2003	CNTRY INN & SUITES NWPRT BEACH	Cole Information Services
2002	NWPRTBCH LE CHATEAU	Haines Company
	COUNTRYINNBY	Haines Company
	AYRES COUNTRYINNBY	Haines Company
	AYRES COUNTRY SIDE SUITES	Haines Company
1995	Country Inn By Ayres	Pacific Bell
	Country Side Inn Newport Beachi	Pacific Bell

FINDINGS

Year	Uses	Source
1995	Newport Beach Country Side Inn	Pacific Bell
	Le Chateau	Pacific Bell
1991	Newport Beach Country Side Inn	Pacific Bell
	Le Chateau	Pacific Bell
	Country Side Inn Newport Beach	Pacific Bell
	Country Inn By Ayres	Pacific Bell
1986	R & R Mechanical	Pacific Bell

333 BRISTOL ST

Year	Uses	Source
2013	SONY STORE	Cole Information Services
2008	CORNER BAKERY CAFE	Cole Information Services
	THE WRAPPER	Cole Information Services
	BAG N BAGGAGE LTD	Cole Information Services
	GAMESTOP	Cole Information Services
	KIEHLS SINCE 1851	Cole Information Services
	CHOO JIMMY USA INC	Cole Information Services
	BLACK STARR & FROST	Cole Information Services
	SEARS ROEBUCK & CO	Cole Information Services
	SEARS HEARING AID CENTER	Cole Information Services
	CLUB MANOCO US LLC	Cole Information Services
2003	LAUNDRY	Cole Information Services
	SOFTWARE ETC	Cole Information Services
	YVES SAINT LAURENT	Cole Information Services
2002	OSEARS Roebuck	Haines Company
1980	Hartstein Joseph I	Pacific Telephone
	Isaacs Robert R Dr optmtrst	Pacific Telephone
	Lancome btv inst	Pacific Telephone
	Lynns Hallmark Shop	Pacific Telephone
	UON DAN DR opltmtrst :	Pacific Telephone

355 BRISTOL ST

Year	Uses	Source
2013	FRIAR TUX SHOP	Cole Information Services
	MARSYLAS STUDIO	Cole Information Services
	FLOWER FUSION	Cole Information Services
	DAVID SALON THE	Cole Information Services
	KENNETH JASON DESIGNS	Cole Information Services
	AYRES GROUP	Cole Information Services

FINDINGS

Year	Uses	Source
2013	CINDERELLA CAKES INC	Cole Information Services
	I DO HONEYMOONS TRVL & TOUR CO	Cole Information Services
2008	FRIAR TUX SHOP	Cole Information Services
	JASON KENNETH DESIGNS INC	Cole Information Services
	THE DAVID SALON	Cole Information Services
	CINDERELLA CAKES	Cole Information Services
	ESSENCE ENTERTAINMENT TALENT AGENCY	Cole Information Services
	MARSYLAS STUDIO	Cole Information Services
	AYRES HOTELS	Cole Information Services
	ROLLS ROYCE LIMOUSINES	Cole Information Services
	MON AMIE	Cole Information Services
	AUSTRALIAN TRAVEL HEADQUARTERS	Cole Information Services
2003	COUNTRY INN & SUITES	Cole Information Services
	ROGER DE YOUNG CONSTRUCTION CO	Cole Information Services
	AYRES GROUP	Cole Information Services
	BUENA PARK BUILDING	Cole Information Services
	JASON KENNETH DESIGNS	Cole Information Services
	MARSYLAS STUDIO	Cole Information Services
	CINDERELLA CAKES	Cole Information Services
	WEDDING CREATORS NETWORK	Cole Information Services
	FRIAR TUX SHOP	Cole Information Services
	FRANK H AYRES & SON MANAGEMENT CORP	Cole Information Services
	MON AMIE BRIDAL	Cole Information Services
2002	BUILDING AYRES DE YOUNG	Haines Company
	AYRES GROUP	Haines Company
	CINDERELLA CAKES	Haines Company
	DAVIDSALONTHE	Haines Company
	DE YOUNG	Haines Company
	CONSTRUCTION CO DE YOUNG ROGER	Haines Company
	ESSENCE ENTRTNMNT	Haines Company
	FRANK H AYRES MNG	Haines Company
	FRIAR TUX SHOP	Haines Company
	I DO HONEYMOONS	Haines Company
	JASON KENNETH	Haines Company
	DESIGNS SOCLDIV MARSYLAS STUDIO	Haines Company

FINDINGS

Year	Uses	Source
2002	MON AMIE BRIDAL	Haines Company
	SALON MON AMIE BRIDAL	Haines Company
	SALON ROLLS ROYCE	Haines Company
	LIMOUSINES	Haines Company
1995	Allison Scott Collection	Pacific Bell
	Ayres De Young	Pacific Bell
	Ayres Group	Pacific Bell
	Bader Virginia Fine Arts	Pacific Bell
	Bader Virginia Fine Arts	Pacific Bell
	Cinderella Cakes By Weiss Bakery	Pacific Bell
	De Young Construction Co	Pacific Bell
	De Young Roger	Pacific Bell
	Diamonds Etc	Pacific Bell
	ESSENCE ENTERTAINMENT	Pacific Bell
	Frank H Ayres & Son Management Corp	Pacific Bell
	Frlar Tux Shop	Pacific Bell
	GLASSICAL DESIGNS glass engraving	Pacific Bell
	Jason Kenneth Designs	Pacific Bell
	Marsylas Studio	Pacific Bell
	MONAMIE BRIDAL & FORMAL	Pacific Bell
	Mon Amie Bridal & Formal	Pacific Bell
	Sun Coast Travel	Pacific Bell
1991	A Private Image Salon	Pacific Bell
	Ayres De Young	Pacific Bell
	Bader Virginia Fine Arts	Pacific Bell
	Cinderella Cakes By Weiss Bakery	Pacific Bell
	De Young Construction Co	Pacific Bell
	De Young Roger	Pacific Bell
	Deyoung Roger & Sandy	Pacific Bell
	Diamonds Etc	Pacific Bell
	Essence Entertainment	Pacific Bell
	Fingers Salon	Pacific Bell
	Fingers Tanning Salon	Pacific Bell
	Floral Design Centre Of Costa Mesa	Pacific Bell
	Frank H Ayres & Son Management Corp	Pacific Bell
	Friar Tux Shop	Pacific Bell
	Marsylas Studio	Pacific Bell
	Mon Amie Bridal & Formal	Pacific Bell

FINDINGS

Year	Uses	Source
1991	MON AMIE BRIDAL & FORMAL	Pacific Bell
	Orange County Wedding Services	Pacific Bell
	Personal Fair Wedding Invitations	Pacific Bell
	Personal Growth Counseling Center	Pacific Bell
	Personal Hair And Skin Consultant Center	Pacific Bell
	Private Image	Pacific Bell
	PRIVATE IMAGE SALON	Pacific Bell

BRISTOL ST N

1514 BRISTOL ST N

Year	Uses	Source
1936	P L Rose	Western Directory Co.
1930	W B Faulkner	Western Directory Co.
1922	W E Faulkner	Western Directory Co.
1921	W E Faulkner	Western Directory Co.

BRISTOL ST S

303 BRISTOL ST S

Year	Uses	Source
1936	R L Alexander	Western Directory Co.
1930	W C King	Western Directory Co.

305 BRISTOL ST S

Year	Uses	Source
1936	K L Harbert	Western Directory Co.
1930	N D Nash	Western Directory Co.

313 BRISTOL ST S

Year	Uses	Source
1936	G W Rupert	Western Directory Co.
1930	J P Kenyon	Western Directory Co.

323 BRISTOL ST S

Year	Uses	Source
1936	Geo Reyes	Western Directory Co.
1930	Geo Reyes	Western Directory Co.

FINDINGS

INDUS

1651 INDUS

Year	Uses	Source
1966	Mac Queen J A	Pacific Telephone

1661 INDUS

Year	Uses	Source
1966	Newton Earl B	Pacific Telephone

1671 INDUS

Year	Uses	Source
1966	Davis Adella	Pacific Telephone
	Davis Glen R	Pacific Telephone
	Davis Jack R	Pacific Telephone
	Vernon Gladys L	Pacific Telephone
	Davis Sandy	Pacific Telephone

INDUS ST

1651 INDUS ST

Year	Uses	Source
2002	HARVEYJemes	Haines Company
1995	Luzzi Jim	Pacific Bell
1991	Luzzi Jim	Pacific Bell

1661 INDUS ST

Year	Uses	Source
2002	HEMLEYAnnelle	Haines Company
1995	Hemley Annelle	Pacific Bell
1991	Hemley Annelie	Pacific Bell
1986	Hemley Annelle	Pacific Bell
1980	Lemont Ind	Pacific Telephone

1671 INDUS ST

Year	Uses	Source
2002	LOOMAN Kathleen	Haines Company
1995	Looman Steve & Kathy	Pacific Bell
1991	Looman Steve & Kathy	Pacific Bell
1986	Freely Roger	Pacific Bell

FINDINGS

KLINE DR

19292 KLINE DR

Year	Uses	Source
1975	Jackson W A	Luskey Brothers & Co., Inc.

19296 KLINE DR

Year	Uses	Source
2002	SGARCIACIaudio	Haines Company
1980	Gala Luisito G	Pacific Telephone
1966	Garcia Mary	Pacific Telephone
	Garcia John Z	Pacific Telephone
	Garcia Chris	Pacific Telephone

20081 KLINE DR

Year	Uses	Source
1970	Beard Kenneth L	General Telephone Co., of California
	Beard Jean	General Telephone Co., of California
1966	Beard Kenneth L	Pacific Telephone
	Beard Jean	Pacific Telephone

20082 KLINE DR

Year	Uses	Source
2002	ROGERS Dewayne	Haines Company
1995	May Thomas	Pacific Bell
1991	Ell Edward & Christine	Pacific Bell
	Ell Eric Edward	Pacific Bell

20091 KLINE DR

Year	Uses	Source
2002	SLECLERCJacqueetne	Haines Company
1966	Leclerc Robt	Pacific Telephone

20092 KLINE DR

Year	Uses	Source
2002	MCGREGORJohn	Haines Company
1986	Kettley Richard	Pacific Bell
	Kettley Richard	Pacific Bell
1980	Kettley Richard	Pacific Telephone
	Kettley Richard	Pacific Telephone
1975	Kettley Richard	Luskey Brothers & Co., Inc.

FINDINGS

Year	Uses	Source
1966	Lindsay M N	Pacific Telephone
	Ernst Lee	Pacific Telephone
	Ernst Bob G	Pacific Telephone

20102 KLINE DR

Year	Uses	Source
2002	NIEWIAROWSKIM	Haines Company
1986	Heberger A Wm & Helen	Pacific Bell
1975	Printing Mart Of @Costa Mesa@	Luskey Brothers & Co., Inc.
	Heberger A Wm	Luskey Brothers & Co., Inc.
	Deca Co	Luskey Brothers & Co., Inc.
1966	Neilt Clyde L	Pacific Telephone

20111 KLINE DR

Year	Uses	Source
2002	BOVEEOlson Loren	Haines Company
1991	Staggs Florence & Edwin	Pacific Bell
1986	Staggs Florence Edwin	Pacific Bell
1980	Stagge Florence Edwin	Pacific Telephone
	Wilkinson Nikki Edward	Pacific Telephone
1975	Wilkinson Florence Gladys	Luskey Brothers & Co., Inc.
1966	Engelbart Keith D	Pacific Telephone

20112 KLINE DR

Year	Uses	Source
2002	BENSENDLaurils	Haines Company
1975	Hunter Wm S	Luskey Brothers & Co., Inc.
1970	Ellis Helen P	General Telephone Co., of California
1966	Ellis Helen P	Pacific Telephone

20121 KLINE DR

Year	Uses	Source
2002	DAVIDSONGVry	Haines Company
	PACIFIC NEW OPTIONS	Haines Company
1991	Varento T	Pacific Bell
1980	Head Wm J	Pacific Telephone
1975	Head Wm J	Luskey Brothers & Co., Inc.
1970	Mahr Douglas O	General Telephone Co., of California
1966	Mahr Douglas D	Pacific Telephone

FINDINGS

20122 KLINE DR

Year	Uses	Source
1975	Blanciak Dennis	Luskey Brothers & Co., Inc.

20141 KLINE DR

Year	Uses	Source
2002	BIESER Malhew	Haines Company
1980	Blakely Robt L	Pacific Telephone
1975	Pridonoff Eugene Capt USN Ret	Luskey Brothers & Co., Inc.
1970	Pridonoff Eugene Capt USN Ret	General Telephone Co., of California
1966	Pridonoff Eugene Capt USN Ret	Pacific Telephone

20142 KLINE DR

Year	Uses	Source
2003	DB GOLF INC	Cole Information Services
	DB GOLF INC	Cole Information Services
2002	MILLER Michael	Haines Company
	KAMOVSKI Franz	Haines Company
1995	Miller Michael	Pacific Bell
1966	Osmus Wm H	Pacific Telephone

RIVERSIDE DR

20111 RIVERSIDE DR

Year	Uses	Source
2002	SANDERS P 6rara	Haines Company
1966	Gay Thos S	Pacific Telephone

20112 RIVERSIDE DR

Year	Uses	Source
2002	ROBERTSONGoerge L	Haines Company
1995	Robertson Goerge L	Pacific Bell
1975	Robertson Keith E	Luskey Brothers & Co., Inc.
1970	Robertson Keith E	General Telephone Co., of California
1966	Robertson Keith E	Pacific Telephone

20121 RIVERSIDE DR

Year	Uses	Source
2003	CAPITAL TECHNIQUES LTD	Cole Information Services
2002	CAPITAL TECHNIQUES	Haines Company
	PLISCO Daed	Haines Company

FINDINGS

Year	Uses	Source
1995	Capital Techniques Ltd	Pacific Bell
1975	Taylor John W	Luskey Brothers & Co., Inc.
1970	Taylor John W	General Telephone Co., of California
1966	Taylor John W	Pacific Telephone

20122 RIVERSIDE DR

Year	Uses	Source
2002	RICHARDSONEd	Haines Company
1995	Richardson Ed	Pacific Bell
1975	Richardson Ed	Luskey Brothers & Co., Inc.
1970	Richarclson Ed	General Telephone Co., of California
1966	Richardson Ed	Pacific Telephone

20141 RIVERSIDE DR

Year	Uses	Source
2002	IRELAND Gad	Haines Company
	IRELANDDean	Haines Company
1995	Ireland Dean & Gall	Pacific Bell
1975	Rinaldi R J	Luskey Brothers & Co., Inc.
1970	Rinaldi R J	General Telephone Co., of California
1966	Rinaldi R J	Pacific Telephone

20142 RIVERSIDE DR

Year	Uses	Source
2008	LAZY E RANCH LLC	Cole Information Services
2002	EDLERPaul	Haines Company
1975	Salyer John W	Luskey Brothers & Co., Inc.
1966	Salyer John W	Pacific Telephone

S BRISTOL ST

355 S BRISTOL ST

Year	Uses	Source
1991	United Carpet	Pacific Bell

SE BRISTOL

1192 SE BRISTOL

Year	Uses	Source
1980	Rail Lome C	Pacific Telephone

FINDINGS

SE BRISTOL ST

1201 SE BRISTOL ST

Year	Uses	Source
1980	O CAMP S OAE	Pacific Telephone

1206 SE BRISTOL ST

Year	Uses	Source
1980	Radovch William d VM	Pacific Telephone

1212 SE BRISTOL ST

Year	Uses	Source
1995	Ostioneria Santa ANAHEIM	Pacific Bell
	Santa ANAHEIM	Pacific Bell
	Vans Tenn ISLAND Shoes	Pacific Bell
1980	Providence Speech & Hearing Thrift Shop	Pacific Telephone

1300 SE BRISTOL ST

Year	Uses	Source
1980	Behavioral Medical Group Inc	Pacific Telephone
	BE HAVIOR T@Huntington Beach@ RAPY AN D RE S E ARCH IN S TITUTE	Pacific Telephone

1330 SE BRISTOL ST

Year	Uses	Source
1980	Martinkovic K L	Pacific Telephone
	Murphy Robt L	Pacific Telephone

1441 SE BRISTOL ST

Year	Uses	Source
1980	DONS S @Huntington Beach@ LL S E RVICE	Pacific Telephone

1512 SE BRISTOL ST

Year	Uses	Source
1986	BIRCHLE RS PALIS ADE S S @Huntington Beach@ LL	Pacific Bell

1605 SE BRISTOL ST

Year	Uses	Source
1965	A&W Root Beer Drive In Als	Luskey Brothers

FINDINGS

303 SE BRISTOL ST

Year	Uses	Source
1965	Thomas H	Luskey Brothers

317 SE BRISTOL ST

Year	Uses	Source
1965	Crockett Thos	Luskey Brothers

323 SE BRISTOL ST

Year	Uses	Source
1965	Ray Villa	Luskey Brothers
	Ray Villa	Luskey Brothers
	OCampo RIty Invest	Luskey Brothers

442 SE BRISTOL ST

Year	Uses	Source
1995	Villanueva Fernando	Pacific Bell

SW KLINE DR

19296 SW KLINE DR

Year	Uses	Source
1955	Wallace David Newton	The Pacific Telephone and Telegraph Co.

FINDINGS

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched	Address Not Identified in Research Source
375 Bristol Street	2001, 1997, 1992, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
1192 SE BRISTOL	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
1201 SE BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
1206 SE BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
1212 SE BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1992, 1991, 1986, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
1300 SE BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
1330 SE BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
1441 SE BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
1512 SE BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
1514 BRISTOL ST N	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1926, 1925, 1920
1605 SE BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
1607 BRISTOL	2013, 2008, 2003, 2002, 2001, 1997, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1607 BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
1609 BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
1631 BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
1651 INDUS	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
1651 INDUS ST	2013, 2008, 2003, 2001, 1997, 1992, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
1661 INDUS	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
1661 INDUS ST	2013, 2008, 2003, 2001, 1997, 1992, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
1671 INDUS	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
1671 INDUS ST	2013, 2008, 2003, 2001, 1997, 1992, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
19292 KLINE DR	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
19296 KLINE DR	2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1986, 1975, 1971, 1970, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
19296 SW KLINE DR	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
20081 KLINE DR	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
20082 KLINE DR	2013, 2008, 2003, 2001, 1997, 1992, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
20091 KLINE DR	2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
20092 KLINE DR	2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1971, 1970, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
20102 KLINE DR	2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1980, 1971, 1970, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
20111 KLINE DR	2013, 2008, 2003, 2001, 1997, 1995, 1992, 1971, 1970, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
20111 RIVERSIDE DR	2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
20112 KLINE DR	2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1971, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
20112 RIVERSIDE DR	2013, 2008, 2003, 2001, 1997, 1992, 1991, 1986, 1980, 1971, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
20121 KLINE DR	2013, 2008, 2003, 2001, 1997, 1995, 1992, 1986, 1971, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
20121 RIVERSIDE DR	2013, 2008, 2003, 2001, 1997, 1992, 1991, 1986, 1980, 1971, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
20121 RIVERSIDE DR	2013, 2008, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
20122 KLINE DR	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
20122 RIVERSIDE DR	2013, 2008, 2003, 2001, 1997, 1992, 1991, 1986, 1980, 1971, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
20141 KLINE DR	2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1986, 1971, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
20141 RIVERSIDE DR	2013, 2008, 2003, 2001, 1997, 1992, 1991, 1986, 1980, 1971, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
20142 KLINE DR	2013, 2008, 2003, 2001, 1997, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
20142 KLINE DR	2013, 2008, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
20142 RIVERSIDE DR	2013, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
20142 RIVERSIDE DR	2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1971, 1970, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
275 BRISTOL ST	2013, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
303 BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
303 BRISTOL ST S	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1926, 1925, 1922, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
303 SE BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
305 BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
305 BRISTOL ST S	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1926, 1925, 1922, 1921, 1920
309 BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
311 BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
313 BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
313 BRISTOL ST S	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1926, 1925, 1922, 1921, 1920
315 BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
317 BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
317 SE BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
323 BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
323 BRISTOL ST S	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1926, 1925, 1922, 1921, 1920
323 SE BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
325 BRISTOL ST	2013, 2008, 2003, 2001, 1997, 1992, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
325 BRISTOL ST	2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
333 BRISTOL CIR	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
333 BRISTOL ST	2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1986, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
333 BRISTOL ST	2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
355 BRISTOL	2013, 2008, 2003, 2002, 2001, 1997, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
355 BRISTOL ST	2013, 2008, 2003, 2001, 1997, 1992, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
355 BRISTOL ST	2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
355 S BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
442 SE BRISTOL ST	2013, 2008, 2003, 2002, 2001, 1997, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

APPENDIX I

EDR BUILDING PERMIT REPORT

Bristol Autoplex
375 Bristol Street
Costa Mesa, CA 92626

Inquiry Number: 4397232.8
August 28, 2015

EDR Building Permit Report

Target Property and Adjoining Properties

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

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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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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EDR BUILDING PERMIT REPORT

About This Report

The EDR Building Permit Report provides a practical and efficient method to search building department records for indications of environmental conditions. Generated via a search of municipal building permit records gathered from more than 1,600 cities nationwide, this report will assist you in meeting 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.

Building permit data can be used to identify current and/or former operations and structures/features of environmental concern. The data can provide information on a target property and adjoining properties such as the presence of underground storage tanks, pump islands, sumps, drywells, etc., as well as information regarding water, sewer, natural gas, electrical connection dates, and current/former septic tanks.

ASTM and EPA Requirements

ASTM E 1527-13 lists building department records as a "standard historical source," as detailed in § 8.3.4.7: "Building Department Records - The term building department records means those records of the local government in which the property is located indicating permission of the local government to construct, alter, or demolish improvements on the property." ASTM also states that "Uses in the area surrounding the property shall be identified in the report, but this task is required only to the extent that this information is revealed in the course of researching the property itself."

EPA's Standards and Practices for All Appropriate Inquires (AAI) states: "§312.24: Reviews of historical sources of information. (a) Historical documents and records must be reviewed for the purposes of achieving the objectives and performance factors of §312.20(e) and (f). Historical documents and records may include, but are not limited to, aerial photographs, fire insurance maps, building department records, chain of title documents, and land use records."

Methodology

EDR has developed the EDR Building Permit Report through our partnership with BuildFax, the nation's largest repository of building department records. BuildFax collects, updates, and manages building department records from local municipal governments. The database now includes 30 million permits, on more than 10 million properties across 1,600 cities in the United States.

The EDR Building Permit Report comprises local municipal building permit records, gathered directly from local jurisdictions, including both target property and adjoining properties. Years of coverage vary by municipality. Data reported includes (where available): date of permit, permit type, permit number, status, valuation, contractor company, contractor name, and description.

Incoming permit data is checked at seven stages in a regimented quality control process, from initial data source interview, to data preparation, through final auditing. To ensure the building department is accurate, each of the seven quality control stages contains, on average, 15 additional quality checks, resulting in a process of approximately 105 quality control "touch points."

For more information about the EDR Building Permit Report, please contact your EDR Account Executive at (800) 352-0050.

EDR® Environmental Data Resources Inc

BUILD FAX® PROPERTY HISTORY

EXECUTIVE SUMMARY: SEARCH DOCUMENTATION

A search of building department records was conducted by Environmental Data Resources, Inc (EDR) on behalf of Env. Management Strategies on Aug 28, 2015.

TARGET PROPERTY

375 Bristol Street
Costa Mesa, CA 92626

SEARCH METHODS

EDR searches available lists for both the Target Property and Surrounding Properties.

RESEARCH SUMMARY

Building permits identified: **YES**

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Costa Mesa

Year	*Source*	*TP*	*Adjoining*
2012	City of Costa Mesa, Development Services, Building S		
2011	City of Costa Mesa, Development Services, Building S		
2010	City of Costa Mesa, Development Services, Building S		
2009	City of Costa Mesa, Development Services, Building S		
2008	City of Costa Mesa, Development Services, Building S		
2007	City of Costa Mesa, Development Services, Building S		
2006	City of Costa Mesa, Development Services, Building S		X
2005	City of Costa Mesa, Development Services, Building S		X
2004	City of Costa Mesa, Development Services, Building S		X
2003	City of Costa Mesa, Development Services, Building S		
2002	City of Costa Mesa, Development Services, Building S		
2001	City of Costa Mesa, Development Services, Building S		
2000	City of Costa Mesa, Development Services, Building S		
1999	City of Costa Mesa, Development Services, Building S		X
1998	City of Costa Mesa, Development Services, Building S		X
	City of Costa Mesa, Development Services, Building S	X	

BUILDING DEPARTMENT RECORDS SEARCHED

Name: Costa Mesa
Years: 1998-2012
Source: City of Costa Mesa, Development Services, Building Safety Division, COSTA MESA, CA
Phone: (714) 754-5273

Name: Anaheim
Years: 2000-2015
Source: City of Anaheim, Planning & Building Department, Anaheim, CA
Phone: (714) 765-5153

Name: Irvine
Years: 1982-2015
Source: City of Irvine, Building and Safety, IRVINE, CA
Phone: (949) 724-6470

Name: Orange
Years: 1988-2015
Source: City of Orange, Community Development, ORANGE, CA
Phone: (714) 744-7200

Name: Orange County
Years: 1990-2015
Source: Orange County, Planning and Development Services, SANTA ANA, CA
Phone: (714) 834-5238

Name: San Bernardino County
Years: 2002-2015
Source: San Bernardino County, Land Use, Building & Safety, SAN BERNARDINO, CA
Phone: (909) 387-8311

Name: Huntington Beach
Years: 1996-2015
Source: Huntington Beach, Dept. of Building and Safety, Huntington Beach, CA
Phone: (714) 536-5241

Name: Newport Beach
Years: 2003-2015
Source: City of Newport Beach, Community Development Department, NEWPORT BEACH, CA
Phone: (949) 718-1888

TARGET PROPERTY FINDINGS

TARGET PROPERTY DETAIL

375 Bristol Street
Costa Mesa, CA 92626

375 BRISTOL ST

Date:	**5/6/1998**
Permit Type:	**ACCSTR**
Description:	**CONSTRUCT ACCESSIBLE PATH OF TRAVEL FROM BRISTOL ST SIDE & RELOCATE TWO ACCESSIBLE PARKING**
Permit Description:	**Accessory Structure**
Work Class:	
Proposed Use:	
Permit Number:	B98-00780
Status:	FINALED
Valuation:	$5,000.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

BRISTOL ST

325 BRISTOL ST

Date:	**7/1/2005**
Permit Type:	**ALT_COM**
Description:	**179 WINDOWS CHANGE OUT FOR "NEWPORT COUNTRY INN & SUITES INC". NO CHANGE IN SIZE OR HEADE**
Permit Description:	**Alter Commercial (T.I.)**
Work Class:	
Proposed Use:	
Permit Number:	B05-01099
Status:	FINALED
Valuation:	$86,600.00
Contractor Company:	
Contractor Name:	AYRES GROUP

Date:	**10/5/2004**
Permit Type:	**ROOF**
Description:	**REROOF "COUNTRY INN SUITES HOTEL": INSTALL PVC SINGLE PLY ROOF OVER 1 LAYER OF EPS (EXPAN 17,000 SQ FT**
Permit Description:	**Re-Roof**
Work Class:	
Proposed Use:	
Permit Number:	B04-01719
Status:	FINALED
Valuation:	$66,325.00
Contractor Company:	
Contractor Name:	CONEX ROOFING COMPANY

ADJOINING PROPERTY FINDINGS

345 BRISTOL ST

Date:	**2/11/2005**
Permit Type:	**BLKWALL**
Description:	**CONSTRUCT 6' HIGH BLOCK WALL WITH 1'4" RETAINING PORTION @ EXTERIOR WHEELCHAIR LIFT. WORK**
Permit Description:	**Block Wall**
Work Class:	
Proposed Use:	
Permit Number:	B05-00269
Status:	FINALED
Valuation:	$5,100.00
Contractor Company:	
Contractor Name:	AYRES GROUP

355 BRISTOL ST

Date:	**9/29/2006**
Permit Type:	**ROOF**
Description:	**REROOF OVER 1 (E) LAYER OF CAP SHEET ROOF MATERIALS W/ DUROLAST 40MIL WHITE PVC SINGLE PLY**
Permit Description:	**Re-Roof**
Work Class:	
Proposed Use:	
Permit Number:	B06-01642
Status:	FINALED
Valuation:	$86,000.00
Contractor Company:	
Contractor Name:	CONEX ROOFING COMPANY

ADJOINING PROPERTY FINDINGS

Date: **7/26/2004**
Permit Type: **ROOF**
Description: **TEAR OFF EXISTING. COVER WITH BUILT-UP ROOFING.**

Permit Description: **Re-Roof**
Work Class:
Proposed Use:
Permit Number: B04-01323
Status: FINALED
Valuation: $8,100.00
Contractor Company:
Contractor Name: WHITNEY ROOFING

Date: **8/12/1999**
Permit Type: **ALT_COM**
Description: **EXTEND SHOP 120SF INTO UNIT I TO CREATE STORAGE AREA FOR "FRIAR TUX SHOP", CREATE ACCESS T**

Permit Description: **Alter Commercial (T.I.)**
Work Class:
Proposed Use:
Permit Number: B99-01283
Status: FINALED
Valuation: $2,500.00
Contractor Company:
Contractor Name:

Date: **7/13/1998**
Permit Type: **ALT_COM**
Description: **TENANT IMPROVEMENT TO ALLOW A HAIR SALON IN AN EXISTING BUILDING.**

Permit Description: **Alter Commercial (T.I.)**
Work Class:
Proposed Use:
Permit Number: B98-01246
Status: FINALED
Valuation: $35,000.00
Contractor Company:
Contractor Name: DESIGNED BY R.D SMITH

ADJOINING PROPERTY FINDINGS

Date:	**6/15/1998**
Permit Type:	**ALT_COM**
Description:	**LEGALIZING 2 TENANT WALLS (FOR FRIAR TUX) FOR STORAGE AREA. NAD ADD TWO OFFICES"720SF" FR**

Permit Description:	**Alter Commercial (T.I.)**
Work Class:	
Proposed Use:	
Permit Number:	B98-01028
Status:	FINALED
Valuation:	$1,500.00
Contractor Company:	
Contractor Name:	

GLOSSARY

General Building Department concepts

- **ICC:** The International Code Council. The governing body for the building/development codes used by all jurisdictions who've adopted the ICC guidelines. MOST of the US has done this. Canada, Mexico, and other countries use ICC codes books and guides as well. There are a few states who have added guidelines to the ICC codes to better fit their needs. For example, California has added seismic retrofit requirements for most commercial structures.
- **Building Department (Permitting Authority, Building Codes, Inspections Department, Building and Inspections):** This is the department in a jurisdiction where an owner or contractor goes to obtain permits and inspections for building, tearing down, remodeling, adding to, re-roofing, moving or otherwise making changes to any structure, Residential or Commercial.
- **Jurisdiction:** This is the geographic area representing the properties over which a Permitting Authority has responsibility.
- **GC:** General Contractor. Usually the primary contractor hired for any Residential or Commercial construction work.
- **Sub:** Subordinate contracting companies or subcontractors. Usually a "trades" contractor working for the GC. These contractors generally have an area of expertise in which they are licensed like Plumbing, Electrical, Heating and Air systems, Gas Systems, Pools etc. (called "trades").
- **Journeymen:** Sub contractors who have their own personal licenses in one or more trades and work for different contracting companies, wherever they are needed or there is work.
- **HVAC (Mechanical, Heating & Air companies):** HVAC = Heating, Ventilation, and Air Conditioning.
- **ELEC (Electrical, TempPole, TPole, TPower, Temporary Power, Panel, AMP Change, Power Release):** Electrical permits can be pulled for many reasons. The most common reason is to increase the AMPs of power in an electrical power panel. This requires a permit in almost every jurisdiction. Other commons reason for Electrical permits is to insert a temporary power pole at a new construction site. Construction requires electricity, and in a new development, power has yet to be run to the lot. The temporary power pole is usually the very first permit pulled for new development. The power is released to the home owner when construction is complete and this sometimes takes the form of a Power Release permit or inspection.
- **"Pull" a permit:** To obtain and pay for a building permit.
- **CBO:** Chief Building Official
- **Planning Department:** The department in the development process where the building /structural plans are reviewed for their completeness and compliance with building codes
- **Zoning Department:** The department in the development process where the site plans are reviewed for their compliance with the regulations associated with the zoning district in which they are situated.
- **Zoning District:** A pre-determined geographic boundary within a jurisdiction where certain types of structures are permitted / prohibited. Examples are Residential structure, Commercial/Retail structures, Industrial/Manufacturing structures etc. Each zoning district has regulations associated with it like the sizes of the lots, the density of the structures on the lots, the number of parking spaces required for certain types of structures on the lots etc.
- **PIN (TMS, GIS ID, Parcel#):** Property Identification Number and Tax Map System number.
- **State Card (Business license):** A license card issued to a contractor to conduct business.
- **Building Inspector (Inspector):** The inspector is a building department employee that inspects building construction for compliance to codes.
- **C.O.:** Certificate of Occupancy. This is the end of the construction process and designates that the owners now have permission to occupy a structure after its building is complete. Sometimes also referred to as a Certificate of Compliance.

GLOSSARY

Permit Content Definitions

- Permit Number: The alphanumerical designation assigned to a permit for tracking within the building department system. Sometimes the permit number gives clues to its role, e.g. a "PL" prefix may designate a plumbing permit.
- Description: A field on the permit form that allows the building department to give a brief description of the work being done. More often than not, this is the most important field for EP's to find clues to the prior use(s) of the property.
- Permit Type: Generally a brief designation of the type of job being done. For example BLDG-RES, BLDG-COM, ELEC, MECH etc.

Sample Building Permit Data

Date: Nov 09, 2000
Permit Type: Bldg -
New Permit Number: 101000000405
Status: Valuation: $1,000,000.00
Contractor Company: OWNER-BUILDER
Contractor Name:

Description: New one store retail (SAV-ON) with drive-thru pharmacy. Certificate of Occupancy.

APPENDIX J

PREVIOUS ENVIRONMENTAL REPORTS

ANNE MARIE BROWN

Environmental Management Consulting

TENANT ENVIRONMENTAL SITE ASSESSMENT

Bristol Autoplex
375 Bristol Street
Costa Mesa, California

Prepared for:

SANDERSON J RAY CORPORATION
c/o Mr. James Ray, Partner
2699 White Road, Suite 150
Irvine, California 92614

Prepared by:

ANNE M. BROWN, R.E.A.
Environmental Management Consulting
1979 Port Cardigan Place
Newport Beach, California 92660

May, 1997

May 12, 1997

Sanderson J Ray Development
c/o Mr. James Ray
2699 White Road, Suite 150
Irvine, California 92714

SUBJECT: Tenant Environmental Site Assessment:
Bristol Autoplex
375 Bristol Street, Costa Mesa, California

Dear Mr. Ray:

At your request, I conducted an environmental inspection of the subject property on April 22, 1997. Scott Rimland and Jeff Searcy, Property Managers with Cardinal Asset Management were interviewed and Mr. Searcy accompanied this consultant during a portion of the visit. The purpose of this visit was to evaluate current environmental conditions at the property. Findings and recommendations contained herein are based on the site visit and information provided by the tenants.

FINDINGS

- ***Background***

The property is occupied by a three building complex currently occupied by sixteen (16) tenants, including the Cardinal Asset Management office. One unit is current vacant. The complex is largely occupied by automotive repair and related service businesses. According to Mr. Rimland, the complex is approximately nine years old, and the site was previously occupied by an Avis vehicle maintenance facility.

Prior to the site visit, each tenant was provided with a Hazardous Materials Survey Form to complete, however, only a few of the tenants actually completed the form. Consequently, this consultant completed the most of the forms during the tenant interviews, which were relatively short since many of the tenants were reluctant to spend much time during their busy workday. *Completed survey forms are included in the Appendix of this report for fourteen (14) tenants.* Since they do not use or store

hazardous materials, a survey form was not completed for Cardinal Asset Management or for Imari Sushi, a Japanese Restaurant, although these tenants are addressed otherwise in this report.

- ***Storage of Hazardous Materials***

All of the automotive and servicing businesses use and store vehicle maintenance chemicals, including lubrication oils, antifreeze, transmission and brake fluids, and various cleaners. When not in use, small volume materials are typically stored on shelves or cabinets inside each of the unit. Larger volume materials such as oil are stored in 55 gallon drums or above ground tanks usually containing about 200 gallons. Additionally, most of the shops have a solvent parts washer containing up to 20 gallons of solvent. In no case was secondary containment provided beneath the solvent bath units *(See Site Photo #3, #7 & #8 in the Appendix of this report).*

Ding King performs dent removal, windshield repair and paint touch-up in the units they occupy. Ding King stores several gallons of solvent based paint in unit 45, where they perform paint touch-up *(See Site Photo #1 in the Appendix of this report).*

Jiffy Lube, a tenant which performs automotive oil changes and fluid maintenance stores considerably more oil and antifreeze than the average tenant in the complex. Jiffy Lube has a total of 10 above ground tanks, 9 containing oil ranging from 120 to 350 gallons in size. They also have one 200 gallon antifreeze tank. All of these materials are stored inside the building, largely in a subterranean, concrete lined basement where workers labor on autos parked overhead *(See Site Photo #5 in the Appendix of this report).* Jiffy Lube's chemicals appeared to be safely stored and housekeeping was good.

- ***Underground Storage/Containment/Monitoring Wells***

No underground storage tanks, or sumps were observed on the property. Most of the units have a floor drain, and the western portion of the main building has a trench covered with a metal grate which exists at the rear of the units. The trench drains to a three stage clarifier located west of the main building. According to Mr. Searcy, the clarifier is cleaned out about once a year.

Mr. Searcy and Mr. Rimland were queried about whether a monitoring well currently exists on the property. Mr. Rimland indicated that he understood that one may have been on the property from a past use, however, he is not aware of the location of any monitoring well on the property at the current time, nor is he aware of a well being periodically sampled. No evidence of a monitoring well was observed on the property during the site visit.

- ***Chemical Spills and Releases***

At the time of the site visit, no significant hazardous substances spills or releases were observed on the property. For the most part, housekeeping in the various tenant spaces appeared to be good, although some relatively minor oil and other fluid stains were observed on the concrete slab floor in many of the units.

In Unit #45 where Ding King performs paint touch-up, there were noticeable paint stains and overspray on the floor and walls *(See Site Photo #1 in the Appendix of this report).*

According to Mr. Searcy, on occasion he has found some of the tenants working on vehicles in the driveway to the rear of their units. He stated that the tenants are aware they are not to be working in this area. Some minor stains were observed on asphalt paving to the rear of some of the units in the main building *(See Site Photo #2 in the Appendix of this report).*

- ***Hazardous Waste Management***

All of the automotive repair/servicing tenants generate hazardous waste in the form of waste oils, coolant, oil filters, batteries and other related materials. With the exception of Jiffy Lube all of the tenants provide 55-gallon drums in their units for the purpose of waste collection. Jiffy Lube has a 2000 gallon tank in their basement for the collection and storage of waste oil *(See Site Photo #4 in the Appendix of this report).* In addition, Jiffy Lube stores waste oil filters in 55-gallon drums in a shed to the rear of the property *(See Site Photo #6 in the Appendix of this report).* The interior of this shed was quite an oily mess, but since the base was a concrete slab, no apparent environmental risk was noted. Should Jiffy Lube move from the premises in the future, this area will require some cleanup. All of the tenants indicated that they use various haulers for collection of their hazardous wastes for off-site recycle and disposal. No overly extensive build up of hazardous waste was observed on the property at the time of the site visit. Two different waste haulers were observed on the property during the site visit day.

Imari Sushi stores their waste grease in a container behind the shop. The asphalt in the immediate area was covered with a grease residue creating a potential health & safety problem.

Mr. Searcy stated that on occasion waste drums and batteries have been dropped off on the property, sometimes near the dumpsters. He then takes care of disposal of these drums via a company called All Phase Environmental.

- ***Wastewater Treatment/Discharge***

Nearly all of the auto servicing tenants create a contaminated mop wash water which is the result of washing the service area floors. Those tenants connected to the trench/clarifier system discharge mop water into the trench. Some of the other tenants indicated that they discharge their mop water into the clarifier system, while others either discharge into their sink or floor drain.

- ***Air Discharges***

None of the current tenants operate equipment requiring a permit to operate from the South Coast Air Quality Management District (SCAQMD). The growth in the paint touch-up business that Ding King is experiencing appears to be leading to the necessity of installing a filtered paint booth. Currently, Ding King is using Unit #45 itself as a paint booth which now appears to present a potential contamination problem for the unit as well potential health/safety problems for users and possibly other tenants.

- ***Hazardous Materials Disclosures***

Based on the quantities of hazardous materials used and stored in their operations, all of the automotive repair/servicing tenants are required to prepare a Hazardous Materials Emergency Business Plan for the local fire department. Although many of the tenants did not have a copy of their plan immediately available for review, all of them stated that they have provided whatever was necessary to the Costa Mesa Fire Department.

- ***Enforcement Actions, Complaints***

According to the various tenants, none have been the subject of any enforcement actions or complaints.

CONCLUSIONS & RECOMMENDATIONS

1. According to Mr. Searcy, the clarifier is cleaned out about once a year. In order to keep the system operating properly, it is recommended that the clarifier be put on a biannual cleanout program.

2. Secondary containment has not been provided beneath the solvent baths in the auto servicing units. Stains were observed on the floor beneath each of these units, and over time, this could create an environmental contamination problem since some solvents can penetrate through unsealed concrete slabs, and/or find pathways to underlying soil via cracks. It is recommended that all tenants with solvent baths provide secondary containment such as a plastic spill pan. These pans are readily available through Safety Supply companies.

3. To ensure that tenants and others are aware that hazardous wastes are not to be disposed of in or around the dumpsters, it is recommended that the property manager post signs stating NO WASTE CHEMICAL OR BATTERY DISPOSAL ALLOWED on each of the dumpster enclosures.

4. Mop water from those tenants not connected to the trench/clarifier system is discharged into sinks or floor drains. Since this water could contain significant quantities of oil and other debris, this practice over time could result in clogged drains. It is recommended that a means of discharging this water into the clarifier system be provided. This way, oily residues and debris can be collected before discharge to the sewer system.

5. Imari Sushi stores their waste grease in a container behind the shop. The asphalt in the immediate area was covered with a grease residue creating both a potential health & safety problem. It is recommended that secondary containment be provided beneath the grease container and grease spills be cleaned up on a routine basis.

6. Ding King is using Unit #45 itself as a paint booth which appears to present a potential contamination problem for the unit as well potential health/safety problems for users and possibly other tenants. It is recommended that Ding King contact the South Coast Air Quality Management District concerning the necessity of installing and operating a controlled paint booth.

7. No evidence of a monitoring well was observed on the property during the site visit. If the owner is aware of a monitoring well on the property, it should be determined if the well is still necessary. If not, it is recommended that the well be removed, preferably by the company that installed the well.

ooOoo

My professional services have been performed using that degree of care and skill ordinarily exercised under similar circumstances by reputable environmental assessors practicing in this or similar localities. No other warranty, expressed or implied is made as to the professional advice included in this report.

This report has been prepared for Sanderson J Ray Corporation use concerning the subject property and may not contain sufficient information for purposes of other parties or other uses. Unknown and or unseen conditions may exist at the subject site. No liability for direct or consequential loss or damage is assumed by this consultant resulting from use of the information or recommendations contained herein. Acceptance of or reliance upon submitted recommendations and/or suggestions in no way assures elimination of present or future liability or the fulfillment of any obligations as may be required by any local, state or federal laws or any modifications or changes thereto.

Should there be any questions concerning this report, please do not hesitate to contact me at (714) 760-8014.

Very truly yours,

Anne M. Brown

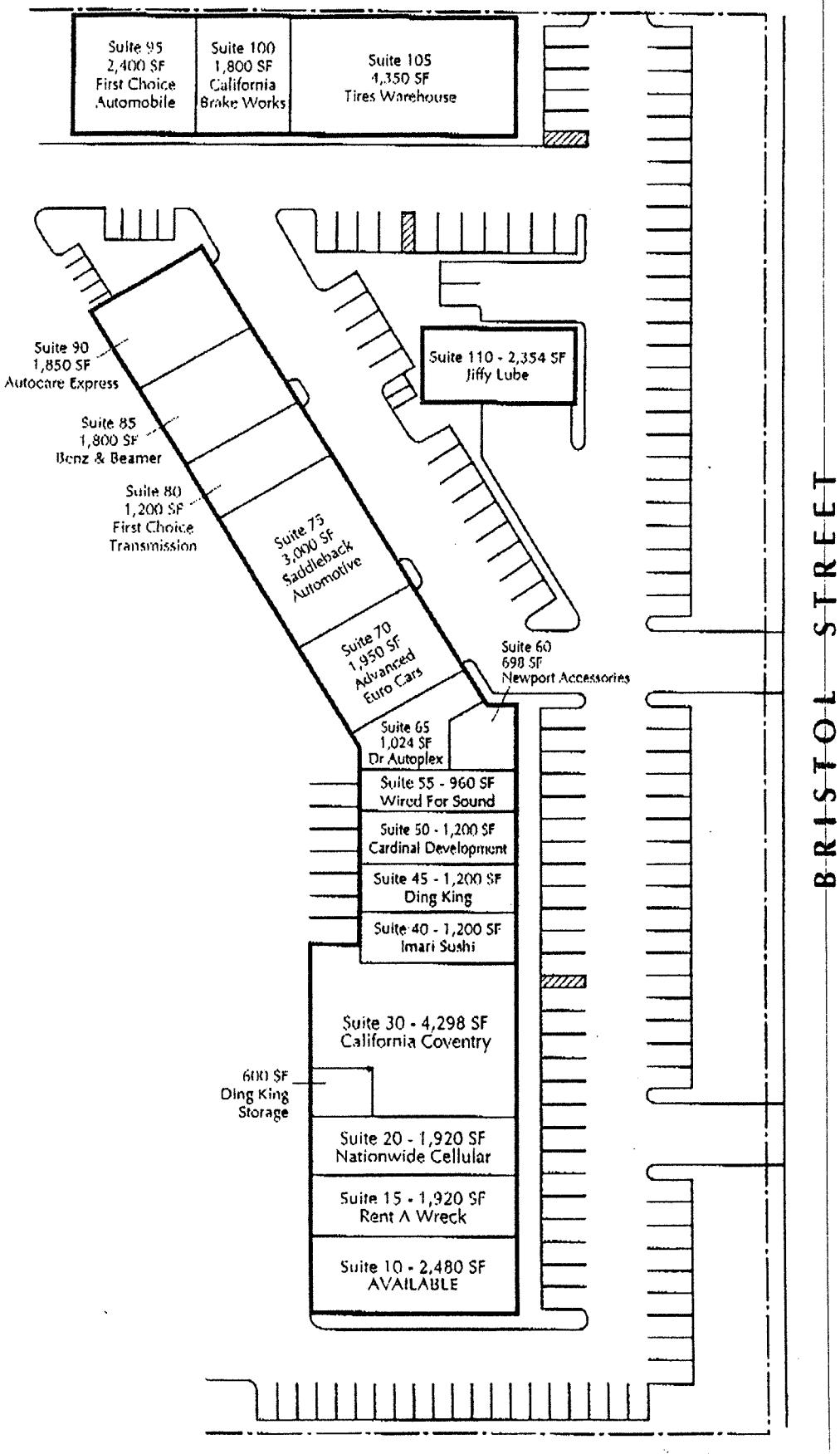
Anne M. Brown, Registered Environmental Assessor #201

APPENDIX

MAPS & ILLUSTRATIONS

SITE PLAN

375 Bristol Street ♦ Costa Mesa, CA



Detail Rent Roll

Address/ Suite	Tenant Name	--- Rent Dates --- Commence	Expire	DCP STA	Square Footage
BRI-37501	CALIFORNIA BRAKE WORKS	03/15/94	03/14/97	O	1800
BRI-37505	AMERICAN TIRE & SERVICE CO.	08/26/96	08/31/06	O	4350
~~BRI-37510~~	~~SHAMROCK GOLF SHOP~~ Vacant	~~07/10/95~~	~~07/09/00~~	~~O~~	~~2480~~
BRI-37511	ORANGE COUNTY LUBE CENTERS	05/06/88	05/04/08	O	2354
BRI-37520	NATIONWIDE CELLULAR SERVICES	07/01/96	06/30/99	O	1920
BRI-37525	DING KING STORAGE	05/01/96	05/02/96	O	603
BRI-37530	SOUTHWEST LEASING & RENTAL INC	05/20/88	12/31/97	O	4298
BRI-37540	IMARI SUSHI	01/15/96	01/14/01	O	1200
BRI-37545	THE DING KING	02/01/96	01/31/01	O	1200
BRI-37550	~~CARDINAL DEVELOPMENT~~	~~03/26/90~~	~~03/25/92~~	O	1200
BRI-37555	WIRED FOR SOUND	04/15/96	04/14/98	O	960
BRI-37560	NEWPORT ACCESSORIES AND PARTS	11/01/93	04/30/96	O	698
BRI-37565	DR. AUTOPLEX	10/01/96	09/30/98	O	1024
BRI-37570	ADVANCED EURO CARS	09/01/93	08/31/98	O	1950
BRI-37575	SADDLEBACK AUTOMOTIVE	09/01/93	08/31/98	O	3000
BRI-37580	FIRST CHOICE AUTOMOTIVE	12/01/96	11/30/99	O	1200
BRI-37585	NEW BENZ AND BEAMER	09/01/93	08/31/98	O	1800
BRI-37590	AUTOCARE EXPRESSS	05/01/93	04/30/98	O	1850
BRI-37595	FIRST CHOICE AUTOMOTIVE	07/01/96	06/30/00	O	2450
Total Building:					36,337

SITE PHOTOS

SITE PHOTO KEY

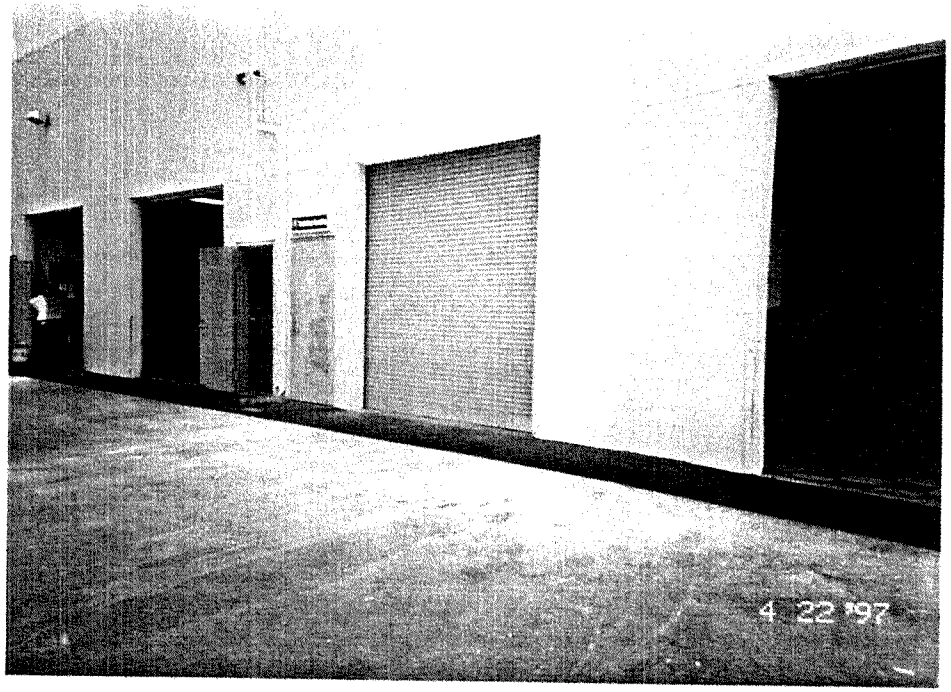
Bristol Autoplex

375 Bristol Street
Costa Mesa, California

April 22, 1997

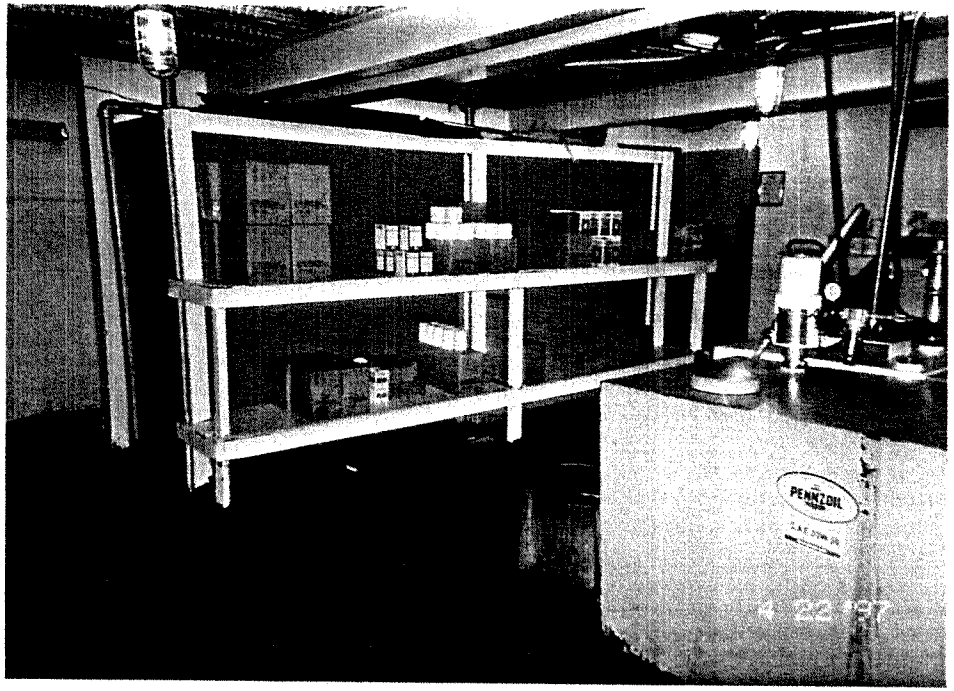
1. Interior of Ding King Training Facility Unit-note paint storage and residue on floor
2. Rear of building behind Ding King Training Facility Unit, note stains on asphalt paving
3. Parts washer, rear of California Coventry, Unit 30
4. Vehicle maintenance chemical storage and waste oil tote, basement of Jiffy Lube
5. View of Jiffy Lube basement, shows new oil tanks and work area
6. Interior of Jiffy Lube's waste storage shed, rear of property, shows waste oil filter drums
7. Solvent parts washer in Unit 100, California Brake Works
8. Solvent parts washer in First Choice Automotive, Unit 95, note stains on floor

#1



#2

#3



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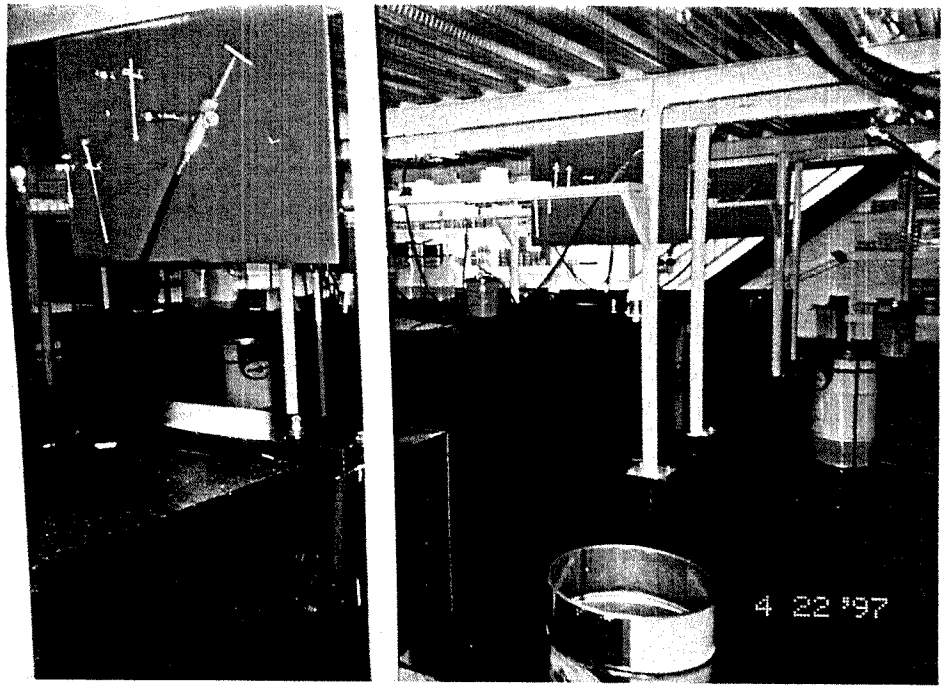
4 22 '97

#5

FILTERS
4 22

#6

DANGER
10W-40
EMPTY
EVERY
NIGHT
BRAKE
FLUID
4 22 '97

#7

COMBUSTIBLE
NO SMOKING
OR OPEN FLAME
NAPA
IMPORT &
DOMESTIC
WIPER BLADES
4 22 '97

#8

BRISTOL AUTOPLEX
HAZARDOUS MATERIALS SURVEY FORM

The purpose of this form is to obtain information regarding the use of hazardous substances on the Bristol Autoplex property. Prospective tenants and contractors should answer the questiions in light of their proposed operations on the premises. Existing tenants and contractors should answer the questions as they relate to ongoing operations on the premises and should update any information previously submitted.

If additional space is needed to answer the questions, you may attach separate sheets of paper to this form. When completed, the form should be sent to the following address:

Cardinal Asset Management
Attn: Scott Rimland
375 Bristol Street, Suite 50
Costa Mesa, CA 92626

Your cooperation in this matter is appreciated. If you have any questions, please do not hesitate to call our environmental consultant, Anne Brown at (714) 760-8014.

1. GENERAL INFORMATION

Name of Responding Company: Advanced Euro Cars

Check all that apply: Tenant (✓) Contractor ( ) Prospective ( ) Existing (✓)

Mailing Address: 375 Bristol Street, Suite 70
Costa Mesa, Ca 92626

Contact Person & Title: Oscar Haddad
Telephone Number: (714) 540-4411

Current TCC Tenants(s):

Address of Leased Premises: Same
Length of Lease or Contract Term: 1992

Prospective TCC Tenants (s):

Address of Proposed Leased Premises:
Address of Current Operations:

Describe the proposed operations to take place on the property, including principal products manufactured or services to be conducted. Existing tenants and contractors should describe any proposed changes to ongoing operations.

European Auto Repair Shop

2. HAZARDOUS MATERIALS For the purposes of this Survey Form, the term "hazardous material" means any raw material, product or agent considered hazardous under any state or federal law. The term does not include wastes which are intended to be discarded.

2.1 Will any hazardous materials be used or stored on site?

Chemical Products	Yes (X)	No ( )
Biological Hazards/ Infectious	Yes ( )	No (X)
Radioactive Materials	Yes ( )	No (X)
Petroleum Products	Yes (X)	No ( )

2.2 List any hazardous materials to be used or stored, the quantities that will be on-site at any given time, and the location and method of storage (e.g., bottles in storage closet on the premises).

Hazardous Materials	Location and Method of Storage	Quantity
Parts Washer	16 Gallon Drum in shop right hand closet	16 Gallons
new oil		40 gal
trans fluid		16 gal
antifreeze		5 gal
batteries		4-5

2.3 Is any underground storage of hazardous materials proposed or currently conducted on the premises?
Yes ( ) No (X)

If yes, describe the materials to be stored, and the size and construction of the tank. Attach copies of any permits obtained for the underground storage of such substances. n/a

3. HAZARDOUS WASTE For the purposes of this Survey Form, the term "hazardous waste" means any waste (including biological, infectious or radioactive waste) considered hazardous under any state or federal law, and which is intended to be discarded.

3.1 List any hazardous waste generated or to be generated on the premises, and indicate the quantity generated on a monthly basis.

Hazardous Waste	Location and Method of Storage Prior to Disposal	Quantity
Engine Oil	55 Gallon Drum	20 Gallons
Parts Washer	16 Gallon Drum	16 Gallons
oil filters	drum	1 drum

3.2 Describe the method(s) of disposal (including recycling) for each waste. Indicate where and how often disposal will take place.

Hazardous Waste	Location of Disposal Site	Disposal Method
Engine Oil	Off site haulers	Truck Pick up
Parts Washer		Truck Pick up.
filters		

3.3 Is any treatment or processing of hazardous, infections or radioactive wastes currently conducted or proposed to be conducted on the premises?

Yes ( ) No (X)

If yes, please describe any existing or proposed treatment methods.

n/a

3.4 Attach copies of any hazardous waste permits or licenses issued to your company with respect to its operations on the premises.

n/a

4. SPILLS

4.1 During the past year, have any spills or releases of hazardous materials occurred on the premises?
Yes ( ) No (X)

If so, please describe the spill and attach the results of any testing conducted to determine the extent of such spills.

4.2 Were any agencies notified in connection with such spills?
Yes ( ) No (X)

If so, attach copies of any spill reports or other correspondence with regulatory agencies.

4.3 Were any clean-up actions undertaken in connection with the spills?
Yes ( ) No (X)

If so, briefly describe the actions taken. Attach copies of any clearance letters obtained from any regulatory agencies involved and the results of any final soil or groundwater sampling done upon completion of the clean-up work.

5. WASTEWATER TREATMENT/DISCHARGE

5.1 Do you discharge industrial wastewater to:

____ storm drain? ____ sewer?
____ surface water? X no industrial discharge

mop water goes to sump → dumpi

5.2 Is your industrial wastewater treated before discharge?
Yes ( ) No ( )

If yes, describe the type of treatment conducted.

n/a

5.3 Attach copies of any wastewater discharge permits issued to your company with respect to its operations on the premises.

n/a

6. AIR DISCHARGES

6.1 Do you have any air filtration systems or stacks that discharge into the air?
Yes ( ) No (X)

6.2 Do you operate any equipment that require air emissions permits?
Yes ( ) No (X)

6.3 Attach copies of any air discharge permits pertaining to these operations.

7. HAZARDOUS MATERIALS DISCLOSURES

7.1 Does your company handle an aggregate of at least 500 pounds, 55 gallons or 200 cubic feet of hazardous material at any given time?
Yes ( ) No ( )

7.2 Has your company prepared a Hazardous Materials Disclosure - Chemical Inventory and Business Emergency Plan or similar disclosure document pursuant to state or Fire Department requirements?
Yes (X) No ( )

If so, attach a copy. Costa Mesa Fire
no Vol cells

7.3 Are any of the chemicals used in your operations regulated under Proposition 65?
Yes (X) No ( ) sign posted

If so, describe the procedures followed to comply with these requirements.

7.4 Is your company subject to OSHA Hazard Communication Standard Requirements?
Yes (X) No ( )

If so, describe the procedures followed to comply with these requirements.

8. ANIMAL TESTING

8.1 Does your company bring or intend to bring live animals onto the premises for research or development purposes?
Yes ( ) No (X)

If so, describe the activity.

8.2 Does your company bring or intend to bring animal body parts or bodily fluids onto the premises for research or development purposes?
Yes ( ) No (X)

If so, describe the activity.

9. ENFORCEMENT ACTIONS, COMPLAINTS

9.1 Has your company ever been subject to any agency enforcement actions, administrative orders, lawsuits, or consent orders/decrees regarding environmental compliance or health and safety?
Yes ( ) No (X)

If so, describe the actions and any continuing compliance obligations imposed as a result of these actions.

9.2 Has your company ever received any request for information, notice of violation or demand letter, complaint, or inquiry regarding environmental compliance or health and safety?
Yes ( ) No (X)

9.3 Has an environmental audit ever been conducted which concerned operations or activities on premises occupied by you?
Yes ( ) No (X)

BRISTOL AUTOPLEX
HAZARDOUS MATERIALS SURVEY FORM

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Cardinal Asset Management
Attn: Scott Rimland
375 Bristol Street, Suite 50
Costa Mesa, CA 92626

Your cooperation in this matter is appreciated. If you have any questions, please do not hesitate to call our environmental consultant, Anne Brown at (714) 760-8014.

1. GENERAL INFORMATION

Name of Responding Company: Autocare Express

Check all that apply: Tenant (✓) Contractor ( ) Prospective ( ) Existing (X)

Mailing Address: 375 Bristol Street, Suite 90 Costa Mesa, Ca. 92626

Contact Person & Title: David Warrick
Telephone Number: (714) 979-6630

Current TCC Tenants(s):

Address of Leased Premises: Same
Length of Lease or Contract Term:

Prospective TCC Tenants (s):

Address of Proposed Leased Premises:
Address of Current Operations:

Describe the proposed operations to take place on the property, including principal products manufactured or services to be conducted. Existing tenants and contractors should describe any proposed changes to ongoing operations.

GENERAL AUTOMOTIVE MAINTENANCE AND REPAIR

2. HAZARDOUS MATERIALS For the purposes of this Survey Form, the term "hazardous material" means any raw material, product or agent considered hazardous under any state or federal law. The term does not include wastes which are intended to be discarded.

2.1 Will any hazardous materials be used or stored on site?

Chemical Products	Yes (✓)	No ( )
Biological Hazards/ Infectious	Yes ( )	No (✓)
Radioactive Materials	Yes ( )	No (✓)
Petroleum Products	Yes (✓)	No ( )

2.2 List any hazardous materials to be used or stored, the quantities that will be on-site at any given time, and the location and method of storage (e.g., bottles in storage closet on the premises).

Hazardous Materials	Location and Method of Storage	Quantity
MOTOR OIL	STORAGE TANK	100 GAL
CLEANING SOLVENT	APPROVED CONTAINER	15 GAL
CARBURETOR CLEANER	SPRAY CANS	10 16-OZ CANS
BRAKE CLEANER	" "	" " "
AUTOMOTIVE COOLANT	PLASTIC BOTTLES	10 1 GAL BOTTLES

2.3 Is any underground storage of hazardous materials proposed or currently conducted on the premises?
Yes ( ) No (✓)

If yes, describe the materials to be stored, and the size and construction of the tank. Attach copies of any permits obtained for the underground storage of such substances. n/a

3. HAZARDOUS WASTE For the purposes of this Survey Form, the term "hazardous waste" means any waste (including biological, infectious or radioactive waste) considered hazardous under any state or federal law, and which is intended to be discarded.

3.1 List any hazardous waste generated or to be generated on the premises, and indicate the quantity generated on a monthly basis.

Hazardous Waste	Location and Method of Storage Prior to Disposal	Quantity
USED MOTOR OIL	APPROVED STORAGE TANK	50 GAL
USED CLEANING SOLVENT	" " "	10 GAL
AUTOMOTIVE COOLANT	" " "	50 GAL

3.2 Describe the method(s) of disposal (including recycling) for each waste. Indicate where and how often disposal will take place.

Hazardous Waste	Location of Disposal Site	Disposal Method
USED MOTOR OIL		APPROVED WASTE HAULER
USED CLEANING SOLVENT		" " "
AUTOMOTIVE COOLANT		" " "

3.3 Is any treatment or processing of hazardous, infections or radioactive wastes currently conducted or proposed to be conducted on the premises?

Yes ( ) No (✓)

If yes, please describe any existing or proposed treatment methods.

n/a

3.4 Attach copies of any hazardous waste permits or licenses issued to your company with respect to its operations on the premises.

n/a

4. SPILLS

4.1 During the past year, have any spills or releases of hazardous materials occurred on the premises?
Yes ( ) No (✓)

If so, please describe the spill and attach the results of any testing conducted to determine the extent of such spills.

4.2 Were any agencies notified in connection with such spills?
Yes ( ) No (✓)

If so, attach copies of any spill reports or other correspondence with regulatory agencies.

4.3 Were any clean-up actions undertaken in connection with the spills?
Yes ( ) No (✓)

If so, briefly describe the actions taken. Attach copies of any clearance letters obtained from any regulatory agencies involved and the results of any final soil or groundwater sampling done upon completion of the clean-up work.

5. WASTEWATER TREATMENT/DISCHARGE

5.1 Do you discharge industrial wastewater to: NO

____ storm drain? ____ sewer?
____ surface water? ____ no industrial discharge

no wastewater into trench

5.2 Is your industrial wastewater treated before discharge? N/A
Yes ( ) No ( )

If yes, describe the type of treatment conducted.

5.3 Attach copies of any wastewater discharge permits issued to your company with respect to its operations on the premises. N/A

6. AIR DISCHARGES

6.1 Do you have any air filtration systems or stacks that discharge into the air?
Yes ( ) No (✓)

6.2 Do you operate any equipment that require air emissions permits?
Yes ( ) No (✓)

6.3 Attach copies of any air discharge permits pertaining to these operations.

7. HAZARDOUS MATERIALS DISCLOSURES

7.1 Does your company handle an aggregate of at least 500 pounds, 55 gallons or 200 cubic feet of hazardous material at any given time?
Yes (✓) No ( )
MOTOR OIL ≈100 GAL

7.2 Has your company prepared a Hazardous Materials Disclosure - Chemical Inventory and Business Emergency Plan or similar disclosure document pursuant to state or Fire Department requirements?
Yes (✓) No ( ) Costa Mesa
If so, attach a copy. no violations

7.3 Are any of the chemicals used in your operations regulated under Proposition 65?
Yes (✓) No ( ) signposted
If so, describe the procedures followed to comply with these requirements.

7.4 Is your company subject to OSHA Hazard Communication Standard Requirements?
Yes (X) No ( ) DON'T KNOW

If so, describe the procedures followed to comply with these requirements.

8. ANIMAL TESTING

8.1 Does your company bring or intend to bring live animals onto the premises for research or development purposes?
Yes ( ) No (✓)

If so, describe the activity.

8.2 Does your company bring or intend to bring animal body parts or bodily fluids onto the premises for research or development purposes?
Yes ( ) No (✓)

If so, describe the activity.

9. ENFORCEMENT ACTIONS, COMPLAINTS

9.1 Has your company ever been subject to any agency enforcement actions, administrative orders, lawsuits, or consent orders/decrees regarding environmental compliance or health and safety?
Yes ( ) No (✓)

If so, describe the actions and any continuing compliance obligations imposed as a result of these actions.

9.2 Has your company ever received any request for information, notice of violation or demand letter, complaint, or inquiry regarding environmental compliance or health and safety?
Yes ( ) No (✓)

9.3 Has an environmental audit ever been conducted which concerned operations or activities on premises occupied by you?
Yes ( ) No (✓)

STATE OF CALIFORNIA—ENVIRONMENTAL PROTECTION AGENCY PETE WILSON, Governor

DEPARTMENT OF TOXIC SUBSTANCES CONTROL
400 P Street, 4th Floor
P.O. Box 806
Sacramento, CA 95812-0806

Date: 3/26/96

EPA ID #: CAL000125301

Autocare Express
375 So. Bristol Street #90
Costa Mesa CA 92626

Location Address:
Same

PERMANENT RECORD - DO NOT DESTROY
CALIFORNIA EPA IDENTIFICATION NUMBER

This is to acknowledge that a permanent California Environmental Protection Agency Identification (EPA ID) Number has been assigned to your place of business. (Please note EPA ID Number above the location address.)

An EPA ID Number is assigned to a person or business at a specific site. It is only valid for the location and person or business to which it was assigned. **If your business has multiple generation sites, each site must have a number. If you stop handling hazardous waste, change the type or amount of waste you handle, move your business, or change ownership you must notify the Department of Toxic Substances Control immediately. If your business has moved, your EPA ID Number must be canceled. A new number must be obtained for your new location if you continue to produce hazardous waste.**

This EPA ID Number must be used for all manifesting, recordkeeping, and reporting requirements. Please retain this notice in your files.

Department of Toxic Substances Control
Hazardous Waste Management Program
Generator Information Services Unit
Telephone: (916) 324-1781
California Only Toll-free Number: (800) 618-6942

Operator's Initials J☺

CALIFORNIA 92628-1200 P.O. BOX 1200

FROM THE OFFICE OF THE FIRE PREVENTION BUREAU

COSTA MESA FIRE DEPARTMENT
UNIFORM FIRE CODE PERMIT

Auto Care Express
375 BRISTOL ST 90
Costa Mesa CA. 92626

Issue Date	12/01/96
Expiration Date	12/31/97

Business Address: 375 BRISTOL ST 90

Permit Description:

TO STORE, HANDLE, AND USE FLAMMABLE AND COMBUSTIBLE LIQUIDS AND TO OPERATE A REPAIR GARAGE IN ACCORDANCE WITH ARTICLES 79 AND 29 OF THE UNIFORM FIRE CODE, 1994 EDITION.

Issued by:
Station: 5
Shift: C

This permit must be posted conspicuously on the designated premises or equipment. It is not transferable. For renewal, contact the Fire Prevention Bureau at (714) 754-5128.

Signature: Guy Stewart **Date:** 12-13-96

ORANGE COUNTY HEALTH CARE AGENCY
ENVIRONMENTAL HEALTH DIVISION
2009 EAST EDINGER AVENUE
SANTA ANA, CA 92705-4720
(714) 667-3700 • (714) 972-0749 FAX

HAZARDOUS WASTE CONTINGENCY PLAN

1. Facility Information

Facility Name: ~~THE FOREIGN WORKS~~ AUTOCARE EXPRESS
Address: 375 S. BRISTOL ST. #90
City: COSTA MESA Zip: 92626
Telephone: 714 979-6630 Fax: 714 979-9347

2. Employee Responses to Emergencies:

COAN

- DURING BUSINESS HOURS (M-F 8-6) THE STORE MGR. HAS PRIMARY RESPONSIBILITY FOR ALL SAFETY AND ENVIRONMENTAL ISSUES. DURING NON-BUSINESS HOURS THE PRESIDENT (DAVE WARRICK) IS RESPONSIBLE

3. Type of Communication System:

STORE TELEPHONE 714 9796630 DAVE WARRICK PAGER (24 HRS.) 714 266-54
HEADQTRS PHONE 714 556-4630

4. Emergency Coordinator, Primary: DURING STORE HRS. (M-F 8-6)

Name: DAN KROGH, MGR.
Address: 375 S. BRISTOL ST. #90 COSTA MESA
Telephone: 714 979-6630 Fax: 714 979-9347

5. Emergency Coordinator, Alternates:

Name: DAVE WARRICK (PRES.)
Address: 3102 TIGERTAIL DR. LOS ALAMITOS 90720
Telephone: (310) 493-3540 PAGER ~~(714) 266-5485~~ Fax: —

Name: ~~JIM LAU~~
Address: ~~21871 VIA DE LA LUZ TRABUCO CYN.~~
Telephone: ~~(714) 858-5306~~ Fax: —

6. List of Emergency Equipment:

- FIRE EXTINGUISHERS

ORANGE COUNTY HEALTH CARE AGENCY
ENVIRONMENTAL HEALTH DIVISION
2009 EAST EDINGER AVENUE
SANTA ANA, CA 92705-4720
(714) 667-3700 • (714) 972-0749 FAX

HAZARDOUS WASTE CONTINGENCY PLAN

7. **State Office of Emergency Services: 1-800-852-7550 or 1-916-427-4341.**

8. **Emergency Contacts:**

Police Department:

Name: COSTA MESA P.D.

Address: 99 FAIR DR. COSTA MESA

Telephone: (714) 754-5252 Fax:

Fire Department:

Name: COSTA MESA F.D.

Address: 77 FAIR DR. COSTA MESA

Telephone: (714) 549-1111 Fax:

Hospital:

Name: HOAG MEMORIAL HOSP.

Address: 301 NEWPORT BLVD. N.B. 92663

Telephone: 714 645-8600 Fax:

Contractors:

Name: ALL PHASE ENVIRONMENTAL

Address: 2000 N. ALAMEDA S. COMPTON 90222

Telephone: (310) 537-7100 Fax: (310) 639-2946

~~STARLITE RECLAMATION~~

~~229 N. LAUREL AVE. ONTARIO 91762~~

Name:

Address:

Telephone: Fax:

9. **Attach the Following (check when completed):**

A. Facility plot plan ❑

B. Evacuation plan ❑

C. Employee training records ❑

BRISTOL AUTOPLEX
HAZARDOUS MATERIALS SURVEY FORM

The purpose of this form is to obtain information regarding the use of hazardous substances on the Bristol Autoplex property. Prospective tenants and contractors should answer the questiions in light of their proposed operations on the premises. Existing tenants and contractors should answer the questions as they relate to ongoing operations on the premises and should update any information previously submitted.

If additional space is needed to answer the questions, you may attach separate sheets of paper to this form. When completed, the form should be sent to the following address:

Cardinal Asset Management
Attn: Scott Rimland
375 Bristol Street, Suite 50
Costa Mesa, CA 92626

Your cooperation in this matter is appreciated. If you have any questions, please do not hesitate to call our environmental consultant, Anne Brown at (714) 760-8014.

1. GENERAL INFORMATION

Name of Responding Company: Berry & Beamer

Check all that apply: Tenant (X) Contractor ( ) Prospective ( ) Existing (X)

Mailing Address: _____

Contact Person & Title: Naresh Shah
Telephone Number: ( ) 668-0882

Current TCC Tenants(s):

Address of Leased Premises: _____
Length of Lease or Contract Term: 1990 –

Prospective TCC Tenants (s):

Address of Proposed Leased Premises: _____
Address of Current Operations: _____

Describe the proposed operations to take place on the property, including principal products manufactured or services to be conducted. Existing tenants and contractors should describe any proposed changes to ongoing operations.

to B2 of BMW maintenance

2. HAZARDOUS MATERIALS For the purposes of this Survey Form, the term "hazardous material" means any raw material, product or agent considered hazardous under any state or federal law. The term does not include wastes which are intended to be discarded.

2.1 Will any hazardous materials be used or stored on site?

Chemical Products	Yes (✓)	No ( )
Biological Hazards/ Infectious	Yes ( )	No (✓)
Radioactive Materials	Yes ( )	No (✓)
Petroleum Products	Yes (✓)	No ( )

2.2 List any hazardous materials to be used or stored, the quantities that will be on-site at any given time, and the location and method of storage (e.g., bottles in storage closet on the premises).

Hazardous Materials	Location and Method of Storage	Quantity
Oil	shop area	50 gal
Trans fluid	cartons	50 gal
brake		1 gal
gear oil		16 gal
Antifreeze		50 gal

2.3 Is any underground storage of hazardous materials proposed or currently conducted on the premises?
Yes ( ) No (✓)

If yes, describe the materials to be stored, and the size and construction of the tank. Attach copies of any permits obtained for the underground storage of such substances. N/a

3. HAZARDOUS WASTE For the purposes of this Survey Form, the term "hazardous waste" means any waste (including biological, infectious or radioactive waste) considered hazardous under any state or federal law, and which is intended to be discarded.

3.1 List any hazardous waste generated or to be generated on the premises, and indicate the quantity generated on a monthly basis.

Hazardous Waste	Location and Method of Storage Prior to Disposal	Quantity
oil	shop in drums	100 gal
coolant		55 gal
trans fluid		pumped

3.2 Describe the method(s) of disposal (including recycling) for each waste. Indicate where and how often disposal will take place.

Hazardous Waste	Location of Disposal Site	Disposal Method
	All these Environmental Collects off site disposal	/ Recycle

3.3 Is any treatment or processing of hazardous, infections or radioactive wastes currently conducted or proposed to be conducted on the premises?

Yes ( ) No (X)

If yes, please describe any existing or proposed treatment methods.

3.4 Attach copies of any hazardous waste permits or licenses issued to your company with respect to its operations on the premises.

n/a

4. SPILLS

4.1 During the past year, have any spills or releases of hazardous materials occurred on the premises?
Yes ( ) No (X)

If so, please describe the spill and attach the results of any testing conducted to determine the extent of such spills.

4.2 Were any agencies notified in connection with such spills?
Yes ( ) No (X)

If so, attach copies of any spill reports or other correspondence with regulatory agencies.

4.3 Were any clean-up actions undertaken in connection with the spills?
Yes ( ) No (X)

If so, briefly describe the actions taken. Attach copies of any clearance letters obtained from any regulatory agencies involved and the results of any final soil or groundwater sampling done upon completion of the clean-up work.

5. WASTEWATER TREATMENT/DISCHARGE

5.1 Do you discharge industrial wastewater to:

____ storm drain? ____ sewer?
____ surface water? ___ no industrial discharge

wastewater to trench/drainfield

5.2 Is your industrial wastewater treated before discharge?
Yes ( ) No ( ) ✓

If yes, describe the type of treatment conducted.

5.3 Attach copies of any wastewater discharge permits issued to your company with respect to its operations on the premises.

n/a

6. AIR DISCHARGES

6.1 Do you have any air filtration systems or stacks that discharge into the air?
Yes ( ) No (X)

6.2 Do you operate any equipment that require air emissions permits?
Yes ( ) No (X)

6.3 Attach copies of any air discharge permits pertaining to these operations.

n/a

7. HAZARDOUS MATERIALS DISCLOSURES

7.1 Does your company handle an aggregate of at least 500 pounds, 55 gallons or 200 cubic feet of hazardous material at any given time?
Yes (X) No ( )

7.2 Has your company prepared a Hazardous Materials Disclosure - Chemical Inventory and Business Emergency Plan or similar disclosure document pursuant to state or Fire Department requirements?
Yes (X) No ( ) on file Costa Mesa no violations

If so, attach a copy.

7.3 Are any of the chemicals used in your operations regulated under Proposition 65?
Yes (X) No ( )

If so, describe the procedures followed to comply with these requirements.

7.4 Is your company subject to OSHA Hazard Communication Standard Requirements?
Yes (X) No ( )

If so, describe the procedures followed to comply with these requirements.

no lawsuits

8. ANIMAL TESTING

8.1 Does your company bring or intend to bring live animals onto the premises for research or development purposes?
Yes ( ) No (X)

If so, describe the activity.

8.2 Does your company bring or intend to bring animal body parts or bodily fluids onto the premises for research or development purposes?
Yes ( ) No (X)

If so, describe the activity.

9. ENFORCEMENT ACTIONS, COMPLAINTS

9.1 Has your company ever been subject to any agency enforcement actions, administrative orders, lawsuits, or consent orders/decrees regarding environmental compliance or health and safety?
Yes ( ) No (X)

If so, describe the actions and any continuing compliance obligations imposed as a result of these actions.

9.2 Has your company ever received any request for information, notice of violation or demand letter, complaint, or inquiry regarding environmental compliance or health and safety?
Yes ( ) No (X)

9.3 Has an environmental audit ever been conducted which concerned operations or activities on premises occupied by you?
Yes ( ) No (X)

BRISTOL AUTOPLEX
HAZARDOUS MATERIALS SURVEY FORM

The purpose of this form is to obtain information regarding the use of hazardous substances on the Bristol Autoplex property. Prospective tenants and contractors should answer the questiions in light of their proposed operations on the premises. Existing tenants and contractors should answer the questions as they relate to ongoing operations on the premises and should update any information previously submitted.

If additional space is needed to answer the questions, you may attach separate sheets of paper to this form. When completed, the form should be sent to the following address:

Cardinal Asset Management
Attn: Scott Rimland
375 Bristol Street, Suite 50
Costa Mesa, CA 92626

Your cooperation in this matter is appreciated. If you have any questions, please do not hesitate to call our environmental consultant, Anne Brown at (714) 760-8014.

1. GENERAL INFORMATION

Name of Responding Company: Calif. Brakeworks

Check all that apply: Tenant (Y) Contractor ( ) Prospective ( ) Existing (X)

Mailing Address: _____

Contact Person & Title: John Couch, Mgr.
Telephone Number: ( ) 557 - 7587

Current TCC Tenants(s):

Address of Leased Premises: _____
Length of Lease or Contract Term: _____

Prospective TCC Tenants (s):

Address of Proposed Leased Premises: _____
Address of Current Operations: _____

Describe the proposed operations to take place on the property, including principal products manufactured or services to be conducted. Existing tenants and contractors should describe any proposed changes to ongoing operations.

Brake, suspension & engine maint

2. HAZARDOUS MATERIALS For the purposes of this Survey Form, the term "hazardous material" means any raw material, product or agent considered hazardous under any state or federal law. The term does not include wastes which are intended to be discarded.

2.1 Will any hazardous materials be used or stored on site?

Chemical Products	Yes (X)	No ( )
Biological Hazards/ Infectious	Yes ( )	No (X)
Radioactive Materials	Yes ( )	No (X)
Petroleum Products	Yes (X)	No ( )

2.2 List any hazardous materials to be used or stored, the quantities that will be on-site at any given time, and the location and method of storage (e.g., bottles in storage closet on the premises).

Hazardous Materials	Location and Method of Storage	Quantity
oil	in barrels in shop & cont.	24 qts
antifreeze	"	6 gal
brake fluid		5 gal
trans fluid		12 qts
1 solvent bath	Rt Choice	8-10 gal
1 air compressor	w/ u.o	

2.3 Is any underground storage of hazardous materials proposed or currently conducted on the premises?
Yes ( ) No (X)

If yes, describe the materials to be stored, and the size and construction of the tank. Attach copies of any permits obtained for the underground storage of such substances.

3. HAZARDOUS WASTE For the purposes of this Survey Form, the term "hazardous waste" means any waste (including biological, infectious or radioactive waste) considered hazardous under any state or federal law, and which is intended to be discarded.

3.1 List any hazardous waste generated or to be generated on the premises, and indicate the quantity generated on a monthly basis.

Hazardous Waste	Location and Method of Storage Prior to Disposal	Quantity
oil	in shop	15 gal
brake fluid		570 gal
anti freeze		20
oil filters	1	
Batteries	4	

3.2 Describe the method(s) of disposal (including recycling) for each waste. Indicate where and how often disposal will take place.

Hazardous Waste	Location of Disposal Site	Disposal Method
Waste collected under lease	~~contracted~~ environmental	50 gal total - lease

3.3 Is any treatment or processing of hazardous, infections or radioactive wastes currently conducted or proposed to be conducted on the premises?

Yes ( ) No (X)

If yes, please describe any existing or proposed treatment methods.

3.4 Attach copies of any hazardous waste permits or licenses issued to your company with respect to its operations on the premises.

4. SPILLS

4.1 During the past year, have any spills or releases of hazardous materials occurred on the premises?
Yes ( ) No (X)

If so, please describe the spill and attach the results of any testing conducted to determine the extent of such spills.

4.2 Were any agencies notified in connection with such spills?
Yes ( ) No (X)

If so, attach copies of any spill reports or other correspondence with regulatory agencies.

4.3 Were any clean-up actions undertaken in connection with the spills?
Yes ( ) No (X)

If so, briefly describe the actions taken. Attach copies of any clearance letters obtained from any regulatory agencies involved and the results of any final soil or groundwater sampling done upon completion of the clean-up work.

5. WASTEWATER TREATMENT/DISCHARGE

5.1 Do you discharge industrial wastewater to:

____ storm drain? ____ sewer?
____ surface water? X no industrial discharge

5.2 Is your industrial wastewater treated before discharge?
Yes ( ) No (X)

If yes, describe the type of treatment conducted.

5.3 Attach copies of any wastewater discharge permits issued to your company with respect to its operations on the premises.

6. AIR DISCHARGES

6.1 Do you have any air filtration systems or stacks that discharge into the air?
Yes ( ) No (X)

6.2 Do you operate any equipment that require air emissions permits?
Yes ( ) No (X)

6.3 Attach copies of any air discharge permits pertaining to these operations.

7. HAZARDOUS MATERIALS DISCLOSURES

7.1 Does your company handle an aggregate of at least 500 pounds, 55 gallons or 200 cubic feet of hazardous material at any given time?
Yes ( ) No (X)

7.2 Has your company prepared a Hazardous Materials Disclosure - Chemical Inventory and Business Emergency Plan or similar disclosure document pursuant to state or Fire Department requirements?
Yes ( ) No (X)

If so, attach a copy.

7.3 Are any of the chemicals used in your operations regulated under Proposition 65?
Yes ( ) No (X)

If so, describe the procedures followed to comply with these requirements.

7.4 Is your company subject to OSHA Hazard Communication Standard Requirements?
Yes ( ) No (X)

If so, describe the procedures followed to comply with these requirements.

no hazards

8. ANIMAL TESTING

8.1 Does your company bring or intend to bring live animals onto the premises for research or development purposes?
Yes ( ) No (X)

If so, describe the activity.

8.2 Does your company bring or intend to bring animal body parts or bodily fluids onto the premises for research or development purposes?
Yes ( ) No (X)

If so, describe the activity.

9. ENFORCEMENT ACTIONS, COMPLAINTS

9.1 Has your company ever been subject to any agency enforcement actions, administrative orders, lawsuits, or consent orders/decrees regarding environmental compliance or health and safety?
Yes ( ) No (X)

If so, describe the actions and any continuing compliance obligations imposed as a result of these actions.

9.2 Has your company ever received any request for information, notice of violation or demand letter, complaint, or inquiry regarding environmental compliance or health and safety?
Yes ( ) No (X)

9.3 Has an environmental audit ever been conducted which concerned operations or activities on premises occupied by you?
Yes ( ) No (X)

BRISTOL AUTOPLEX
HAZARDOUS MATERIALS SURVEY FORM

The purpose of this form is to obtain information regarding the use of hazardous substances on the Bristol Autoplex property. Prospective tenants and contractors should answer the questiions in light of their proposed operations on the premises. Existing tenants and contractors should answer the questions as they relate to ongoing operations on the premises and should update any information previously submitted.

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Cardinal Asset Management
Attn: Scott Rimland
375 Bristol Street, Suite 50
Costa Mesa, CA 92626

Your cooperation in this matter is appreciated. If you have any questions, please do not hesitate to call our environmental consultant, Anne Brown at (714) 760-8014.

1. GENERAL INFORMATION

Name of Responding Company: California Coventry

Check all that apply: Tenant (x) Contractor ( )
Prospective ( ) Existing (X)

Mailing Address: _____
Unit 30

Contact Person & Title: Chuck Wiesneuski, Owner
Telephone Number: ( ) 556 9241

Current TCC Tenants(s):

Address of Leased Premises: _____
Length of Lease or Contract Term: _____

Prospective TCC Tenants (s):

Address of Proposed Leased Premises: _____
Address of Current Operations: _____

Describe the proposed operations to take place on the property, including principal products manufactured or services to be conducted. Existing tenants and contractors should describe any proposed changes to ongoing operations.

Auto repair shop & manufacturers

2. HAZARDOUS MATERIALS For the purposes of this Survey Form, the term "hazardous material" means any raw material, product or agent considered hazardous under any state or federal law. The term does not include wastes which are intended to be discarded.

2.1 Will any hazardous materials be used or stored on site?

Chemical Products	Yes (X)	No ( )
Biological Hazards/ Infectious	Yes ( )	No (X)
Radioactive Materials	Yes ( )	No (X)
Petroleum Products	Yes (X)	No ( )

2.2 List any hazardous materials to be used or stored, the quantities that will be on-site at any given time, and the location and method of storage (e.g., bottles in storage closet on the premises).

Hazardous Materials	Location and Method of Storage	Quantity
Lube	no drums or	
Newport	inside containers	110 gal
Transfluid		110 gal
Ethylene glycol		55 gal
Solvent Parts (Stoddard)		50 gal

2.3 Is any underground storage of hazardous materials proposed or currently conducted on the premises?
Yes ( ) No (X)

If yes, describe the materials to be stored, and the size and construction of the tank. Attach copies of any permits obtained for the underground storage of such substances.

3. HAZARDOUS WASTE For the purposes of this Survey Form, the term "hazardous waste" means any waste (including biological, infectious or radioactive waste) considered hazardous under any state or federal law, and which is intended to be discarded.

3.1 List any hazardous waste generated or to be generated on the premises, and indicate the quantity generated on a monthly basis.

Hazardous Waste	Location and Method of Storage Prior to Disposal	Quantity
waste oil	inside in	2-55 gal
antifreeze	drums	1-55
sump fluid		1-55
Solvent		-30

3.2 Describe the method(s) of disposal (including recycling) for each waste. Indicate where and how often disposal will take place.

Hazardous Waste	Location of Disposal Site	Disposal Method
all collected by hauler for off site disposal/recycle		

3.3 Is any treatment or processing of hazardous, infections or radioactive wastes currently conducted or proposed to be conducted on the premises?

Yes ( ) No (✓)

If yes, please describe any existing or proposed treatment methods.

3.4 Attach copies of any hazardous waste permits or licenses issued to your company with respect to its operations on the premises.

4. SPILLS

4.1 During the past year, have any spills or releases of hazardous materials occurred on the premises?
Yes ( ) No (✓)

If so, please describe the spill and attach the results of any testing conducted to determine the extent of such spills.

4.2 Were any agencies notified in connection with such spills?
Yes ( ) No (✓)

If so, attach copies of any spill reports or other correspondence with regulatory agencies.

4.3 Were any clean-up actions undertaken in connection with the spills?
Yes ( ) No (✓)

If so, briefly describe the actions taken. Attach copies of any clearance letters obtained from any regulatory agencies involved and the results of any final soil or groundwater sampling done upon completion of the clean-up work.

5. WASTEWATER TREATMENT/DISCHARGE

5.1 Do you discharge industrial wastewater to:

none

____ storm drain? ____ sewer?
____ surface water? ___ no industrial discharge

5.2 Is your industrial wastewater treated before discharge?
Yes ( ) No (✓)

If yes, describe the type of treatment conducted.

5.3 Attach copies of any wastewater discharge permits issued to your company with respect to its operations on the premises.

6. AIR DISCHARGES

6.1 Do you have any air filtration systems or stacks that discharge into the air?
Yes ( ) No (✓)

6.2 Do you operate any equipment that require air emissions permits?
Yes ( ) No (✓)

6.3 Attach copies of any air discharge permits pertaining to these operations.

7. HAZARDOUS MATERIALS DISCLOSURES

7.1 Does your company handle an aggregate of at least 500 pounds, 55 gallons or 200 cubic feet of hazardous material at any given time?
Yes (✓) No ( )

7.2 Has your company prepared a Hazardous Materials Disclosure - Chemical Inventory and Business Emergency Plan or similar disclosure document pursuant to state or Fire Department requirements?
Yes (✓) No ( ) - Costa Mesa Fire

If so, attach a copy.
Was in file

7.3 Are any of the chemicals used in your operations regulated under Proposition 65?
Yes ( ) No (✓) not that we are aware of.

If so, describe the procedures followed to comply with these requirements.

7.4 Is your company subject to OSHA Hazard Communication Standard Requirements?
Yes (✓) No ( )

If so, describe the procedures followed to comply with these requirements.

8. ANIMAL TESTING

8.1 Does your company bring or intend to bring live animals onto the premises for research or development purposes?
Yes ( ) No (X)

If so, describe the activity.

8.2 Does your company bring or intend to bring animal body parts or bodily fluids onto the premises for research or development purposes?
Yes ( ) No (X)

If so, describe the activity.

9. ENFORCEMENT ACTIONS, COMPLAINTS

9.1 Has your company ever been subject to any agency enforcement actions, administrative orders, lawsuits, or consent orders/decrees regarding environmental compliance or health and safety?
Yes ( ) No (X)

If so, describe the actions and any continuing compliance obligations imposed as a result of these actions.

9.2 Has your company ever received any request for information, notice of violation or demand letter, complaint, or inquiry regarding environmental compliance or health and safety?
Yes ( ) No (X)

9.3 Has an environmental audit ever been conducted which concerned operations or activities on premises occupied by you?
Yes ( ) No (X)

BRISTOL AUTOPLEX
HAZARDOUS MATERIALS SURVEY FORM

The purpose of this form is to obtain information regarding the use of hazardous substances on the Bristol Autoplex property. Prospective tenants and contractors should answer the questiions in light of their proposed operations on the premises. Existing tenants and contractors should answer the questions as they relate to ongoing operations on the premises and should update any information previously submitted.

If additional space is needed to answer the questions, you may attach separate sheets of paper to this form. When completed, the form should be sent to the following address:

Cardinal Asset Management
Attn: Scott Rimland
375 Bristol Street, Suite 50
Costa Mesa, CA 92626

Your cooperation in this matter is appreciated. If you have any questions, please do not hesitate to call our environmental consultant, Anne Brown at (714) 760-8014.

1. GENERAL INFORMATION

Name of Responding Company: The Ding King

Check all that apply: Tenant (✓) Contractor ( ) Prospective ( ) Existing (✓)

Mailing Address: 375 Bristol Street, Suite 45, 15 Storage Space
Costa Mesa, Ca. 92626

Contact Person & Title: Todd - Sloane Sudeck
Telephone Number: (714) 979 - 0966

Current TCC Tenants(s):

Address of Leased Premises: Same
Length of Lease or Contract Term:

Prospective TCC Tenants (s):

Address of Proposed Leased Premises:
Address of Current Operations:

Describe the proposed operations to take place on the property, including principal products manufactured or services to be conducted. Existing tenants and contractors should describe any proposed changes to ongoing operations.

Paintless Dent Removal - Sunles 15 & 45
Windshield Repair - 45 Clint
Paint touch-up - in storage area or field in the

2. HAZARDOUS MATERIALS For the purposes of this Survey Form, the term "hazardous material" means any raw material, product or agent considered hazardous under any state or federal law. The term does not include wastes which are intended to be discarded.

2.1 Will any hazardous materials be used or stored on site?

Chemical Products	Yes (X)	No ( )
Biological Hazards/ Infectious	Yes ( )	No ( )
Radioactive Materials	Yes ( )	No ( )
Petroleum Products	Yes ( )	No ( )

2.2 List any hazardous materials to be used or stored, the quantities that will be on-site at any given time, and the location and method of storage (e.g., bottles in storage closet on the premises).

Hazardous Materials	Location and Method of Storage	Quantity
Paint	Paint mixing machine	Quarts (Approximately 40 Tints)

2.3 Is any underground storage of hazardous materials proposed or currently conducted on the premises?
Yes ( ) No (X)

If yes, describe the materials to be stored, and the size and construction of the tank. Attach copies of any permits obtained for the underground storage of such substances.

3. HAZARDOUS WASTE For the purposes of this Survey Form, the term "hazardous waste" means any waste (including biological, infectious or radioactive waste) considered hazardous under any state or federal law, and which is intended to be discarded.

3.1 List any hazardous waste generated or to be generated on the premises, and indicate the quantity generated on a monthly basis.

Hazardous Waste	Location and Method of Storage Prior to Disposal	Quantity
	N/A	

3.2 Describe the method(s) of disposal (including recycling) for each waste. Indicate where and how often disposal will take place.

Hazardous Waste	Location of Disposal Site	Disposal Method
	N/A	

3.3 Is any treatment or processing of hazardous, infections or radioactive wastes currently conducted or proposed to be conducted on the premises?

Yes ( ) No (X)

If yes, please describe any existing or proposed treatment methods.

3.4 Attach copies of any hazardous waste permits or licenses issued to your company with respect to its operations on the premises.

4. SPILLS

4.1 During the past year, have any spills or releases of hazardous materials occurred on the premises?
Yes ( ) No (X)

If so, please describe the spill and attach the results of any testing conducted to determine the extent of such spills.

4.2 Were any agencies notified in connection with such spills?
Yes ( ) No ( ) N/A

If so, attach copies of any spill reports or other correspondence with regulatory agencies.

4.3 Were any clean-up actions undertaken in connection with the spills?
Yes ( ) No ( ) N/A

If so, briefly describe the actions taken. Attach copies of any clearance letters obtained from any regulatory agencies involved and the results of any final soil or groundwater sampling done upon completion of the clean-up work.

5. WASTEWATER TREATMENT/DISCHARGE

5.1 Do you discharge industrial wastewater to:

____ storm drain? ____ sewer?
____ surface water? X no industrial discharge

5.2 Is your industrial wastewater treated before discharge?
Yes ( ) No ( ) N/A

If yes, describe the type of treatment conducted.

N/A

5.3 Attach copies of any wastewater discharge permits issued to your company with respect to its operations on the premises.

6. AIR DISCHARGES

6.1 Do you have any air filtration systems or stacks that discharge into the air?
Yes ( ) No (X)

6.2 Do you operate any equipment that require air emissions permits?
Yes ( ) No (X)

6.3 Attach copies of any air discharge permits pertaining to these operations.

N/A

7. HAZARDOUS MATERIALS DISCLOSURES

7.1 Does your company handle an aggregate of at least 500 pounds, 55 gallons or 200 cubic feet of hazardous material at any given time?
Yes ( ) No (X)

7.2 Has your company prepared a Hazardous Materials Disclosure - Chemical Inventory and Business Emergency Plan or similar disclosure document pursuant to state or Fire Department requirements?
Yes ( ) No (X)

If so, attach a copy.

7.3 Are any of the chemicals used in your operations regulated under Proposition 65?
Yes ( ) No ( ) ?

If so, describe the procedures followed to comply with these requirements.

7.4 Is your company subject to OSHA Hazard Communication Standard Requirements?
Yes ( ) No (X)

If so, describe the procedures followed to comply with these requirements.

3. HAZARDOUS WASTE For the purposes of this Survey Form, the term "hazardous waste" means any waste (including biological, infectious or radioactive waste) considered hazardous under any state or federal law, and which is intended to be discarded.

3.1 List any hazardous waste generated or to be generated on the premises, and indicate the quantity generated on a monthly basis.

Hazardous Waste	Location and Method of Storage Prior to Disposal	Quantity
oil	on shop	220 gal - 3 mo. generated
antifreeze	"	1 tank
solvent baths		
oils		

3.2 Describe the method(s) of disposal (including recycling) for each waste. Indicate where and how often disposal will take place.

Hazardous Waste	Location of Disposal Site	Disposal Method
all picked up by hauler for offsite disposal		

3.3 Is any treatment or processing of hazardous, infections or radioactive wastes currently conducted or proposed to be conducted on the premises?

Yes ( ) No (X)

If yes, please describe any existing or proposed treatment methods.

3.4 Attach copies of any hazardous waste permits or licenses issued to your company with respect to its operations on the premises.

N/a

4. SPILLS

4.1 During the past year, have any spills or releases of hazardous materials occurred on the premises?
Yes ( ) No (x)

If so, please describe the spill and attach the results of any testing conducted to determine the extent of such spills.

4.2 Were any agencies notified in connection with such spills?
Yes ( ) No (x)

If so, attach copies of any spill reports or other correspondence with regulatory agencies.

4.3 Were any clean-up actions undertaken in connection with the spills?
Yes ( ) No (x)

If so, briefly describe the actions taken. Attach copies of any clearance letters obtained from any regulatory agencies involved and the results of any final soil or groundwater sampling done upon completion of the clean-up work.

5. WASTEWATER TREATMENT/DISCHARGE

5.1 Do you discharge industrial wastewater to:

____ storm drain? ____ sewer?
____ surface water? x no industrial discharge

Process water flows through an Sus 3 stage clarifier

5.2 Is your industrial wastewater treated before discharge?
Yes ( ) No (x) see above

If yes, describe the type of treatment conducted.

5.3 Attach copies of any wastewater discharge permits issued to your company with respect to its operations on the premises.

n/a

6. AIR DISCHARGES

6.1 Do you have any air filtration systems or stacks that discharge into the air?
Yes ( ) No (X)

6.2 Do you operate any equipment that require air emissions permits?
Yes ( ) No (X)

6.3 Attach copies of any air discharge permits pertaining to these operations.

n/a

7. HAZARDOUS MATERIALS DISCLOSURES

7.1 Does your company handle an aggregate of at least 500 pounds, 55 gallons or 200 cubic feet of hazardous material at any given time?
Yes ( ) No (X)

7.2 Has your company prepared a Hazardous Materials Disclosure - Chemical Inventory and Business Emergency Plan or similar disclosure document pursuant to state or Fire Department requirements?
Yes ( ) No (X)

If so, attach a copy.

Costa Mesa
- Nonabatos

7.3 Are any of the chemicals used in your operations regulated under Proposition 65?
Yes ( ) No (X)

If so, describe the procedures followed to comply with these requirements.

7.4 Is your company subject to OSHA Hazard Communication Standard Requirements?
Yes (X) No ( )

If so, describe the procedures followed to comply with these requirements.

8. ANIMAL TESTING

8.1 Does your company bring or intend to bring live animals onto the premises for research or development purposes?
Yes ( ) No (X)

If so, describe the activity.

8.2 Does your company bring or intend to bring animal body parts or bodily fluids onto the premises for research or development purposes?
Yes ( ) No (X)

If so, describe the activity.

9. ENFORCEMENT ACTIONS, COMPLAINTS

9.1 Has your company ever been subject to any agency enforcement actions, administrative orders, lawsuits, or consent orders/decrees regarding environmental compliance or health and safety?
Yes ( ) No (X)

If so, describe the actions and any continuing compliance obligations imposed as a result of these actions.

9.2 Has your company ever received any request for information, notice of violation or demand letter, complaint, or inquiry regarding environmental compliance or health and safety?
Yes ( ) No (X)

9.3 Has an environmental audit ever been conducted which concerned operations or activities on premises occupied by you?
Yes ( ) No (X)

BRISTOL AUTOPLEX
HAZARDOUS MATERIALS SURVEY FORM

The purpose of this form is to obtain information regarding the use of hazardous substances on the Bristol Autoplex property. Prospective tenants and contractors should answer the questiions in light of their proposed operations on the premises. Existing tenants and contractors should answer the questions as they relate to ongoing operations on the premises and should update any information previously submitted.

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Cardinal Asset Management
Attn: Scott Rimland
375 Bristol Street, Suite 50
Costa Mesa, CA 92626

Your cooperation in this matter is appreciated. If you have any questions, please do not hesitate to call our environmental consultant, Anne Brown at (714) 760-8014.

1. GENERAL INFORMATION

Name of Responding Company: First Choice Automotive

Check all that apply: Tenant (X) Contractor ( ) Prospective ( ) Existing (X)

Mailing Address: _____

Contact Person & Title: Randy Collins, Owner
Telephone Number: ( ) _____ - _____

Current TCC Tenants(s):

Address of Leased Premises: _____
Length of Lease or Contract Term: _____

Prospective TCC Tenants (s):

Address of Proposed Leased Premises: _____
Address of Current Operations: _____

Describe the proposed operations to take place on the property, including principal products manufactured or services to be conducted. Existing tenants and contractors should describe any proposed changes to ongoing operations.

Repair general repair

2. HAZARDOUS MATERIALS For the purposes of this Survey Form, the term "hazardous material" means any raw material, product or agent considered hazardous under any state or federal law. The term does not include wastes which are intended to be discarded.

2.1 Will any hazardous materials be used or stored on site?

Chemical Products	Yes (X)	No ( )
Biological Hazards/ Infectious	Yes ( )	No (X)
Radioactive Materials	Yes ( )	No (X)
Petroleum Products	Yes (X)	No ( )

2.2 List any hazardous materials to be used or stored, the quantities that will be on-site at any given time, and the location and method of storage (e.g., bottles in storage closet on the premises).

Hazardous Materials	Location and Method of Storage	Quantity
Oil & other	in shop	
automotive fluids		

2.3 Is any underground storage of hazardous materials proposed or currently conducted on the premises?
Yes ( ) No (X)

If yes, describe the materials to be stored, and the size and construction of the tank. Attach copies of any permits obtained for the underground storage of such substances. n/a

3. HAZARDOUS WASTE For the purposes of this Survey Form, the term "hazardous waste" means any waste (including biological, infectious or radioactive waste) considered hazardous under any state or federal law, and which is intended to be discarded.

3.1 List any hazardous waste generated or to be generated on the premises, and indicate the quantity generated on a monthly basis.

Hazardous Waste	Location and Method of Storage Prior to Disposal	Quantity
Waste oil	all onsite	55 gal
~~waste oil~~		~~55 gal~~
Batteries		
filters		

3.2 Describe the method(s) of disposal (including recycling) for each waste. Indicate where and how often disposal will take place.

Hazardous Waste	Location of Disposal Site	Disposal Method
Off-site ~~disposal~~	hauled away for recycled by Recycle Oil of Texas	
non water sys	into drain	

3.3 Is any treatment or processing of hazardous, infections or radioactive wastes currently conducted or proposed to be conducted on the premises?

Yes ( ) No (✓)

If yes, please describe any existing or proposed treatment methods.

3.4 Attach copies of any hazardous waste permits or licenses issued to your company with respect to its operations on the premises.

n/a

4. SPILLS

4.1 During the past year, have any spills or releases of hazardous materials occurred on the premises?
Yes ( ) No (X)

If so, please describe the spill and attach the results of any testing conducted to determine the extent of such spills.

4.2 Were any agencies notified in connection with such spills?
Yes ( ) No (X)

If so, attach copies of any spill reports or other correspondence with regulatory agencies.

4.3 Were any clean-up actions undertaken in connection with the spills?
Yes ( ) No (X)

If so, briefly describe the actions taken. Attach copies of any clearance letters obtained from any regulatory agencies involved and the results of any final soil or groundwater sampling done upon completion of the clean-up work.

5. WASTEWATER TREATMENT/DISCHARGE

5.1 Do you discharge industrial wastewater to:

____ storm drain? ____ sewer?
____ surface water? ____ no industrial discharge

mop water to drain

5.2 Is your industrial wastewater treated before discharge?
Yes ( ) No (X)

If yes, describe the type of treatment conducted.

5.3 Attach copies of any wastewater discharge permits issued to your company with respect to its operations on the premises. n/a

6. AIR DISCHARGES

6.1 Do you have any air filtration systems or stacks that discharge into the air?
Yes ( ) No (X)

6.2 Do you operate any equipment that require air emissions permits?
Yes ( ) No (X)

6.3 Attach copies of any air discharge permits pertaining to these operations.

n/a

7. HAZARDOUS MATERIALS DISCLOSURES

7.1 Does your company handle an aggregate of at least 500 pounds, 55 gallons or 200 cubic feet of hazardous material at any given time?
Yes ( ) No (X)

7.2 Has your company prepared a Hazardous Materials Disclosure - Chemical Inventory and Business Emergency Plan or similar disclosure document pursuant to state or Fire Department requirements?
Yes ( ) No ( ) ? n/a

If so, attach a copy.

7.3 Are any of the chemicals used in your operations regulated under Proposition 65?
Yes ( ) No (X)

If so, describe the procedures followed to comply with these requirements.

7.4 Is your company subject to OSHA Hazard Communication Standard Requirements?
Yes (X) No ( )

If so, describe the procedures followed to comply with these requirements.

n/a

BRISTOL AUTOPLEX

HAZARDOUS MATERIALS SURVEY FORM

The purpose of this form is to obtain information regarding the use of hazardous substances on the Bristol Autoplex property. Prospective tenants and contractors should answer the questiions in light of their proposed operations on the premises. Existing tenants and contractors should answer the questions as they relate to ongoing operations on the premises and should update any information previously submitted.

If additional space is needed to answer the questions, you may attach separate sheets of paper to this form. When completed, the form should be sent to the following address:

Cardinal Asset Management
Attn: Scott Rimland
375 Bristol Street, Suite 50
Costa Mesa, CA 92626

Your cooperation in this matter is appreciated. If you have any questions, please do not hesitate to call our environmental consultant, Anne Brown at (714) 760-8014.

1. GENERAL INFORMATION

Name of Responding Company: Nationwide Cellular

Check all that apply: Tenant (✓) Contractor ( ) Prospective ( ) Existing ( )

Mailing Address: 375 Bristol Street, Suite 20
Costa Mesa, Ca 926216

Contact Person & Title: ~~Fred Hortwig~~ Paul Ruiz - Branch Manager
Telephone Number: (714) 549 - 7200

Current TCC Tenants(s):

Address of Leased Premises: Same
Length of Lease or Contract Term:

Prospective TCC Tenants (s):

Address of Proposed Leased Premises:
Address of Current Operations:

8. ANIMAL TESTING

8.1 Does your company bring or intend to bring live animals onto the premises for research or development purposes?
Yes ( ) No (X)

If so, describe the activity.

8.2 Does your company bring or intend to bring animal body parts or bodily fluids onto the premises for research or development purposes?
Yes ( ) No (X)

If so, describe the activity.

9. ENFORCEMENT ACTIONS, COMPLAINTS

9.1 Has your company ever been subject to any agency enforcement actions, administrative orders, lawsuits, or consent orders/decrees regarding environmental compliance or health and safety?
Yes ( ) No (X)

If so, describe the actions and any continuing compliance obligations imposed as a result of these actions.

9.2 Has your company ever received any request for information, notice of violation or demand letter, complaint, or inquiry regarding environmental compliance or health and safety?
Yes ( ) No (X)

9.3 Has an environmental audit ever been conducted which concerned operations or activities on premises occupied by you?
Yes ( ) No (X)

BRISTOL AUTOPLEX
HAZARDOUS MATERIALS SURVEY FORM

The purpose of this form is to obtain information regarding the use of hazardous substances on the Bristol Autoplex property. Prospective tenants and contractors should answer the questiions in light of their proposed operations on the premises. Existing tenants and contractors should answer the questions as they relate to ongoing operations on the premises and should update any information previously submitted.

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Cardinal Asset Management
Attn: Scott Rimland
375 Bristol Street, Suite 50
Costa Mesa, CA 92626

Your cooperation in this matter is appreciated. If you have any questions, please do not hesitate to call our environmental consultant, Anne Brown at (714) 760-8014.

1. GENERAL INFORMATION

Name of Responding Company: Saddle back Automotive

Check all that apply: Tenant (✓) Contractor ( ) Prospective ( ) Existing (X)

Mailing Address: 375 Bristol Street, Suite 75
Costa Mesa, Ca. 92626

Contact Person & Title: Andrew Preston
Telephone Number: (714) 662 - 3838

Current TCC Tenants(s):

Address of Leased Premises: Same
Length of Lease or Contract Term: 1992 -

Prospective TCC Tenants (s):

Address of Proposed Leased Premises:
Address of Current Operations:

Describe the proposed operations to take place on the property, including principal products manufactured or services to be conducted. Existing tenants and contractors should describe any proposed changes to ongoing operations.

General auto repair

2. HAZARDOUS MATERIALS For the purposes of this Survey Form, the term "hazardous material" means any raw material, product or agent considered hazardous under any state or federal law. The term does not include wastes which are intended to be discarded.

2.1 Will any hazardous materials be used or stored on site?

Chemical Products	Yes (✓)	No ( )
Biological Hazards/ Infectious	Yes ( )	No (✓)
Radioactive Materials	Yes ( )	No (✓)
Petroleum Products	Yes (✓)	No ( )

2.2 List any hazardous materials to be used or stored, the quantities that will be on-site at any given time, and the location and method of storage (e.g., bottles in storage closet on the premises).

Hazardous Materials	Location and Method of Storage	Quantity
oil	inshop	130 gal
antifreeze		40 gal
(1) solvent bath	- Safety Klean	2 gal
trans fluid		5 D
oil filters		~~4 drums~~ in drums
Batteries		

2.3 Is any underground storage of hazardous materials proposed or currently conducted on the premises?
Yes ( ) No (✓)

If yes, describe the materials to be stored, and the size and construction of the tank. Attach copies of any permits obtained for the underground storage of such substances. n/a

3. HAZARDOUS WASTE For the purposes of this Survey Form, the term "hazardous waste" means any waste (including biological, infectious or radioactive waste) considered hazardous under any state or federal law, and which is intended to be discarded.

3.1 List any hazardous waste generated or to be generated on the premises, and indicate the quantity generated on a monthly basis.

Hazardous Waste	Location and Method of Storage Prior to Disposal	Quantity
oil	Shop	55 gal
brake fluid		"
antifreeze		40
oil filters		1 drum

3.2 Describe the method(s) of disposal (including recycling) for each waste. Indicate where and how often disposal will take place.

Hazardous Waste	Location of Disposal Site	Disposal Method
All disposed of off-site for recycle		
	Waste Haulers All Phase Inc.	
	B413	

3.3 Is any treatment or processing of hazardous, infections or radioactive wastes currently conducted or proposed to be conducted on the premises?

Yes ( ) No (✓)

If yes, please describe any existing or proposed treatment methods.

3.4 Attach copies of any hazardous waste permits or licenses issued to your company with respect to its operations on the premises.

n/a

4. SPILLS

4.1 During the past year, have any spills or releases of hazardous materials occurred on the premises?
Yes ( ) No (X)

If so, please describe the spill and attach the results of any testing conducted to determine the extent of such spills.

4.2 Were any agencies notified in connection with such spills?
Yes ( ) No (X)

If so, attach copies of any spill reports or other correspondence with regulatory agencies.

4.3 Were any clean-up actions undertaken in connection with the spills?
Yes ( ) No (X)

If so, briefly describe the actions taken. Attach copies of any clearance letters obtained from any regulatory agencies involved and the results of any final soil or groundwater sampling done upon completion of the clean-up work.

5. WASTEWATER TREATMENT/DISCHARGE

5.1 Do you discharge industrial wastewater to:

____ storm drain? ____ sewer?
____ surface water? ____ no industrial discharge

Stormwater goes to trench drain

5.2 Is your industrial wastewater treated before discharge?
Yes ( ) No (X)

Clarifier

If yes, describe the type of treatment conducted.

5.3 Attach copies of any wastewater discharge permits issued to your company with respect to its operations on the premises. N/A

6. AIR DISCHARGES

6.1 Do you have any air filtration systems or stacks that discharge into the air?
Yes ( ) No (X)

6.2 Do you operate any equipment that require air emissions permits?
Yes ( ) No (X)
Has AQMD permit for Air Pressure Tank

6.3 Attach copies of any air discharge permits pertaining to these operations.

7. HAZARDOUS MATERIALS DISCLOSURES

7.1 Does your company handle an aggregate of at least 500 pounds, 55 gallons or 200 cubic feet of hazardous material at any given time?
Yes (X) No ( )

7.2 Has your company prepared a Hazardous Materials Disclosure - Chemical Inventory and Business Emergency Plan or similar disclosure document pursuant to state or Fire Department requirements?
Yes (X) No ( ) no violations

If so, attach a copy. copy on file

7.3 Are any of the chemicals used in your operations regulated under Proposition 65?
Yes (X) No ( ) no sign posted

If so, describe the procedures followed to comply with these requirements.

7.4 Is your company subject to OSHA Hazard Communication Standard Requirements?
Yes (✓) No ( )

If so, describe the procedures followed to comply with these requirements.

8. ANIMAL TESTING

8.1 Does your company bring or intend to bring live animals onto the premises for research or development purposes?
Yes ( ) No (✓)

If so, describe the activity.

8.2 Does your company bring or intend to bring animal body parts or bodily fluids onto the premises for research or development purposes?
Yes ( ) No (✓)

If so, describe the activity.

9. ENFORCEMENT ACTIONS, COMPLAINTS

9.1 Has your company ever been subject to any agency enforcement actions, administrative orders, lawsuits, or consent orders/decrees regarding environmental compliance or health and safety?
Yes (✓) No (✓)

If so, describe the actions and any continuing compliance obligations imposed as a result of these actions.

9.2 Has your company ever received any request for information, notice of violation or demand letter, complaint, or inquiry regarding environmental compliance or health and safety?
Yes ( ) No (✓)

9.3 Has an environmental audit ever been conducted which concerned operations or activities on premises occupied by you?
Yes ( ) No (✓)

BRISTOL AUTOPLEX
HAZARDOUS MATERIALS SURVEY FORM

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If additional space is needed to answer the questions, you may attach separate sheets of paper to this form. When completed, the form should be sent to the following address:

Cardinal Asset Management
Attn: Scott Rimland
375 Bristol Street, Suite 50
Costa Mesa, CA 92626

Your cooperation in this matter is appreciated. If you have any questions, please do not hesitate to call our environmental consultant, Anne Brown at (714) 760-8014.

1. GENERAL INFORMATION

Name of Responding Company: ~~American Tire~~ TIRES WAREHOUSE

Check all that apply: Tenant (✓) Contractor ( ) Prospective ( ) Existing (✓)

Mailing Address: 375 Bristol Street, Suite 105
Costa Mesa, Ca 92626

Contact Person & Title: Manager JEFF JACKSON
Telephone Number: (714) 545 - 5666

Current TCC Tenants(s):

Address of Leased Premises: Same
Length of Lease or Contract Term:

Prospective TCC Tenants (s):

Address of Proposed Leased Premises:
Address of Current Operations:

Describe the proposed operations to take place on the property, including principal products manufactured or services to be conducted. Existing tenants and contractors should describe any proposed changes to ongoing operations.

TIRES	BRAKES	FRONT END
BALANCING	SHOCKS	WORK.
ALIGNMENT	STRUTS	

2. HAZARDOUS MATERIALS For the purposes of this Survey Form, the term "hazardous material" means any raw material, product or agent considered hazardous under any state or federal law. The term does not include wastes which are intended to be discarded.

2.1 Will any hazardous materials be used or stored on site?

Chemical Products	Yes (X)	No ( )
Biological Hazards/ Infectious	Yes ( )	No (X)
Radioactive Materials	Yes ( )	No (X)
Petroleum Products	Yes ( )	No (X)

2.2 List any hazardous materials to be used or stored, the quantities that will be on-site at any given time, and the location and method of storage (e.g., bottles in storage closet on the premises).

Hazardous Materials	Location and Method of Storage	Quantity
Safety Kleen Solvent bath	Shop	5-10 gal
various cleaners	shop	less than 1 gal each

2 - air compressors w/oil shop

2.3 Is any underground storage of hazardous materials proposed or currently conducted on the premises?
Yes ( ) No (X)

If yes, describe the materials to be stored, and the size and construction of the tank. Attach copies of any permits obtained for the underground storage of such substances.

3. HAZARDOUS WASTE For the purposes of this Survey Form, the term "hazardous waste" means any waste (including biological, infectious or radioactive waste) considered hazardous under any state or federal law, and which is intended to be discarded.

3.1 List any hazardous waste generated or to be generated on the premises, and indicate the quantity generated on a monthly basis.

Hazardous Waste	Location and Method of Storage Prior to Disposal	Quantity
Solvent bath	Shop	5-10 ~~10-20~~ gal

3.2 Describe the method(s) of disposal (including recycling) for each waste. Indicate where and how often disposal will take place.

Hazardous Waste	Location of Disposal Site	Disposal Method
Safety Kleen pickup	1x per month	Off-site disposal

3.3 Is any treatment or processing of hazardous, infections or radioactive wastes currently conducted or proposed to be conducted on the premises?

Yes ( ) No (X)

If yes, please describe any existing or proposed treatment methods.

3.4 Attach copies of any hazardous waste permits or licenses issued to your company with respect to its operations on the premises.

4. SPILLS

4.1 During the past year, have any spills or releases of hazardous materials occurred on the premises?
Yes ( ) No (X)

If so, please describe the spill and attach the results of any testing conducted to determine the extent of such spills.

4.2 Were any agencies notified in connection with such spills?
Yes ( ) No (X)

If so, attach copies of any spill reports or other correspondence with regulatory agencies.

4.3 Were any clean-up actions undertaken in connection with the spills?
Yes ( ) No (X)

If so, briefly describe the actions taken. Attach copies of any clearance letters obtained from any regulatory agencies involved and the results of any final soil or groundwater sampling done upon completion of the clean-up work.

5. WASTEWATER TREATMENT/DISCHARGE

5.1 Do you discharge industrial wastewater to:

____ storm drain? ____ sewer?
____ surface water? X no industrial discharge

5.2 Is your industrial wastewater treated before discharge?
Yes ( ) No (X)

If yes, describe the type of treatment conducted.

5.3 Attach copies of any wastewater discharge permits issued to your company with respect to its operations on the premises.

6. AIR DISCHARGES

6.1 Do you have any air filtration systems or stacks that discharge into the air?
Yes ( ) No (X)

6.2 Do you operate any equipment that require air emissions permits?
Yes ( ) No (X)

6.3 Attach copies of any air discharge permits pertaining to these operations.

7. HAZARDOUS MATERIALS DISCLOSURES

7.1 Does your company handle an aggregate of at least 500 pounds, 55 gallons or 200 cubic feet of hazardous material at any given time?
Yes ( ) No (X)

7.2 Has your company prepared a Hazardous Materials Disclosure - Chemical Inventory and Business Emergency Plan or similar disclosure document pursuant to state or Fire Department requirements?
Yes ( ) No (X)

If so, attach a copy.

7.3 Are any of the chemicals used in your operations regulated under Proposition 65?
Yes ( ) No (X)

If so, describe the procedures followed to comply with these requirements.

7.4 Is your company subject to OSHA Hazard Communication Standard Requirements?
Yes ( ) No (X)

If so, describe the procedures followed to comply with these requirements.

8. ANIMAL TESTING

8.1 Does your company bring or intend to bring live animals onto the premises for research or development purposes?
Yes ( ) No (X)

If so, describe the activity.

8.2 Does your company bring or intend to bring animal body parts or bodily fluids onto the premises for research or development purposes?
Yes ( ) No (X)

If so, describe the activity.

9. ENFORCEMENT ACTIONS, COMPLAINTS

9.1 Has your company ever been subject to any agency enforcement actions, administrative orders, lawsuits, or consent orders/decrees regarding environmental compliance or health and safety?
Yes ( ) No (X)

If so, describe the actions and any continuing compliance obligations imposed as a result of these actions.

9.2 Has your company ever received any request for information, notice of violation or demand letter, complaint, or inquiry regarding environmental compliance or health and safety?
Yes ( ) No (X)

9.3 Has an environmental audit ever been conducted which concerned operations or activities on premises occupied by you?
Yes ( ) No (X)

BRISTOL AUTOPLEX
HAZARDOUS MATERIALS SURVEY FORM

The purpose of this form is to obtain information regarding the use of hazardous substances on the Bristol Autoplex property. Prospective tenants and contractors should answer the questiions in light of their proposed operations on the premises. Existing tenants and contractors should answer the questions as they relate to ongoing operations on the premises and should update any information previously submitted.

If additional space is needed to answer the questions, you may attach separate sheets of paper to this form. When completed, the form should be sent to the following address:

Cardinal Asset Management
Attn: Scott Rimland
375 Bristol Street, Suite 50
Costa Mesa, CA 92626

Your cooperation in this matter is appreciated. If you have any questions, please do not hesitate to call our environmental consultant, Anne Brown at (714) 760-8014.

1. GENERAL INFORMATION

Name of Responding Company: Wired for Sound

Check all that apply: Tenant (X) Contractor ( ) Prospective ( ) Existing ( )

Mailing Address: _____

Contact Person & Title: Roy Vance, owner
Telephone Number: ( ) 546-8473

Current TCC Tenants(s):

Address of Leased Premises: _____
Length of Lease or Contract Term: 1996 –

Prospective TCC Tenants (s):

Address of Proposed Leased Premises: _____
Address of Current Operations: _____

Describe the proposed operations to take place on the property, including principal products manufactured or services to be conducted. Existing tenants and contractors should describe any proposed changes to ongoing operations.

Cleaners & Security installation

2. HAZARDOUS MATERIALS For the purposes of this Survey Form, the term "hazardous material" means any raw material, product or agent considered hazardous under any state or federal law. The term does not include wastes which are intended to be discarded.

2.1 Will any hazardous materials be used or stored on site?

Chemical Products	Yes (X)	No ( )
Biological Hazards/ Infectious	Yes ( )	No (X)
Radioactive Materials	Yes ( )	No (X)
Petroleum Products	Yes ( )	No (X)

2.2 List any hazardous materials to be used or stored, the quantities that will be on-site at any given time, and the location and method of storage (e.g., bottles in storage closet on the premises).

Hazardous Materials	Location and Method of Storage	Quantity
Glue & Cleaners	Shop-Shelves & Cabinet	Small quantities less than 1 gallon sizes

2.3 Is any underground storage of hazardous materials proposed or currently conducted on the premises?
Yes ( ) No (X)

If yes, describe the materials to be stored, and the size and construction of the tank. Attach copies of any permits obtained for the underground storage of such substances.

3. HAZARDOUS WASTE For the purposes of this Survey Form, the term "hazardous waste" means any waste (including biological, infectious or radioactive waste) considered hazardous under any state or federal law, and which is intended to be discarded.

3.1 List any hazardous waste generated or to be generated on the premises, and indicate the quantity generated on a monthly basis.

Hazardous Waste	Location and Method of Storage Prior to Disposal	Quantity
none		

3.2 Describe the method(s) of disposal (including recycling) for each waste. Indicate where and how often disposal will take place.

Hazardous Waste	Location of Disposal Site	Disposal Method
n/a		

3.3 Is any treatment or processing of hazardous, infections or radioactive wastes currently conducted or proposed to be conducted on the premises?

Yes ( ) No (✗)

If yes, please describe any existing or proposed treatment methods.

3.4 Attach copies of any hazardous waste permits or licenses issued to your company with respect to its operations on the premises.

4. SPILLS

4.1 During the past year, have any spills or releases of hazardous materials occurred on the premises?
Yes ( ) No (X)

If so, please describe the spill and attach the results of any testing conducted to determine the extent of such spills.

4.2 Were any agencies notified in connection with such spills?
Yes ( ) No (X)

If so, attach copies of any spill reports or other correspondence with regulatory agencies.

4.3 Were any clean-up actions undertaken in connection with the spills?
Yes ( ) No (X)

If so, briefly describe the actions taken. Attach copies of any clearance letters obtained from any regulatory agencies involved and the results of any final soil or groundwater sampling done upon completion of the clean-up work.

5. WASTEWATER TREATMENT/DISCHARGE

5.1 Do you discharge industrial wastewater to:

n/a

____ storm drain? ____ sewer?
____ surface water? ___ no industrial discharge

5.2 Is your industrial wastewater treated before discharge?
Yes ( ) No ( ) n/a

If yes, describe the type of treatment conducted.

5.3 Attach copies of any wastewater discharge permits issued to your company with respect to its operations on the premises.

N/a

6. AIR DISCHARGES

6.1 Do you have any air filtration systems or stacks that discharge into the air?
Yes ( ) No (✓)

6.2 Do you operate any equipment that require air emissions permits?
Yes ( ) No (✓)

6.3 Attach copies of any air discharge permits pertaining to these operations.

7. HAZARDOUS MATERIALS DISCLOSURES

7.1 Does your company handle an aggregate of at least 500 pounds, 55 gallons or 200 cubic feet of hazardous material at any given time?
Yes ( ) No (✓)

7.2 Has your company prepared a Hazardous Materials Disclosure - Chemical Inventory and Business Emergency Plan or similar disclosure document pursuant to state or Fire Department requirements?
Yes ( ) No (✓)

If so, attach a copy.

7.3 Are any of the chemicals used in your operations regulated under Proposition 65?
Yes ( ) No (✓)

If so, describe the procedures followed to comply with these requirements.

7.4 Is your company subject to OSHA Hazard Communication Standard Requirements?
Yes ( ) No (✓)

If so, describe the procedures followed to comply with these requirements.

no lawsuits

8. ANIMAL TESTING

8.1 Does your company bring or intend to bring live animals onto the premises for research or development purposes?
Yes ( ) No (X)

If so, describe the activity.

8.2 Does your company bring or intend to bring animal body parts or bodily fluids onto the premises for research or development purposes?
Yes ( ) No (X)

If so, describe the activity.

9. ENFORCEMENT ACTIONS, COMPLAINTS

9.1 Has your company ever been subject to any agency enforcement actions, administrative orders, lawsuits, or consent orders/decrees regarding environmental compliance or health and safety?
Yes ( ) No (X)

If so, describe the actions and any continuing compliance obligations imposed as a result of these actions.

9.2 Has your company ever received any request for information, notice of violation or demand letter, complaint, or inquiry regarding environmental compliance or health and safety?
Yes ( ) No (X)

9.3 Has an environmental audit ever been conducted which concerned operations or activities on premises occupied by you?
Yes ( ) No (X)

APPENDIX K

AGENCY DOCUMENTS

COUNTY OF ORANGE
HEALTH CARE AGENCY

PUBLIC HEALTH SERVICES
ENVIRONMENTAL HEALTH

MARK A. REFOWITZ
DIRECTOR

DAVID M. SOULELES, MPH
DEPUTY AGENCY DIRECTOR

RICHARD SANCHEZ, REHS, MPH
DIRECTOR
ENVIRONMENTAL HEALTH

MAILING ADDRESS:
1241 E. DYER RD., #120
SANTA ANA, CA 92705-5611

TELEPHONE: (714) 433-6000
FAX: (714) 754-1732
E-MAIL: ehealth@ochca.com

Excellence
Integrity
Service

January 8, 2013

Thompson Fetter
T. Fetter & Co. Inc.
2550 Fifth Avenue, Suite 629
San Diego, CA 92103

Subject: Remedial Action Completion Certification

Re: Bristol Plaza Chevron
300 Bristol Street
Costa Mesa, CA
OCHCA Case #97UT025

Dear Mr. Fetter:

This letter confirms the completion of site investigation and corrective action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this Agency was accurate and representative of site conditions, this Agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required. This notice is issued pursuant to subdivision (h) of Section 25296.10 of the Health and Safety Code.

Claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or,

- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

Please contact Denamarie Baker at (714) 433-6255 if you have any questions regarding this matter.

Sincerely,

Richard Sanchez, REHS, MPH
Director
Environmental Health

Attachment: Case Closure Summary

cc: Carl Bernhardt, Santa Ana Regional Water Quality Control Board (electronic copy)
Larry Honeybourne, Water Quality Section, Environmental Health (electronic copy)
UST Cleanup Fund Manger, State Water Resources Control Board (electronic copy)
Steven Collins, Centec Engineering, Inc. (electronic copy)

Case Closure Summary
Leaking Underground Fuel Tank Program

I. Agency Information

Date: October 19, 2012

Agency Name: **Orange County Health Care Agency**	Address: **1241 E. Dyer Rd., Suite 120**
City/State/Zip: **Santa Ana, CA 92705**	Phone: **(714) 433-6255**
Responsible staff person: **Denamarie Baker**	Title: **Hazardous Waste Specialist**

II. Case Information

Site Facility Name: **Bristol Plaza Chevron**		
Site Facility Address: **300 Bristol Street, Costa Mesa, CA 92626**		
GeoTracker Global ID No.: **T083003044**	Local Case No.: **97UT025**	RO No.: **RO0001621**
URF Filing Date: **July 25, 1997**		
Responsible Party:	Address	Phone No.:
T. Fetter & Company, Inc. **Thompson Fetter**	**2550 5th Avenue, Suite 629** **San Diego, CA 92103**	**(619) 234-7989**

Tank No.	Size in Gal.	Contents	Closed in-Place/Removed?	Date
N/A				

III. Release and Site Characterization Information

Cause and type of release: **UST system release**		
Site characterization complete? **Yes**	Date approved by oversight agency: **March 5, 2011**	
Monitoring wells installed? **Yes**	Number: **6**	Proper screened interval? **Yes**
Minimum Depth to GW: **8.30' bgs**	Maximum Depth to GW: **23.77' bgs**	Flow direction: **southwest**
Most sensitive current use: **Municipal and domestic supply**		
Are drinking water wells affected? **No**	Aquifer name: **NA**	
Is surface water affected? **No**	Nearest/affected SW name: **NA**	
Off-site beneficial use impacts (addresses/locations): **None**		
Report(s) on file? **Yes**	Where is report(s) filed? **OCHCA office and GeoTracker**	

Treatment and Disposal of Affected Material

Material	Amount (include Units)	Action (treatment or disposal/destination)	Date
Groundwater	**2,310 gallons**	**Treated by onsite DPE unit**	**11/14/04-1/14/05**
Vapor	**888.5 pounds**	**Treated by onsite DPE unit**	**11/14/04-1/14/05**
Groundwater	**95,715 gallons**	**Treated by onsite DPE unit**	**10/27/05-2/9/06**
Vapor	**18.2 pounds**	**Treated by onsite DPE unit**	**10/27/05-2/9/06**
Groundwater	**14,275 gallons**	**Treated by onsite DPE unit**	**7/13/09-11/13/09**
Vapor	**373 pounds**	**Treated by onsite DPE unit**	**7/13/09-11/13/09**

Case Closure Summary
Leaking Underground Fuel Storage Tank Program

Date: **October 19, 2012**

Case#: **97UT025**

III. Release and Site Characterization Information (Continued)

Maximum Documented Contaminant Concentrations - - Before and After Cleanup									
Contaminant	Soil (mg/kg)		Water (µg/L)		Contaminant	Soil (mg/kg)		Water (µg/L)	
	Before	After	Before	After		Before	After	Before	After
TPH (gas)	**4,400**	**11.8**	**38,000**	**42**	MTBE	**64**	**0.15**	**37,000**	**<1.0**
Benzene	**0.78**	**0.0015**	**9.8**	**<0.5**	TBA	**21**	**0.34**	**300**	**<10**
Toluene	**64**	**0.0019**	**9.1**	**<0.5**	1,1-Dichloroethene	**NA**	**0.005**	**NA**	**24.7**
Ethylbenzene	**69**	**0.13**	**<0.5**	**<0.5**	Trichloroethene	**NA**	**0.064**	**NA**	**237**
Xylenes	**480**	**0.36**	**15.7**	**<1.0**	Naphthalene	**NA**	**0.007**	**NA**	**<2.0**

NOTES: NA = not analyzed. 1,1 DCE and TCE detections noted in the table above do not appear to be related to the tanks associated with this site. This site has not been the site of auto maintenance or repair, current and historical use has solely been for vehicle fueling. The source of these contaminants has not been determined.

Comments (Depth of Remediation, etc.): The subject site is currently an active retail gasoline station that maintains two USTs, five dispensers and associated product piping. In 1996 and 1997, Atlantic Richfield Company (ARCO) conducted subsurface investigations during a potential property transaction. As part of the investigations, eight soil borings and three groundwater monitoring wells (MW1, MW2, and MW3) were installed to approximately 45 feet bgs. Based on the results of these investigations, contaminated soil was identified in the vicinity of the northern end of the western pump island. Soil contaminated with TPHg was detected at 20 feet bgs and significantly decreased between 35 feet and 45 feet bgs. Benzene was detected at a maximum concentration 0.78 mg/kg in samples collected at 20 to 30 feet bgs. MTBE was detected between 30 and 45 feet bgs (up to 64 mg/kg). Based on the results of these investigations cleanup case #97UT025 was opened at the site.

In August 2000, two soil borings (CB1 and CB2) were advanced to approximately 40 feet bgs using direct push technology. Laboratory analytical results detected concentrations of TPHg and MTBE at 330 mg/kg and 21 mg/kg, respectively, in the sample collected from CB-1 at 5 feet bgs. Concentrations of benzene and TBA at 0.23 mg/kg and 1.3 mg/kg, respectively, were also detected in the soil sample collected from CB1 at 5 feet bgs. These concentrations decreased with depth to 1 mg/kg TPHg and 9 mg/kg MTBE at 35 feet bgs.

On April 23, 2002, two additional groundwater monitoring wells (MW4 and MW5) were installed to approximately 45 feet bgs. In April 2003, four air sparge wells, one SVE well and one monitoring well (MW6) were installed at the site. Soil samples collected during the April 2003 drilling activities contained the following maximum concentrations of petroleum hydrocarbons and fuel oxygenates: 4,400 mg/kg TPHg, toluene 64 mg/kg, ethylbenzene 69 mg/kg, xylenes 480 mg/kg, MTBE 32 mg/kg, and TBA 21 mg/kg. With the exception of TPHg, MTBE, and TBA, contaminant concentrations decreased with depth to a total depth of 35 to 39 feet bgs. Additionally, product piping was upgraded during this time. Soil removed during product piping replacement was disposed of independently from this case and documentation was not provided for review. During the construction activities well MW3 was destroyed.

In October 2007, two borings (CB-100 and CB-101) were advanced for the collection of hydropunch groundwater samples to provide plume definition to the west of the site. Petroleum hydrocarbons and fuel oxygenates were not detected in groundwater samples collected from either of the two borings.

Three DPE events were conducted between November 2004 and November 2009. A total of 1,280 pounds of petroleum hydrocarbons and 112,300 gallons of groundwater were extracted during these events.

Two additional confirmation soil borings (CB-102 and CB-103) were drilled in the source area near the northern end of the west pump island on January 26, 2012. The borings were extended to 50 feet bgs in order to vertically define impacts previously detected to a maximum depth of 35 feet bgs. Concentrations of MTBE and TBA were

only detected in one soil sample collected from CB-103 at 5 feet bgs at concentrations of 0.15 mg/kg and 0.34 mg/kg, respectively. TPHg was detected in soils from boring CB-102-50' at 0.26 mg/kg and from CB-103-5' at 11.8 mg/kg and CB-103-10' at 0.17 mg/kg. CB-103-5' also contained BTEX at concentrations of 0.0015 mg/kg, 0.0019 mg/kg, 0.13 mg/kg, and 0.36 mg/kg, respectively. No other soil samples contained concentrations of any constituent above the laboratory reporting limits.

Periodic groundwater monitoring was conducted at the site from December 1996 to January 2011 when groundwater sampling was suspended by the responsible party's consultant in anticipation of the site closure. During the most recent groundwater sampling event TPHg was detected in groundwater samples collected from MW-4 and MW-6 at concentrations of 34.4 and 42 µg/L, respectively. No other constituents of concern were detected in the samples.

This site is recommended for closure based on the following:

- Currently there are no groundwater production wells within 0.5 mile of the site.
- Petroleum hydrocarbons concentrations in groundwater are below MCLs and DPH Notification Levels.
- Benzene was last detected in the groundwater samples collected from monitoring well MW-9R in May 2009 at a concentration of 1.6 µg/L.
- The site is an operating retail gasoline station and no changes in land use are planned.

IV. Closure

Does completed corrective action protect *existing* beneficial uses per the Regional Board Basin Plan? **Yes**		
Does completed corrective action protect *potential* beneficial uses per the Regional Board Basin Plan? **Yes**		
Does corrective action protect public health for current land use? **Yes**		
Site management requirements: **If future site excavation encounter hydrocarbon contaminated soil at site, the soil should be handled in accordance with health and safety regulations**		
Should corrective action be reviewed if land use changes? **Yes**		
Monitoring wells decommissioned: **Yes**	Number decommissioned: **1**	Number Retained: **5**
List enforcement actions taken:		
List enforcement actions rescinded:		

V. Local Agency Representative Data

Name: **Osman Taban, PG #5986**	Title: **Geologist**	
Signature: Osman Taban		Date: 10/19/2012
Name: **Geniece Higgins**	Title: **Supervising Hazardous Waste Specialist**	
Signature:		Date: 10/19/12
Name: **Anthony Martinez, CEG #2355**	Title: **Program Manager**	
Signature:		Date: 10-19-12

VI. RWQCB Notification

Date Submitted to RB:	RB Response: Concurs w/ Closure	
Name: **Kenneth R. Williams**	Title: **Chief, Pollutant Investigation Section**	
Signature: Kenneth R. Williams		Date: 11/6/2012

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file. Revised: 1/13/2010

11/06/2012 11:14 9517816288 RWQCB PAGE 02/02

APPENDIX L

ASTM E 1527-05 USER QUESTIONNAIRE

Anaheim Concourse
375 Bristol Street, Costa Mesa, CA 92626
E 1527 – 13
USER QUESTIONNAIRE

INTRODUCTION

To qualify for one of the *Landowner Liability Protections (LLPs)*[1] offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"),[2] the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law?

Response: NO

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26(a)(1)(v) and (vl)).

Are you aware of any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

Response: NO

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Response 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*?

Response: N/A

---

1 Landowner Liability Protections, or LLPs, is the term used to describe the three types of potential defenses to Superfund liability in EPA's Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability ("Common Elements" Guide) issued on March 6, 2003.

2 P.L. 107-118

(5.) Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user*,

(a.) Do you know the past uses of the *property*?

Response: NO

(b.) Do you know of specific chemicals that are present or once were present at the property?

Response: NO

(c.) Do you know of spills or other chemical releases that have taken place at the property?

Response: NO

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

Response: NO

(6.) The degree of obviousness of the presence of likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

Response: NO

Respondent Signature: [signature]

Printed Name: SCOTT RIMLAND

Title: PRESIDENT

Date: 9-30-15

ENVIRONMENTAL MANAGEMENT STRATEGIES, INC.
Financially Based, Environmental Solutions

December 3, 2015

Sanderson J. Ray Development
c/o Walkie Ray
2699 White Road
Irvine, CA 92614

RE: Phase II Environmental Site Assessment Report
Bristol Autoplex
375 Bristol Street
Costa Mesa, CA 92626
Project Number EMS547

Dear Mr. Ray:

Environmental Management Strategies, Inc. (EMS) is pleased to present this *Phase II Environmental Site Assessment Report* (Phase II ESA) for the Bristol Autoplex located at 375 Bristol Street located in the City of Costa Mesa, California (the "site" see attached Figure). The Phase II ESA activities were based on the findings of the Phase I Environmental Site Assessments (Phase I ESA) performed at the site. This investigation was performed in general accordance with EMS' environmental services proposal dated November 9, 2015. EMS was retained by Sanderson on November 13, 2015 to conduct the Phase II ESA.

On November 3, 2015 EMS finalized a Phase I Environmental Site Assessment (ESA) for the referenced property. The Phase I ESA identified a number of Recognized Environmental Conditions according to ASTM Standard E 1527-13 titled "Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process.". The Phase I Site inspection revealed that past and current use of the tenant suites as automotive maintenance and repair shops create a potential for subsurface contamination. In particular, a three-stage clarifier on the Site is used to control discharges from floor drains in many of the tenant suites. EMS did not observe solvents being used for the cleaning of auto parts; however, the Site has been an auto maintenance and repair complex for a number of years and it is possible solvents have been used in the past to clean parts. Staining inside some of the suites and in the rear of the central building of the complex was also a concern for potential subsurface contamination of petroleum products. The small concrete block structure along the rear property boundary was formerly used by Jiffy Lube and was also a concern for shallow subsurface contamination as it was used to store either oil or waste oil.

Scope of Work

On November 17, 2015 EMS installed 10 borings at the Site and collected soil and soil vapor samples at 5-foot intervals where it was possible. The collection of soil vapor samples was to include two locations near the clarifier that would reach a depth of 15 feet, but perched groundwater was encountered in the two borings at depths between 10 and 12 feet and probes were only set at depths above the perched groundwater.

16510 Aston St. Irvine, CA 92606
Tel (949) 679-9500 Fax (949) 679-9501

Pre-Field Activities

On November 13, 2015, Ashley Flores and Anthony Severini with EMS met with Ms. Torrey Chacon and Mr. Scott Rimland of Cardinal Development Company in order to be granted access to the Site and mark boring locations using white paint. EMS contacted Underground Service Alert (USA) a minimum of 48 hours prior to commencement of field activities to locate subsurface utilities. USA contacted utility owners of record within the Site vicinity and notified them of EMS's intention to conduct a subsurface investigation (USA Ticket No. A53170653).

Boring Installation and Sampling

Environmental Support Technologies (EST, a subsidiary of EMS) provided the direct-push rig and mobile laboratory required to perform the investigation. EST, under the supervision of EMS advanced two soil borings in front of suites #100 and #105 (B-1 and B-3), one near the former Jiffy Lube building suite #110 (B-2), two on either side of the clarifier (B-4 and B-5), one in the former Jiffy Lube waste oil storage area (B-6), four along the sewer line trace connecting the interior floor drains to the exterior clarifier on the rear side of suites #70, #75, #80, #85 and #90 (B-7, B-8 and B-9), and one on the rear side of suite #30 which was formerly the Ding King automotive repair location (B-10, see Figure 1 attached). EST used a truck-mounted, GeoProbe direct-push sampling rig to install the borings. One boring B-6 was located inside a small brick structure and due to access limitations EST was unable to use the truck-mounted rig; instead EST used a jackhammer to advance the soil boring. EST advanced all borings to a depth of approximately 5 feet (5') below ground surface (bgs) with the exception of the two borings located next to the clarifier (B-4 and B-5) which were advanced to a depth of 15 feet bgs.

The soil borings were advanced using standard direct-push sampling techniques. Soil samples at each location were retrieved from the subsurface in 4-foot long acetate liners with the exception of B-6 which was collected in a 2-foot acetate liner. Soil samples were collected at a depth of 5 feet with the exception of the two locations next to the clarifier which had samples collected at 5, 10 and 15 feet. Soil samples were collected from the cores and preserved for volatile organic compound (VOC) chemical analysis in the field according to US EPA Method 5035 (DTSC November 2004 guidance document, Option 1A and 1B). The sample containers were labeled, placed in separate plastic bags, logged in a chain of custody document and placed in an ice chest containing bagged ice for temporary cold storage. A copy of the chain-of-custody for soil is attached**.** All soil samples collected were analyzed by EST for Total Petroleum Hydrocarbons as gasoline (TPHg) and VOCs using Environmental Protection Agency (EPA) Method 8260B.

Soil Gas Probe Installation and Sampling

Following soil sample collection, EST constructed temporary soil gas probes within each borehole for the purpose of performing a soil gas survey. Soil gas probes were placed at depths of 5 feet at all locations with the exception of boring B-5. Probes were to be installed at depths of 5, 10 and 15 feet in probes B-4 and B-5; however, during direct push activities perched groundwater was encountered at a depth of approximately 10 feet in boring B-4 and 12 feet in boring B-5.

The soil gas investigation activities were conducted in general accordance with the California Department of Toxic Substances Control's (DTSC) *Advisory - Active Soil Gas Investigations* dated July 2015. The soil gas probes were installed using ¼-inch Nylaflow™ sampling tubing in the

subsurface. A clean and new implant filter was placed on the end of the tubing. Approximately 12 inches of clean, graded (# 3), kiln dried, Lonestar Monterey sand was poured around the sample tip to allow for diffusion of soil vapors and 12 inches of dry bentonite was added above the sand pack. The remaining borehole was filled with hydrated bentonite to slightly below grade to perform as a leak proof seal.

Prior to soil gas sample collection, a minimum of 120 minutes was allowed to elapse for soil gas probe construction materials to set and equilibrate with the surrounding formation. Soil gas samples were collected by an EST chemist operating an EST mobile laboratory. EST mobile laboratories are certified under the California Environmental Laboratory Accreditation Program. Purging and sampling was conducted at an extraction rate of approximately 200 milliliters (mL) per minute. Purging was accomplished using a portable sampling pump. Prior to collecting the first soil gas sample during the first sampling event an ambient air sample was collected and analyzed. A shut-in test was also conducted prior to both sampling events, which consists of attaching a magnahelic differential pressure gauge to tubing to ensure there is no pressure drop within the system. A purge volume of three was used at all sampling locations; a single purge volume consists of the filter pack pore volume, gas probe screen volume, and tubing volume. A method and material blank and duplicate quality control samples were collected during the sampling event. During the soil gas sampling a leak test of the probe was performed with 2-propanol placed near and around the sample train. Detection of 2-propanol would indicate the intrusion of ambient air into the sampling train. During the sampling event soil gas samples were collected using a 20 mL syringe and were taken directly to the on-site mobile laboratory for analysis. The soil gas samples collected were analyzed for TPHg and VOCs using EPA method 8260B.

Laboratory Analytical Results

Eleven soil gas samples were collected and analyzed for VOCs and TPHg by EST. Sample results are presented on Table 1. Laboratory analytical reports for soil gas and soil samples are attached.

Soil gas sample results presented on Table 1 were compared to adjusted cancer end-point indoor air screening levels (IASLc) for commercial/industrial air as recommended by the DTSC's (Department of Toxic Substances Control) Human and Ecological Risk Office (DTSC/HERO Note 3, May 2015). The cancer end-point IASLs for air are based on the calculation of contaminant intake through inhalation that would produce the probability of a one in one-million (1×10^{-6}) excess cancer risk. The IASLc was adjusted for screening soil gas data by using the appropriate attenuation factor described in DTSC's 2011 *Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air* (2011 VIG). According to the 2011 VIG the average attenuation factors for existing and future commercial buildings are 0.001 and 0.0005, respectively. Soil gas samples were collected in the parking area of the property that may be occupied by a future building; therefore, EMS used the future commercial buildings attenuation factor of 0.0005 in calculating the screening levels for each compound detected at the site. Screening levels were calculated by dividing the IASLc in either the DTSC/HERO Note 3 or when it was not available in this document to the EPA Region 9 Regional Screening Levels (RSL) for Industrial Air by the future commercial building attenuation factor.

None of the VOCs detected in soil gas at the site exceeded its respective adjusted screening level (see Table 1). TPHg was detected in sample SV-7 at 120,000 $\mu g/m^3$. Soil gas sample results for TPHg were compared to the EPA Region 9 RSL for low boiling point aromatic TPH and were adjusted with the

future commercial development attenuation factor of 0.0005. TPHg in SV-7 did not exceed the EPA Region 9 RSL adjusted screening level of 2,600,000 µg/m^3.

EMS collected 14 soil samples using EPA Method 8260B/5035 protocol at depths of 5 feet for B-1, B-2, B-3, B-6, B-7 and B-8; 5, 10, and 15 feet for B-4 and B-5; and, 3 feet for B-9 and B-10. Soil samples were collected at depths up to 15 feet at locations B-4 and B-5 due to their proximity to the clarifier and samples were collected at 3 feet in borings B-9 and B-10 due to what appeared to be visible staining in the soil at that depth. Soil sample results presented on Table 2 were compared to DTSC/HERO Note 3 cancer end point screening levels for commercial/industrial soil and EPA Region 9 Regional Screening Levels (RSLs) for commercial land use. RSLs are chemical-specific concentrations for individual contaminants in air, drinking water and soil that may warrant further investigation or site cleanup. RSLs have been developed for both commercial/industrial and residential scenarios with residential RSLs being typically lower than commercial/industrial scenarios. The process for derivation of DTSC/HERO Note 3 screening levels is based on the identical computational algorithms used to derive USEPA's RSLs. Procedurally, a series of spreadsheet worksheets were populated with the algorithms, exposure and toxicity factors, and analyte roster used in the USEPA RSL process. DTSC screening levels were derived by populating copies of the aforementioned spreadsheet workbooks with California exposure and toxicity factors, and DTSC-specific methods. The final roster of DTSC screening levels includes only those analytes for which the combination of California-specific exposure and toxicity factors results in a soil or tap water DTSC-SL that is at least three times more stringent than the corresponding USEPA RSL value. None of the detected constituents exceeded the U.S. Environmental Protection Agency, Region 9 Regional Screening Level for Commercial Soils.

None of the VOCs detected in soil samples exceeded their respective DTSC/HERO Note 3 commercial/industrial screening levels or EPA Region 9 commercial/industrial RSLs. TPHg was detected in borings B-4 at 15 feet and B-5 at 5, 10 and 15 feet. The highest concentration of TPHg was detected in boring B-4 at a concentration of 36,000 micrograms per kilogram (µg/kg). TPHg concentrations were compared to the EPA Region 9 RSL for low boiling point aromatic TPH of 420,000 µg/kg. None of the soil samples collected exceeded the EPA Region RSL for TPHg.

Conclusions

EMS's review of the sample data for the Phase II sampling event determined that none of the soil gas or soil results exceeded their respective health risk based screening levels. Soil gas results did not detect any chlorinated solvents with the exception of tetrachloroethylene (PCE) in sample locations SV-2 and SV-8 at concentrations of 320 and 100 µg/m^3, respectively. These results fall well below the DTSC/HERO Note 3 adjusted commercial/industrial screening level of 4,200 µg/m^3. Trichloroethylene (TCE) was not detected in any of the soil gas samples collected. TPHg in soil gas was also detected in one sample at sample location SV-7 at a concentration of 120,000 µg/m^3. This result was compared to the adjusted EPA Region 9 RSL of 2,600,000 µg/m^3 and was found to be well below this screening level.

Chlorinated solvents were not detected in soil samples with the exception of PCE and TCE in B-4 at 5 feet at concentrations of 16 and 3.2 µg/kg, respectively. The results fall below the DTSC/HERO Note 3 screening level for PCE of 2,700 µg/kg and EPA Region 9 RSLs for TCE of 6,000 µg/kg. TPHg was not detected in any borings with the exception of B-4 and B-5. Boring B-4 had a concentration of

36,000 µg/kg TPHg at 15 feet. Boring B-5 had concentrations of 240, 400 and 9100 µg/kg of TPHg at depths of 5, 10 and 15 feet, respectively. None of the TPHg concentrations exceeded the EPA Region 9 commercial/industrial RSL of 420,000 µg/kg.

During soil sampling of the borings near the clarifier (B-4 and B-5) groundwater was encountered at depths of approximately 10 and 12 feet. According to the Phase I performed for the site, groundwater in the area is at approximately 35 feet below ground surface and was unexpectedly encountered at a much shallower depth. Based on the close proximity of the borings to the clarifier it is a possibility that the clarifier is leaking and the perched groundwater and wet soil encountered are a result of a leak. Although there may be a possibility of the clarifier leaking EMS did not encounter any soil or soil gas that exceeded the DTSC/HERO Note 3 or EPA Region 9 RSLs for VOCs or TPHg.

EMS understands the site is undergoing planning for future redevelopment. Based on the soil gas and soil results EMS recommends that the clarifier be removed and any soil that appears to be stained or has a strong odor to be segregated from any of the additional soil removed around the clarifier. A representative sample of the stained/strong odor soil should be collected and analyzed to confirm it is not hazardous and should be disposed of in a proper manner. EMS recommends that a Soil Management Plan (SMP) be developed for the site and used during site demolition and grading. The SMP should specify the process for identifying, segregating, profiling and disposing of any stained/strong odor soil. The SMP should also specify the process for removal and cleanup of the clarifier.

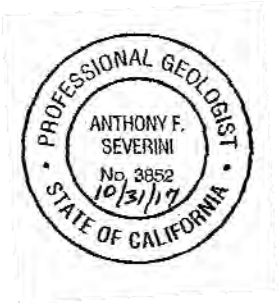
If additional regulatory oversight of the clarifier removal is required by planning agencies, a voluntary cleanup agreement can also be entered into with the Orange County Health Care Agency (OCHCA) for oversight of the removal of the clarifier. This agreement would provide oversight by the OCHCA during the removal of the clarifier only if additional remediation is warranted beyond what is provided by the SMP.

Closing

EMS is pleased to present this *Phase II Environmental Site Assessment Report* for the Bristol Autoplex property located at 375 Bristol Street, Costa Mesa, California. Please do not hesitate to call me at (949) 679-9500 with any questions or comments.

Sincerely,

ENVIRONMENTAL MANAGEMENT STRATEGIES, INC.



Anthony Severini, P.G.
President

Attachments

Figure 1, Site Map with Boring Locations
Table 1, Soil Gas Sampling Results for VOCs and TPHg
Table 2, Soil Sample Results for VOCs and TPHg
Laboratory Report, EST, VOC and TPHg Soil Gas Sampling Results – 11/17/15
Laboratory Report, EST, VOC and TPHg Soil Sample Results – 11/17/15

\\Estserver\projects\EMS FIGS\EMS547 - Sanderson - Bristol Autoplex\Phase II\Figure 1 - Phase II Boring Locations - 11/19/2015

EXPLANATION

Boring Locations

0 20 40

APPROXIMATE SCALE (IN FEET)

Site Map

Bristol Autoplex
375 Bristol Street
Costa Mesa, California

Phase II Boring Locations

Project Number		
EMS547		
Project Manager: AS	Drafter: AF	
Date: 11/17/15		

ENVIRONMENTAL MANAGEMENT STRATEGIES, INC.
Financially Based, Environmental Solutions

Figure 1

TABLE 1
SOIL GAS SAMPLING RESULTS FOR VOCs
375 BRISTOL STREET
COSTA MESA, CALIFORNIA

Probe ID	Date	Depth (ft)	PCE	TCE	EB	IPB	Toluene	1,2,4-TMB	m,p-Xyl	o-Xyl	TPHg
			µg/m^3								
SV-1	11/17/15	5	<100	<100	**190J**	<500	**510**	<500	**610**	**160J**	<50,000
SV-2	11/17/15	5	**320**	<100	<200	<500	**110J**	<500	**190J**	<200	<50,000
SV-3	11/17/15	5	<100	<100	**1,300**	<500	**1,800**	<500	**3,800**	**1,000**	<50,000
SV-4	11/17/15	5	<100	<100	<200	<500	**140J**	<500	**160J**	<200	<50,000
SV-5	11/17/15	5	<100	<100	**200**	<500	**790**	**130J**	**710**	**220**	<50,000
		10	<100	<100	<200	<500	**310J**	<500	**260J**	<200	<50,000
SV-6	11/17/15	5	<100	<100	<200	**250J**	**120J**	<500	**140J**	<200	<50,000
SV-7	11/17/15	5	<100	<100	**370**	<500	**530**	<500	**1,100**	**250**	**120,000**
SV-8	11/17/15	5	**100**	<100	**480**	<500	**1,200**	<500	**1,300**	**290**	<50,000
SV-9	11/17/15	5	<100	<100	**230**	<500	**400J**	<500	**720**	**180J**	<50,000
SV-10	11/17/15	5	<100	<100	**1,200**	<500	**2,300**	<500	**3,300**	**720**	<50,000
QA/QC											
Eq. Blank	11/17/15	NA	<100	<100	<200	<500	<500	<500	<500	<200	<50,000
Material Blank	11/17/15	NA	<100	<100	<200	<500	<500	<500	<500	<200	<50,000
SV-1 Dup	11/17/15	5	<100	<100	**180J**	<500	**500**	<500	**570**	**150J**	<50,000
Screening Levels											
EPA Region 9 RSL (Ind)	NA	NA	NA	6,000	9,800	3.6E+06	NA	62,000	880,000	880,000	2.6E+06
DTSC HERO Note 3 (Ind)	NA	NA	4,200	NA	NA	NA	4.4E+07	NA	NA	NA	NA

Notes:

µg/m3 = micrograms per cubic meter

VOCs = Volatile Organic Compounds

PCE = Perchloroethene, also referred to as Tetrachloroethene

TCE = Trichloroethene

EB = Ethylbenzene

IPB = Isopropylbenzene

1,2,4-TMB = 1,2,4-Trimethylbenzene

J = Detected but below the Reporting Limit; therefore, result is an estimated concentration.

m,p-Xyl = meta & para-Xylenes

o-Xyl = ortho-Xylenes

TPHg = Total Petroleum Hydrocarbons-gasoline

EPA Region 9 RSL (Ind) = U.S. Environmental Protection Agency Region 9 Regional Screening Level for Industrial Soil (June 2015)

DTSC Hero Note 3 (Ind) = Department of Substance Control - Human and Ecological Risk Office - Recommended Screening Levels for Industrial Soil (May 2015)

TPHg Screening Level Based on Low Boiling Point Aromatic TPH (RSL, June 2015)

NA = Not Applicable

TABLE 2
SOIL SAMPLE RESULTS FOR VOCs
375 BRISTOL STREET
COSTA MESA, CALIFORNIA

Sample ID	Sampling Date	Depth (ft)	PCE	TCE	Benzene	CD	CM	1,2-DCA	EB	IPB	Naph	n-Prop	Toluene	1,1,2,2-TCA	1,2,4-TMB	1,3,5-TMB	Xyl	TPHg
			µg/kg															
B-1	11/1715	5	<3.9	<3.9	<3.9	<3.9	<3.9	<3.9	<3.9	<3.9	<3.9	<3.9	<3.9	<3.9	<3.9	<3.9	<12	<200
B-2	11/17/15	5	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<15	<250
B-3	11/17/15	5	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<12	<210
B-4	11/17/15	5	**16**	**3.2**	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<15	<250
		10	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<15	<250
		15	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	**6.1**	**11**	**2.3J**	<5.0	<15	**36,000**
B-5	11/17/15	5	<4.5	<4.5	**9.7**	<4.5	<4.5	<4.5	<4.5	<4.5	<4.5	<4.5	**13**	<4.5	<4.5	<4.5	<14	**240**
		10	<7.3	<7.3	<7.3	<7.3	<7.3	<7.3	<7.3	<7.3	<7.3	<7.3	<7.3	<7.3	<7.3	<7.3	<22	**400**
		15	<7.5	<7.5	**740**	**130**	**15**	**12**	**170**	**0.72J**	**67**	**27**	**1,200**	<7.5	**130**	**55**	**470**	**9,100**
B-6	11/17/15	5	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1	<12	<200
B-7	11/17/15	5	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<15	<250
B-8	11/17/15	5	<4.5	<4.5	<4.5	<4.5	<4.5	<4.5	<4.5	<4.5	<4.5	<4.5	<4.5	<4.5	<4.5	<4.5	<14	<230
B-9	11/17/15	3	<5.7	<5.7	<5.7	<5.7	<5.7	<5.7	<5.7	<5.7	<5.7	<5.7	<5.7	<5.7	<5.7	<5.7	<17	<280
B-10	11/17/15	3	<5.0	<5.0	**6.4**	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	**8.3**	<5.0	<5.0	<5.0	<15	<250
Screening Levels																		
EPA Region 9 RSL (Ind)			100,000	6,000	5,100	######	460,000	2,000	25,000	######	17,000	######	4.7E+07	8,800	240,000	1.2E+07	######	420,000
DTSC HERO Note 3 (Ind)			2,700	NA	1,400	NA	NA	NA	NA	NA	NA	NA	5.4E+06	NA	NA	1.1E+06	NA	NA

Notes:

Only Detected Constituents are Listed

ft = feet

ug/kg = micrograms per kilogram

PCE = Tetrachloroethene (also referred to as Perchloroethene)

TCE = Trichloroethene

CD = Carbon Disulfide

CM = Chloromethane

1,2-DCA = 1,2-Dichloroethane

EB = Ehtylbenzene

IPB = Isopropylbenzene

Naph = Naphthalene

1,1,2,2-TCA = 1,1,2,2-Trichloroethane

1,2,4-TMB = 1,2,4-Trimethylbenzene

1,3,5-TMB = 1,3,5-Trimethylbenzene

Xyl = Xylenes

TPHg = Total Petroleum Hydrocarbons Gasoline Range Organics

J = Detected but Below the Reporting Limit; Therefore, Result is an Estimated Concentration

EPA Region 9 RSL (Ind) = U.S. Environmental Protection Agency Region 9 Regional Screening Level for Industrial Soil (June 2015)

DTSC Hero Note 3 (Ind) = Department of Substance Control - Human and Ecological Risk Office - Recommended Screening Levels for Industrial Soil (May 2015)

TPHg Soil Screening Level Based on Low Boiling Point Aromatic TPH (RSL, June 2015)

NA = Not Applicable

November 18, 2015

Mr. Anthony F. Severini
Environmental Management Strategies, Inc.
16510 Aston Street
Irvine, California 92606

RE: 375 Bristol St. Costa Mesa, CA.

Enclosed are the results of analyses for soil gas samples received by Environmental Support Technologies laboratory on 11/17/15 16:06. The analyses were performed according to the prescribed method as outlined by EPA 8260B. A shut in test was performed, leak test was performed, equipment blank was run, and selected purge volume was 3PV. If you have any questions concerning this report, please feel free to contact Project Manager.

Sincerely,

Ashley Flores

Ashley Flores
Project Manager

Environmental Support Technologies laboratories are certified by the California Department of Health Services (CDHS), Environmental Laboratory Accreditation Program (ELAP) No's. 2772, 2773, and 2767.

16510 Aston Street, Irvine, California 92606
Telephone: (949) 679-9500 Fax: (949) 679-9501

Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Analyzed
Equipment Blank	4K51701-01	Air	17-Nov-15 09:05	17-Nov-15 09:20
Material Blank	4K51701-02	Air	17-Nov-15 09:35	17-Nov-15 09:49
SV1-5 3PV	4K51701-03	Air	17-Nov-15 10:05	17-Nov-15 10:19
SV3-5 3PV	4K51701-04	Air	17-Nov-15 11:05	17-Nov-15 11:17
SV7-5 3PV	4K51701-05	Air	17-Nov-15 11:35	17-Nov-15 11:45
SV8-5 3PV	4K51701-06	Air	17-Nov-15 12:00	17-Nov-15 12:14
SV9-5 3PV	4K51701-07	Air	17-Nov-15 12:30	17-Nov-15 12:43
SV10-5 3PV	4K51701-08	Air	17-Nov-15 12:55	17-Nov-15 13:11
SV2-5 3PV	4K51701-09	Air	17-Nov-15 13:25	17-Nov-15 13:40
SV6-5 3PV	4K51701-10	Air	17-Nov-15 13:55	17-Nov-15 14:09
SV5-5 3PV	4K51701-11	Air	17-Nov-15 14:25	17-Nov-15 14:37
SV5-10 3PV	4K51701-12	Air	17-Nov-15 14:55	17-Nov-15 15:06
SV4-5 3PV	4K51701-13	Air	17-Nov-15 15:25	17-Nov-15 15:35

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Equipment Blank (4K51701-01) Air Sampled: 11/17/15 09:05 Analyzed: 11/17/15 09:20									
1,1,1,2-Tetrachloroethane	ND	200	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
1,1,1-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethene	ND	100	"	"	"	"	"	"	
1,1-Dichloropropene	ND	500	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	500	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1000	"	"	"	"	"	"	
1,2-Dibromoethane	ND	500	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,2-Dichloroethane	ND	200	"	"	"	"	"	"	
1,2-Dichloropropane	ND	500	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,3-Dichloropropane	ND	500	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	500	"	"	"	"	"	"	
2,2-Dichloropropane	ND	500	"	"	"	"	"	"	
2-Chlorotoluene	ND	500	"	"	"	"	"	"	
4-Chlorotoluene	ND	500	"	"	"	"	"	"	
Benzene	ND	100	"	"	"	"	"	"	
Bromobenzene	ND	500	"	"	"	"	"	"	
Bromochloromethane	ND	500	"	"	"	"	"	"	
Bromodichloromethane	ND	500	"	"	"	"	"	"	
Bromoform	ND	500	"	"	"	"	"	"	
Bromomethane	ND	500	"	"	"	"	"	"	
Carbon disulfide	ND	500	"	"	"	"	"	"	
Carbon tetrachloride	ND	100	"	"	"	"	"	"	
Chlorobenzene	ND	500	"	"	"	"	"	"	
Chloroethane	ND	200	"	"	"	"	"	"	
Chloroform	ND	200	"	"	"	"	"	"	
Chloromethane	ND	500	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Equipment Blank (4K51701-01) Air Sampled: 11/17/15 09:05 Analyzed: 11/17/15 09:20									
cis-1,3-Dichloropropene	ND	500	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
Dibromochloromethane	ND	500	"	"	"	"	"	"	
Dibromomethane	ND	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	200	"	"	"	"	"	"	
Ethylbenzene	ND	200	"	"	"	"	"	"	
Hexachlorobutadiene	ND	1000	"	"	"	"	"	"	
Isopropylbenzene	ND	500	"	"	"	"	"	"	
meta- and para-Xylenes	ND	500	"	"	"	"	"	"	
Methylene Chloride	ND	200	"	"	"	"	"	"	
Naphthalene	ND	1000	"	"	"	"	"	"	
n-Butylbenzene	ND	1000	"	"	"	"	"	"	
n-Propylbenzene	ND	500	"	"	"	"	"	"	
ortho-Xylene	ND	200	"	"	"	"	"	"	
p-Isopropyltoluene	ND	500	"	"	"	"	"	"	
sec-Butylbenzene	ND	500	"	"	"	"	"	"	
Styrene	ND	500	"	"	"	"	"	"	
tert-Butylbenzene	ND	500	"	"	"	"	"	"	
Tetrachloroethene	ND	100	"	"	"	"	"	"	
Toluene	ND	500	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	500	"	"	"	"	"	"	
Trichloroethene	ND	100	"	"	"	"	"	"	
Trichlorofluoromethane	ND	200	"	"	"	"	"	"	
Vinyl Chloride	ND	100	"	"	"	"	"	"	
2-Propanol	ND	290	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*108 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*98.5 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*102 %*	*75-125*		"	"	"	"	
Gasoline Range Hydrocarbons	ND	50000	"	"	"	"	"	GROs by GC/MS	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Material Blank (4K51701-02) Air Sampled: 11/17/15 09:35 Analyzed: 11/17/15 09:49									
1,1,1,2-Tetrachloroethane	ND	200	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
1,1,1-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethene	ND	100	"	"	"	"	"	"	
1,1-Dichloropropene	ND	500	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	500	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1000	"	"	"	"	"	"	
1,2-Dibromoethane	ND	500	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,2-Dichloroethane	ND	200	"	"	"	"	"	"	
1,2-Dichloropropane	ND	500	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,3-Dichloropropane	ND	500	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	500	"	"	"	"	"	"	
2,2-Dichloropropane	ND	500	"	"	"	"	"	"	
2-Chlorotoluene	ND	500	"	"	"	"	"	"	
4-Chlorotoluene	ND	500	"	"	"	"	"	"	
Benzene	ND	100	"	"	"	"	"	"	
Bromobenzene	ND	500	"	"	"	"	"	"	
Bromochloromethane	ND	500	"	"	"	"	"	"	
Bromodichloromethane	ND	500	"	"	"	"	"	"	
Bromoform	ND	500	"	"	"	"	"	"	
Bromomethane	ND	500	"	"	"	"	"	"	
Carbon disulfide	ND	500	"	"	"	"	"	"	
Carbon tetrachloride	ND	100	"	"	"	"	"	"	
Chlorobenzene	ND	500	"	"	"	"	"	"	
Chloroethane	ND	200	"	"	"	"	"	"	
Chloroform	ND	200	"	"	"	"	"	"	
Chloromethane	ND	500	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Material Blank (4K51701-02) Air Sampled: 11/17/15 09:35 Analyzed: 11/17/15 09:49									
cis-1,3-Dichloropropene	ND	500	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
Dibromochloromethane	ND	500	"	"	"	"	"	"	
Dibromomethane	ND	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	200	"	"	"	"	"	"	
Ethylbenzene	ND	200	"	"	"	"	"	"	
Hexachlorobutadiene	ND	1000	"	"	"	"	"	"	
Isopropylbenzene	ND	500	"	"	"	"	"	"	
meta- and para-Xylenes	ND	500	"	"	"	"	"	"	
Methylene Chloride	ND	200	"	"	"	"	"	"	
Naphthalene	ND	1000	"	"	"	"	"	"	
n-Butylbenzene	ND	1000	"	"	"	"	"	"	
n-Propylbenzene	ND	500	"	"	"	"	"	"	
ortho-Xylene	ND	200	"	"	"	"	"	"	
p-Isopropyltoluene	ND	500	"	"	"	"	"	"	
sec-Butylbenzene	ND	500	"	"	"	"	"	"	
Styrene	ND	500	"	"	"	"	"	"	
tert-Butylbenzene	ND	500	"	"	"	"	"	"	
Tetrachloroethene	ND	100	"	"	"	"	"	"	
Toluene	ND	500	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	500	"	"	"	"	"	"	
Trichloroethene	ND	100	"	"	"	"	"	"	
Trichlorofluoromethane	ND	200	"	"	"	"	"	"	
Vinyl Chloride	ND	100	"	"	"	"	"	"	
2-Propanol	ND	290	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*104 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*97.9 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*101 %*	*75-125*		"	"	"	"	
Gasoline Range Hydrocarbons	ND	50000	"	"	"	"	"	GROs by GC/MS	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV1-5 3PV (4K51701-03) Air Sampled: 11/17/15 10:05 Analyzed: 11/17/15 10:19									
1,1,1,2-Tetrachloroethane	ND	200	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
1,1,1-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethene	ND	100	"	"	"	"	"	"	
1,1-Dichloropropene	ND	500	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	500	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1000	"	"	"	"	"	"	
1,2-Dibromoethane	ND	500	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,2-Dichloroethane	ND	200	"	"	"	"	"	"	
1,2-Dichloropropane	ND	500	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,3-Dichloropropane	ND	500	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	500	"	"	"	"	"	"	
2,2-Dichloropropane	ND	500	"	"	"	"	"	"	
2-Chlorotoluene	ND	500	"	"	"	"	"	"	
4-Chlorotoluene	ND	500	"	"	"	"	"	"	
Benzene	ND	100	"	"	"	"	"	"	
Bromobenzene	ND	500	"	"	"	"	"	"	
Bromochloromethane	ND	500	"	"	"	"	"	"	
Bromodichloromethane	ND	500	"	"	"	"	"	"	
Bromoform	ND	500	"	"	"	"	"	"	
Bromomethane	ND	500	"	"	"	"	"	"	
Carbon disulfide	ND	500	"	"	"	"	"	"	
Carbon tetrachloride	ND	100	"	"	"	"	"	"	
Chlorobenzene	ND	500	"	"	"	"	"	"	
Chloroethane	ND	200	"	"	"	"	"	"	
Chloroform	ND	200	"	"	"	"	"	"	
Chloromethane	ND	500	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV1-5 3PV (4K51701-03) Air Sampled: 11/17/15 10:05 Analyzed: 11/17/15 10:19									
cis-1,3-Dichloropropene	ND	500	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
Dibromochloromethane	ND	500	"	"	"	"	"	"	
Dibromomethane	ND	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	200	"	"	"	"	"	"	
Ethylbenzene	**190**	200	"	"	"	"	"	"	J
Hexachlorobutadiene	ND	1000	"	"	"	"	"	"	
Isopropylbenzene	ND	500	"	"	"	"	"	"	
meta- and para-Xylenes	**610**	500	"	"	"	"	"	"	
Methylene Chloride	ND	200	"	"	"	"	"	"	
Naphthalene	ND	1000	"	"	"	"	"	"	
n-Butylbenzene	ND	1000	"	"	"	"	"	"	
n-Propylbenzene	ND	500	"	"	"	"	"	"	
ortho-Xylene	**160**	200	"	"	"	"	"	"	J
p-Isopropyltoluene	ND	500	"	"	"	"	"	"	
sec-Butylbenzene	ND	500	"	"	"	"	"	"	
Styrene	ND	500	"	"	"	"	"	"	
tert-Butylbenzene	ND	500	"	"	"	"	"	"	
Tetrachloroethene	ND	100	"	"	"	"	"	"	
Toluene	**510**	500	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	500	"	"	"	"	"	"	
Trichloroethene	ND	100	"	"	"	"	"	"	
Trichlorofluoromethane	ND	200	"	"	"	"	"	"	
Vinyl Chloride	ND	100	"	"	"	"	"	"	
2-Propanol	ND	290	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*105 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*98.2 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*101 %*	*75-125*		"	"	"	"	
Gasoline Range Hydrocarbons	ND	50000	"	"	"	"	"	GROs by GC/MS	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV3-5 3PV (4K51701-04) Air Sampled: 11/17/15 11:05 Analyzed: 11/17/15 11:17									
1,1,1,2-Tetrachloroethane	ND	200	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
1,1,1-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethene	ND	100	"	"	"	"	"	"	
1,1-Dichloropropene	ND	500	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	500	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1000	"	"	"	"	"	"	
1,2-Dibromoethane	ND	500	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,2-Dichloroethane	ND	200	"	"	"	"	"	"	
1,2-Dichloropropane	ND	500	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,3-Dichloropropane	ND	500	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	500	"	"	"	"	"	"	
2,2-Dichloropropane	ND	500	"	"	"	"	"	"	
2-Chlorotoluene	ND	500	"	"	"	"	"	"	
4-Chlorotoluene	ND	500	"	"	"	"	"	"	
Benzene	ND	100	"	"	"	"	"	"	
Bromobenzene	ND	500	"	"	"	"	"	"	
Bromochloromethane	ND	500	"	"	"	"	"	"	
Bromodichloromethane	ND	500	"	"	"	"	"	"	
Bromoform	ND	500	"	"	"	"	"	"	
Bromomethane	ND	500	"	"	"	"	"	"	
Carbon disulfide	ND	500	"	"	"	"	"	"	
Carbon tetrachloride	ND	100	"	"	"	"	"	"	
Chlorobenzene	ND	500	"	"	"	"	"	"	
Chloroethane	ND	200	"	"	"	"	"	"	
Chloroform	ND	200	"	"	"	"	"	"	
Chloromethane	ND	500	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV3-5 3PV (4K51701-04) Air Sampled: 11/17/15 11:05 Analyzed: 11/17/15 11:17									
cis-1,3-Dichloropropene	ND	500	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
Dibromochloromethane	ND	500	"	"	"	"	"	"	
Dibromomethane	ND	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	200	"	"	"	"	"	"	
Ethylbenzene	**1300**	200	"	"	"	"	"	"	
Hexachlorobutadiene	ND	1000	"	"	"	"	"	"	
Isopropylbenzene	ND	500	"	"	"	"	"	"	
meta- and para-Xylenes	**3800**	500	"	"	"	"	"	"	
Methylene Chloride	ND	200	"	"	"	"	"	"	
Naphthalene	ND	1000	"	"	"	"	"	"	
n-Butylbenzene	ND	1000	"	"	"	"	"	"	
n-Propylbenzene	ND	500	"	"	"	"	"	"	
ortho-Xylene	**1000**	200	"	"	"	"	"	"	
p-Isopropyltoluene	ND	500	"	"	"	"	"	"	
sec-Butylbenzene	ND	500	"	"	"	"	"	"	
Styrene	ND	500	"	"	"	"	"	"	
tert-Butylbenzene	ND	500	"	"	"	"	"	"	
Tetrachloroethene	ND	100	"	"	"	"	"	"	
Toluene	**1800**	500	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	500	"	"	"	"	"	"	
Trichloroethene	ND	100	"	"	"	"	"	"	
Trichlorofluoromethane	ND	200	"	"	"	"	"	"	
Vinyl Chloride	ND	100	"	"	"	"	"	"	
2-Propanol	ND	290	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*103 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*97.2 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*101 %*	*75-125*		"	"	"	"	
Gasoline Range Hydrocarbons	ND	50000	"	"	"	"	"	GROs by GC/MS	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV7-5 3PV (4K51701-05) Air Sampled: 11/17/15 11:35 Analyzed: 11/17/15 11:45									
1,1,1,2-Tetrachloroethane	ND	200	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
1,1,1-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethene	ND	100	"	"	"	"	"	"	
1,1-Dichloropropene	ND	500	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	500	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1000	"	"	"	"	"	"	
1,2-Dibromoethane	ND	500	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,2-Dichloroethane	ND	200	"	"	"	"	"	"	
1,2-Dichloropropane	ND	500	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,3-Dichloropropane	ND	500	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	500	"	"	"	"	"	"	
2,2-Dichloropropane	ND	500	"	"	"	"	"	"	
2-Chlorotoluene	ND	500	"	"	"	"	"	"	
4-Chlorotoluene	ND	500	"	"	"	"	"	"	
Benzene	ND	100	"	"	"	"	"	"	
Bromobenzene	ND	500	"	"	"	"	"	"	
Bromochloromethane	ND	500	"	"	"	"	"	"	
Bromodichloromethane	ND	500	"	"	"	"	"	"	
Bromoform	ND	500	"	"	"	"	"	"	
Bromomethane	ND	500	"	"	"	"	"	"	
Carbon disulfide	ND	500	"	"	"	"	"	"	
Carbon tetrachloride	ND	100	"	"	"	"	"	"	
Chlorobenzene	ND	500	"	"	"	"	"	"	
Chloroethane	ND	200	"	"	"	"	"	"	
Chloroform	ND	200	"	"	"	"	"	"	
Chloromethane	ND	500	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV7-5 3PV (4K51701-05) Air Sampled: 11/17/15 11:35 Analyzed: 11/17/15 11:45									
cis-1,3-Dichloropropene	ND	500	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
Dibromochloromethane	ND	500	"	"	"	"	"	"	
Dibromomethane	ND	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	200	"	"	"	"	"	"	
Ethylbenzene	**370**	200	"	"	"	"	"	"	
Hexachlorobutadiene	ND	1000	"	"	"	"	"	"	
Isopropylbenzene	ND	500	"	"	"	"	"	"	
meta- and para-Xylenes	**1100**	500	"	"	"	"	"	"	
Methylene Chloride	ND	200	"	"	"	"	"	"	
Naphthalene	ND	1000	"	"	"	"	"	"	
n-Butylbenzene	ND	1000	"	"	"	"	"	"	
n-Propylbenzene	ND	500	"	"	"	"	"	"	
ortho-Xylene	**250**	200	"	"	"	"	"	"	
p-Isopropyltoluene	ND	500	"	"	"	"	"	"	
sec-Butylbenzene	ND	500	"	"	"	"	"	"	
Styrene	ND	500	"	"	"	"	"	"	
tert-Butylbenzene	ND	500	"	"	"	"	"	"	
Tetrachloroethene	ND	100	"	"	"	"	"	"	
Toluene	**530**	500	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	500	"	"	"	"	"	"	
Trichloroethene	ND	100	"	"	"	"	"	"	
Trichlorofluoromethane	ND	200	"	"	"	"	"	"	
Vinyl Chloride	ND	100	"	"	"	"	"	"	
2-Propanol	ND	290	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*105 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*97.9 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*101 %*	*75-125*		"	"	"	"	
Gasoline Range Hydrocarbons	**120000**	50000	"	"	"	"	"	GROs by GC/MS	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV8-5 3PV (4K51701-06) Air Sampled: 11/17/15 12:00 Analyzed: 11/17/15 12:14									
1,1,1,2-Tetrachloroethane	ND	200	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
1,1,1-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethene	ND	100	"	"	"	"	"	"	
1,1-Dichloropropene	ND	500	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	500	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1000	"	"	"	"	"	"	
1,2-Dibromoethane	ND	500	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,2-Dichloroethane	ND	200	"	"	"	"	"	"	
1,2-Dichloropropane	ND	500	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,3-Dichloropropane	ND	500	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	500	"	"	"	"	"	"	
2,2-Dichloropropane	ND	500	"	"	"	"	"	"	
2-Chlorotoluene	ND	500	"	"	"	"	"	"	
4-Chlorotoluene	ND	500	"	"	"	"	"	"	
Benzene	ND	100	"	"	"	"	"	"	
Bromobenzene	ND	500	"	"	"	"	"	"	
Bromochloromethane	ND	500	"	"	"	"	"	"	
Bromodichloromethane	ND	500	"	"	"	"	"	"	
Bromoform	ND	500	"	"	"	"	"	"	
Bromomethane	ND	500	"	"	"	"	"	"	
Carbon disulfide	ND	500	"	"	"	"	"	"	
Carbon tetrachloride	ND	100	"	"	"	"	"	"	
Chlorobenzene	ND	500	"	"	"	"	"	"	
Chloroethane	ND	200	"	"	"	"	"	"	
Chloroform	ND	200	"	"	"	"	"	"	
Chloromethane	ND	500	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV8-5 3PV (4K51701-06) Air Sampled: 11/17/15 12:00 Analyzed: 11/17/15 12:14									
cis-1,3-Dichloropropene	ND	500	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
Dibromochloromethane	ND	500	"	"	"	"	"	"	
Dibromomethane	ND	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	200	"	"	"	"	"	"	
Ethylbenzene	**480**	200	"	"	"	"	"	"	
Hexachlorobutadiene	ND	1000	"	"	"	"	"	"	
Isopropylbenzene	ND	500	"	"	"	"	"	"	
meta- and para-Xylenes	**1300**	500	"	"	"	"	"	"	
Methylene Chloride	ND	200	"	"	"	"	"	"	
Naphthalene	ND	1000	"	"	"	"	"	"	
n-Butylbenzene	ND	1000	"	"	"	"	"	"	
n-Propylbenzene	ND	500	"	"	"	"	"	"	
ortho-Xylene	**290**	200	"	"	"	"	"	"	
p-Isopropyltoluene	ND	500	"	"	"	"	"	"	
sec-Butylbenzene	ND	500	"	"	"	"	"	"	
Styrene	ND	500	"	"	"	"	"	"	
tert-Butylbenzene	ND	500	"	"	"	"	"	"	
Tetrachloroethene	**100**	100	"	"	"	"	"	"	
Toluene	**1200**	500	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	500	"	"	"	"	"	"	
Trichloroethene	ND	100	"	"	"	"	"	"	
Trichlorofluoromethane	ND	200	"	"	"	"	"	"	
Vinyl Chloride	ND	100	"	"	"	"	"	"	
2-Propanol	ND	290	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*105 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*97.4 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*96.7 %*	*75-125*		"	"	"	"	
Gasoline Range Hydrocarbons	ND	50000	"	"	"	"	"	GROs by GC/MS	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV9-5 3PV (4K51701-07) Air Sampled: 11/17/15 12:30 Analyzed: 11/17/15 12:43									
1,1,1,2-Tetrachloroethane	ND	200	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
1,1,1-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethene	ND	100	"	"	"	"	"	"	
1,1-Dichloropropene	ND	500	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	500	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1000	"	"	"	"	"	"	
1,2-Dibromoethane	ND	500	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,2-Dichloroethane	ND	200	"	"	"	"	"	"	
1,2-Dichloropropane	ND	500	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,3-Dichloropropane	ND	500	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	500	"	"	"	"	"	"	
2,2-Dichloropropane	ND	500	"	"	"	"	"	"	
2-Chlorotoluene	ND	500	"	"	"	"	"	"	
4-Chlorotoluene	ND	500	"	"	"	"	"	"	
Benzene	ND	100	"	"	"	"	"	"	
Bromobenzene	ND	500	"	"	"	"	"	"	
Bromochloromethane	ND	500	"	"	"	"	"	"	
Bromodichloromethane	ND	500	"	"	"	"	"	"	
Bromoform	ND	500	"	"	"	"	"	"	
Bromomethane	ND	500	"	"	"	"	"	"	
Carbon disulfide	ND	500	"	"	"	"	"	"	
Carbon tetrachloride	ND	100	"	"	"	"	"	"	
Chlorobenzene	ND	500	"	"	"	"	"	"	
Chloroethane	ND	200	"	"	"	"	"	"	
Chloroform	ND	200	"	"	"	"	"	"	
Chloromethane	ND	500	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV9-5 3PV (4K51701-07) Air Sampled: 11/17/15 12:30 Analyzed: 11/17/15 12:43									
cis-1,3-Dichloropropene	ND	500	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
Dibromochloromethane	ND	500	"	"	"	"	"	"	
Dibromomethane	ND	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	200	"	"	"	"	"	"	
Ethylbenzene	**230**	200	"	"	"	"	"	"	
Hexachlorobutadiene	ND	1000	"	"	"	"	"	"	
Isopropylbenzene	ND	500	"	"	"	"	"	"	
meta- and para-Xylenes	**720**	500	"	"	"	"	"	"	
Methylene Chloride	ND	200	"	"	"	"	"	"	
Naphthalene	ND	1000	"	"	"	"	"	"	
n-Butylbenzene	ND	1000	"	"	"	"	"	"	
n-Propylbenzene	ND	500	"	"	"	"	"	"	
ortho-Xylene	**180**	200	"	"	"	"	"	"	J
p-Isopropyltoluene	ND	500	"	"	"	"	"	"	
sec-Butylbenzene	ND	500	"	"	"	"	"	"	
Styrene	ND	500	"	"	"	"	"	"	
tert-Butylbenzene	ND	500	"	"	"	"	"	"	
Tetrachloroethene	ND	100	"	"	"	"	"	"	
Toluene	**400**	500	"	"	"	"	"	"	J
trans-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	500	"	"	"	"	"	"	
Trichloroethene	ND	100	"	"	"	"	"	"	
Trichlorofluoromethane	ND	200	"	"	"	"	"	"	
Vinyl Chloride	ND	100	"	"	"	"	"	"	
2-Propanol	ND	290	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*106 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*99.1 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*98.3 %*	*75-125*		"	"	"	"	
Gasoline Range Hydrocarbons	ND	50000	"	"	"	"	"	GROs by GC/MS	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV10-5 3PV (4K51701-08) Air Sampled: 11/17/15 12:55 Analyzed: 11/17/15 13:11									
1,1,1,2-Tetrachloroethane	ND	200	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
1,1,1-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethene	ND	100	"	"	"	"	"	"	
1,1-Dichloropropene	ND	500	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	500	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1000	"	"	"	"	"	"	
1,2-Dibromoethane	ND	500	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,2-Dichloroethane	ND	200	"	"	"	"	"	"	
1,2-Dichloropropane	ND	500	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,3-Dichloropropane	ND	500	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	500	"	"	"	"	"	"	
2,2-Dichloropropane	ND	500	"	"	"	"	"	"	
2-Chlorotoluene	ND	500	"	"	"	"	"	"	
4-Chlorotoluene	ND	500	"	"	"	"	"	"	
Benzene	ND	100	"	"	"	"	"	"	
Bromobenzene	ND	500	"	"	"	"	"	"	
Bromochloromethane	ND	500	"	"	"	"	"	"	
Bromodichloromethane	ND	500	"	"	"	"	"	"	
Bromoform	ND	500	"	"	"	"	"	"	
Bromomethane	ND	500	"	"	"	"	"	"	
Carbon disulfide	ND	500	"	"	"	"	"	"	
Carbon tetrachloride	ND	100	"	"	"	"	"	"	
Chlorobenzene	ND	500	"	"	"	"	"	"	
Chloroethane	ND	200	"	"	"	"	"	"	
Chloroform	ND	200	"	"	"	"	"	"	
Chloromethane	ND	500	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV10-5 3PV (4K51701-08) Air Sampled: 11/17/15 12:55 Analyzed: 11/17/15 13:11									
cis-1,3-Dichloropropene	ND	500	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
Dibromochloromethane	ND	500	"	"	"	"	"	"	
Dibromomethane	ND	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	200	"	"	"	"	"	"	
Ethylbenzene	**1200**	200	"	"	"	"	"	"	
Hexachlorobutadiene	ND	1000	"	"	"	"	"	"	
Isopropylbenzene	ND	500	"	"	"	"	"	"	
meta- and para-Xylenes	**3300**	500	"	"	"	"	"	"	
Methylene Chloride	ND	200	"	"	"	"	"	"	
Naphthalene	ND	1000	"	"	"	"	"	"	
n-Butylbenzene	ND	1000	"	"	"	"	"	"	
n-Propylbenzene	ND	500	"	"	"	"	"	"	
ortho-Xylene	**720**	200	"	"	"	"	"	"	
p-Isopropyltoluene	ND	500	"	"	"	"	"	"	
sec-Butylbenzene	ND	500	"	"	"	"	"	"	
Styrene	ND	500	"	"	"	"	"	"	
tert-Butylbenzene	ND	500	"	"	"	"	"	"	
Tetrachloroethene	ND	100	"	"	"	"	"	"	
Toluene	**2300**	500	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	500	"	"	"	"	"	"	
Trichloroethene	ND	100	"	"	"	"	"	"	
Trichlorofluoromethane	ND	200	"	"	"	"	"	"	
Vinyl Chloride	ND	100	"	"	"	"	"	"	
2-Propanol	ND	290	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*105 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*98.0 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*99.1 %*	*75-125*		"	"	"	"	
Gasoline Range Hydrocarbons	ND	50000	"	"	"	"	"	GROs by GC/MS	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV2-5 3PV (4K51701-09) Air Sampled: 11/17/15 13:25 Analyzed: 11/17/15 13:40									
1,1,1,2-Tetrachloroethane	ND	200	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
1,1,1-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethene	ND	100	"	"	"	"	"	"	
1,1-Dichloropropene	ND	500	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	500	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1000	"	"	"	"	"	"	
1,2-Dibromoethane	ND	500	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,2-Dichloroethane	ND	200	"	"	"	"	"	"	
1,2-Dichloropropane	ND	500	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,3-Dichloropropane	ND	500	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	500	"	"	"	"	"	"	
2,2-Dichloropropane	ND	500	"	"	"	"	"	"	
2-Chlorotoluene	ND	500	"	"	"	"	"	"	
4-Chlorotoluene	ND	500	"	"	"	"	"	"	
Benzene	ND	100	"	"	"	"	"	"	
Bromobenzene	ND	500	"	"	"	"	"	"	
Bromochloromethane	ND	500	"	"	"	"	"	"	
Bromodichloromethane	ND	500	"	"	"	"	"	"	
Bromoform	ND	500	"	"	"	"	"	"	
Bromomethane	ND	500	"	"	"	"	"	"	
Carbon disulfide	ND	500	"	"	"	"	"	"	
Carbon tetrachloride	ND	100	"	"	"	"	"	"	
Chlorobenzene	ND	500	"	"	"	"	"	"	
Chloroethane	ND	200	"	"	"	"	"	"	
Chloroform	ND	200	"	"	"	"	"	"	
Chloromethane	ND	500	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV2-5 3PV (4K51701-09) Air Sampled: 11/17/15 13:25 Analyzed: 11/17/15 13:40									
cis-1,3-Dichloropropene	ND	500	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
Dibromochloromethane	ND	500	"	"	"	"	"	"	
Dibromomethane	ND	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	200	"	"	"	"	"	"	
Ethylbenzene	ND	200	"	"	"	"	"	"	
Hexachlorobutadiene	ND	1000	"	"	"	"	"	"	
Isopropylbenzene	ND	500	"	"	"	"	"	"	
meta- and para-Xylenes	**190**	500	"	"	"	"	"	"	J
Methylene Chloride	ND	200	"	"	"	"	"	"	
Naphthalene	ND	1000	"	"	"	"	"	"	
n-Butylbenzene	ND	1000	"	"	"	"	"	"	
n-Propylbenzene	ND	500	"	"	"	"	"	"	
ortho-Xylene	ND	200	"	"	"	"	"	"	
p-Isopropyltoluene	ND	500	"	"	"	"	"	"	
sec-Butylbenzene	ND	500	"	"	"	"	"	"	
Styrene	ND	500	"	"	"	"	"	"	
tert-Butylbenzene	ND	500	"	"	"	"	"	"	
Tetrachloroethene	**320**	100	"	"	"	"	"	"	
Toluene	**110**	500	"	"	"	"	"	"	J
trans-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	500	"	"	"	"	"	"	
Trichloroethene	ND	100	"	"	"	"	"	"	
Trichlorofluoromethane	ND	200	"	"	"	"	"	"	
Vinyl Chloride	ND	100	"	"	"	"	"	"	
2-Propanol	ND	290	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*110 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*97.4 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*97.8 %*	*75-125*		"	"	"	"	
Gasoline Range Hydrocarbons	ND	50000	"	"	"	"	"	GROs by GC/MS	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV6-5 3PV (4K51701-10) Air Sampled: 11/17/15 13:55 Analyzed: 11/17/15 14:09									
1,1,1,2-Tetrachloroethane	ND	200	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
1,1,1-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethene	ND	100	"	"	"	"	"	"	
1,1-Dichloropropene	ND	500	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	500	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1000	"	"	"	"	"	"	
1,2-Dibromoethane	ND	500	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,2-Dichloroethane	ND	200	"	"	"	"	"	"	
1,2-Dichloropropane	ND	500	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,3-Dichloropropane	ND	500	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	500	"	"	"	"	"	"	
2,2-Dichloropropane	ND	500	"	"	"	"	"	"	
2-Chlorotoluene	ND	500	"	"	"	"	"	"	
4-Chlorotoluene	ND	500	"	"	"	"	"	"	
Benzene	ND	100	"	"	"	"	"	"	
Bromobenzene	ND	500	"	"	"	"	"	"	
Bromochloromethane	ND	500	"	"	"	"	"	"	
Bromodichloromethane	ND	500	"	"	"	"	"	"	
Bromoform	ND	500	"	"	"	"	"	"	
Bromomethane	ND	500	"	"	"	"	"	"	
Carbon disulfide	ND	500	"	"	"	"	"	"	
Carbon tetrachloride	ND	100	"	"	"	"	"	"	
Chlorobenzene	ND	500	"	"	"	"	"	"	
Chloroethane	ND	200	"	"	"	"	"	"	
Chloroform	ND	200	"	"	"	"	"	"	
Chloromethane	ND	500	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV6-5 3PV (4K51701-10) Air Sampled: 11/17/15 13:55 Analyzed: 11/17/15 14:09									
cis-1,3-Dichloropropene	ND	500	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
Dibromochloromethane	ND	500	"	"	"	"	"	"	
Dibromomethane	ND	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	200	"	"	"	"	"	"	
Ethylbenzene	ND	200	"	"	"	"	"	"	
Hexachlorobutadiene	ND	1000	"	"	"	"	"	"	
Isopropylbenzene	**250**	500	"	"	"	"	"	"	J
meta- and para-Xylenes	**140**	500	"	"	"	"	"	"	J
Methylene Chloride	ND	200	"	"	"	"	"	"	
Naphthalene	ND	1000	"	"	"	"	"	"	
n-Butylbenzene	ND	1000	"	"	"	"	"	"	
n-Propylbenzene	ND	500	"	"	"	"	"	"	
ortho-Xylene	ND	200	"	"	"	"	"	"	
p-Isopropyltoluene	ND	500	"	"	"	"	"	"	
sec-Butylbenzene	ND	500	"	"	"	"	"	"	
Styrene	ND	500	"	"	"	"	"	"	
tert-Butylbenzene	ND	500	"	"	"	"	"	"	
Tetrachloroethene	ND	100	"	"	"	"	"	"	
Toluene	**120**	500	"	"	"	"	"	"	J
trans-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	500	"	"	"	"	"	"	
Trichloroethene	ND	100	"	"	"	"	"	"	
Trichlorofluoromethane	ND	200	"	"	"	"	"	"	
Vinyl Chloride	ND	100	"	"	"	"	"	"	
2-Propanol	ND	290	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*107 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*99.6 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*99.2 %*	*75-125*		"	"	"	"	
Gasoline Range Hydrocarbons	ND	50000	"	"	"	"	"	GROs by GC/MS	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV5-5 3PV (4K51701-11) Air Sampled: 11/17/15 14:25 Analyzed: 11/17/15 14:37									
1,1,1,2-Tetrachloroethane	ND	200	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
1,1,1-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethene	ND	100	"	"	"	"	"	"	
1,1-Dichloropropene	ND	500	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	500	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	**130**	500	"	"	"	"	"	"	J
1,2-Dibromo-3-chloropropane	ND	1000	"	"	"	"	"	"	
1,2-Dibromoethane	ND	500	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,2-Dichloroethane	ND	200	"	"	"	"	"	"	
1,2-Dichloropropane	ND	500	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,3-Dichloropropane	ND	500	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	500	"	"	"	"	"	"	
2,2-Dichloropropane	ND	500	"	"	"	"	"	"	
2-Chlorotoluene	ND	500	"	"	"	"	"	"	
4-Chlorotoluene	ND	500	"	"	"	"	"	"	
Benzene	ND	100	"	"	"	"	"	"	
Bromobenzene	ND	500	"	"	"	"	"	"	
Bromochloromethane	ND	500	"	"	"	"	"	"	
Bromodichloromethane	ND	500	"	"	"	"	"	"	
Bromoform	ND	500	"	"	"	"	"	"	
Bromomethane	ND	500	"	"	"	"	"	"	
Carbon disulfide	ND	500	"	"	"	"	"	"	
Carbon tetrachloride	ND	100	"	"	"	"	"	"	
Chlorobenzene	ND	500	"	"	"	"	"	"	
Chloroethane	ND	200	"	"	"	"	"	"	
Chloroform	ND	200	"	"	"	"	"	"	
Chloromethane	ND	500	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV5-5 3PV (4K51701-11) Air Sampled: 11/17/15 14:25 Analyzed: 11/17/15 14:37									
cis-1,3-Dichloropropene	ND	500	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
Dibromochloromethane	ND	500	"	"	"	"	"	"	
Dibromomethane	ND	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	200	"	"	"	"	"	"	
Ethylbenzene	**200**	200	"	"	"	"	"	"	
Hexachlorobutadiene	ND	1000	"	"	"	"	"	"	
Isopropylbenzene	ND	500	"	"	"	"	"	"	
meta- and para-Xylenes	**710**	500	"	"	"	"	"	"	
Methylene Chloride	ND	200	"	"	"	"	"	"	
Naphthalene	ND	1000	"	"	"	"	"	"	
n-Butylbenzene	ND	1000	"	"	"	"	"	"	
n-Propylbenzene	ND	500	"	"	"	"	"	"	
ortho-Xylene	**220**	200	"	"	"	"	"	"	
p-Isopropyltoluene	ND	500	"	"	"	"	"	"	
sec-Butylbenzene	ND	500	"	"	"	"	"	"	
Styrene	ND	500	"	"	"	"	"	"	
tert-Butylbenzene	ND	500	"	"	"	"	"	"	
Tetrachloroethene	ND	100	"	"	"	"	"	"	
Toluene	**790**	500	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	500	"	"	"	"	"	"	
Trichloroethene	ND	100	"	"	"	"	"	"	
Trichlorofluoromethane	ND	200	"	"	"	"	"	"	
Vinyl Chloride	ND	100	"	"	"	"	"	"	
2-Propanol	ND	290	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*104 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*102 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*98.8 %*	*75-125*		"	"	"	"	
Gasoline Range Hydrocarbons	ND	50000	"	"	"	"	"	GROs by GC/MS	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV5-10 3PV (4K51701-12) Air Sampled: 11/17/15 14:55 Analyzed: 11/17/15 15:06									
1,1,1,2-Tetrachloroethane	ND	200	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
1,1,1-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethene	ND	100	"	"	"	"	"	"	
1,1-Dichloropropene	ND	500	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	500	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1000	"	"	"	"	"	"	
1,2-Dibromoethane	ND	500	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,2-Dichloroethane	ND	200	"	"	"	"	"	"	
1,2-Dichloropropane	ND	500	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,3-Dichloropropane	ND	500	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	500	"	"	"	"	"	"	
2,2-Dichloropropane	ND	500	"	"	"	"	"	"	
2-Chlorotoluene	ND	500	"	"	"	"	"	"	
4-Chlorotoluene	ND	500	"	"	"	"	"	"	
Benzene	ND	100	"	"	"	"	"	"	
Bromobenzene	ND	500	"	"	"	"	"	"	
Bromochloromethane	ND	500	"	"	"	"	"	"	
Bromodichloromethane	ND	500	"	"	"	"	"	"	
Bromoform	ND	500	"	"	"	"	"	"	
Bromomethane	ND	500	"	"	"	"	"	"	
Carbon disulfide	ND	500	"	"	"	"	"	"	
Carbon tetrachloride	ND	100	"	"	"	"	"	"	
Chlorobenzene	ND	500	"	"	"	"	"	"	
Chloroethane	ND	200	"	"	"	"	"	"	
Chloroform	ND	200	"	"	"	"	"	"	
Chloromethane	ND	500	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV5-10 3PV (4K51701-12) Air Sampled: 11/17/15 14:55 Analyzed: 11/17/15 15:06									
cis-1,3-Dichloropropene	ND	500	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
Dibromochloromethane	ND	500	"	"	"	"	"	"	
Dibromomethane	ND	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	200	"	"	"	"	"	"	
Ethylbenzene	ND	200	"	"	"	"	"	"	
Hexachlorobutadiene	ND	1000	"	"	"	"	"	"	
Isopropylbenzene	ND	500	"	"	"	"	"	"	
meta- and para-Xylenes	**260**	500	"	"	"	"	"	"	J
Methylene Chloride	ND	200	"	"	"	"	"	"	
Naphthalene	ND	1000	"	"	"	"	"	"	
n-Butylbenzene	ND	1000	"	"	"	"	"	"	
n-Propylbenzene	ND	500	"	"	"	"	"	"	
ortho-Xylene	ND	200	"	"	"	"	"	"	
p-Isopropyltoluene	ND	500	"	"	"	"	"	"	
sec-Butylbenzene	ND	500	"	"	"	"	"	"	
Styrene	ND	500	"	"	"	"	"	"	
tert-Butylbenzene	ND	500	"	"	"	"	"	"	
Tetrachloroethene	ND	100	"	"	"	"	"	"	
Toluene	**310**	500	"	"	"	"	"	"	J
trans-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	500	"	"	"	"	"	"	
Trichloroethene	ND	100	"	"	"	"	"	"	
Trichlorofluoromethane	ND	200	"	"	"	"	"	"	
Vinyl Chloride	ND	100	"	"	"	"	"	"	
2-Propanol	ND	290	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*103 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*99.5 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*99.5 %*	*75-125*		"	"	"	"	
Gasoline Range Hydrocarbons	ND	50000	"	"	"	"	"	GROs by GC/MS	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV4-5 3PV (4K51701-13) Air Sampled: 11/17/15 15:25 Analyzed: 11/17/15 15:35									
1,1,1,2-Tetrachloroethane	ND	200	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
1,1,1-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	200	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethane	ND	200	"	"	"	"	"	"	
1,1-Dichloroethene	ND	100	"	"	"	"	"	"	
1,1-Dichloropropene	ND	500	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	500	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1000	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1000	"	"	"	"	"	"	
1,2-Dibromoethane	ND	500	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,2-Dichloroethane	ND	200	"	"	"	"	"	"	
1,2-Dichloropropane	ND	500	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	500	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	500	"	"	"	"	"	"	
1,3-Dichloropropane	ND	500	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	500	"	"	"	"	"	"	
2,2-Dichloropropane	ND	500	"	"	"	"	"	"	
2-Chlorotoluene	ND	500	"	"	"	"	"	"	
4-Chlorotoluene	ND	500	"	"	"	"	"	"	
Benzene	ND	100	"	"	"	"	"	"	
Bromobenzene	ND	500	"	"	"	"	"	"	
Bromochloromethane	ND	500	"	"	"	"	"	"	
Bromodichloromethane	ND	500	"	"	"	"	"	"	
Bromoform	ND	500	"	"	"	"	"	"	
Bromomethane	ND	500	"	"	"	"	"	"	
Carbon disulfide	ND	500	"	"	"	"	"	"	
Carbon tetrachloride	ND	100	"	"	"	"	"	"	
Chlorobenzene	ND	500	"	"	"	"	"	"	
Chloroethane	ND	200	"	"	"	"	"	"	
Chloroform	ND	200	"	"	"	"	"	"	
Chloromethane	ND	500	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV4-5 3PV (4K51701-13) Air Sampled: 11/17/15 15:25 Analyzed: 11/17/15 15:35									
cis-1,3-Dichloropropene	ND	500	ug/m³ Air	1	45K1701	11/17/15	11/17/15	EPA 8260B	
Dibromochloromethane	ND	500	"	"	"	"	"	"	
Dibromomethane	ND	500	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	200	"	"	"	"	"	"	
Ethylbenzene	ND	200	"	"	"	"	"	"	
Hexachlorobutadiene	ND	1000	"	"	"	"	"	"	
Isopropylbenzene	ND	500	"	"	"	"	"	"	
meta- and para-Xylenes	**160**	500	"	"	"	"	"	"	J
Methylene Chloride	ND	200	"	"	"	"	"	"	
Naphthalene	ND	1000	"	"	"	"	"	"	
n-Butylbenzene	ND	1000	"	"	"	"	"	"	
n-Propylbenzene	ND	500	"	"	"	"	"	"	
ortho-Xylene	ND	200	"	"	"	"	"	"	
p-Isopropyltoluene	ND	500	"	"	"	"	"	"	
sec-Butylbenzene	ND	500	"	"	"	"	"	"	
Styrene	ND	500	"	"	"	"	"	"	
tert-Butylbenzene	ND	500	"	"	"	"	"	"	
Tetrachloroethene	ND	100	"	"	"	"	"	"	
Toluene	**140**	500	"	"	"	"	"	"	J
trans-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	500	"	"	"	"	"	"	
Trichloroethene	ND	100	"	"	"	"	"	"	
Trichlorofluoromethane	ND	200	"	"	"	"	"	"	
Vinyl Chloride	ND	100	"	"	"	"	"	"	
2-Propanol	ND	290	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*102 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*99.3 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*104 %*	*75-125*		"	"	"	"	
Gasoline Range Hydrocarbons	ND	50000	"	"	"	"	"	GROs by GC/MS	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds - Quality Control

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 45K1701 - Volatiles										
Blank (45K1701-BLK1)				Prepared & Analyzed: 11/17/15						
1,1,1,2-Tetrachloroethane	ND	200	ug/m³ Air							
Gasoline Range Hydrocarbons	ND	50000	"							
1,1,1-Trichloroethane	ND	200	"							
1,1,2,2-Tetrachloroethane	ND	200	"							
1,1,2-Trichloroethane	ND	200	"							
1,1,2-Trichloro-trifluoroethane	ND	200	"							
1,1-Dichloroethane	ND	200	"							
1,1-Dichloroethene	ND	100	"							
1,1-Dichloropropene	ND	500	"							
1,2,3-Trichlorobenzene	ND	1000	"							
1,2,3-Trichloropropane	ND	500	"							
1,2,4-Trichlorobenzene	ND	1000	"							
1,2,4-Trimethylbenzene	ND	500	"							
1,2-Dibromo-3-chloropropane	ND	1000	"							
1,2-Dibromoethane	ND	500	"							
1,2-Dichlorobenzene	ND	500	"							
1,2-Dichloroethane	ND	200	"							
1,2-Dichloropropane	ND	500	"							
1,3,5-Trimethylbenzene	ND	500	"							
1,3-Dichlorobenzene	ND	500	"							
1,3-Dichloropropane	ND	500	"							
1,4-Dichlorobenzene	ND	500	"							
2,2-Dichloropropane	ND	500	"							
2-Chlorotoluene	ND	500	"							
4-Chlorotoluene	ND	500	"							
Benzene	ND	100	"							
Bromobenzene	ND	500	"							
Bromochloromethane	ND	500	"							
Bromodichloromethane	ND	500	"							
Bromoform	ND	500	"							
Bromomethane	ND	500	"							
Carbon disulfide	ND	500	"							
Carbon tetrachloride	ND	100	"							

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds - Quality Control

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 45K1701 - Volatiles										
Blank (45K1701-BLK1)				Prepared & Analyzed: 11/17/15						
Chlorobenzene	ND	500	ug/m³ Air							
Chloroethane	ND	200	"							
Chloroform	ND	200	"							
Chloromethane	ND	500	"							
cis-1,2-Dichloroethene	ND	200	"							
cis-1,3-Dichloropropene	ND	500	"							
Dibromochloromethane	ND	500	"							
Dibromomethane	ND	500	"							
Dichlorodifluoromethane	ND	200	"							
Ethylbenzene	ND	200	"							
Hexachlorobutadiene	ND	1000	"							
Isopropylbenzene	ND	500	"							
meta- and para-Xylenes	ND	500	"							
Methylene Chloride	ND	200	"							
Naphthalene	ND	1000	"							
n-Butylbenzene	ND	1000	"							
n-Propylbenzene	ND	500	"							
ortho-Xylene	ND	200	"							
p-Isopropyltoluene	ND	500	"							
sec-Butylbenzene	ND	500	"							
Styrene	ND	500	"							
tert-Butylbenzene	ND	500	"							
Tetrachloroethene	ND	100	"							
Toluene	ND	500	"							
trans-1,2-Dichloroethene	ND	200	"							
trans-1,3-Dichloropropene	ND	500	"							
Trichloroethene	ND	100	"							
Trichlorofluoromethane	ND	200	"							
Vinyl Chloride	ND	100	"							
2-Propanol	ND	290	"							
Surrogate: Dibromofluoromethane	*13500*		*"*	*12500*		*108*	*75-125*			
Surrogate: Toluene-d8	*12200*		*"*	*12500*		*97.9*	*75-125*			
Surrogate: 4-Bromofluorobenzene	*12900*		*"*	*12500*		*103*	*75-125*			

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds - Quality Control

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 45K1701 - Volatiles										
LCS (45K1701-BS1)				Prepared & Analyzed: 11/17/15						
1,1,1,2-Tetrachloroethane	12500	200	ug/m³ Air	12500		100	75-136			
1,1,1-Trichloroethane	12800	200	"	12500		103	73-134			
1,1,2,2-Tetrachloroethane	13500	200	"	12500		108	56-149			
1,1,2-Trichloroethane	12600	200	"	12500		101	67-137			
1,1,2-Trichloro-trifluoroethane	13000	200	"	12500		104	83-125			
1,1-Dichloroethane	12900	200	"	12500		103	80-121			
1,1-Dichloroethene	13300	100	"	12500		106	73-137			
1,1-Dichloropropene	13800	500	"	12500		111	77-122			
1,2,3-Trichlorobenzene	12800	1000	"	12500		102	67-133			
1,2,3-Trichloropropane	13800	500	"	12500		111	56-145			
1,2,4-Trichlorobenzene	13900	1000	"	12500		111	71-135			
1,2,4-Trimethylbenzene	13700	500	"	12500		109	76-120			
1,2-Dibromo-3-chloropropane	11400	1000	"	12500		90.8	43-158			
1,2-Dibromoethane	13300	500	"	12500		107	80-123			
1,2-Dichlorobenzene	11500	500	"	12500		92.3	67-139			
1,2-Dichloroethane	13700	200	"	12500		110	70-131			
1,2-Dichloropropane	11400	500	"	12500		91.2	62-144			
1,3,5-Trimethylbenzene	13900	500	"	12500		111	78-125			
1,3-Dichlorobenzene	13500	500	"	12500		108	82-120			
1,3-Dichloropropane	11900	500	"	12500		95.3	61-145			
1,4-Dichlorobenzene	13700	500	"	12500		109	84-120			
2,2-Dichloropropane	12300	500	"	12500		98.4	76-134			
2-Chlorotoluene	13800	500	"	12500		110	69-127			
4-Chlorotoluene	14000	500	"	12500		112	70-127			
Benzene	13200	100	"	12500		106	79-118			
Bromobenzene	12800	500	"	12500		103	69-140			
Bromochloromethane	12200	500	"	12500		97.8	61-141			
Bromodichloromethane	13800	500	"	12500		111	67-137			
Bromoform	13000	500	"	12500		104	57-152			
Bromomethane	12400	500	"	12500		98.8	51-148			
Carbon disulfide	12300	500	"	12500		98.2	61-140			
Carbon tetrachloride	12700	100	"	12500		102	74-143			
Chlorobenzene	12600	500	"	12500		100	67-140			

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds - Quality Control

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 45K1701 - Volatiles										
LCS (45K1701-BS1)				Prepared & Analyzed: 11/17/15						
Chloroethane	13000	200	ug/m³ Air	12500		104	60-137			
Chloroform	13400	200	"	12500		107	82-125			
Chloromethane	13200	500	"	12500		106	58-139			
cis-1,2-Dichloroethene	13300	200	"	12500		106	85-125			
cis-1,3-Dichloropropene	13300	500	"	12500		106	66-142			
Dibromochloromethane	13900	500	"	12500		111	61-140			
Dibromomethane	13300	500	"	12500		106	66-143			
Dichlorodifluoromethane	12600	200	"	12500		101	47-129			
Ethylbenzene	12900	200	"	12500		103	83-115			
Hexachlorobutadiene	9780	1000	"	12500		78.2	71-145			
Isopropylbenzene	12600	500	"	12500		101	85-116			
meta- and para-Xylenes	25400	500	"	25000		102	83-115			
Methylene Chloride	12100	200	"	12500		97.0	81-126			
Naphthalene	13500	1000	"	12500		108	56-136			
n-Butylbenzene	12900	1000	"	12500		103	60-149			
n-Propylbenzene	11800	500	"	12500		94.4	77-129			
ortho-Xylene	12700	200	"	12500		102	85-115			
p-Isopropyltoluene	12300	500	"	12500		98.6	63-144			
sec-Butylbenzene	11500	500	"	12500		91.9	70-128			
Styrene	12300	500	"	12500		98.2	65-142			
tert-Butylbenzene	13100	500	"	12500		105	70-128			
Tetrachloroethene	12600	100	"	12500		101	66-144			
Toluene	12600	500	"	12500		101	70-115			
trans-1,2-Dichloroethene	13200	200	"	12500		106	72-133			
trans-1,3-Dichloropropene	12700	500	"	12500		102	68-140			
Trichloroethene	12500	100	"	12500		99.9	68-132			
Trichlorofluoromethane	12400	200	"	12500		99.5	62-144			
Vinyl Chloride	12600	100	"	12500		101	66-137			
Surrogate: Dibromofluoromethane	*13400*		*"*	*12500*		*107*	*75-125*			
Surrogate: Toluene-d8	*12400*		*"*	*12500*		*99.2*	*75-125*			
Surrogate: 4-Bromofluorobenzene	*12400*		*"*	*12500*		*99.2*	*75-125*			

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds - Quality Control

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 45K1701 - Volatiles										
LCS (45K1701-BS2)				Prepared & Analyzed: 11/17/15						
Gasoline Range Hydrocarbons	290000	50000	ug/m³ Air	250000		116	70-130			
Duplicate (45K1701-DUP1)		**Source: 4K51701-03**		Prepared & Analyzed: 11/17/15						
Gasoline Range Hydrocarbons	ND	50000	ug/m³ Air		ND				50	
1,1,1,2-Tetrachloroethane	ND	200	"		ND				50	
1,1,1-Trichloroethane	ND	200	"		ND				50	
1,1,2,2-Tetrachloroethane	ND	200	"		ND				50	
1,1,2-Trichloroethane	ND	200	"		ND				50	
1,1,2-Trichloro-trifluoroethane	ND	200	"		ND				50	
1,1-Dichloroethane	ND	200	"		ND				50	
1,1-Dichloroethene	ND	100	"		ND				50	
1,1-Dichloropropene	ND	500	"		ND				50	
1,2,3-Trichlorobenzene	ND	1000	"		ND				50	
1,2,3-Trichloropropane	ND	500	"		ND				50	
1,2,4-Trichlorobenzene	ND	1000	"		ND				50	
1,2,4-Trimethylbenzene	ND	500	"		ND				50	
1,2-Dibromo-3-chloropropane	ND	1000	"		ND				50	
1,2-Dibromoethane	ND	500	"		ND				50	
1,2-Dichlorobenzene	ND	500	"		ND				50	
1,2-Dichloroethane	ND	200	"		ND				50	
1,2-Dichloropropane	ND	500	"		ND				50	
1,3,5-Trimethylbenzene	ND	500	"		ND				50	
1,3-Dichlorobenzene	ND	500	"		ND				50	
1,3-Dichloropropane	ND	500	"		ND				50	
1,4-Dichlorobenzene	ND	500	"		ND				50	
2,2-Dichloropropane	ND	500	"		ND				50	
2-Chlorotoluene	ND	500	"		ND				50	
4-Chlorotoluene	ND	500	"		ND				50	
Benzene	ND	100	"		ND				50	
Bromobenzene	ND	500	"		ND				50	
Bromochloromethane	ND	500	"		ND				50	
Bromodichloromethane	ND	500	"		ND				50	
Bromoform	ND	500	"		ND				50	
Bromomethane	ND	500	"		ND				50	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds - Quality Control

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 45K1701 - Volatiles										
Duplicate (45K1701-DUP1)		**Source: 4K51701-03**		Prepared & Analyzed: 11/17/15						
Carbon disulfide	ND	500	ug/m³ Air		ND				50	
Carbon tetrachloride	ND	100	"		ND				50	
Chlorobenzene	ND	500	"		ND				50	
Chloroethane	ND	200	"		ND				50	
Chloroform	ND	200	"		ND				50	
Chloromethane	ND	500	"		ND				50	
cis-1,2-Dichloroethene	ND	200	"		ND				50	
cis-1,3-Dichloropropene	ND	500	"		ND				50	
Dibromochloromethane	ND	500	"		ND				50	
Dibromomethane	ND	500	"		ND				50	
Dichlorodifluoromethane	ND	200	"		ND				50	
Ethylbenzene	180	200	"		190			5.41	50	J
Hexachlorobutadiene	ND	1000	"		ND				50	
Isopropylbenzene	ND	500	"		ND				50	
meta- and para-Xylenes	570	500	"		610			6.78	50	
Methylene Chloride	ND	200	"		ND				50	
Naphthalene	ND	1000	"		ND				50	
n-Butylbenzene	ND	1000	"		ND				50	
n-Propylbenzene	ND	500	"		ND				50	
ortho-Xylene	150	200	"		160			6.45	50	J
p-Isopropyltoluene	ND	500	"		ND				50	
sec-Butylbenzene	ND	500	"		ND				50	
Styrene	ND	500	"		ND				50	
tert-Butylbenzene	ND	500	"		ND				50	
Tetrachloroethene	ND	100	"		ND				50	
Toluene	500	500	"		510			1.98	50	
trans-1,2-Dichloroethene	ND	200	"		ND				50	
trans-1,3-Dichloropropene	ND	500	"		ND				50	
Trichloroethene	ND	100	"		ND				50	
Trichlorofluoromethane	ND	200	"		ND				50	
Vinyl Chloride	ND	100	"		ND				50	
2-Propanol	ND	290	"		ND				200	
Surrogate: Dibromofluoromethane	*13300*		*"*	*12500*		*106*	*75-125*			

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 18-Nov-15 09:27

Volatile Organic Compounds - Quality Control

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 45K1701 - Volatiles										
Duplicate (45K1701-DUP1)		**Source: 4K51701-03**		Prepared & Analyzed: 11/17/15						
Surrogate: Toluene-d8	*12200*		*ug/m³ Air*	*12500*		*97.7*	*75-125*			
Surrogate: 4-Bromofluorobenzene	*12700*		*"*	*12500*		*102*	*75-125*			

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Notes and Definitions

J	Detected but below the Reporting Limit; therefore, result is an estimated concentration (CLP J-Flag).
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

November 19, 2015

Mr. Anthony F. Severini
Environmental Management Strategies, Inc.
16510 Aston Street
Irvine, California 92606

RE: 375 Bristol St. Costa Mesa, CA.

Enclosed are the results of analyses for soil samples received by Environmental Support Technologies laboratory on 11/18/15 11:36. The analyses were performed according to the prescribed method as outlined by EPA 8260B. If you have any questions concerning this report, please feel free to contact Project Manager.

Sincerely,

Dien Nguyen

Dien Nguyen
Senior Chemist

Environmental Support Technologies laboratories are certified by the California Department of Health Services (CDHS), Environmental Laboratory Accreditation Program (ELAP) No's. 2772, 2773, and 2767.

16510 Aston Street, Irvine, California 92606
Telephone: (949) 679-9500 Fax: (949) 679-9501

Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Analyzed
B-3-5'	2K51801-01	Soil	17-Nov-15 07:27	18-Nov-15 18:17
B-1-5'	2K51801-02	Soil	17-Nov-15 07:46	18-Nov-15 18:44
B-7-5'	2K51801-03	Soil	17-Nov-15 08:05	18-Nov-15 19:12
B-8-5'	2K51801-04	Soil	17-Nov-15 08:21	18-Nov-15 19:39
B-9-5'	2K51801-05	Soil	17-Nov-15 08:54	18-Nov-15 20:06
B-10-5'	2K51801-06	Soil	17-Nov-15 09:04	18-Nov-15 20:33
B-2-5'	2K51801-07	Soil	17-Nov-15 09:41	18-Nov-15 21:00
B-6-5'	2K51801-08	Soil	17-Nov-15 10:20	18-Nov-15 21:27
B-5-5'	2K51801-09	Soil	17-Nov-15 10:49	18-Nov-15 21:54
B-5-10'	2K51801-10	Soil	17-Nov-15 11:10	18-Nov-15 22:20
B-5-15'	2K51801-11	Soil	17-Nov-15 11:23	18-Nov-15 22:47
B-4-5'	2K51801-12	Soil	17-Nov-15 11:45	18-Nov-15 23:14
B-4-10'	2K51801-13	Soil	17-Nov-15 11:56	18-Nov-15 23:40
B-4-15'	2K51801-14	Soil	17-Nov-15 12:10	19-Nov-15 00:07

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-3-5' (2K51801-01) Soil Sampled: 11/17/15 07:27 Analyzed: 11/18/15 18:17									
1,1,1,2-Tetrachloroethane	ND	4.1	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
1,1,1-Trichloroethane	ND	4.1	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	4.1	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	4.1	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	4.1	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.1	"	"	"	"	"	"	
1,1-Dichloropropene	ND	4.1	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	4.1	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	4.1	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	4.1	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	4.1	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	4.1	"	"	"	"	"	"	
1,2-Dibromoethane	ND	4.1	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	4.1	"	"	"	"	"	"	
1,2-Dichloroethane	ND	4.1	"	"	"	"	"	"	
1,2-Dichloropropane	ND	4.1	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	4.1	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	4.1	"	"	"	"	"	"	
1,3-Dichloropropane	ND	4.1	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	4.1	"	"	"	"	"	"	
2,2-Dichloropropane	ND	4.1	"	"	"	"	"	"	
2-Chlorotoluene	ND	4.1	"	"	"	"	"	"	
4-Chlorotoluene	ND	4.1	"	"	"	"	"	"	
Benzene	ND	4.1	"	"	"	"	"	"	
Bromobenzene	ND	4.1	"	"	"	"	"	"	
Bromochloromethane	ND	4.1	"	"	"	"	"	"	
Bromodichloromethane	ND	4.1	"	"	"	"	"	"	
Bromoform	ND	4.1	"	"	"	"	"	"	
Bromomethane	ND	4.1	"	"	"	"	"	"	
Carbon disulfide	ND	4.1	"	"	"	"	"	"	
Carbon tetrachloride	ND	4.1	"	"	"	"	"	"	
Chlorobenzene	ND	4.1	"	"	"	"	"	"	
Chloroethane	ND	4.1	"	"	"	"	"	"	
Chloroform	ND	4.1	"	"	"	"	"	"	
Chloromethane	ND	4.1	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.1	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-3-5' (2K51801-01) Soil Sampled: 11/17/15 07:27 Analyzed: 11/18/15 18:17									
cis-1,3-Dichloropropene	ND	4.1	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
Dibromochloromethane	ND	4.1	"	"	"	"	"	"	
Dibromomethane	ND	4.1	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	4.1	"	"	"	"	"	"	
Ethylbenzene	ND	4.1	"	"	"	"	"	"	
Hexachlorobutadiene	ND	4.1	"	"	"	"	"	"	
Isopropylbenzene	ND	4.1	"	"	"	"	"	"	
Methylene Chloride	ND	4.1	"	"	"	"	"	"	
Naphthalene	ND	4.1	"	"	"	"	"	"	
n-Butylbenzene	ND	4.1	"	"	"	"	"	"	
n-Propylbenzene	ND	4.1	"	"	"	"	"	"	
p-Isopropyltoluene	ND	4.1	"	"	"	"	"	"	
sec-Butylbenzene	ND	4.1	"	"	"	"	"	"	
Styrene	ND	4.1	"	"	"	"	"	"	
tert-Butylbenzene	ND	4.1	"	"	"	"	"	"	
Tetrachloroethene	ND	4.1	"	"	"	"	"	"	
Toluene	ND	4.1	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	4.1	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.1	"	"	"	"	"	"	
Trichloroethene	ND	4.1	"	"	"	"	"	"	
Trichlorofluoromethane	ND	4.1	"	"	"	"	"	"	
Vinyl Chloride	ND	4.1	"	"	"	"	"	"	
Xylenes (total)	ND	12	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*116 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*101 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*92.7 %*	*75-125*		"	"	"	"	
Gasoline Range Hydrocarbons	ND	210	"	1	"	"	"	GROs by GC/MS	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-1-5' (2K51801-02) Soil Sampled: 11/17/15 07:46 Analyzed: 11/18/15 18:44									
1,1,1,2-Tetrachloroethane	ND	3.9	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
1,1,1-Trichloroethane	ND	3.9	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	3.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	3.9	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	3.9	"	"	"	"	"	"	
1,1-Dichloroethane	ND	3.9	"	"	"	"	"	"	
1,1-Dichloroethene	ND	3.9	"	"	"	"	"	"	
1,1-Dichloropropene	ND	3.9	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.9	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	3.9	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.9	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	3.9	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	3.9	"	"	"	"	"	"	
1,2-Dibromoethane	ND	3.9	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	3.9	"	"	"	"	"	"	
1,2-Dichloroethane	ND	3.9	"	"	"	"	"	"	
1,2-Dichloropropane	ND	3.9	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	3.9	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	3.9	"	"	"	"	"	"	
1,3-Dichloropropane	ND	3.9	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	3.9	"	"	"	"	"	"	
2,2-Dichloropropane	ND	3.9	"	"	"	"	"	"	
2-Chlorotoluene	ND	3.9	"	"	"	"	"	"	
4-Chlorotoluene	ND	3.9	"	"	"	"	"	"	
Benzene	ND	3.9	"	"	"	"	"	"	
Bromobenzene	ND	3.9	"	"	"	"	"	"	
Bromochloromethane	ND	3.9	"	"	"	"	"	"	
Bromodichloromethane	ND	3.9	"	"	"	"	"	"	
Bromoform	ND	3.9	"	"	"	"	"	"	
Bromomethane	ND	3.9	"	"	"	"	"	"	
Carbon disulfide	ND	3.9	"	"	"	"	"	"	
Carbon tetrachloride	ND	3.9	"	"	"	"	"	"	
Chlorobenzene	ND	3.9	"	"	"	"	"	"	
Chloroethane	ND	3.9	"	"	"	"	"	"	
Chloroform	ND	3.9	"	"	"	"	"	"	
Chloromethane	ND	3.9	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	3.9	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-1-5' (2K51801-02) Soil Sampled: 11/17/15 07:46 Analyzed: 11/18/15 18:44									
cis-1,3-Dichloropropene	ND	3.9	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
Dibromochloromethane	ND	3.9	"	"	"	"	"	"	
Dibromomethane	ND	3.9	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	3.9	"	"	"	"	"	"	
Ethylbenzene	ND	3.9	"	"	"	"	"	"	
Hexachlorobutadiene	ND	3.9	"	"	"	"	"	"	
Isopropylbenzene	ND	3.9	"	"	"	"	"	"	
Methylene Chloride	ND	3.9	"	"	"	"	"	"	
Naphthalene	ND	3.9	"	"	"	"	"	"	
n-Butylbenzene	ND	3.9	"	"	"	"	"	"	
n-Propylbenzene	ND	3.9	"	"	"	"	"	"	
p-Isopropyltoluene	ND	3.9	"	"	"	"	"	"	
sec-Butylbenzene	ND	3.9	"	"	"	"	"	"	
Styrene	ND	3.9	"	"	"	"	"	"	
tert-Butylbenzene	ND	3.9	"	"	"	"	"	"	
Tetrachloroethene	ND	3.9	"	"	"	"	"	"	
Toluene	ND	3.9	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	3.9	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	3.9	"	"	"	"	"	"	
Trichloroethene	ND	3.9	"	"	"	"	"	"	
Trichlorofluoromethane	ND	3.9	"	"	"	"	"	"	
Vinyl Chloride	ND	3.9	"	"	"	"	"	"	
Xylenes (total)	ND	12	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*118 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*102 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*86.7 %*	*75-125*		"	"	"	"	
Gasoline Range Hydrocarbons	ND	200	"	1	"	"	"	GROs by GC/MS	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-7-5' (2K51801-03) Soil Sampled: 11/17/15 08:05 Analyzed: 11/18/15 19:12									
1,1,1,2-Tetrachloroethane	ND	5.0	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Benzene	ND	5.0	"	"	"	"	"	"	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
Carbon disulfide	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-7-5' (2K51801-03) Soil Sampled: 11/17/15 08:05 Analyzed: 11/18/15 19:12									
cis-1,3-Dichloropropene	ND	5.0	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
Methylene Chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
Xylenes (total)	ND	15	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*122 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*110 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*79.2 %*	*75-125*		"	"	"	"	
Gasoline Range Hydrocarbons	ND	250	"	1	"	"	"	GROs by GC/MS	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-8-5' (2K51801-04) Soil Sampled: 11/17/15 08:21 Analyzed: 11/18/15 19:39									
1,1,1,2-Tetrachloroethane	ND	4.5	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
1,1,1-Trichloroethane	ND	4.5	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	4.5	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	4.5	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	4.5	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.5	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.5	"	"	"	"	"	"	
1,1-Dichloropropene	ND	4.5	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	4.5	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	4.5	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	4.5	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	4.5	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	4.5	"	"	"	"	"	"	
1,2-Dibromoethane	ND	4.5	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	4.5	"	"	"	"	"	"	
1,2-Dichloroethane	ND	4.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	4.5	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	4.5	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	4.5	"	"	"	"	"	"	
1,3-Dichloropropane	ND	4.5	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	4.5	"	"	"	"	"	"	
2,2-Dichloropropane	ND	4.5	"	"	"	"	"	"	
2-Chlorotoluene	ND	4.5	"	"	"	"	"	"	
4-Chlorotoluene	ND	4.5	"	"	"	"	"	"	
Benzene	ND	4.5	"	"	"	"	"	"	
Bromobenzene	ND	4.5	"	"	"	"	"	"	
Bromochloromethane	ND	4.5	"	"	"	"	"	"	
Bromodichloromethane	ND	4.5	"	"	"	"	"	"	
Bromoform	ND	4.5	"	"	"	"	"	"	
Bromomethane	ND	4.5	"	"	"	"	"	"	
Carbon disulfide	ND	4.5	"	"	"	"	"	"	
Carbon tetrachloride	ND	4.5	"	"	"	"	"	"	
Chlorobenzene	ND	4.5	"	"	"	"	"	"	
Chloroethane	ND	4.5	"	"	"	"	"	"	
Chloroform	ND	4.5	"	"	"	"	"	"	
Chloromethane	ND	4.5	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.5	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-8-5' (2K51801-04) Soil Sampled: 11/17/15 08:21 Analyzed: 11/18/15 19:39									
cis-1,3-Dichloropropene	ND	4.5	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
Dibromochloromethane	ND	4.5	"	"	"	"	"	"	
Dibromomethane	ND	4.5	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	4.5	"	"	"	"	"	"	
Ethylbenzene	ND	4.5	"	"	"	"	"	"	
Hexachlorobutadiene	ND	4.5	"	"	"	"	"	"	
Isopropylbenzene	ND	4.5	"	"	"	"	"	"	
Methylene Chloride	ND	4.5	"	"	"	"	"	"	
Naphthalene	ND	4.5	"	"	"	"	"	"	
n-Butylbenzene	ND	4.5	"	"	"	"	"	"	
n-Propylbenzene	ND	4.5	"	"	"	"	"	"	
p-Isopropyltoluene	ND	4.5	"	"	"	"	"	"	
sec-Butylbenzene	ND	4.5	"	"	"	"	"	"	
Styrene	ND	4.5	"	"	"	"	"	"	
tert-Butylbenzene	ND	4.5	"	"	"	"	"	"	
Tetrachloroethene	ND	4.5	"	"	"	"	"	"	
Toluene	ND	4.5	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	4.5	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.5	"	"	"	"	"	"	
Trichloroethene	ND	4.5	"	"	"	"	"	"	
Trichlorofluoromethane	ND	4.5	"	"	"	"	"	"	
Vinyl Chloride	ND	4.5	"	"	"	"	"	"	
Xylenes (total)	ND	14	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*117 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*103 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*85.3 %*	*75-125*		"	"	"	"	
Gasoline Range Hydrocarbons	ND	230	"	1	"	"	"	GROs by GC/MS	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-9-5' (2K51801-05) Soil Sampled: 11/17/15 08:54 Analyzed: 11/18/15 20:06									
1,1,1,2-Tetrachloroethane	ND	5.7	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
1,1,1-Trichloroethane	ND	5.7	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.7	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.7	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	5.7	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.7	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.7	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.7	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.7	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.7	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.7	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.7	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.7	"	"	"	"	"	"	
1,2-Dibromoethane	ND	5.7	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.7	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.7	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.7	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.7	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.7	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.7	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.7	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.7	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.7	"	"	"	"	"	"	
Benzene	ND	5.7	"	"	"	"	"	"	
Bromobenzene	ND	5.7	"	"	"	"	"	"	
Bromochloromethane	ND	5.7	"	"	"	"	"	"	
Bromodichloromethane	ND	5.7	"	"	"	"	"	"	
Bromoform	ND	5.7	"	"	"	"	"	"	
Bromomethane	ND	5.7	"	"	"	"	"	"	
Carbon disulfide	ND	5.7	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.7	"	"	"	"	"	"	
Chlorobenzene	ND	5.7	"	"	"	"	"	"	
Chloroethane	ND	5.7	"	"	"	"	"	"	
Chloroform	ND	5.7	"	"	"	"	"	"	
Chloromethane	ND	5.7	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.7	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-9-5' (2K51801-05) Soil Sampled: 11/17/15 08:54 Analyzed: 11/18/15 20:06									
cis-1,3-Dichloropropene	ND	5.7	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
Dibromochloromethane	ND	5.7	"	"	"	"	"	"	
Dibromomethane	ND	5.7	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.7	"	"	"	"	"	"	
Ethylbenzene	ND	5.7	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.7	"	"	"	"	"	"	
Isopropylbenzene	ND	5.7	"	"	"	"	"	"	
Methylene Chloride	ND	5.7	"	"	"	"	"	"	
Naphthalene	ND	5.7	"	"	"	"	"	"	
n-Butylbenzene	ND	5.7	"	"	"	"	"	"	
n-Propylbenzene	ND	5.7	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.7	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.7	"	"	"	"	"	"	
Styrene	ND	5.7	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.7	"	"	"	"	"	"	
Tetrachloroethene	ND	5.7	"	"	"	"	"	"	
Toluene	ND	5.7	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.7	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.7	"	"	"	"	"	"	
Trichloroethene	ND	5.7	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.7	"	"	"	"	"	"	
Vinyl Chloride	ND	5.7	"	"	"	"	"	"	
Xylenes (total)	ND	17	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*115 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*118 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*103 %*		*75-125*	"	"	"	"	
Gasoline Range Hydrocarbons	ND	280	"	1	"	"	"	GROs by GC/MS	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-10-5' (2K51801-06) Soil Sampled: 11/17/15 09:04 Analyzed: 11/18/15 20:33									
1,1,1,2-Tetrachloroethane	ND	5.0	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Benzene	**6.4**	5.0	"	"	"	"	"	"	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
Carbon disulfide	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-10-5' (2K51801-06) Soil Sampled: 11/17/15 09:04 Analyzed: 11/18/15 20:33									
cis-1,3-Dichloropropene	ND	5.0	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
Methylene Chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	**8.3**	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
Xylenes (total)	ND	15	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*123 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*113 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*73.9 %*	*75-125*		"	"	"	"	*S-GC*
Gasoline Range Hydrocarbons	ND	250	"	1	"	"	"	GROs by GC/MS	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-2-5' (2K51801-07) Soil Sampled: 11/17/15 09:41 Analyzed: 11/18/15 21:00									
1,1,1,2-Tetrachloroethane	ND	5.0	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Benzene	ND	5.0	"	"	"	"	"	"	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
Carbon disulfide	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-2-5' (2K51801-07) Soil Sampled: 11/17/15 09:41 Analyzed: 11/18/15 21:00									
cis-1,3-Dichloropropene	ND	5.0	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
Methylene Chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
Xylenes (total)	ND	15	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*118 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*102 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*81.1 %*	*75-125*		"	"	"	"	
Gasoline Range Hydrocarbons	ND	250	"	1	"	"	"	GROs by GC/MS	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-6-5' (2K51801-08) Soil Sampled: 11/17/15 10:20 Analyzed: 11/18/15 21:27									
1,1,1,2-Tetrachloroethane	ND	4.1	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
1,1,1-Trichloroethane	ND	4.1	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	4.1	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	4.1	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	4.1	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.1	"	"	"	"	"	"	
1,1-Dichloropropene	ND	4.1	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	4.1	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	4.1	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	4.1	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	4.1	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	4.1	"	"	"	"	"	"	
1,2-Dibromoethane	ND	4.1	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	4.1	"	"	"	"	"	"	
1,2-Dichloroethane	ND	4.1	"	"	"	"	"	"	
1,2-Dichloropropane	ND	4.1	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	4.1	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	4.1	"	"	"	"	"	"	
1,3-Dichloropropane	ND	4.1	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	4.1	"	"	"	"	"	"	
2,2-Dichloropropane	ND	4.1	"	"	"	"	"	"	
2-Chlorotoluene	ND	4.1	"	"	"	"	"	"	
4-Chlorotoluene	ND	4.1	"	"	"	"	"	"	
Benzene	ND	4.1	"	"	"	"	"	"	
Bromobenzene	ND	4.1	"	"	"	"	"	"	
Bromochloromethane	ND	4.1	"	"	"	"	"	"	
Bromodichloromethane	ND	4.1	"	"	"	"	"	"	
Bromoform	ND	4.1	"	"	"	"	"	"	
Bromomethane	ND	4.1	"	"	"	"	"	"	
Carbon disulfide	ND	4.1	"	"	"	"	"	"	
Carbon tetrachloride	ND	4.1	"	"	"	"	"	"	
Chlorobenzene	ND	4.1	"	"	"	"	"	"	
Chloroethane	ND	4.1	"	"	"	"	"	"	
Chloroform	ND	4.1	"	"	"	"	"	"	
Chloromethane	ND	4.1	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.1	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-6-5' (2K51801-08) Soil Sampled: 11/17/15 10:20 Analyzed: 11/18/15 21:27									
cis-1,3-Dichloropropene	ND	4.1	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
Dibromochloromethane	ND	4.1	"	"	"	"	"	"	
Dibromomethane	ND	4.1	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	4.1	"	"	"	"	"	"	
Ethylbenzene	ND	4.1	"	"	"	"	"	"	
Hexachlorobutadiene	ND	4.1	"	"	"	"	"	"	
Isopropylbenzene	ND	4.1	"	"	"	"	"	"	
Methylene Chloride	ND	4.1	"	"	"	"	"	"	
Naphthalene	ND	4.1	"	"	"	"	"	"	
n-Butylbenzene	ND	4.1	"	"	"	"	"	"	
n-Propylbenzene	ND	4.1	"	"	"	"	"	"	
p-Isopropyltoluene	ND	4.1	"	"	"	"	"	"	
sec-Butylbenzene	ND	4.1	"	"	"	"	"	"	
Styrene	ND	4.1	"	"	"	"	"	"	
tert-Butylbenzene	ND	4.1	"	"	"	"	"	"	
Tetrachloroethene	ND	4.1	"	"	"	"	"	"	
Toluene	ND	4.1	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	4.1	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.1	"	"	"	"	"	"	
Trichloroethene	ND	4.1	"	"	"	"	"	"	
Trichlorofluoromethane	ND	4.1	"	"	"	"	"	"	
Vinyl Chloride	ND	4.1	"	"	"	"	"	"	
Xylenes (total)	ND	12	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*117 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*124 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*76.2 %*		*75-125*	"	"	"	"	
Gasoline Range Hydrocarbons	ND	200	"	1	"	"	"	GROs by GC/MS	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-5-5' (2K51801-09) Soil Sampled: 11/17/15 10:49 Analyzed: 11/18/15 21:54									
1,1,1,2-Tetrachloroethane	ND	4.5	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
1,1,1-Trichloroethane	ND	4.5	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	4.5	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	4.5	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	4.5	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.5	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.5	"	"	"	"	"	"	
1,1-Dichloropropene	ND	4.5	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	4.5	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	4.5	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	4.5	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	4.5	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	4.5	"	"	"	"	"	"	
1,2-Dibromoethane	ND	4.5	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	4.5	"	"	"	"	"	"	
1,2-Dichloroethane	ND	4.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	4.5	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	4.5	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	4.5	"	"	"	"	"	"	
1,3-Dichloropropane	ND	4.5	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	4.5	"	"	"	"	"	"	
2,2-Dichloropropane	ND	4.5	"	"	"	"	"	"	
2-Chlorotoluene	ND	4.5	"	"	"	"	"	"	
4-Chlorotoluene	ND	4.5	"	"	"	"	"	"	
Benzene	**9.7**	4.5	"	"	"	"	"	"	
Bromobenzene	ND	4.5	"	"	"	"	"	"	
Bromochloromethane	ND	4.5	"	"	"	"	"	"	
Bromodichloromethane	ND	4.5	"	"	"	"	"	"	
Bromoform	ND	4.5	"	"	"	"	"	"	
Bromomethane	ND	4.5	"	"	"	"	"	"	
Carbon disulfide	ND	4.5	"	"	"	"	"	"	
Carbon tetrachloride	ND	4.5	"	"	"	"	"	"	
Chlorobenzene	ND	4.5	"	"	"	"	"	"	
Chloroethane	ND	4.5	"	"	"	"	"	"	
Chloroform	ND	4.5	"	"	"	"	"	"	
Chloromethane	ND	4.5	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.5	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-5-5' (2K51801-09) Soil Sampled: 11/17/15 10:49 Analyzed: 11/18/15 21:54									
cis-1,3-Dichloropropene	ND	4.5	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
Dibromochloromethane	ND	4.5	"	"	"	"	"	"	
Dibromomethane	ND	4.5	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	4.5	"	"	"	"	"	"	
Ethylbenzene	ND	4.5	"	"	"	"	"	"	
Hexachlorobutadiene	ND	4.5	"	"	"	"	"	"	
Isopropylbenzene	ND	4.5	"	"	"	"	"	"	
Methylene Chloride	ND	4.5	"	"	"	"	"	"	
Naphthalene	ND	4.5	"	"	"	"	"	"	
n-Butylbenzene	ND	4.5	"	"	"	"	"	"	
n-Propylbenzene	ND	4.5	"	"	"	"	"	"	
p-Isopropyltoluene	ND	4.5	"	"	"	"	"	"	
sec-Butylbenzene	ND	4.5	"	"	"	"	"	"	
Styrene	ND	4.5	"	"	"	"	"	"	
tert-Butylbenzene	ND	4.5	"	"	"	"	"	"	
Tetrachloroethene	ND	4.5	"	"	"	"	"	"	
Toluene	**13**	4.5	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	4.5	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.5	"	"	"	"	"	"	
Trichloroethene	ND	4.5	"	"	"	"	"	"	
Trichlorofluoromethane	ND	4.5	"	"	"	"	"	"	
Vinyl Chloride	ND	4.5	"	"	"	"	"	"	
Xylenes (total)	ND	14	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*123 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*121 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*63.8 %*	*75-125*		"	"	"	"	*S-GC*
Gasoline Range Hydrocarbons	**240**	230	"	1	"	"	"	GROs by GC/MS	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-5-10' (2K51801-10) Soil Sampled: 11/17/15 11:10 Analyzed: 11/18/15 22:20									
1,1,1,2-Tetrachloroethane	ND	7.3	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
1,1,1-Trichloroethane	ND	7.3	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.3	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	7.3	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	7.3	"	"	"	"	"	"	
1,1-Dichloroethane	ND	7.3	"	"	"	"	"	"	
1,1-Dichloroethene	ND	7.3	"	"	"	"	"	"	
1,1-Dichloropropene	ND	7.3	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	7.3	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	7.3	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	7.3	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	7.3	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	7.3	"	"	"	"	"	"	
1,2-Dibromoethane	ND	7.3	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	7.3	"	"	"	"	"	"	
1,2-Dichloroethane	ND	7.3	"	"	"	"	"	"	
1,2-Dichloropropane	ND	7.3	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	7.3	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	7.3	"	"	"	"	"	"	
1,3-Dichloropropane	ND	7.3	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	7.3	"	"	"	"	"	"	
2,2-Dichloropropane	ND	7.3	"	"	"	"	"	"	
2-Chlorotoluene	ND	7.3	"	"	"	"	"	"	
4-Chlorotoluene	ND	7.3	"	"	"	"	"	"	
Benzene	ND	7.3	"	"	"	"	"	"	
Bromobenzene	ND	7.3	"	"	"	"	"	"	
Bromochloromethane	ND	7.3	"	"	"	"	"	"	
Bromodichloromethane	ND	7.3	"	"	"	"	"	"	
Bromoform	ND	7.3	"	"	"	"	"	"	
Bromomethane	ND	7.3	"	"	"	"	"	"	
Carbon disulfide	ND	7.3	"	"	"	"	"	"	
Carbon tetrachloride	ND	7.3	"	"	"	"	"	"	
Chlorobenzene	ND	7.3	"	"	"	"	"	"	
Chloroethane	ND	7.3	"	"	"	"	"	"	
Chloroform	ND	7.3	"	"	"	"	"	"	
Chloromethane	ND	7.3	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	7.3	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-5-10' (2K51801-10) Soil Sampled: 11/17/15 11:10 Analyzed: 11/18/15 22:20									
cis-1,3-Dichloropropene	ND	7.3	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
Dibromochloromethane	ND	7.3	"	"	"	"	"	"	
Dibromomethane	ND	7.3	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	7.3	"	"	"	"	"	"	
Ethylbenzene	ND	7.3	"	"	"	"	"	"	
Hexachlorobutadiene	ND	7.3	"	"	"	"	"	"	
Isopropylbenzene	ND	7.3	"	"	"	"	"	"	
Methylene Chloride	ND	7.3	"	"	"	"	"	"	
Naphthalene	ND	7.3	"	"	"	"	"	"	
n-Butylbenzene	ND	7.3	"	"	"	"	"	"	
n-Propylbenzene	ND	7.3	"	"	"	"	"	"	
p-Isopropyltoluene	ND	7.3	"	"	"	"	"	"	
sec-Butylbenzene	ND	7.3	"	"	"	"	"	"	
Styrene	ND	7.3	"	"	"	"	"	"	
tert-Butylbenzene	ND	7.3	"	"	"	"	"	"	
Tetrachloroethene	ND	7.3	"	"	"	"	"	"	
Toluene	ND	7.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	7.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	7.3	"	"	"	"	"	"	
Trichloroethene	ND	7.3	"	"	"	"	"	"	
Trichlorofluoromethane	ND	7.3	"	"	"	"	"	"	
Vinyl Chloride	ND	7.3	"	"	"	"	"	"	
Xylenes (total)	ND	22	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*105 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*93.3 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*100 %*	*75-125*		"	"	"	"	
Gasoline Range Hydrocarbons	**400**	360	"	1	"	"	"	GROs by GC/MS	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-5-15' (2K51801-11) Soil Sampled: 11/17/15 11:23 Analyzed: 11/18/15 22:47									
1,1,1,2-Tetrachloroethane	ND	7.5	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
1,1,1-Trichloroethane	ND	7.5	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.5	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	7.5	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	7.5	"	"	"	"	"	"	
1,1-Dichloroethane	ND	7.5	"	"	"	"	"	"	
1,1-Dichloroethene	ND	7.5	"	"	"	"	"	"	
1,1-Dichloropropene	ND	7.5	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	7.5	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	7.5	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	7.5	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	**130**	7.5	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	7.5	"	"	"	"	"	"	
1,2-Dibromoethane	ND	7.5	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	7.5	"	"	"	"	"	"	
1,2-Dichloroethane	**12**	7.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	7.5	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	**55**	7.5	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	7.5	"	"	"	"	"	"	
1,3-Dichloropropane	ND	7.5	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	7.5	"	"	"	"	"	"	
2,2-Dichloropropane	ND	7.5	"	"	"	"	"	"	
2-Chlorotoluene	ND	7.5	"	"	"	"	"	"	
4-Chlorotoluene	ND	7.5	"	"	"	"	"	"	
Benzene	**740**	7.5	"	"	"	"	"	"	
Bromobenzene	ND	7.5	"	"	"	"	"	"	
Bromochloromethane	ND	7.5	"	"	"	"	"	"	
Bromodichloromethane	ND	7.5	"	"	"	"	"	"	
Bromoform	ND	7.5	"	"	"	"	"	"	
Bromomethane	ND	7.5	"	"	"	"	"	"	
Carbon disulfide	**130**	7.5	"	"	"	"	"	"	
Carbon tetrachloride	ND	7.5	"	"	"	"	"	"	
Chlorobenzene	ND	7.5	"	"	"	"	"	"	
Chloroethane	ND	7.5	"	"	"	"	"	"	
Chloroform	ND	7.5	"	"	"	"	"	"	
Chloromethane	**15**	7.5	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	7.5	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-5-15' (2K51801-11) Soil Sampled: 11/17/15 11:23 Analyzed: 11/18/15 22:47									
cis-1,3-Dichloropropene	ND	7.5	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
Dibromochloromethane	ND	7.5	"	"	"	"	"	"	
Dibromomethane	ND	7.5	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	7.5	"	"	"	"	"	"	
Ethylbenzene	**170**	7.5	"	"	"	"	"	"	
Hexachlorobutadiene	ND	7.5	"	"	"	"	"	"	
Isopropylbenzene	**0.72**	7.5	"	"	"	"	"	"	J
Methylene Chloride	ND	7.5	"	"	"	"	"	"	
Naphthalene	**67**	7.5	"	"	"	"	"	"	
n-Butylbenzene	ND	7.5	"	"	"	"	"	"	
n-Propylbenzene	**27**	7.5	"	"	"	"	"	"	
p-Isopropyltoluene	ND	7.5	"	"	"	"	"	"	
sec-Butylbenzene	ND	7.5	"	"	"	"	"	"	
Styrene	ND	7.5	"	"	"	"	"	"	
tert-Butylbenzene	ND	7.5	"	"	"	"	"	"	
Tetrachloroethene	ND	7.5	"	"	"	"	"	"	
Toluene	**1200**	7.5	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	7.5	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	7.5	"	"	"	"	"	"	
Trichloroethene	ND	7.5	"	"	"	"	"	"	
Trichlorofluoromethane	ND	7.5	"	"	"	"	"	"	
Vinyl Chloride	ND	7.5	"	"	"	"	"	"	
Xylenes (total)	**470**	23	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*114 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*115 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*101 %*	*75-125*		"	"	"	"	
Gasoline Range Hydrocarbons	**9100**	380	"	1	"	"	"	GROs by GC/MS	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-4-5' (2K51801-12) Soil Sampled: 11/17/15 11:45 Analyzed: 11/18/15 23:14									
1,1,1,2-Tetrachloroethane	ND	5.0	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Benzene	ND	5.0	"	"	"	"	"	"	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
Carbon disulfide	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-4-5' (2K51801-12) Soil Sampled: 11/17/15 11:45 Analyzed: 11/18/15 23:14									
cis-1,3-Dichloropropene	ND	5.0	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
Methylene Chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	**16**	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Trichloroethene	**3.2**	5.0	"	"	"	"	"	"	J
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
Xylenes (total)	ND	15	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*98.5 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*98.9 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*112 %*	*75-125*		"	"	"	"	
Gasoline Range Hydrocarbons	ND	250	"	1	"	"	"	GROs by GC/MS	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-4-10' (2K51801-13) Soil Sampled: 11/17/15 11:56 Analyzed: 11/18/15 23:40									
1,1,1,2-Tetrachloroethane	ND	5.0	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Benzene	ND	5.0	"	"	"	"	"	"	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
Carbon disulfide	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-4-10' (2K51801-13) Soil Sampled: 11/17/15 11:56 Analyzed: 11/18/15 23:40									
cis-1,3-Dichloropropene	ND	5.0	ug/kg	1	25K1801	11/18/15	11/18/15	EPA 8260B	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
Methylene Chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
Xylenes (total)	ND	15	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*109 %*	*75-125*		"	"	"	"	
Surrogate: Toluene-d8		*109 %*	*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*97.0 %*	*75-125*		"	"	"	"	
Gasoline Range Hydrocarbons	ND	250	"	1	"	"	"	GROs by GC/MS	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-4-15' (2K51801-14) Soil Sampled: 11/17/15 12:10 Analyzed: 11/19/15 00:07									
1,1,1,2-Tetrachloroethane	ND	5.0	ug/kg	1	25K1801	11/18/15	11/19/15	EPA 8260B	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	**11**	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	**2.3**	5.0	"	"	"	"	"	"	J
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Benzene	ND	5.0	"	"	"	"	"	"	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
Carbon disulfide	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-4-15' (2K51801-14) Soil Sampled: 11/17/15 12:10 Analyzed: 11/19/15 00:07									
cis-1,3-Dichloropropene	ND	5.0	ug/kg	1	25K1801	11/18/15	11/19/15	EPA 8260B	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
Methylene Chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	**6.1**	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
Vinyl Chloride	ND	5.0	"	"	"	"	"	"	
Xylenes (total)	ND	15	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*106 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*111 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*101 %*		*75-125*	"	"	"	"	
Gasoline Range Hydrocarbons	**36000**	250	"	1	"	"	"	GROs by GC/MS	E

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds - Quality Control

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 25K1801 - EPA 5030 Soil MS										
Blank (25K1801-BLK1)				Prepared & Analyzed: 11/18/15						
Gasoline Range Hydrocarbons	ND	250	ug/kg							
1,1,1,2-Tetrachloroethane	ND	5.0	"							
1,1,1-Trichloroethane	ND	5.0	"							
1,1,2,2-Tetrachloroethane	ND	5.0	"							
1,1,2-Trichloroethane	ND	5.0	"							
1,1,2-Trichloro-trifluoroethane	ND	5.0	"							
1,1-Dichloroethane	ND	5.0	"							
1,1-Dichloroethene	ND	5.0	"							
1,1-Dichloropropene	ND	5.0	"							
1,2,3-Trichlorobenzene	ND	5.0	"							
1,2,3-Trichloropropane	ND	5.0	"							
1,2,4-Trichlorobenzene	ND	5.0	"							
1,2,4-Trimethylbenzene	ND	5.0	"							
1,2-Dibromo-3-chloropropane	ND	5.0	"							
1,2-Dibromoethane	ND	5.0	"							
1,2-Dichlorobenzene	ND	5.0	"							
1,2-Dichloroethane	ND	5.0	"							
1,2-Dichloropropane	ND	5.0	"							
1,3,5-Trimethylbenzene	ND	5.0	"							
1,3-Dichlorobenzene	ND	5.0	"							
1,3-Dichloropropane	ND	5.0	"							
1,4-Dichlorobenzene	ND	5.0	"							
2,2-Dichloropropane	ND	5.0	"							
2-Chlorotoluene	ND	5.0	"							
4-Chlorotoluene	ND	5.0	"							
Benzene	ND	5.0	"							
Bromobenzene	ND	5.0	"							
Bromochloromethane	ND	5.0	"							
Bromodichloromethane	ND	5.0	"							
Bromoform	ND	5.0	"							
Bromomethane	ND	5.0	"							
Carbon disulfide	ND	5.0	"							
Carbon tetrachloride	ND	5.0	"							

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds - Quality Control

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 25K1801 - EPA 5030 Soil MS										
Blank (25K1801-BLK1)				Prepared & Analyzed: 11/18/15						
Chlorobenzene	ND	5.0	ug/kg							
Chloroethane	ND	5.0	"							
Chloroform	ND	5.0	"							
Chloromethane	ND	5.0	"							
cis-1,2-Dichloroethene	ND	5.0	"							
cis-1,3-Dichloropropene	ND	5.0	"							
Dibromochloromethane	ND	5.0	"							
Dibromomethane	ND	5.0	"							
Dichlorodifluoromethane	ND	5.0	"							
Ethylbenzene	ND	5.0	"							
Hexachlorobutadiene	ND	5.0	"							
Isopropylbenzene	ND	5.0	"							
Methylene Chloride	ND	5.0	"							
Naphthalene	ND	5.0	"							
n-Butylbenzene	ND	5.0	"							
n-Propylbenzene	ND	5.0	"							
p-Isopropyltoluene	ND	5.0	"							
sec-Butylbenzene	ND	5.0	"							
Styrene	ND	5.0	"							
tert-Butylbenzene	ND	5.0	"							
Tetrachloroethene	ND	5.0	"							
Toluene	ND	5.0	"							
trans-1,2-Dichloroethene	ND	5.0	"							
trans-1,3-Dichloropropene	ND	5.0	"							
Trichloroethene	ND	5.0	"							
Trichlorofluoromethane	ND	5.0	"							
Vinyl Chloride	ND	5.0	"							
Xylenes (total)	ND	15	"							
Surrogate: Dibromofluoromethane	*58.6*		*"*	*50.0*		*117*	*75-125*			
Surrogate: Toluene-d8	*47.4*		*"*	*50.0*		*94.8*	*75-125*			
Surrogate: 4-Bromofluorobenzene	*48.5*		*"*	*50.0*		*97.0*	*75-125*			

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds - Quality Control

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 25K1801 - EPA 5030 Soil MS										
LCS (25K1801-BS1)				Prepared & Analyzed: 11/18/15						
1,1,1,2-Tetrachloroethane	48.7	5.0	ug/kg	50.0		97.4	74-129			
1,1,1-Trichloroethane	50.7	5.0	"	50.0		101	81-124			
1,1,2,2-Tetrachloroethane	51.3	5.0	"	50.0		103	61-125			
1,1,2-Trichloroethane	53.7	5.0	"	50.0		107	77-118			
1,1,2-Trichloro-trifluoroethane	52.6	5.0	"	50.0		105	85-115			
1,1-Dichloroethane	53.5	5.0	"	50.0		107	83-117			
1,1-Dichloroethene	49.4	5.0	"	50.0		98.8	85-116			
1,1-Dichloropropene	53.0	5.0	"	50.0		106	80-116			
1,2,3-Trichlorobenzene	53.0	5.0	"	50.0		106	85-118			
1,2,3-Trichloropropane	47.3	5.0	"	50.0		94.6	64-122			
1,2,4-Trichlorobenzene	53.5	5.0	"	50.0		107	85-115			
1,2,4-Trimethylbenzene	49.9	5.0	"	50.0		99.7	85-115			
1,2-Dibromo-3-chloropropane	51.0	5.0	"	50.0		102	36-148			
1,2-Dibromoethane	54.1	5.0	"	50.0		108	85-115			
1,2-Dichlorobenzene	51.9	5.0	"	50.0		104	85-115			
1,2-Dichloroethane	50.6	5.0	"	50.0		101	82-118			
1,2-Dichloropropane	55.6	5.0	"	50.0		111	85-115			
1,3,5-Trimethylbenzene	52.4	5.0	"	50.0		105	85-115			
1,3-Dichlorobenzene	54.1	5.0	"	50.0		108	85-115			
1,3-Dichloropropane	55.9	5.0	"	50.0		112	83-116			
1,4-Dichlorobenzene	54.3	5.0	"	50.0		109	85-115			
2,2-Dichloropropane	50.7	5.0	"	50.0		101	71-144			
2-Chlorotoluene	51.7	5.0	"	50.0		103	85-115			
4-Chlorotoluene	52.1	5.0	"	50.0		104	85-115			
Benzene	52.7	5.0	"	50.0		105	85-115			
Bromobenzene	50.0	5.0	"	50.0		100	85-115			
Bromochloromethane	50.2	5.0	"	50.0		100	81-117			
Bromodichloromethane	55.2	5.0	"	50.0		110	80-121			
Bromoform	47.8	5.0	"	50.0		95.7	53-145			
Bromomethane	49.9	5.0	"	50.0		99.8	75-123			
Carbon disulfide	49.2	5.0	"	50.0		98.4	78-125			
Carbon tetrachloride	52.8	5.0	"	50.0		106	83-125			
Chlorobenzene	53.4	5.0	"	50.0		107	85-115			

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Environmental Management Strategies, Inc. 16510 Aston Street Irvine, California 92606	Project: 375 Bristol St. Costa Mesa, CA. Project Number: EMS547 Project Manager: Mr. Anthony F. Severini	**Reported:** 19-Nov-15 14:54

Volatile Organic Compounds - Quality Control

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 25K1801 - EPA 5030 Soil MS										
LCS (25K1801-BS1)				Prepared & Analyzed: 11/18/15						
Chloroethane	53.0	5.0	ug/kg	50.0		106	63-145			
Chloroform	56.1	5.0	"	50.0		112	82-120			
Chloromethane	48.3	5.0	"	50.0		96.5	71-128			
cis-1,2-Dichloroethene	52.4	5.0	"	50.0		105	81-122			
cis-1,3-Dichloropropene	52.0	5.0	"	50.0		104	85-116			
Dibromochloromethane	51.3	5.0	"	50.0		103	76-116			
Dibromomethane	55.9	5.0	"	50.0		112	83-117			
Dichlorodifluoromethane	48.8	5.0	"	50.0		97.6	75-118			
Ethylbenzene	52.6	5.0	"	50.0		105	83-115			
Hexachlorobutadiene	51.8	5.0	"	50.0		104	84-131			
Isopropylbenzene	49.4	5.0	"	50.0		98.7	85-115			
Methylene Chloride	49.3	5.0	"	50.0		98.6	85-119			
Naphthalene	51.2	5.0	"	50.0		102	58-121			
n-Butylbenzene	54.5	5.0	"	50.0		109	85-117			
n-Propylbenzene	52.4	5.0	"	50.0		105	85-115			
p-Isopropyltoluene	50.7	5.0	"	50.0		101	85-115			
sec-Butylbenzene	53.5	5.0	"	50.0		107	85-115			
Styrene	53.7	5.0	"	50.0		107	85-115			
tert-Butylbenzene	50.1	5.0	"	50.0		100	85-115			
Tetrachloroethene	53.9	5.0	"	50.0		108	70-139			
Toluene	51.6	5.0	"	50.0		103	77-115			
trans-1,2-Dichloroethene	52.8	5.0	"	50.0		106	85-115			
trans-1,3-Dichloropropene	47.6	5.0	"	50.0		95.2	77-121			
Trichloroethene	51.4	5.0	"	50.0		103	79-123			
Trichlorofluoromethane	51.6	5.0	"	50.0		103	63-151			
Vinyl Chloride	50.1	5.0	"	50.0		100	85-116			
Xylenes (total)	158	15	"	150		105	79-115			
Surrogate: Dibromofluoromethane	*54.9*		*"*	*50.0*		*110*	*75-125*			
Surrogate: Toluene-d8	*51.9*		*"*	*50.0*		*104*	*75-125*			
Surrogate: 4-Bromofluorobenzene	*50.5*		*"*	*50.0*		*101*	*75-125*			

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Volatile Organic Compounds - Quality Control

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 25K1801 - EPA 5030 Soil MS										
LCS (25K1801-BS2)				Prepared & Analyzed: 11/18/15						
Gasoline Range Hydrocarbons	220	120	ug/kg	250		88.0	73-114			
LCS Dup (25K1801-BSD1)				Prepared & Analyzed: 11/18/15						
1,1,1,2-Tetrachloroethane	47.6	5.0	ug/kg	50.0		95.3	74-129	2.20	20	
1,1,1-Trichloroethane	53.2	5.0	"	50.0		106	81-124	4.81	20	
1,1,2,2-Tetrachloroethane	48.5	5.0	"	50.0		97.0	61-125	5.49	20	
1,1,2-Trichloroethane	52.5	5.0	"	50.0		105	77-118	2.18	20	
1,1,2-Trichloro-trifluoroethane	54.7	5.0	"	50.0		109	85-115	3.95	20	
1,1-Dichloroethane	54.5	5.0	"	50.0		109	83-117	2.00	20	
1,1-Dichloroethene	49.4	5.0	"	50.0		98.7	85-116	0.0405	20	
1,1-Dichloropropene	53.5	5.0	"	50.0		107	80-116	1.05	20	
1,2,3-Trichlorobenzene	54.5	5.0	"	50.0		109	85-118	2.64	20	
1,2,3-Trichloropropane	48.3	5.0	"	50.0		96.6	64-122	2.09	20	
1,2,4-Trichlorobenzene	51.9	5.0	"	50.0		104	85-115	3.00	20	
1,2,4-Trimethylbenzene	51.7	5.0	"	50.0		103	85-115	3.55	20	
1,2-Dibromo-3-chloropropane	47.4	5.0	"	50.0		94.8	36-148	7.28	20	
1,2-Dibromoethane	51.6	5.0	"	50.0		103	85-115	4.88	20	
1,2-Dichlorobenzene	54.8	5.0	"	50.0		110	85-115	5.55	20	
1,2-Dichloroethane	49.5	5.0	"	50.0		98.9	82-118	2.28	20	
1,2-Dichloropropane	54.1	5.0	"	50.0		108	85-115	2.81	20	
1,3,5-Trimethylbenzene	53.5	5.0	"	50.0		107	85-115	2.04	20	
1,3-Dichlorobenzene	54.2	5.0	"	50.0		108	85-115	0.148	20	
1,3-Dichloropropane	53.7	5.0	"	50.0		107	83-116	3.94	20	
1,4-Dichlorobenzene	55.7	5.0	"	50.0		111	85-115	2.66	20	
2,2-Dichloropropane	54.9	5.0	"	50.0		110	71-144	7.92	20	
2-Chlorotoluene	53.6	5.0	"	50.0		107	85-115	3.49	20	
4-Chlorotoluene	54.3	5.0	"	50.0		109	85-115	4.17	20	
Benzene	53.1	5.0	"	50.0		106	85-115	0.643	20	
Bromobenzene	54.3	5.0	"	50.0		109	85-115	8.20	20	
Bromochloromethane	49.6	5.0	"	50.0		99.2	81-117	1.16	20	
Bromodichloromethane	54.9	5.0	"	50.0		110	80-121	0.545	20	
Bromoform	46.0	5.0	"	50.0		91.9	53-145	4.01	20	
Bromomethane	53.3	5.0	"	50.0		107	75-123	6.51	20	
Carbon disulfide	52.3	5.0	"	50.0		105	78-125	6.14	20	

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Volatile Organic Compounds - Quality Control

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 25K1801 - EPA 5030 Soil MS										
LCS Dup (25K1801-BSD1)				Prepared & Analyzed: 11/18/15						
Carbon tetrachloride	55.0	5.0	ug/kg	50.0		110	83-125	4.04	20	
Chlorobenzene	50.3	5.0	"	50.0		101	85-115	6.02	20	
Chloroethane	55.4	5.0	"	50.0		111	63-145	4.47	20	
Chloroform	54.2	5.0	"	50.0		108	82-120	3.52	20	
Chloromethane	49.7	5.0	"	50.0		99.4	71-128	2.98	20	
cis-1,2-Dichloroethene	53.7	5.0	"	50.0		107	81-122	2.53	20	
cis-1,3-Dichloropropene	51.5	5.0	"	50.0		103	85-116	1.00	20	
Dibromochloromethane	49.3	5.0	"	50.0		98.5	76-116	4.10	20	
Dibromomethane	49.8	5.0	"	50.0		99.6	83-117	11.6	20	
Dichlorodifluoromethane	49.8	5.0	"	50.0		99.6	75-118	1.95	20	
Ethylbenzene	52.9	5.0	"	50.0		106	83-115	0.493	20	
Hexachlorobutadiene	51.2	5.0	"	50.0		102	84-131	1.17	20	
Isopropylbenzene	55.0	5.0	"	50.0		110	85-115	10.7	20	
Methylene Chloride	51.1	5.0	"	50.0		102	85-119	3.70	20	
Naphthalene	49.7	5.0	"	50.0		99.4	58-121	2.97	20	
n-Butylbenzene	54.7	5.0	"	50.0		109	85-117	0.329	20	
n-Propylbenzene	54.0	5.0	"	50.0		108	85-115	3.05	20	
p-Isopropyltoluene	52.7	5.0	"	50.0		105	85-115	3.90	20	
sec-Butylbenzene	55.6	5.0	"	50.0		111	85-115	3.92	20	
Styrene	54.2	5.0	"	50.0		108	85-115	1.04	20	
tert-Butylbenzene	52.0	5.0	"	50.0		104	85-115	3.80	20	
Tetrachloroethene	55.6	5.0	"	50.0		111	70-139	3.07	20	
Toluene	53.3	5.0	"	50.0		107	77-115	3.20	20	
trans-1,2-Dichloroethene	53.1	5.0	"	50.0		106	85-115	0.567	20	
trans-1,3-Dichloropropene	45.2	5.0	"	50.0		90.4	77-121	5.17	20	
Trichloroethene	52.6	5.0	"	50.0		105	79-123	2.15	20	
Trichlorofluoromethane	55.0	5.0	"	50.0		110	63-151	6.35	20	
Vinyl Chloride	53.6	5.0	"	50.0		107	85-116	6.75	20	
Xylenes (total)	165	15	"	150		110	79-115	4.33	20	
Surrogate: Dibromofluoromethane	*56.0*		*"*	*50.0*		*112*	*75-125*			
Surrogate: Toluene-d8	*49.4*		*"*	*50.0*		*98.7*	*75-125*			
Surrogate: 4-Bromofluorobenzene	*50.5*		*"*	*50.0*		*101*	*75-125*			

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Volatile Organic Compounds - Quality Control

Environmental Support Technologies

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 25K1801 - EPA 5030 Soil MS										
LCS Dup (25K1801-BSD2)				Prepared & Analyzed: 11/18/15						
Gasoline Range Hydrocarbons	270	120	ug/kg	250		108	73-114	20.5	20	QR-04
Batch 25K2001 - Volatiles										
Blank (25K2001-BLK1)				Prepared & Analyzed: 11/20/05						
Gasoline Range Hydrocarbons	ND	50	ug/l							
Surrogate: Dibromofluoromethane	*26.2*		*"*	*25.0*		*105*	*77-130*			
Surrogate: Toluene-d8	*24.3*		*"*	*25.0*		*97.0*	*84-119*			
Surrogate: 4-Bromofluorobenzene	*26.2*		*"*	*25.0*		*105*	*81-117*			
Duplicate (25K2001-DUP1)		**Source: 2K51801-02**		Prepared & Analyzed: 11/20/05						
Gasoline Range Hydrocarbons	408	50	ug/l		ND				20	
Surrogate: Dibromofluoromethane	*27.6*		*"*	*25.0*		*110*	*77-130*			
Surrogate: Toluene-d8	*25.1*		*"*	*25.0*		*101*	*84-119*			
Surrogate: 4-Bromofluorobenzene	*27.4*		*"*	*25.0*		*110*	*81-117*			

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Notes and Definitions

S-GC	Surrogate recovery outside of control limits. The data was accepted based on valid recovery of the remaining surrogates.
QR-04	The RPD result for this analyte in the sample exceeded the QC control limits; however, the RPD for other analytes were within the QC control limits.
J	Detected but below the Reporting Limit; therefore, result is an estimated concentration (CLP J-Flag).
E	The concentration indicated for this analyte is an estimated value above the calibration range of the instrument. This value is considered an estimate (CLP E-flag).
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

APPENDIX E

Hydrology

[Type here]

Preliminary Water Quality Management Plan (P-WQMP)

Project Name:

Bristol Food Hall and Storage

375 Bristol Street

Costa Mesa, CA

Entitlement Phase

City of Costa Mesa, County of Orange, CA
Parcels 1, 2, 3 and A of Parcel Map No. 94-112
M.B. 286, Pages 37 and 38
3.18 Acres

Site Address:

375 Bristol Street
COSTA MESA, CA 92626

Prepared for:

James Walkie Ray

Sanderson J. Ray Development

2699 White Road

Irvine, CA 92614

Prepared
December 16, 2015

Prepared by:

P S O M A S

3 Hutton Centre Drive, Suite 200

Santa Ana, California 92707 (714) 751-7373

Project Owner's Certification

Permit/Application No.	N/A	Grading Permit No.	N/A
Tract/Parcel Map No.	P BK 215 PG 12 Parcel 1	Building Permit No.	N/A
CUP, SUP, and/or APN (Specify Lot Numbers if Portions of Tract)			119-200-33

This Preliminary Water Quality Management Plan (p-WQMP) has been prepared for Sanderson J. Ray Development by PSOMAS. The p-WQMP is intended to comply with the requirements of the local NPDES Stormwater Program requiring the preparation of the plan.

The undersigned, while it owns the subject property, is responsible for the implementation of the provisions of this plan and will ensure that this plan is amended as appropriate to reflect up-to-date conditions on the site consistent with the current Orange County Drainage Area Management Plan (DAMP) and the intent of the non-point source NPDES Permit for Waste Discharge Requirements for the County of Orange, Orange County Flood Control District and the incorporated Cities of Orange County within the Santa Ana Region. Once the undersigned transfers its interest in the property, its successors-in-interest shall bear the aforementioned responsibility to implement and amend the p-WQMP. An appropriate number of approved and signed copies of this document shall be available on the subject site in perpetuity.

Owner:			
Name	James "Walkie" Ray		
Title	Principal/General Partner		
Company	Sanderson J. Ray Development		
Address	2699 White Road, #150, Irvine, CA 92614		
Email	walkieray@sjrd.com		
Telephone #	(949) 660-8888		
Signature		Date	

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Section I - Discretionary Permit(s) and Water Quality Conditions

Project Infomation			
Permit/Application No.	N/A	Tract/Parcel Map No.	P BK 215 PG 12 Parcel 1
Additional Information/ Comments:	This Water Quality Management Plan (p-WQMP) is intended to comply with the City of Costa Mesa grading permit requirements which requires preparation of a p-WQMP for all priority projects. The proposed project is considered a priority project because it is classified as a significant redevelopment project under the requirements listed in the Orange County Model p-WQMP table 7.II-2 row 8. A significant redevelopment project is described as one that adds or replaces 5,000 or more square feet of impervious surface.		
Water Quality Conditions			
Water Quality Conditions (list verbatim)	There are no water quality conditions for this project.		
Watershed-Based Plan Conditions			
Provide applicable conditions from watershed - based plans including WIHMPs and TMDLS.	A Watershed Infiltration and Hydromodification Master Plan (WIHMP) is not complete for the Upper and Lower Newport Bay watershed. The following TMDLs have been established for Upper and Lower Newport Bay: Indicator Bacteria, Nutrients, Pesticides, Sedimentation/Siltation and Unknown Toxicity.		

Section II - Project Description

II.1 Project Description

Description of Proposed Project				
Development Category (Verbatim from p-WQMP):	Food Hall and Storage			
Project Area (ft²): 138,487	Number of Dwelling Units:		SIC Code:	
Narrative Project Description:	The existing 3.18-acre site consists of an existing automotive strip mall within the City of Costa Mesa Planned Development Commercial land use and General Commercial zoning area. The plan is to demo the Autoplex and redevelop the site for self-storage and a small restaurant pad. The existing site is comprised of three legal parcels, one for each of the three Autoplex buildings. The proposed project site will consist of two buildings and, thus, should comprise only two parcels. The landscaping will include drought tolerant shrubs and trees in perimeter landscaping. The project does not include delivery areas, loading docks, outdoor materials storage areas, and equipment or vehicle maintenance, repair, washing and fueling areas.			
Project Area	Pervious		Impervious	
	Area (acres or sq ft)	Percentage	Area (acres or sq ft)	Percentage
Pre-Project Conditions	15,617 sq ft	11%	122,870 sq ft	89%
Post-Project Conditions	17,470 sq ft	13%	121,017 sq ft	87%
Drainage Patterns/Connections	The existing site is lower than the adjacent Bristol Street to the north and drains directly into grate inlets in the drive aisles, parking lots and interior courtyards. The existing storm drain flows from the north to south into the existing County owned reinforced concrete rectangular channel (OCFCD Facility F01 – Santa Ana-Delhi Channel) south of the project. This concrete channel then flows easterly and southerly through the Newport Beach golf course property which then connects into Upper Newport Bay.			

	The proposed drainage pattern is similar to the existing condition, except the proposed site will runoff into biofiltration BMPs before discharging into the storm drain system. The proposed storm drain will have two main laterals - one lateral picks up the east half of the site and another one picks up the west half of the site. These laterals run through the proposed driveways before joining and then connecting to the existing County owned concrete rectangular channel south of the project.

II.2 Potential Stormwater Pollutants

Pollutants of Concern			
Pollutant	Circle One: E=Expected to be of concern N=Not Expected to be of concern		Additional Information and Comments
Suspended-Solids / Sediment	**E**		Expected since landscaping exists on-site.
Nutrients	**E**		Expected since landscaping exists on-site.
Heavy Metals	**E**		Expected in commercial development
Pathogens (Bacteria/Virus)	**E**		Bacterial indicators are routinely detected in pavement runoff.
Pesticides	**E**		Expected since landscaping exists on-site.
Oil and Grease	**E**		Expected in commercial development
Toxic Organic Compounds	**E**		Expected in commercial development
Trash and Debris	**E**		Expected in commercial development.

II.3 Hydrologic Conditions of Concern

☒ No – Show map

☐ Yes – Describe applicable hydrologic conditions of concern below. *Refer to Section 2.2.3 in the TGD.*

Based on Figure XVI-3d, Susceptibility Analysis Newport Bay – Newport Coastal Streams, this project is located in the potential areas of erosion, habitat and physical structure susceptibility.

II.4 Post Development Drainage Characteristics

Describe post development drainage characteristics. *Refer to Section 2.2.4 in the TGD.*

The site is located in an area of low infiltration rates according to the Orange County Hydrology Map, which classifies the soil as being soil group D (infiltration rate approximately 0.20 in/hr). Therefore, for this project, biofiltration BMPs are proposed. The proposed project drainage will be collected using roof downspouts, and flow directly into the top of filtration planter boxes and bioretention BMPs with underdrains. Theses planter boxes and bioretention BMPs will consist of a layer of mulch (3”), sandy loam (18”-36”), and gravel (12”). Once the stormwater passes through the planting material, the water will outlet from the base of the planter by curb drain to the street gutter.

II.5 Property Ownership/Management

Describe property ownership/management. *Refer to Section 2.2.5 in the TGD.*

All parcels of the project are owned by J. Ray Sanderson/Cardinal Development. No portions of the project will be transferred to a public agency and J. Ray Sanderson/Cardinal Development will be responsible for long term maintenance of the projects stormwater facilities.

Section III - Site Description

III.1 Physical Setting

Fill out table with relevant information. *Refer to Section 2.3.1 in the TGD.*

Planning Area/ Community Name	N/A
Location/Address	375 Bristol Street
	Costa Mesa, CA 92626
Land Use	General Commercial
Zoning	PDC – Planned Development Commercial
Acreage	3.18 acres
Predominant Soil Type	D

III.2 Site Characteristics

Precipitation Zone	The site 24-hour, 85th percentile rainfall is 0.74 inches per Figure XVI-1 Rainfall Zones in the Technical Guidance Document.
Topography	The existing site is fully developed with an automotive strip mall with landscaping, parking and driveways. The site is relatively flat with drainage flowing directly into storm drain and drive aisles of the parking lots.
Drainage Patterns/Connections	The existing site currently drains directly into grate inlets and an underground storm drain system, which drains off-site into the County owned channel to the south.
Soil Type, Geology, and Infiltration Properties	The predominant soil type is D, which indicates an infiltration rate is 0.2”/hr.

Site Characteristics (continued)	
Hydrogeologic (Groundwater) Conditions	No historical high groundwater level was identified on the Orange County Infiltration Study Figure XVI-2d, Mapped Shallow Groundwater in the Orange County Model P-WQMP Technical Guidance Document (TGD) dated February 09, 2011. According to the map, the estimated depth to groundwater is greater than 20' below ground surface.
Geotechnical Conditions (relevant to infiltration)	A geotechnical investigation shall be prepared for the project site and to address geotechnical conditions related to infiltration.
Off-Site Drainage	For this project, off-site drainage drains away from the property towards the public streets and storm drains, and is not comingled with project runoff.
Utility and Infrastructure Information	The proposed storm drain has been placed with the necessary clearances from existing utilities.

III.3 Watershed Description

Fill out table with relevant information and include information regarding BMP sizing, suitability, and feasibility, as applicable. *Refer to Section 2.3.3 in the TGD.*

Receiving Waters	Upper Newport Bay and Lower Newport Bay
303(d) Listed Impairments	Chlordane, Copper, DDT, Metals, PCBs, Sediment Toxicity, Indicator Bacteria, Nutrients, Pesticides, Sedimentation/Siltation and Unknown Toxicity are on the Approved 2010 List
Applicable TMDLs	Metals, Nutrients, Siltation, Unknown Toxicity, Pesticides, Pathogens and Priority Organics
Pollutants of Concern for the Project	The pollutants of concern for the project are those listed in Section II.2 above.
Environmentally Sensitive and Special Biological Significant Areas	There are no Environmentally Sensitive Areas (ESAs) or Areas of Special Biological Significance (ASBSs) on or within 200 feet of the project site.

Section IV - Best Management Practices (BMPs)

IV. 1 Project Performance Criteria

(NOC Permit Area only) Is there an approved WIHMP or equivalent for the project area that includes more stringent feasibility criteria or if there are opportunities identified for implementing on regional or sub-regional basis?	YES ☐	NO ☒
If yes, describe WIHMP feasibility criteria or regional/sub-regional opportunities.	No	

Project Performance Criteria (continued)	
If HCOC exists, list applicable hydromodification control performance criteria (Section 7.II-2.4.2.2 in MP-WQMP)	The project is located within a Potential Area of Erosion, Habitat and Physical Structure Susceptibility per Figure XVI-3d in Section VI and in the Model P-WQMP TGD. However, the existing site has more imperviousness than the proposed condition per section II.1. Therefore, the proposed runoff and peak flows shall be lower in the proposed condition than in the existing condition. Therefore a Hydrologic Condition of Concern (HCOC) does not exist for this project. Runoff from the site will be minimized by included large planting areas and detaining the runoff during storm events in filtration planters.
List applicable performance criteria (Section 7.II-2.4.3 from MP-WQMP)	1) Priority Projects must infiltrate, harvest and use, evapotranspire, or biotreat/biofilter, the 85th percentile, 24-hour storm event (Design Capture Volume). 2) A properly designed biotreatment system may only be considered if infiltration, harvest and use, and evapotranspiration (ET) cannot be feasibly implemented for the full design capture volume. In this case, infiltration, harvest and use, and ET practices must be implemented to the greatest extent feasible and biotreatment may be provided for the remaining design capture volume.
List applicable treatment control BMP performance criteria (Section 7.II-3.2.2 from MP-WQMP)	Since infiltration is not feasible on this project, filtration planters and bioretention with underdrains will be the stormwater BMPs used on the project.

Calculate design storm capture volume for Project.	Proposed Condition: Vp = C x d x A x 43560 sf/ac x 1/12 in/ft Vp = (0.75 x 0.81 + 0.15) x 0.73 x 4.15 x 43560 x 1/12 Vp = 8,330 CF Total BMP storage: Vbmp = 13,300 CF > 8,330 CF ok Total BMP treatment*: Vbmp = 35,000 CF > 8,330 CF ok *based on design biofiltration rate of 2.5 in/hr and 24-hour draw-down period See Table 1.1 included in Section VI

IV.2. SITE DESIGN AND DRAINAGE PLAN

Describe site design and drainage plan including

- A narrative of site design practices utilized or rationale for not using practices;
- A narrative of how site is designed to allow BMPs to be incorporated to the MEP
- A table of DMA characteristics and list of BMPs proposed in each DMA.
- Reference to the P-WQMP plot plan.
- Calculation of Design Capture Volume (DCV) for each drainage area.
- A listing of GIS coordinates for and Treatment Control BMPs (unless not required by local jurisdiction).

Refer to Section 2.4.2 in the TGD.

The first step in the BMP selection process is to consider HSCs. There are no significant HSCs proposed for this project.

The use of filtration planter boxes and bioretention with underdrains will be used to treat runoff and site drainage. Runoff from the building will be collected using roof downspouts that will flow directly into the top of the filtration planter boxes, where it will be filtered, then discharged into the street at the curb face. Infiltration on site is not feasible because of the low infiltration rate of the underlying soil. Inlet risers are designed to allow the silt and pollutants to settle within the planter boxes, and the peak flows to overflow into the inlet riser.

The attached map in Section VI (P-WQMP Drainage/Site Plan) describes the stormwater drainage management area (DMA) and proposed BMPs. The BMP Sizing Table 1.2 in Sections VI includes the Design Capture Volume (DCV) calculations.

IV.3 BMP SELECTION AND PROJECT CONFORMANCE ANALYSIS

Each sub-section below documents that the proposed design features conform to the applicable project performance criteria via check boxes, tables, calculations, narratives, and/or references to worksheets. *Refer to Section 2.4.2.3 in the TGD for selecting BMPs and Section 2.4.3 in the TGD for conducting conformance analysis with project performance criteria.*

IV.3.1 Hydrologic Source Controls

The retention criteria shall be met with a dry extended detention basin, therefore HSCs are not required.

Name	Included?
Localized on-lot infiltration	☐
Impervious area dispersion (e.g. paved parking surface disconnection)	☒
Street trees (canopy interception)	☒
Residential rain barrels (not actively managed)	☐
Green roofs/Brown roofs	☐
Blue roofs	☐
Impervious area reduction (e.g. permeable pavers, site design)	☐
Other:	☐
Other:	☐
Other:	☐
Other:	☐
Other:	☐
Other:	☐
Other:	☐
Other:	☐

IV.3.2 Infiltration BMPs

The retention criteria shall be met with infiltration planter boxes and bioretention with underdrains, which will provide evapotranspiration, biological treatment and filtration, but no infiltration.

Name	Included?
Bioretention	☐
Rain gardens	☐
Porous landscaping	☐
Infiltration planters	☐
Retention swales	☐
Infiltration trenches	☐
Infiltration basins	☐
Drywells	☐
Subsurface infiltration galleries	☐
French drains	☐
Permeable asphalt	☐
Permeable concrete	☐
Permeable concrete pavers	☐
Other:	☐
Other:	☐

It is not feasible to infiltrate on the project site due to the low infiltration rates of the underlying soil (soil type D).

IV.3.3 Evapotranspiration, Rainwater Harvesting BMPs

Name	Included?
All HSCs; *See Section IV.3.1*	☐
Surface-based infiltration BMPs	☐
Biotreatment BMPs	☐
Above-ground cisterns and basins	☐
Underground detention	☐
Other:	☐
Other:	☐
Other:	☐

Show calculations below to demonstrate if the Design Storm Capture Volume can be met with evapotranspiration, rainwater harvesting BMPs in combination with infiltration BMPs. If not document how much can be met with either infiltration BMPs, evapotranspiration, rainwater harvesting BMPs, or a combination, and document why it is not feasible to meet the full volume with either of these BMPs categories.

Harvest and reuse is not feasible due to the small size and remote location of the project, and the cost of implementing the system. Instead, the site roof and deck areas drain into a filtration planter boxes, where drainage will be treated and retained.

IV.3.4 Biotreatment BMPs

Name	Included?
Bioretention with underdrains	☒
Stormwater planter boxes with underdrains	☒
Rain gardens with underdrains	☐
Constructed wetlands	☐
Vegetated swales	☐
Vegetated filter strips	☐
Proprietary vegetated biotreatment systems	☐
Wet extended detention basin	☐
Dry extended detention basin	☐
Other:	☐
Other:	☐

The project will treat the site design capture volume (DCV) through the use of filtration planter boxes and bioretention with underdrains. The drainage area is 4.15 acres with a resulting DCV of 8,330 cubic feet (0.19 Ac-ft). The amount of water treated over the 24-hour design storm period is 35,000 cubic feet.

See Table 1.1 for Biofiltration BMP sizing calculations.

IV.3.5 Hydromodification Control BMPs

Hydromodification Control BMPs	
BMP Name	**BMP Description**
Not applicable	

IV.3.6 Regional/Sub-Regional BMPs

Regional/Sub-Regional BMPs
Per Figure 7.II-7 of the model P-WQMP, if there is no approved regional BMP or Watershed Infiltration and Hydromodification Master Plan (WIHMP), the project site shall incorporate BMPs as the first priority. There is no regional BMP that this project drains into. For this project, BMPs are being implemented at the source.

IV.3.7 Treatment Control BMPs

Treatment control BMPs are not used since the full Design Storm Capture Volume is being treated with infiltration BMPs.

Treatment Control BMPs	
BMP Name	**BMP Description**
Not applicable	

IV.3.8 Non-structural Source Control BMPs

Non-Structural Source Control BMPs				
Identifier	**Name**	**Check One**		**If not applicable, state brief reason**
		Included	**Not Applicable**	
N1	Education for Property Owners, Tenants and Occupants	☒	☐	
N2	Activity Restrictions	☒	☐	
N3	Common Area Landscape Management	☒	☐	
N4	BMP Maintenance	☒	☐	
N5	Title 22 CCR Compliance (How development will comply)	☐	☒	No hazardous waste
N6	Local Industrial Permit Compliance	☐	☒	
N7	Spill Contingency Plan	☐	☒	No storage is provided in project area
N8	Underground Storage Tank Compliance	☐	☒	No storage is provided in project area
N9	Hazardous Materials Disclosure Compliance	☐	☒	No hazardous materials
N10	Uniform Fire Code Implementation	☐	☒	
N11	Common Area Litter Control	☒	☐	
N12	Employee Training	☒	☐	
N13	Housekeeping of Loading Docks	☐	☒	No loading dock
N14	Common Area Catch Basin Inspection	☒	☐	
N15	Street Sweeping Private Streets and Parking Lots	☒	☐	
N16	Retail Gasoline Outlets	☐	☒	No retail gasoline outlet

The following non-structural BMPs are proposed for source control and reduction/elimination of pollutants: **(See p-WQMP Site Plan in Section VI)**

N1 Education for Property Owners, Tenants and Occupants: Practical informational materials are provided to occupants or tenants to increase the public's understanding of stormwater quality, sources of pollutants, and what they can do to reduce pollutants in stormwater. Educational materials available from the County of Orange can be downloaded here: http://ocwatersheds.com/publiced/resources/bussbrochure and are also located in Section VII of this report.

Explanation/Description: Sanderson J. Ray Development will provide educational environmental awareness materials to all employees and contractors during the initial hiring and orientation process, and annually thereafter. Among other items, these educational materials will address specific chemicals (including household, commercial, industrial, automotive, and landscape types). The use of these chemicals should be limited to within the confines of the site (generally inside the building) where waste water drains directly into the public sanitary sewer system, with no discharge to gutters, paved areas, drainage devices and landscaped areas where drainage will be released from the site.

N2 Activity Restrictions:
Sanderson J. Ray Development will provide restrictions to all employees, contractors, etc. on certain activities conducted on this property. Sanderson J. Ray Development will provide a list of these activity restrictions to employees, contractors, etc. upon start date and annually thereafter. If violations occur, Sanderson J. Ray Development will record the event and notify employees, contractors, etc. Sanderson J. Ray Development will provide another list of these activity restrictions. If employees, contractors, etc. continue to violate these activity Restrictions; City of Irvine Code Enforcement will be notified.

These restrictions include:

· Vehicle washing, maintenance or repair outside of designated areas
· Hosing down of paved areas
· Disposal of animal waste not in appropriate locations
· Use of chemicals, pesticides, toxins, etc. on paved or landscape areas
· Dumping of any waste into drainage facilities
· Blowing or sweeping of debris (leaf litter, grass clippings, litter, etc.) into drainage facilities
· Discharges of fertilizer or pesticides to drainage facilities

· Keeping dumpster lids open
· Washing kitchen wastes or kitchen equipment to storm water drainage features

The owner will inform employees, contractors, etc. that spills are to be swept or vacuumed.

N3 Common area landscape maintenance:
A licensed landscape maintenance crew will be provided by Sanderson J. Ray Development to maintain area landscaping. This maintenance crew will utilize the following efficient landscape and irrigation practices:
· Weekly inspections will be scheduled to ensure proper functioning of the irrigation system.
· Poorly functioning heads, valves, etc. will be repaired or replaced.
· Proper functioning of the irrigation system will be confirmed prior to application of Pesticides, herbicides and fertilizers to avoid nuisance runoff and subsequent release Of chemicals into the drainage system.
· Fertilizers will be worked into the soil to a depth of 4 to 6 inches to reduce the likelihood of their inadvertent runoff into downstream surface waters.
· All chemical applications will be carried out in strict accordance with the manufacturer's label, and using the minimum effective quantity.
· Pesticides are to be used only after recommendation from a state-licensed pest control advisor.
· Pesticides are only to be applied by or under the direct supervision of a state licensed or certified pesticide applicator or by workers with equivalent training.
· Keep irrigation system at short repeat cycles to minimize runoff and erosion.
· Replenish wood mulches to reduce evaporation and frequency of watering.

N4 BMP maintenance: BMP implementation, operation, and maintenance is described with each BMP Narrative in this section and in Section V, Inspection and Responsibility for BMPs.

N11 Common Area Litter Control: Sanderson J. Ray Development will be responsible for implementing trash management and litter control procedures in all areas of the site to reduce pollution of drainage water. Sanderson J. Ray Development may employ a contractor (possibly the landscape maintenance crew) to implement these procedures on a regular basis. Essential tasks will include daily inspection of trash in paved and unpaved areas, and noting trash disposal violations by employees, contractors, etc. If violations occur, employees,

contractors, etc. will be notified by the Sanderson J. Ray Development, and further education will be provided.

N12 Employee Training: Practical informational materials and/or training are provided to employees to increase their understanding of stormwater quality, sources of pollutants, and their responsibility for reducing pollutants in stormwater.

Explanation/Description: Education program (See N1) will be provided by Sanderson J. Ray Development to employees to increase their understanding of stormwater quality and responsibility to reduce pollutant discharge into stormwater.

N14 On-site Catch Basin and Inlet Inspection: The area drain lines must be inspected and if necessary, cleaned (when over 40% full), repaired or replaced prior to the start of each rainy season (no later than October 15th of each year). Silt, debris, and any other obstruction are to be removed from the bottom of atrium inlets once every three months, within five days prior to October 15th and after every storm event. Sanderson J. Ray Development may employ a contractor (possibly the landscape maintenance crew) to implement these procedures on a regular basis.

N15 Drive Aisle and Parking Area Sweeping: Drive aisles and parking areas will be swept clean every two weeks and once within five days prior to Oct. 15th. It is prohibited for street sweepers to sweep debris into storm drain inlets or vegetated swales.

IV.3.9 Structural Source Control BMPs

Structural Source Control BMPs				
Identifier	**Name**	**Check One**		**If not applicable, state brief reason**
		Included	**Not Applicable**	
S1	Provide storm drain system stenciling and signage	☒	☐	
S2	Design and construct outdoor material storage areas to reduce pollution introduction	☐	☒	
S3	Design and construct trash and waste storage areas to reduce pollution introduction	☒	☐	
S4	Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control	☒	☐	
S5	Protect slopes and channels and provide energy dissipation	☐	☒	No slopes or channels
	Incorporate requirements applicable to individual priority project categories (from SDRWQCB NPDES Permit)	☐	☒	
S6	Dock areas	☐	☒	No dock areas
S7	Maintenance bays	☐	☒	No maintenance bays
S8	Vehicle wash areas	☐	☒	No vehicle wash areas
S9	Outdoor processing areas	☐	☒	No outdoor processing areas
S10	Equipment wash areas	☐	☒	No equipment wash areas
S11	Fueling areas	☐	☒	No fueling areas
S12	Hillside landscaping	☐	☐	No hillsides
S13	Wash water control for food preparation areas	☒	☐	
S14	Community car wash racks	☐	☒	No community car wash racks

The following structural BMPs are proposed for source control and reduction/elimination of pollutants: **(See p-WQMP Site Plan in Section VI)**

Provide storm drain system labeling and signage: Phrase "No Dumping – Drains to Ocean" or equally effective phrase to be labeled on grate and drain inlets to alert the public to the destination of pollutants discharged into storm water. Sanderson J. Ray Development shall decide if the label will be painted stencil, concrete etching, thermoplastic, ceramic tile, metal plaques, or equally effective alternative. Sanderson J. Ray Development will inspect all inlets every three months for legibility. The label shall be replaced if broken or illegible. Markers shall be restenciled at a minimum once every five years.

Use efficient irrigation systems & landscape design: The timing and application methods of irrigation water shall be designed to minimize the runoff of excess irrigation water into the storm drain system. The following methods have been implemented to reduce excessive irrigation runoff:

• Employment of irrometer devices (moisture sensors) to prevent irrigation after precipitation.
• The use of flow sensors and master control valves to shut down valve when triggered by a pressure drop. This shut down will control water loss in the event of broken sprinkler heads or lines.
• The irrigation application method considered shall be a drip system. A drip irrigation system is buried under the soil, which eliminates runoff and wind misting and minimizes water
loss due to evaporation.
• The timing of irrigation water shall be designed at short repeat cycles to further eliminate irrigation water runoff and to minimize erosion, due to saturated soil.
• Native or drought-tolerant plants will be used, the plants used have low to medium water requirements and are appropriate for the climate of the area.
• Mulch is used in planter areas to minimize sediment in runoff.

The procedures for irrigation system and landscape maintenance and inspection are described in Section V, Operations and Maintenance Plan (N3). The irrigation system shall be inspected weekly in conjunction with maintenance activities.

IV.4 ALTERNATIVE COMPLIANCE PLAN (IF APPLICABLE)

IV.4.1 Water Quality Credits

Description of Proposed Project				
Project Types that Qualify for Water Quality Credits (Select all that apply):				
☐Redevelopment projects that reduce the overall impervious footprint of the project site.	☐Brownfield redevelopment, meaning redevelopment, expansion, or reuse of real property which may be complicated by the presence or potential presence of hazardous substances, pollutants or contaminants, and which have the potential to contribute to adverse ground or surface WQ if not redeveloped.		☐ Higher density development projects which include two distinct categories (credits can only be taken for one category): those with more than seven units per acre of development (lower credit allowance); vertical density developments, for example, those with a Floor to Area Ratio (FAR) of 2 or those having more than 18 units per acre (greater credit allowance).	
☐ Mixed use development, such as a combination of residential, commercial, industrial, office, institutional, or other land uses which incorporate design principles that can demonstrate environmental benefits that would not be realized through single use projects (e.g. reduced vehicle trip traffic with the potential to reduce sources of water or air pollution).		☐ Transit-oriented developments, such as a mixed use residential or commercial area designed to maximize access to public transportation; similar to above criterion, but where the development center is within one half mile of a mass transit center (e.g. bus, rail, light rail or commuter train station). Such projects would not be able to take credit for both categories, but may have greater credit assigned		☐ Redevelopment projects in an established historic district, historic preservation area, or similar significant city area including core City Center areas (to be defined through mapping).
☐Developments with dedication of undeveloped portions to parks, preservation areas and other pervious uses.	☐ Developments in a city center area.	☐ Developments in historic districts or historic preservation areas.	☐ Live-work developments, a variety of developments designed to support residential and vocational needs together – similar to criteria to mixed use development; would not be able to take credit for both categories.	☐In-fill projects, the conversion of empty lots and other underused spaces into more beneficially used spaces, such as residential or commercial areas.
Calculation of Water Quality Credits (if applicable)	Not applicable			

IV.4.2 Alternative Compliance Plan Information

Describe an alternative compliance plan (if applicable). Include alternative compliance obligations (i.e., gallons, pounds) and describe proposed alternative compliance measures. *Refer to Section 7.II 3.0 in the P-WQMP.*

Not applicable

Section V - Inspection/Maintenance Responsibility for BMPs

Inspection and maintenance records must be kept for a minimum of five years for inspection by the regulatory agencies.

BMP Inspection/Maintenance			
BMP	**Reponsible Party(s)**	**Inspection/ Maintenance Activities Required**	**Minimum Frequency of Activities**
BIO-1: Filtration Planter Boxes and Bioretention with Underdrains	James Walkie Ray, Sanderson J. Ray Corporation, 2699 White Road Irvine, CA 92614. Email: walkieray@sjrd.com (949) 660-8888	Inspection of drainage inlets and swales for clogging and to ensure drainage system is working as designed. Accumulated litter and sediment shall be removed immediately.	Minimum quarterly per year, before and after rainy season.
N1: Education for Property Owners, Tenants and Occupants	Sanderson J. Ray Corporation See above	Sanderson J. Ray Development Inc. will provide employees and contractors with educational materials regarding water quality protection. All employees and contractors must be trained and aware of the Water Quality Management Plan. Each employee and contractor will sign off on a handbook receipt indicating they have read and are aware of the document.	Upon initial hiring and orientation of employees and contractors, and annually thereafter.

N2. Activity Restrictions	Sanderson J. Ray Corporation See above	Sanderson J. Ray Development will provide restrictions to all employees, contractors, tenants, etc. on activities that contribute to stormwater pollution. Property owners, employees, contractors, etc. must be trainedand aware of activity restrictions. Each property owner, employee contractor, etc. will sign off on a Handbook Receipt indicating they have read and are aware of the document.	Property owner, contractor, employees, etc. will receive a list of activity restrictions on start date and annually thereafter.
N3. Common Area Landscape Management	Sanderson J. Ray Corporation See above	Manage landscaping in accordance with the State of California Conservation in Landscaping Act of 1990 (Model Water Efficient Landscape Ordinance), with management guidelines for use of fertilizers and pesticides (DAMP Appendix F), and with the IGCMP.	Weekly during regular maintenance.
N4. BMP Maintenance	Sanderson J. Ray Corporation See above	This Matrix is BMP N4	
N11. Common Area Litter Control	Sanderson J. Ray Corporation See above	Litter collection within landscape areas and outside walkways. Daily inspection of trash receptacles to ensure that lids are closed and any trash on the grounds	Daily

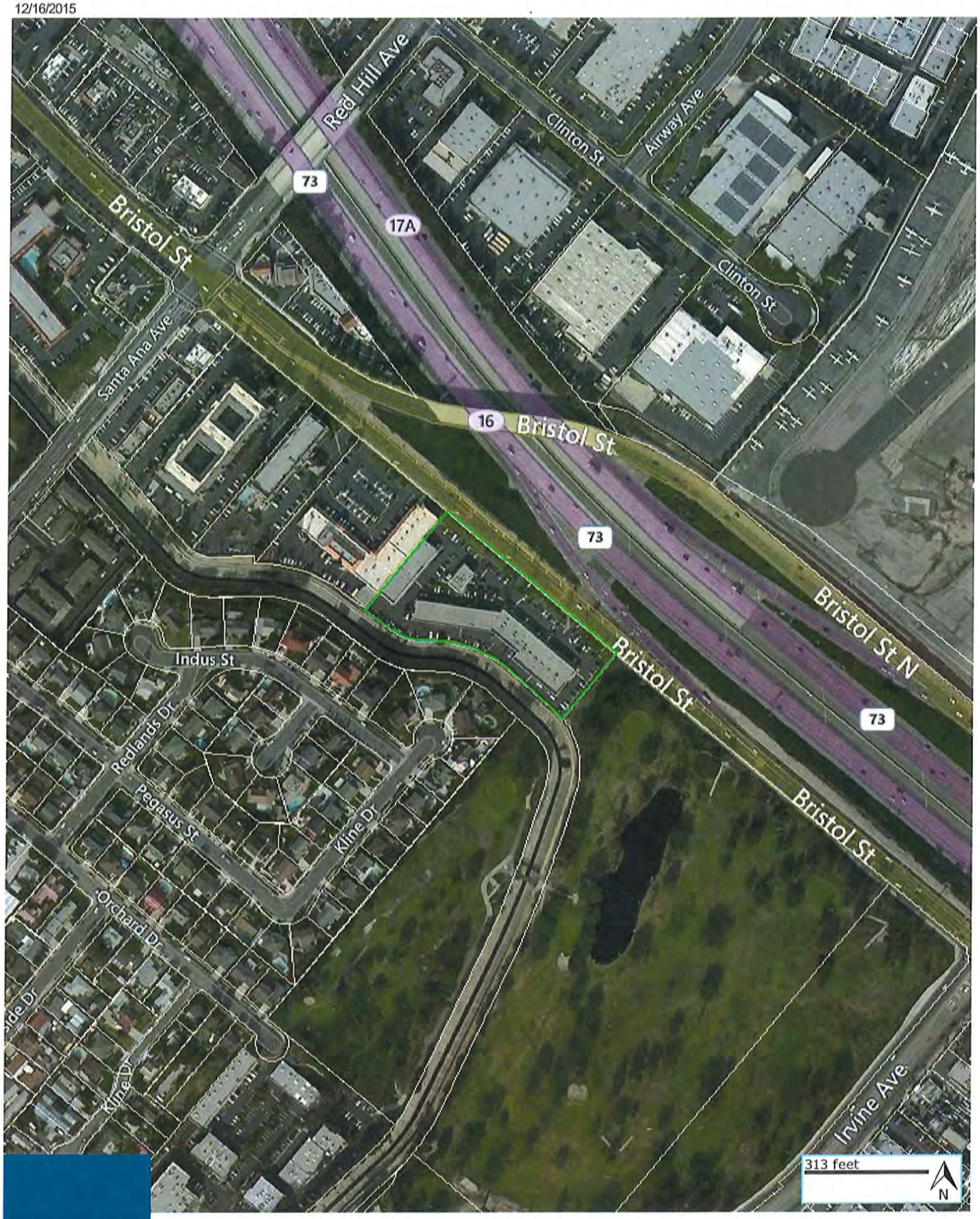
N12. Employee Training: See N1, apply to Employees	Sanderson J. Ray Corporation See above		
N14. Common Area Catch Basin and Inlet Inspection	Sanderson J. Ray Corporation See above	Inspect and clean to clean debris and silt in bottom of catch basins, inlets and pipes.	Once every three months; once within five days prior to October 15th (beginning of rainy season); and after every storm event.
N15. Street Sweeping Private Streets and Parking Lots	Sanderson J. Ray Corporation See above	Stormwater pollution prevention includes street sweeping of streets and parking lots.	Every two weeks, and once within five days prior to October 15th
S1. Provide storm drain system stenciling and signage	Sanderson J. Ray Corporation See above	Maintain the legibility of markers.	Inspected every three months for legibility. Markers will be restenciled at minimum once every five years.
S4. Common Area Efficient Irrigation	Sanderson J. Ray Corporation See above	Design Landscaping and Irrigation to protect stormwater quality. Verify that runoff minimizing landscape design continues to function by checking that water sensors are functioning properly, that irrigation heads are adjusted properly to eliminate overspray to hardscape areas, and that irrigation timing and cycle lengths are adjusted in accordance with water demands, given time of year, weather and day or night time temperatures.	Weekly in conjunction with maintenance activities.

Section VI – Drainage/Site Plan, Calculations and Support Materials

VI.1 SITE PLAN AND DRAINAGE PLAN

Include a site plan and drainage plan sheet set containing the following minimum information:

- Project location 37
- Site boundary
- Land uses and land covers, as applicable
- Suitability/feasibility constraints
- Structural BMP locations
- Drainage delineations and flow information
- Drainage connections
- BMP details



VICINITY MAP

PSOMAS

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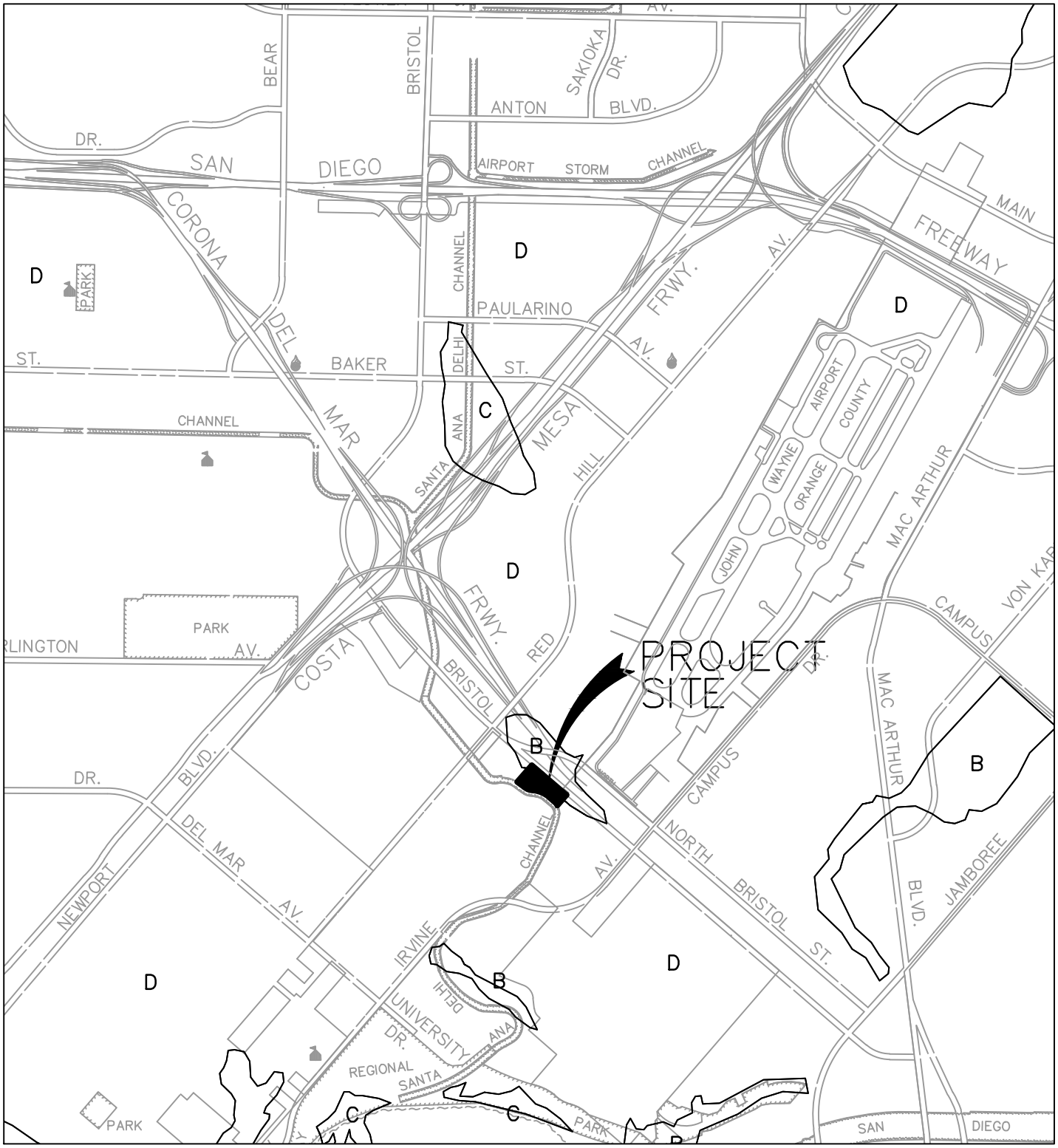


HYDROLOGIC SOILS GROUP MAP

LEGEND

D SOILS GROUP DESIGNATION

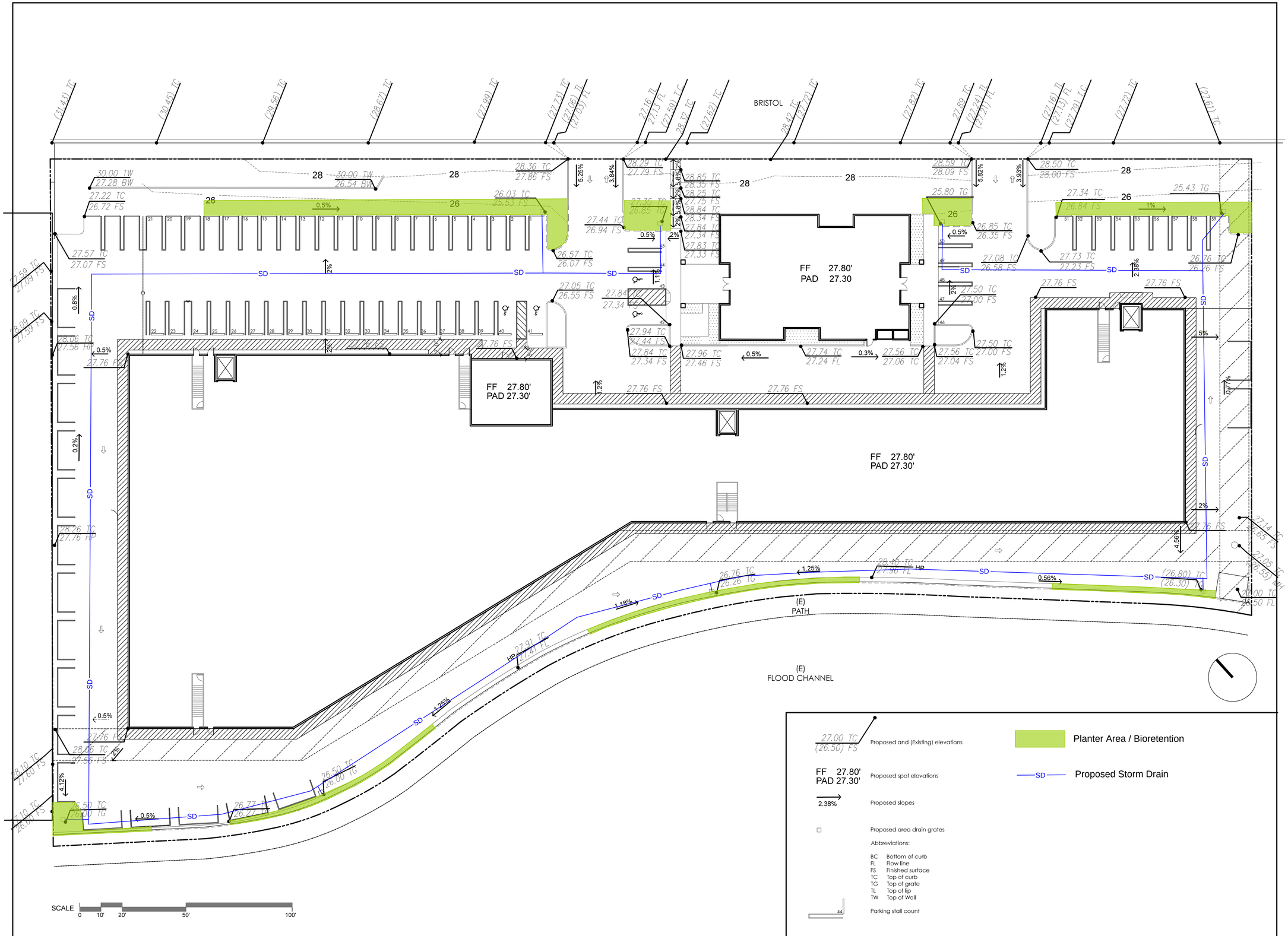
SOILS GROUP BOUNDARY

SOIL GROUP	Loss Rate, F_p
A	0.40 in./hr.
B	0.30 in./hr.
C	0.25 in./hr.
D	0.20 in./hr.

N

SCALE: 1"=2000'

REFERENCE: HYDROLOGIC CLASSIFICATION OF SOILS
ORANGE COUNTY, CALIFORNIA



1 Rough Grading + Drainage Plan

27.00 TC / (26.50) FS	Proposed and (Existing) elevations
FF 27.80' PAD 27.30'	Proposed spot elevations
2.38%	Proposed slopes
□	Proposed area drain grates
Abbreviations:	
BC	Bottom of curb
FL	Flow line
FS	Finished surface
TC	Top of curb
TG	Top of grate
TL	Top of lip
TW	Top of Wall
44	Parking stall count
	Planter Area / Bioretention
—SD—	Proposed Storm Drain

2 Legend

RRLA
Richard Ramsey
Landscape Architect
3035 Bern Drive
Laguna Beach, CA 92651
949-290-9009

Rough Grading + Drainage Plan

PROJECT

375 Bristol
Costa Mesa, CA 92683

DRAWING DESCRIPTION

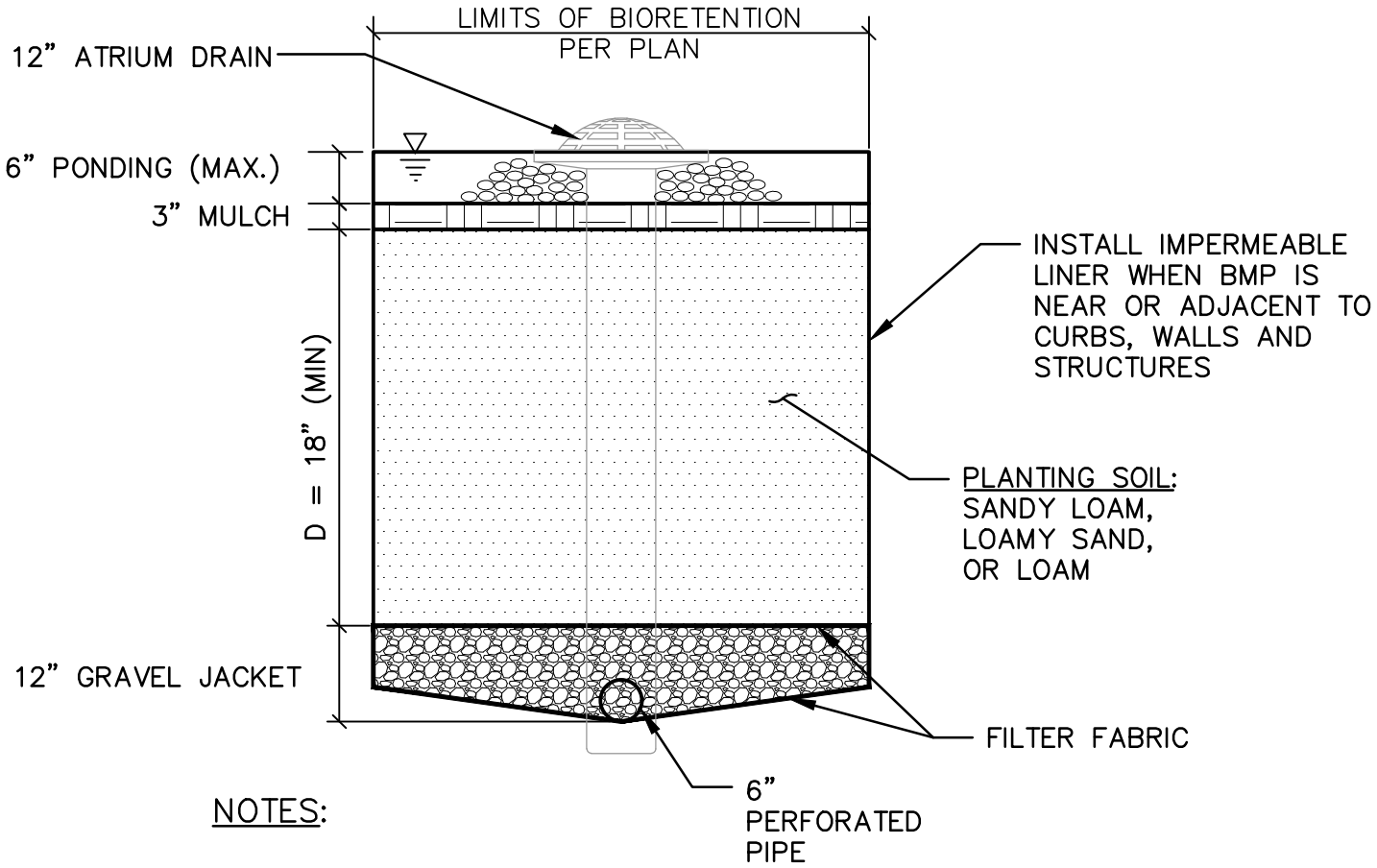
DATE	ISSUE/REVISION	REVIEW	
07.8.15	City Review #1	rfr	rfr
–	–	–	–
–	–	–	–

L.100
SHEET NO.

LICENSED LANDSCAPE ARCHITECT
Richard Farrar Ramsey
May – 2017
RENEWAL
STATE OF CALIFORNIA

All drawings and written material appearing herein constitute original and unpublished work of the landscape architect and may not be duplicated, used or disclosed without the written consent of Richard Ramsey Landscape Architect.

3035 Bern Drive
Laguna Beach, CA 92651
(949) 290-9009
www.rframsey.com



NOTES:

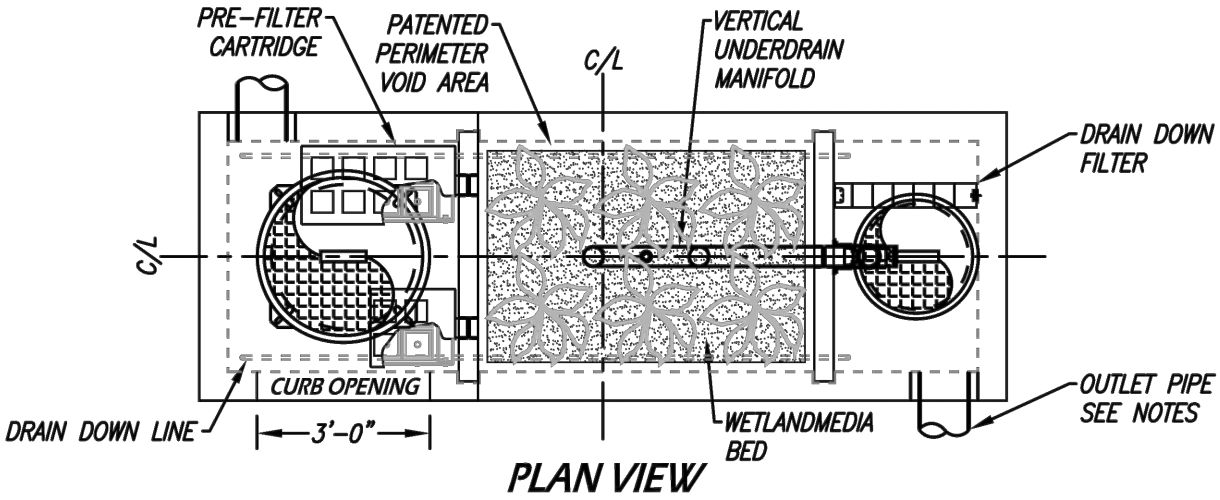
1. SEE CALIFORNIA STORMWATER BMP HANDBOOK BMP NO. TC-32 FOR MORE INFORMATION.

BIORETENTION W/ UNDERDRAIN DETAIL

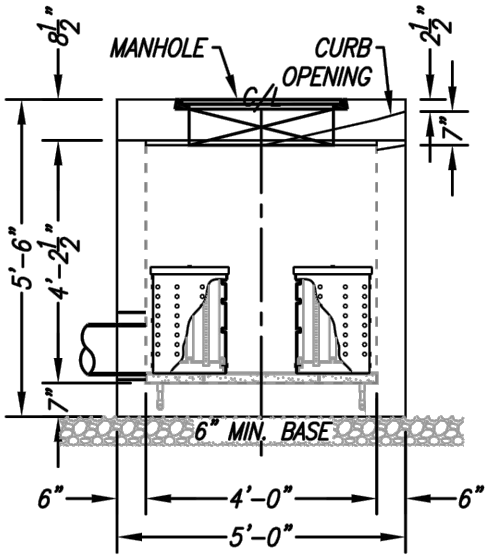
NTS

PSOMAS

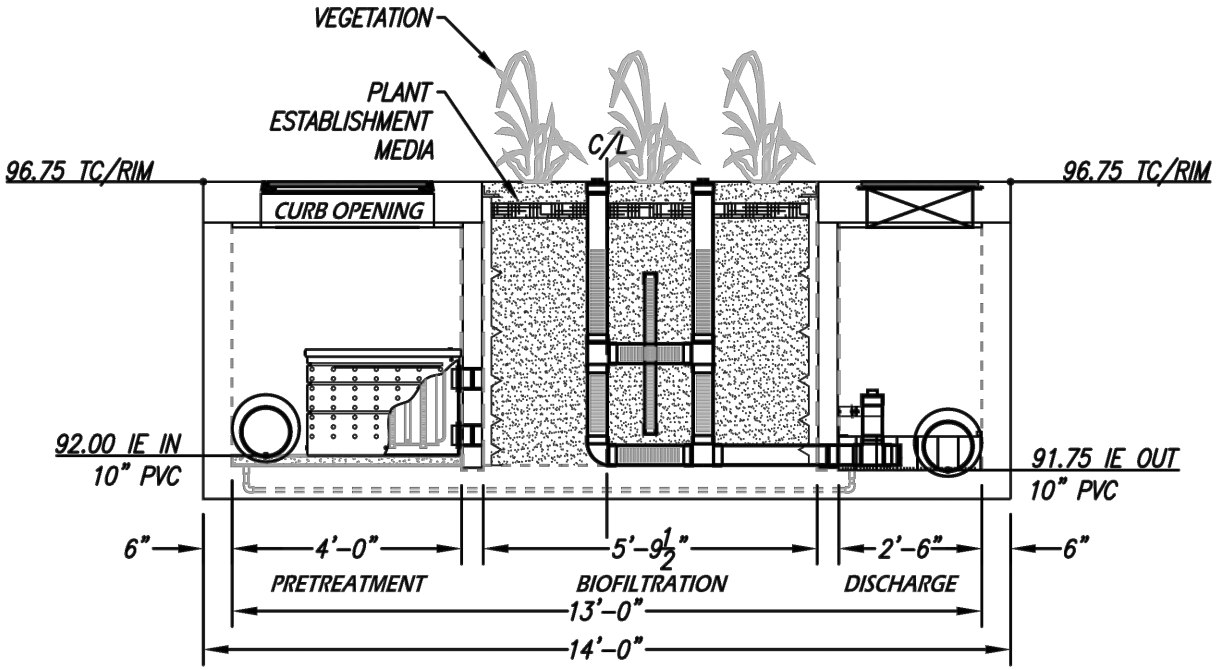
DATE: 12/22/15 REVISED ON:



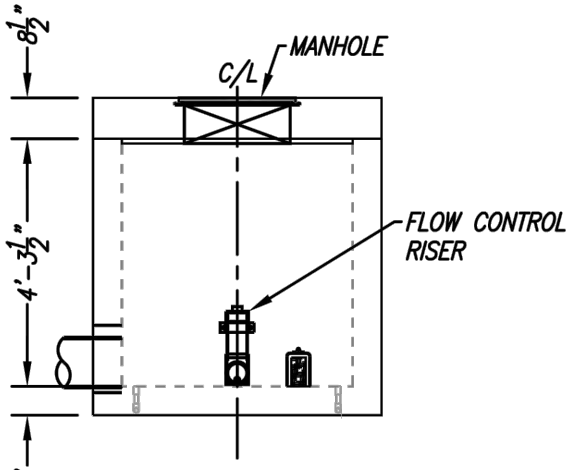
PLAN VIEW



LEFT END VIEW



ELEVATION VIEW



RIGHT END VIEW

MODULAR WETLANDS DETAIL

NTS

PSOMAS

DATE: 12/22/15 REVISED ON:

SUBJECT TO FURTHER REVISION

LEGEND

- Orange County Precipitation Stations
- 24 Hour, 85th Percentile Rainfall (Inches)
- 24 Hour, 85th Percentile Rainfall (Inches) - Extrapolated
- City Boundaries

Rainfall Zones

Design Capture Storm Depth (inches)

- 0.65"
- 0.7
- 0.75
- 0.80
- 0.85
- 0.90
- 0.95
- 1.00
- 1.10"

Note: Events defined as 24-hour periods (calendar days) with greater than 0.1 inches of rainfall.
For areas outside of available data coverage, professional judgment shall be applied.

LOS ANGELES COUNTY
ORANGE COUNTY
SAN BERNARDINO COUNTY
RIVERSIDE COUNTY
Riverside County
San Diego County

0.9
0.9
0.95
0.7
0.7
0.75
0.65
0.7
0.75
0.8
0.85
0.9
0.95
1
1.05

PROJECT SITE

0 3 6 12 Kilometers
0 1.8 3.6 7.2 Miles

TITLE
RAINFALL ZONES

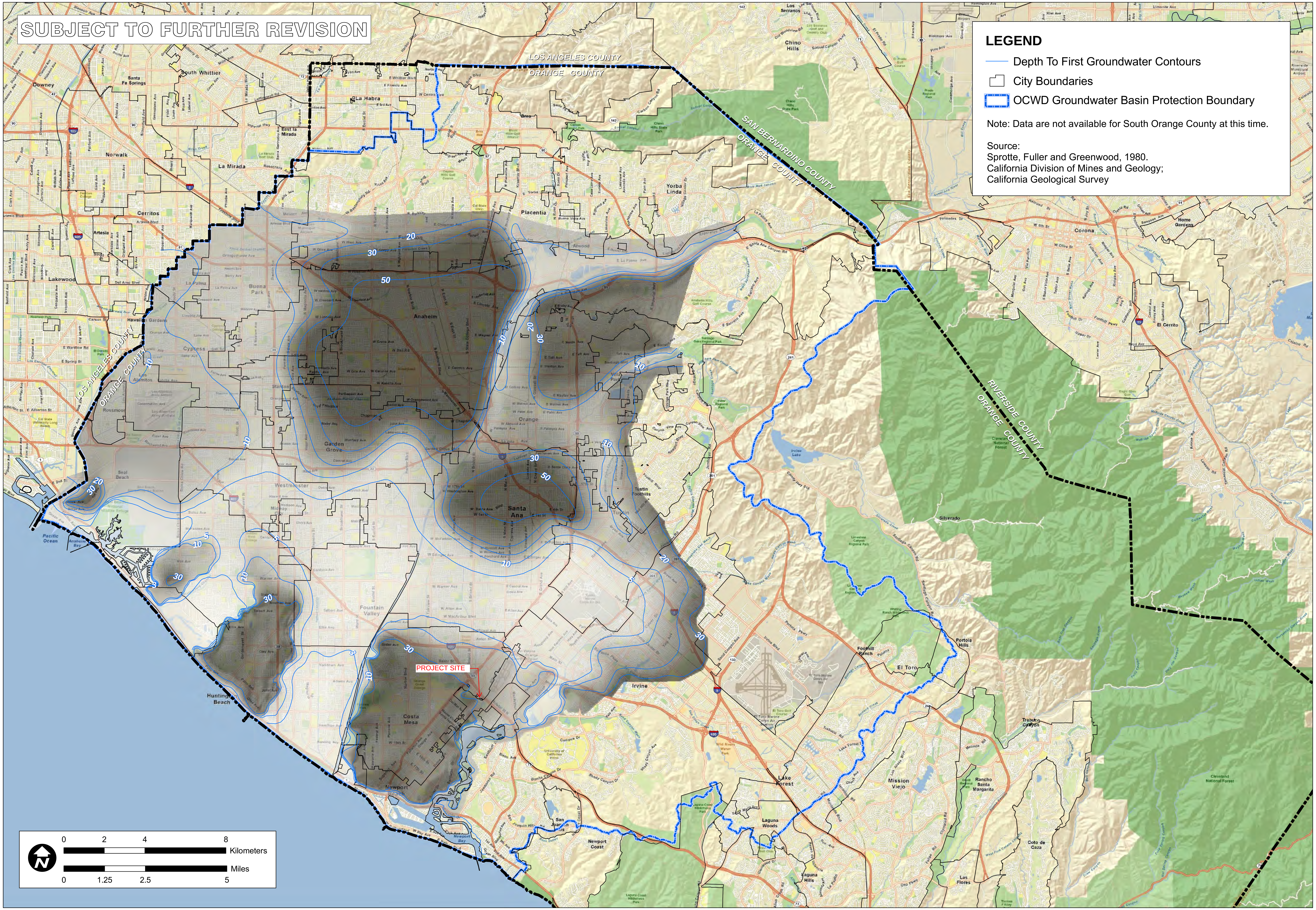
JOB
ORANGE COUNTY TECHNICAL GUIDANCE DOCUMENT
ORANGE CO. CA

SCALE	1" = 1.8 miles
DESIGNED	TH
DRAWING	TH
CHECKED	BMP
DATE	04/22/10
JOB NO.	9526-E

PACE Advanced Water Engineering

FIGURE
XVI-1

P:\9526E\6-GIS\Mxds\Reports\InfiltrationFeasability_20110215\9526E_FigureXVI-1_RainfallZones_20110215.mxd



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TITLE

NORTH ORANGE COUNTY
MAPPED DEPTH TO FIRST
GROUNDWATER

JOB

ORANGE COUNTY
INFILTRATION STUDY

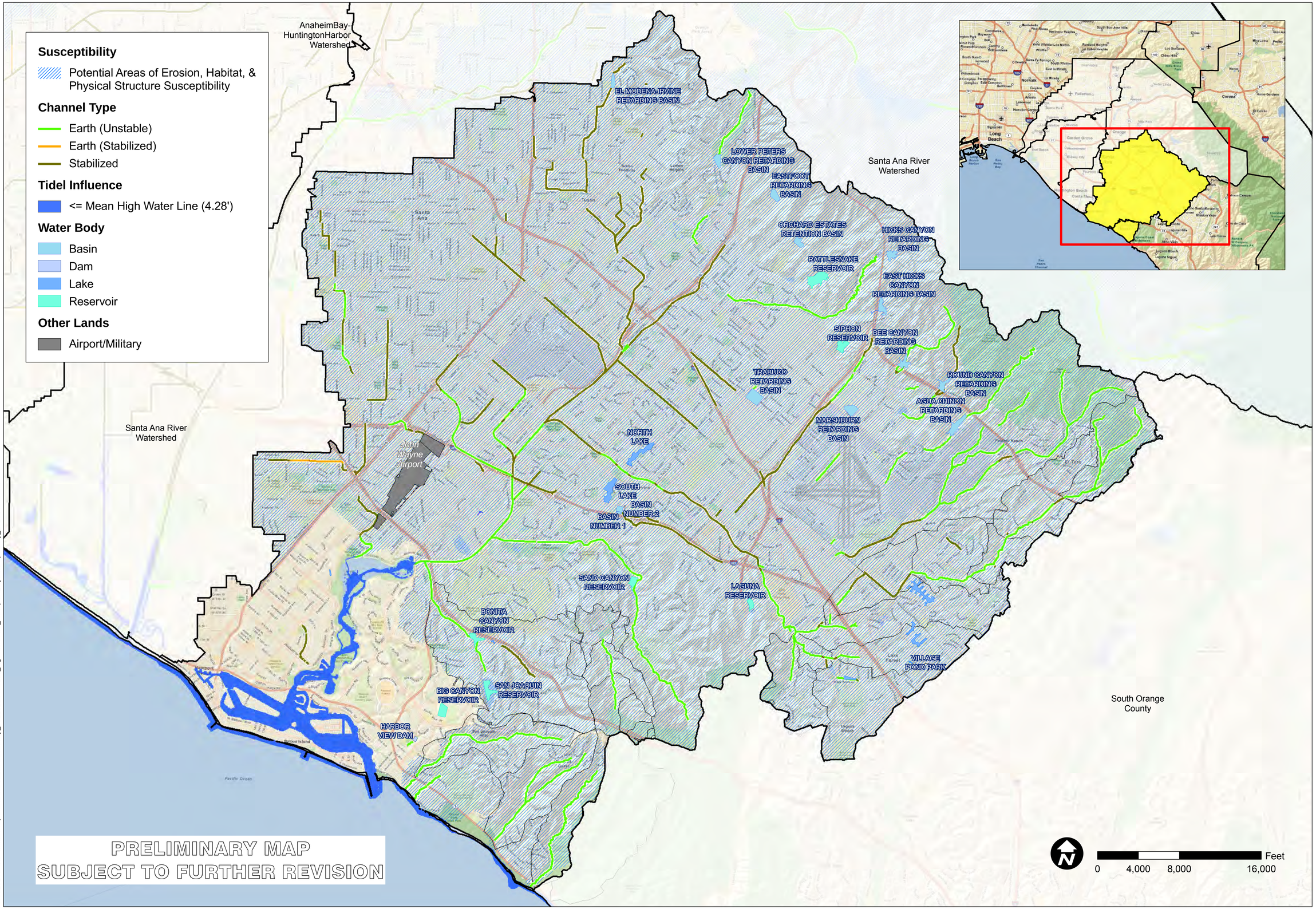
ORANGE CO. CA

SCALE	1" = 1.25 miles
DESIGNED	TH
DRAWING	TH
CHECKED	BMP
DATE	02/09/11
JOB NO.	9526-E

PACE Advanced Water Engineering

FIGURE

XVI-2d



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TITLE
SUSCEPTIBILITY ANALYIS
NEWPORT BAY-
NEWPORT COASTAL STREAMS

JOB
ORANGE COUNTY
WATERSHED
MASTER PLANNING
ORANGE CO.
CA

SCALE	1" = 4000'
DESIGNED	TH
DRAWING	TH
CHECKED	BMP
DATE	04/30/10
JOB NO.	9526-E

PACE
Advanced Water Engineering

FIGURE
XVI-3d

Storm Drain Signage SD-13

Design Objectives

- Maximize Infiltration
- Provide Retention
- Slow Runoff
- Minimize Impervious Land Coverage
- ☑ Prohibit Dumping of Improper Materials
- Contain Pollutants
- Collect and Convey

Description

Waste materials dumped into storm drain inlets can have severe impacts on receiving and ground waters. Posting notices regarding discharge prohibitions at storm drain inlets can prevent waste dumping. Storm drain signs and stencils are highly visible source controls that are typically placed directly adjacent to storm drain inlets.

Approach

The stencil or affixed sign contains a brief statement that prohibits dumping of improper materials into the urban runoff conveyance system. Storm drain messages have become a popular method of alerting the public about the effects of and the prohibitions against waste disposal.

Suitable Applications

Stencils and signs alert the public to the destination of pollutants discharged to the storm drain. Signs are appropriate in residential, commercial, and industrial areas, as well as any other area where contributions or dumping to storm drains is likely.

Design Considerations

Storm drain message markers or placards are recommended at all storm drain inlets within the boundary of a development project. The marker should be placed in clear sight facing toward anyone approaching the inlet from either side. All storm drain inlet locations should be identified on the development site map.

Designing New Installations

The following methods should be considered for inclusion in the project design and show on project plans:

- Provide stenciling or labeling of all storm drain inlets and catch basins, constructed or modified, within the project area with prohibitive language. Examples include "NO DUMPING

CASQA
CALIFORNIA STORMWATER QUALITY ASSOCIATION

– DRAINS TO OCEAN" and/or other graphical icons to discourage illegal dumping.

- Post signs with prohibitive language and/or graphical icons, which prohibit illegal dumping at public access points along channels and creeks within the project area.

Note - Some local agencies have approved specific signage and/or storm drain message placards for use. Consult local agency stormwater staff to determine specific requirements for placard types and methods of application.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. If the project meets the definition of "redevelopment", then the requirements stated under " designing new installations" above should be included in all project design plans.

Additional Information

Maintenance Considerations

- Legibility of markers and signs should be maintained. If required by the agency with jurisdiction over the project, the owner/operator or homeowner's association should enter into a maintenance agreement with the agency or record a deed restriction upon the property title to maintain the legibility of placards or signs.

Placement

- Signage on top of curbs tends to weather and fade.

- Signage on face of curbs tends to be worn by contact with vehicle tires and sweeper brooms.

Supplemental Information

Examples

- Most MS4 programs have storm drain signage programs. Some MS4 programs will provide stencils, or arrange for volunteers to stencil storm drains as part of their outreach program.

Other Resources

A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.

Table 1.1 Proposed Volume-Based Biofiltration BMP Sizing Table

Drainage Management Area (DMA)	BMP Type	% Impervious = a_i x 100	C = (0.75 x ai) + 0.15	design capture storm depth, d	Drainage Area, A	Design Capture Volume, V_{design}	Subsurface Storage Depth, D_1	Avg Surface Ponding Depth, D_2	Total BMP Area, A_{BMP}	BMP Storage Volume, V_{BMP}	Biofiltration Rate, K_{design}	Drawdown Period, T_{DD}	BMP Treatment Volume, V_{BMP-T}
				(inches)	*(acres)*	*(ft^3)*	*(ft)*	*(ft)*	*(SF)*	*(ft^3)*	*(in/hr)*	*(hrs)*	*(ft^3)*
A-1	Boxes & bioretention with underdrains	87%	0.80	0.74	3.18	**6,855**	3.5	0.50	3,647	**6,929**	2.5	24	**18,235**

Note: Stormwater Quality Design Capture Volume (DCV or Vdesign) was determined using Method (I) outlined in the 2011 Orange County Model Water Quality Management Plan (WQMP) Technical Guidance Document

V_{design} = c x d x A x (1 ft/ 12in) x (43,560 ft^2 / acre), where d = 0.73 inches (depth of rainfall for 85th percentile, 24-hour storm event)

V_{BMP} = ((n x D_1) + D_2) x A_{BMP} where n is the porosity (% of voids) = 0.40 or 40%

V_{BMP-T} = ((K_{design})/12) x T_{DD}) x A_{BMP}

Biofiltration Rate is based on the specified loamy sand planting material with a minimum infiltration rate of 5 in/hr and factor of safety of 2

Section VII - Educational Materials

Refer to the Orange County Stormwater Program (ocwatersheds.com) for a library of materials available. For the copy submitted to the Permittee, only attach the educational materials specifically applicable to the project. Other materials specific to the project may be included as well and must be attached.

Education Materials			
Residential Material (http://www.ocwatersheds.com)	**Check If Applicable**	**Business Material (http://www.ocwatersheds.com)**	**Check If Applicable**
The Ocean Begins at Your Front Door	☒	Tips for the Automotive Industry	☐
Tips for Car Wash Fund-raisers	☐	Tips for Using Concrete and Mortar	☐
Tips for the Home Mechanic	☐	Tips for the Food Service Industry	☐
Homeowners Guide for Sustainable Water Use	☐	Proper Maintenance Practices for Your Business	☒
Household Tips	☐	**Other Material**	**Check If Attached**
Proper Disposal of Household Hazardous Waste	☐		
Recycle at Your Local Used Oil Collection Center (North County)	☐		☐
Recycle at Your Local Used Oil Collection Center (Central County)	☒		☐
Recycle at Your Local Used Oil Collection Center (South County)	☐		☐
Tips for Maintaining a Septic Tank System	☐		☐
Responsible Pest Control	☐		☐
Sewer Spill	☒		☐
Tips for the Home Improvement Projects	☐		☐
Tips for Horse Care	☐		☐
Tips for Landscaping and Gardening	☒		☐
Tips for Pet Care	☐		☐
Tips for Pool Maintenance	☐		☐
Tips for Residential Pool, Landscape and Hardscape Drains	☐		☐
Tips for Projects Using Paint	☐		☐

The Ocean Begins at Your Front Door

Follow these simple steps to help reduce water pollution:

Household Activities

- Do not rinse spills with water. Use dry cleanup methods such as applying cat litter or another absorbent material, sweep and dispose of in the trash. Take items such as used or excess batteries, oven cleaners, automotive fluids, painting products and cathode ray tubes, like TVs and computer monitors, to a Household Hazardous Waste Collection Center (HHWCC).
- For a HHWCC near you call (714) 834-6752 or visit www.oclandfills.com.
- Do not hose down your driveway, sidewalk or patio to the street, gutter or storm drain. Sweep up debris and dispose of it in the trash.

Automotive

- Take your vehicle to a commercial car wash whenever possible. If you wash your vehicle at home, choose soaps, cleaners, or detergents labeled non-toxic, phosphate- free or biodegradable. Vegetable and citrus-based products are typically safest for the environment.
- Do not allow washwater from vehicle washing to drain into the street, gutter or storm drain. Excess washwater should be disposed of in the sanitary sewer (through a sink or toilet) or onto an absorbent surface like your lawn.
- Monitor your vehicles for leaks and place a pan under leaks. Keep your vehicles well maintained to stop and prevent leaks.
- Never pour oil or antifreeze in the street, gutter or storm drain. Recycle these substances at a service station, a waste oil collection center or used oil recycling center. For the nearest Used Oil Collection Center call 1-800-CLEANUP or visit www.1800cleanup.org.

Pool Maintenance

- Pool and spa water must be dechlorinated and free of excess acid, alkali or color to be allowed in the street, gutter or storm drain.
- When it is not raining, drain dechlorinated pool and spa water directly into the sanitary sewer.
- Some cities may have ordinances that do not allow pool water to be disposed of in the storm drain. Check with your city.

Landscape and Gardening

- Do not over-water. Water your lawn and garden by hand to control the amount of water you use or set irrigation systems to reflect seasonal water needs. If water flows off your yard onto your driveway or sidewalk, your system is over-watering. Periodically inspect and fix leaks and misdirected sprinklers.
- Do not rake or blow leaves, clippings or pruning waste into the street, gutter or storm drain. Instead, dispose of waste by composting, hauling it to a permitted landfill, or as green waste through your city's recycling program.
- Follow directions on pesticides and fertilizer, (measure, do not estimate amounts) and do not use if rain is predicted within 48 hours.
- Take unwanted pesticides to a HHWCC to be recycled. For locations and hours of HHWCC, call (714) 834-6752 or visit www.oclandfills.com.

Trash

- Place trash and litter that cannot be recycled in securely covered trash cans.
- Whenever possible, buy recycled products.
- Remember: Reduce, Reuse, Recycle.

Pet Care

- Always pick up after your pet. Flush waste down the toilet or dispose of it in the trash. Pet waste, if left outdoors, can wash into the street, gutter or storm drain.
- If possible, bathe your pets indoors. If you must bathe your pet outside, wash it on your lawn or another absorbent/permeable surface to keep the washwater from entering the street, gutter or storm drain.
- Follow directions for use of pet care products and dispose of any unused products at a HHWCC.

Common Pollutants

Home Maintenance

- Detergents, cleaners and solvents
- Oil and latex paint
- Swimming pool chemicals
- Outdoor trash and litter

Lawn and Garden

- Pet and animal waste
- Pesticides
- Clippings, leaves and soil
- Fertilizer

Automobile

- Oil and grease
- Radiator fluids and antifreeze
- Cleaning chemicals
- Brake pad dust

The Ocean Begins at Your Front Door

Never allow pollutants to enter the street, gutter or storm drain!

Did You Know?

- Most people believe that the largest source of water pollution in urban areas comes from specific sources such as factories and sewage treatment plants. In fact, the largest source of water pollution comes from city streets, neighborhoods, construction sites and parking lots. This type of pollution is sometimes called “non-point source” pollution.
- There are two types of non-point source pollution: stormwater and urban runoff pollution.
- Stormwater runoff results from rainfall. When rainstorms cause large volumes of water to rinse the urban landscape, picking up pollutants along the way.
- Urban runoff can happen any time of the year when excessive water use from irrigation, vehicle washing and other sources carries trash, lawn clippings and other urban pollutants into storm drains.

Where Does It Go?

- Anything we use outside homes, vehicles and businesses – like motor oil, paint, pesticides, fertilizers and cleaners – can be blown or washed into storm drains.
- A little water from a garden hose or rain can also send materials into storm drains.
- Storm drains are separate from our sanitary sewer systems; unlike water in sanitary sewers (from sinks or toilets), water in storm drains is not treated before entering our waterways.

Sources of Non-Point Source Pollution

- Automotive leaks and spills.
- Improper disposal of used oil and other engine fluids.
- Metals found in vehicle exhaust, weathered paint, rust, metal plating and tires.
- Pesticides and fertilizers from lawns, gardens and farms.
- Improper disposal of cleaners, paint and paint removers.
- Soil erosion and dust debris from landscape and construction activities.
- Litter, lawn clippings, animal waste, and other organic matter.
- Oil stains on parking lots and paved surfaces.

The Effect on the Ocean

Non-point source pollution can have a serious impact on water quality in Orange County. Pollutants from the storm drain system can harm marine life as well as coastal and wetland habitats. They can also degrade recreation areas such as beaches, harbors and bays.

Stormwater quality management programs have been developed throughout Orange County to educate and encourage the public to protect water quality, monitor runoff in the storm drain system, investigate illegal dumping and maintain storm drains.

Support from Orange County residents and businesses is needed to improve water quality and reduce urban runoff pollution. Proper use and disposal of materials will help stop pollution before it reaches the storm drain and the ocean.

For More Information

Orange County Stormwater Program

California Environmental Protection Agency
www.calepa.ca.gov

- **Air Resources Board**
  www.arb.ca.gov
- **Department of Pesticide Regulation**
  www.cdpr.ca.gov
- **Department of Toxic Substances Control**
  www.dtsc.ca.gov
- **Integrated Waste Management Board**
  www.ciwmb.ca.gov
- **Office of Environmental Health Hazard Assessment**
  www.oehha.ca.gov
- **State Water Resources Control Board**
  www.waterboards.ca.gov

Earth 911 - Community-Specific Environmental Information 1-800-cleanup or visit www.1800cleanup.org

Health Care Agency's Ocean and Bay Water Closure and Posting Hotline
(714) 433-6400 or visit www.ocbeachinfo.com

Integrated Waste Management Dept. of Orange County (714) 834-6752 or visit www.oclandfills.com for information on household hazardous waste collection centers, recycling centers and solid waste collection

O.C. Agriculture Commissioner
(714) 447-7100 or visit www.ocagcomm.com

Stormwater Best Management Practice Handbook
Visit www.cabmphandbooks.com

UC Master Gardener Hotline
(714) 708-1646 or visit www.uccemg.com

The Orange County Stormwater Program has created and moderates an electronic mailing list to facilitate communications, take questions and exchange ideas among its users about issues and topics related to stormwater and urban runoff and the implementation of program elements. To join the list, please send an email to ocstormwaterinfo-join@list.ocwatersheds.com

Aliso Viejo	(949)	425-2535
Anaheim Public Works Operations	(714)	765-6860
Brea Engineering	(714)	990-7666
Buena Park Public Works	(714)	562-3655
Costa Mesa Public Services	(714)	754-5323
Cypress Public Works	(714)	229-6740
Dana Point Public Works	(949)	248-3584
Fountain Valley Public Works	(714)	593-4441
Fullerton Engineering Dept.	(714)	738-6853
Garden Grove Public Works	(714)	741-5956
Huntington Beach Public Works	(714)	536-5431
Irvine Public Works	(949)	724-6315
La Habra Public Services	(562)	905-9792
La Palma Public Works	(714)	690-3310
Laguna Beach Water Quality	(949)	497-0378
Laguna Hills Public Services	(949)	707-2650
Laguna Niguel Public Works	(949)	362-4337
Laguna Woods Public Works	(949)	639-0500
Lake Forest Public Works	(949)	461-3480
Los Alamitos Community Dev.	(562)	431-3538
Mission Viejo Public Works	(949)	470-3056
Newport Beach, Code & Water Quality Enforcement	(949)	644-3215
Orange Public Works	(714)	532-6480
Placentia Public Works	(714)	993-8245
Rancho Santa Margarita	(949)	635-1800
San Clemente Environmental Programs	(949)	361-6143
San Juan Capistrano Engineering	(949)	234-4413
Santa Ana Public Works	(714)	647-3380
Seal Beach Engineering	(562)	431-2527 x317
Stanton Public Works	(714)	379-9222 x204
Tustin Public Works/Engineering	(714)	573-3150
Villa Park Engineering	(714)	998-1500
Westminster Public Works/Engineering	(714)	898-3311 x446
Yorba Linda Engineering	(714)	961-7138
Orange County Stormwater Program	(877)	897-7455

Orange County 24-Hour
Water Pollution Problem Reporting Hotline
1-877-89-SPILL (1-877-897-7455)

On-line Water Pollution Problem Reporting Form
www.ocwatersheds.com

Printed on Recycled Paper

Did you know that just one quart of oil can pollute 250,000 gallons of water?

A clean ocean and healthy creeks, rivers, bays and beaches are important to Orange County. However, not properly disposing of used oil can lead to water pollution. If you pour or drain oil onto driveways, sidewalks or streets, it can be washed into the storm drain. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering the ocean. Help prevent water pollution by taking your used oil to a used oil collection center.

Included in this brochure is a list of locations that will accept up to five gallons of used motor oil at no cost. Many also accept used oil filters. Please contact the facility before delivering your used oil. This listing of companies is for your reference and does not constitute a recommendation or endorsement of the company.

Please note that used oil filters may not be disposed of with regular household trash. They must be taken to a household hazardous waste collection or recycling center in Anaheim, Huntington Beach, Irvine or San Juan Capistrano. For information about these centers, visit www.oclandfills.com.

Please do not mix your oil with other substances!

For more information, please call the Orange County Stormwater Program at 1-877-89-SPILL (1-877-897-7455) or visit www.watersheds.com.

For information about the proper disposal of household hazardous waste, call the Household Waste Hotline at (714) 834-6752 or visit www.oclandfills.com.

RECYCLE USED OIL

For additional information about the nearest oil recycling center, call the Used Oil Program at 1-800-CLEANUP or visit www.cleanup.org.

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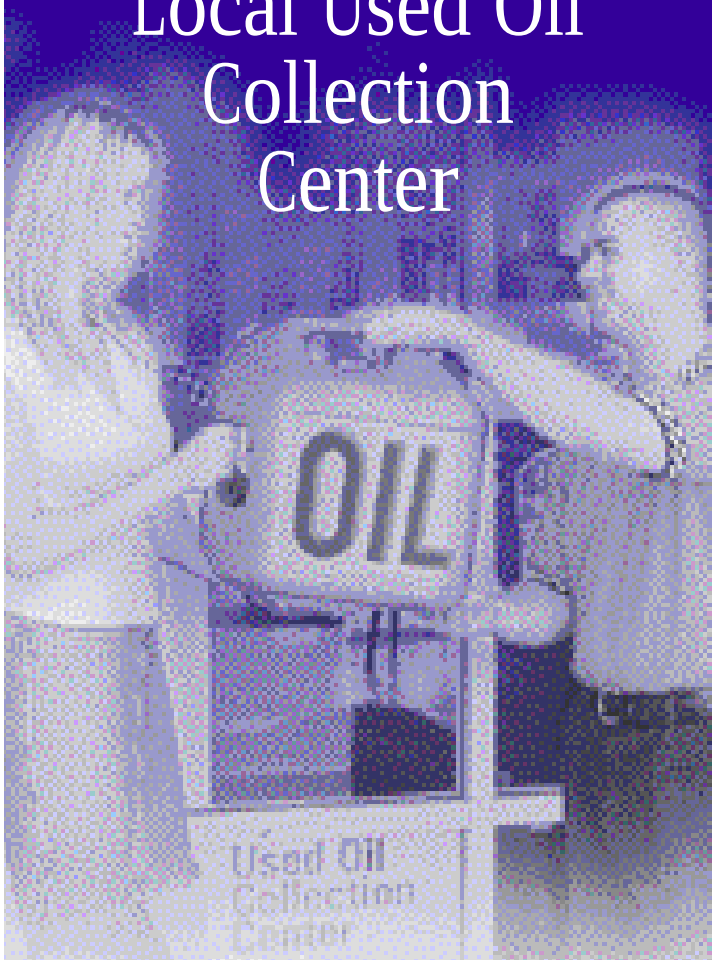
Help Prevent Ocean Pollution:

Recycle at Your Local Used Oil Collection Center



The Ocean Begins at Your Front Door

PROJECT Pollution PREVENTION

CENTRAL COUNTY

Used Oil Collection Centers

Balboa

Hill's Boat Service
814 E Bay Ave., Balboa, CA 92661
(949)675-0740( )
CIWMB#: 30-C-03538

Balboa Island

Island Marine Fuel
406 S Bay Front, Balboa Island, CA 92662
(949)673-1103( )
CIWMB#: 30-C-03728

Corona Del Mar

Corona Del Mar 76
2201 E. Pacific Coast Hwy., Corona Del Mar, CA 92625
(949)673-3320( )
CIWMB#: 30-C-06620

Corona Del Mar Chevron
2546 E. Coast Hwy., Corona Del Mar, CA 92625
(949)495-0774(14)
CIWMB#: 30-C-06424

Mobil (Harbor View)
2500 San Joaquin Hills Rd., Corona Del Mar, CA 92625
(949)640-4759( )
CIWMB#: 30-C-03363

Costa Mesa

AutoZone #5520
744 W. 19th St., Costa Mesa, CA 92627
(901)495-7159( )
CIWMB#: 30-C-05992

Big O Tires #5571
3181 Harbor Blvd., Costa Mesa, CA 92626
(949)443-4155( )
CIWMB#: 30-C-04676

Big O Tires #694
322 E. 17th St., Costa Mesa, CA 92627
(949)642-4131( )
CIWMB#: 30-C-05811

Coast General Performance
2855 Harbor Blvd., Costa Mesa, CA 92626
(714)540-5710( )
CIWMB#: 30-C-05916

Connell Chevrolet
2828 Harbor Blvd., Costa Mesa, CA 92626
(714)546-1200( )
CIWMB#: 30-C-06286

EZ Lube Inc #15
3599 Harbor Blvd., Costa Mesa, CA 92626
(714)966-1647( )
CIWMB#: 30-C-03137

EZ Lube Inc #46
400 E 17th St., Costa Mesa, CA 92627
(714)556-1312( )
CIWMB#: 30-C-05779

EZ Lube Inc. #44
2248 Harbor Blvd., Costa Mesa, CA 92627
(714)556-1312( )
CIWMB#: 30-C-05737

Firestone Store #71T7
475 E 17th St., Costa Mesa, CA 92627
(949)646-2444( )
CIWMB#: 30-C-02120

Jiffy Lube #1969
300 E 17th St., Costa Mesa, CA 92627
(949)548-2505( )
CIWMB#: 30-C-05553

Jiffy Lube #1970
2175 Newport Blvd., Costa Mesa, CA 92627
(949)548-4150( )
CIWMB#: 30-C-05554

Jiffy Lube #607
2255 Fairview Rd., Costa Mesa, CA 92627
(949)650-5823( )
CIWMB#: 30-C-05551

Jiffy Lube #861
375 Bristol St., Costa Mesa, CA 92626
(714)557-5823( )
CIWMB#: 30-C-05552

Kragen Auto Parts #0725
1739 Superior Ave., Costa Mesa, CA 92627
(949)642-3384( )
CIWMB#: 30-C-02624

Kragen Auto Parts #0796
1175 Baker Blvd., Unit E, Costa Mesa, CA 92626
(714)662-2005( )
CIWMB#: 30-C-02664

Nabers Cadillac
2600 Harbor Blvd., Costa Mesa, CA 92626
(714)444-5200( )
CIWMB#: 30-C-05051

Oil Stop Inc.
Oil Stop Inc. Costa Mesa, CA 92626
(714)434-8350( )
CIWMB#: 30-C-06293

Pep Boys #660
2946 Bristol St., Costa Mesa, CA 92626
(714)549-1533( )
CIWMB#: 30-C-03416

Plaza Chevron Service Center
3048 Bristol Costa Mesa, CA 92626
(714)545-4257( )
CIWMB#: 30-C-01123

Scher Tire Inc #15 dba Goodyear Tire
1596 Newport Blvd., Costa Mesa, CA 92627
(949)548-9384( )
CIWMB#: 30-C-03034

Fountain Valley

Firestone Store #7147
17975 Magnolia Ave., Fountain Valley, CA 92708
(714)842-3341( )
CIWMB#: 30-C-01219

Golden Shell
8520 Warner Ave., Fountain Valley, CA 92708
(714)842-7150( )
CIWMB#: 30-P-05002

Kragen Auto Parts #0734
9880 Warner Ave., Fountain Valley, CA 92708
(714)964-6427( )
CIWMB#: 30-C-02609

Kragen Auto Parts #1505
16147 Harbor Blvd., Fountain Valley, CA 92708
(714)531-8525( )
CIWMB#: 30-C-04125

Oil Can Henry's
9525 Warner Ave., Fountain Valley, CA 92708
(714)473-7705( )
CIWMB#: 30-C-05843

Purrfect Auto Service #10
16780 Harbor Blvd., Fountain Valley, CA 92708
(714)839-3899( )
CIWMB#: 30-C-01380

Huntington Beach

AutoZone #5528
6800 Warner Ave., Huntington Beach, CA 92647
(714)891-8211( )
CIWMB#: 30-C-04777

Bella Terra Car Wash
16061 Beach Blvd., Huntington Beach, CA 92647
(714)847-4924( )
CIWMB#: 30-C-06195

Big O Tires #553
19411 Beach Blvd., Huntington Beach, CA 92648
(714)536-7571( )
CIWMB#: 30-C-00970

Econo Lube N' Tune #26
19961 Beach Blvd., Huntington Beach, CA 92648
(714)536-6519( )
CIWMB#: 30-C-06117

Expertec Automotive
7680 Talbert Ave Suite A & B, Huntington Beach, CA 92648
(714)848-9222( )
CIWMB#: 30-C-05914

EZ Lube Inc #16
7361 Edinger Ave., Huntington Beach, CA 92647
(714)899-3600( )
CIWMB#: 30-C-03289

EZ Lube Inc. #79
9862 Adams St., Huntington Beach, CA 92647
(714)556-1312( )
CIWMB#: 30-C-06547

Firestone Store #71T5
16171 Beach Blvd., Huntington Beach, CA 92647
(714)847-6081( )
CIWMB#: 30-C-02118

Huntington Beach Car Wash
18971 Beach Blvd., Huntington Beach, CA 92648
(714)847-4924( )
CIWMB#: 30-C-05303

Jiffy Lube #1857
8971 Warner Ave., Huntington Beach, CA 92647
(714)596-7213( )
CIWMB#: 30-C-05053

Kragen Auto Parts #1468
10072 Adams Ave., Huntington Beach, CA 92646
(714)593-6156( )
CIWMB#: 30-C-04284

Kragen Auto Parts #1511
7171 Warner Ave., Huntington Beach, CA 92647
(714)842-4531( )
CIWMB#: 30-C-04129

Kragen Auto Parts #1633
18888 Beach Blvd., Huntington Beach, CA 92648
(714)965-2353( )
CIWMB#: 30-C-02645

Oilmax 10 Minute Lube/Wash
9862 Adams Ave., Huntington Beach, CA 92646
(714)964-7110( )
CIWMB#: 30-C-03219

Pep Boys #799
19122 Brookhurst St., Huntington Beach, CA 92646
(714)964-0777( )
CIWMB#: 30-C-03439

Quik Change Lube & Oil
5841 Warner Ave., Huntington Beach, CA 92649
(714)840-2331( )
CIWMB#: 30-C-03208

R Kids Tire and Service #6
5062 Warner Ave., Huntington Beach, CA 92647
(714)846-1189( )
CIWMB#: 30-C-05691

Saturn of Huntington Beach
18801 Beach Blvd., Huntington Beach, CA 92648
(714)841-5428( )
CIWMB#: 30-C-05221

USA Express Tire & Service Inc
7232 Edinger Ave., Huntington Beach, CA 92647
(714)842-0717( )
CIWMB#: 30-C-04429

Zito's Auto Care
19002 Magnolia St., Huntington Beach, CA 92646
(714)968-8788( )
CIWMB#: 30-C-03251

Irvine

Firestone Store #71W4
51 Auto Center Dr., Irvine, CA 92618
(949)829-8710( )
CIWMB#: 30-C-03689

Irvine City Auto Parts
14427 Culver Dr., Irvine, CA 92604
(949)551-5588( )
CIWMB#: 30-C-02186

Jiffy Lube #1856 Irvine Spectrum
8777 Irvine Center Dr., Irvine, CA 92618
(949)753-0485( )
CIWMB#: 30-C-06094

Jiffy Lube #1988
3080 Main St., Irvine, CA 92614
(714)961-5491(27)
CIWMB#: 30-C-04450

Kragen Auto Parts #4174
15315 Culver Dr., Ste.#170, Irvine, CA 92604
(602)631-7115( )
CIWMB#: 30-C-06417

Newport Beach

Jiffy Lube #2811
1520 W Coast Hwy., Newport Beach, CA 92663
(949)764-9255( )
CIWMB#: 30-C-05629

Newport Landing Fuel Dock
503 E Edgewater Newport Beach, CA 92661
(949)673-7878( )
CIWMB#: 30-C-03628

Orange

AutoZone #5942
1330 N. Glassell Orange, CA 92867
(714)538-4551( )
CIWMB#: 30-C-04553

Big O Tires #570
1825 E Katella Ave., Orange, CA 92867
(714)538-0016( )
CIWMB#: 30-C-00974

David Wilsons Ford of Orange
1350 W Katella Ave., Orange, CA 92867
(714)633-6731( )
CIWMB#: 30-C-02341

EZ Lube #74
3232 Chapman Ave. #E, Orange, CA 92869
(714)556-1312(106)
CIWMB#: 30-C-06627

Firestone Store #7185
1690 N Tustin Ave., Orange, CA 92867
(714)282-8144( )
CIWMB#: 30-C-0122

Jiffy Lube #1457
433 W. Katella Ave., Orange, CA 92867
(714)720-5757( )
CIWMB#: 30-C-06280

Kragen Auto Parts #1764
910 Tustin St., Orange, CA 92867
(714)771-3000( )
CIWMB#: 30-C-02625

Managed Mobile, Inc.
1030 N Batavia St., #B, Orange, CA 92867
(714)400-0250( )
CIWMB#: 30-C-05776

Pep Boys #806
215 E Katella Ave., Orange, CA 92867
(714)997-1540( )
CIWMB#: 30-C-01759

Santiago Hills Car Care
8544 East Chapman Ave., Orange, CA 92869
(714)919-1060( )
CIWMB#: 30-C-05622

Scher Tire #33
1821 E. Katella Ave., Orange, CA 92867
(909)343-3100( )
CIWMB#: 30-C-06324

Tabassi Shell Service Station
830 E Katella Ave., Orange, CA 92867
(714)771-6990( )
CIWMB#: 30-C-00552

The Tune-up Center
193 S Main St., Orange, CA 92868
(714)633-1876( )
CIWMB#: 30-C-02091

Tony's Fuel and Towing
1650 W La Veta Ave., Orange, CA 92868
(714)953-7676( )
CIWMB#: 30-C-00868

Truck Lubrication Company
143 S. Pixley Orange, CA 92868
(714)997-7730( )
CIWMB#: 30-C-06001

Santa Ana

All Phase Environmental
910 E. Fourth St., Santa Ana, CA 92701
(714)731-5995( )
CIWMB#: 30-C-06116

Archie's Tire & Towing
4518 Westminster Ave., Santa Ana, CA 92703
(714)636-4518( )
CIWMB#: 30-C-02058

AutoZone #3320
2007 S. Main St., Santa Ana, CA 92707
(901)495-7217( )
CIWMB#: 30-C-06508

AutoZone #5232
430 W 17th Santa Ana, CA 92706
(714)547-7003( )
CIWMB#: 30-C-04609

AutoZone #5538
1101 S Bristol Santa Ana, CA 92704
(714)241-0335( )
CIWMB#: 30-C-00829

Big O Tires
1211 W. Warner Ave., Santa Ana, CA 92707
(714)540-8646( )
CIWMB#: 30-C-04679

Big O Tires #712
1302 E. 17th St., Santa Ana, CA 92705
(714)541-6811( )
CIWMB#: 30-C-05813

Firestone Store #7175
3733 S Bristol Santa Ana, CA 92704
(714)549-4015( )
CIWMB#: 30-C-01223

Firestone Store #71TA
101 S Main St., Santa Ana, CA 92701
(714)542-8857( )
CIWMB#: 30-C-02123

Firestone Store #71W6
2005 N Tustin Ave., Ste A, Santa Ana, CA 92705
(714)541-7977( )
CIWMB#: 30-C-03688

Guaranty Chevrolet Motors Inc.
711 E 17th St., Santa Ana, CA 92701
(714)973-1711(277)
CIWMB#: 30-C-06506

Jiffy Lube #1303
2025 N. Tustin Santa Ana, CA 92701
(714)720-5757( )
CIWMB#: 30-C-06283

John's Mobil
1465 S Main St., Santa Ana, CA 92707
(714)835-3266( )
CIWMB#: 30-C-00578

Kragen Auto Parts #0736
1302 E 17th St., Santa Ana, CA 92705
(714)953-6061( )
CIWMB#: 30-C-02610

Kragen Auto Parts #1253
1400 W Edinger Ave., Santa Ana, CA 92704
(714)754-1432( )
CIWMB#: 30-C-02627

Kragen Auto Parts #1376
521 W 17th St., Santa Ana, CA 92706
(714)543-4492( )
CIWMB#: 30-C-03901

Kragen Auto Parts #1516
2337 S Bristol Ave., Santa Ana, CA 92704
(714)557-0787( )
CIWMB#: 30-C-04106

Kragen Auto Parts #1648
1015 S Main St., Santa Ana, CA 92701
(714)568-1570( )
CIWMB#: 30-C-05664

Pep Boys #609
120 E 1st St., Santa Ana, CA 92701
(714)547-7477( )
CIWMB#: 30-C-01738

Pep Boys #802
1107 S Harbor Blvd., Santa Ana, CA 92704
(714)775-0828( )
CIWMB#: 30-C-01739

Purrfect Auto Service
2519 S Main St., Santa Ana, CA 92707
(714)549-7900( )
CIWMB#: 30-C-02085

Saturn of Santa Ana
1350 Auto Mall Dr., Santa Ana, CA 92705
(714)648-2444( )
CIWMB#: 30-C-05222

Scher Tire #28
1805 N Grand Ave., Santa Ana, CA 92705
(714)558-8644( )
CIWMB#: 30-C-03225

Tustin

Big O Tires #555
131 E 1st St., Tustin, CA 92780
(714)544-9431( )
CIWMB#: 30-C-00972

EZ Lube #42
12972 Newport Ave., Tustin, CA 92780
(714)556-1312( )
CIWMB#: 30-C-06408

Jiffy Lube #1406
3087 Edinger Ave., Tustin, CA 92780
(949)651-8814( )
CIWMB#: 30-C-03778

Kragen Auto Parts #1533
502 B E 1st St., Tustin, CA 92780
(714)544-9249( )
CIWMB#: 30-C-04128

Scher Tire Inc #17 dba Goodyear Tire
14511 Redhill Ave., Tustin, CA 92780
(714)832-6011( )
CIWMB#: 30-C-03035

Villa Park

Phil's Villa Park 76
17771 Santiago Blvd., Villa Park, CA 92861
(714)637-0854( )
CIWMB#: 30-C-06579

This information was provided by the County of Orange Integrated Waste Management Department and the California Integrated Waste Management Board (CIWMB).

Sewage Spill Regulatory Requirements

Allowing sewage to discharge to a gutter or storm drain may subject you to penalties and/or out-of-pocket costs to reimburse cities or public agencies for clean-up efforts.

Here are the pertinent codes, fines, and agency contact information that apply.

Orange County Stormwater Program

24 Hour Water Pollution Reporting Hotline
1-877-89-SPILL (1-877-897-7455)

- County and city water quality ordinances prohibit discharges containing pollutants.

Orange County Health Care Agency Environmental Health

(714) 433-6419

California Health and Safety Code, Sections 5410-5416

- No person shall discharge raw or treated sewage or other waste in a manner that results in contamination, pollution or a nuisance.
- Any person who causes or permits a sewage discharge to any state waters:
  - must immediately notify the local health agency of the discharge.
  - shall reimburse the local health agency for services that protect the public's health and safety (water-contact receiving waters).
  - who fails to provide the required notice to the local health agency is guilty of a misdemeanor and shall be punished by a fine (between $500–$1,000) and/or imprisonment for less than one year.

Regional Water Quality Control Board

Santa Ana Region (951) 782-4130
San Diego Region (858) 467-2952

- Requires the prevention, mitigation, response to and reporting of sewage spills.

California Office of Emergency Services

(800) 852-7550

California Water Code, Article 4, Chapter 4, Sections 13268-13271
California Code of Regulations, Title 23, Division 3, Chapter 9.2, Article 2, Sections 2250-2260

- Any person who causes or permits sewage in excess of 1,000 gallons to be discharged to state waters **shall immediately notify the Office of Emergency Services.**
- Any person who fails to provide the notice required by this section is **guilty of a misdemeanor** and shall be punished by a fine (less than $20,000) and/or imprisonment for not more than one year.

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Sewage Spill

Reference Guide

Your Responsibilities as a Private Property Owner

Residences
Businesses
Homeowner/Condominium Associations
Federal and State Complexes
Military Facilities

Orange County Sanitation District

Health Care Agency
Environmental Health

PROJECT Pollution PREVENTION

www.ocwatersheds.com

This brochure was designed courtesy of the Orange County Sanitation District (OCSD).
For additional information, call (714) 962-2411, or visit their website at www.ocsd.com

What is a Sewage Spill?

Sewage spills occur when the wastewater being transported via underground pipes overflows through a manhole, cleanout or broken pipe. Sewage spills can cause health hazards, damage to homes and businesses, and threaten the environment, local waterways and beaches.

Common Causes of Sewage Spills

Grease builds up inside and eventually blocks sewer pipes. Grease gets into the sewer from food establishments, household drains, as well as from poorly maintained commercial grease traps and interceptors.

Structure problems caused by tree roots in the lines, broken/cracked pipes, missing or broken cleanout caps or undersized sewers can cause blockages.

Infiltration and inflow (I/I) impacts pipe capacity and is caused when groundwater or rainwater enters the sewer system through pipe defects and illegal connections.

You Are Responsible for a Sewage Spill Caused by a Blockage or Break in Your Sewer Lines!

Time is of the essence in dealing with sewage spills. You are required to **immediately**:

Control and minimize the spill. Keep spills contained on private property and out of gutters, storm drains and public waterways by shutting off or not using the water.

Use sandbags, dirt and/or plastic sheeting to prevent sewage from entering the storm drain system.

Clear the sewer blockage. Always wear gloves and wash your hands. It is recommended that a plumbing professional be called for clearing blockages and making necessary repairs.

Always notify your city sewer/public works department or public sewer district of sewage spills. If the spill enters the storm drains also notify the Health Care Agency. In addition, if it exceeds 1,000 gallons notify the Office of Emergency Services. Refer to the numbers listed in this brochure.

Overflowing cleanout pipe located on private property

You Could Be Liable

Allowing sewage from your home, business or property to discharge to a gutter or storm drain may subject you to penalties and/or out-of-pocket costs to reimburse cities or public agencies for clean-up and enforcement efforts. See Regulatory Codes & Fines section for pertinent codes and fines that apply.

What to Look For

Sewage spills can be a very noticeable gushing of water from a manhole or a slow water leak that may take time to be noticed. Don't dismiss unaccounted-for wet areas.

Look for:

- Drain backups inside the building.
- Wet ground and water leaking around manhole lids onto your street.
- Leaking water from cleanouts or outside drains.
- Unusual odorous wet areas: sidewalks, external walls or ground/landscape around a building.

Caution

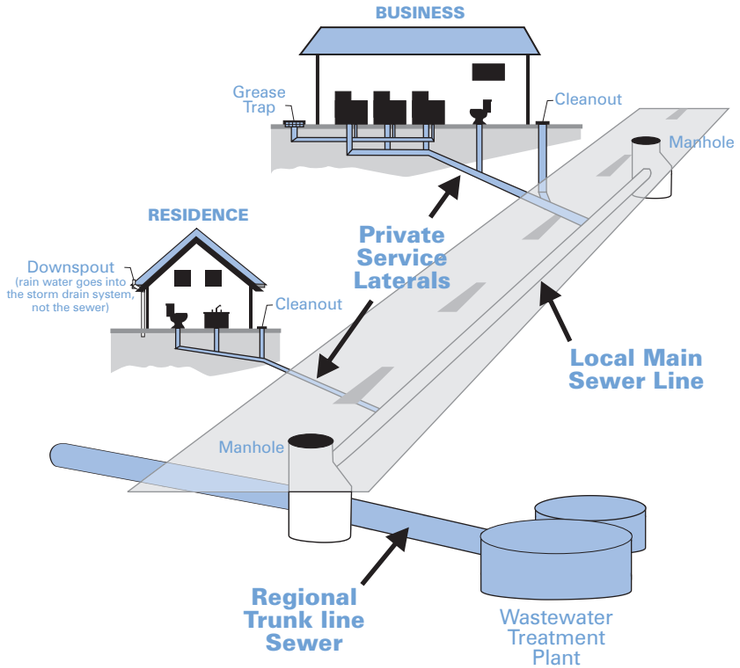
Keep people and pets away from the affected area. Untreated sewage has high levels of disease-causing viruses and bacteria. Call your local health care agency listed on the back for more information.

If You See a Sewage Spill Occurring, Notify Your City Sewer/Public Works Department or Public Sewer District IMMEDIATELY!

How a Sewer System Works

A property owner's sewer pipes are called service laterals and are connected to larger local main and regional trunk lines. Service laterals run from the connection at the home to the connection with the public sewer (including the area under the street). These laterals are the responsibility of the property owner and must be maintained by the property owner. Many city agencies have adopted ordinances requiring maintenance of service laterals. Check with your city sewer/local public works department for more information.

Operation and maintenance of **local and regional sewer lines** are the responsibility of the city sewer/public works departments and public sewer districts.



How You Can Prevent Sewage Spills

1. **Never put grease down garbage disposals, drains or toilets.**
2. **Perform periodic cleaning to eliminate grease, debris and roots in your service laterals.**
3. **Repair any structural problems in your sewer system and eliminate any rainwater infiltration/inflow leaks into your service laterals.**

Preventing Grease Blockages

The drain is not a dump! Recycle or dispose of grease properly and never pour grease down the drain.

Homeowners should mix fats, oils and grease with absorbent waste materials such as paper, coffee grounds, or kitty litter and place it in the trash. Wipe food scraps from plates and pans and dump them in the trash.

Restaurants and commercial food service establishments should always use "Kitchen Best Management Practices." These include:

- Collecting all cooking grease and liquid oil from pots, pans and fryers in covered grease containers for recycling.
- Scraping or dry-wiping excess food and grease from dishes, pots, pans and fryers into the trash.
- Installing drain screens on all kitchen drains.
- Having spill kits readily available for cleaning up spills.
- Properly maintaining grease traps or interceptors by having them serviced regularly. Check your local city codes.

Orange County Agency Responsibilites

- **City Sewer/Public Works Departments—** Responsible for protecting city property and streets, the local storm drain system, sewage collection system and other public areas.
- **Public Sewer/Sanitation District—** Responsible for collecting, treating and disposing of wastewater.
- **County of Orange Health Care Agency—** Responsible for protecting public health by closing ocean/bay waters and may close food-service businesses if a spill poses a threat to public health.
- **Regional Water Quality Control Boards—** Responsible for protecting State waters.
- **Orange County Stormwater Program—** Responsible for preventing harmful pollutants from being discharged or washed by stormwater runoff into the municipal storm drain system, creeks, bays and the ocean.

You Could Be Liable for Not Protecting the Environment

Local and state agencies have legal jurisdiction and enforcement authority to ensure that sewage spills are remedied.

They may respond and assist with containment, relieving pipe blockages, and/or clean-up of the sewage spill, especially if the spill is flowing into storm drains or onto public property.

A property owner may be charged for costs incurred by these agencies responding to spills from private properties.

Report Sewage Spills!

City Sewer/Public Works Departments

Aliso Viejo	(949) 425-2500
Anaheim	(714) 765-6860
Brea	(714) 990-7691
Buena Park	(714) 562-3655
Costa Mesa	(949) 645-8400
Cypress	(714) 229-6760
Dana Point	(949) 248-3562
Fountain Valley	(714) 593-4600
Fullerton	(714) 738-6897
Garden Grove	(714) 741-5375
Huntington Beach	(714) 536-5921
Irvine	(949) 453-5300
Laguna Beach	(949) 497-0765
Laguna Hills	(949) 707-2650
Laguna Niguel	(949) 362-4337
Laguna Woods	(949) 639-0500
La Habra	(562) 905-9792
Lake Forest	(949) 461-3480
La Palma	(714) 690-3310
Los Alamitos	(562) 431-3538
Mission Viejo	(949) 831-2500
Newport Beach	(949) 644-3011
Orange	(714) 532-6480
Orange County	(714) 567-6363
Placentia	(714) 993-8245
Rancho Santa Margarita	(949) 635-1800
San Clemente	(949) 366-1553
San Juan Capistrano	(949) 443-6363
Santa Ana	(714) 647-3380
Seal Beach	(562) 431-2527
Stanton	(714) 379-9222
Tustin	(714) 962-2411
Villa Park	(714) 998-1500
Westminster	(714) 893-3553
Yorba Linda	(714) 961-7170

Public Sewer/Water Districts

Costa Mesa Sanitary District	(714) 393-4433/ (949) 645-8400
El Toro Water District	(949) 837-0660
Emerald Bay Service District	(949) 494-8571
Garden Grove Sanitary District	(714) 741-5375
Irvine Ranch Water District	(949) 453-5300
Los Alamitos/Rossmoor Sewer District	(562) 431-2223
Midway City Sanitary District (Westminster)	(714) 893-3553
Moulton Niguel Water District	(949) 831-2500
Orange County Sanitation District	(714) 962-2411
Santa Margarita Water District	(949) 459-6420
South Coast Water District	(949) 499-4555
South Orange County Wastewater Authority	(949) 234-5400
Sunset Beach Sanitary District	(562) 493-9932
Trabuco Canyon Sanitary District	(949) 858-0277
Yorba Linda Water District	(714) 777-3018

Other Agencies

Orange County Health Care Agency	(714) 433-6419
Office of Emergency Services	(800) 852-7550

Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, many common activities can lead to water pollution if you're not careful. Fertilizers, pesticides and other chemicals that are left on yards or driveways can be blown or washed into storm drains that flow to the ocean. Overwatering lawns can also send materials into storm drains. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering our waterways.

You would never pour gardening products into the ocean, so don't let them enter the storm drains. Follow these easy tips to help prevent water pollution.

For more information,
please call the
Orange County Stormwater Program
at **1-877-89-SPILL** (1-877-897-7455)
or visit
www.ocwatersheds.com

UCCE Master Gardener Hotline:
(714) 708-1646

To report a spill,
call the
Orange County 24-Hour
Water Pollution Problem
Reporting Hotline
1-877-89-SPILL (1-877-897-7455).

For emergencies, dial 911.

The tips contained in this brochure provide useful information to help prevent water pollution while landscaping or gardening. If you have other suggestions, please contact your city's stormwater representatives or call the Orange County Stormwater Program.

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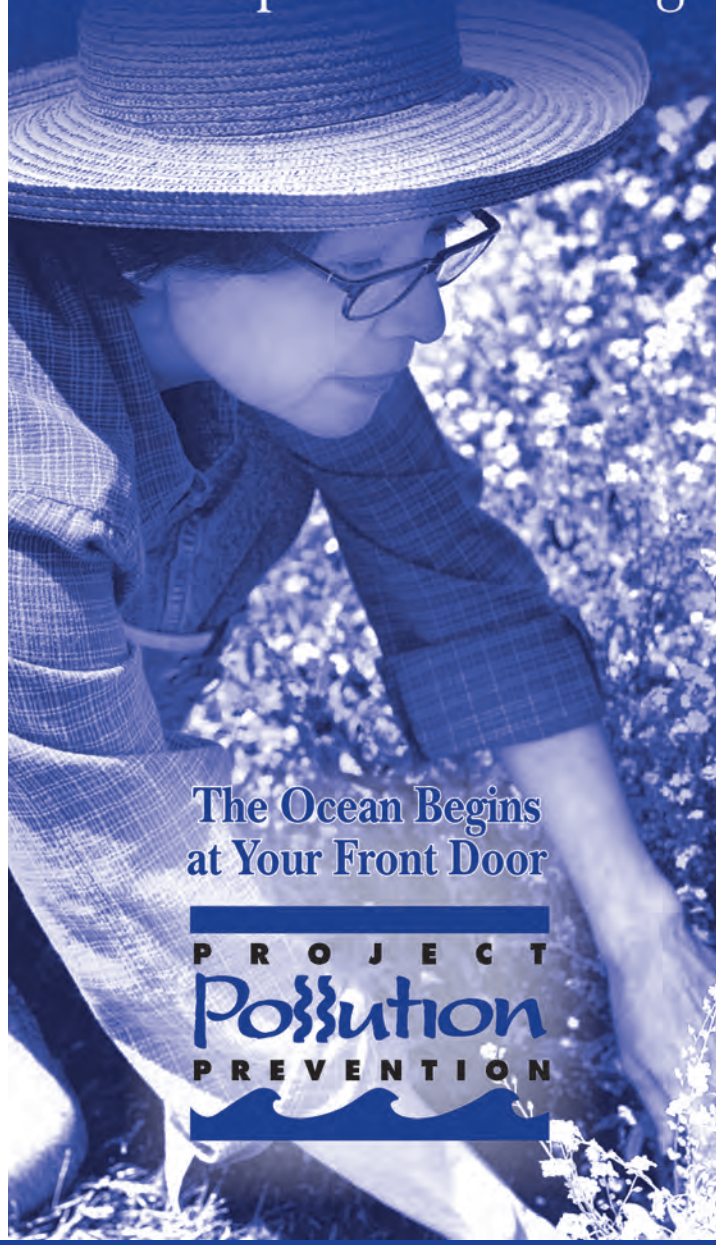
Help Prevent Ocean Pollution:

Tips for Landscape & Gardening



The Ocean Begins at Your Front Door

PROJECT Pollution PREVENTION

Tips for Landscape & Gardening

Never allow gardening products or polluted water to enter the street, gutter or storm drain.

General Landscaping Tips

- Protect stockpiles and materials from wind and rain by storing them under tarps or secured plastic sheeting.

- Prevent erosion of slopes by planting fast-growing, dense ground covering plants. These will shield and bind the soil.

- Plant native vegetation to reduce the amount of water, fertilizers, and pesticide applied to the landscape.

- Never apply pesticides or fertilizers when rain is predicted within the next 48 hours.

Garden & Lawn Maintenance

- Do not overwater. Use irrigation practices such as drip irrigation, soaker hoses or micro spray systems. Periodically inspect and fix leaks and misdirected sprinklers.

- Do not rake or blow leaves, clippings or pruning waste into the street, gutter or storm drain. Instead, dispose of green waste by composting, hauling it to a permitted landfill, or recycling it through your city's program.

- Use slow-release fertilizers to minimize leaching, and use organic fertilizers.

- Read labels and use only as directed. Do not over-apply pesticides or fertilizers. Apply to spots as needed, rather than blanketing an entire area.

- Store pesticides, fertilizers and other chemicals in a dry covered area to prevent exposure that may result in the deterioration of containers and packaging.

- Rinse empty pesticide containers and re-use rinse water as you would use the product. Do not dump rinse water down storm drains. Dispose of empty containers in the trash.

- When available, use non-toxic alternatives to traditional pesticides, and use pesticides specifically designed to control the pest you are targeting. For more information, visit **www.ipm.ucdavis.edu**.

- If fertilizer is spilled, sweep up the spill before irrigating. If the spill is liquid, apply an absorbent material such as cat litter, and then sweep it up and dispose of it in the trash.

- Take unwanted pesticides to a Household Hazardous Waste Collection Center to be recycled. Locations are provided below.

Household Hazardous Waste Collection Centers

Anaheim:	1071 N. Blue Gum St.
Huntington Beach:	17121 Nichols St.
Irvine:	6411 Oak Canyon
San Juan Capistrano:	32250 La Pata Ave.

For more information, call (714) 834-6752 or visit www.oclandfills.com

Preventing water pollution at your commercial/industrial site

Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, many landscape and building maintenance activities can lead to water pollution if you're not careful. Paint, chemicals, plant clippings and other materials can be blown or washed into storm drains that flow to the ocean. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering our waterways.

You would never pour soap or fertilizers into the ocean, so why would you let them enter the storm drains? Follow these easy tips to help prevent water pollution.

Some types of industrial facilities are required to obtain coverage under the State General Industrial Permit. For more information visit: **www.swrcb.ca.gov/stormwater/industrial.html**

For more information, please call the **Orange County Stormwater Program** at **1-877-89-SPILL** (1-877-897-7455) or visit **www.ocwatersheds.com**

To report a spill, call the **Orange County 24-Hour Water Pollution Problem Reporting Hotline** at **1-877-89-SPILL** (1-877-897-7455).

For emergencies, dial 911.

RECYCLE USED OIL

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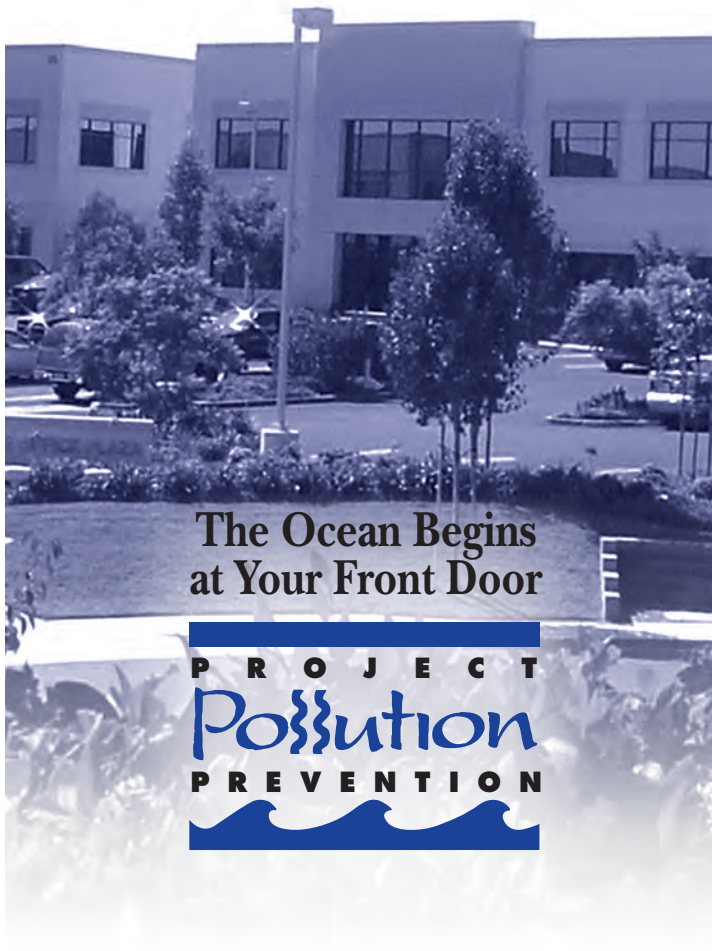
Help Prevent Ocean Pollution:

Proper Maintenance Practices for Your Business



The Ocean Begins at Your Front Door

PROJECT Pollution PREVENTION

Proper Maintenance Practices for your Business

Landscape Maintenance

- Compost grass clippings, leaves, sticks and other vegetation, or dispose of it at a permitted landfill or in green waste containers. Do not dispose of these materials in the street, gutter or storm drain.
- Irrigate slowly and inspect the system for leaks, overspraying and runoff. Adjust automatic timers to avoid overwatering.
- Follow label directions for the use and disposal of fertilizers and pesticides.
- Do not apply pesticides or fertilizers if rain is expected within 48 hours or if wind speeds are above 5 mph.
- Do not spray pesticides within 100 feet of waterways.
- Fertilizers should be worked into the soil rather than dumped onto the surface.
- If fertilizer is spilled on the pavement or sidewalk, sweep it up immediately and place it back in the container.

Building Maintenance

- Never allow washwater, sweepings or sediment to enter the storm drain.
- Sweep up dry spills and use cat litter, towels or similar materials to absorb wet spills. Dispose of it in the trash.
- If you wash your building, sidewalk or parking lot, you **must** contain the water. Use a shop vac to collect the water and contact your city or sanitation agency for proper disposal information. Do not let water enter the street, gutter or storm drain.
- Use drop cloths underneath outdoor painting, scraping, and sandblasting work, and properly dispose of materials in the trash.
- Use a ground cloth or oversized tub for mixing paint and cleaning tools.
- Use a damp mop or broom to clean floors.
- Cover dumpsters to keep insects, animals, rainwater and sand from entering. Keep the area around the dumpster clear of trash and debris. Do not overfill the dumpster.
- Call your trash hauler to replace leaking dumpsters.
- Do not dump any toxic substance or liquid waste on the pavement, the ground, or near a storm drain. Even materials that seem harmless such as latex paint or biodegradable cleaners can damage the environment.

NEVER DISPOSE OF ANYTHING IN THE STORM DRAIN.

- Recycle paints, solvents and other materials. For more information about recycling and collection centers, visit **www.oclandfills.com**.
- Store materials indoors or under cover and away from storm drains.
- Use a construction and demolition recycling company to recycle lumber, paper, cardboard, metals, masonry, carpet, plastic, pipes, drywall, rocks, dirt, and green waste. For a listing of construction and demolition recycling locations in your area, visit **www.ciwmb.ca.gov/recycle.**
- Properly label materials. Familiarize employees with Material Safety Data Sheets.

PROJECT Pollution PREVENTION

GEOTECHNICAL
PROFESSIONALS INC

December 2, 2015

Sanderson/J. Ray Development Co.
2699 White Road, Suite 150
Irvine, California 92714

Attention: Mr. James "Walkie" Ray

Subject: Subsurface Infiltration of Storm Water
375 Bristol Street
Costa Mesa, California
GPI Project No. 2664

Dear Mr. Ray:

At the request of Ms. Annette Wiley of Wiley Architects, we have evaluated the feasibility of infiltrating storm water at the subject site. We understand that the existing site facilities were constructed in the late 1980's and the site will be redeveloped for a self-storage facility and a restaurant. An evaluation of the subsurface infiltration potential is required for the proposed re-development of the site.

SOIL AND GROUNDWATER CONDITIONS

Our evaluation of the subsurface soil and groundwater conditions is based on the referenced geotechnical investigation report by Converse Consultants for the existing development, as well as published geologic information.

The soil profile at the site consist of man-made fills overlying young alluvium, deposited in the original natural channel of Delhi Drainage Ditch.

The referenced Converse report, indicates that the man-made fills extended from the ground surface to elevations ranging from +17 to +21 feet. Based on the current ground surface elevation of +33 to +34 feet, the current depth of fill ranges from 13 to 16 feet below the ground surface. The fill materials consist mostly of clayey sands and sandy clay. At the time of the geotechnical investigation in 1986, the existing uncontrolled fill exhibited variable compaction, but was generally described as loose to medium dense with less than 90 percent relative compaction. We understand that the undocumented fills were partially removed and replaced with compacted fills in building areas only.

The natural soils (alluvium) underlying the fills consist mostly of organic clays with peat. Limited layers of silty sand were found below the clay layers at depths greater than about 28 feet below the existing ground surface.

Regional mapping performed as part of the Orange County Infiltration Study indicates that the Hydrologic Soil Group of the soils at the site is D. This group of soils is consistent with the soils described above, which are considered to have very low infiltration rates

5736 Corporate Avenue • Cypress, CA 90630 • (714) 220-2211 • FAX (714) 220-2122

(practically impervious). Figure XVI-2a from the referenced County Guidelines is enclosed.

Groundwater was encountered in the Converse Consultants borings at elevations ranging between +12 and +19 feet, corresponding to depths of 14 to 19 feet below the current ground surface, and typically 3 feet below the bottom of the fills.

CONCLUSIONS

Based on information presented above, from a geotechnical point of view, subsurface infiltration of storm water is not feasible at the site for the following reasons:

1. Based on both the results of the site-specific geotechnical investigation by Converse Consultants and the regional mapping, the site soils can be expected to have very low infiltration rates. The County guidelines indicate that site specific infiltration testing is not required to justify the low infiltration potential, when site-specific geotechnical information is consistent with D soils, which is the case for this site.

2. Infiltration of water into the "loose" undocumented fills could cause detrimental differential ground subsidence and damage to surface improvements. On the other hand, infiltration of water into the compacted cohesive fills could cause differential ground heave with similar damaging results.

3. Infiltration into the natural soils below the fills is not feasible, both because of the low potential infiltration rate, as well as the fact that the groundwater level is typically within 3 feet below the bottom of the fills.

We trust that this report will present an adequate assessment of the subsurface infiltration potential at the site based on existing geotechnical and hydrologic information. Please call the undersigned if you have any questions on the contents of this report or need any additional geotechnical information.

Respectfully submitted by,
Geotechnical Professionals Inc.

REGISTERED PROFESSIONAL ENGINEER
BYRON KONSTANTINIDIS
No. GE 482
Exp. 12/31/15
GEOTECHNICAL
STATE OF CALIFORNIA

Byron Konstantinidis, G.E.
Principal

BK:sph

DEC - 2 2015

Enclosures: References
Figure XVI-2a (NRCS Hydrologic Soil Groups)

REFERENCES

1. Converse Consultants Orange County, "Geotechnical Study, Proposed Bristol Service Center, Costa Mesa, California," CCOC Project No. 86-32323-01; January 15, 1987.

2. County of Orange, "Technical Guidance Document for the Preparation of Conceptual/Preliminary and/or Project Water Quality Management Plans (WQMPs), May 19, 2011.

SUBJECT TO FURTHER REVISION

LEGEND

City Boundaries

Hydrologic Soil Groups

- A Soils
- B Soils
- C Soils
- D Soils

Source:
Soils: Natural Resources Conservation Service (NRCS)
Soil Survey - soil_ca678, Orange County & Western Riverside
Date of publication: 2006-02-08
http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm

0 2.5 5 10 Kilometers
0 1.8 3.6 7.2 Miles

Pacific Ocean

TITLE
NRCS HYDROLOGIC SOILS GROUPS

JOB
ORANGE COUNTY INFILTRATION STUDY
ORANGE CO. CA

SCALE	1" = 1.8 miles
DESIGNED	TH
DRAWING	TH
CHECKED	BMP
DATE	02/09/11
JOB NO.	9526-E

PACE Advanced Water Engineering

FIGURE
XVI-2a

P:\9526E\6-GIS\Mxds\Reports\InfiltrationFeasability_20110215\9526E_FigureXVI-2a_HydroSoils_20110215.mxd

APPENDIX F

Transportation and Traffic Data

LINSCOTT
LAW &
GREENSPAN
engineers

Engineers & Planners
Traffic
Transportation
Parking

Linscott, Law & Greenspan, Engineers
2 Executive Circle
Suite 250
Irvine, CA 92614
949.825.6175 T
949.825.6173 F
www.llgengineers.com

Pasadena
Irvine
San Diego
Woodland Hills

July 21, 2015

Mr. Walkie Ray
Sanderson JRay Development Corporation
2699 White Road
Irvine, CA 92614

LLG Reference: 2.14.3518.1

Subject: **Trip Generation Assessment for the Bristol Autoplex Site**
Proposed Bristol Food Market and Bristol Storage Project
Costa Mesa, California

Dear Mr. Ray:

As requested, Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit this Trip Generation Assessment for the Bristol Autoplex site. The Autoplex site is located at 375 Bristol Street, generally southwest of John Wayne Orange County Airport, east of Red Hill Avenue and the Ayres Hotel, and west of the 18-hole executive Newport Beach Golf Course. The site totals roughly 3.2 acres and is currently developed with a mix of commercial floor area historically targeted to automotive-related tenancies.

This letter addresses the expected variation in site's existing baseline traffic generation potential due to the proposed redevelopment of the site to construct 98,800 SF of self-storage space and a supporting 1,200 SF ground-floor management office in a two-level 100,000 SF building. The plan also calls for a food market providing an additional 5,000 SF of floor area expected to be occupied by a mix of gourmet-oriented tenancies.

Our analysis presents the site's existing trip generation characteristics based on actual traffic counts at the two project driveways, with those counts corresponding to an existing site floor area vacancy of approximately 16%. These field study results are then compared to three other forecast scenarios: those extrapolated for a fully-occupied existing development condition; the forecasted trip-making potential for the site due to its proposed Project redevelopment; and permitted Moderate Traffic FAR levels associated with General Commercial land uses as called out in the city's General Plan.

Philip M. Linscott, PE (1924-2000)
Jack M. Greenspan, PE (Ret.)
William A. Law, PE (Ret.)
Paul W. Wilkinson, PE
John P. Keating, PE
David S. Shender, PE
John A. Boarman, PE
Clare M. Look-Jaeger, PE
Richard E. Barretto, PE
Keil D. Maberry, PE

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Briefly, we find the following:

- Based on its current floor area occupancy of approximately 84%, the site's existing traffic totals 1,228 trips per day (sum of both directions as determined by driveway counts performed by automatic video cameras).
- Expanding that count data to 100% center occupancy indicates an existing baseline traffic generation of 1,470 trips per day, with 72 of those occurring in the AM peak hour, and 114 occurring in the PM peak hour.
- Proposed Project traffic forecasts represent a reduction from the above existing baseline levels. Even with treating the market as entirely high-turnover (sit-down) restaurant space, future site traffic would be reduced to 886 trips per day, with 68 of those occurring in the AM peak hour, and 75 occurring in the PM peak hour.
- Proposed Project traffic forecasts are also less than the daily and peak hour volumes associated with the site's current General Commercial designation using General Plan trip rates and a Moderate Traffic FAR value of 0.30.

PROJECT LOCATION

The Project site is addressed at 375 Bristol Street in the City of Costa Mesa. It totals roughly 3.2 acres (138,487 SF), and is located generally southwest of John Wayne Orange County Airport, east of Red Hill Avenue and the Ayres Hotel, and west of the 18-hole executive Newport Beach Golf Course. ***Figure 1***, located at the rear of this letter report, presents a Vicinity Map, which illustrates the general location of the project and the surrounding street system. ***Figure 2*** is an existing aerial photograph of the Project site.

PROJECT DESCRIPTION

Existing Site Development and Tenancy

The existing site development consists of 37,883 square-feet (SF) of commercial floor area that has had a historical orientation to automotive-related tenancies. During our recent field study, three suites within the existing development, representing 6,230 SF of space, were unoccupied.

Access to the site is now provided via two existing driveways along the southeast-bound roadbed of the Bristol Street couplet that flanks SR 73. As such, vehicle

movements entering and exiting the site are now limited to right-turn-in/right-turn-out.

Proposed Project Description

As currently proposed, the Project calls for complete demolition of the site and the construction of 98,800 SF of self-storage space and a supporting 1,200 SF ground-floor management office within a two-level 100,000 SF building. Further, the plan calls for a food market providing an additional 5,000 SF of floor area on a single level. The market would be oriented to a mix of gourmet food tenancies and include supporting seating for on-site consumption.

Access to the site would be very similar to the existing development, and 80 parking spaces would be positioned around a revised internal circulation system.

Figure 3 presents the proposed site plan. ***Figure 4*** presents the Level One floor plan, and illustrates the expected layout within the market to include seven individual vendor spaces and a shared seating area to support on-site dining of over-the-counter food sales.

PROJECT TRAFFIC GENERATION FORECAST

Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Generation equations and/or rates used in the traffic forecasting procedure are found in the 9th Edition of *Trip Generation*, published by the Institute of Transportation Engineers (ITE) [Washington D.C., 2012] and the City of Costa Mesa General Plan. In addition, for existing site development and occupancy levels, a weekday traffic count was conducted in May 2015 at the existing driveways to identify the site's actual daily, AM, and PM peak hour trip-making characteristics.

The upper portion of ***Table 1*** summarizes the trip generation rates used in documenting the existing full-occupancy trip generating potential of the site, and as a basis of forecasting the future Project-related condition. The lower portion provides a summary of the site's daily, AM and PM peak hour trip generation calculations for the existing as well as redeveloped and General Plan conditions.

Trip Making of Existing Site Occupancies

Existing site occupancies at the time of our traffic generation field study totaled 31,653 SF, or about 84% of the constructed floor area. Those occupancies generated a total of 1,228 daily trips (sum of inbound and outbound movements), with 60 total trips generated during the AM peak hour, and 95 total trips produced during the PM peak hour. These values are summarized in Subsection A of *Table 1,* and the actual count results are presented in ***Appendix A***.

Fully-Occupied Baseline Trip-Making Potential of Existing Center

Subsection B of *Table 1* combines the existing actual trip generation of the site (for existing occupancies) with a forecast (using empirically-derived trip rates at the site) for re-occupancy of the vacant 6,230 SF. Using that format, a fully-occupied existing center would produce a baseline "driveway count" of 1,470 daily trips, with 72 trips (48 inbound, 24 outbound) produced in the AM peak hour and 114 trips (68 inbound, 46 outbound) produced in the PM peak hour.

General Plan Trip-Making Potential

The General Plan shows that the site is currently designated for General Commercial, which permits a floor area ratio (FAR) that varies from 0.75 to 0.20, depending on traffic intensity. For a conservative assessment, a FAR of 0.30 (Moderate Traffic FAR) was assumed in this analysis. Application of this FAR to the site area of 138,487 SF results in a permitted Moderate Traffic FAR site development of 41,546 SF (138,487 SF x 0.30 FAR = 41,546 SF).

As shown in Subsection C of *Table 1*, this General Plan site characteristic is forecast to generate 1,687 daily trips, with 72 trips (46 inbound, 26 outbound) produced in the AM peak hour and 165 trips (77 inbound, 88 outbound) produced in the PM peak hour.

Proposed Project Trip-Making Potential

Subsection D of *Table 1* shows the trip generation potential for the proposed Project (100,000 SF of self-storage and management office plus and 5,000 SF of gourmet food market). While the proposed market could be interpreted as purely a retail activity, a more conservative approach has been used, where the entire 5,000 SF has been assumed to be high-turnover (sit-down) restaurant based on ITE Land Use Code 932. On that basis, the proposed Project is forecast to generate 886 daily trips, with 68 trips (38 inbound, 30 outbound) produced in the AM peak hour and 75 trips (42 inbound, 33 outbound) produced in the PM peak hour.

TRIP GENERATION COMPARISON

Fully-Occupied Existing Center Trips Vs Existing Site Occupancies

The lower portion of *Table 1* compares the existing site occupancies and traffic versus a fully-occupied existing center. Extracting from a direct comparison of Row B to Row A in the upper portion of the table indicates that full occupancy of existing site development would increase site traffic by 242 daily trips, with 12 more AM peak hour trips, and 19 more PM peak hour trips beyond what the site is currently generating at its 84% floor area occupancy level.

General Plan Trips Vs Existing Site Occupancies

A comparison between the existing site occupancies (Subsection A) versus the site's General Plan trip making potential (Subsection C) indicates that the site's General Plan potential represents 459 added daily trips, with 12 more AM peak hour trips, and 70 more PM peak hour trips beyond what the site is currently generating at its 84% floor area occupancy level .

Proposed Project Trips Vs Existing Site Occupancy and Development

Compared to actual site traffic at an 84% floor area occupancy level, the proposed Project (at full occupancy, and with the market characterized as a high-turnover restaurant use) is forecast to generate 342 fewer daily trips, 8 more AM peak hour trips, and 20 fewer PM peak hour trips. This results from a direct comparison of the actual traffic for existing site occupancies (Subsection A) versus the proposed Project trip-making potential (Subsection D).

While the proposed AM peak Project traffic (68 trips) shows a slight increase over the actual existing driveway count (60 trips), that increase is concluded to be insignificant, given the methodology used. Additionally, if the existing site floor area vacancies were to be reoccupied, the "full occupancy" existing site baseline traffic would exceed the daily, AM peak hour and PM peak hour levels expected to be generated by the redevelopment Project.

CONCLUSION

Given the results of the *Table 1* trip generation forecast comparisons, we conclude that the proposed Project trips, at full future site occupancy, are expected to be consistent with but typically less than the site's current actual trip generation characteristics, even with a current floor area vacancy of approximately 16%.

LINSCOTT LAW & GREENSPAN
engineers

When measured against a full-occupancy baseline trip making potential for the existing center, or that of the site's General Plan designation, the proposed Project would result in less traffic on a daily, AM peak hour, and PM peak hour basis.

* * * * * * * * * *

We appreciate the opportunity to prepare this investigation. Should you have any questions regarding this analysis, please call us at (949) 825-6175.

Sincerely,

Linscott, Law & Greenspan, Engineers

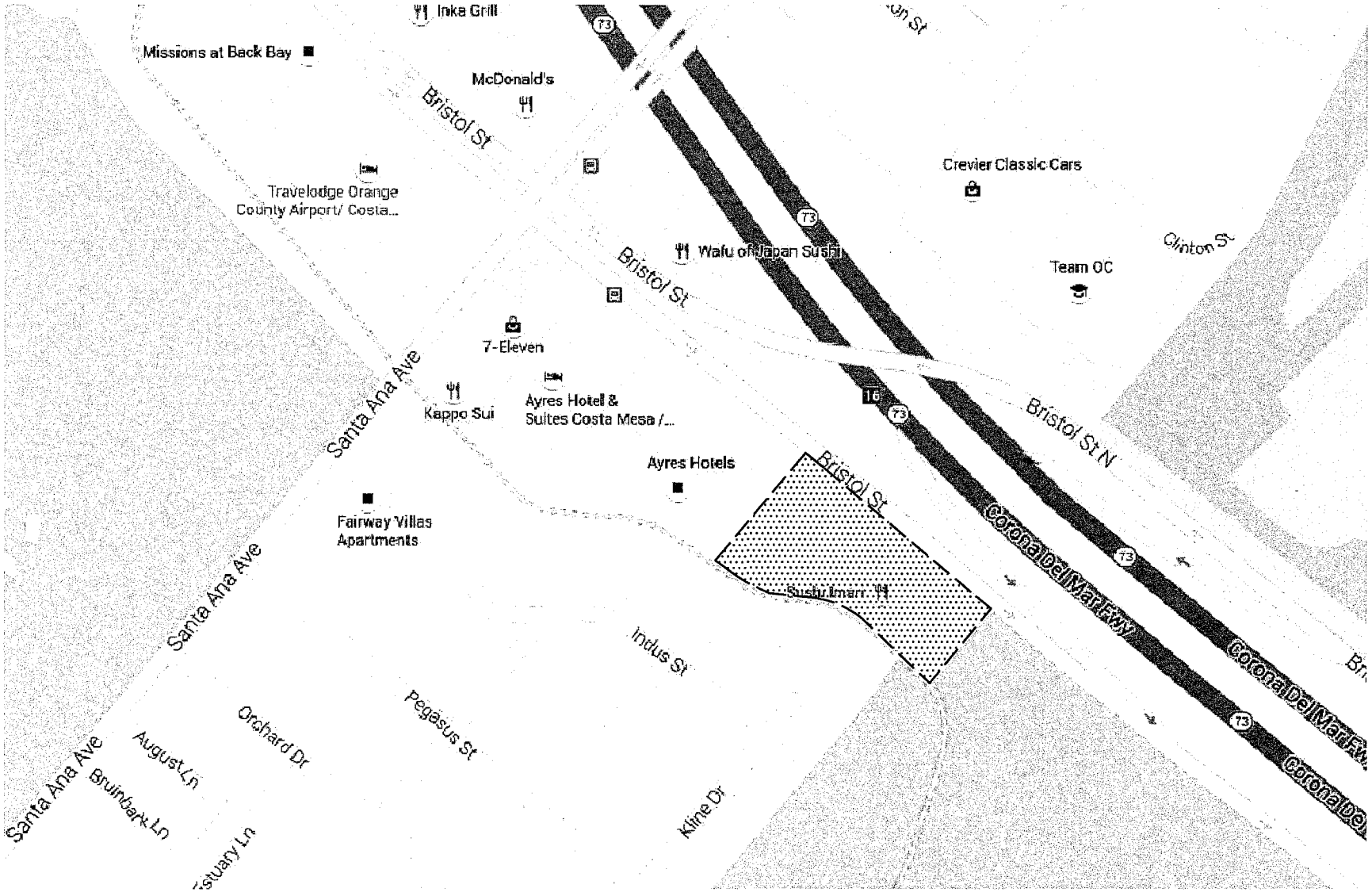
Paul W. Wilkinson, P.E.
Principal

REGISTERED PROFESSIONAL ENGINEER
PAUL W. WILKINSON
No. 1118
Exp. 9-30-15
TRAFFIC
STATE OF CALIFORNIA

Shane S. Green, P.E.
Transportation Engineer III

REGISTERED PROFESSIONAL ENGINEER
SHANE S. GREEN
No. 78943
Exp. 3/31/16
CIVIL
STATE OF CALIFORNIA

Attachments



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LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

SOURCE: GOOGLE

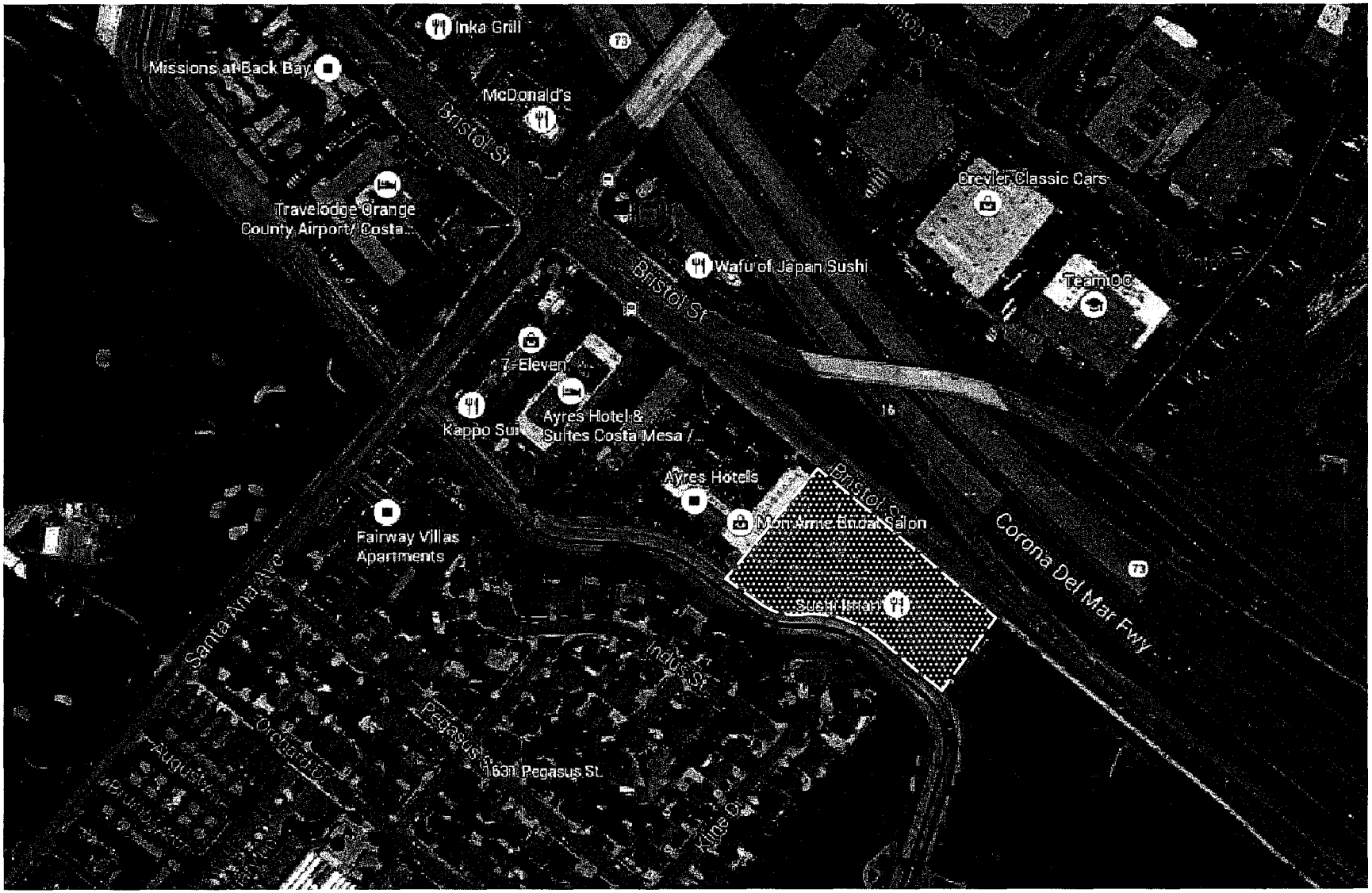
KEY

= PROJECT SITE

FIGURE 1

VICINITY MAP

BRISTOL AUTOPLEX SITE, COSTA MESA



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LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

SOURCE: GOOGLE

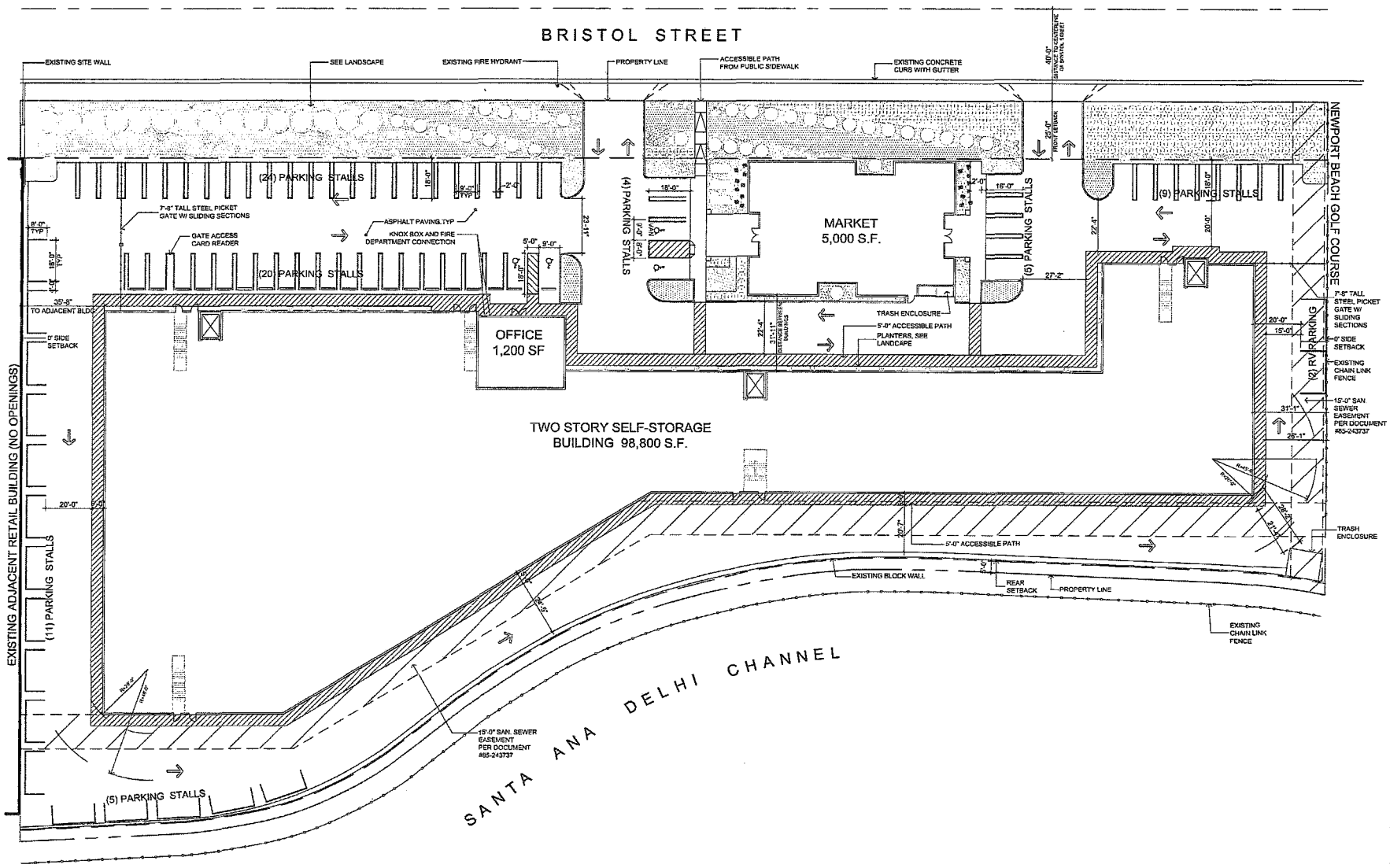
KEY

= PROJECT SITE

FIGURE 2

EXISTING AERIAL SITE PHOTOGRAPH

BRISTOL AUTOPLEX SITE, COSTA MESA



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LINSCOTT LAW & GREENSPAN engineers

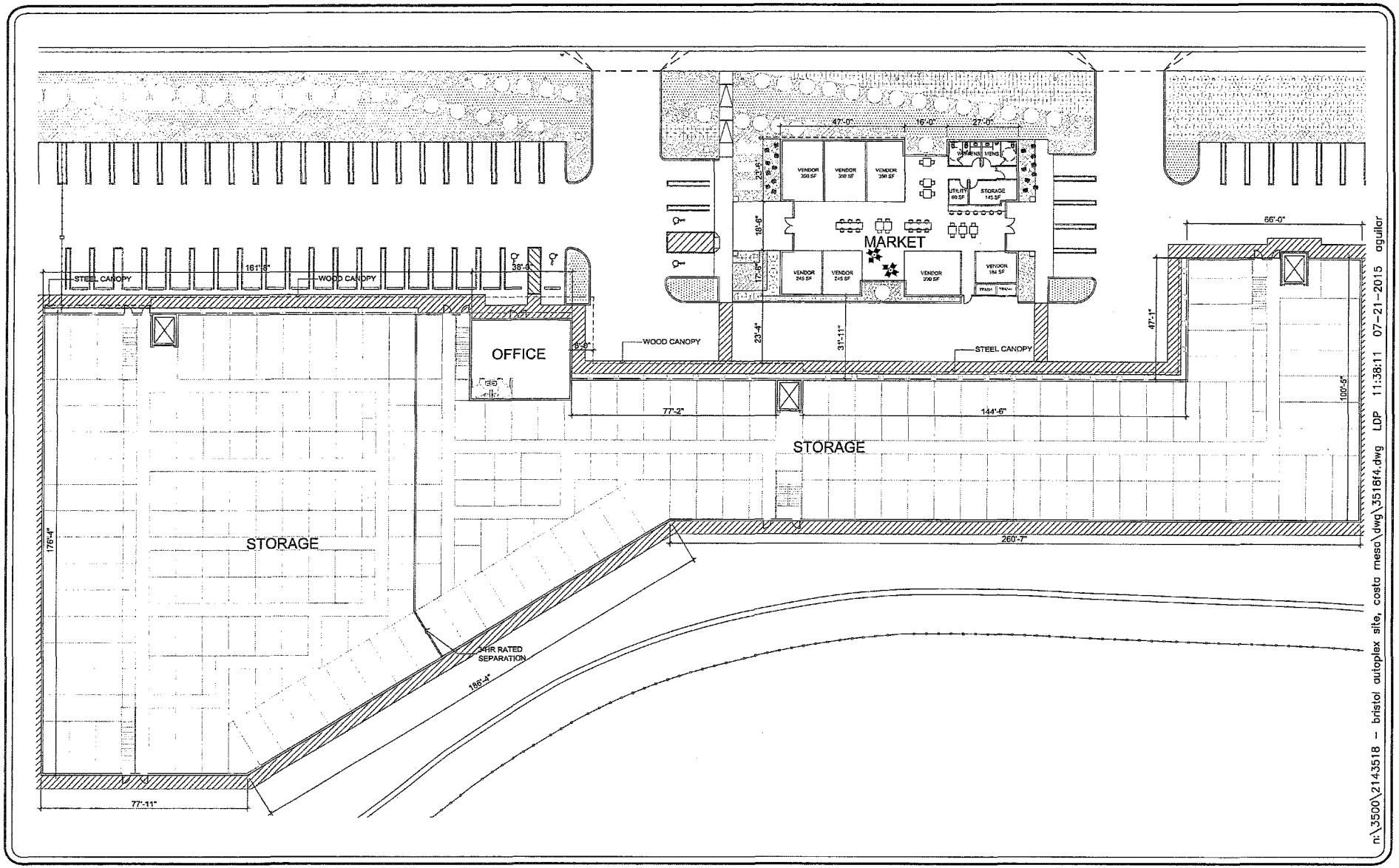
NO SCALE

SOURCE: WILEY ARCHITECTS
PLAN DATE: 7.15.15

FIGURE 3

PROPOSED SITE PLAN

BRISTOL AUTOPLEX SITE, COSTA MESA



LINSCOTT LAW & GREENSPAN engineers

NO SCALE

SOURCE: WILEY ARCHITECTS
PLAN DATE: 7.15.15

FIGURE 4

PROPOSED LEVEL ONE FLOOR PLAN

BRISTOL AUTOPLEX SITE, COSTA MESA

LINSCOTT LAW & GREENSPAN engineers

TABLE 1
PROJECT TRAFFIC GENERATION FORECAST[1]

ITE Land Use Code / Project Description	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Generation Rates:							
▪ Empirical Autoplex Rates (TE Occupied/TSF)	38.80	67%	33%	1.90	60%	40%	3.00
▪ ITE 151: Mini-Warehouse (TE/TSF)	2.50	55%	45%	0.14	50%	50%	0.26
▪ ITE 932: High-Turnover (Sit-Down) Restaurant (TE/TSF)	127.15	55%	45%	10.81	60%	40%	9.85
▪ Costa Mesa General Plan General Commercial (TE/TSF)	40.60	1.11	0.63	1.74	1.85	2.12	3.97
Generation Forecasts:							
A. Existing Site							
▪ Existing Occupied Site Trips [2] (31,653 SF)	1,228	40	20	60	57	38	95
A: Subtotal	**1,228**	**40**	**20**	**60**	**57**	**38**	**95**
B. Fully-Occupied Existing Floor Area (37,883 SF)							
▪ Existing Occupied Site Trips [3] (31,653 SF)	1,228	40	20	60	57	38	95
▪ Existing Vacancy Trips (6,230 SF)	242	8	4	12	11	8	19
B: Subtotal	**1,470**	**48**	**24**	**72**	**68**	**46**	**114**
C. Permitted General Plan Floor Area (41,546 SF) [4]							
▪ General Commercial	1,687	46	26	72	77	88	165
C: Subtotal	**1,687**	**46**	**26**	**72**	**77**	**88**	**165**
D. Proposed Project:							
▪ Self-Storage (100,000 SF)	250	8	6	14	13	13	26
▪ Gourmet Food Market (5,000 SF)	636	30	24	54	29	20	49
D: Subtotal	**886**	**38**	**30**	**68**	**42**	**33**	**75**
Fully-Occupied Existing Center Vs Existing Site Occupancies (B - A)	*242*	*8*	*4*	*12*	*11*	*8*	*19*
General Plan Vs Existing Site Occupancies (C – A)	*459*	*6*	*6*	*12*	*20*	*50*	*70*
Proposed Project Vs Existing Site Occupancies (D - A)	*-342*	*-2*	*10*	*8*	*-15*	*-5*	*-20*
Proposed Project Vs Fully-Occupied Existing Floor Area (D-B)	*-584*	*-10*	*6*	*-4*	*-26*	*-13*	*-39*

Notes:
TE/TSF = Trip end per 1,000 square feet

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1 Source: *Trip Generation, 9th Edition*, Institute of Transportation Engineers, (ITE) [Washington, D.C. (2012)].

2 Existing counts were conducted on Thursday, May 28, 2015. During the counts three suites consisting of 6,230 SF were vacant for a total occupancy of 31,653 SF.

3 Existing counts were conducted on Thursday, May 28, 2015. During the counts three suites consisting of 6,230 SF were vacant for a total occupancy of 31,653 SF.

4 The General Plan shows that the site is currently designated for General Commercial which has an FAR that varies from 0.75 to 0.20. For a conservative assessment an FAR of 0.30 (Moderate Traffic FAR) was assumed. Application of this FAR to the site area of 138,487 SF results in an entitled site development of 41,546 SF (138,487 SF x 0.30 FAR = 41,546 SF).

APPENDIX A

EXISTING DRIVEWAY COUNTS

TABLE A
PROJECT DRIVEWAYS COUNTS

Time	Driveway 1			Driveway 2			Total of All Driveways
	In	Out	Total	In	Out	Total	
7:00 AM	3	0	3	0	3	3	6
7:15 AM	3	1	4	0	0	0	4
7:30 AM	5	1	6	0	5	5	11
7:45 AM	7	0	7	1	2	3	10
8:00 AM	3	1	4	0	2	2	6
8:15 AM	11	4	15	0	2	2	17
8:30 AM	7	4	11	1	1	2	13
8:45 AM	18	5	23	0	1	1	24
AM Peak Hour	**39**	**14**	**53**	**1**	**6**	**7**	**60**
4:00 PM	9	1	10	4	6	10	20
4:15 PM	9	6	15	5	2	7	22
4:30 PM	17	8	25	5	4	9	34
4:45 PM	5	9	14	3	2	5	19
5:00 PM	5	3	8	2	9	11	19
5:15 PM	8	3	11	2	3	5	16
5:30 PM	13	6	19	2	5	7	26
5:45 PM	11	6	17	2	7	9	26
PM Peak Hour	**40**	**24**	**64**	**17**	**14**	**31**	**95**

= AM/PM Peak Hour turning movement counts conducted onThursday, May 28, 2015.

Prepared by NDS/ATD

VOLUME

North Dwy of 375 Bristol Street

Day: Thursday
Date: 5/28/2015

City: Costa Mesa
Project #: CA15_1148_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	279	482	761

AM Period	NB	SB	EB	WB	TOTAL		PM Period	NB	SB	EB	WB	TOTAL	
0:00			0	0	0		12:00			4	14	18	
0:15			0	0	0		12:15			6	13	19	
0:30			0	0	0		12:30			14	9	23	
0:45			0	0	0		12:45			6 30	11 47	17	77
1:00			0	0	0		13:00			7	9	16	
1:15			0	0	0		13:15			5	10	15	
1:30			0	0	0		13:30			6	12	18	
1:45			0	0	0		13:45			9 27	5 36	14	63
2:00			0	0	0		14:00			5	8	13	
2:15			0	0	0		14:15			3	5	8	
2:30			0	0	0		14:30			6	4	10	
2:45			0	0	0		14:45			6 20	8 25	14	45
3:00			0	0	0		15:00			4	7	11	
3:15			0	0	0		15:15			6	12	18	
3:30			0	0	0		15:30			8	9	17	
3:45			0	0	0		15:45			7 25	9 37	16	62
4:00			0	0	0		16:00			1	9	10	
4:15			0	0	0		16:15			6	9	15	
4:30			0	0	0		16:30			8	17	25	
4:45			0	0	0		16:45			9 24	5 40	14	64
5:00			0	0	0		17:00			3	5	8	
5:15			0	0	0		17:15			3	8	11	
5:30			0	2	2		17:30			6	13	19	
5:45			0	3 5	3	5	17:45			6 18	11 37	17	55
6:00			0	2	2		18:00			7	10	17	
6:15			1	1	2		18:15			2	10	12	
6:30			0	0	0		18:30			4	8	12	
6:45			0 1	2 5	2	6	18:45			3 16	5 33	8	49
7:00			0	3	3		19:00			0	6	6	
7:15			1	3	4		19:15			3	9	12	
7:30			1	5	6		19:30			3	10	13	
7:45			0 2	7 18	7	20	19:45			3 9	12 37	15	46
8:00			1	3	4		20:00			8	7	15	
8:15			4	11	15		20:15			2	4	6	
8:30			4	7	11		20:30			3	3	6	
8:45			5 14	18 39	23	53	20:45			0 13	5 19	5	32
9:00			6	11	17		21:00			2	2	4	
9:15			4	9	13		21:15			7	0	7	
9:30			10	9	19		21:30			0	0	0	
9:45			2 22	8 37	10	59	21:45			2 11	0 2	2	13
10:00			6	3	9		22:00			3	1	4	
10:15			7	11	18		22:15			0	0	0	
10:30			1	7	8		22:30			0	1	1	
10:45			6 20	6 27	12	47	22:45			0 3	0 2	0	5
11:00			6	6	12		23:00			0	0	0	
11:15			10	10	20		23:15			0	0	0	
11:30			2	11	13		23:30			0	0	0	
11:45			6 24	9 36	15	60	23:45			0	0	0	
TOTALS			83	167	250		TOTALS			196	315	511	
SPLIT %			33.2%	66.8%	32.9%		SPLIT %			38.4%	61.6%	67.1%	

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	279	482	761

AM Peak Hour	11:45	8:15	11:45	PM Peak Hour	12:15	12:00	12:00
AM Pk Volume	30	47	75	PM Pk Volume	33	47	77
Pk Hr Factor	0.536	0.653	0.815	Pk Hr Factor	0.589	0.839	0.837
7 - 9 Volume	16	57	73	4 - 6 Volume	42	77	119
7 - 9 Peak Hour	8:00	8:00	8:00	4 - 6 Peak Hour	16:15	16:00	16:00
7 - 9 Pk Volume	14	39	53	4 - 6 Pk Volume	26	40	64
Pk Hr Factor	0.700	0.542	0.576	Pk Hr Factor	0.722	0.588	0.640

Prepared by NDS/ATD

VOLUME

South Dwy of 375 Bristol Street

Day: Thursday
Date: 5/28/2015

City: Costa Mesa
Project #: CA15_1148_002

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	331	136	467

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
0:00			1		1		2		12:00			8		8		16	
0:15			0		0		0		12:15			13		14		27	
0:30			0		0		0		12:30			10		4		14	
0:45			0	1	0	1	0	2	12:45			18	49	3	29	21	78
1:00			0		0		0		13:00			9		6		15	
1:15			0		0		0		13:15			17		2		19	
1:30			0		0		0		13:30			14		2		16	
1:45			0		0		0		13:45			5	45	1	11	6	56
2:00			0		1		1		14:00			2		1		3	
2:15			0		0		0		14:15			3		1		4	
2:30			0		0		0		14:30			1		1		2	
2:45			0		0	1	0	1	14:45			7	13	1	4	8	17
3:00			0		1		1		15:00			1		1		2	
3:15			0		0		0		15:15			3		2		5	
3:30			0		0		0		15:30			3		2		5	
3:45			0		0	1	0	1	15:45			2	9	3	8	5	17
4:00			0		1		1		16:00			6		4		10	
4:15			0		0		0		16:15			2		5		7	
4:30			0		0		0		16:30			4		5		9	
4:45			1	1	0	1	1	2	16:45			2	14	3	17	5	31
5:00			0		0		0		17:00			9		2		11	
5:15			0		0		0		17:15			3		2		5	
5:30			0		0		0		17:30			5		2		7	
5:45			0		4	4	4	4	17:45			7	24	2	8	9	32
6:00			0		2		2		18:00			8		1		9	
6:15			0		0		0		18:15			7		4		11	
6:30			0		0		0		18:30			9		3		12	
6:45			0		1	3	1	3	18:45			1	25	1	9	2	34
7:00			3		0		3		19:00			9		0		9	
7:15			0		0		0		19:15			3		2		5	
7:30			5		0		5		19:30			8		2		10	
7:45			2	10	1	1	3	11	19:45			10	30	4	8	14	38
8:00			2		0		2		20:00			16		0		16	
8:15			2		0		2		20:15			7		0		7	
8:30			1		1		2		20:30			6		0		6	
8:45			1	6	0	1	1	7	20:45			9	38	0		9	38
9:00			1		4		5		21:00			5		0		5	
9:15			1		3		4		21:15			13		0		13	
9:30			0		2		2		21:30			9		0		9	
9:45			2	4	0	9	2	13	21:45			2	29	0		2	29
10:00			3		1		4		22:00			4		0		4	
10:15			1		0		1		22:15			4		0		4	
10:30			5		2		7		22:30			1		0		1	
10:45			3	12	0	3	3	15	22:45			0	9	0		0	9
11:00			3		3		6		23:00			0		0		0	
11:15			1		4		5		23:15			0		0		0	
11:30			3		4		7		23:30			0		0		0	
11:45			5	12	6	17	11	29	23:45			0		0		0	
TOTALS				46		42		88	TOTALS				285		94		379
SPLIT %				52.3%		47.7%		18.8%	SPLIT %				75.2%		24.8%		81.2%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	331	136	467

AM Peak Hour	11:45	11:30	11:45	PM Peak Hour	12:45	12:00	12:00
AM Pk Volume	36	32	68	PM Pk Volume	58	29	78
Pk Hr Factor	0.692	0.571	0.630	Pk Hr Factor	0.806	0.518	0.722
7 - 9 Volume	16	2	18	4 - 6 Volume	38	25	63
7 - 9 Peak Hour	7:30	7:45	7:30	4 - 6 Peak Hour	17:00	16:00	16:15
7 - 9 Pk Volume	11	2	12	4 - 6 Pk Volume	24	17	32
Pk Hr Factor	0.550	0.500	0.600	Pk Hr Factor	0.667	0.850	0.727